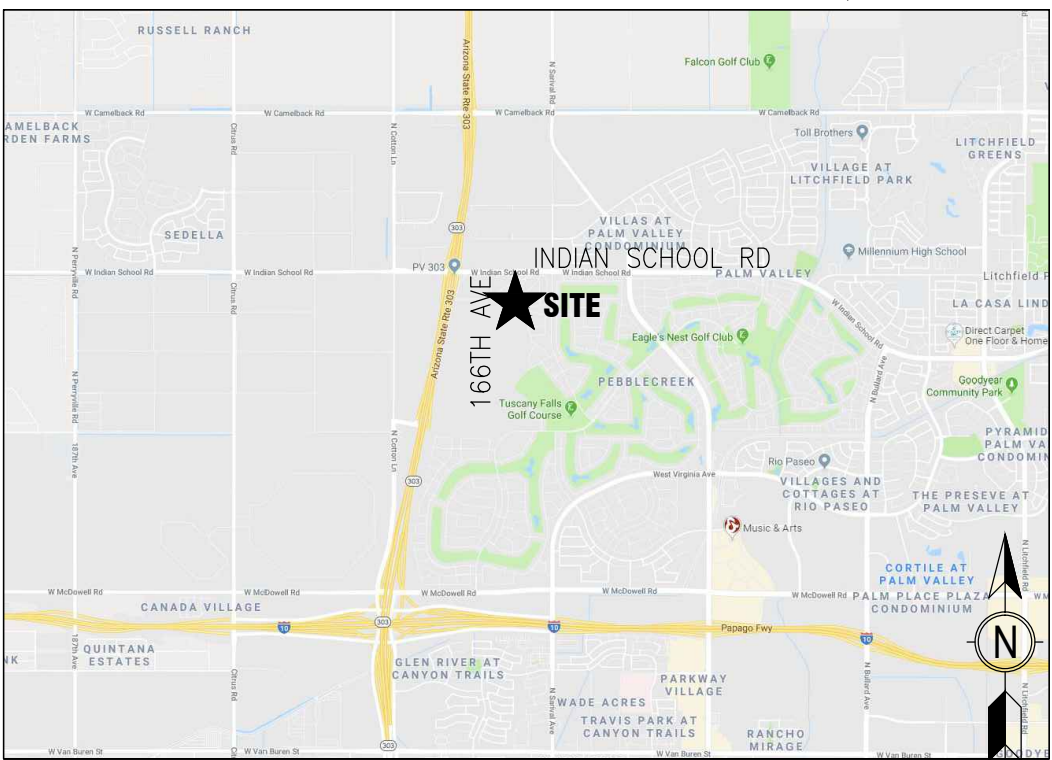
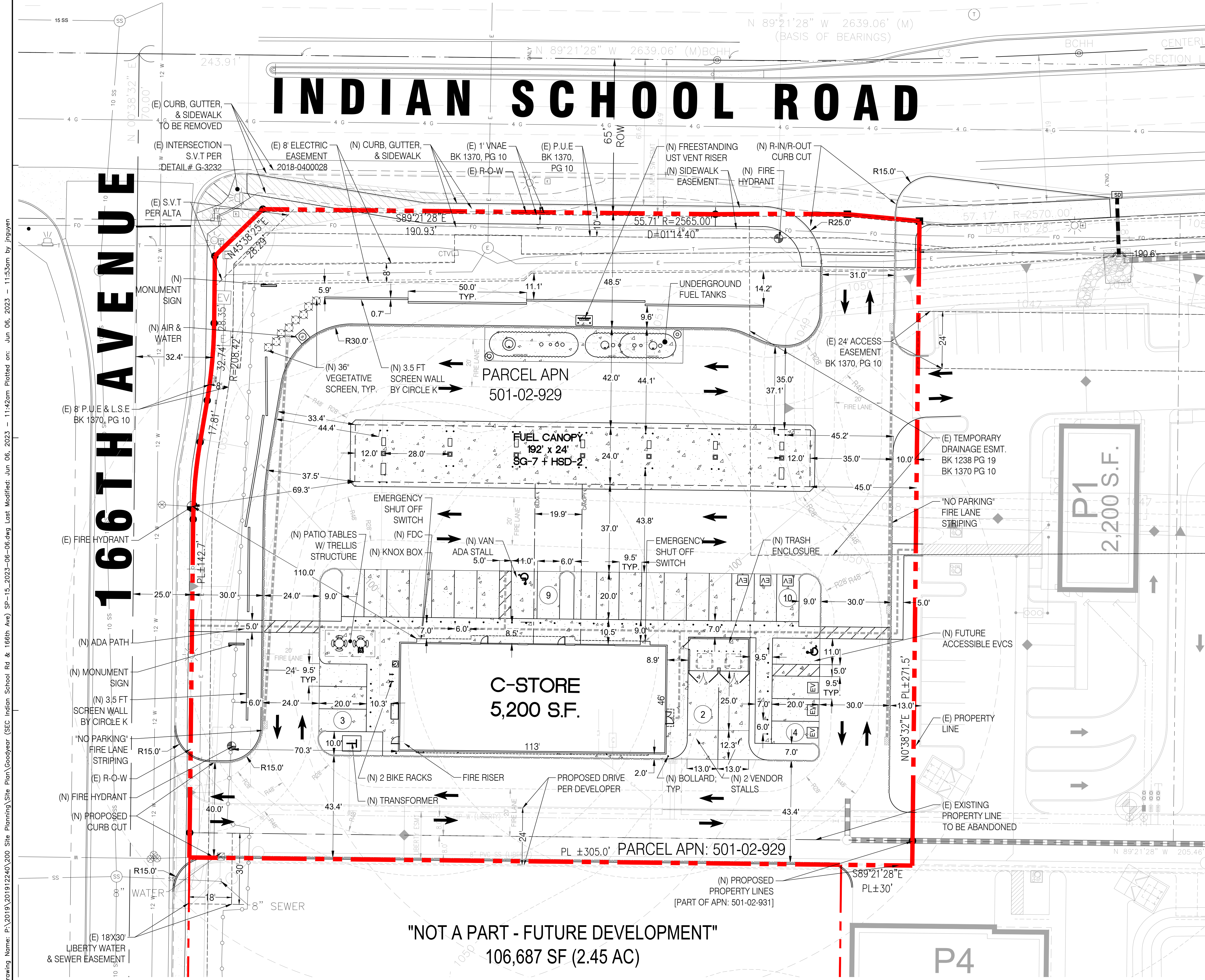


