

**Full Size**

**8.5 x 11**

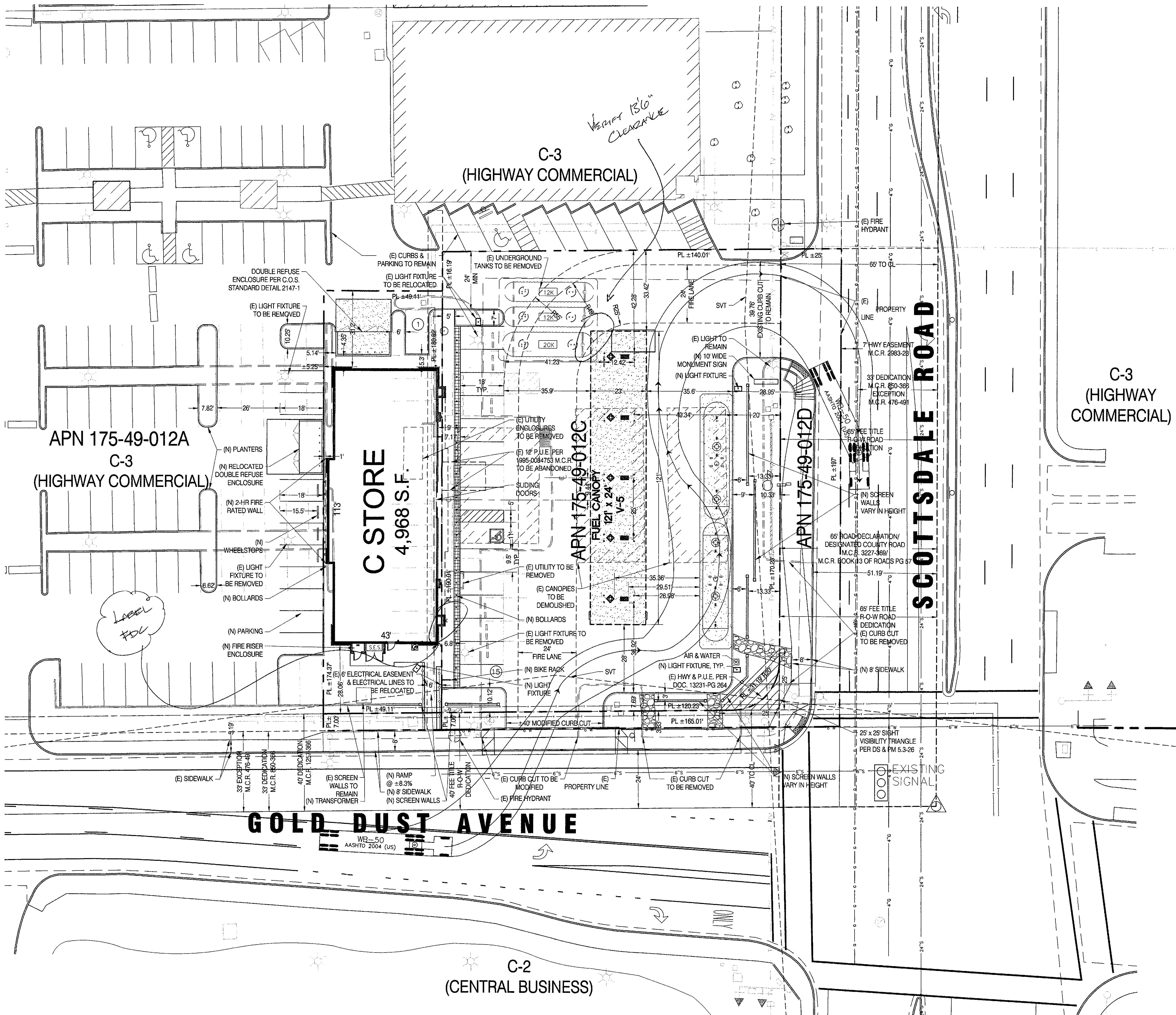
**11 x 17**

**(site plan, landscape, elevations)**

# CIRCLE K STORE

## SITE PLAN

NWC SCOTTSDALE ROAD & GOLD DUST AVENUE, SCOTTSDALE, AZ  
SECTION 27 T3N R4E



### OWNER:

CIRCLE K STORES INC.  
1130 WEST WARNER ROAD BUILDING B  
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  
19000 MACARTHUR BLVD., SUITE 250  
IRVINE, CA 92612  
PHONE: (949) 296-0450  
FAX: (949) 296-0479  
CONTACT: DOUG COUPER

### PROJECT INFORMATION

PROJECT NAME: CIRCLE K CONVENIENCE STORE  
PROJECT ADDRESS: NWC SCOTTSDALE ROAD & GOLD DUST AVENUE, SCOTTSDALE, AZ  
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 4,968 S.F. CONVENIENCE STORE AND A FUEL CANOPY WITH 5 FUEL PUMPS.

