

CIRCLE K STORE SITE PLAN

SEC INDIAN SCHOOL ROAD & 166TH AVENUE, GOODYEAR, AZ

OF PARCEL 4, PV303 EAST II PHASE I, ACCORDING TO BOOK 1370 OF MAPS, PAGE 10, LOCATED IN A PORTION OF THE N.E 1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

APN: 501-02-927

MCR #: 1344-29

JURISDICTION: GOODYEAR

PAD
(PLANNED AREA DEVELOPMENT)

INDIAN SCHOOL ROAD

166TH AVENUE

C-STORE
5,200 S.F.

P4
4,000 S.F.

REMAINING PARCEL
501-02-931
0.8151AC

LEGEND

- "NO PARKING - FIRE LANE" STRIPING
- ADA PATH

SERVICE PROVIDER

POWER: APS POWER
WATER: LIBERTY UTILITIES WATER / SEWER
GAS: SOUTHWEST
PHONE / DATA: CENTURY LINK & COX

BUILDING INFORMATION

MAX. BUILDING HEIGHT: 23'-0" PROVIDED (56' ALLOWED)
MAX. CANOPY HEIGHT: 21'-2" PROVIDED (56' ALLOWED)
CONSTRUCTION TYPE (BUILDING): V-B (SPRINKLERED)
CONSTRUCTION TYPE (FUEL CANOPY): I-B (SPRINKLERED)
OCCUPANCY (BUILDING + CANOPY): M (MERCANTILE)

CITY OF GOODYEAR ARIZONA FIRE CODE AMENDMENT REQUIRES THAT AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDINGS CONTAINING A GROUP M OCCUPANCY.

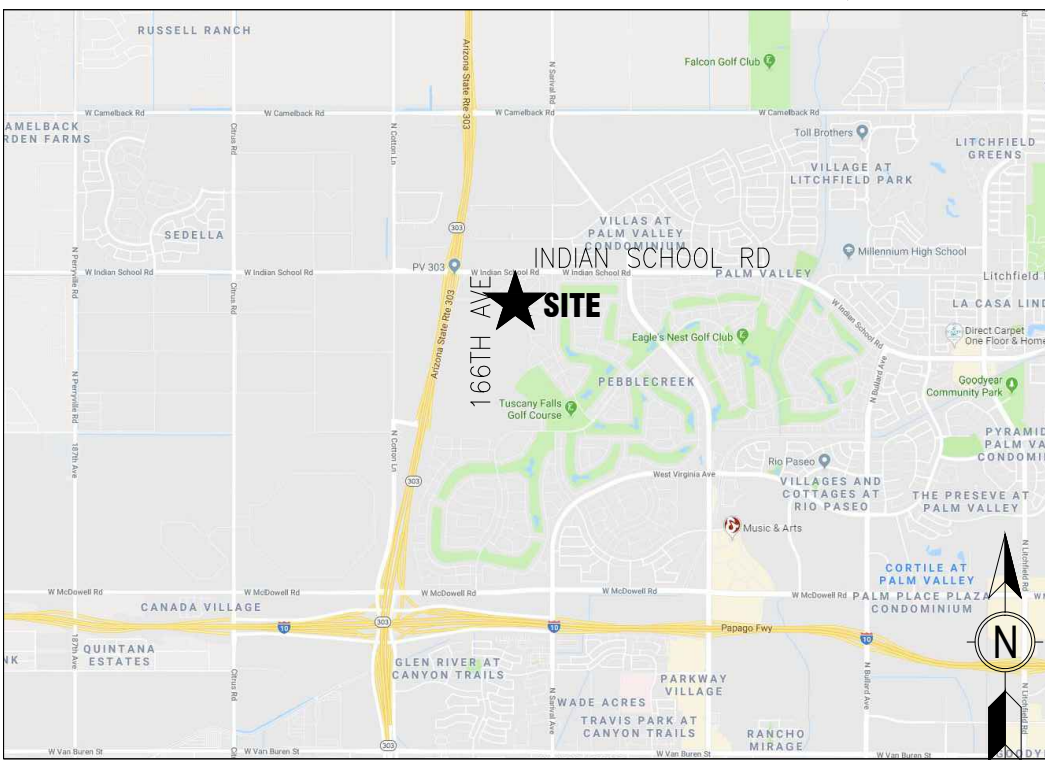
CODE USED:

- 2018 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS
- 2018 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS
- 2018 INTERNATIONAL EXISTING BUILDING CODE WITH AMENDMENTS
- 2018 INTERNATIONAL CODE COUNCIL PERFORMANCE CODE WITH AMENDMENTS
- 2018 INTERNATIONAL PLUMBING CODE WITH AMENDMENTS
- 2017 NATIONAL ELECTRICAL CODE/NFPA-70 WITH AMENDMENTS

D.) WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND HAS OBTAINED AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY TO ACHIEVE A TURF HEIGHT OF 2 INCHES; THE TURF SHALL BE MOWED THEREAFTER TO SAFELY MAINTAIN THE 2-INCH HEIGHT.
E.) AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
D.) IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.
(IFC 503.4.1/EDS&PM 8.1.5(C)(10) THE FIRE DEPARTMENT DOES NOT ALLOW SPEED BUMPS OR ANY OBSTRUCTIONS THAT MAY IMPEDE AN EMERGENCY VEHICLE RESPONSE ON A FIRE DEPARTMENT ACCESS ROADWAY.
(IFC 903.2) ALL NEW BUILDINGS WILL BE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED. ANY FIRE PUMP ROOM AND/OR FIRE SPRINKLER RISER LOCATIONS ARE TO BE NOTED ON THE SITE PLAN FOR ACCESS EVALUATION. ALSO PROVIDE A NOTE THAT STATES THAT THE FUEL CANOPIES ARE TO HAVE AUTOMATIC FIRE SPRINKLER COVERAGE.

SITE PLAN NOTES (EDS&PM 8.1.1.C) & (IFC 503.4.1/EDS&PM 8.1.5(C)(1)

1. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURBS, GUTTER, SIDEWALKS, RAMP, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE.
A.) THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
B.) DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
C.) MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT IN ALL PAVEMENT CRACKS AND JOINTS, AND APPLICATION OF SEALANT OVER ALL ASPHALT PAVEMENTS.
D.) AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.



VICINITY MAP

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 :

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IRVINE, CA 92614
PHONE: (949) 296-0450
FAX: (949) 296-0479
CONTACT: DOUG COUPER

SURVEYOR:

23025 N. 15TH AVE. #208
PHOENIX, ARIZONA 85050
PHONE: (602) 499-4104
CONTACT: JEFFREY BAUER

ENGINEER:

3240 E. UNION HILLS DR. #113
PHOENIX, ARIZONA 85050
PHONE: (602) 757-8016
CONTACT: STEVE BOWSER

PROJECT INFORMATION

PROJECT NAME: CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS: SEC INDIAN SCHOOL RD & 166TH AVE, GOODYEAR, AZ
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 S.F. CONVENIENCE STORE, A FUEL CANOPY WITH 7 FUEL PUMPS, AND A HIGH SPEED DIESEL CANOPY WITH 4 PUMPS.