CIRCLE K STORE
SITE PLAN

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.



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 :

GREENBERG FARROW
30 EXECUTIVE PARK, SUITE 100
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 2 HIGH SPEED DIESEL 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' BLDG HEIGHT PROVIDED: 23'-8"
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 (APN 501-02-929): ±1.823 AC (± 79,426 SF)
ADDITIONAL SITE AREA (PORTION OF 501-02-931): ±0.073 AC (± 3,188 SF)
TOTAL CIRCLE K NET SITE AREA: ±1.896 AC (± 82,614 SF)
FUTURE DEVELOPMENT AREA: ±2.447 AC (±106,587 SF)
TOTAL GROSS SITE AREA: ±4.343 AC (±189,201 SF)

BUILDING AREA

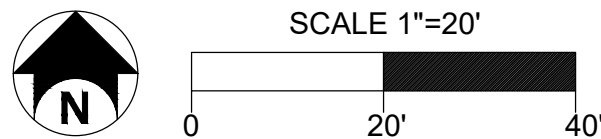
CONVENIENCE STORE BLDG AREA: 5,200 SF
FUEL CANOPY AREA: 4,608 SF
CIRCLE K SITE COVERAGE: ±11.9% (5,173 SF/AC)
(BASED ON 9,808 SF BLDG AREA PLUS CANOPY AREA AND ±1.896 AC OF NET SITE AREA)

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: 18 SP
TOTAL CIRCLE K PARKING + FUEL PUMP SPACES: 44 SP
BICYCLE PARKING PROVIDED: 4 SP
VENDOR PARKING PROVIDED: 2 SP

GENERAL NOTES

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- 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.



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10/31/22	PREP SP-14
11/15/22	REV SP-14
05/17/23	AERIAL + PICKLEBALL EXHIBIT
05/25/23	PREP SP-15
06/06/23	REV SP-15

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE

DOUG S. COUPER

PROJECT MANAGER

DC

QUALITY CONTROL

DRAWN BY

JN

PROJECT NAME

CIRCLE K
STORES INC.

