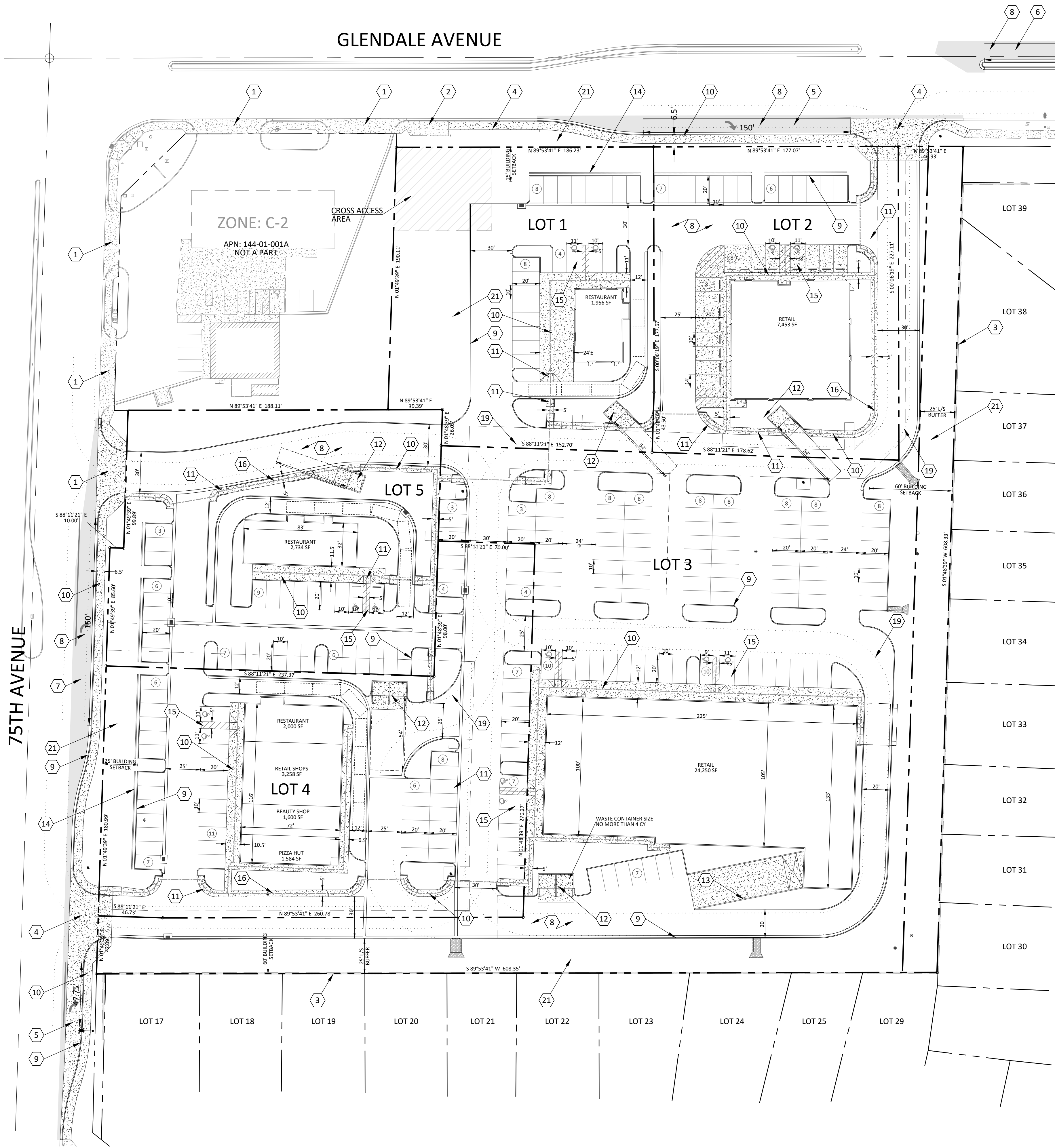


GLENDALE AVENUE



SITE DATA

PROJECT DESCRIPTION: THE PROJECT CONSISTS OF THE CONSTRUCTION OF FOUR NEW SINGLE-STORY RETAIL/RESTAURANT/OFFICE BUILDINGS WITH ALL REQUIRED PARKING AND ACCESS IMPROVEMENTS.

