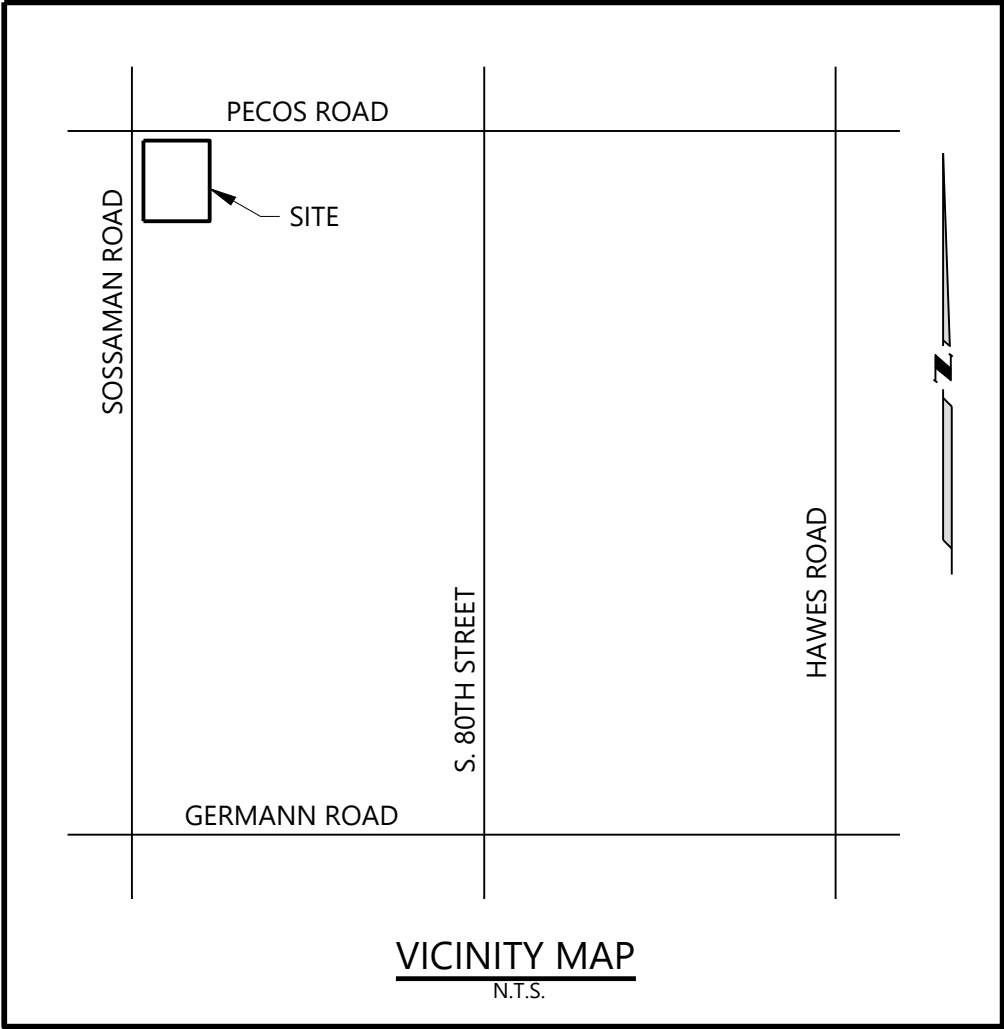


FINAL SITE PLAN  
CIRCLE K  
BEING A PORTION OF THE SOUTHWEST QUARTER OF  
SECTION 5, TOWNSHIP 2 SOUTH, RANGE 7 EAST,  
OF THE GILA & SALT RIVER MERIDIAN  
MARICOPA COUNTY, ARIZONA



