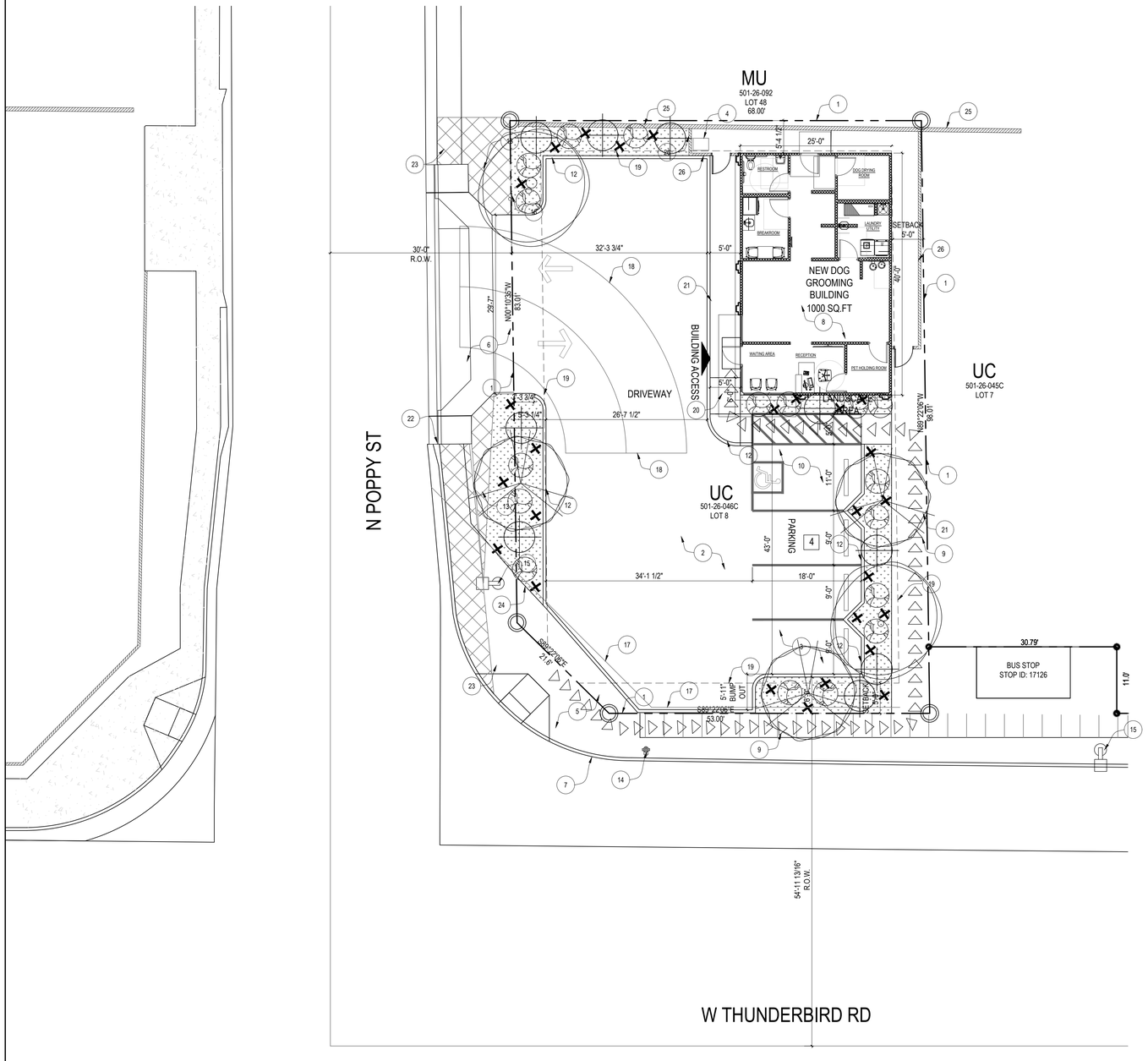


NOTES:
NOTE 2 – THE PROPOSED DRIVEWAY SHALL BE PER MAG OR CITY DETAILS. A STOP SIGN IS RECOMMENDED AT THE DRIVEWAY.
NOTE 3 – THE NON-ADA PARKING SPACES SHALL BE A MINIMUM OF 9'X18'PER CITY DETAIL EM-157.
NOTE 4 – THE TRASH ENCLOSURE SHALL BE PER CITY DETAIL EM-113.