ADDRESS: SEC 75TH AVENUE & GLENDALE AVENUE  
GLENDALE, ARIZONA

APN: 144-01-004C

SITE AREA:	
LOT 1	40,223 SF (0.92 AC)
LOT 2	39,851 SF (0.91 AC)
LOT 3	158,826 SF (3.65 AC)
LOT 4	42,472 SF (0.98 AC)
LOT 5	43,777 SF (1.00 AC)
TOTAL	325,149 SF (7.46 AC)

ZONING (EXISTING/PROPOSED): C-2 (GENERAL COMMERCIAL)

PROPOSED USES: RESTAURANT, RETAIL

REQUIRED SETBACK:	
FRONT SETBACK	25 FEET
REAR SETBACK (RESIDENTIAL)	60 FEET
SIDE SETBACK (RESIDENTIAL)	60 FEET

LANDSCAPE COVERAGE	
REQUIRED	20%
PROVIDED	27%

MAXIMUM BUILDING HEIGHT: 30 FEET

PARKING:	
LOT 1 (1,956 SF RESTAURANT) REQUIRED (1 PER 100 SF):	20 SPACES
PROVIDED:	20 SPACES
REQUIRED ACCESSIBLE PARKING:	1 SPACE
PROVIDED ACCESSIBLE PARKING:	2 SPACES

LOT 2 (7,453 SF RETAIL) REQUIRED (1 PER 250 SF):	
PROVIDED:	29 SPACES
REQUIRED ACCESSIBLE PARKING:	2 SPACES
PROVIDED ACCESSIBLE PARKING:	2 SPACES