LEGEND

	PROPERTY LINE	C.O.M.	CITY OF MESA
	RIGHT OF WAY LINE	R.O.W.	RIGHT OF WAY
	SECTION LINE	M.C.R.	MARICOPA COUNTY RECORDER OFFICE
	CENTER LINE	A.P.N.	ASSESSOR PARCEL NUMBER
	EASEMENT LINE		
	HIGH WATER LINE	P.U.E.	PUBLIC UTILITY EASEMENT
	CONTOUR LINE	B/C	BACK CURB
	EXISTING CONTOUR LINE	F/C	FACE CURB
	EDGE OF PAVEMENT	F/W	FACE WALK
	SURVEY MONUMENT IN HANDHOLE	TC	TOP CURB ELEVATION
	SURVEY MONUMENT FLUSH	G	GUTTER ELEVATION
	FOUND SURVEY MONUMENT	P	PAVEMENT ELEVATION
	SIGN	C	CONCRETE ELEVATION
	UNDERGROUND CABLE TV	NG	NATURAL GROUND
	UNDERGROUND ELECTRIC	INV	INVERT
	CABLE TV RISER	VG	VALLEY GUTTER
	OVERHEAD ELECTRIC	BOT	BOTTOM BANK
	UNDERGROUND SEWER	TW	TOP WALL
	SEWER MANHOLE	T.VLT.	TELEPHONE VAULT
	GAS VALVE	T.R.	TELEPHONE RISER
	UNDERGROUND WATER	T	UNDERGROUND TELEPHONE
	WATER VALVE	OHE	OVERHEAD ELECTRIC
	FIRE HYDRANT	D.G.	DOWN GUY
	POWER POLE W/LIGHT		SITE LIGHT POLE
	POWER POLE W/LIGHT	E	UNDERGROUND ELECTRIC
	UNDERGROUND GAS	CTV	UNDERGROUND CABLE TV
	UNDERGROUND FIBER OPTIC	CT.J.B.	CABLE TV J-BOX
	DOWN GUY		TRAFFIC SIGNAL J-BOX
	POWER POLE		TRAFFIC SIGNAL CONTROL BOX
	ADA COMPLIANT PATH		TRAFFIC SIGNAL

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN SHADED ZONE "X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; PER FIRM MAP NO. 04013C2770L DATED OCTOBER 16, 2013.

UTILITY NOTE

UNDERGROUND UTILITIES & STORM DRAIN LOCATIONS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND "BLUE STAKE" MARKINGS AND AVAILABLE MAPS OBTAINED FROM UTILITY COMPANIES AND THE CITY OF MESA, AZ. ACTUAL LOCATIONS MAY VARY FROM LOCATIONS SHOWN HEREON.

ASSESSORS PARCEL NUMBER

A.P.N. 304-61-010C

BENCHMARK

CITY OF MESA BRASS TAG ON TOP OF CULVERT (BRIDGE) NORTH OF THE INTERSECTION OF SOSSAMAN & GERMANN  
ELEVATION=1356.84' (NAVD88)

TBM 1 = FOUND 3" BRASS CAP IN HAND HOLE DOWN -0.5' WEST 1/4 CORNER SECTION 5, T2S, R7E SSMN+PCS  
ELEVATION=1354.17'

TBM 2 = SET CHISELED BOX WITH X, SOUTHEAST CORNER OF TRANSFORMER PAD AT NORTHWEST CORNER OF SUBJECT PROPERTY  
ELEVATION=1355.93'

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 7 EAST WAS ASSUMED NORTH 00°44'51" WEST.

CONSTRUCTION NOTES

- "COMPLY WITH ALL PROVISIONS AND REQUIREMENTS OF MESA BUILDING CODE (MBC) CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION, MESA FIRE CODE (MFC) CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, AND NFPA 241 FOR ITEMS NOT SPECIFICALLY ADDRESSED BY MFC CHAPTER 33."  
"FIRE APPARATUS ACCESS ROADS ARE ESSENTIAL DURING CONSTRUCTION TO ALLOW EMERGENCY RESPONSE TO THE SITE FOR BOTH FIRE AND MEDICAL EMERGENCIES. ACCESS ROADS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION. IT IS IMPORTANT TO DEVELOP ACCESS ROADS AT AN EARLY STAGE OF CONSTRUCTION TO ALLOW FOR FIRE DEPARTMENT ACCESS TO THE SITE IN THE CASE OF FIRE OR INJURY."
- "REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION SHALL COMPLY WITH MESA FIRE AND MEDICAL DEPARTMENT STANDARD DETAIL FPD 3310.1. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE OF ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (78,000 LBS. / 24,000 LBS. FRONT AXLE, 54,000 LBS. REAR AXLE) WHEN ROADS ARE WET. THE ACCESS ROAD SHALL EXTEND TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION ON THE JOBSITE WHERE ANY PERSON(S) SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONTINUOUS HOURS IN ANY DAY. A CLEARLY VISIBLE SIGN MARKED "FIRE DEPARTMENT ACCESS", IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD. ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY DURING CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS PER THE MFC SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY."
- "WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF MFC APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 20 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS. IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN."

