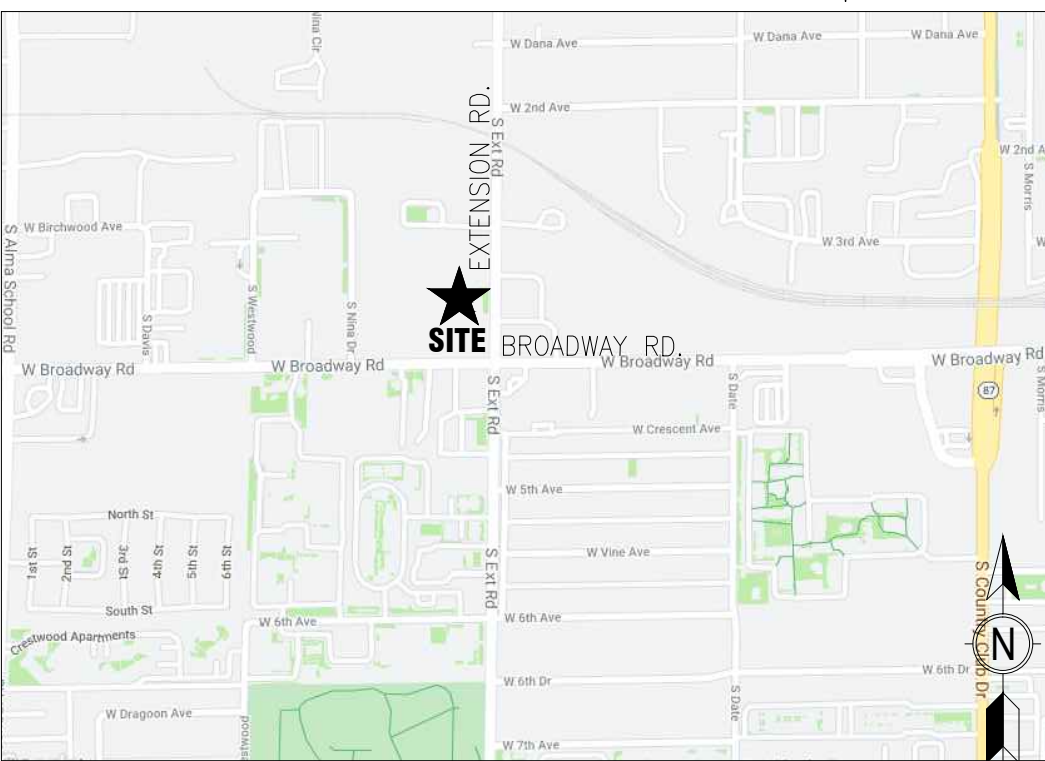
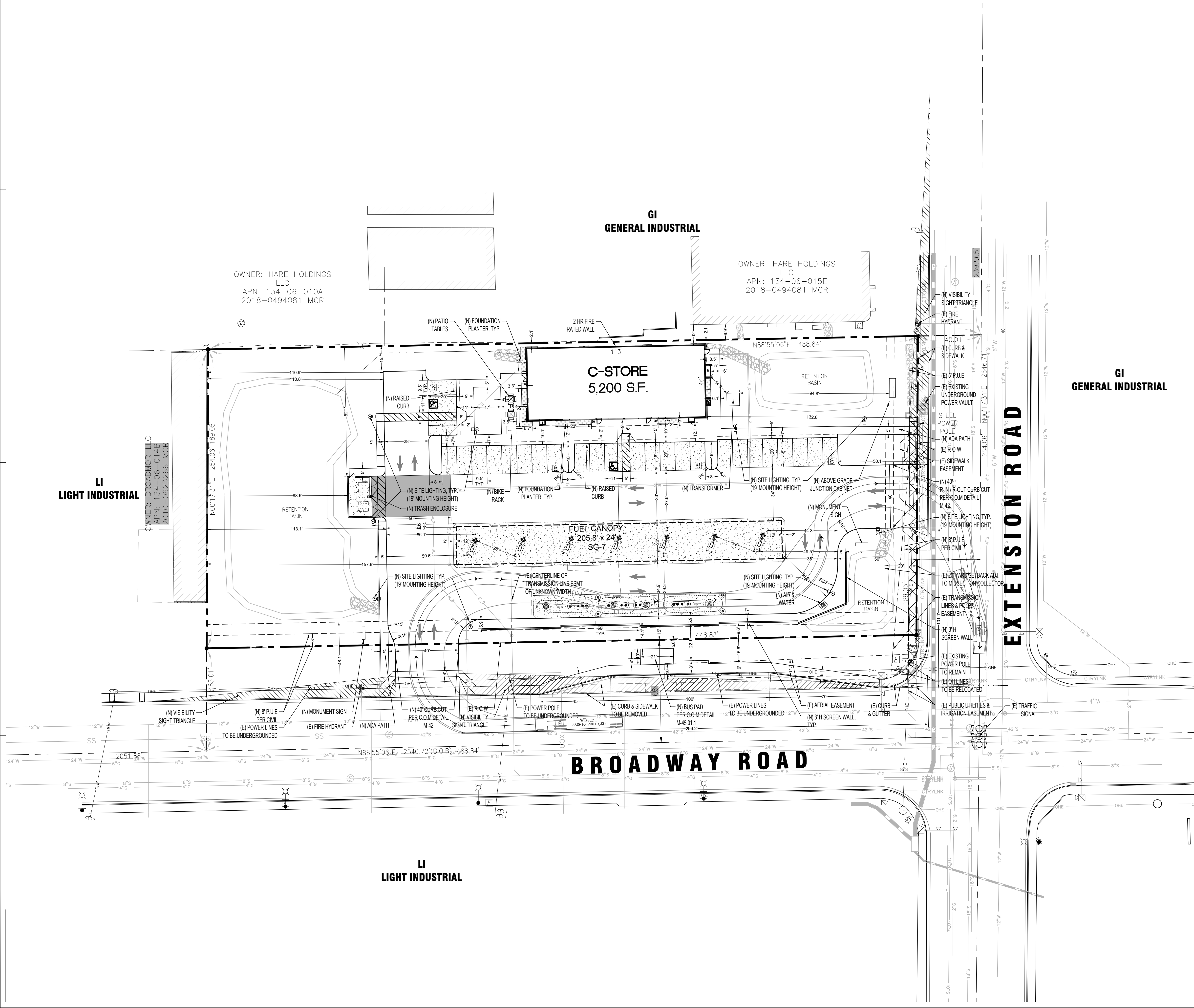


