

E-Z SERVE

5452 W. GLENDALE AVE, GLENDALE SITE PLAN

PROJECT DESCRIPTION

USE EXISTING SITE FOR AUTO SALES AND MINOR AUTO REPAIR SERVICES.

PARKING CALCS

2 REPAIR BAYS = 4 SPACES
1621 SF BUILDING / 250 = 7 SPACES
TOTAL SPACES REQUIRED: 11 SPACES (1 ADA)
TOTAL SPACES PROPOSED: 20 SPACES + 1 ADA

NOTES

ADA SIGNS SHALL COMPLY WITH THE LAYOUT SHOWN BELOW AND SHALL BE INSTALLED A MINIMUM OF 5' FROM THE GROUND TO THE BOTTOM OF THE SIGN BUT NO MORE THAN 6' (TO BE IN COMPLIANCE WITH STATE LAW - ARS 28-882 AND THE REQUIREMENTS OF THE US ACCESS BOARD).

REPLACE (JOINT TO JOINT) ALL BROKEN CONCRETE (SIDEWALKS, VERTICAL CURB & GUTTER, DRIVEWAY, AND RAMPS)

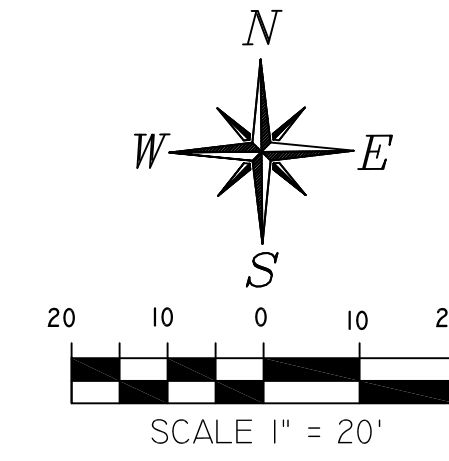
