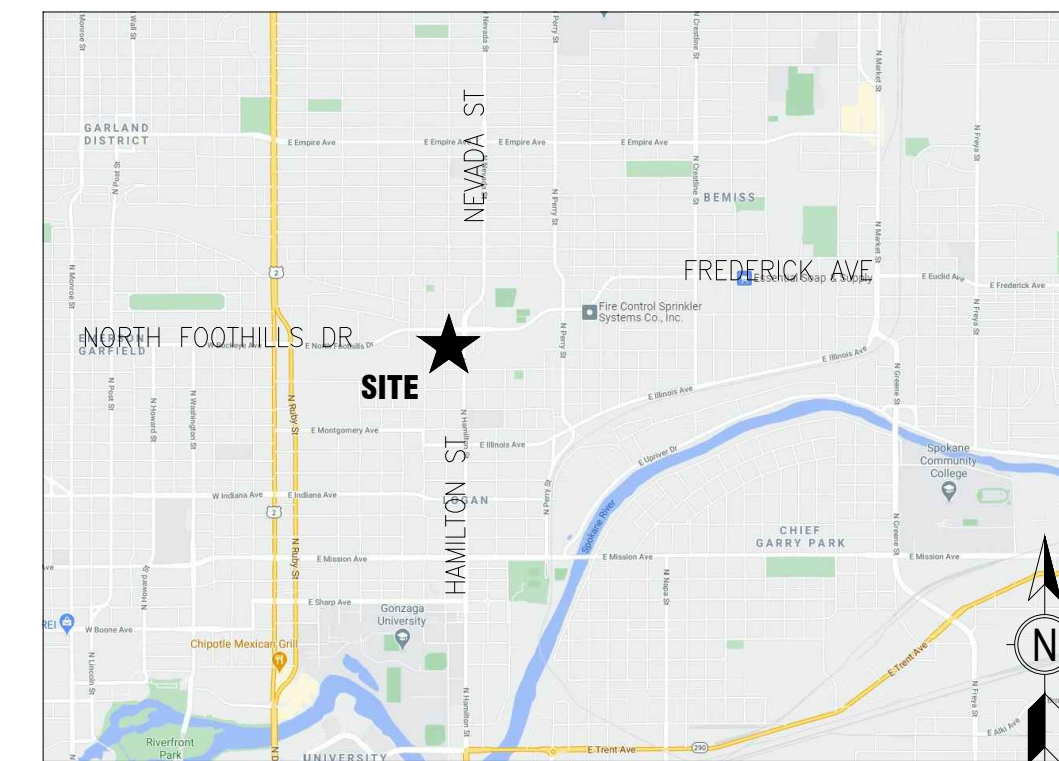
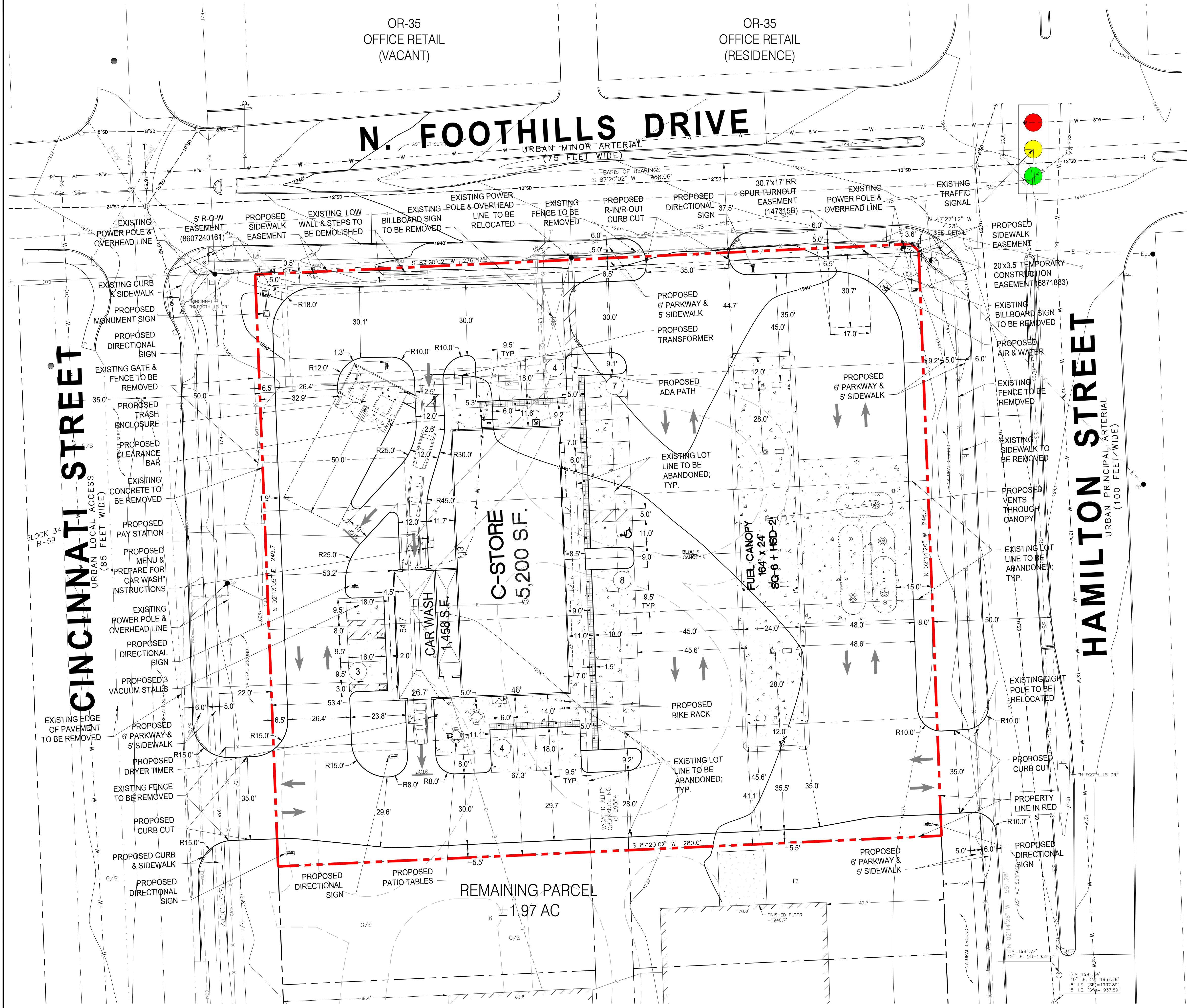