CIRCLE K STORE SITE PLAN

NWC W. BROADWAY RD & S. EXTENSION RD, MESA, AZ



OWNER:
CIRCLE K STORES INC.
1120 WEST WARNER ROAD
TEMPE, ARIZONA 85284

OWNER REPRESENTATIVE:
LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, ARIZONA 85028
PHONE: (602) 850-8101
FAX: (602) 997-9807
CONTACT: MIKE SCARBROUGH

ARCHITECT :
GREENBERG FARROW
30 EXECUTIVE PARK, SUITE 100
IRVINE, CA 92614
PHONE: (949) 296-0450
FAX: (949) 296-0479
CONTACT: DOUG COUPER

PROJECT INFORMATION

PROJECT NAME: CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS: NWC BROADWAY RD & EXTENSION RD, MESA, AZ
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 S.F. CONVENIENCE STORE, AND A FUEL CANOPY WITH 7 FUEL PUMPS

ZONING INFORMATION

JURISDICTION: CITY OF MESA, AZ
EXISTING ZONING: LI (LIGHT INDUSTRIAL)
PROPOSED ZONING: LI (LIGHT INDUSTRIAL)
MAX. BLDG HEIGHT ALLOWED: 40'
BLDG HEIGHT PROVIDED: 23'-0"
SETBACKS:
FRONT/BROADWAY ROAD: 15'
STREET/EXTENSION ROAD: 20'
STREET: 0'
REAR: 0'

SITE DATA

PARCEL: 134-06-015D
CIRCLE K SITE AREA: ± 1.947 AC (± 84,828 SF)

LANDSCAPE DATA

SITE AREA: 84,827 SQ. FT.
OFF-SITE LANDSCAPE: 9,409 SQ. FT.
ON-SITE LANDSCAPE: 36,821 SQ. FT.
PERCENT LANDSCAPE: 43%
OPEN SPACE COVERAGE REQUIRED: 18,411 SQ. FT. (50%)
OPEN SPACE COVERAGE PROVIDED: 19,147 SQ. FT. (52%)

BUILDING AREA

CONVENIENCE STORE BLDG AREA (MERCANTILE OCCUPANCY) 5,200 SF
TYPE V CONSTRUCTION
FUEL CANOPY AREA 4,939 SF
TYPE II CONSTRUCTION
CIRCLE K SITE COVERAGE ±6.13% (2,671 SF/AC)
(BASED ON 5,200 SF BLDG AND ±1.947 AC OF NET SITE AREA)

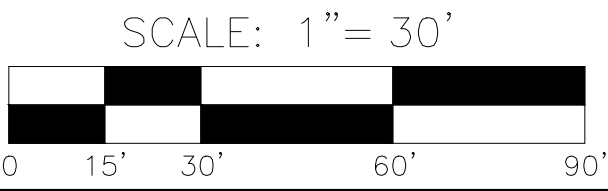
PARKING REQUIREMENTS

CIRCLE K PARKING REQUIRED
CONVENIENCE STORE: @1 SP/375 SF 14 SP*
CIRCLE K PARKING PROVIDED
STANDARD PARKING SPACES 25 SP
ACCESSIBLE PARKING SPACES 2 SP
TOTAL CIRCLE K PARKING PROVIDED 27 SP
BICYCLE PARKING PROVIDED 2 SP

*PROVIDED PARKING CANNOT EXCEED 125% OF THE MINIMUM REQUIRED SPACES PER CITY OF MESA ZONING ORDINANCE, SECTION 11-32-3.C.)

GENERAL NOTES

1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON ALTA/NPS LAND TITLE SURVEY PREPARED BY HELIX ENGINEERING, LLC. DATED 08/20/2020, AND AN AERIAL.



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ISSUE/REVISION RECORD	
DATE	DESCRIPTION
12/11/20	PREP SP-1
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12/23/20	PREP SP-3
01/26/20	PREP SP-4
02/12/21	PREP SP-5
04/29/21	PREP SP-6
05/20/21	PREP SP-7
05/21/21	REV SP-7
06/09/21	PREP SP-8
08/26/21	PREP SP-9

PROFESSIONAL IN CHARGE
ARCH PROF IN CHARGE
DOUGLAS S. COOPER

PROJECT MANAGER
DC

QUALITY CONTROL

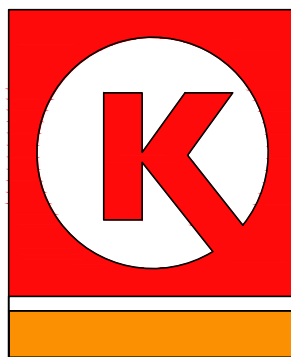
DRAWN BY
JN

PROJECT NAME
CIRCLE K
STORE #

MESA,
ARIZONA
NWC BROADWAY RD
& EXTENSION RD



LAND DEVELOPMENT
CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, AZ 85028



CIRCLE K STORES INC.

