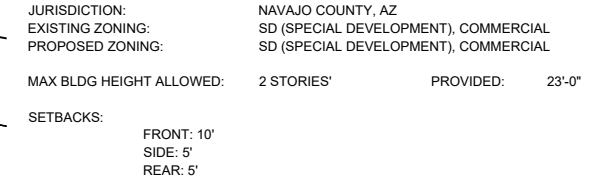


CIRCLE K STORE SITE PLAN



SITE DATA:	
PARCEL INFORMATION:	APN 207-02-147A, 207-02-147B
EXISTING LOT AREA:	±1.09 ACRES (±47,480 SF)
PROPOSED LOT AREA W/ TOTAL SEPTIC DISPOSAL AREA:	±4.66 ACRES (±202,802 SF)
TOTAL LOT AREA:	±6.07 ACRES (±264,809 SF)

BUILDING AREA:

CONVENIENCE STORE BLDG AREA:	5,200 SF
FUEL CANOPY AREA:	3,936 SF
HIGH SPEED DIESEL CANOPY AREA:	816 SF
SITE COVERAGE:	±4.9% (2,135 SF/ACRE)

(BASED ON 5,200 SF OF C-STORE BLDG, 3,936 SF FUEL DIESEL CANOPY, 816 SF OF HSD CANOPY AND ±4.66 ACRES OF NET CIRCLE K SITE AREA)

PARKING REQUIREMENTS:

PARKING REQUIRED: (9'x18' PER CODE)

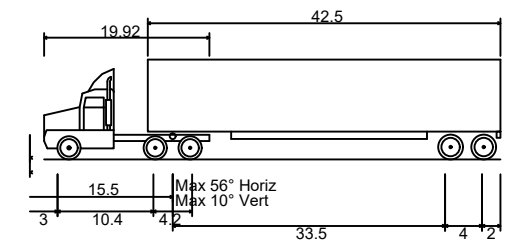
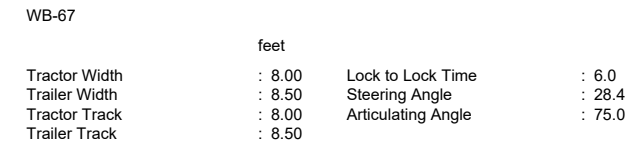
ONE (1) SPACES PER 200 SF OF GROSS AREA: $5,200/200 = 26$ SPACES

ONE (1) SPACES PER 25 STANDARD SPACES ACCESSIBLE PARKING: 2 SPACES

PARKING PROVIDED: (9.5'x18')
27 STANDARD SPACES + 2 ADA = 29 TOTAL SPACES

BICYCLE PARKING SPACES = 2 SP
ELECTRIC PARKING SPACES PROVIDED = 8 SP
TRUCK/RV PARKING PROVIDED = 1 SP

TRUCK USED: WB - 50 - OVERALL LENGTH = 55 FT
TRAILER LENGTH 42.5 FT



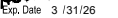
WB-50 - Intermediate Semi-Trailer	
Overall Length	55.000ft
Overall Width	8.500ft

SMLEY-HORN & ASSOCIATES, INC
01 WEST SOUTHERN AVE.
SUITE 131
TUCSON, AZ 85210
OFFICE: 480-207-2666

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DATE:	DESCRIPTION:
-------	--------------

PROFESSIONAL SEAL:



PROFESSIONAL IN CHARGE:
SAM RAY

PROJECT MANAGER:
HEATHER ROBERTS

QUALITY CONTROL:
HEATHER ROBERTS

DRAWN BY:
SAM RAY

DATE ISSUED:
01/22/24

PROJECT NAME:

HWY 260 & MAINLINE
ROAD
WEBER-OVERGARRD,
AZ



PROJECT NUMBER:

SHEET TITLE:

CONCEPTUAL SITE PLAN

SHEET NUMBER:

CSP 10.0T

OWNER: HIGH COUNTRY PINES
HOMEOWNERS ASSOC.