### ZONING INFORMATION

JURISDICTION: CITY OF SCOTTSDALE, AZ  
EXISTING ZONING: C-3 (HIGHWAY COMMERCIAL)  
PROPOSED ZONING: C-3 (HIGHWAY COMMERCIAL)  
MAX. BLDG HEIGHT ALLOWED: 36  
BLDG HEIGHT PROVIDED: 23  
SETBACKS:  
SIDE/REAR: 50' MIN. (INCLUDING ALLEY) FROM SINGLE FAMILY RESIDENTIAL  
SIDE/REAR: 25' MIN. (INCLUDING ALLEY) FROM MULTIPLE FAMILY RESIDENTIAL  
LANDSCAPE BUFFERS:  
STREET: 35' MIN. , CAN BE REDUCED TO 20' FOR PARKING, SUBJECT TO DRB APPROVAL

### SITE DATA

PARCEL: 175-49-012C & 175-49-012D & PART OF 175-49-012A  
CIRCLE K EXISTING PARCEL AREA 175-49-012C: ±0.609 AC ( 26,518 SF)  
CIRCLE K ADDITIONAL PROPERTY REQUIRED 175-49-012A (NORTHERN PORTION): ±0.196 AC ( 8,536 SF)  
CIRCLE K TOTAL NET USABLE SITE AREA: ±0.805 AC ( 35,054 SF)  
CIRCLE K EXISTING PARCEL AREA 175-49-012D: ±0.137 AC ( 5,989 SF)  
CIRCLE K ADDITIONAL PROPERTY REQUIRED 175-49-012A (SOUTHERN PORTION): ±0.008 AC ( 357 SF)  
CIRCLE K TOTAL GROSS SITE AREA: ±0.950 AC ( 41,400 SF)

### BUILDING AREA

CONVENIENCE STORE BLDG AREA 4,968 SF  
FUEL CANOPY AREA 2,904 SF  
MAX. FAR ALLOWED 0.80  
FAR PROVIDED (4,968 SF/±0.805 AC/43,560 SF) ±0.14

CIRCLE K SITE COVERAGE (BASED ON 4,968 SF OF CONVENIENCE STORE BLDG AREA AND ±0.805 OF NET USABLE SITE AREA) ±14.17% (4,968 SF/±0.805 AC =6,171 SF/AC)

### PARKING REQUIREMENTS

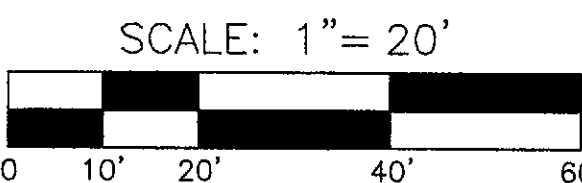
PARKING REQUIRED CONVENIENCE STORE @1/250 SF 20 SPACES  
PARKING PROVIDED  
STANDARD PARKING SPACES 15 SP  
ACCESSIBLE PARKING SPACES 1 SP  
TOTAL PARKING PROVIDED 16 SP  
BICYCLE PARKING PROVIDED 2 SP

### OPEN SPACE

REQUIRED PROVIDED 5,047 SF 5,049 SF

### GENERAL NOTES

1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON A CAD FILE OF THE TOPO SURVEY PREPARED BY HELIX ENGINEERING, DATED 04-19-2016.