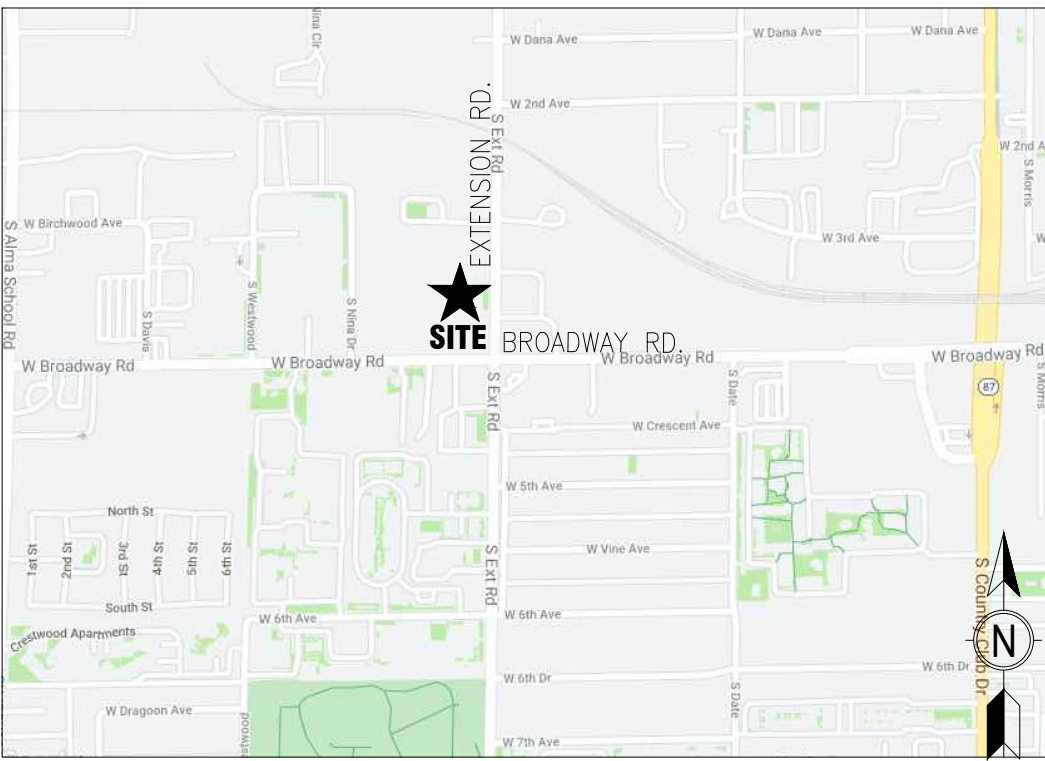
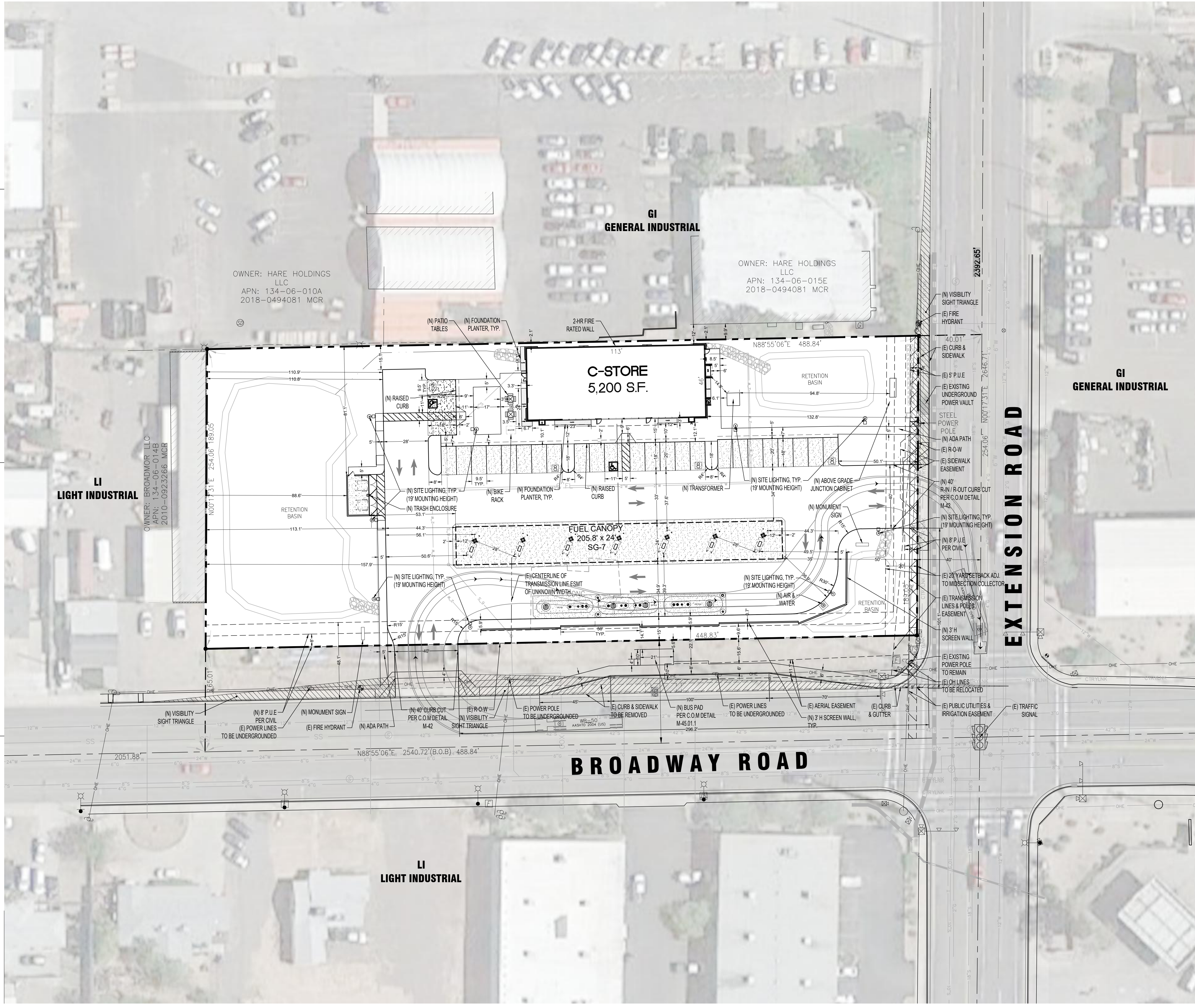
PROJECT NUMBER
20201060.0

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP-9

CIRCLE K STORE
SITE PLAN

NWC W. BROADWAY RD & S. EXTENSION RD, MESA, AZ



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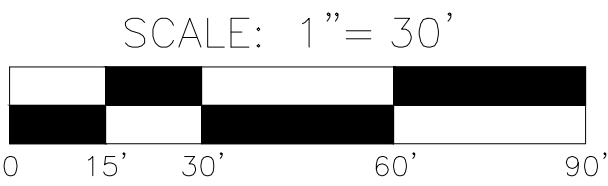
PARKING REQUIREMENTS