ZONING INFORMATION

JURISDICTION: CITY OF GOODYEAR, AZ
EXISTING ZONING: PAD (PLANNED AREA DEVELOPMENT)
UNDERLYING C-2 (GENERAL COMMERCIAL)
PROPOSING ZONING: PAD (PLANNED AREA DEVELOPMENT)
UNDERLYING C-2 (GENERAL COMMERCIAL)
EXISTING LIGHT ZONE: ZONE 2: MEDIUM AMBIENT LIGHT AREAS
URBAN RESIDENTIAL AREAS MIXED WITH LIGHT COMMERCIAL

MAX. BLDG HEIGHT ALLOWED: 56'
SETBACKS: FRONT: 30' STREET: 30'
SIDE: 0' REAR: 0'

SITE DATA

PARCEL: APN: 501-02-929, PART OF APN: 501-02-931
CIRCLE K SITE AREA: ±1,823 AC (± 79,426 SF)
ADDITIONAL SITE AREA (PORTION OF 501-02-931): ±2,519 AC (± 109,761 SF)
TOTAL CIRCLE K NET SITE AREA: ±4,342 AC (± 189,187 SF)
REMAINDER PARCEL (APN 501-02-931): ±0,815 AC (± 35,509 SF)
TOTAL GROSS SITE AREA: ±5,157 AC (± 224,696 SF)

BUILDING AREA

CONVENIENCE STORE BLDG AREA: 5,200 SF
FUEL CANOPY AREA: 4,608 SF
DIESEL CANOPY AREA: 1,680 SF
CIRCLE K SITE COVERAGE: ±2.75% (1,196 SF/AC)
(BASED ON 5,200 SF BLDG AREA AND ±4,342 AC OF NET SITE AREA)

PARKING REQUIREMENTS

CIRCLE K PARKING REQUIRED
SERVICE STATION: 1 SP/300 SF 17 SP
CIRCLE K PARKING PROVIDED
STANDARD PARKING SPACES: 24 SP
ACCESSIBLE PARKING SPACES: 1+2 SP
TOTAL CIRCLE K PARKING PROVIDED: 26 SP
FUEL PUMP SPACES: 14 SP
TOTAL CIRCLE K PARKING + FUEL PUMP SPACES: 40 SP
BICYCLE PARKING PROVIDED: 4 SP
VENDOR PARKING PROVIDED: 2 SP
SEMI-TRUCK PARKING PROVIDED: 7 SP

GENERAL NOTES

- THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON ALTA/NSPS TITLE SURVEY PREPARED BY BAUER LAND SURVEYING, LLC, DATED 12/18/2020, AND AN AERIAL. IN ADDITION, A DEVELOPER CAD RECEIVED VIA CLIENT ON 02/23/2021.
- ADDITIONAL ACCESSIBILITY REQUIREMENTS TO BE VERIFIED WITH JURISDICTION.

SCALE: 1" = 50'
0 25' 50' 100' 150'

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
09/16/19	PREP SP-1
09/17/19	PREP SP-2
11/12/19	REV SP-2
08/24/20	PREP SP-3
08/31/20	PREP SP-4
12/31/20	PREP SP-5
01/14/21	PREP SP-6
01/22/21	PREP SP-7
02/02/21	PREP SP-8
02/26/21	PREP SP-9
03/01/21	PREP SP-10
08/03/21	PREP SP-11
02/22/22	PREP SP-12
03/11/22	PREP SP-13
10/31/22	PREP SP-14

PROFESSIONAL IN CHARGE
ARCH PROF IN CHARGE
DOUGLAS S. COUPER

PROJECT MANAGER

DC

QUALITY CONTROL

DRWN BY

JN / FF

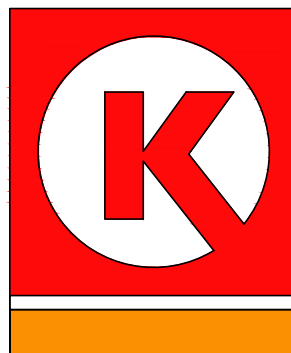
PROJECT NAME

CIRCLE K
STORE #

GOODYEAR,
ARIZONA
SEC INDIAN SCHOOL RD
& 166TH AVENUE



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



CIRCLE K STORES INC.

PROJECT NUMBER

20191224.0

SHEET TITLE

SITE PLAN

SHEET NUMBER

SHEET 1 OF 1