# CIRCLE K STORE SITE PLAN

SWC HAMILTON STREET & NORTH FOOTHILLS DRIVE, SPOKANE, WA



VICINITY MAP

## OWNER:

CIRCLE K STORES INC.  
255 E. RINCON STREET, SUITE 100  
CORONA, CA 92679

## OWNER REPRESENTATIVE:

LAND DEVELOPMENT CONSULTANTS, LLC  
3281 E. GUASTI ROAD, SUITE 700  
ONTARIO, CA 91761  
PHONE: (909) 974-8422  
FAX: (602) 977-9807  
CONTACT: WILLIAM SCARBROUGH

## ARCHITECT:

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

## PROJECT INFORMATION

PROJECT NAME: CIRCLE K CONVENIENCE STORE  
PROJECT ADDRESS: SWC HAMILTON STREET & NORTH FOOTHILLS DRIVE, SPOKANE, WA  
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 S.F. CONVENIENCE STORE, A 1,458 S.F. CAR WASH, AND A HYBRID FUEL CANOPY WITH HIGH SPEED DIESEL WITH 8 FUEL PUMPS.

## ZONING INFORMATION

JURISDICTION: CITY OF SPOKANE, WA  
EXISTING ZONING: LI (LIGHT INDUSTRIAL)  
PROPOSED ZONING: LI (LIGHT INDUSTRIAL)  
MAX. BLDG HEIGHT ALLOWED: 150' BLDG HEIGHT PROVIDED: 23'-8"  
SETBACKS: FRONT STREET: 0'  
FROM R-ZONED LOTS: 10'

## SITE DATA

PARCEL: APN 35081.2701; 35081.2702; 35081.6605  
CIRCLE K NET SITE AREA: ±1.60 AC (± 69,894 SF)  
REMAINING PARCEL: ±1.97 AC (± 85,666 SF)  
TOTAL GROSS SITE AREA: ±3.57 AC (± 155,560 SF)

## BUILDING AREA

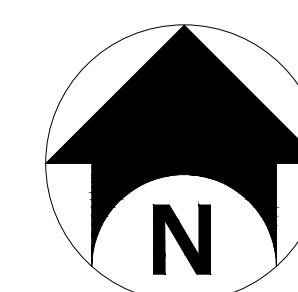
CONVENIENCE STORE BLDG AREA 5,200 SF  
CAR WASH BLDG AREA 1,458 SF  
FUEL CANOPY AREA 3,936 SF  
CIRCLE K SITE COVERAGE (BASED ON 10,594 SF C-STORE, CAR WASH, AND FUEL CANOPY BLDG AREAS AND ±1.60 AC OF NET SITE AREA) ±15.2% (6,621 SF/AC)

## PARKING REQUIREMENTS

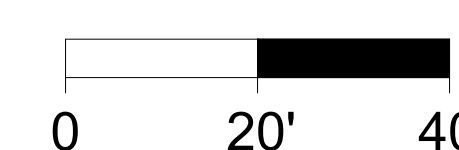
CIRCLE K PARKING REQUIRED  
RETAIL @ 1 SP/330 SF MIN, 1 SP/200 SF MAX 16 SP MIN, 26 SP MAX  
CIRCLE K PARKING PROVIDED  
STANDARD PARKING SPACES 22 SP  
ACCESSIBLE PARKING SPACES 1 SP  
TOTAL CIRCLE K PARKING PROVIDED 23 SP  
BICYCLE PARKING PROVIDED 2 SP  
VACUUM PARKING PROVIDED 3 SP

## GENERAL NOTES

- THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY PREPARED DURYEA & ASSOCIATES DATED 08/25/2021, AND AN AERIAL.
- ADDITIONAL ACCESSIBILITY REQUIREMENTS TO BE VERIFIED WITH JURISDICTION.



SCALE 1"=20'



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t: 949 296 0450

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05/18/22	PREP CSP 4.0
06/09/22	PREP CSP 5.0 ALTA
06/24/22	PREP CSP 6.0

## PROFESSIONAL SEAL

**PROFESSIONAL IN CHARGE**  
DOUG S. COUPER  
**PROJECT MANAGER**

## QUALITY CONTROL

**DRAWN BY**  
JN

## PROJECT NAME

**CIRCLE K STORES INC.**  
**SPOKANE,**  
**WASHINGTON**  
**SWC HAMILTON STREET**  
**& N. FOOTHILLS DRIVE**



LAND DEVELOPMENT  
CONSULTANTS, LLC  
3281 E. GUASTI RD. #700  
ONTARIO, CA 91761



CIRCLE K STORES INC.

