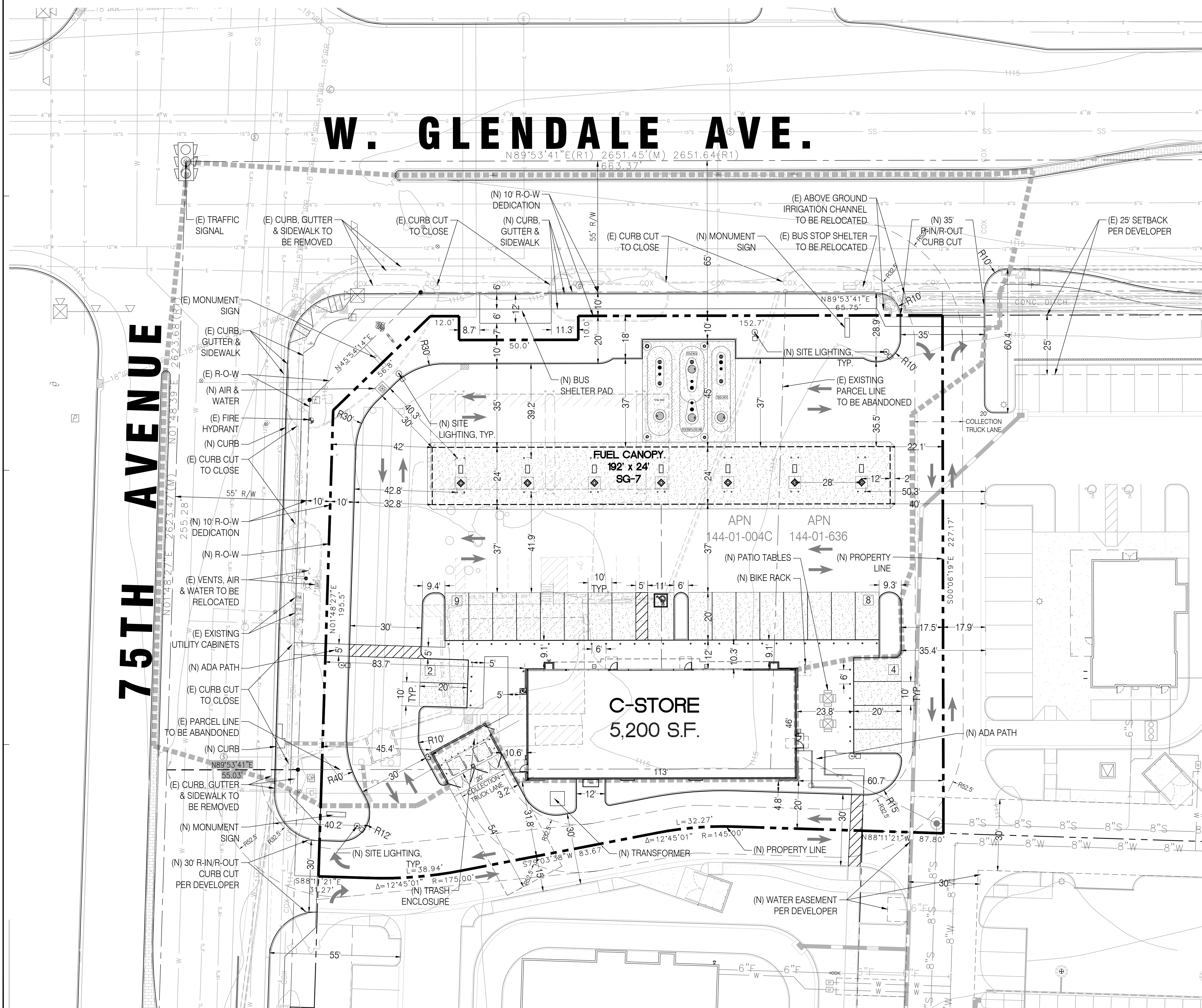


**CIRCLE K STORE  
SITE PLAN**  
SEC GLENDALE AVENUE & 75TH AVENUE, GLENDALE, AZ



**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) 950-8101  
FAX: (602) 997-9907  
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: SEC GLENDALE AVE. & 75TH AVE., GLENDALE, 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: GLENDALE, AZ  
EXISTING ZONING: C-2 (GENERAL COMMERCIAL)  
PROPOSED ZONING: C-2 (GENERAL COMMERCIAL)  
MAX. BLDG HEIGHT ALLOWED: 30' BLDG HEIGHT PROVIDED: 23'-8"  
SETBACKS:  
FRONT: 25' REAR: 15' (60' TO RESIDENTIAL)  
STREET: 25' SIDE: 15' (60' TO RESIDENTIAL)