GOODYEAR,

ARIZONA

SEC INDIAN SCHOOL ROAD

& 166TH AVENUE

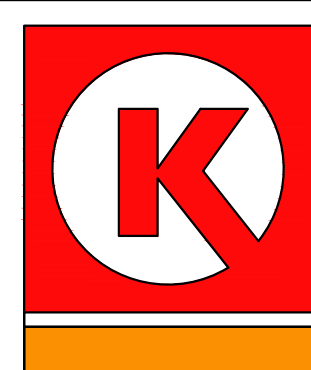


LAND DEVELOPMENT

CONSULTANTS, LLC

1811 N. TATUM BLVD., #1051

PHOENIX, AZ 85028



CIRCLE K STORES INC.

PROJECT NUMBER

20191224.0

SHEET TITLE

SITE PLAN

SHEET NUMBER

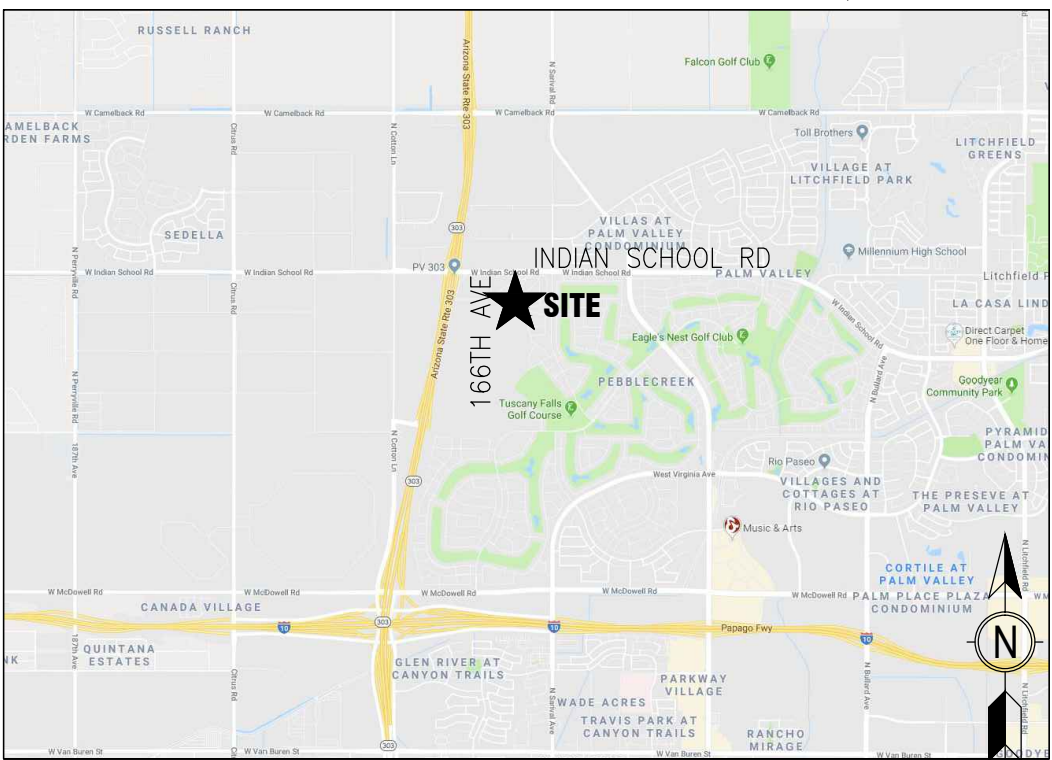
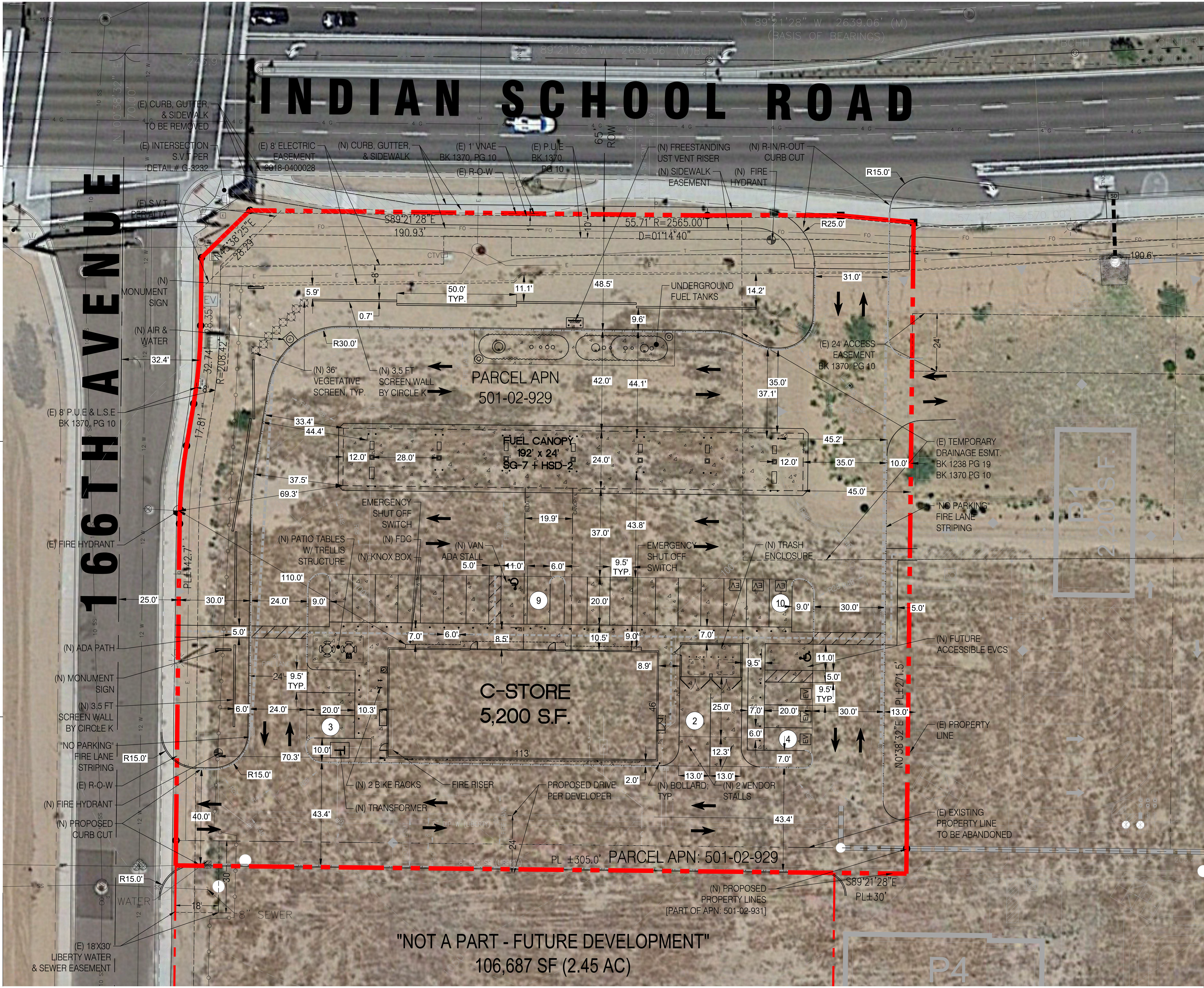
CSP 15.0W