SHEET INDEX

COVER SHEET	1
FINAL SITE PLAN	2
FINAL SITE PLAN DETAILS	3

LEGAL DESCRIPTION

THE NORTH 588.68 FEET OF THE WEST 594.97 FEET OF THE NORTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 33.00 FEET OF THE NORTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 5, AS CONVEYED TO THE CITY OF MESA IN QUIT CLAIM DEED RECORDED OCTOBER 3, 2006 IN RECORDING NO. 20061307771; AND ALSO

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MESA IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 29, 2001 IN RECORDING NO. 2001-1121321 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 5;

THENCE SOUTH 89 DEGREES 44 MINUTES 08 SECONDS EAST, ALONG THE EAST WEST MID-SECTION LINE OF SAID SECTION 5 FOR A DISTANCE OF 33.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST WEST MID-SECTION LINE, SOUTH 89 DEGREES 44 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 1284.01 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5;

THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 42 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 65.01 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 65.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5;

THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 44 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 1216.96 FEET;

THENCE SOUTH 44 DEGREES 45 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 35.04 FEET TO A POINT ON THE EAST LINE OF THE WEST 75.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5;

THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 44 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 539.74 FEET;

THENCE SOUTH 89 DEGREES 15 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 10.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 65.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5;

THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 44 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 701.93 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5;

THENCE NORTH 89 DEGREES 46 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 32.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 33.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5;

THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 44 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 1331.88 FEET TO THE POINT OF BEGINNING.

AUTHORITIES HAVING JURISDICTION & ASSOCIATED CODES AND REGULATIONS

2018	INTERNATIONAL BUILDING CODE (IBC)
2018	INTERNATIONAL MECHANICAL CODE (IMC)
2018	INTERNATIONAL PLUMBING CODE (IPC)
2017	NATIONAL ELECTRIC CODE (NEC)
2018	INTERNATIONAL FUEL GAS CODE
2018	INTERNATIONAL ENERGY CONSERVATION CODE
2018	INTERNATIONAL FIRE CODE (IFC)

ICC A117.1-2009 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES  
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

SITE ADDRESS

SE COR PECOS RD & SOSSAMAN RD  
MESA, ARIZONA

PROJECT DESCRIPTION

NEW CONSTRUCTION OF 5,200 S.F. CIRCLE K CONVENIENT STORE WITH AN ASSOCIATED GASOLINE STATION.

ZONING

THE SUBJECT PROPERTY LIES WITHIN THE CITY OF MESA "LIGHT INDUSTRIAL" (LI) AS SHOWN ON THE CITY OF MESA ZONING MAP.

SITE AREA

GROSS	=	128,705 SQ. FT. OR 2.95 ACRES MORE OR LESS
NET	=	82,860 SQ. FT. OR 1.90 ACRES MORE OR LESS

PROJECT INFORMATION

EXISTING ZONING:	LI, LIGHT INDUSTRIAL	
PROPOSED ZONING:	LI, LIGHT INDUSTRIAL	
PROPERTY AREA:	82,860 S.F. (1.90 AC)	
CURRENT LAND USE:	UNDEVELOPED	
BUILDING SETBACK PER CODE:	REQUIRED	PROVIDED
FRONT	20 FT.	205 FT.
SIDE	0 FT.	58 FT.
REAR	0 FT.	20 FT.
BUILDING HEIGHT:	40 FT. MAX.	
REQUIREMENT	22 FT.	
PROVIDED		
PARKING SETBACK:	175' = FRONT AND ROW 100' = SIDE AND REAR	
PARKING SPACE/DRIVE AISLE:	9 FT. WIDE X 18 FT. LONG, 24 FT. AISLE	
REQUIRED	9.5 FT. WIDE X 18 FT. LONG, 24 FT. AISLE	
PROVIDED		
PARKING RATIO REQUIREMENT	CITY OF MESA AZ	
CONVENIENT STATION	1 SPACE / 375 S.F. OF BUILDING	
TOTAL SPACES REQUIRED	14 SPACES (5,200/375=13.86)	
ADA SPACES REQUIRED	1 SPACE	
MAXIMUM SPACES ALLOWED	18 SPACES (13.86*1.25=17.33)	
PARKING PROVIDED:	17 + PUMP PARKING	
STANDARD SPACES	12	
ADA SPACES	1	
EV CHARGING SPACES	4	
PUMP PARKING	12	
LANDSCAPE REQUIREMENT:	10% OF SITE NET AREA (8,286 S.F.)	
LANDSCAPE PROVIDED:	39% (32,591 S.F.)	
WITHIN LANDSCAPE SETBACKS	13.1% (10,835 S.F.)	
OUTSIDE LANDSCAPE SETBACK	26.3% (21,757 S.F.)	
LANDSCAPE SETBACKS:	REQUIRED	PROVIDED
FRONT	15 FT.	15 FT.
SIDE	15 FT.	15 FT.
REAR	15 FT.	15 FT.
LOT COVERAGE:	90% MAX.	
ALLOWED	59.7%	
PROVIDED	LOT COVERAGE = BUILDING COVERAGE AND ALL IMPERVIOUS SURFACES	
*NOTE		
FIRE SPRINKLER SYSTEM:	NFA 13	
CIRCLE K CONVENIENT STORE		