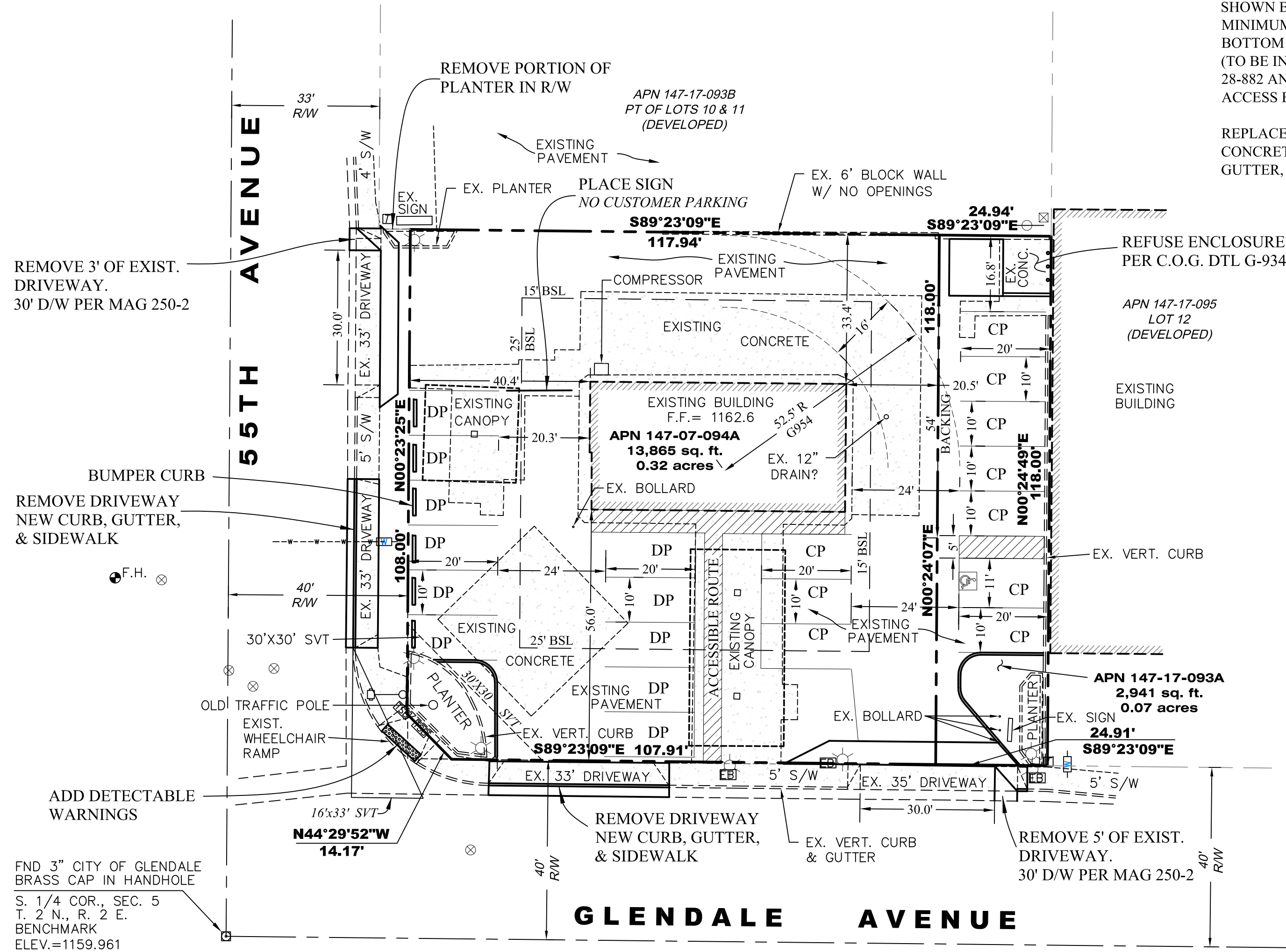
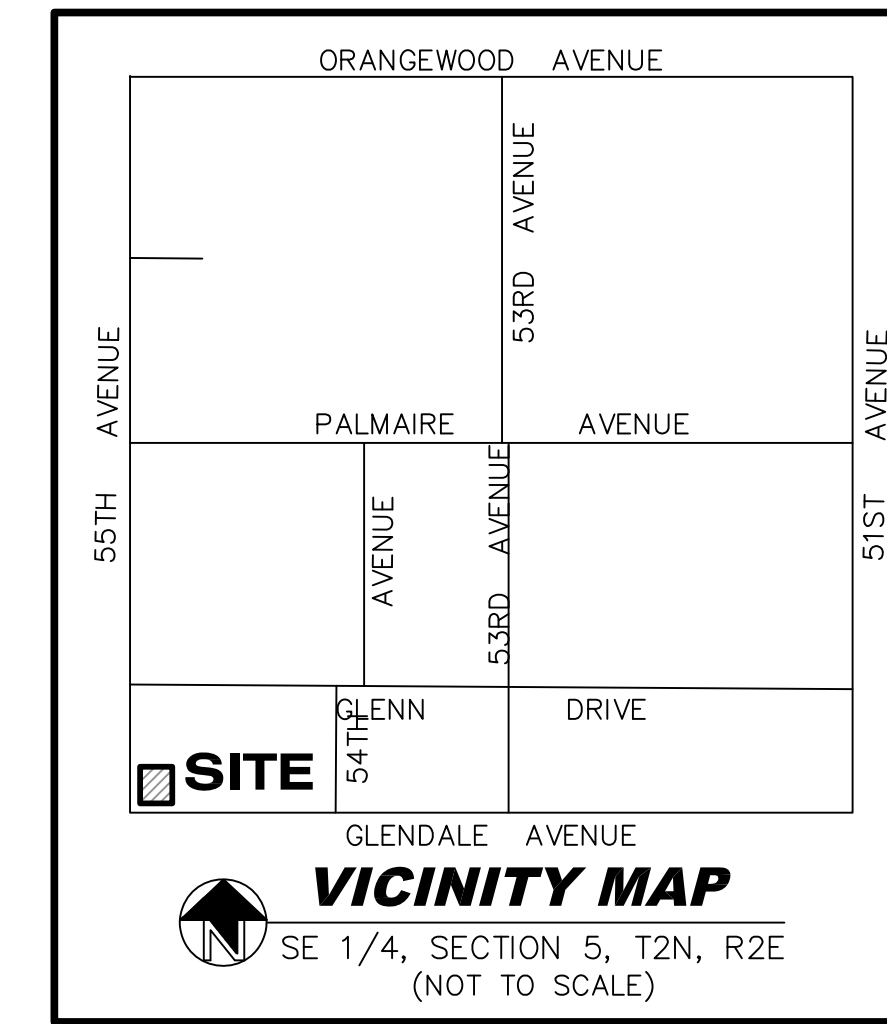
OWNER / DEVELOPER

E-Z SERVE LLC
1529 E CAPTAIN DREYFUS AVE
PHOENIX AZ 85022

DAVID MCGONIGAL
602.881.8542
DRAUTOSALES@GMAIL.COM

SURVEYOR

STARLINK SURVEYING, INC.
STEVE SHEARROW, R.L.S.
7836 W. ADOBE DR
GLENDALE AZ 85308
623.322.1116



LEGEND

---	PROPERTY LINE
---	STREET MONUMENT/CENTER LINE
---	OVERHEAD ELECTRIC
⊙	EXISTING STREET LIGHT
⊙	TRAFFIC SIGNAL POLE
⊙	POWER POLE
⊙	FIRE HYDRANT
⊙	WATER METER
⊙	WATER VALVE
⊙	STREET SIGN
TC	TOP OF CURB
LG	LIP OF GUTTER
A.P.N.	ASSESSORS PARCEL NUMBER
M.C.R.	MARICOPA COUNTY RECORDS
R/W	RIGHT OF WAY
S/W	SIDEWALK
CP	CUSTOMER PARKING
DP	DISPLAY PARKING

