

**Circle K  
US 41 @ Hale Road  
Project Narrative**

Circle K Stores, Inc. proposes the construction of a 5881 sf convenience store with gas canopy and car wash, to be located at the southeast corner of US 41 and Hale Road.

**Property Description**

The Circle K project site has Parcel ID # 13-26-18-0030-02500-0090. The parcel has a lot area of 2.44 acres, and was previously occupied by a shopping plaza

**Zoning**

The subject site has a zoning designation of C-2 and a future land use designation of ROR.

**Stormwater**

Stormwater design for the development of the subject site includes the use of StormTech underground chambers. The system is designed in accordance with Pasco County and SWFWMD criteria. Discharge is to the existing ditch system that runs parallel to Hale Road.

There is an existing wetland on and adjacent to the eastern edge of the property. There are also SWFWMD Other Surface Waters (OSW) along the northern edge of the site. No impacts are proposed to the wetlands, and all SWFWMD criteria related to the OSW are being accommodated with the proposed design.

**Vehicular Access**

Vehicular access to the Circle K site will be provided from both US 41 and Hale Road. Circle K proposes to construct a right-in, right-out driveway at the site frontage along US 41. At this time we are in the preliminary stages of application and permitting of this driveway through the FDOT.

**Utilities**

Utility service to the Circle K site will be provided by Pasco County. Proposed connections are provided on the plans, and details will be worked out pending feedback from Utilities.