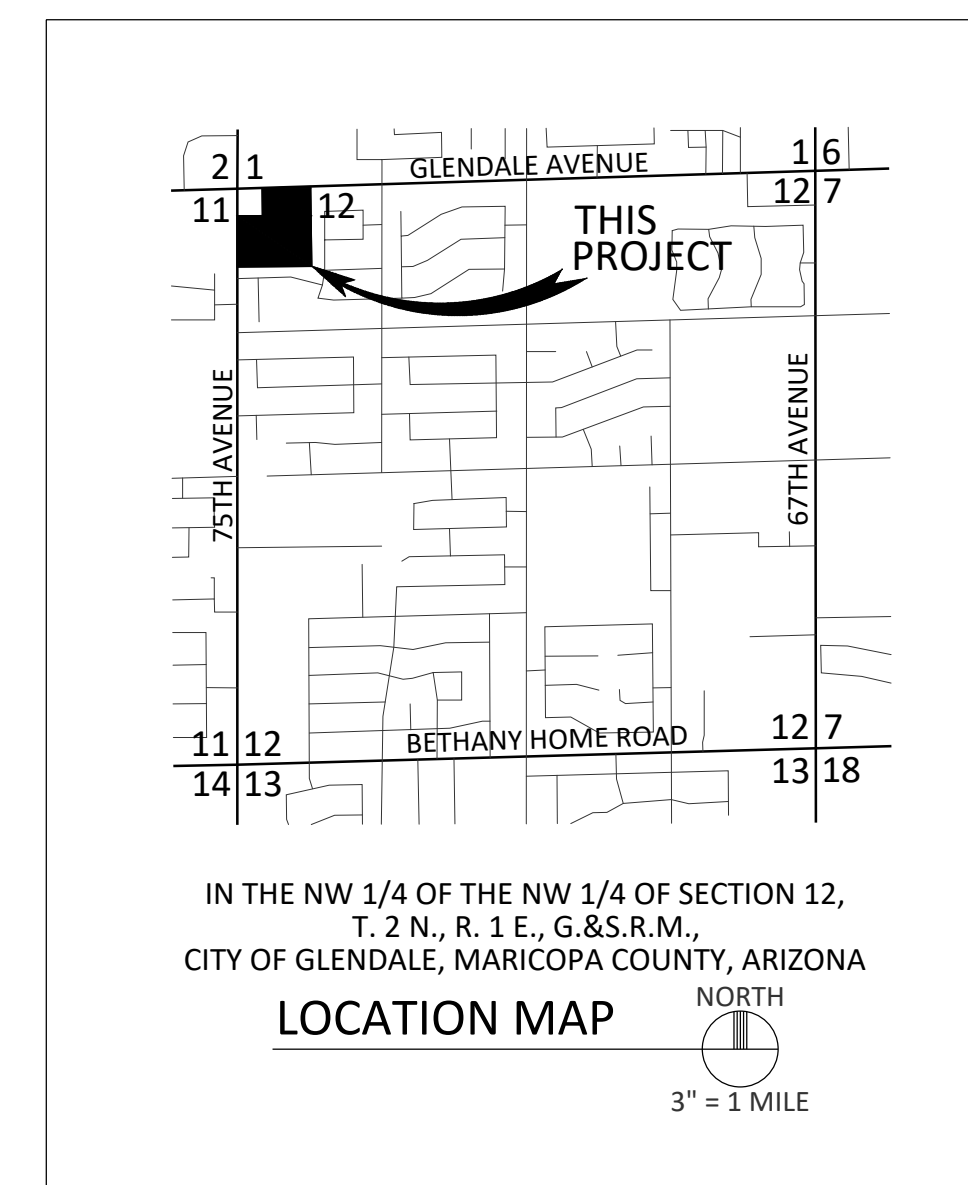
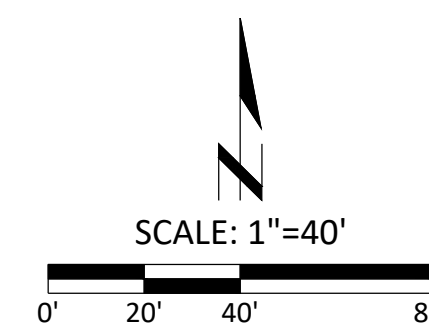
LOT 3 (24,250 SF RETAIL) REQUIRED FOR RETAIL (1 PER 250 SF):	
PROVIDED:	97 SPACES
REQUIRED ACCESSIBLE PARKING:	5 SPACES
PROVIDED ACCESSIBLE PARKING:	5 SPACES

LOT 4 (8,442 SF MIXED USE) REQUIRED FOR RETAIL (1 PER 250 SF):	
REQUIRED FOR 10% MORE INTENSE USE	13 SPACES
REMAINDER OF RESTAURANT (1 PER 100 SF)	3 SPACES
REQUIRED FOR BEAUTY SHOP (1 PER 100 SF)	27 SPACES
TOTAL REQUIRED	16 SPACES
PROVIDED:	59 SPACES
REQUIRED ACCESSIBLE PARKING:	60 SPACES
PROVIDED ACCESSIBLE PARKING:	2 SPACES
	2 SPACES

LOT 5 (2,734 SF RESTAURANT) REQUIRED (1 PER 100 SF):	
PROVIDED:	27 SPACES
REQUIRED ACCESSIBLE PARKING:	31 SPACES
PROVIDED ACCESSIBLE PARKING:	2 SPACES
	2 SPACES

LEGAL DESCRIPTION

THE NORTH 663 FEET (RECORDED) 663.37 FEET (MEASURED) OF THE WEST 663 FEET (RECORDED) 663.37 FEET (MEASURED) OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE NORTH 225 FEET (RECORDED) 225.14 FEET (MEASURED) OF THE WEST 253 FEET (RECORDED) 253.14 FEET (MEASURED); AND EXCEPT THE NORTH 55 FEET (RECORDED) 55.03 FEET (MEASURED); AND EXCEPT THE WEST 55 FEET (RECORDED) 55.03 FEET (MEASURED) THEREOF.



