

- CITY OF GLENDALE NOTES:**
- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ON SITE.
  - PURSUANT TO CHAPTER 32.5 OF THE GLENDALE CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND.
  - ALL UTILITY BOXES, VAULTS AND BACKFLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING AND SCREENED FROM PUBLIC VIEW BY AN ENCLOSURE PAINTED TO MATCH THE ADJACENT WALLS.
  - SIGHT DISTANCE REQUIREMENTS OF THE CITY OF GLENDALE DETAIL G-447 (LOCAL STREETS) OR G-448 (ARTERIAL AND COLLECTOR STREETS) ARE MET FOR ALL DRIVEWAYS AND STREETS.
  - STREETLIGHTS INSTALLED BY THE DEVELOPER MAY BE REQUIRED FOR CONSTRUCTION PLAN APPROVAL.
  - ON-SITE LIGHTING WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM THE ADJACENT RESIDENTIAL USES AND MUST NOT EXCEED ONE-FOOT CANDLE AT THE PROPERTY LINE. THE HEIGHT OF THE PARKING LOT LIGHTS WITHIN 150'-0" OF RESIDENTIAL USE TO BE 15'-0" TALL. HIGH PRESSURE SODIUM (HPS) LIGHTING REQUIRED ADJACENT TO RESIDENCE.
  - ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE.
  - MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING VOICE) AT PROPERTY LINE.
  - CONVENIENCE USES SHALL BE SUBJECT TO A SEPARATE CITIZEN PARTICIPATION AND CONDITIONAL USE PERMIT PROCESS.
  - THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LANDSCAPING IN ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.

- KEYNOTES:**
- EXISTING CONCRETE CURB
  - EXISTING STREET
  - NEW STREET PAVING AND CONCRETE CURB PER CITY STANDARDS
  - NEW CONCRETE ADA SIDEWALK
  - NEW FIRE HYDRANT
  - EXISTING STREETLIGHT TO BE RELOCATED
  - NEW 6" HIGH CONCRETE CURB
  - NEW ASPHALT PAVING
  - NEW CONCRETE PAVING
  - NEW 4'-0" TALL CMU SCREEN WALL
  - NEW MONUMENT SIGN (UNDER SEPARATE PERMIT)
  - UNDERGROUND FUEL TANKS
  - NEW FUELING CANOPY
  - ADA PARKING SPACE
  - ADA SIGNAGE
  - ADA RAMP W/DETECTABLE WARNING
  - PEDESTRIAN ACCESS PATH, PAINTED STRIPED
  - BIKE RACK
  - TRASH ENCLOSURE PER C.O.G. DETAIL G-934
  - AIR/VACUUM STATION
  - 6" DIA. 48" HIGH PIPE BOLLARD WITH PLASTIC BOLLARD COVER
  - EDGE OF SIDEWALK. ZERO CURB CONDITION
  - FUEL VENTS
  - ELECTRICAL TRANSFORMER
  - LANDSCAPE AREA
  - EXTERIOR PARKING LOT LIGHT POLE
  - S.E.S. LOCATION
  - EXISTING 6'-0" TALL CMU WALL. REPAINT
  - EXISTING BILLBOARD. EXISTING POWER DROPS SHALL BE PLACED UNDERGROUND
  - EXISTING TRAFFIC SIGNAL AND STREETLIGHT TO BE REMOVED AND NEW INSTALLED
  - REMOVE EXISTING CONSTRUCTION (DASHED LINE)
  - 40'-0" X 40'-0" SITE VISIBILITY TRIANGLE.

**OWNER:**  
DERITO DEVELOPMENT  
9120 EAST TALKING STICK WAY  
SUITE E1  
SCOTTSDALE, ARIZONA  
CONTACT: IVER BOWDEN  
PH: 480.834.8500  
EMAIL: iver.bowden@derito.com

**CIVIL ENGINEER:**  
CYPRESS CIVIL DEVELOPMENT  
4450 N. 12TH STREET SUITE 228  
PHOENIX, ARIZONA 85014  
CONTACT: JEFF HUNT  
PH: 623.282.2498  
EMAIL: jphunt@cypresscivil.com

**ARCHITECT:**  
ARCHICON ARCHITECTURE AND INTERIORS, L.C.  
5055 E. WASHINGTON ST.  
SUITE 200  
PHOENIX, AZ 85034  
CONTACT: JEFFREY A KOSKI  
PH: 602.222.4266  
EMAIL: jeffk@archicon.com

**LANDSCAPE ARCHITECT:**  
TJ MCQUEEN & ASSOCIATES  
8433 E. CHOLLA ST  
SCOTTSDALE, AZ 85260  
CONTACT: TIM MCQUEEN  
PH: 602.265-0320  
EMAIL: timmcqueen@tmia.com