GENERAL BUILDING CODE ANALYSIS

PROPOSED USE:	CONVENIENT STORE
OCCUPANCY:	MERCHANTILE (M)
CONSTRUCTION TYPE:	C-STORE - VB, FIELD CANOPY - IIB

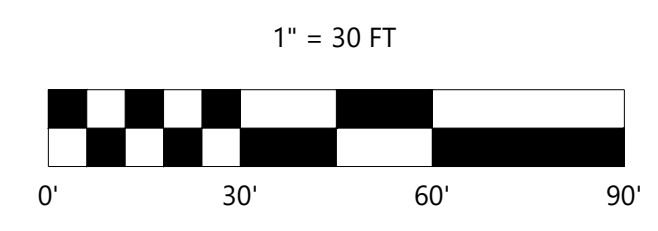
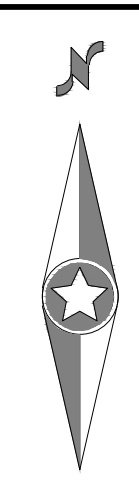
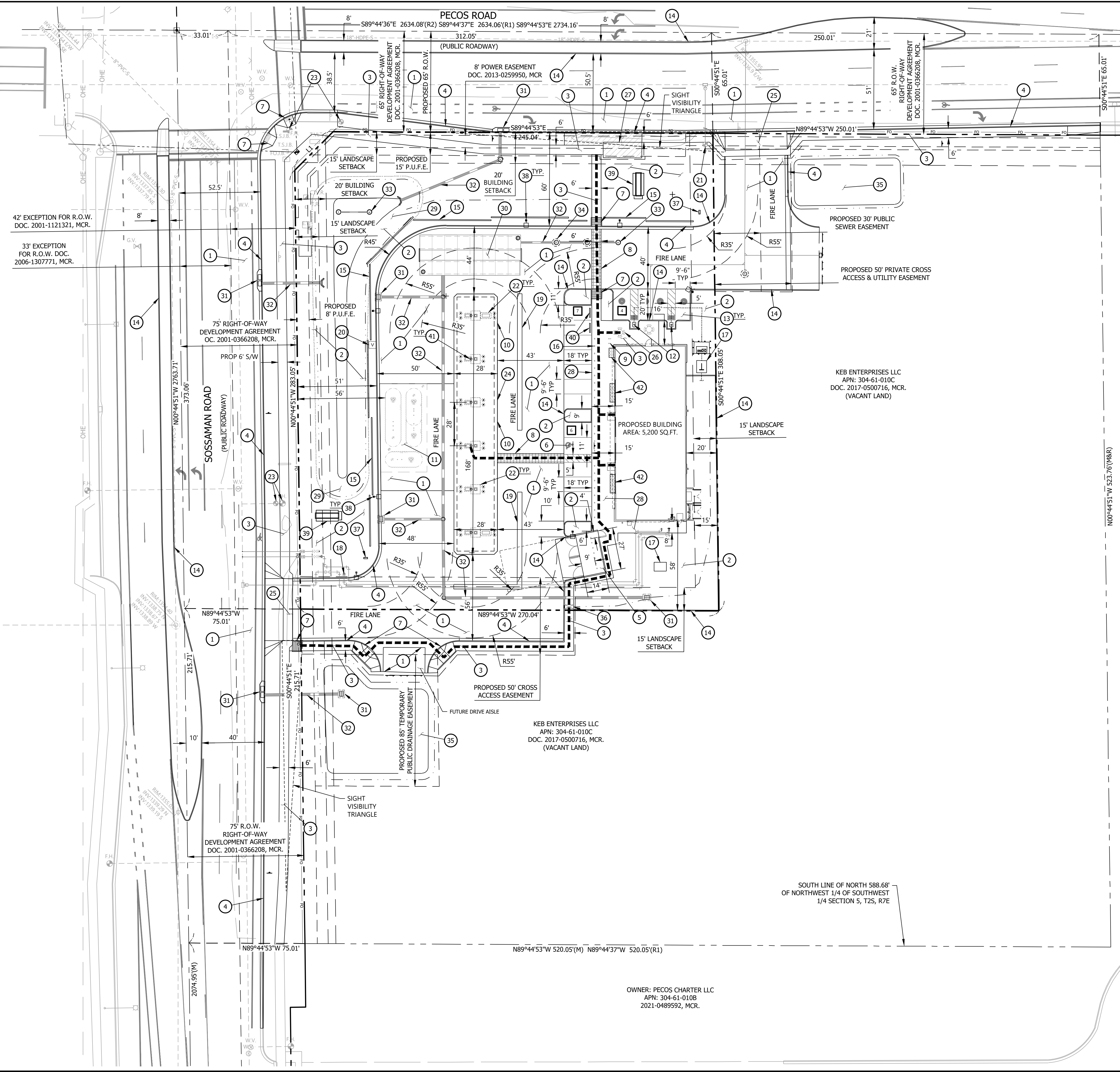
OWNER / DEVELOPER

