

LOT 5
"83RD AND CAMELBACK RETAIL"
PER BK 1497, PG. 01, M.C.R.
APN 102-11-946
CAMELBACK 83 FITNESS LLC

CITY OF GLENDALE
APN#102-11-946
83RD AVE &
CAMELBACK PAD
GEN COMMERCIAL

APN 102-11-411A
MPT OF GLENDALE
CAMELBACK FCER LLC

CITY OF GLENDALE
APN#102-11-411A
G-O ZONING

N. 83RD AVENUE
N0023706'E 264.68' (M&R)

City of Glendale
Received January 12,
2022

PROJECT DATA

PROJECT NAME: CAR WASH USA/TAKE 5 RETAIL FACILITY
NWC 83RD AVENUE & CAMELBACK RD
GLENDALE, ARIZONA
EXISTING USE: VACANT
PROPOSED USE: CAR WASH EXPRESS/OIL CHANGE
DEVELOPER: DRIVEN BRANDS
440 S. CHURCH ST #700
CHARLOTTE, NC 28202
CONTACT: LISA WHITE/MATTHEW GILBERT
(980) 259-0701
ARCHITECT: M3 DESIGN
2308 N 7TH AVE
PHOENIX, ARIZONA 85007
(480) 528-3136
CONTACT: JESSE MACIAS

SITE DATA

SITE NET AREA: 65,584 S.F. / 1.51 AC.
APN #: 102-11-411A
GENERAL PLAN DESIGNATION: COMMERCIAL
ZONING: PAD
BUILDING FOOTPRINT:
CAR WASH: 4,755 S.F.
TAKE 5: 1,315 S.F.
BUILDING COVERAGE: 6,070 S.F. / 65,584 S.F. = 9.3%
BUILDING HEIGHT: MAXIMUM: 30'-0" PROVIDED: ±28'-0"
LANDSCAPE: 17,536 S.F. / 65,584 S.F. = 26.7%
IMPERVIOUS COVERAGE: 41,978 S.F. / 65,584 S.F. = 64.0%
SETBACKS: SETBACKS REQ'D PROVIDED:
STREET FRONT (SOUTH) 25' 25'-0"
SIDE (EAST) 10' 10'-0"
SIDE (WEST) 15' 15'-0"/20'-0"
REAR (SOUTH) 0' 5'-0"
TYPE OF CONSTRUCTION: VB - SPRINKLERED
OCCUPANCY TYPE: B (BUSINESS)
PARKING: REQUIRED:
CAR WASH 2 SPACE PER BAY + (1)/250S.F. OFFICE
2 SPACES PER SERVICE BAY & (1) PER 250S.F. OFFICE
TOTAL S.F. 150S.F./250 = 1 SPACE
CAR WASH: 1 BAY X 2 = 2 SPACES
225/250 S.F. = 1 SPACE
3 BAYS X 2 = 6 SPACES
TOTAL REQUIRED: 10 SPACES
PARKING PROVIDED:
COVERED PARKING SPACES: 14 SPACES
ACCESSIBLE PARKING SPACES: 1 SPACE
STANDARD PARKING SPACES: 3 SPACES
TOTAL PROVIDED: 18 SPACES

PROJECT DESCRIPTION

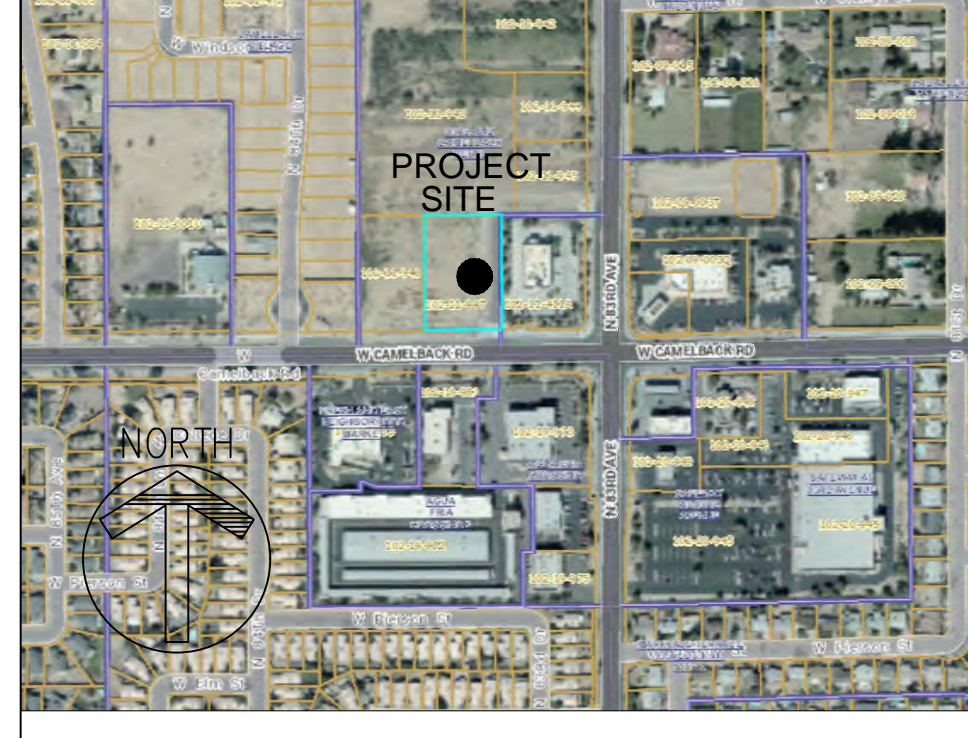
NEW 10W 4,755S.F. EXPRESS CAR WASH AND 1,315S.F. TAKE 5 EXPRESS OIL CHANGE FACILITY ON 1.51 VACANT PARCEL

LEGAL DESCRIPTION

Parcel 2, of Minor Land Division - Lot Split for 83RD & CAMELBACK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, being a portion of the Southeast quarter of Section 15, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona recorded in book 1274 of Maps, page 44.