**PROJECT DESCRIPTION:**  
THIS PROJECT WILL CONSIST OF A NEW C-STORE ALONG WITH THE ADDITION OF A GAS FUELING CANOPY.

**SITE DATA:**  
ADDRESS: 8250 W GLENDALE AVE  
ASSESSOR PARCEL #: 142-27-008C  
142-27-008D  
EXISTING ZONING: C-2

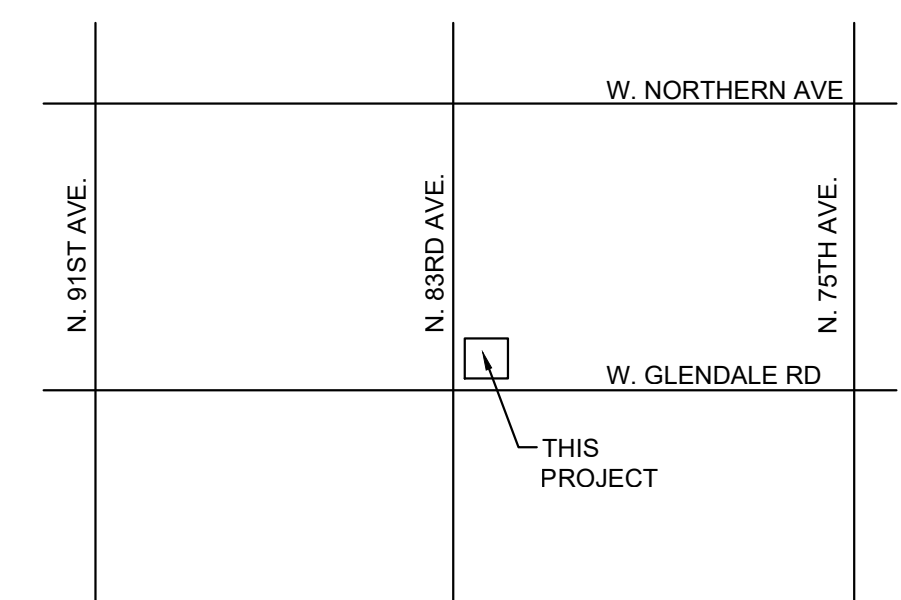
**SITE AREA (GROSS):** 102,641 S.F. (2.36 ACRES)  
**EXISTING SITE AREA (NET):** 71,046 S.F. (1.63 AC)  
**PROPOSED SITE AREA (NET):** 61,415 S.F. (1.41 AC)

**PROPOSED BUILDING AREA:** 4,151 SQ. FT.  
**GAS CANOPY AREAS:** (115' X 22') 2,530 SQ. FT.  
**FLOOR AREA RATIO:** 6,681 / 61,415 = 0.1087  
**BUILDING COVERAGE:** (INCLUDES CANOPY)= 10.878%

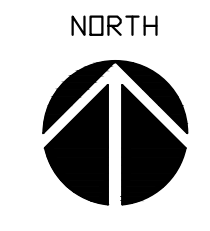
**OCCUPANCY:** M (RETAIL STORE & MOTOR FUEL DISPENSING)  
**CONSTRUCTION:** V-B W/ A.F.E.S.  
**ALLOWABLE AREA:** 6,000 SQ. FT. (1 STORY)  
**BUILDING HEIGHT ALLOWED:** 30'-0" (MAXIMUM)  
**BUILDING HEIGHT PROVIDED:** 24'-0" (TOP OF MAIN PARAPET)  
30'-0" (TOP OF HIGH PARAPET)

**REQUIRED PARKING CALCULATIONS:**

OCCUPANCY	S.F.	FACTOR	TOTAL
RETAIL	4,151	1/250	17 SPACES
<b>TOTAL PARKING SPACES PROVIDED:</b>			<b>20 SPACES</b>
<b>ACCESSIBLE PARKING SPACES PROVIDED:</b>			<b>2 SPACES - VAN ACCESSIBLE</b>
<b>BICYCLE SPACES:</b>			<b>2 SPACES</b>

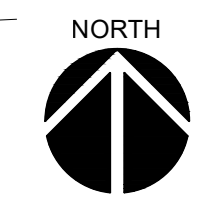
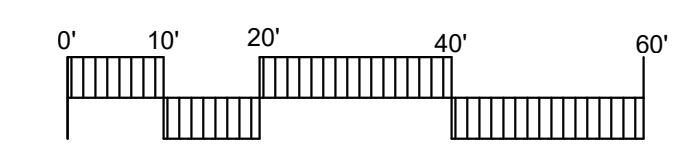


VICINITY MAP



1 SITE PLAN

SCALE: 1" = 20'-0"



CORNER PAD DEVELOPMENT

8250 W GLENDALE AVE  
N.E.C. 83RD AVE & W. GLENDALE AVE  
GLENDALE, ARIZONA

PROJECT NUMBER: 2122515-05  
PROJECT MANAGER: J KOSKI  
DRAWN BY: ARCHICON  
CHECKED BY: J KOSKI

NO	REVISION	DATE

SHEET DESCRIPTION

SITE PLAN



SHEET NO.

DR100

SR20-0221  
CUP 21-03  
VAR21-01

ISSUE DATE: 10 AUG 2021