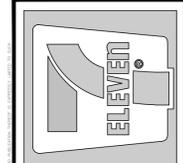


1. EXISTING ASPHALTIC CONCRETE PAVING TO REMAIN, TYP.
2. EXISTING MUNICIPAL STREET, GUTTER, AND CURB TO REMAIN, TYP.
3. EXISTING CONCRETE SIDEWALK TO REMAIN, TYP.
4. EXISTING TRAFFIC LIGHT POLE TO REMAIN, TYP.
5. EXISTING TRAFFIC LIGHT POLE TO BE RELOCATED
6. NEW CONCRETE DRIVEWAY ENTRANCE PER CITY OF MARICOPA STANDARDS, TYP. - REFER TO CIVIL ENGINEERING
7. NEW CONCRETE CURB AND GUTTER, TYP. - REFER TO CIVIL ENGINEERING
8. NEW CONCRETE SIDEWALK, TYP. - REFER TO CIVIL ENGINEERING
9. NEW LANDSCAPE AREA, TYP. - REFER TO LANDSCAPE ARCHITECTURE
10. NEW ASPHALTIC CONCRETE PAVING OVER COMPACTED GRADE, TYP. - REFER TO CIVIL ENGINEERING

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7-ELEVEN
S.E.C. WEST HONEYCUTT ROAD AND NORTH WHITE AND PARKER ROAD
MARICOPA, ARIZONA 85139

KEYNOTES

PROJECT ADDRESS:	S.E.C. WEST HONEYCUTT ROAD AND NORTH WHITE AND PARKER ROAD MARICOPA, ARIZONA 85139	
PROJECT NARRATIVE:	NEW 5,400 S.F. CONVENIENCE STORE (10451 PROTOTYPE) AND 3,202 S.F. GASOLINE FUELING CANOPY ON (66,641 S.F.), 573 ACRES OF VACANT LAND ON THE SOUTHEAST CORNER OF WEST HONEYCUTT ROAD AND NORTH WHITE AND PARKER ROAD	
ASSESSOR'S PARCEL:	NEW	T.B.D.
	EXISTING	510-710-01D
	EXISTING	510-710-01F
CURRENT ZONING:	CB-2 GENERAL BUSINESS ZONE	
BUILDING USE:	MERCANTILE	
GROSS SITE AREA:	1.573 AC.	66,641 S.F.
BUILDING AREA TOTAL:	GROSS SQUARE FOOTAGE 5,400 S.F.	
GAS CANOPY AREA TOTAL:	20'-0" X 133'-0"	3,202 S.F.
SITE COVERAGE:	8,602 S.F. / 66,641 S.F.	= 13%
STANDARD PARKING REQUIRED:	CONVENIENCE RETAIL SALES	= 1 PER 100 S.F.
	2,095 S.F. / 100	= 21
ACCESSIBLE PARKING REQUIRED:	1-25 REQUIRED PARKING	= 1
STANDARD PARKING PROVIDED:		= 33
ACCESSIBLE PARKING PROVIDED:		= 2
OFF STREET LOADING REQUIRED:	0 S.F. - 5,000 S.F.	= 0
OFF STREET LOADING PROVIDED:		= 0
STANDARD PARKING STALL:		9'-0" X 20'-0"
ACCESSIBLE PARKING STALL:		11'-0" X 20'-0"
BICYCLE PARKING REQUIRED:	1 PER 10 VEHICLE PARKING STALLS	
BICYCLE PARKING PROVIDED:		= 4 SPACES
BUILDING SETBACKS:	STREET SIDE (NORTH)	0'-0" REQ.
	FRONT SIDE (EAST)	20'-0" REQ.
	INTERIOR SIDE (SOUTH)	0'-0" REQ.
	REAR SIDE (WEST)	30'-0" REQ.
BUILDING HEIGHT MAXIMUM:	GC - GENERAL COMMERCIAL	40'-0" MAX.
ACTUAL HEIGHT:	TOP OF LOW PARAPET	24'-0" T.O.P.
	TOP OF HIGH PARAPET	30'-0" T.O.P.

JOB NO:	2522510-03	
PROJECT MGR:	GWJ	
DRAWN BY:	GWJ	
CHECKED BY:	GWJ	
NO.	REVISION	DATE

SHEET TITLE:
**PRELIMINARY
SITE PLAN**



DR-01