CIRCLE K PARKING REQUIRED
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04/29/21	PREP SP-6
05/20/21	PREP SP-7
05/21/21	REV SP-7
06/09/21	PREP SP-8

PROFESSIONAL IN CHARGE
ARCH PROF IN CHARGE
DOUGLAS S. COUPER

PROJECT MANAGER
DC
QUALITY CONTROL

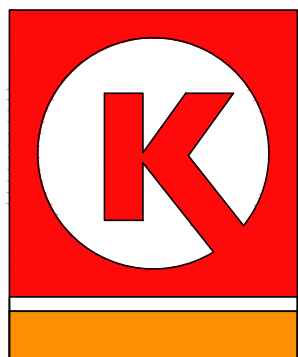
DRAWN BY
JN

PROJECT NAME
CIRCLE K
STORE #

MESA,
ARIZONA
NWC BROADWAY RD
& EXTENSION RD



LAND DEVELOPMENT
CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, AZ 85028

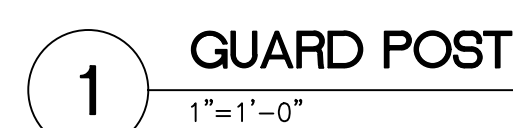
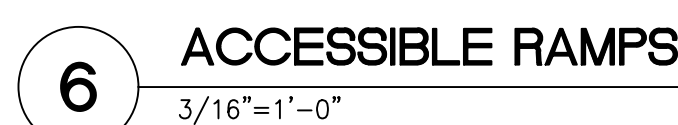
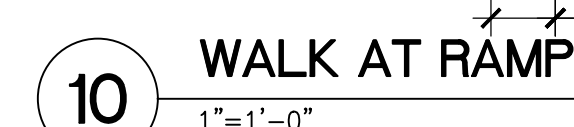
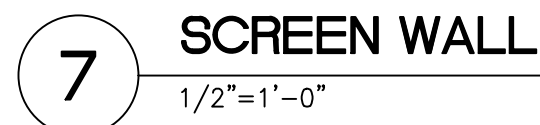


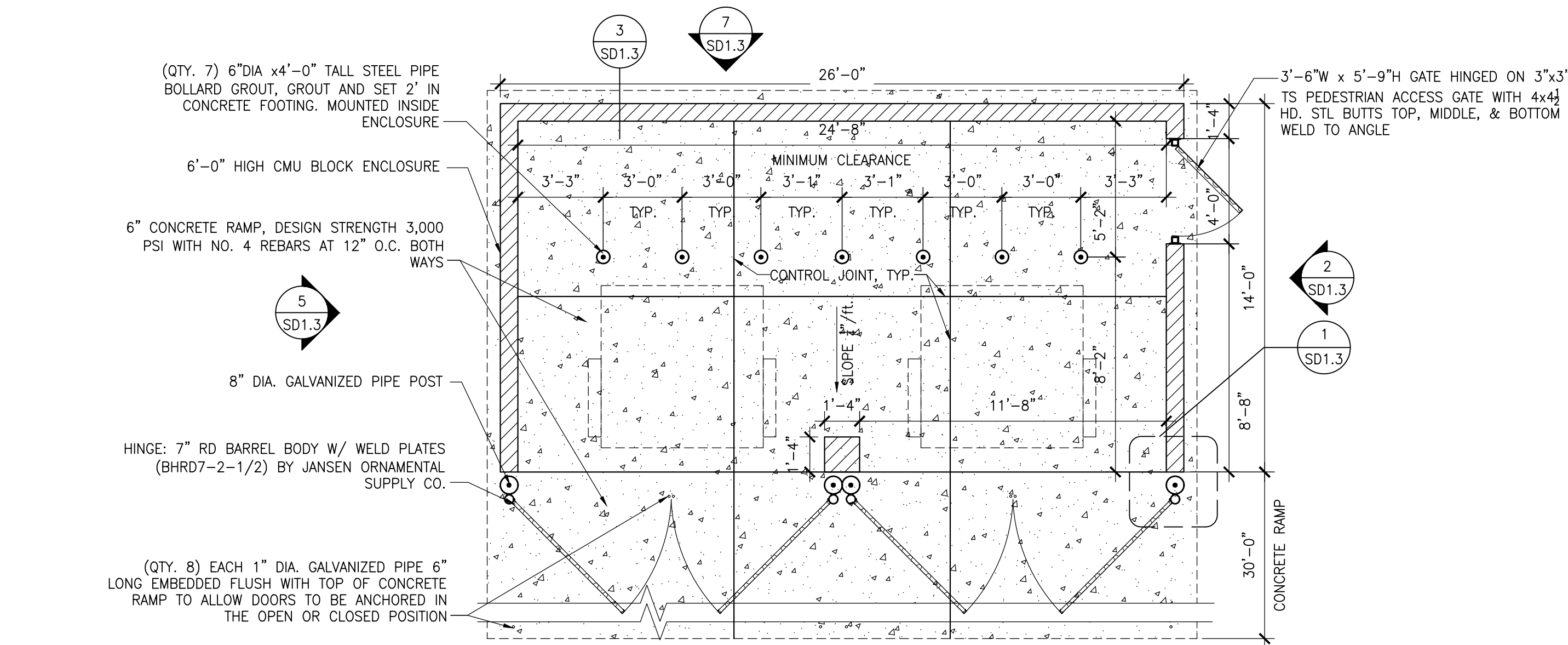
CIRCLE K STORES INC.