**PROJECT NUMBER**  
20210115.0

## SHEET TITLE

**SITE PLAN**

## SHEET NUMBER

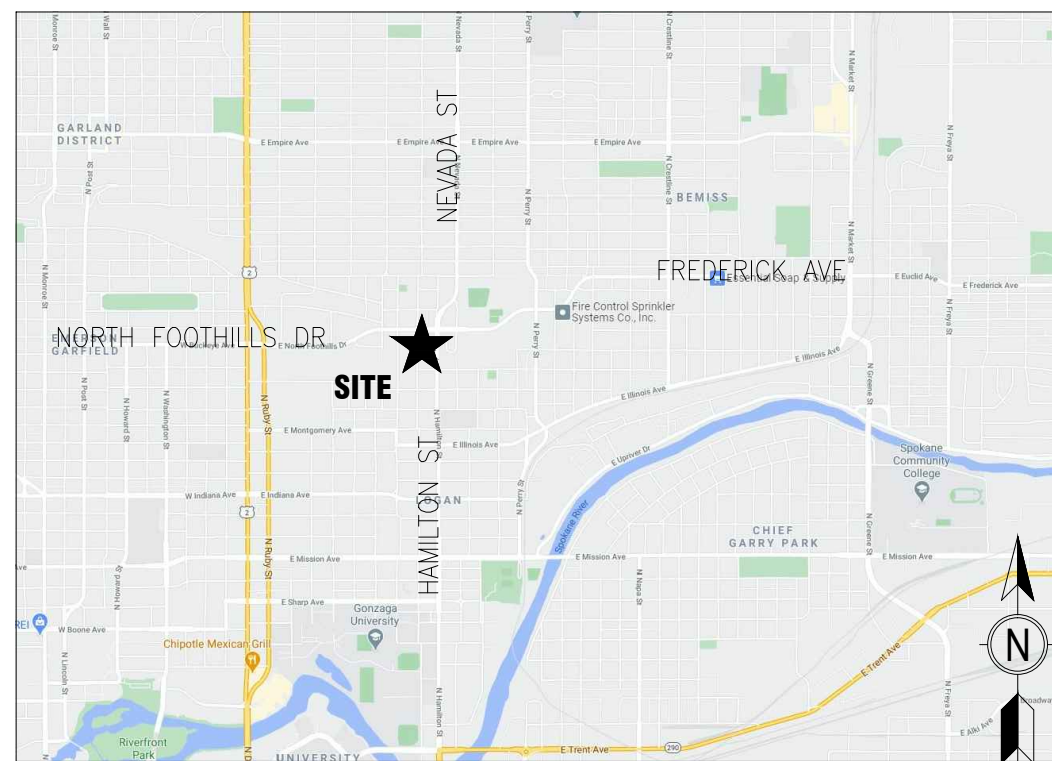
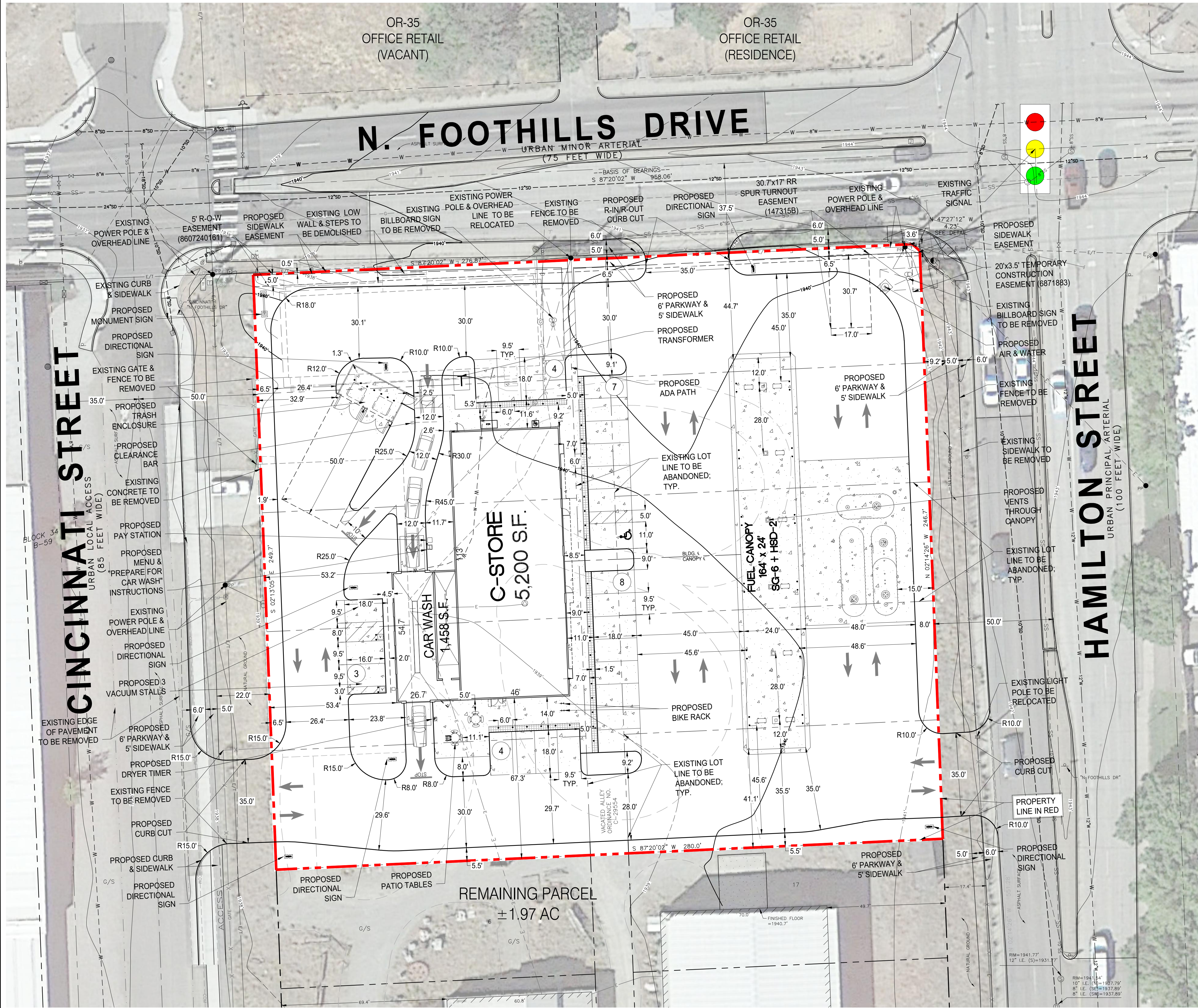
**CSP 6.0W**