## GreenbergFarrow

19000 MacArthur Blvd., Suite 250  
Irvine, CA 92612

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### ISSUE/REVISION RECORD

| DATE     | DESCRIPTION             |
|----------|-------------------------|
| 04/09/15 | UPDATE SP W/AERIAL      |
| 05/29/15 | PREP SP-2 W/V-5         |
| 06/01/15 | REVISED BLDG LOCATION   |
| 06/11/15 | PREP SP-3 W/ 4,968 SF   |
| 06/24/15 | PREP SP-4               |
| 11/11/15 | PREP SP-5               |
| 01/12/16 | UPDATE SP-5 PL          |
| 03/03/16 | PARCEL/SUMMARY UPDATE   |
| 05/12/16 | PREP SP-7 PER ALTA      |
| 05/16/16 | PREP SP-8               |
| 05/17/16 | ADDED LIGHT POLES       |
| 06/01/16 | PREP SP-9               |
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| 07/28/16 | PREP SP-11 PER COMMENTS |
| 09/21/16 | SP-12 PER SPW PLAN      |
| 10/13/16 | SP-12 FOR SUBMITTAL     |
| 12/06/16 | PREP SP-13c             |
| 12/07/16 | REV SP-13c FUEL CANOPY  |
| 01/03/17 | PREP SP-13c             |
| 01/11/17 | PREP SP-14              |
| 02/15/17 | SP-15 W/FIRE RISER      |
| 02/22/17 | SP-16 PER CIVIL         |
| 02/24/17 | FOR SUBMITTAL           |

### PROFESSIONAL SEAL

### PROFESSIONAL IN CHARGE

DOUGLAS S. COUPER

### PROJECT MANAGER

DC

### QUALITY CONTROL

### DRAWN BY

CD

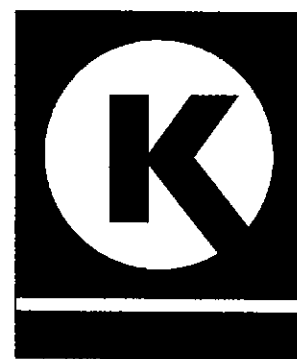
### PROJECT NAME

CIRCLE K  
STORE #

SCOTTSDALE  
ARIZONA  
NWC SCOTTSDALE RD  
& GOLD DUST AVE



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



CIRCLE K STORES INC.

