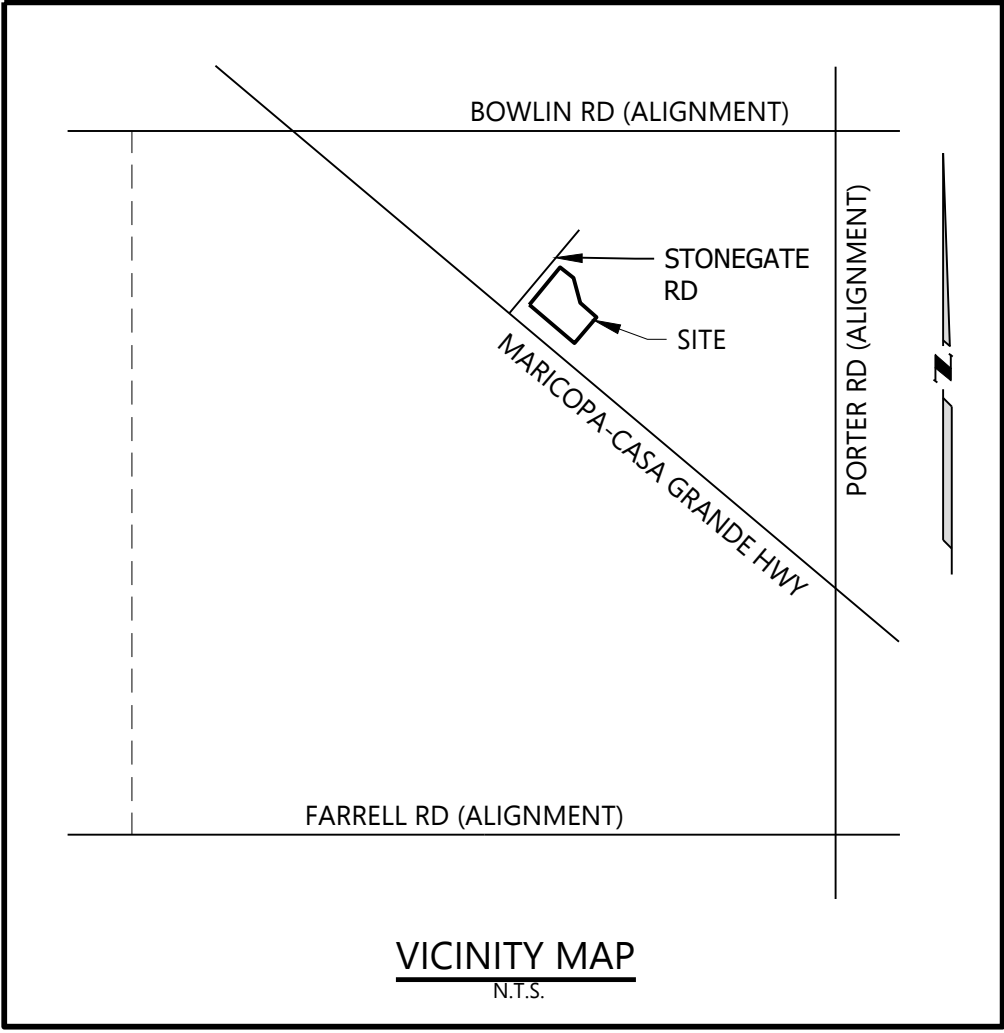


SITE PLAN
CIRCLE K
BEING A PORTION OF THE NORTHEAST QUARTER OF
SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST,
OF THE GILA & SALT RIVER MERIDIAN
PINAL COUNTY, ARIZONA