NOT ISSUED FOR CONSTRUCTION



# CIRCLE K STORE SITE PLAN

SWC HAMILTON STREET & NORTH FOOTHILLS DRIVE, SPOKANE, WA



VICINITY MAP

## OWNER:

CIRCLE K STORES INC.  
255 E. RINCON STREET, SUITE 100  
CORONA, CA 92679

## OWNER REPRESENTATIVE:

LAND DEVELOPMENT CONSULTANTS, LLC  
3281 EAST GUASTI ROAD, SUITE 700  
ONTARIO, CA 91761  
PHONE: (909) 974-8422  
FAX: (909) 974-8422  
CONTACT: WILLIAM SCARBROUGH

## ARCHITECT:

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

## PROJECT INFORMATION

PROJECT NAME: CIRCLE K CONVENIENCE STORE  
PROJECT ADDRESS: SWC HAMILTON STREET & NORTH FOOTHILLS DRIVE, SPOKANE, WA  
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 S.F. CONVENIENCE STORE, A 1,458 S.F. CAR WASH, AND A HYBRID FUEL CANOPY WITH HIGH SPEED DIESEL WITH 8 FUEL PUMPS.

## ZONING INFORMATION

JURISDICTION: CITY OF SPOKANE, WA  
EXISTING ZONING: LI (LIGHT INDUSTRIAL)  
PROPOSED ZONING: LI (LIGHT INDUSTRIAL)  
MAX. BLDG HEIGHT ALLOWED: 150' BLDG HEIGHT PROVIDED: 23'-8"  
SETBACKS: FRONT STREET: 0'  
FROM R-ZONED LOTS: 10'

## SITE DATA

PARCEL: APN 35081.2701; 35081.2702; 35081.6605  
CIRCLE K NET SITE AREA: ±1.60 AC (± 69,894 SF)  
REMAINING PARCEL: ±1.97 AC (± 85,666 SF)  
TOTAL GROSS SITE AREA: ±3.57 AC (± 155,560 SF)

## BUILDING AREA

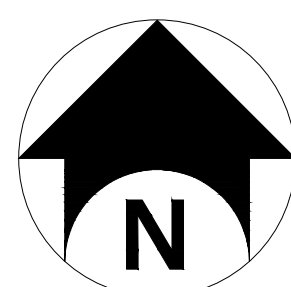
CONVENIENCE STORE BLDG AREA: 5,200 SF  
CAR WASH BLDG AREA: 1,458 SF  
FUEL CANOPY AREA: 3,936 SF  
CIRCLE K SITE COVERAGE (BASED ON 10,594 SF C-STORE, CAR WASH, AND FUEL CANOPY BLDG AREAS AND ±1.60 AC OF NET SITE AREA): ±15.2% (6,621 SF/AC)

## PARKING REQUIREMENTS

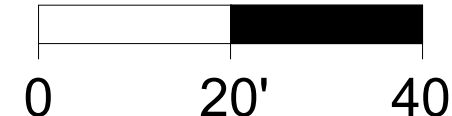
CIRCLE K PARKING REQUIRED  
RETAIL @ 1 SP/330 SF MIN, 1 SP/200 SF MAX 16 SP MIN, 26 SP MAX  
CIRCLE K PARKING PROVIDED  
STANDARD PARKING SPACES 22 SP  
ACCESSIBLE PARKING SPACES 1 SP  
TOTAL CIRCLE K PARKING PROVIDED 23 SP  
BICYCLE PARKING PROVIDED 2 SP  
VACUUM PARKING PROVIDED 3 SP

## GENERAL NOTES

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SCALE 1"=20'



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06/09/22 PREP CSP 5.0 ALTA  
06/24/22 PREP CSP 6.0

## PROFESSIONAL SEAL

**PROFESSIONAL IN CHARGE**  
DOUG S. COUPER  
**PROJECT MANAGER**

## QUALITY CONTROL

**DRAWN BY**  
JN

## PROJECT NAME

**CIRCLE K STORES INC.**  
**SPOKANE, WASHINGTON**  
**SWC HAMILTON STREET & N. FOOTHILLS DRIVE**



LAND DEVELOPMENT  
CONSULTANTS, LLC  
3281 E. GUASTI RD. #700  
ONTARIO, CA 91761



CIRCLE K STORES INC.