### PROJECT NUMBER

20100534.0

### SHEET TITLE

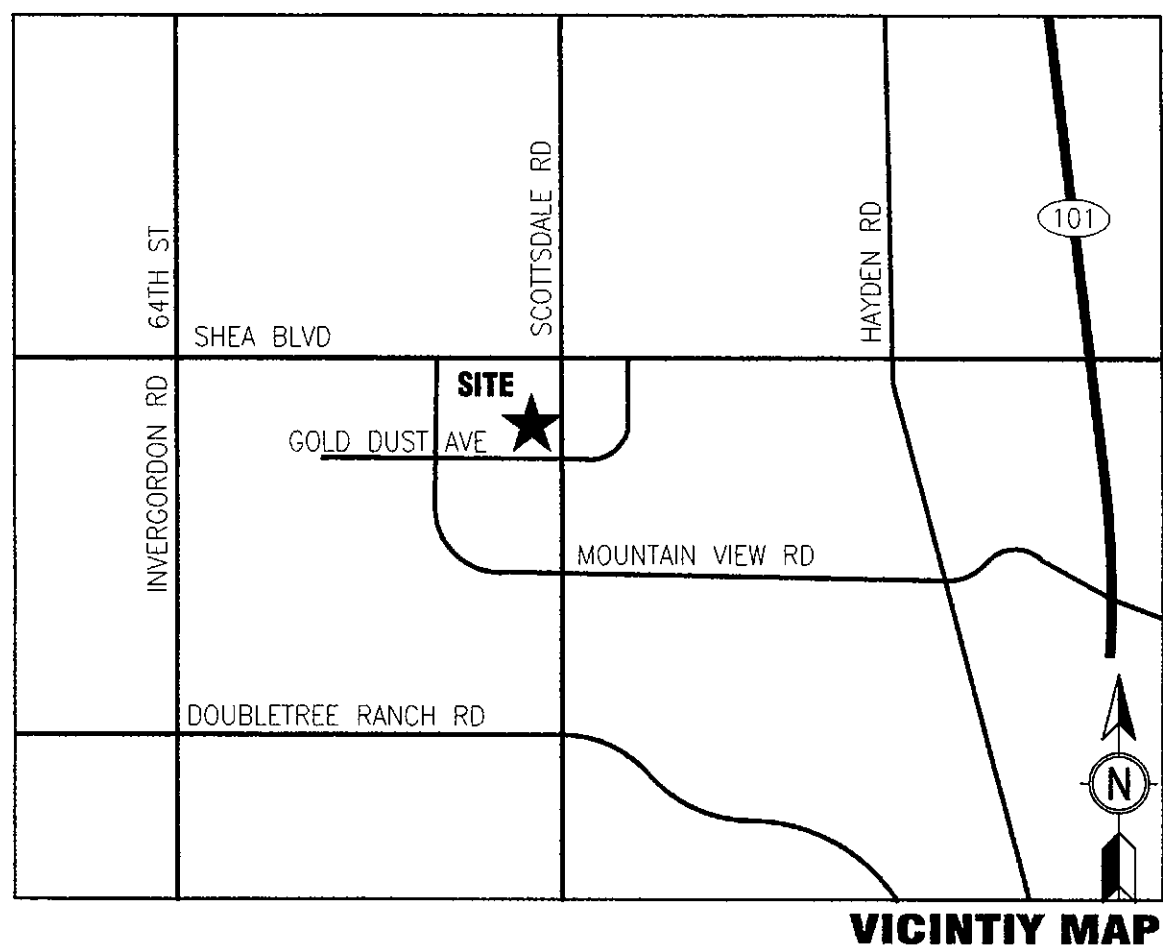
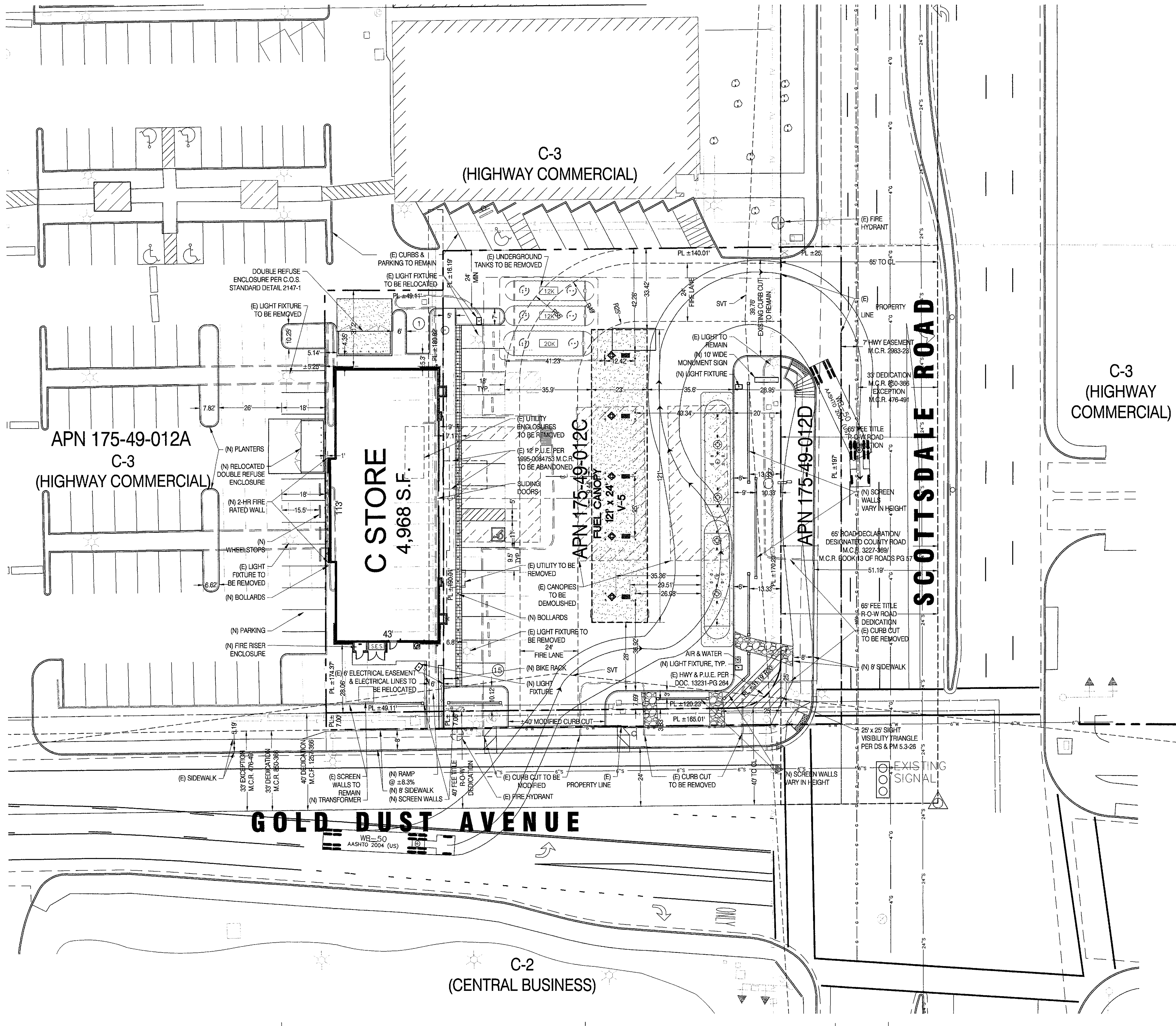
SITE  
PLAN

