

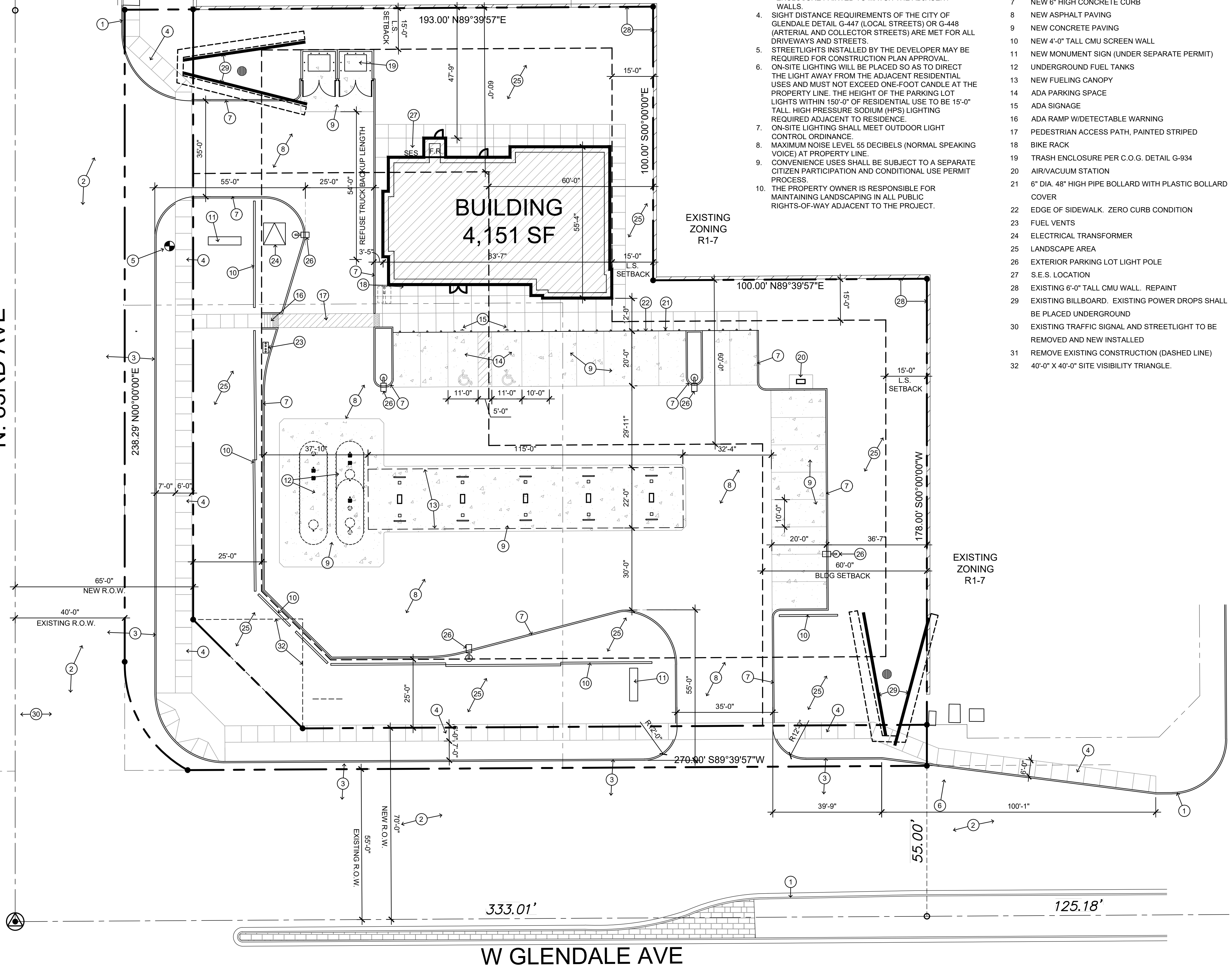
EXISTING ZONING R1-7

EXISTING ZONING C-2

EXISTING ZONING C-2

2286.5'

N. 83RD AVE



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

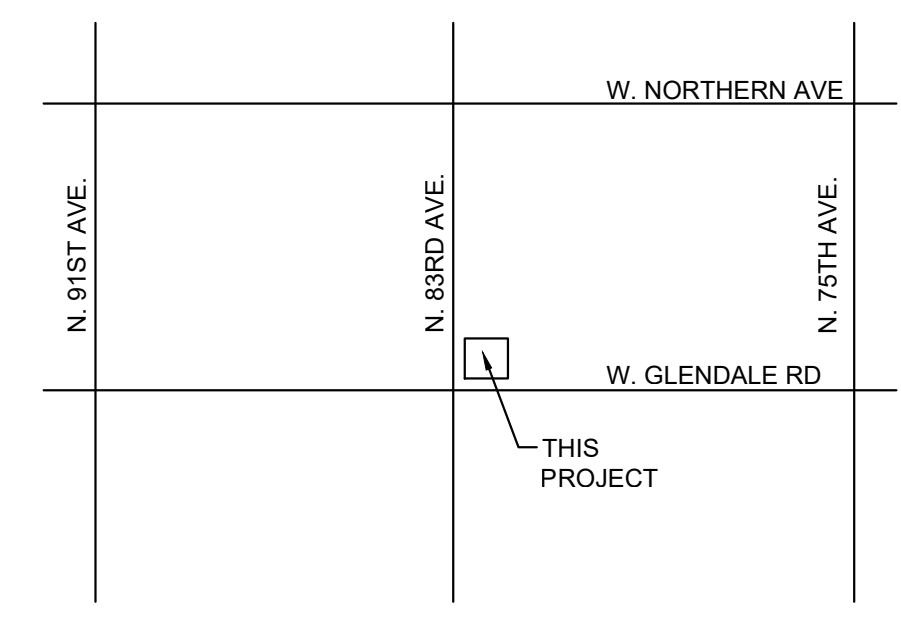
PROJECT DESCRIPTION:

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

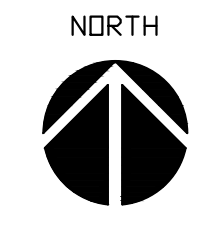
THE LOTS WILL BE COMBINED AND NEW DRIVEWAYS WILL BEPROVIDED INTO THE SITE FROM BOTH 83RD AVE AND GLENDALE AVE

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
TOTAL PARKING SPACES PROVIDED:	20 SPACES		
ACCESSIBLE PARKING SPACES PROVIDED:	2 SPACES - VAN ACCESSIBLE		
BIICYCLE SPACES:	2 SPACES		

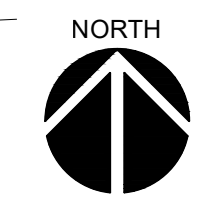
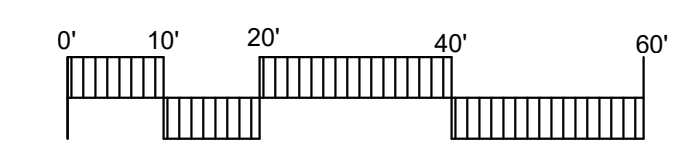


VICINITY MAP



1 SITE PLAN

SCALE: 1" = 20'-0"



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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