**PROJECT NUMBER**  
20210115.0

## SHEET TITLE

**SITE PLAN**

## SHEET NUMBER

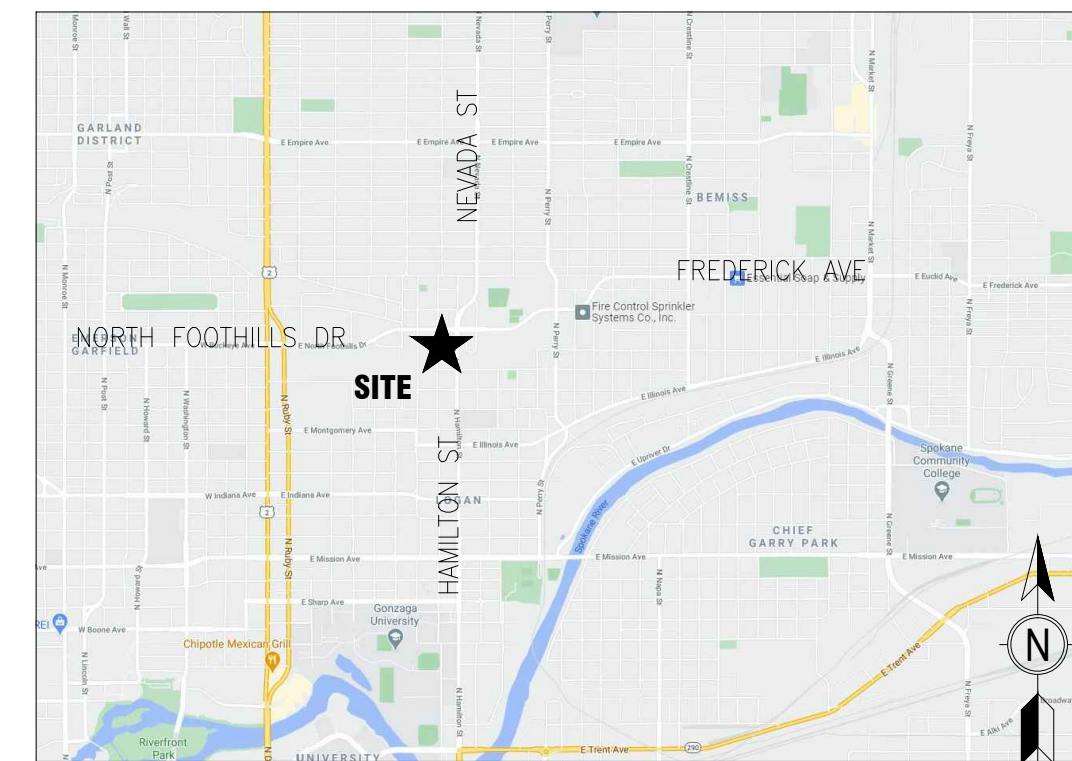
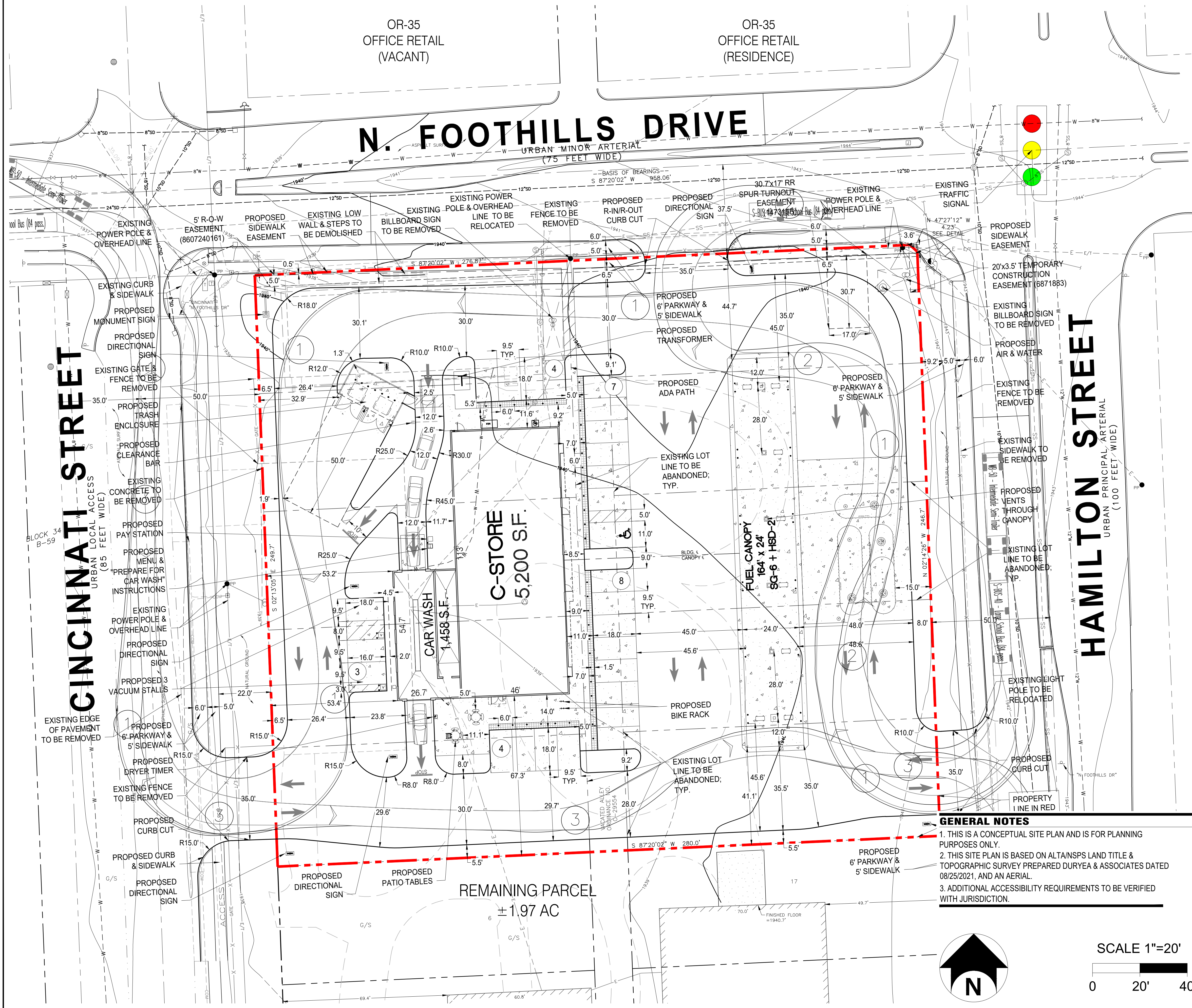
**CSP 6.0A**