PLAN REVIEW NOTES
1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON A ALTANSPS LAND TITLE SURVEY PREPARED BY HELIX ENGINEERING, LLC DATED 03/08/2023, AND AN AERIAL.



SCALE 1"=80'

0 80' 160'

CIRCLE K STORE SITE PLAN



Kimley»»Horn

SMLEY-HORN & ASSOCIATES, INC
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DATE:	DESCRIPTION:
-------	--------------

PROJECT NAME:	CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS:	SEC HIGHWAY 260 & MAINLINE ROAD, NAVAJO COUNTY-HEBER, 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 6 FUEL PUMPS, AND A HIGH SPEED DIESEL CANOPY WITH 2 PUMPS.

ZONING INFORMATION:

JURISDICTION:	NAVAJO COUNTY, AZ
EXISTING ZONING:	SD (SPECIAL DEVELOPMENT), COMMERCIAL
PROPOSED ZONING:	SD (SPECIAL DEVELOPMENT), COMMERCIAL

MAX BLDG HEIGHT ALLOWED: 2 STORIES' PROVIDED: 23'-0"

SETBACKS:

FRONT: 10'

SIDE: 5'

REAR: 5'

SITE DATA:

PARCEL INFORMATION:	APN 207-02-147A, 207-02-147B
EXISTING LOT AREA:	±1.09 ACRES (±47,480 SF)
PROPOSED LOT AREA W/ TOTAL SEPTIC DISPOSAL AREA:	±4.66 ACRES (±202,802 SF)
TOTAL LOT AREA:	±6.07 ACRES (±264,809 SF)

BUILDING AREA:

CONVENIENCE STORE BLDG AREA:	5,200 SF
FUEL CANOPY AREA:	3,936 SF
HIGH SPEED DIESEL CANOPY AREA:	816 SF
SITE COVERAGE:	±4.9% (2,135 SF/ACRE)
(BASED ON 5,200 SF OF C-STORE BLDG, 3,936 SF FUEL DIESEL CANOPY, 816 SF OF HSD CANOPY AND ±4.66 ACRES OF NET CIRCLE K SITE AREA)	

PARKING REQUIREMENTS:

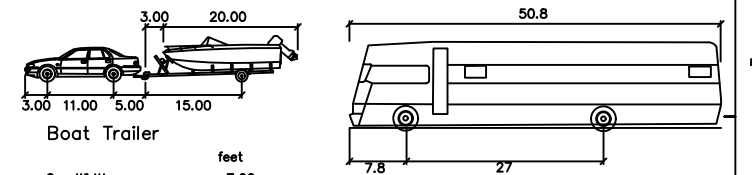
PARKING REQUIRED: (9'x18' PER CODE)
 ONE (1) SPACES PER 200 SF OF GROSS AREA: 5,200/200 = 26 SPACES
 ONE (1) SPACES PER 25 STANDARD SPACES ACCESSIBLE PARKING: 2
 SPACES

PARKING PROVIDED: (9.5'x18')

27 STANDARD SPACES + 2 ADA = 29 TOTAL SPACES

BICYCLE PARKING SPACES = 2 SP
ELECTRIC PARKING SPACES PROVIDED = 8 SP
TRUCK/RV PARKING PROVIDED = 1 SP

THICK USED: WR 50 OVERALL LENGTH - 55 FT



Boat Trailer

	feet
Car Width	: 7.00
Trailer Width	: 8.00
Car Track	: 6.00
Trailer Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 30.9
Articulating Angle	: 70.0

feet

Recreational Vehicle (RV)	
Overall Length	: 50.800
Overall Width	: 8.000
Overall Body Height	: 12.000
Min Body Ground Clearance	: 0.500
Track Width	: 8.000
Lock-to-lock time	: 4.00s
Curb to Curb Turning Radius	: 39.700

PLAN REVIEW NOTES

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2. THIS SITE PLAN IS BASED ON A ALTA/NSPS LAND TITLE SURVEY PREPARED BY HELIX ENGINEERING, LLC DATED 03/08/2023, AND AN AERIAL.