LEGEND

---	SUBJECT RIGHT-OF-WAY
---	EXISTING RIGHT-OF-WAY
---	SUBJECT PROPERTY LINE
---	EXISTING PROPERTY LINE
---	ROADWAY CENTERLINE
---	EXISTING EASEMENT
---	NEW EASEMENT
---	SETBACK
---	EMERGENCY VEHICLE PATH
---	ADA ACCESSIBLE PATH
○	SURVEY MONUMENT AS NOTED
○	RIGHT-OF-WAY
○	PUE
○	PUBLIC UTILITY EASEMENT

KEYNOTES

- 1 EXISTING DRIVEWAY SERVICING GAS STATION.
- 2 EXISTING BUS STOP.
- 3 EXISTING MASONRY SCREEN WALL. ENSURE MINIMUM HEIGHT OF 8', ADAPT OR REMOVE REPLACE WALL WHERE EVER WALL DOES NOT MEET MINIMUM 8' REQUIREMENT.
- 4 NEW CONCRETE DRIVEWAY PER C.O.G. DETAIL G-458.
- 5 NEW RIGHT TURN LANE. REFER TO PRELIMINARY CIVIL PLANS.
- 6 NEW LEFT TURN LANE. REFER TO PRELIMINARY CIVIL PLANS.
- 7 EXTEND EXISTING RIGHT TURN LANE. REFER TO PRELIMINARY CIVIL PLANS.
- 8 NEW ASPHALT PAVEMENT.
- 9 NEW CONCRETE VERTICAL CURB.
- 10 NEW CONCRETE SIDEWALK.
- 11 NEW ACCESSIBLE ACCESS RAMP.
- 12 NEW TRASH ENCLOSURE PER C.O.G. DETAIL G-934.
- 13 NEW 8' MASONRY SCREEN WALL TO SCREEN LOADING DOCK.
- 14 NEW 4' MASONRY SCREEN WALL.
- 15 NEW ACCESSIBLE PARKING SPACE AND ACCESS AISLE.
- 16 ACCESSIBLE PATH (36" MINIMUM WIDTH, 2% MAXIMUM CROSS SLOPE, AND 5% MAXIMUM RUNNING SLOPE).
- 17 NEW FIRE HYDRANT.
- 18 NEW FIRE DEPARTMENT CONNECTION.
- 19 NEW EMERGENCY VEHICLE TURNING RADII PER C.O.G. DETAIL G-954. INNER RADIUS = 32.5' / OUTER RADIUS = 48.5' / 20' MINIMUM WIDTH.
- 20 NEW RETENTION BASIN.
- 21 NEW LANDSCAPE AREA.

OWNER/DEVELOPER

SIMONCRE  
6900 EAST 2ND STREET  
SCOTTSDALE, ARIZONA 85281  
PH: 480-745-1956  
ATTN: MARIA GRISHINA

SHEET INDEX

1 - SITE PLAN  
2 - SITE PLAN DETAILS

CIVIL ENGINEER

CYPRESS CIVIL DEVELOPMENT  
4450 NORTH 12TH STREET, #228  
PHOENIX, ARIZONA 85014  
PH: 623-282-2498  
ATTN: JEFF HUNT, PE

**CYPRESS CIVIL**  
4450 north 12th street  
suite 228  
phoenix, arizona 85014  
p: 623.282.2498  
e: jphunt@cypresscivil.com