### SHEET NUMBER

SP-16

# CIRCLE K STORE SITE PLAN

NWC SCOTTSDALE ROAD & GOLD DUST AVENUE, SCOTTSDALE, AZ  
SECTION 27 T3N R4E



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CIRCLE K STORES INC.  
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TEMPE, ARIZONA 85284

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**BUILDING AREA**

|                             |                                      |
|-----------------------------|--------------------------------------|
| CONVENIENCE STORE BLDG AREA | 4,968 SF                             |
| FUEL CANOPY AREA            | 2,904 SF                             |
| MAX. FAR ALLOWED            | 0.80                                 |
| FAR PROVIDED                | (4,968 SF/±0.805 AC/43,560 SF) ±0.14 |

CIRCLE K SITE COVERAGE  
(BASED ON 4,968 SF OF CONVENIENCE STORE BLDG AREA AND ±0.805 OF NET USABLE SITE AREA)  
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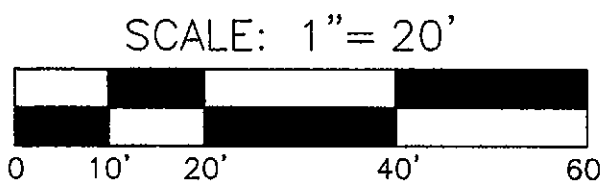
|                             |           |
|-----------------------------|-----------|
| PARKING REQUIRED            |           |
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| STANDARD PARKING SPACES     | 15 SP     |
| ACCESSIBLE PARKING SPACES   | 1 SP      |
| TOTAL PARKING PROVIDED      | 16 SP     |
| BI-CYCLE PARKING PROVIDED   | 2 SP      |

**OPEN SPACE**

|          |          |
|----------|----------|
| REQUIRED | 5,047 SF |
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**GENERAL NOTES**

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**PROFESSIONAL SEAL**

**PROFESSIONAL IN CHARGE**  
DOUGLAS S. COUPER

**PROJECT MANAGER**  
DC

**QUALITY CONTROL**

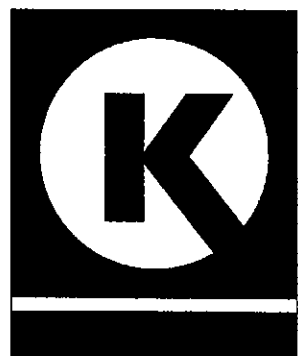
**DRAWN BY**  
CD

**PROJECT NAME**  
**CIRCLE K  
STORE #**

**SCOTTSDALE  
ARIZONA**  
NWC SCOTTSDALE RD  
& GOLD DUST AVE



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



CIRCLE K STORES INC.

**PROJECT NUMBER**  
20100534.0

**SHEET TITLE**

**SITE  
PLAN**

**SHEET NUMBER**

**SP-16**

10-DR-2017  
3/1/2017

1<sup>st</sup> Submittal Resubmittal (← circle one)

Development Application: PC/CC, CC and DRB (← circle one)