CIRCLE K STORES, INC.  
1130 WEST WARNER ROAD  
TEMPE, AZ 85284  
CONTACT: JORDAN RIDBERG, REAL ESTATE DEVELOPMENT MANAGER  
EMAIL: JORDAN.RIDBERG@CIRCLEK.COM

ENGINEER

WESTWOOD PROFESSIONAL SERVICES  
6909 EAST GREENWAY PARKWAY, SUITE 250  
SCOTTSDALE, AZ 85254  
TELE: 480-747-6558  
CONTACT: MICHAEL CAYLOR, P.E.  
EMAIL: MICHAEL.CAYLOR@WESTWOODPS.COM





FINAL SITE PLAN NOTES

- 1 ASPHALT/CONCRETE PAVING. SEE PRELIMINARY GRADING AND DRAINAGE PLANS.
- 2 LANDSCAPING.
- 3 CONCRETE SIDEWALK PER M.A.G. STANDARD DETAIL 230.
- 4 6" VERTICAL CONCRETE CURB AND GUTTER, TYP.
- 5 PROPOSED DOUBLE REFUSE TRASH ENCLOSURE WITH GATES FOR SCREENING PER C.O.M. STANDARD DETAIL M-62.01.1 TO M-62.04.2 FOR DETAILS AND NOTES.
- 6 NEW ACCESSIBLE PARKING SPACE. ACCESSIBLE SIGN AND HANDICAPPED PARKING SIGN.
- 7 PROPOSED ADA RAMP.
- 8 ACCESSIBLE ROUTE OF TRAVEL. MINIMUM WIDTH TO BE 4'-0". RUNNING SLOPE SHALL NOT EXCEED 1:20. CROSS SLOPE SHALL NOT EXCEED 1:48. SURFACE TO BE FIRM, STABLE AND SLIP RESISTANT.
- 9 PROPOSED BIKE RACK.
- 10 15.5 FT. HEIGHT CANOPY FOR PUMP STATIONS.
- 11 UNDERGROUND GASOLINE AND DIESEL TANKS.
- 12 INSTALL EV CHARGING STATION.
- 13 EV PARKING SPACES.
- 14 6" SINGLE CURB, TYP.
- 15 3.5' MAX HEIGHT SCREEN WALL.
- 16 PROPOSED DECORATIVE BOLLARDS (23 COUNT). SEE ARCHITECTURAL PLAN FOR DETAILS.
- 17 ELECTRICAL TRANSFORMER.
- 18 FIRE DEPARTMENT CONNECTION.
- 19 CONCRETE VALLEY GUTTER.
- 20 VACUUM.
- 21 PROPOSED FIRE HYDRANT.
- 22 HSD DISPENSER.
- 23 EXISTING FIRE HYDRANT TO BE RELOCATED.
- 24 UST VENTS LOCATED ON CANOPY.
- 25 40' ADA COMPLIANT DRIVEWAY.
- 26 SEATING AREA. SEE ARCHITECTURAL PLAN FOR DETAILS.
- 27 BUS BAY AREA.
- 28 FLUSHED CONCRETE SIDEWALK. SEE CIVIL PLAN FOR FOUNDATION BASE WIDTH.
- 29 RETENTION BASIN.
- 30 UNDERGROUND RETENTION SYSTEM.
- 31 CATCH BASIN.
- 32 STORMDRAIN PIPE.
- 33 DRYWELL.
- 34 STORMDRAIN MANHOLE WITH OIL-STOP VALVE.
- 35 TEMPORARY SURFACE RETENTION BASIN.
- 36 SIDEWALK SCUPPER.
- 37 PROPOSED DIRECTIONAL SIGN PER SEPARATE PERMIT.
- 38 PROPOSED LIGHT POLE.
- 39 PROPOSED MONUMENT SIGN PER SEPARATE PERMIT.
- 40 PROPOSED PARKING BUMPER.
- 41 TRASH RECEPTACLE.
- 42 PLANTER WITH TRELLIS.
- XX PARKING COUNT: 17 SPACES + PUMP PARKING