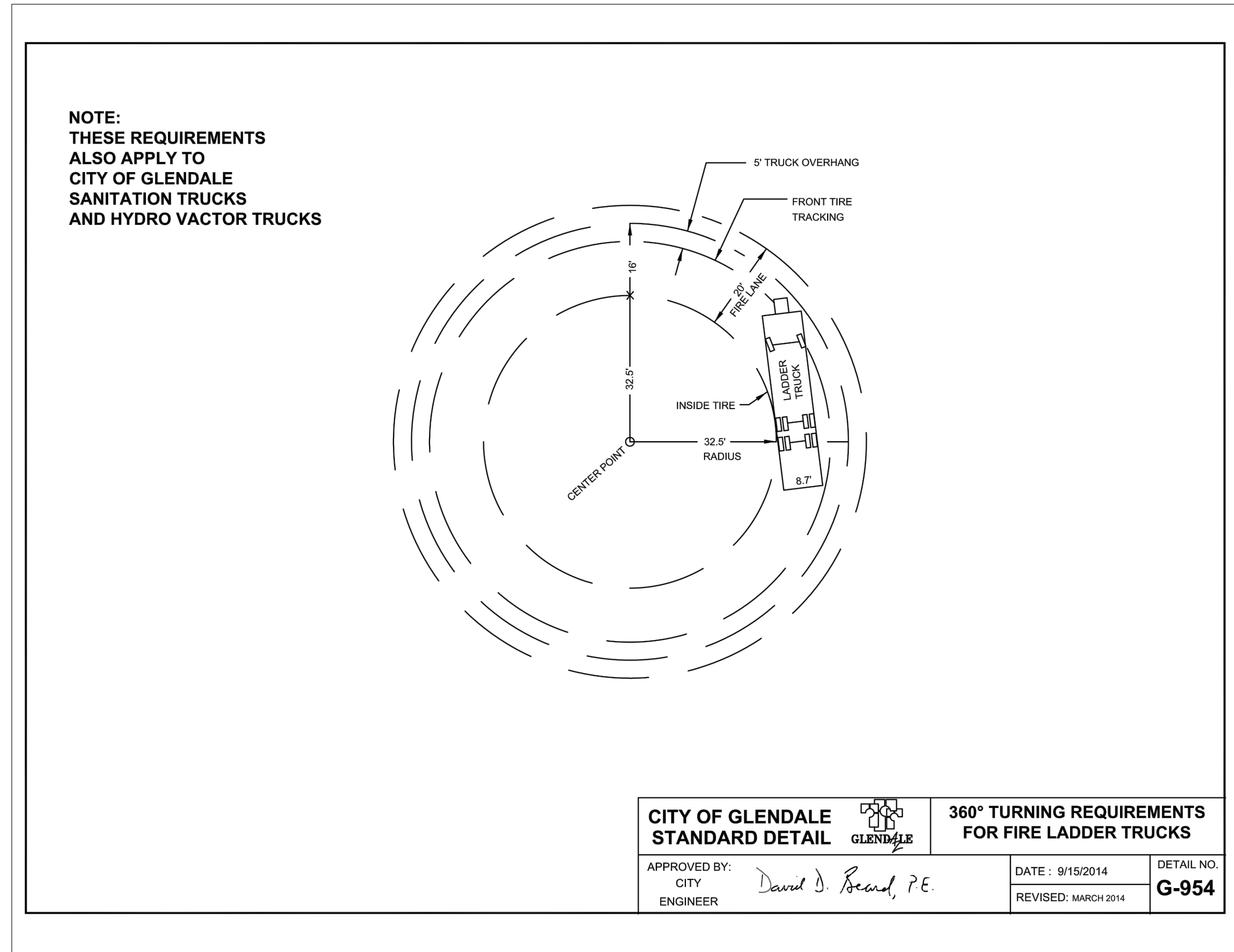
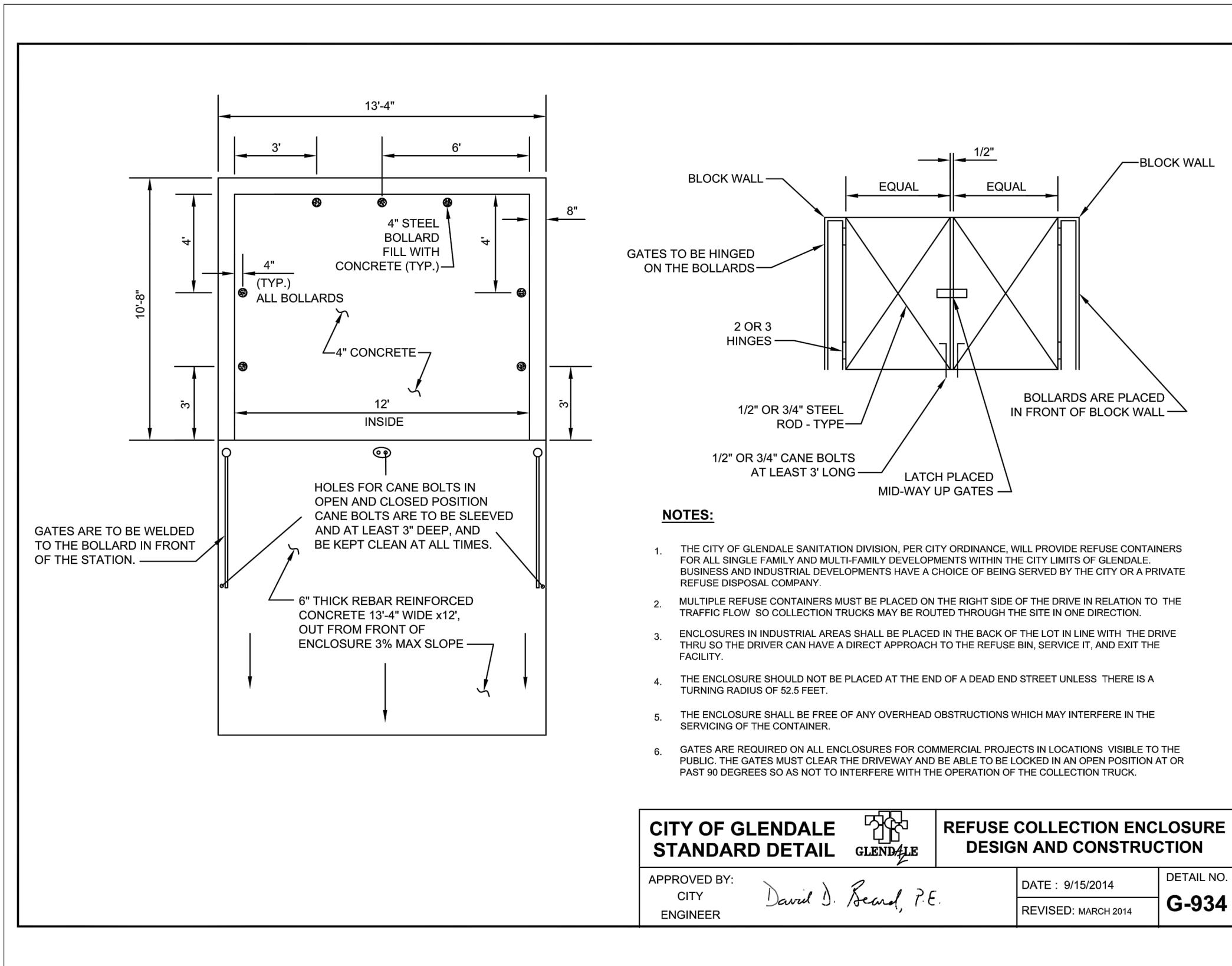
NO.	DATE	REVISION

SITE PLAN for  
75TH AVENUE AND GLENDALE RETAIL  
SEC 75TH AVENUE AND GLENDALE AVENUE GLENDALE, ARIZONA  
site plan

Professional Engineer  
53640  
JEFFREY P. HUNT  
07/09/2021  
ARIZONA, U.S.A.

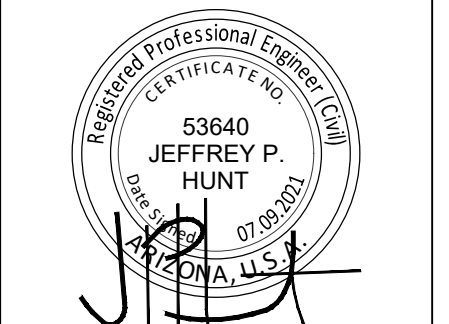
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DATE:	07-09-2021
JOB NO:	20.141
SHEET NUMBER	





NO.	DATE	REVISION

**SITE PLAN for  
75TH AVENUE AND GLENDALE RETAIL  
SEC 75TH AVENUE AND GLENDALE AVENUE GLENDALE, ARIZONA  
details**



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