

PROJECT DATA

JURISDICTION: CITY OF MARICOPA  
ADDRESS: 41595 W HONEYCUTT RD  
MARICOPA, AZ 85138  
APN: 510-24-001G  
ZONING: CB-2  
APPROX PARCEL SIZE: 96,272 SF (2.21 AC)  
SETBACKS PROVIDED: EAST 15'-0" FRONT ALONG PORTER RD  
NORTH 15'-0" FRONT ALONG HONEYCUTT RD  
WEST 25'-0" SIDE ALONG CR3 ZONING OPEN SPACE  
SOUTH 25'-0" REAR ALONG CR3 ZONING RESIDENTIAL  
BUILDING SIZE: C-STORE: 6,186 SF  
FUEL CANOPY: 4,800 SF  
TOTAL: 11,768 SF  
LOT COVERAGE: 10968/96272 = 11.39%  
LANDSCAPE AREA: 32,471 SF  
32471/96272 = 33.7%  
PARKING REQUIRED: 1 SPACE PER 100 SF OF CONVENIENCE RETAIL SALES AREA  
RETAIL SALES AREA: 3,830 SF  
3,830/100 = 38.3 SPACES  
TOTAL REQUIRED PARKING: 39 SPACES  
PARKING PROVIDED: 29 SPACES  
PLUS 14 SPACES AT PUMPS  
43 TOTAL SPACES PROVIDED

KEYNOTES

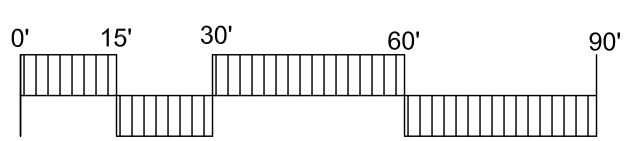
- EXISTING STREET
- EXISTING CONCRETE SIDEWALK TO REMAIN
- NEW RIGHT-IN/RIGHT OUT DRIVEWAY ACCESS
- NEW 6" HIGH CONCRETE CURB
- NEW ASPHALT PAVING
- NEW CONCRETE PAVING
- NEW 3'-0" HIGH CMU SCREEN WALL, 30 FT LONG STAGGERED 2'-0"
- NEW MONUMENT SIGN (UNDER SEPARATE PERMIT)
- UNDERGROUND FUEL TANKS
- NEW FUELING CANOPY
- ADA PARKING SPACE AND SIGNAGE
- ADA RAMP
- BIKE RACK (2 RACKS/4 BIKES TOTAL)
- TRASH ENCLOSURE WITH GATES, PAINTED TO MATCH BUILDING
- NEW ELECTRICAL TRANSFORMER
- LANDSCAPE AREA
- S.E.S. LOCATION, RECESSED AND PAINTED TO MATCH BUILDING
- FUELING PUMP
- F.D.C. (FIRE DEPT. CONNECTION)
- AIR/WATER STATION
- FIRE RISER LOCATION
- NEW CONCRETE SIDEWALK, MIN. 6'-0" WIDE
- EXISTING HEADWALL
- DRAINAGE CHANNEL
- NEW DECELERATION LANE
- CONCRETE CROSSWALK, 6" THICK, SCORED IN 3'X3' SQUARES
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING STREETLIGHT TO REMAIN
- NEW HEADWALL WITH RAILING
- EXISTING SCUPPER TO BE REWORKED
- EXISTING FIRE HYDRANT
- EXISTING SCUPPER TO REMAIN
- NEW RAISED CONCRETE MEDIAN
- EMERGENCY FUEL SHUT-OFF SWITCH
- LIGHT POLE. SEE SITE PHOTOMETRICS

GENERAL NOTES

- ANY BACKFLOW PREVENTERS, TRANSFORMERS, AND OTHER GROUND MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH THE BUILDING. IF VISIBLE FROM THE PUBLIC RIGHT-OF-WAY THEY SHALL BE FULLY SCREENED BY A PONY WALL OR SIMILAR PERMANENT MECHANISM
- WALL MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO ELECTRICAL METERS, ELECTRICAL DISTRIBUTION CABINETS, SERVICE ENTRY SECTIONS, AND VALVES AND CABINETS THAT FACE A STREET, PUBLIC PARKING SHALL BE INTERNALIZED, OR RECESSED AND PAINTED TO MATCH THE BUILDING. ROOF ACCESS AND DOWNSPOUTS SHALL BE INTERNALIZED.
- ALL SIGNAGE SHALL BE PERMITTED SEPARATELY UNDER A SIGN PERMIT. SIGNAGE STANDARDS PER SECTION 18.115 OF THE ZONING CODE.
- NO OUTDOOR STORAGE IS ALLOWED FOR VEHICLE SERVICE AND WASHING PURPOSES.

1 SITE PLAN

SCALE: 1" = 30'-0"



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MARICOPA, AZ 85138

PROJECT NUMBER: 2428110-10  
PROJECT MANAGER: JK  
DRAWN BY: JK  
CHECKED BY: JK

SHEET DESCRIPTION  
SITE PLAN



SHEET NO.  
DR-01  
ISSUE DATE: 4 APR 2025