PROJECT NUMBER
20201060.0

SHEET TITLE
SITE PLAN

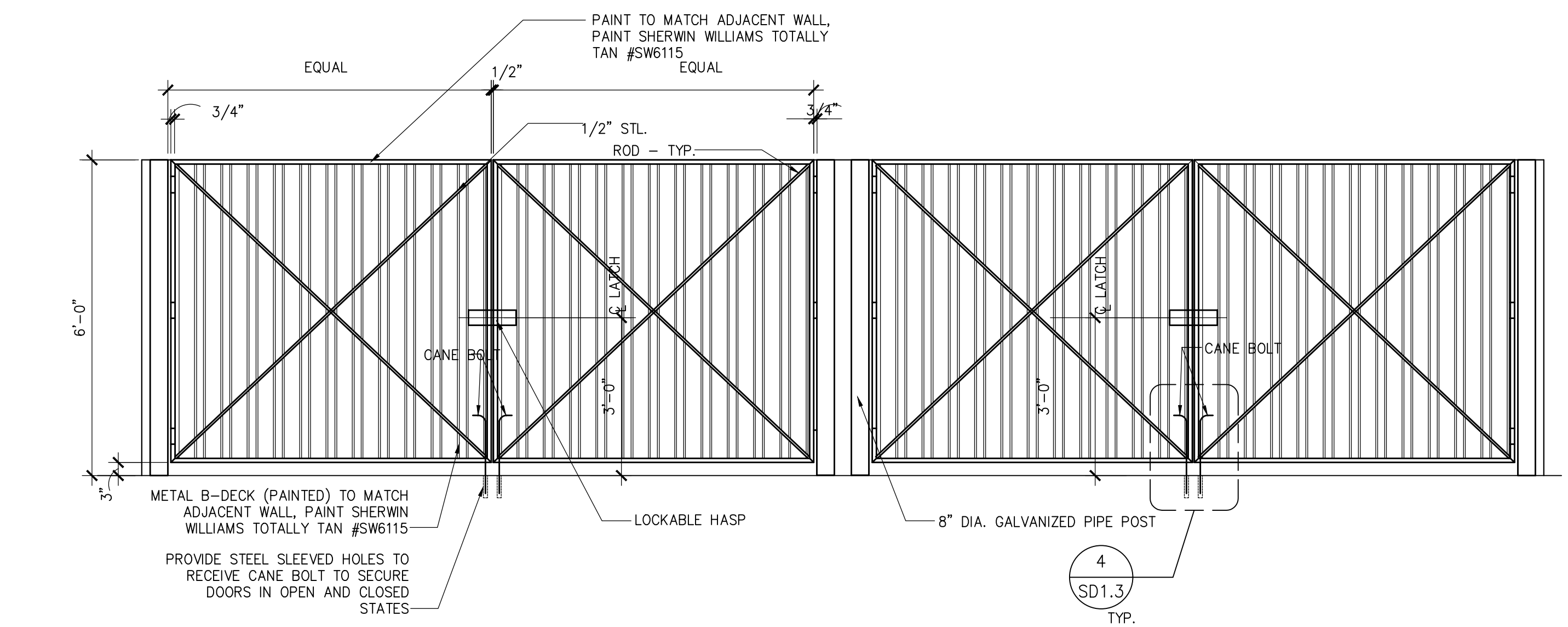
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SP-8





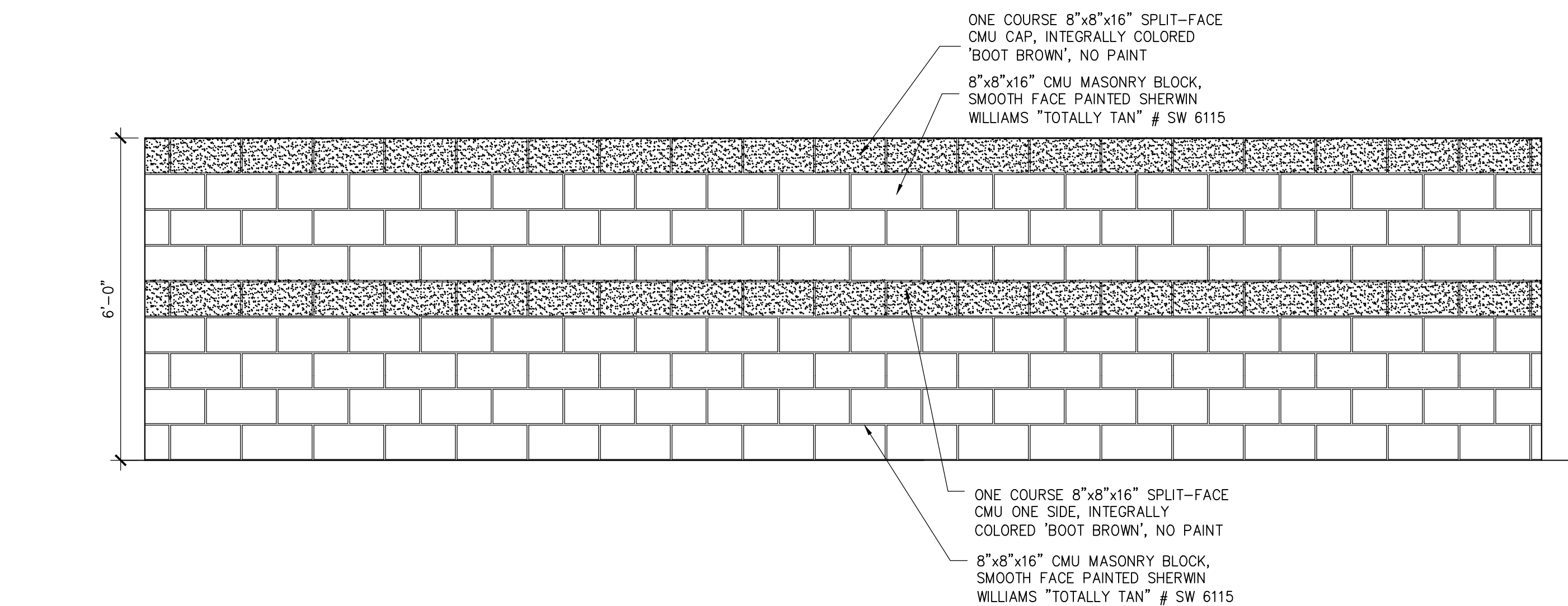
9 TRASH ENCLOSURE (PLAN)

1/4"=1'-0"