NOT ISSUED FOR CONSTRUCTION



# CIRCLE K STORE SITE PLAN

SWC HAMILTON STREET & NORTH FOOTHILLS DRIVE, SPOKANE, WA



VICINITY MAP

## OWNER:

CIRCLE K STORES INC.  
255 E. RINCON STREET, SUITE 100  
CORONA, CA 92679

## OWNER REPRESENTATIVE:

LAND DEVELOPMENT CONSULTANTS, LLC  
3281 EAST GUASTI ROAD, SUITE 700  
ONTARIO, CA 91761  
PHONE: (909) 974-8422  
FAX: (602) 977-9807  
CONTACT: WILLIAM SCARBROUGH

## ARCHITECT:

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

## PROJECT INFORMATION

PROJECT NAME: CIRCLE K CONVENIENCE STORE  
PROJECT ADDRESS: SWC HAMILTON STREET & NORTH FOOTHILLS DRIVE, SPOKANE, WA  
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 S.F. CONVENIENCE STORE, A 1,458 S.F. CAR WASH, AND A HYBRID FUEL CANOPY WITH HIGH SPEED DIESEL WITH 8 FUEL PUMPS.

## ZONING INFORMATION

JURISDICTION: CITY OF SPOKANE, WA  
EXISTING ZONING: LI (LIGHT INDUSTRIAL)  
PROPOSED ZONING: LI (LIGHT INDUSTRIAL)  
MAX. BLDG HEIGHT ALLOWED: 150' BLDG HEIGHT PROVIDED: 23'-8"  
SETBACKS: FRONT STREET: 0'  
FROM R-ZONED LOTS: 10'

## SITE DATA

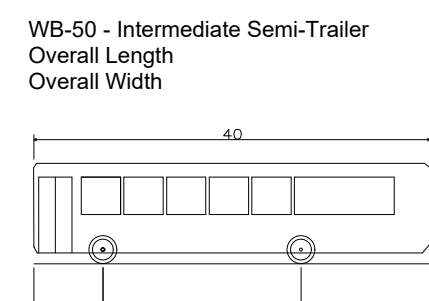
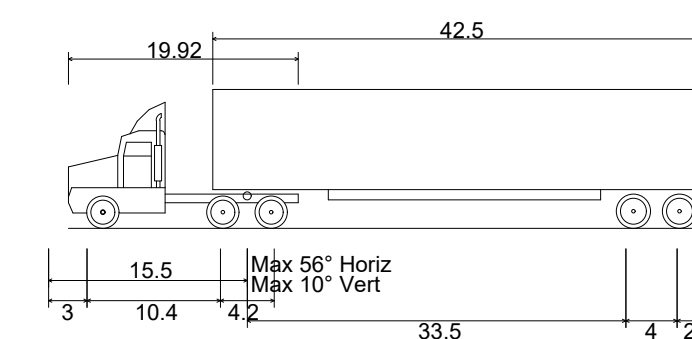
PARCEL: APN 35081.2701; 35081.2702; 35081.6605  
CIRCLE K NET SITE AREA: ±1.60 AC (± 69,894 SF)  
REMAINING PARCEL: ±1.97 AC (± 85,666 SF)  
TOTAL GROSS SITE AREA: ±3.57 AC (± 155,560 SF)