Coordinator: CLUFF

Date of application submittal: 3/1/17

Preapp #: 193-PA-2016

Case #: \_\_\_\_\_

Date Plans Were Routed: \_\_\_\_\_ Staff that Routed Plans: \_\_\_\_\_

| Please check the appropriate box of the Type(s) of Application(s) |                                                                     |                                                                    |
|-------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------------------------------|
| Planning Commission and City Council                              | Development Review                                                  | Other                                                              |
| <input type="checkbox"/> General Plan Amendment (GP)              | <input checked="" type="checkbox"/> Development Review (Major) (DR) | <input type="checkbox"/> Annexation/De-annexation (AN)             |
| <input type="checkbox"/> Text Amendment (TA)                      | <input type="checkbox"/> Subdivisions (Major) (PP)                  | <input type="checkbox"/> In-Lieu Parking (IP) (More than 5 spaces) |
| <input type="checkbox"/> Rezoning (ZN)                            | <input type="checkbox"/> Historic Property (HP)                     | <input type="checkbox"/> Hardship Exemption (HE)                   |
| <input type="checkbox"/> Conditional Use Permit (UP)              | Board of Adjustment                                                 | Other Application Type Not Listed                                  |
| <input type="checkbox"/> In-fill Incentive (II)                   | <input type="checkbox"/> Variance (BA)                              | <input type="checkbox"/>                                           |
| <input type="checkbox"/> Abandonment (AB)                         | <input type="checkbox"/> Zoning or DS&PM Appeal                     | <input type="checkbox"/>                                           |
| PC/CC Track - Not including major General Plan Amendment          | DRB Track                                                           | BofA Track White Other                                             |

Coordinator, please complete the following:

1. Is this a resubmittal: Yes or No (circle one)

Yes, this is a resubmittal. Indicate the Review Track that the application was resubmitted on:

2. Review Team. Please indicate below, who and what are to be routed.

3. Review Due Date. Please indicate the Comments Due Date below for the Review Track that the application was submitted on.

| Comments Due Date: <u>3/28/17</u>              | Memo                                | Narrative                                 | Site Plan                                 | G & D Plan                          | Drainage Report                           | Trip gen. Traffic Study, TMA   | Water and/or Wastewater Basis of Design | Archaeological Report          | Others                   | Add other item(s) below |
|------------------------------------------------|-------------------------------------|-------------------------------------------|-------------------------------------------|-------------------------------------|-------------------------------------------|--------------------------------|-----------------------------------------|--------------------------------|--------------------------|-------------------------|
| <b>Review Team</b>                             |                                     |                                           |                                           |                                     |                                           |                                |                                         |                                |                          |                         |
| Design Review - Steve Venker                   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/>       | <input checked="" type="checkbox"/>       | <input type="checkbox"/>            |                                           |                                |                                         | <input type="checkbox"/> qty 1 | <input type="checkbox"/> |                         |
| Engineering Group- Eliana Hayes                | <input checked="" type="checkbox"/> | <input type="checkbox"/>                  | <input checked="" type="checkbox"/>       | <input type="checkbox"/>            |                                           |                                |                                         |                                | <input type="checkbox"/> |                         |
| Transportation Engineering - Phil Kercher      | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> qty 2 | <input checked="" type="checkbox"/> qty 2 | <input type="checkbox"/>            |                                           | <input type="checkbox"/> qty 2 |                                         |                                | <input type="checkbox"/> |                         |
| Transportation Planning - Greg Davies          | <input type="checkbox"/>            | <input type="checkbox"/>                  | <input type="checkbox"/>                  | <input type="checkbox"/>            |                                           |                                |                                         |                                | <input type="checkbox"/> |                         |
| Water Resources - Chris Hassert                | <input checked="" type="checkbox"/> | <input type="checkbox"/>                  | <input checked="" type="checkbox"/>       | <input type="checkbox"/>            |                                           |                                | <input type="checkbox"/> qty 2          |                                | <input type="checkbox"/> |                         |
| Fire Group - Ricky King                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>                  | <input checked="" type="checkbox"/> qty 2 | <input type="checkbox"/>            |                                           |                                |                                         |                                | <input type="checkbox"/> |                         |
| Drainage - Richard Anderson                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>                  | <input checked="" type="checkbox"/>       | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> qty 2 |                                |                                         |                                | <input type="checkbox"/> |                         |
| GIS - (Street Names, PP Cases) - Tanya H.      | <input type="checkbox"/>            | <input type="checkbox"/>                  | <input type="checkbox"/>                  | <input type="checkbox"/>            |                                           |                                |                                         |                                | <input type="checkbox"/> |                         |
| Airport - Sarah Ferrara                        | <input type="checkbox"/>            | <input type="checkbox"/>                  | <input type="checkbox"/>                  | <input type="checkbox"/>            |                                           |                                |                                         |                                | <input type="checkbox"/> |                         |
| Maps - (PP Cases) - Greg Williams              | <input type="checkbox"/>            | <input type="checkbox"/>                  | <input type="checkbox"/>                  | <input type="checkbox"/>            |                                           |                                |                                         |                                | <input type="checkbox"/> |                         |
| Land Survey - (PP, Dedications) - Dwayne H.    | <input type="checkbox"/>            | <input type="checkbox"/>                  | <input type="checkbox"/>                  | <input type="checkbox"/>            |                                           |                                |                                         |                                | <input type="checkbox"/> |                         |
| Historic Preserv. or Archaeological - Steve V. | <input type="checkbox"/>            | <input type="checkbox"/>                  | <input type="checkbox"/>                  | <input type="checkbox"/>            |                                           |                                |                                         | <input type="checkbox"/>       | <input type="checkbox"/> |                         |
| Long Range Planning - Taylor R.                | <input type="checkbox"/>            | <input type="checkbox"/>                  | <input type="checkbox"/>                  |                                     |                                           |                                |                                         |                                |                          |                         |
| Other:                                         | <input type="checkbox"/>            | <input type="checkbox"/>                  | <input type="checkbox"/>                  | <input type="checkbox"/>            |                                           |                                |                                         |                                | <input type="checkbox"/> |                         |

