

FLOOD ZONE:

THE FLOOD ZONE DESIGNATION FOR THIS AREA IS ZONE X. DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FORM 1% ANNUAL CHANCE FLOOD. MAP NUMBER 04013C1270M, REVISED SEPTEMBER 18, 2020.

BASIS OF BEARING:

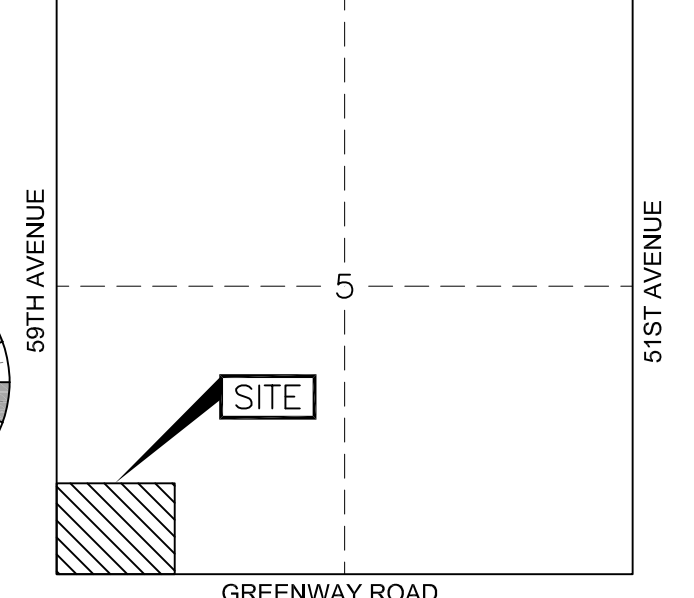
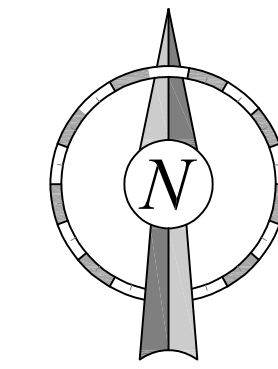
- PER THE WLB GROUP, THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 2 EAST, G.&S.R.M., SHOWN HEREON AS BEARING BEING N00°10'16"E.

BENCHMARK:

PER THE WLB GROUP, THE BENCHMARK IS THE STONE FOUND IN HAND HOLE SOUTHWEST QUARTER CORNER OF SECTION 5 ELEVATION = 1234.60 (NAVD88)

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- PROPOSED SAWCUT LINE
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY



Vicinity Map
Not to Scale
SECTION 4
T.3N., R.2E., G.&S.R.B.&M.
MARICOPA COUNTY, ARIZONA

SITE DATA (QUIKTRIP STORE)

PROPOSED/EXISTING ZONING:	C-2/C-2
PROPOSED USE:	GAS STATION/CONV. STORE
APN:	231-01-206
SITE AREA INFORMATION:	
GROSS AREA (TO CENTERLINE):	98,358 S.F. 2.26 A.C.
NET AREA:	62,922 S.F. 1.44 A.C.
QUIKTRIP BUILDING:	4,993 S.F.
QUIKTRIP FUELING CANOPY:	5,744 S.F.
PARCEL COVERAGE:	10,737/62,922 = 17%
LANDSCAPE AREA:	8,115 SF (12.9% OF NET AREA)
PARKING REQUIRED:	1/250 S.F. = 20 P.S.
PARKING PROVIDED:	31 (2 ACCESSIBLE)
MAX BUILDING HEIGHT:	20'-0" AT FRONT DOOR
CONSTRUCTION TYPE:	V-B SPRINKLERED

NOTE

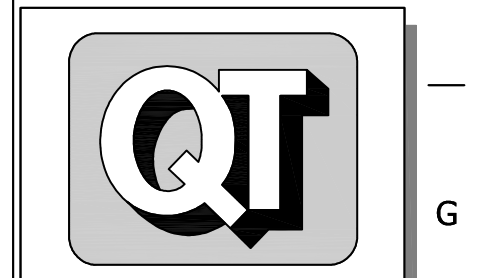
- A. FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ON SITE.
- B. PURSUANT TO CHAPTER 32.5 OF THE GLENDALE CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS ON THIS SITE SHALL BE PLACED UNDERGROUND.
- C. ALL UTILITY BOXES,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

PROJECT CONTACT LIST: LEGAL DESCRIPTION:
SEE SHEET SP2 SEE SHEET SP2



PROJECT NO.: 05-1437
Kimley»Horn
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7740 NORTH 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85021 (602) 944-5500