FINAL SITE PLAN

CIRCLE K  
SE COR PECOS RD & SOSSAMAN RD  
MESA, ARIZONA

SHEET NUMBER:

2 OF 3

DATE: 2025-10-07  
PROJ: 0051626.00  
PR\$24-01084



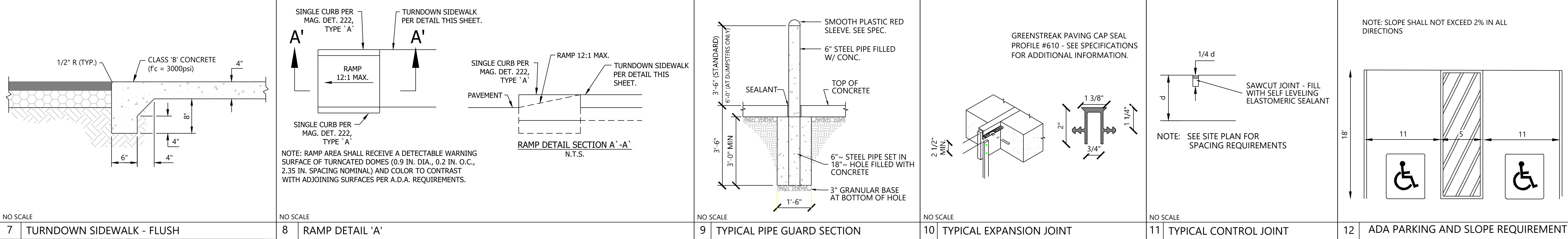
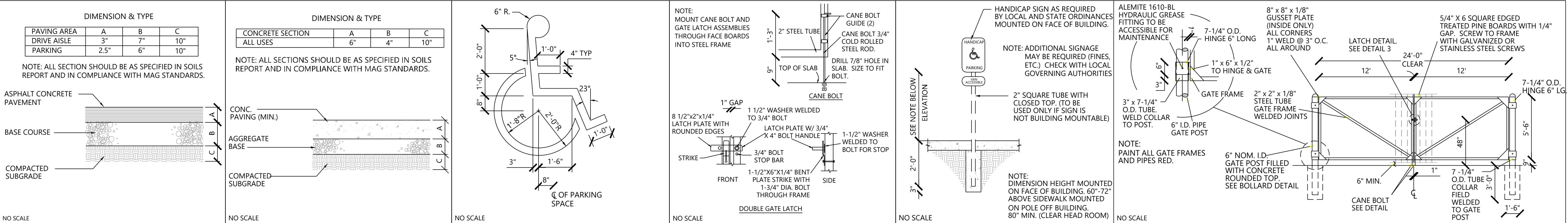
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INITIAL ISSUE:	2025-09-17	REV:	REV:	REV:	REV:		