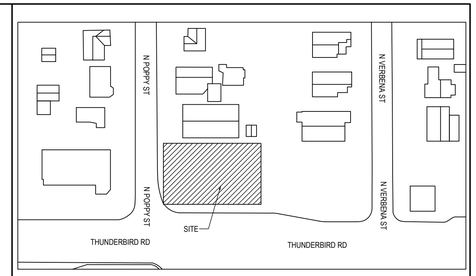
ADA ROUTE

SCALE: 1" = 10'-0"

9 SITE PLAN
1" = 10'-0"

TYPE OF CONSTRUCTION:	TYPE V-B
BUILDING SPRINKLER SYSTEM:	NO
TYPE OF OCCUPANCY:	B
ZONING:	UC
BUILDING AREA	
BUILDING SQUARE FOOTAGE =	1,000 S.F.
LOT SIZE (AREA)	6,559 SF
PROPOSED BUILDING HEIGHT:	20'-0" = 1 STORY
LAND USE:	
EXISTING	VACANT LAND
PROPOSED	URBAN CORRIDOR (COMMERCIAL LOT)
PARKING REQUIREMENTS PER MZO	
REQUIRED PARKING SPACES	
EL MIRAGE PARKING CALCULATION	1/300
SITE PARKING CALCULATION	1,000 SF / 300 = 3.33
TOTAL OF REQUIRED PARKING SPACES	4 SPACES
TOTAL OF PARKING SPACES PROVIDED	4 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	1 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	1 SPACES

8 PROJECT DATA



4 VICINITY MAP:
N.T.S.

NORTH

OWNER:
NEW DOG GROOMING BUILDING
12030 W THUNDERBIRD RD
EL MIRAGE, ARIZONA 85335

PROJECT LOCATION:
12030 W THUNDERBIRD RD
EL MIRAGE, ARIZONA 85335

UTILITIES:
WATER: CITY OF EL MIRAGE
ELECTRIC: A.P.S.
GAS: SOUTHWEST GAS
SEWER: CITY OF EL MIRAGE, AZ.

OCCUPANCY TYPE:
B

CONSTRUCTION TYPE:
V - B

FIRE RESPONSE:
SPRINKLERS - NO
FIRE ALARM - NO
SMOKE DETECTOR - YES
CARBON MONOXIDE - YES

ASSESSORS PARCEL NUMBER:
501-26-046C

ZONING:
UC - URBAN CORRIDOR

MCR
028-43

PUC:
0021

SUBDIVISION NAME:
EL MIRAGE

LOT:
8

SECTION TOWNSHIP RANGE:
12 3N 1W

PROPERTY USE:
DOG GROOMING

7 PROJECT DATA

1	PROPERTY LINE
2	NEW CONCRETE DRIVEWAY - AS PER MAG OR CITY DETAILS
3	NEW PARKING SPACES - IS 9'x18' AS PER CITY DETAIL EM-157.
4	NEW MUNICIPAL WHEELED CARTS - 96-GALLON
5	EXISTING ASPHALT PAVING
6	ACCESS DRIVEWAY
7	EXISTING 6" CITY CURB
8	NEW 1,000 SQ. FT. BUILDING
9	ADA PATH
10	ADA PARKING SPACE
12	NEW 6" MAG TYPE CURBING (3'-0" FROM PROPERTY LINE)
13	SIGHT VISION TRIANGLE
14	EXISTING FIRE HYDRANT - TO REMAIN
15	EXISTING LIGHT POLE - TO REMAIN
16	NEW STOP SIGN RECOMMENDED AT THE DRIVEWAY - AS PER CITY COMMENTS
17	NEW PEDESTRIAN ACCESS EASEMENT DEDICATED TO THE CITY
18	FIRE TURNING RADIUS
19	SETBACK LINE
20	NEW ADA RAMP
21	NEW CONCRETE SIDEWALK
22	EXISTING ROLLED CURB TO BE REPLACED WITH VERTICAL CURB
23	EXISTING SIDEWALK TO BE MODIFIED FROM 4'-0" TO 5'-0" WIDE
24	A CHAMFER AS PER CITY DETAIL EM-161 IS PROVIDED AT THE N/E CORNER OF THE THUNDERBIRD/ POPPY INTERSECTION.
25	EXISTING RESIDENTIAL CMU WALL
26	NEW 4'-0" SCREEN WALL

6 SITE PLAN KEYNOTES

LANDSCAPING AREA CALCS:
PARKING AREA---------- 3,523.04 S.F.
LANDSCAPE AREA REQUIRED(10% OF PARKING)-- 352.3.9 S.F.
LANDSCAPE AREA PROVIDED ---------- 763.22 S.F.
PARKING LOT LANDSCAPING RATIO---------- 21.65%
TOTAL LOT GROSS AREA---------- 6,559 S.F.
TOTAL LOT NET AREA---------- 15,070.50 S.F.