LEGAL DESCRIPTION

PARCEL NO. 147-17-094A - DEED NO. 19-0857721, M.C.R. THE SOUTH 125 FEET OF LOT TEN (10), AND THE WEST 50 FEET OF THE SOUTH 125 FEET OF LOT ELEVEN (11), BLOCK SIX (6), PARK PLACE, IN THE CITY OF GLENDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 4 OF MAPS, PAGE 40.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEING A PORTION OF LOTS 10 AND 11, BLOCK 6, PARK PLACE, ACCORDING TO BOOK 4 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA. ALL LOCATED IN THE SW 1/4 SW 1/4 SE 1/4, SECTION 5, T2N R2E, GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 11, 25 FEET WEST OF THE SE CORNER OF LOT 11; THENCE 125 FEET TO THE SW CORNER OF LOT 10; THENCE NORTH 125 FEET TO A POINT ON THE WEST LINE OF LOT 10; THENCE EAST 7 FEET TO A POINT; THENCE SOUTH 108 FEET TO A POINT SAID POINT BEING 7 FEET EAST OF AND 17 FEET NORTH OF THE SW CORNER OF LOT 10; THENCE SOUTHEASTERLY TO A POINT; SAID POINT BEING 17 FEET EAST OF AND 7 FEET NORTH OF THE SW CORNER OF LOT 10; THENCE EAST 108 FEET TO A POINT; SAID POINT BEING 7 FEET NORTH OF AND 25 FEET WEST OF THE SE CORNER OF LOT 11; THENCE SOUTH 7 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 147-17-094A - DEED NO. 15-0818370, M.C.R. THE SOUTH 125 FEET OF LOT 11, BLOCK SIX, PARK PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 4 OF MAPS, PAGE 40; EXCEPT THE WEST 50 FEET; AND EXCEPT THE SOUTH 7 FEET THEREOF.

SITE DATA

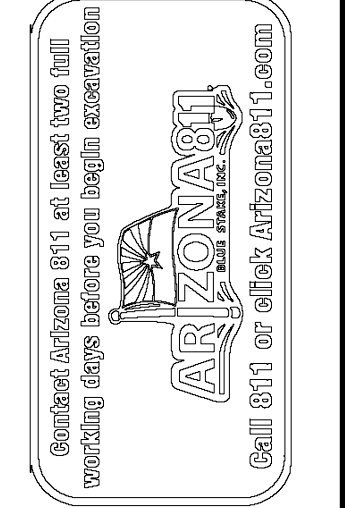
APNS: 147-17-094A AND -093A
ZONING: C-2
NET LOT AREAS: 13,874 SF + 2,950 SF = 16,824 SF = 0.39 ACRES
EXISTING BUILDING UNDER ROOF: 1,621 SF
EXISTING CANOPIES UNDER ROOF: 1,365 SF
TOTAL UNDER ROOF: 2,986 SF
COVERAGE: 2,986 / 13,874 = 21.5%

BENCHMARK

S. 1/4 COR., SEC. 5, T. 2 N., R. 2 E.
3" CITY OF GLENDALE BRASS CAP IN HANDHOLE, DOWN 0.65, STAMPED "N397";
ELEV. = 1159.961 (N.A.V.D. '88, M.C.D.O.T. PT #3089)

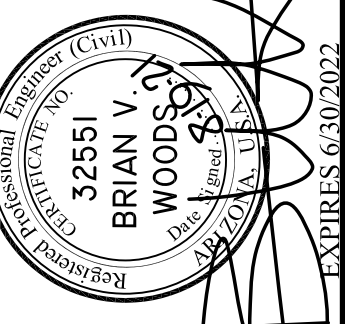
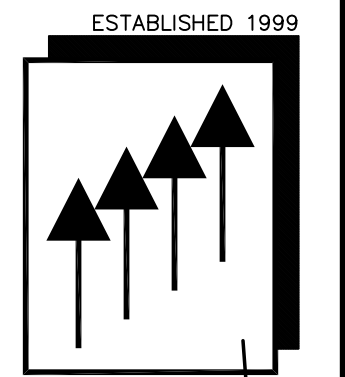
FEMA FIRM

PER MAP 04013C1720L, DATED OCT 16, 2013, THE ENTIRE PROPERTY IS WITHIN FLOOD ZONE X.



GRADING & DRAINAGE ENGINEERS, INC
6612 WEST GOLD MOUNTAIN PASS, PHOENIX AZ 85063
623-581-3371
INFO@GDEENGINEERS.COM

God is the builder of everything... HEBREWS 3:4



E-Z SERVE
5452 W. GLENDALE AVE, GLENDALE
SITE PLAN

PROJECT

08/19/21

JOB NO.
20-1624

SHEET

| OF |