**Westwood**  
6009 East Greenway Parkway, Suite 250  
Mesa, AZ 85206  
Phone: (480) 747-6558  
Fax: (480) 367-8025  
www.westwoodps.com

Q.S.#







7 TURNDOWN SIDEWALK - FLUSH

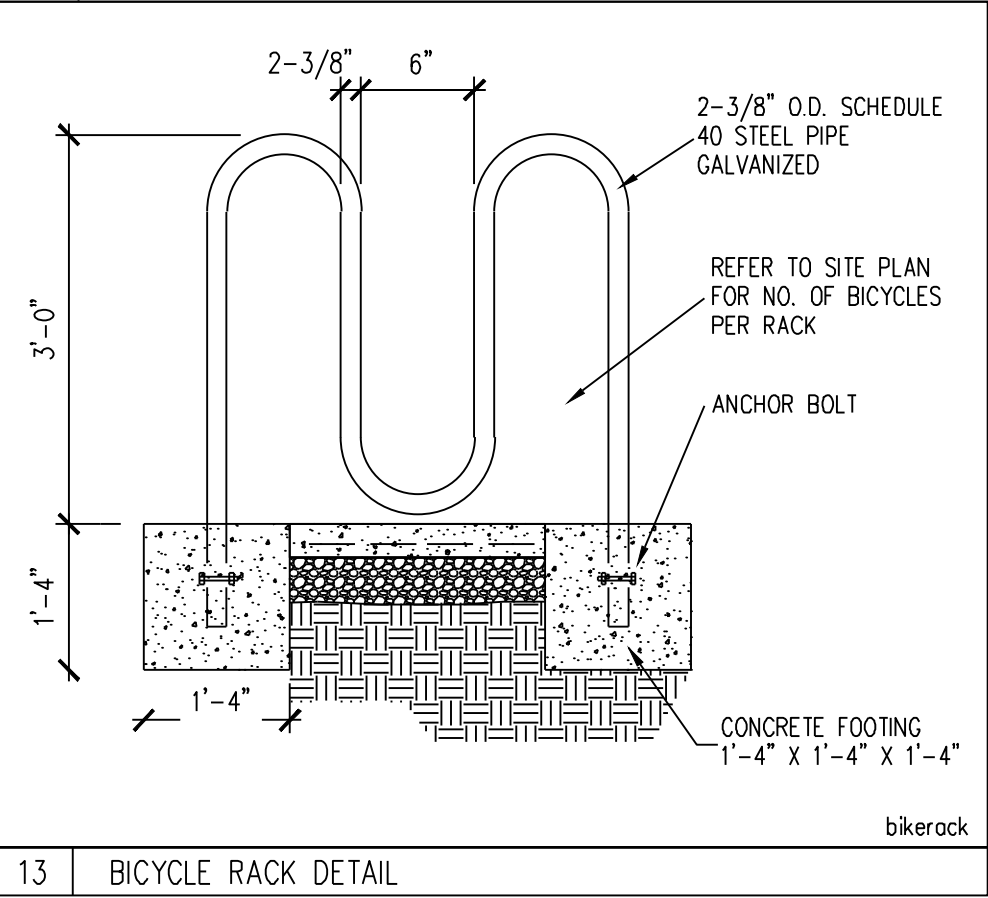
8 RAMP DETAIL 'A'