OPEN AREA CALCS:
TOTAL LANDSCAPE AREA---------- 763.22 S.F.
PLANT MATERIAL AREA---------- 690.00 S.F. PERCENTAGE--- 90.40%

SIDEWALK/SHADING PERCENTAGE CALCS:
SIDEWALK AREA---------- 579.44 S.F.
SIDEWALK SHADING AREA---------- 301.34 S.F.
SIDEWALK SHADE COVERAGE---------- 50.00% (REQUIRED)
SIDEWALK SHADE COVERAGE---------- 52.00% (PROVIDED)

12 PROJECT DATA

GENERAL NOTES:
A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
B. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
C. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
D. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
E. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT-CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
F. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
G. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
H. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS,TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
I. BARBED, RAZOR, OR CONCERTINA WIRE(OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
J. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
K. PLEASE CONSIDER PLACING THE FOLLOWING NOTE (SIGNED AND DATED) ON THE SITE PLAN TO AUTHORIZE MINOR AMENDMENT TO THE PLAN IN THE FUTURE:

NOTES:
ALL RAMPS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS. ACCESSIBLE ROUTE SLOPE NOT TO EXCEED 1:20 WITH A CROSS SLOPE NOT TO EXCEED 1:50 (ADAAG 4.3.7). TRUNCATED DOMES, AS DETECTABLE WARNINGS ARE REQUIRED ON ALL ON-SITE RAMPS PER ADAAG SECTION 4.7.7. TRUNCATED DOMES, AS DETECTABLE WARNINGS ARE ALSO REQUIRED ON ALL ON-SITE WALKS THAT CROSS OR ADJOIN A VEHICULAR WAY PER ADAAG SECTION4.29.5.
A. LOT COMBINATION OF APN'S 141-58-176 & 141-58-179 WILL OCCUR UPON APPROVAL OF THIS PLAN OF DEVELOPMENT & PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
B. 3'-0" SCREEN WALL IS NOT TO ENCROACH THE SIGHT VISIBILITY TRIANGLE AT ANY POINT. ANY WALL OR PART OF THAT IS IN THE SIGHT
C. VISIBILITY TRIANGLE IS TO BE NO MORE THAN 2'-0" HIGH
D. THE FOOTCANDLES AT THE PROPERTY LINE FOR A RESIDENTIAL USE MUST BE 0.
E. THE PARCEL NUMBERS IN THIS SECTION ARE NOT FOR THE PROJECT SITE.

2 GENERAL SITE AND ADA NOTES

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:
LOT 8, TRACT B, EL MIRAGE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA IN BOOK 28 OF MAPS, PAGE 43;
EXCEPT THE EAST 2 FEET; AND
EXCEPTING THEREFROM ALL PORTIONS LYING WITHIN SAID LOT 8, BY FINAL ORDER OF CONDEMNATION, CASE NO.
CV2015-004031 RECORDED IN INSTRUMENT NO. 2016-570926, RECORDS OF MARICOPA COUNTY, ARIZONA.

5A LEGAL DESCRIPTION OF LAND

PROJECT CODES:

2018 International Building Code
2018 International Residential Code
2018 International Fire Code
2017 National Electric Code
2018 International Mechanical Code
2018 International Plumbing Code
2018 International Fuel Gas Code
2018 International Energy Conservation Code
2018 International Existing Building Code
2010 ADA Guidelines for Accessible Design

5 BUILDING CODES

1 FOR CITY USE ONLY

ARC ONE ASSOCIATES
1427 N. 3rd Street
Phoenix, Arizona 85004
Phone: 602 241 7871
Fax: 602 241 7874
info@arconeassociates.com

NEW DOG GROMMING

12030 W. THUNDERBIRD RD.
EL MIRAGE, ARIZONA
Parcel # 501-26-046C

design: RDO
drawn: JO
check: JDO

revisions:

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REGISTERED ARCHITECT
CERTIFICATE NO.
61973
JOSHUA D.
OEHLER
04/03/2023
Date Signed
ARIZONA, U.S.A.
EXPIRES 06/30/25

date: 02/12/2025

SHEET
SP100
of
PROJECT: A0030125