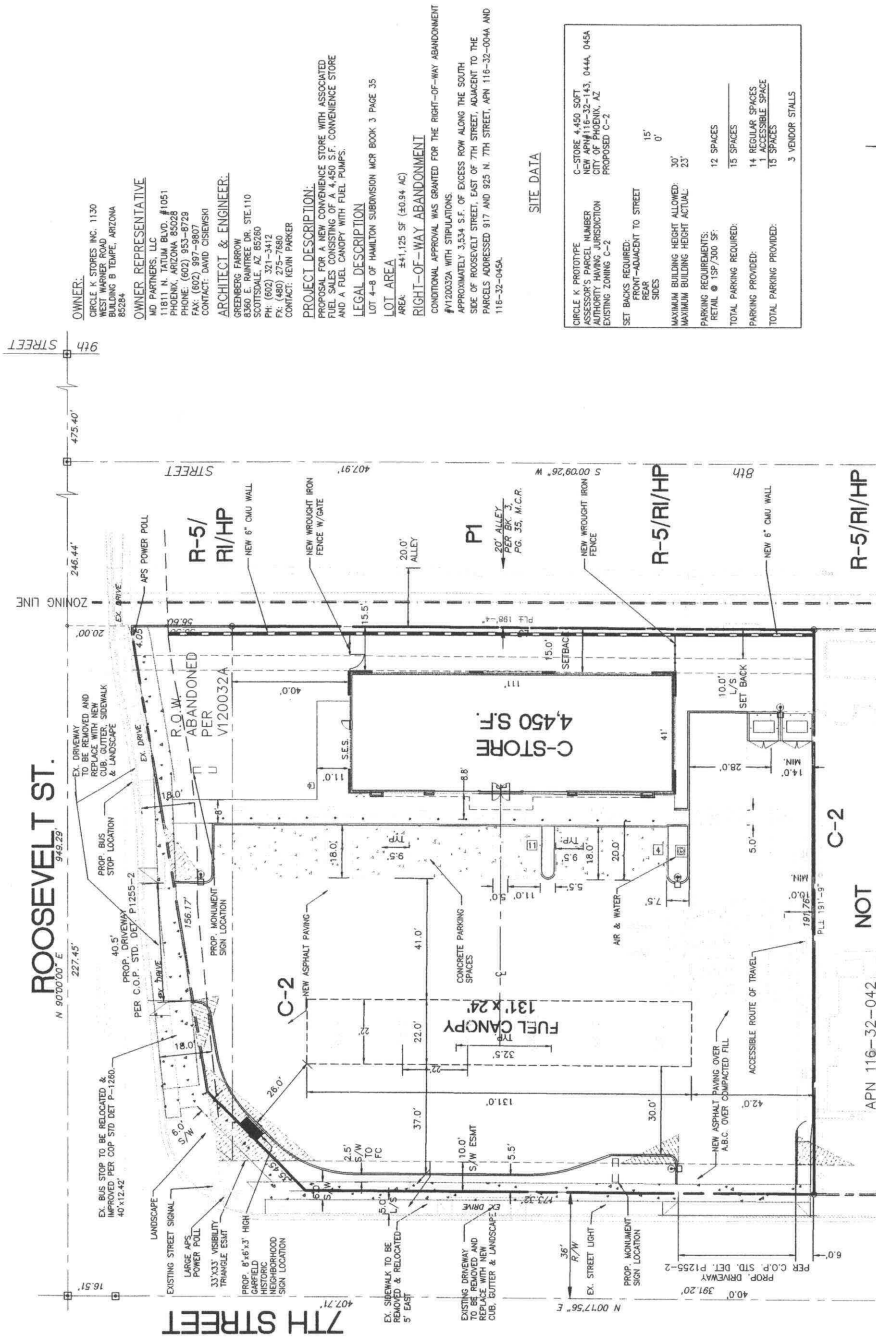


CIRCLE K STORE
 PRELIMINARY SITE PLAN
 SEC OF ROOSEVELT STREET & 7TH STREET, PHOENIX, AZ
 SECTION 4 T1N R3E



SITE PLAN NOTES:

- 1) DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- 2) THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS A WATER SERVICE AREA.
- 3) ALL WAYS OR REDUCED UTILITIES WILL BE PLACED UNDERGROUND.
- 4) ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS FROM THE ADJACENT JURISDICTIONS AND WILL NOT EXCEED ONE FOOT ABOVE THE PROPERTY LINE. NO SIGNAGE OR VIBRATION WILL BE ERRECTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF ROISE, OODK, OR VIBRATION WITHIN THE PROPERTY BOUNDARIES.
- 5) OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE BOUNDS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- 6) ALL UTILITIES SHALL BE DEEPENED AND REPAIRED FOR LONG COMPLIANCE DURING CONSTRUCTION.
- 7) ALL UTILITIES SHALL BE DEEPENED AND REPAIRED FOR LONG COMPLIANCE DURING CONSTRUCTION.
- 8) ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOORS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM THE VIEW OF THE PUBLIC.
- 9) ALL BUILDING PERMITS CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.

NOTE:

1. OVERALL PROJECT CONSISTS OF 3 PARCELS WITH ZONING CLASSIFICATION OF C-2.
2. SETBACKS SHOWN ARE REDUCED FROM WHAT IS REQUIRED BY CODE.
3. LOT COMBINE OR PLAT WILL BE NECESSARY TO ASSEMBLE PARCELS.
4. ABANDONMENT STIPULATION OF APPROVAL: IF ALL RIGHT-OF-WAY OF ANY KIND SHALL BE ABANDONED OR DEEMED TO BE ABANDONED BY THE CITY OF PHOENIX, THE APPLICANT SHALL STIPULATE TO THE CITY OF PHOENIX THAT THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL OF ANY AND ALL STRUCTURES OR PLACED WITHIN THE RIGHT-OF-WAY AND SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL OF ANY AND ALL STRUCTURES OR PLACED WITHIN THE RIGHT-OF-WAY AND SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL OF ANY AND ALL STRUCTURES OR PLACED WITHIN THE RIGHT-OF-WAY AND SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL OF ANY AND ALL STRUCTURES OR PLACED WITHIN THE RIGHT-OF-WAY.

SITE DATA

C-STORE 4,450 SQFT	15'
APPLICANT: CIRCLE K STORES INC	0'
CITY OF PHOENIX, AZ	30'
EXISTING ZONING C-2	23'
SETBACKS REQUIRED:	
FRONT	15'
REAR	15'
SIDES	15'
MAXIMUM BUILDING HEIGHT ALLOWED:	30'
MAXIMUM BUILDING HEIGHT ACTUAL:	23'
PARKING REQUIREMENTS:	
FEEDBACK: 157/500 SP	12 SPACES
TOTAL PARKING REQUIRED:	15 SPACES
PARKING PROVIDED:	14 REGULAR SPACES
TOTAL PARKING PROVIDED:	13 SPACES
	3 VENDOR STALLS