NOT ISSUED FOR CONSTRUCTION

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.



OWNER:	OWNER REPRESENTATIVE:
CIRCLE K STORES INC. 1120 WEST WARNER ROAD TEMPE, ARIZONA 85284	LAND DEVELOPMENT CONSULTANTS, LLC 11811 N. TATUM BLVD. #1051 PHOENIX, ARIZONA 85028 PHONE: (602) 850-8101 FAX: (602) 997-9807 CONTACT: MIKE SCARBROUGH
ARCHITECT :	SURVEYOR:
GREENBERG FARROW 30 EXECUTIVE PARK, SUITE 100 IRVINE, CA 92614 PHONE: (949) 296-0450 FAX: (949) 296-0479 CONTACT: DOUG COUPER	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 2 HIGH SPEED DIESEL PUMPS.

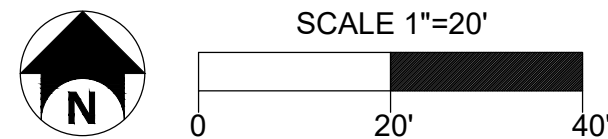
ZONING INFORMATION	
JURISDICTION:	CITY OF GOODYEAR, AZ
EXISTING ZONING:	PAD (PLANNED AREA DEVELOPMENT) UNDERLYING C-2 (GENERAL COMMERCIAL)
PROPOSING ZONING:	PAD (PLANNED AREA DEVELOPMENT) UNDERLYING C-2 (GENERAL COMMERCIAL)
EXISTING LIGHT ZONE:	ZONE 2: MEDIUM AMBIENT LIGHT AREAS URBAN RESIDENTIAL AREAS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

MAX. BLDG HEIGHT ALLOWED:	56'	BLDG HEIGHT PROVIDED:	23'-8"
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 (APN 501-02-929):	±1.823 AC (± 79,426 SF)		
ADDITIONAL SITE AREA (PORTION OF 501-02-931):	±0.073 AC (± 3,188 SF)		
TOTAL CIRCLE K NET SITE AREA:	±1.896 AC (± 82,614 SF)		
FUTURE DEVELOPMENT AREA:	±2.447 AC (±106,587 SF)		
TOTAL GROSS SITE AREA:	±4.343 AC (±189,201 SF)		

BUILDING AREA	
CONVENIENCE STORE BLDG AREA	5,200 SF
FUEL CANOPY AREA	4,608 SF
CIRCLE K SITE COVERAGE (BASED ON 9,808 SF BLDG AREA PLUS CANOPY AREA AND ±1.896 AC OF NET SITE AREA)	±11.9% (5,173 SF/AC)

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	18 SP
TOTAL CIRCLE K PARKING + FUEL PUMP SPACES	44 SP
BICYCLE PARKING PROVIDED	4 SP
VENDOR PARKING PROVIDED	2 SP

GENERAL NOTES
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3. ADDITIONAL ACCESSIBILITY REQUIREMENTS TO BE VERIFIED WITH JURISDICTION.



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03/11/22	PREP SP-13
10/31/22	PREP SP-14
11/15/22	REV SP-14
05/17/23	AERIAL + PICKLEBALL EXHIBIT
05/25/23	PREP SP-15
6/06/23	REV SP-15

PROFESSIONAL SEAL

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

DRAWN BY
JN

PROJECT NAME
CIRCLE K
STORES INC.
GOODYEAR,
ARIZONA
SEC INDIAN SCHOOL ROAD
& 166TH AVENUE

D

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

K

CIRCLE K STORES INC.