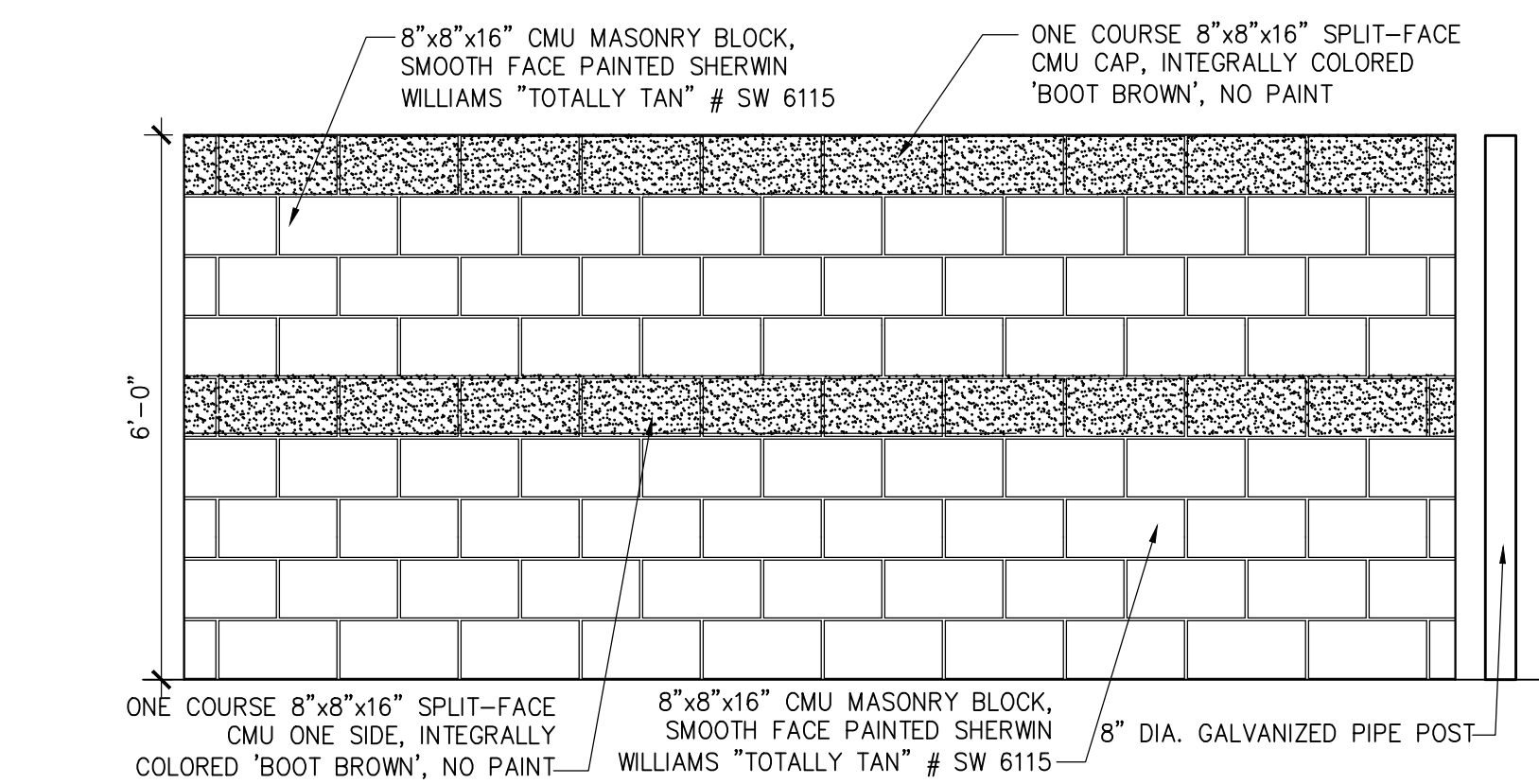
8 ENCLOSURE GATE ELEVATION

1/2"=1'-0"



