CIRCLE K STORE
SITE PLAN
SWC HAMILTON STREET & NORTH FOOTHILLS DRIVE, SPOKANE, WA

ARCHITECT:
GREENBERG FARROW
30 EXECUTIVE PARK, SUITE 100
IRVINE, CA 92614
PHONE: (949) 296-0450
FAX: (949) 296-0479
CONTACT: DOUG COUPER

OWNER:
CIRCLE K STORES INC.
255 E. RINCON STREET, SUITE 100
CORONA, CA 92879

OWNER REPRESENTATIVE:
PROJECT NAME:
CIRCLE K CONVENIENCE STORE

ZONING INFORMATION
EXISTING ZONING:
LI (LIGHT INDUSTRIAL)
MAX. BLDG HEIGHT ALLOWED: 150'
SETBACKS:
FRONT STREET: 0'
FROM R-ZONED LOTS: 10'

SITE DATA
BUILDING AREA
CONVENIENCE STORE BLDG AREA
5,200 SF
±15.2% (6,621 SF/AC)

CIRCLE K SITE COVERAGE
(BASED ON 10,594 SF C-STORE, CAR WASH, AND FUEL CANOPY BLDG AREAS AND ±1.60 AC OF NET SITE AREA)

PARKING REQUIREMENTS
FUEL CANOPY AREA
3,936 SF

CIRCLE K PARKING REQUIRED
16 SP MIN, 26 SP MAX
STANDARD PARKING SPACES
22 SP
ACCESSIBLE PARKING SPACES
1 SP
TOTAL CIRCLE K PARKING PROVIDED
23 SP

PROJECT INFORMATION
PROJECT NAME:
CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS:
SWC HAMILTON STREET & NORTH FOOTHILLS DRIVE, SPOKANE, WA
PROJECT DESCRIPTION:
A new convenience store complex consisting of
- A 5,200 S.F. convenience store
- A 1,458 S.F. car wash
- A hybrid fuel canopy with high speed diesel with 8 fuel pumps.

GENERAL NOTES
1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON JT&JAMPS LAND TITLE & TYPOROGRAPHIC SURVEY PREPARED DURING & ASSOCIATED GATED BIDDEEY AND AN ADJOIN.
3. ADDITIONAL ACCESSIBILITY REQUIREMENTS TO BE VERIFIED WITH JURISDICTION.

SCALE 1"=60'

LI (LIGHT INDUSTRIAL)
FOOTHILLS MINI STORAGE
CC1-EC
CENTER & CORRIDOR ZONE
PEDESTRIAN EMPHASIS/AUTO ACCOMMODATING
(CITY OF SPOKANE WATER DEPARTMENT)

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