PROJECT NUMBER
20191224.0

SHEET TITLE
SITE PLAN

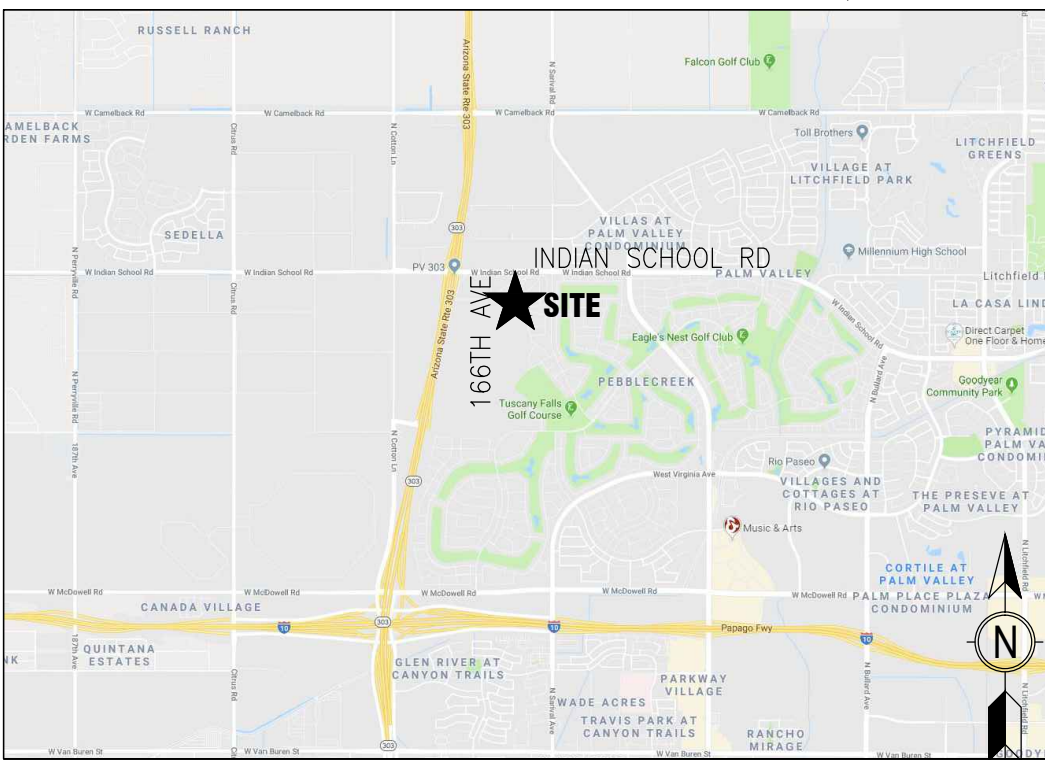
SHEET NUMBER
CSP 15.0A

NOT ISSUED FOR CONSTRUCTION

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.



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11/15/22	REV SP-14
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05/25/23	PREP SP-15
06/06/23	REV SP-15

PROFESSIONAL SEAL

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 :

GREENBERG FARROW
30 EXECUTIVE PARK, SUITE 100
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 2 HIGH SPEED DIESEL 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' BLDG HEIGHT PROVIDED: 23'-8"
SETBACKS: FRONT: 30' STREET: 30'
SIDE: 0' REAR: 0'

SITE DATA

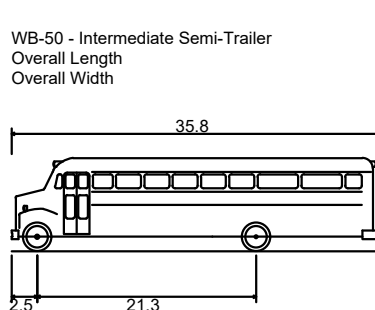
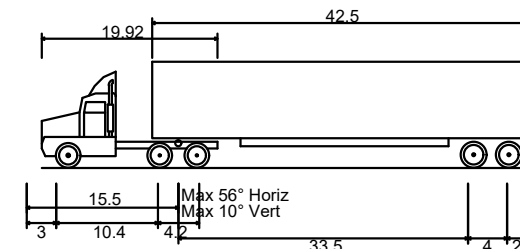
PARCEL: APN: 501-02-929, PART OF APN: 501-02-931
CIRCLE K SITE AREA (APN 501-02-929): ±1.823 AC (± 79,426 SF)
ADDITIONAL SITE AREA (PORTION OF 501-02-931): ±0.073 AC (± 3,186 SF)
TOTAL CIRCLE K NET SITE AREA: ±1.896 AC (± 82,614 SF)
FUTURE DEVELOPMENT AREA: ±2.447 AC (±106,587 SF)
TOTAL GROSS SITE AREA: ±4.343 AC (±189,201 SF)

BUILDING AREA

CONVENIENCE STORE BLDG AREA 5,200 SF
FUEL CANOPY AREA 4,608 SF
CIRCLE K SITE COVERAGE ±11.9% (5,173 SF/AC)
(BASED ON 9,808 SF BLDG AREA PLUS CANOPY AREA AND ±1.896 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	18 SP
TOTAL CIRCLE K PARKING + FUEL PUMP SPACES	44 SP
BICYCLE PARKING PROVIDED	4 SP
VENDOR PARKING PROVIDED	2 SP



GENERAL NOTES

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- 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"=20'

0 20' 40'

166TH AVENUE

INDIAN SCHOOL ROAD

PARCEL APN
501-02-929

FUEL CANOPY
192' x 24'
SG-7 + HSD-2

C-STORE
5,200 S.F.