CITY OF GLENDALE SITE PLAN NOTES

VICINITY MAP



APPROVAL STAMPS

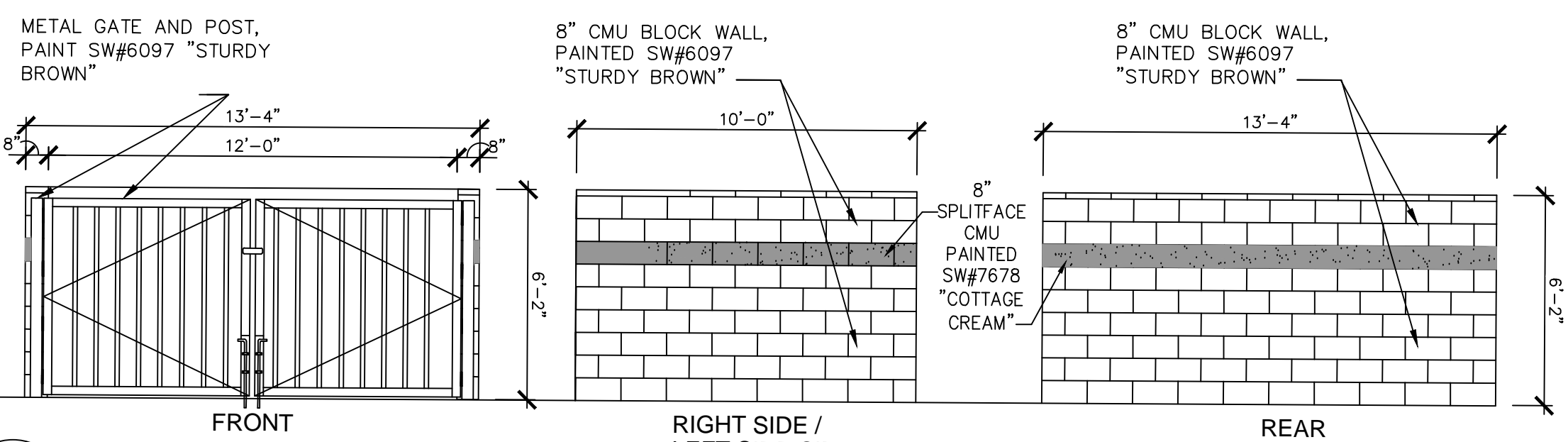
1415 NORTH 7th AVENUE
PHOENIX, ARIZONA 85007



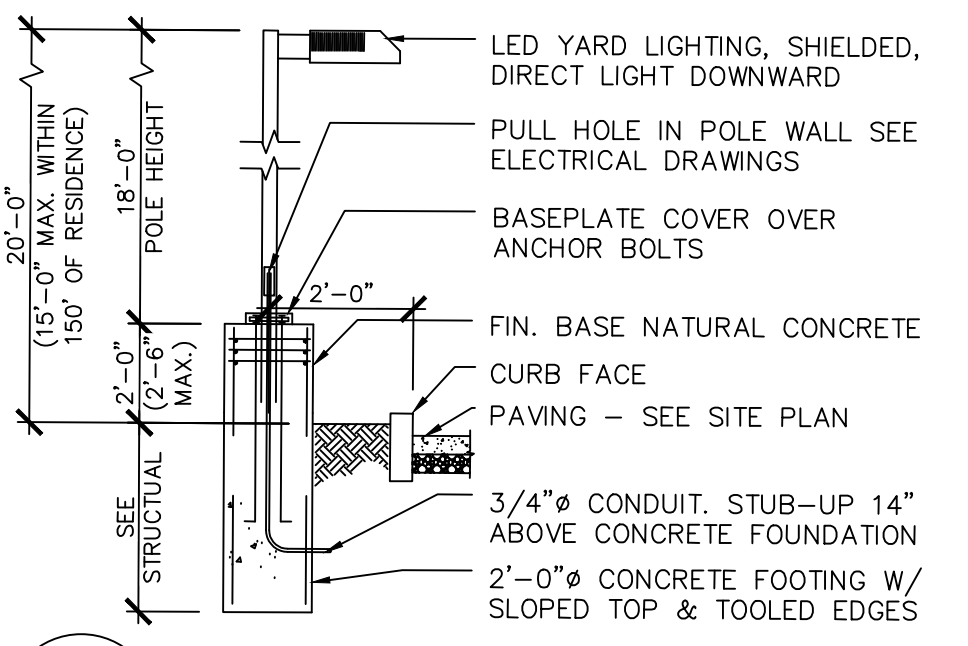
CAR WASH USA/TAKE 5 RETAIL FACILITY
NWC 83RD AVE & CAMELBACK
GLENDALE, ARIZONA
SITE PLAN

DATE: 2021-2-14
SCALE: SCALE
DRAWN BY: JM
PROJECT NUMBER: CWU20004.0
SHEET:
DD1
REV:

1 SITE PLAN
DD1.0 SCALE: 1" = 20'-0"



1 TRASH ENCLOSURE
DD1.0 SCALE: 1/4" = 1'-0"



2 LIGHT POLE DETAIL
DD1.0 SCALE: 1/4" = 1'-0"