**SITE DATA**

PARCEL: APN 144-01-004C, APN 144-01-636  
CIRCLE K SITE AREA: ±0.791 AC (±34,464 SF)  
ADDITIONAL SITE AREA (APN 144-01-636): ±0.498 AC (±21,717 SF)  
CIRCLE K NET SITE AREA: ±1.289 AC (±56,181 SF)  
R-O-W DEDICATION (GLENDALE AVE & 75TH AVE): ±0.120 AC (±5,250 SF)  
TOTAL CIRCLE K GROSS SITE AREA: ±1.409 AC (±61,431 SF)

**BUILDING AREA**

CONVENIENCE STORE BLDG AREA: 5,200 SF  
FUEL CANOPY AREA: 4,608 SF  
SITE COVERAGE (BASED ON 5,200 SF BLDG AREA PLUS 4,608 SF CANOPY AREA AND ±1.289 AC OF CIRCLE K NET SITE AREA): ±17.5% (7,609 SF/AC)

**PARKING REQUIREMENTS**

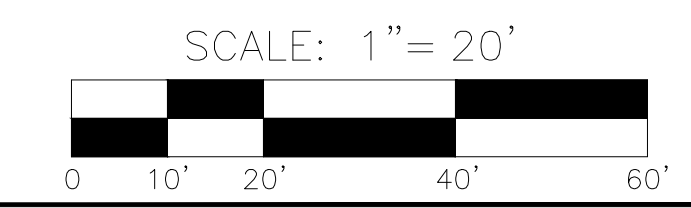
PARKING REQUIRED: RETAIL: 1 SP/250 SF MIN, 1 SP/200 SF MAX 21 SP MIN 26 SP MAX  
PARKING PROVIDED: STANDARD PARKING SPACES: 22 SP, ACCESSIBLE PARKING SPACES: 1 SP, TOTAL PARKING PROVIDED: 23 SP, BICYCLE PARKING PROVIDED: 2 SP

Received on  
October 18, 2022

**CUP# 22-01**

**GENERAL NOTES**

- THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON ALTA/NSPS LAND TITLE SURVEY PREPARED HELIX ENGINEERING, LLC. DATED 09/09/2021, AND AN AERIAL.
- ADDITIONAL ACCESSIBILITY REQUIREMENTS TO BE VERIFIED WITH JURISDICTION.



**GF**

30 Executive Park  
Suite 100  
Irvine, CA 92614  
t: 949 296 0450

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**ISSUE/REVISION RECORD**

DATE	DESCRIPTION
10/08/18	PREP SP-1
03/28/19	PREP SP-2
05/16/19	PREP SP-3
05/24/19	PREP SP-4
04/23/21	PREP SP-5
05/24/21	PREP SP-6
09/29/21	PREP SP-7 ALTA
12/14/21	PREP SP-8
04/13/22	PREP SP-9
05/10/22	PREP SP-10
10/18/22	REV SP-10

**PROFESSIONAL SEAL**

**PROFESSIONAL IN CHARGE**  
DOUG S. COUPER  
**PROJECT MANAGER**  
DC  
**QUALITY CONTROL**  
JN

**DRAWN BY**  
JN

**PROJECT NAME**  
**CIRCLE K STORES INC.**  
**GLENDALE, ARIZONA**  
**SEC GLENDALE AVENUE & 75TH AVENUE**

**D**

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

**K**

CIRCLE K STORES INC.

**PROJECT NUMBER**  
20181703.0

**SHEET TITLE**  
**SITE PLAN**

**SHEET NUMBER**  
**CSP 10.0W**