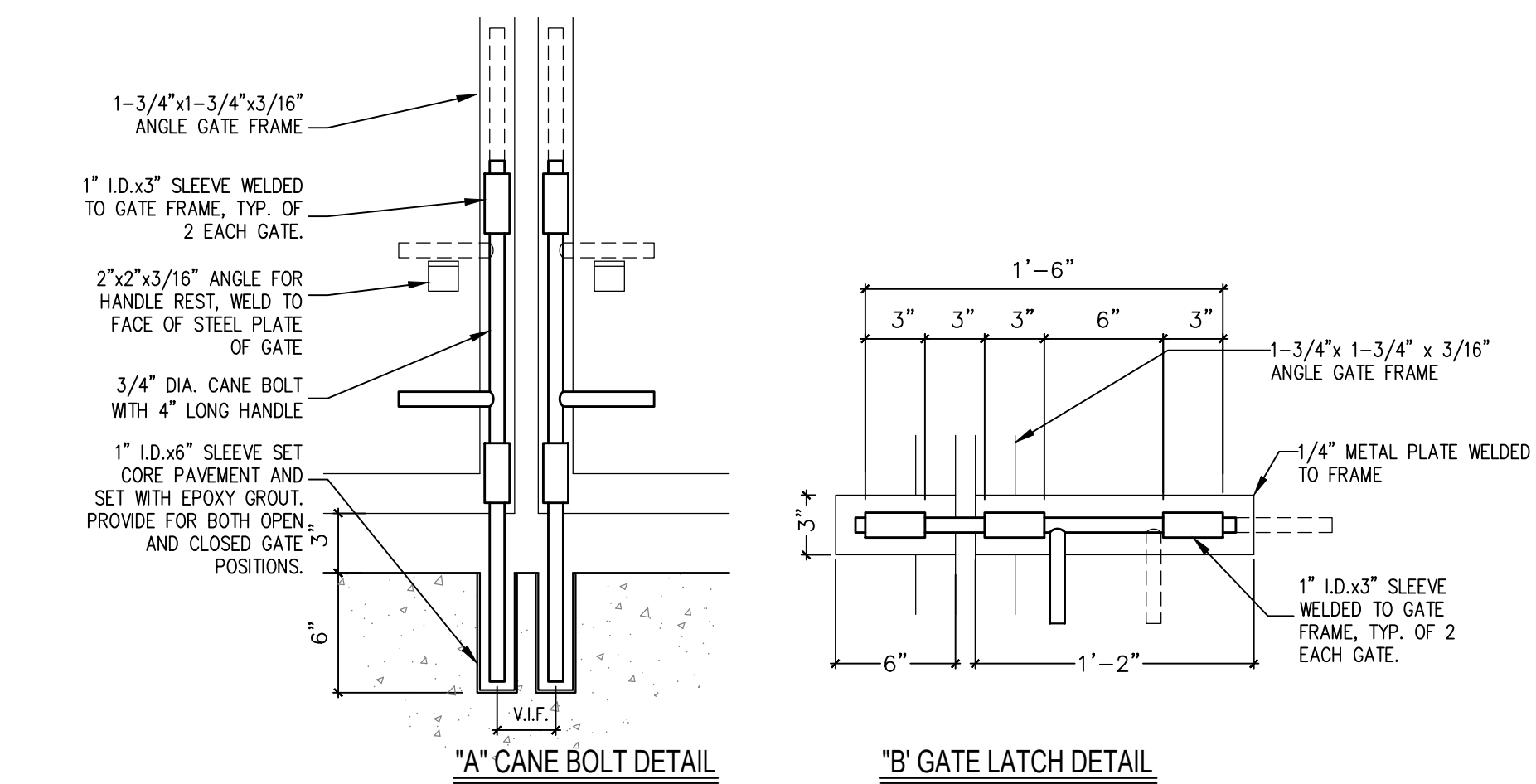
7 TRASH ENCLOSURE REAR ELEVATION

1/2"=1'-0"



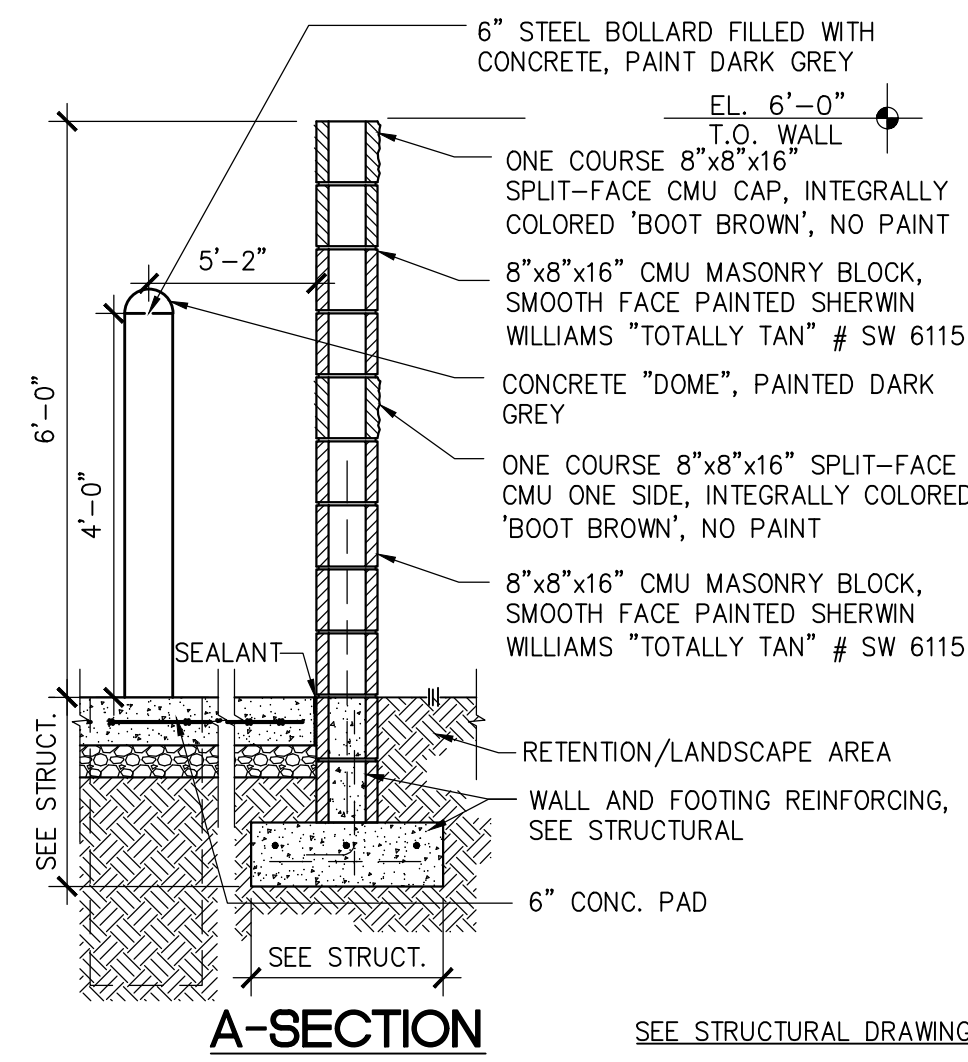
5 TRASH ENCLOSURE SIDE ELEVATION

1/2"=1'-0"