PROFESSIONAL SEAL:



PROFESSIONAL IN CHARGE:

SAM RAY
PROJECT MANAGER:
HEATHER ROBERTS
QUALITY CONTROL:
HEATHER ROBERTS

DRAWN BY:
SAM RAY

DATE ISSUED:
01/22/24

PROJECT NAME:

HWY 260 & MAINLINE
ROAD
WEBER-OVERGARRD,
AZ



CIRCLE K STORES INC.

PROJECT NUMBER:

SHEET TITLE:

CONCEPTUAL SITE PLAN

SHEET NUMBER: _____

CSP 10.0T

OWNER: HIGH COUNTRY PINES
HOMEOWNERS ASSOC.

53,540 SF - 1.23 AC
FOR SEPTIC SYSTEM
INCLUDES 13,500 SF - 0.31 AC
FOR RESERVE AREA

ADDITIONAL AREA FOR
SEPTIC CALCULATIONS
32,850 SF - 0.75 AC

RCEL
47B

226,135 S.F./5.191 ACRES

PROPOSED
PROPERTY LINE

Drawing Name: K:\EAV_Civil\Circle K - HWY 260 & Mainline\CADD\CSP.wg Last Modified: May 01, 2024 - 11:59am Plotted on: May 01, 2024 - 12:00pm by HeatherD Roberts

Drawing Name: KHEAV_CivilCircle K - HWY 260 & Mainline CADD CSP.dwg Last Modified: May 01, 2024 - 11:59am Plotted on: May 01, 2024 - 12:01pm by Heather Roberts

CIRCLE K STORE
SITE PLAN
SEC HIGHWATY 260 & MAINLINE ROAD, NAVAJO COUNTY-HEBER, AZ



OWNER:
CIRCLE K STORES INC.
1120 WEST WARNER ROAD
TEMPE, AZ 85284
CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
1001 W SOUTHERN AVE, SUITE 131
MESA, AZ 85210
PHONE: (623) 552-3171
CONTACT: HEATHER ROBERTS, PE

OWNER REPRESENTATIVE:
LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. TATUM BLVD, #4055
PHOENIX, ARIZONA 85028
PHONE: (602) 850-8101
FAX: (602) 997-9807
CONTACT: MIKE SCARBROUGH

SITE LEGEND:

—	PROPERTY SETBACK LINE
—	GREEN SPACE SETBACK
—	PROPERTY LINE
—	NUMBER OF PARKING SPACES

PROJECT INFORMATION:

PROJECT NAME: CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS: SEC HIGHWAT 260 & MAINLINE ROAD, NAVAJO COUNTY-HEBER, 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 6 FUEL PUMPS, AND A HIGH SPEED DIESEL CANOPY WITH 2 PUMPS.

ZONING INFORMATION:

JURISDICTION: NAVAJO COUNTY, AZ
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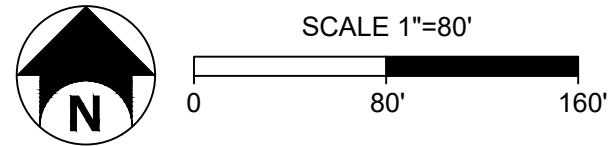
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Kimley»Horn

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MESA, AZ 85210
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DATE:	DESCRIPTION:

PROFESSIONAL SEAL:



PROFESSIONAL IN CHARGE:

SAM RAY

PROJECT MANAGER:

HEATHER ROBERTS

QUALITY CONTROL:

HEATHER ROBERTS

DRAWN BY:

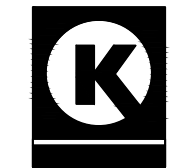
SAM RAY

DATE ISSUED:

01/22/24

PROJECT NAME:

HWY 260 & MAINLINE
ROAD
HEBER-OVERGARRD,
AZ



CIRCLE K STORES INC.

PROJECT NUMBER:

SHEET TITLE:

**CONCEPTUAL SITE
PLAN**

SHEET NUMBER:

CSP 10.0