9 TYPICAL PIPE GUARD SECTION

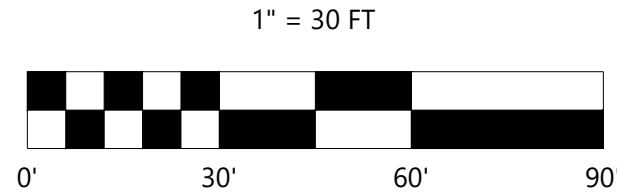
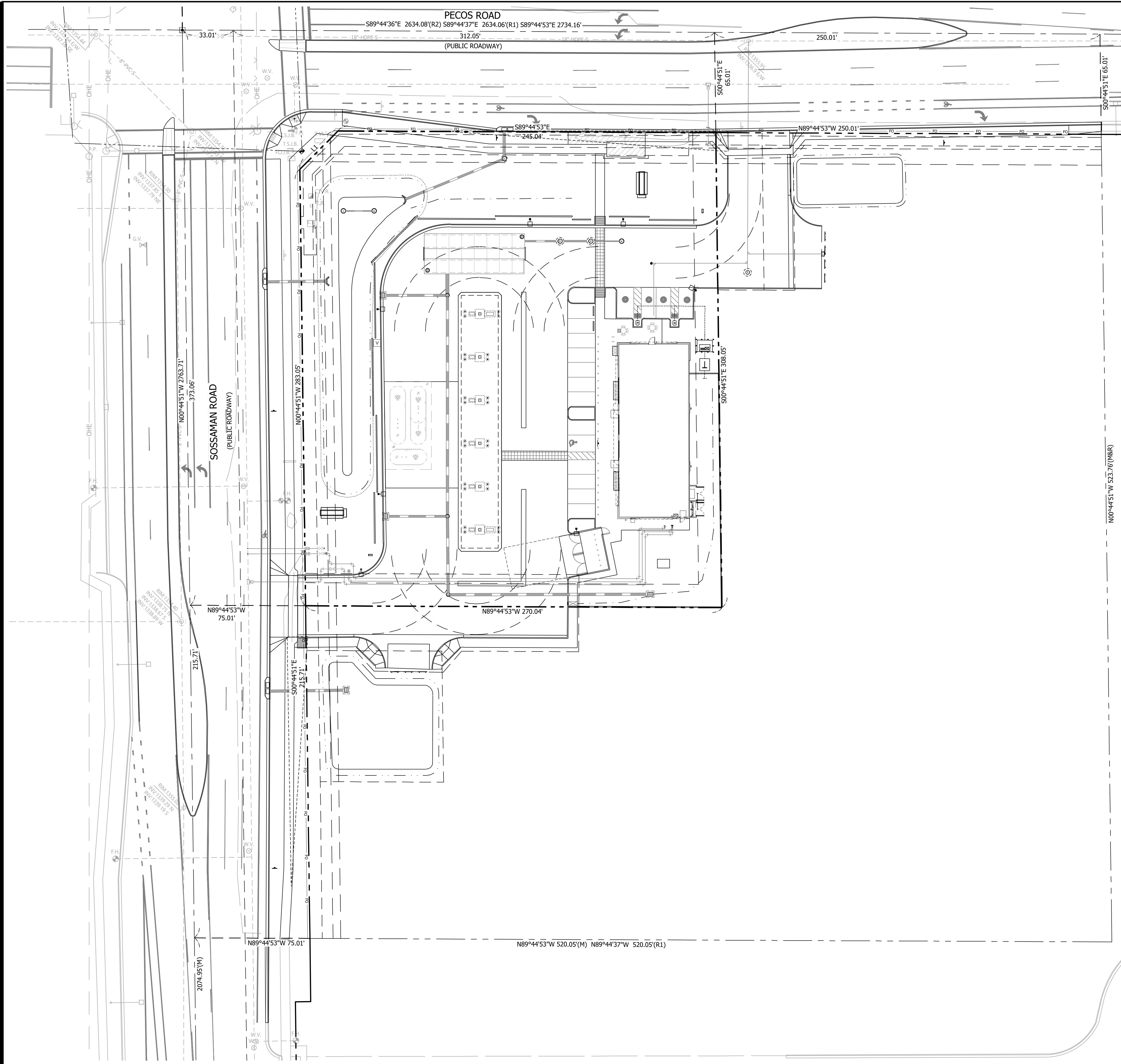
10 TYPICAL EXPANSION JOINT

11 TYPICAL CONTROL JOINT

12 ADA PARKING AND SLOPE REQUIREMENT



13 BICYCLE RACK DETAIL



Contact Arizona 811 at least two full working days before you begin excavation.  
Call 811 or click Arizona811.com

SHEET NUMBER:

1 OF 1

DATE: 2025-10-07  
PROJ: 005162600  
PRS24-01084

FINAL SITE PLAN  
CIRCLE K  
SE COR PECOS RD & SOSSAMAN RD  
MESA, ARIZONA

**Westwood**

Phone (480) 747-6558  
Fax (480) 367-6025  
6909 East Greenway Parkway, Suite 250  
Mesa, Arizona 85205-3434  
westwoodps.com

Westwood Professional Services, Inc.

DESIGNED:	_____
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SCALE: 1" = 30'	HORIZONTAL
SCALE: 1" = 30'	VERTICAL

INITIAL ISSUE: 2025-09-17

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