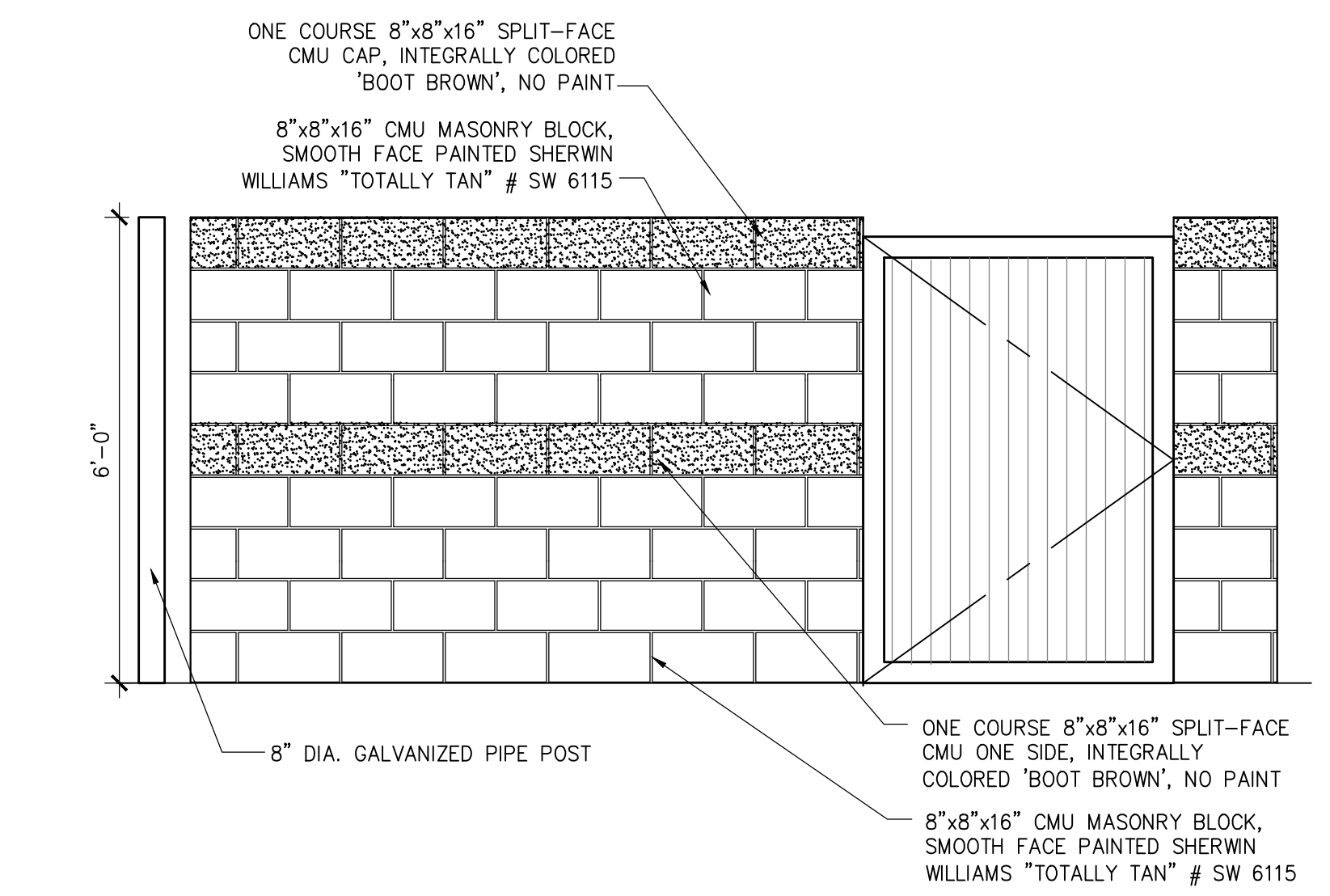
4 CANE BOLT DETAIL

1 1/2"=1'-0"



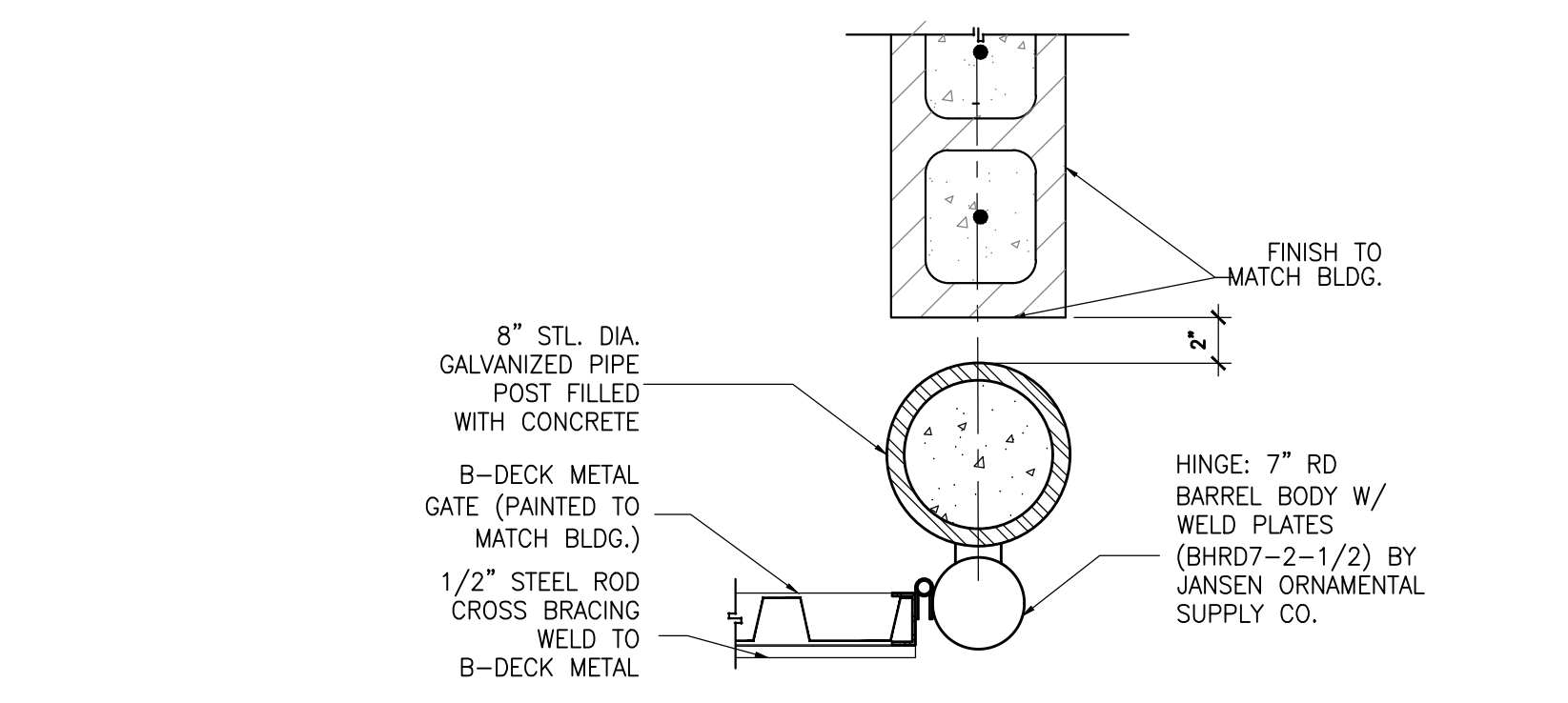
3 6'-0" TRASH ENCLOSURE

1/2"=1'-0"



2 TRASH ENCLOSURE SIDE ELEVATION

1/2"=1'-0"



1 ENCLOSURE GATE HINGE option2

1 1/2"=1'-0"