PL ±305.0' PARCEL APN: 501-02-929

"NOT A PART - FUTURE DEVELOPMENT"

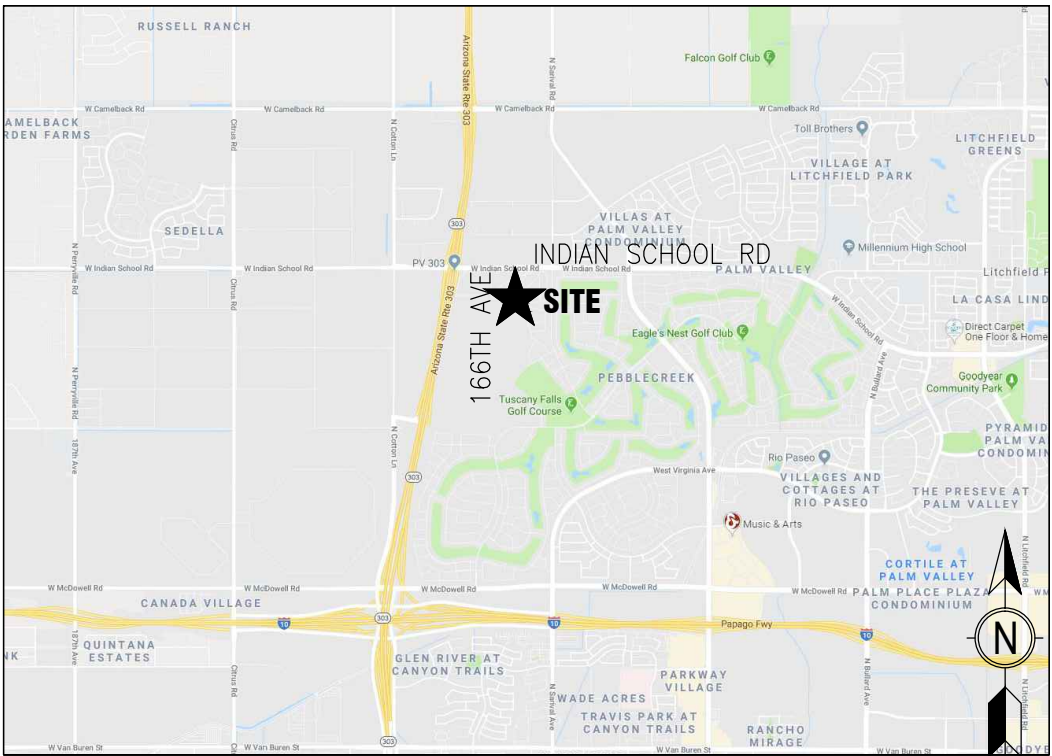
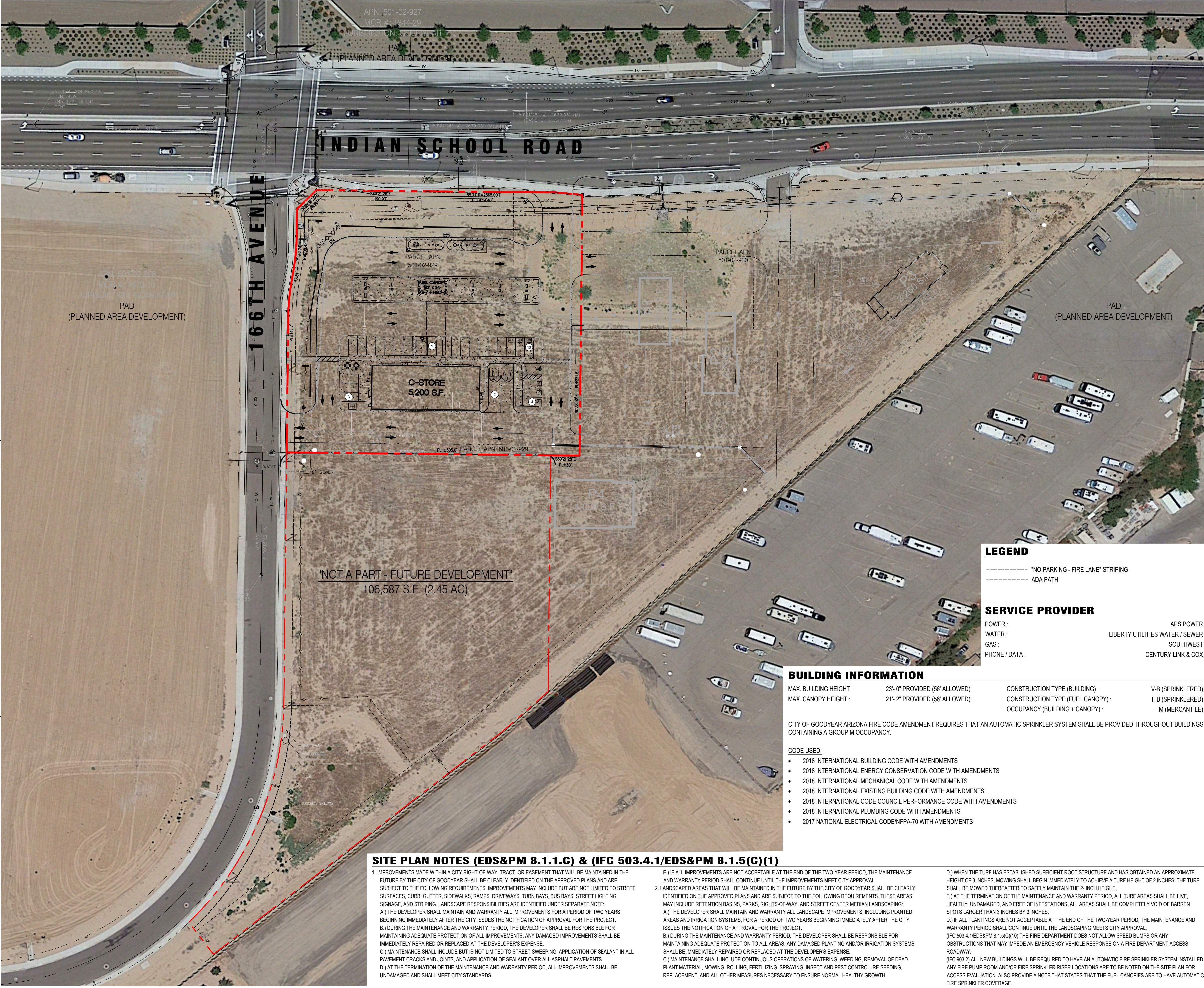
106,687 SF (2.45 AC)