LEGEND

	PROPERTY LINE	C.O.M.	CITY OF MARICOPA
	RIGHT OF WAY LINE	R.O.W.	RIGHT OF WAY
	SECTION LINE	M.C.R.	MARICOPA COUNTY RECORDER OFFICE
	CENTER LINE		
	EASEMENT LINE	A.P.N.	ASSESSOR PARCEL NUMBER
	HIGH WATER LINE	P.U.E.	PUBLIC UTILITY EASEMENT
	CONTOUR LINE	B/C	BACK CURB
	EXISTING CONTOUR LINE	F/C	FACE CURB
	UNDERGROUND UTILITY	B/W	BACK WALK
	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
			TELEPHONE VAULT
	SEWER MANHOLE	T.R.	TELEPHONE RISER
	GAS VALVE	T	UNDERGROUND TELEPHONE
	UNDERGROUND WATER	OHE	OVERHEAD ELECTRIC
	WATER VALVE	D.G.	DOWN GUY
	FIRE HYDRANT	P.P.	POWER POLE
	POWER POLE W/LIGHT	E	UNDERGROUND ELECTRIC
	POWER POLE W/LIGHT	CTV	UNDERGROUND CABLE TV
	UNDERGROUND GAS	CT.J.B.	CABLE TV J-BOX
	UNDERGROUND FIBER OPTIC	T.S.J.B.	TRAFFIC SIGNAL J-BOX
	DOWN GUY	T.S.C.B.	TRAFFIC SIGNAL CONTROL BOX
	POWER POLE		TRAFFIC SIGNAL
	ADA COMPLIANT PATH		

LEGAL DESCRIPTION

LOT 1, MARICOPA POWER CENTER WELLS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET H, SLIDE 53. (FEE NO. 2008-021061, PCR.)

BENCHMARK

NGS DESIGNATION G 422 - PID DV1226 - NATIONAL GEODETIC SURVEY BRASS CAP ON MAIN STRUCTURE OF RAILROAD BRIDGE 500' NORTHWEST OF THE INTERSECTION PORTER ROAD & MARICOPA CASA GRANDE HIGHWAY. ELEVATION 1199.66 (NAVD88)

TBM 1 - SET CHISELED BOX SOUTHEAST CORNER ELECTRIC VAULT AT SOUTHWEST CORNER OF LOT 1

TBM 2 - SET CHISELED + SOUTHWEST CORNER OF ELECTRIC TRANSFORMER AT NORTHEAST CORNER LOT 1

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST, G.&S.R.M. ASSUMED NORTH 00°41'39" EAST

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. 04021C0745F DATED JUNE 16, 2014.

SHEET INDEX

COVER SHEET	1
OVERALL SITE PLAN	2

PROJECT INFORMATION

EXISTING ZONING:	PAD, PLANNED AREA DEVELOPMENT
PROPOSED ZONING:	PAD, PLANNED AREA DEVELOPMENT
PROPERTY AREA:	79,853 S.F. (1.83 AC)
PROPOSED OPEN SPACE:	21,675 S.F. (27% OF OVERALL LOT, ISLANDS NOT INCLUDED IN CALCULATIONS)
CURRENT LAND USE:	UNDEVELOPED
BUILDING SETBACK PER CODE:	REQUIRED PROVIDED
FRONT	20 FT. 125 FT.
SIDE	0 FT. 16 FT.
REAR	30 FT. 83 FT.
ADJACENT TO RESIDENTIAL	25 FT. 25 FT.
BUILDING HEIGHT:	40 FT. MAX. 23 FT.
REQUIREMENT PROVIDED	
PARKING SETBACK:	133' = FRONT AND ROW 31' = SIDE AND REAR
PARKING SPACE/DRIVE AISLE:	REQUIRED PROVIDED
9 FT. WIDE X 18 FT. LONG, 24 FT. AISLE	
9.5 FT. WIDE X 18 FT. LONG, 24 FT. AISLE	
PARKING RATIO REQUIREMENT	CITY OF MARICOPA
CONVENIENT STATION	1 SPACE / 100 S.F. OF BUILDING
GENERAL BUSINESS	29.57 SPACES
TOTAL SPACES REQUIRED	30 SPACES (2,957/100=29.57)
ADA SPACES REQUIRED	2 SPACE
PARKING PROVIDED:	42
STANDARD SPACES	24
ADA SPACES	2
EV CHARGING SPACES	0
PUMP PARKING	16
LOT COVERAGE:	N/A
ALLOWED	6.5%
PROVIDED	LOT COVERAGE = BUILDING FOOTPRINT
*NOTE	
FIRE SPRINKLER SYSTEM:	
CIRCLE K CONVENIENT STORE	NFPA 13