QuikTrip No. 1437
NEC 59TH AVE & GREENWAY ROAD
GLENDALE, AZ

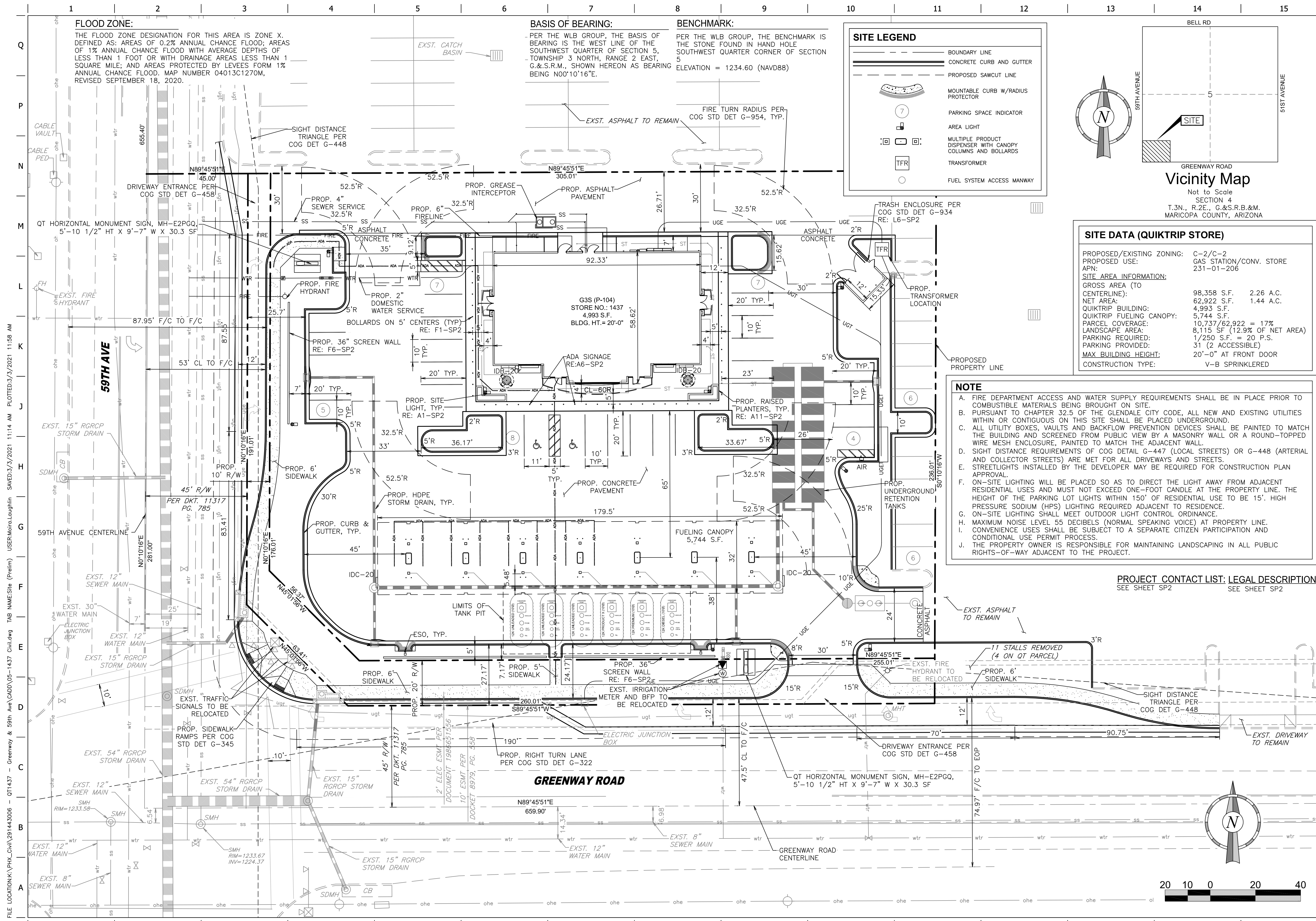


PROTOTYPE:	P-104 (11/01/20)
DIVISION:	05
VERSION:	001
DESIGNED BY:	CGF
DRAWN BY:	RRO
REVIEWED BY:	CGF

REV	DATE	DESCRIPTION

SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET NUMBER:
SP1
SHEET 1 OF 2



FILE LOCATION: \\P:\P\A\Civil\291443006 - 011437 - Greenway & 59th Ave\CADD\05-1437 Civil.dwg TAB NAME: Site (Prelim) USER: Mica.Laughlin SAVES: 3/5/2021 11:14 AM PLOTTED: 3/5/2021 11:58 AM