Drawing Name: P:\2019\20191224\200 Site Planning\Site Plan\Goodyear (SEC Indian School Rd & 166th Ave) SP-15_2023-06-06.dwg Last Modified: Jun 06, 2023 — 11:42am Plotted on: Jun 06, 2023 — 11:53am by jnguyen

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.



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CIRCLE K STORES INC. 1120 WEST WARNER ROAD TEMPE, ARIZONA 85284	LAND DEVELOPMENT CONSULTANTS, LLC 11811 N. TATUM BLVD. #1051 PHOENIX, ARIZONA 85028 PHONE: (602) 850-8101 FAX: (602) 997-9807 CONTACT: MIKE SCARBROUGH
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PROJECT INFORMATION	
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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 2 HIGH SPEED DIESEL 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

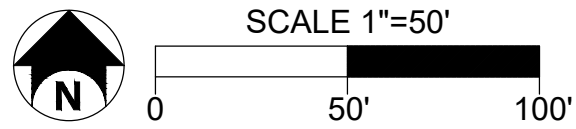
MAX. BLDG HEIGHT ALLOWED:	56'	BLDG HEIGHT PROVIDED:	23'-8"
SETBACKS:			
FRONT:	30'	STREET:	30'
SIDE:	0'	REAR:	0'

SITE DATA	
PARCEL:	APN: 501-02-929, PART OF APN: 501-02-931
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TOTAL GROSS SITE AREA:	±4.343 AC (±189,201 SF)

BUILDING AREA	
CONVENIENCE STORE BLDG AREA	5,200 SF
FUEL CANOPY AREA	4,608 SF
CIRCLE K SITE COVERAGE (BASED ON 9,808 SF BLDG AREA PLUS CANOPY AREA AND ±1.896 AC OF NET SITE AREA)	±11.9% (5,173 SF/AC)

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
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BICYCLE PARKING PROVIDED	4 SP
VENDOR PARKING PROVIDED	2 SP

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3. ADDITIONAL ACCESSIBILITY REQUIREMENTS TO BE VERIFIED WITH JURISDICTION.



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08/03/21	PREP SP-11
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11/15/22	REV SP-14
05/17/23	AERIAL + PICKLEBALL EXHIBIT
05/25/23	PREP SP-15
06/06/23	REV SP-15

PROFESSIONAL SEAL

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

DRAWN BY
JN

PROJECT NAME

**CIRCLE K
STORES INC.**

**GOODYEAR,
ARIZONA
SEC INDIAN SCHOOL ROAD
& 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

NOT ISSUED FOR CONSTRUCTION