GENERAL BUILDING CODE ANALYSIS

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

SITE ADDRESS

42150 W MARICOPA-CASA GRANDE HWY
MARICOPA, ARIZONA

SITE AREA

LOT 1:
(NET) = 79,853 SQ. FT. OR 1.833 ACRES MORE OR LESS

ASSESSORS PARCEL NUMBER

A.P.N. 510-12-0360

ZONING

GLENNWILDE, HOMESTEAD, THE WELLS PLANNED AREA DEVELOPMENT (PAD)
C-1 DESIGNATION.

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 MARICOPA, ARIZONA. ACTUAL LOCATIONS MAY VARY FROM LOCATIONS SHOWN HEREON.

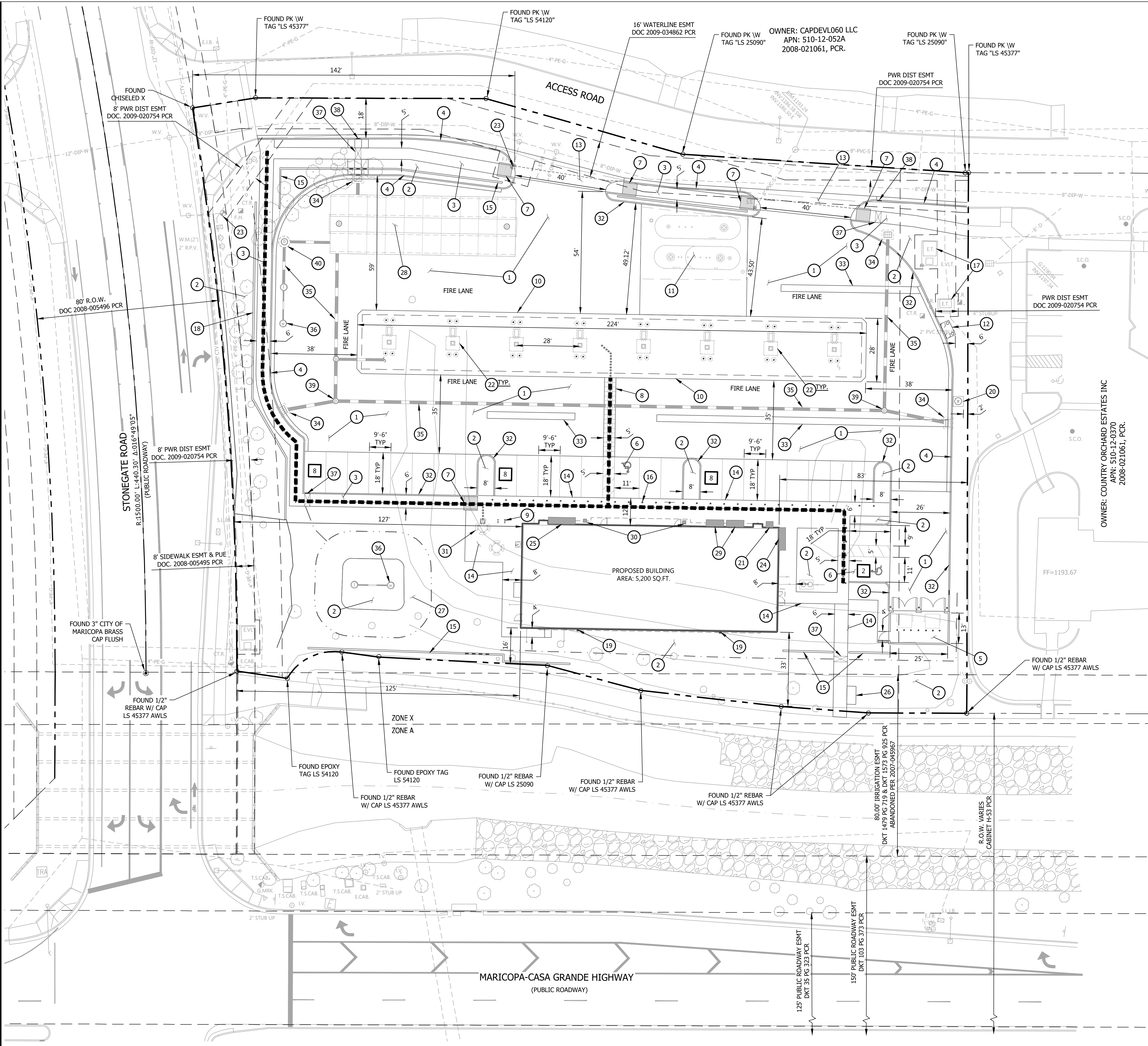
OWNER / DEVLOPER

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, PE
EMAIL: MICHAEL.CAYLOR@WESTWOODPS.COM





SITE PLAN NOTES

- 1 ASPHALT/CONCRETE PAVING. SEE PRELIMINARY GRADING AND DRAINAGE PLANS.
- 2 LANDSCAPING.
- 3 CONCRETE SIDEWALK.
- 4 6" VERTICAL CONCRETE CURB AND GUTTER, TYP.
- 5 PROPOSED DOUBLE REFUSE TRASH ENCLOSURE WITH GATES FOR SCREENING.
- 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 UST VENTS.
- 13 ADA COMPLIANT DRIVEWAY.
- 14 FLUSHED CONCRETE SIDEWALK.
- 15 3.5" SCREEN WALL.