## BUILDING AREA

CONVENIENCE STORE BLDG AREA 5,200 SF  
CAR WASH BLDG AREA 1,458 SF  
FUEL CANOPY AREA 3,936 SF  
CIRCLE K SITE COVERAGE ±15.2% (6,621 SF/AC)  
(BASED ON 10,594 SF C-STORE, CAR WASH, AND FUEL CANOPY BLDG AREAS AND ±1.60 AC OF NET SITE AREA)

## PARKING REQUIREMENTS

CIRCLE K PARKING REQUIRED  
RETAIL @ 1 SP/330 SF MIN, 1 SP/200 SF MAX 16 SP MIN, 26 SP MAX  
CIRCLE K PARKING PROVIDED  
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VACUUM PARKING PROVIDED 3 SP



## GENERAL NOTES

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2. THIS SITE PLAN IS BASED ON ALTAN/SPS LAND TITLE & TOPOGRAPHIC SURVEY PREPARED DURYEA & ASSOCIATES DATED 08/25/2021, AND AN AERIAL.
3. ADDITIONAL ACCESSIBILITY REQUIREMENTS TO BE VERIFIED WITH JURISDICTION.



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05/18/22	PREP CSP 4.0
06/09/22	PREP CSP 5.0 ALTA
06/24/22	PREP CSP 6.0

## PROFESSIONAL SEAL

## PROFESSIONAL IN CHARGE

DOUG S. COUPER

## PROJECT MANAGER

## QUALITY CONTROL

## DRAWN BY

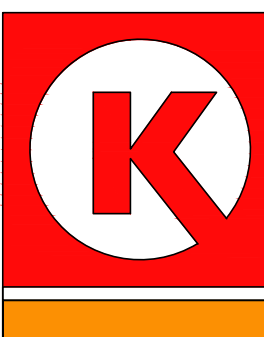
JN

## PROJECT NAME

**CIRCLE K  
STORES INC.  
SPOKANE,  
WASHINGTON  
SWC HAMILTON STREET  
& N. FOOTHILLS DRIVE**



LAND DEVELOPMENT  
CONSULTANTS, LLC  
3281 E. GUASTI RD. #700  
ONTARIO, CA 91761



CIRCLE K STORES INC.