Fire Plan Review By:  
 Doug Wilson (480) 312-2507  
 email: d.wilson@scottsdaleaz.gov

10-DR-2017  
 3/1/2017



## PROJECT TRACKING SHEET

### Policy and Design Related Issues:

13.

Technical Corrections to be resolved prior the next application or final plans submittal:

14.

#### FIRE COMMENTS:

##### SUBSTANTIVE REVIEW:

- |                                                                            |                                                                                  |
|----------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| 1 <sup>ST</sup> REVIEW COMPLETED BY <b>DOUG WILSON</b> ON <b>3/13/17</b> . | READY TO BE DETERMINED? NO <input type="checkbox"/> YES <input type="checkbox"/> |
| 2 <sup>ND</sup> REVIEW COMPLETED BY ????? ON ??/??/??.                     | READY TO BE DETERMINED? NO <input type="checkbox"/> YES <input type="checkbox"/> |
| 3 <sup>RD</sup> REVIEW COMPLETED BY ????? ON ??/??/??.                     | READY TO BE DETERMINED? NO <input type="checkbox"/> YES <input type="checkbox"/> |

ALL COMMENTS **MUST** INCLUDE THE ORDINANCE, POLICY, OR DSPM SECTION NUMBERS; PLEASE INITIAL AND DATE AT THE END OF EACH OF YOUR COMMENTS.

### Ordinance Issues:

15. Confirm unobstructed vertical clearance minimum 13'6" at fuel canopy (Fire Ord. 4045, 503.2.1)
16. Label the FDC location.

### Policy and Design Related Issues:

17.

Technical Corrections to be resolved prior the next application or final plans submittal:

18.

#### AVIATION COMMENTS:

##### SUBSTANTIVE REVIEW:

- |                                                        |                                                                                  |
|--------------------------------------------------------|----------------------------------------------------------------------------------|
| 1 <sup>ST</sup> REVIEW COMPLETED BY ????? ON ??/??/??. | READY TO BE DETERMINED? NO <input type="checkbox"/> YES <input type="checkbox"/> |
| 2 <sup>ND</sup> REVIEW COMPLETED BY ????? ON ??/??/??. | READY TO BE DETERMINED? NO <input type="checkbox"/> YES <input type="checkbox"/> |
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### Ordinance Issues:

19. (For hanger projects and parcels with taxi-lanes that do not require a public hearing process, please make sure to require the owner/developer to submit a copy of the Airport Vicinity Development Guidelines and Checklist Short form with the construction documents. This form shall be approved by the Scottsdale Aviation Director).
20. The property is within the Airport Influence Area, please provide a copy of the signed and completed Airport Vicinity Development Guidelines and Checklist-Short Form with the next submittal (If the Part 77 Tool in ArcView shows any structures proposed penetrate the 100:1, please send out the Airport Vicinity Development Guidelines and Checklist-Short form with the first review comment letter).
21. Box A.1 in the Airport Vicinity Development Guidelines and Checklist-Short Form submitted with the application indicates a Part77 (100:1 slope) penetration; therefore, a copy of the FAA