- 16 PROPOSED BOLLARDS.
- 17 EXISTING ELECTRICAL TRANSFORMER.
- 18 ±2' RETAINING WALL.
- 19 ROOF DRAINS.
- 20 AIR + WATER.
- 21 WATER DISPENSER.
- 22 HSD DISPENSER.
- 23 EXISTING FIRE HYDRANT.
- 24 AMAZON PACKAGE LOCKER.
- 25 PROPANE TANK EXCHANGE.
- 26 BENCH PAD.
- 27 RETENTION BASIN.
- 28 UNDERGROUND RETENTION SYSTEM.
- 29 ICE MERCHANDISER.
- 30 EXTERIOR TRASH CAN, TYP.
- 31 SEATING AREA.
- 32 6" SINGLE CURB, TYP.
- 33 CONCRETE VALLEY GUTTER.
- 34 CATCH BASIN.
- 35 STORMDRAIN PIPE.
- 36 DRYWELL.
- 37 SIDEWALK SCUPPER.
- 38 STREET SCUPPER.
- 39 STORMDRAIN MANHOLE.
- 40 STORMDRAIN MANHOLE WITH OIL-STOP VALVE.
- XX PARKING COUNT: 26 SPACES + PUMP PARKING

PRELIMINARY NOT FOR
CONSTRUCTION 2025-03-03



SITE PLAN

CIRCLE K

42150 W MARICOPA-CASA GRANDE HWY

MARICOPA, ARIZONA

SHEET NUMBER:

2 OF 2

DATE: 2025-03-03
PROJ: 0051879.00

DESIGNED: ACE
CHECKED: MIC
DRAWN: ACE
FIELD CREW: W
FIELD WORK DATE: W
SCALE: 1" = 20'
HORIZONTAL: VERTICAL

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www.westwoodps.com