## PROJECT NUMBER

20210115.0

## SHEET TITLE

## SITE PLAN

## SHEET NUMBER

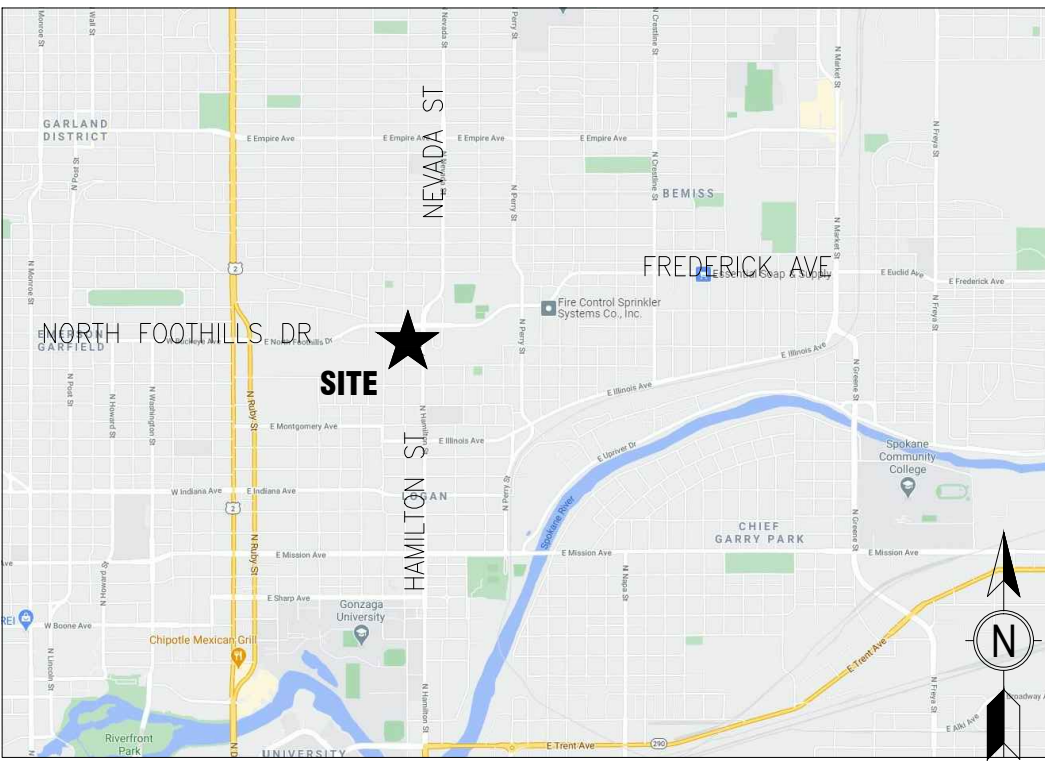
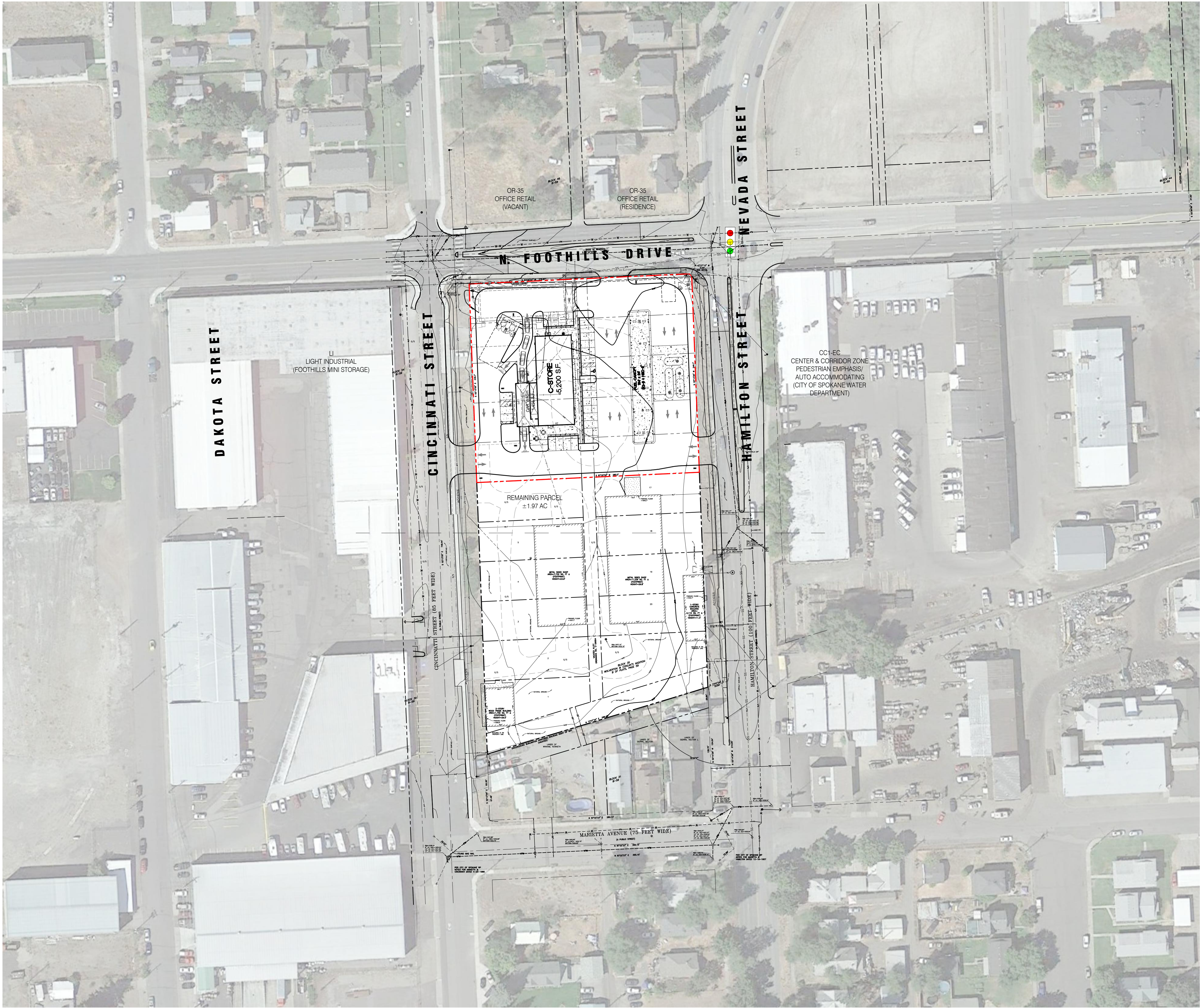
**CSP 6.0T**

NOT ISSUED FOR CONSTRUCTION



CIRCLE K STORE  
SITE PLAN

SWC HAMILTON STREET & NORTH FOOTHILLS DRIVE, SPOKANE, WA



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

**OWNER REPRESENTATIVE:**  
LAND DEVELOPMENT CONSULTANTS, LLC  
3281 EAST GUASTI ROAD, SUITE 700  
ONTARIO, CA 91761  
PHONE: (909) 974-8422  
FAX: (602) 997-9807  
CONTACT: WILLIAM SCARBROUGH

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CONTACT: DOUG COUPER

PROJECT INFORMATION

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PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 S.F. CONVENIENCE STORE, A 1,458 S.F. CAR WASH, AND A HYBRID FUEL CANOPY WITH HIGH SPEED DIESEL WITH 8 FUEL PUMPS.

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BUILDING AREA

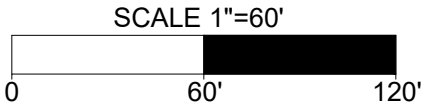
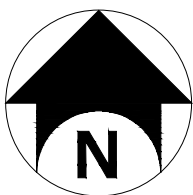
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06/24/22	PREP CSP 6.0

PROFESSIONAL SEAL

**PROFESSIONAL IN CHARGE**  
DOUG S. COUPER  
**PROJECT MANAGER**

QUALITY CONTROL

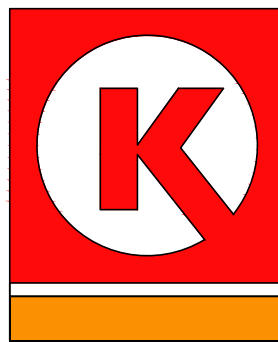
**DRAWN BY**  
JN

PROJECT NAME

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SWC HAMILTON STREET  
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3281 E. GUASTI RD, #700  
ONTARIO, CA 91761



CIRCLE K STORES INC.

**PROJECT NUMBER**  
20210115.0

SHEET TITLE

**SITE PLAN**

SHEET NUMBER

**CSP 6.0**

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