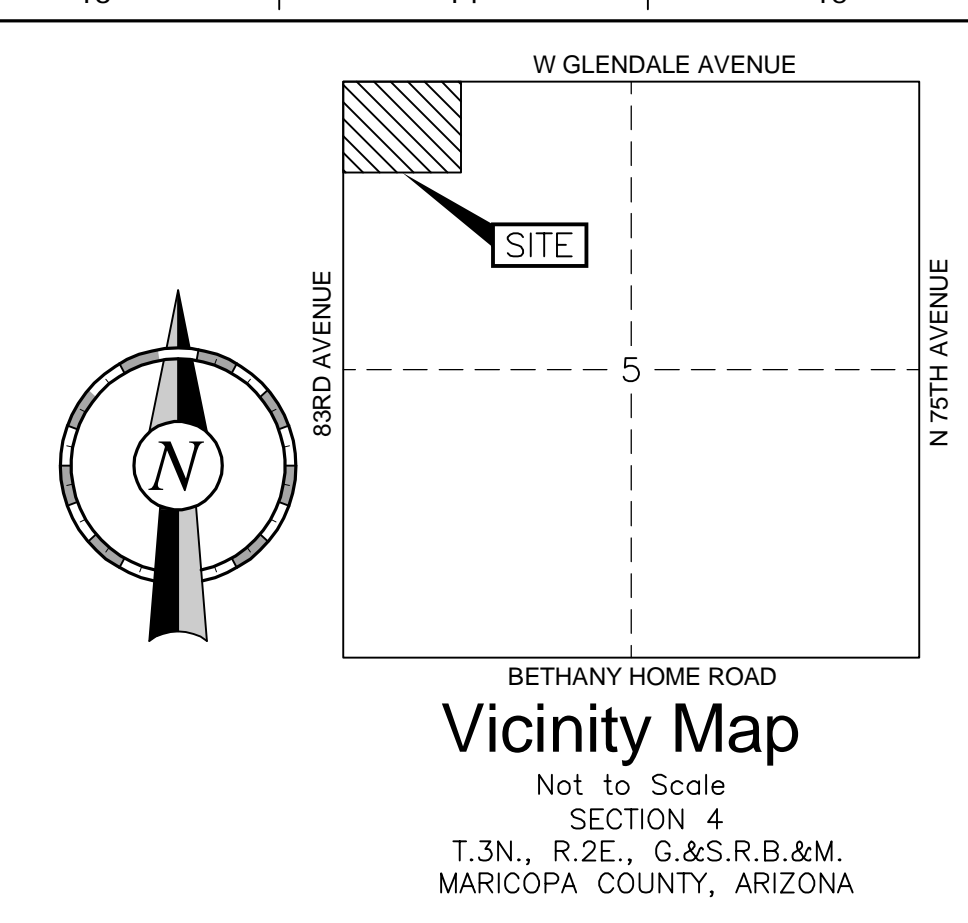


FILE LOCATION: \\P:\P\291443013 - 011444 - Glendale - 83rd Ave\CAD\05-1444 Civil.dwg  
 TAB NAME: Site (Prelim)  
 USER: Robert.Hornem  
 SAVED: 4/13/2022 2:27 PM  
 PLOTTED: 4/13/2022 2:29 PM



SITE DATA (QUIKTRIP STORE)	
PROPOSED/EXISTING ZONING:	NSC
PROPOSED USE:	GAS STATION/CONV. STORE
APN:	102-05-007M
<b>SITE AREA INFORMATION:</b>	
GROSS AREA (TO CENTERLINE):	121,615 S.F. 2.79 A.C.
NET AREA:	75,789 S.F. 1.74 A.C.
QUIKTRIP BUILDING:	5,312 S.F.
QUIKTRIP FUELING CANOPY:	7,278 S.F.
PARCEL COVERAGE:	12,271/75,788 = 16%
LANDSCAPE AREA:	14,574 SF (19.6% OF NET AREA)
PARKING REQUIRED:	1/250 S.F. = 20 P.S.
PARKING PROVIDED:	52 (3 ACCESSIBLE)
MAX BUILDING HEIGHT:	20'-0" AT FRONT DOOR
CONSTRUCTION TYPE:	V-B SPRINKLERED

**LEGAL DESCRIPTION:**  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PART OF LOT 1A, "MINOR LAND DIVISION - LOT TIE FOR GLEN 83 L.L.C." ACCORDING TO BOOK 899 OF MAPS, PAGE 48, OF MARICOPA COUNTY RECORDS LYING IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP FLUSH AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 11, FROM WHICH POINT A FOUND BRASS CAP IN HANDHOLE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 11 BEARS N 89°04'47" E, 2625.42 FEET;

THENCE N 89°04'47" E, 98.79 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE DEPARTING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, S 00°55'13" E, 80.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF GLENDALE AVENUE AND THE POINT OF BEGINNING;

THENCE N 89°04'47" E, 130.16 FEET ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF GLENDALE AVENUE, PARALLEL WITH AND 80.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE N 00°55'13" W, 10.00 FEET ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF GLENDALE AVENUE, PERPENDICULAR TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE N 89°04'47" E, 114.73 FEET ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF GLENDALE AVENUE, PARALLEL WITH AND 70.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE DEPARTING THE SAID SOUTHERLY RIGHT OF WAY LINE OF GLENDALE AVENUE, S 00°55'13" E, 281.13 FEET;

THENCE S 89°06'58" W, 279.02 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 83RD AVENUE;

THENCE N 00°02'54" W, 240.98 FEET ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF 83RD AVENUE, PARALLEL WITH AND 70.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE N 44°30'57" E, 42.75 FEET TO THE POINT OF BEGINNING.

SAID LAND ALSO TO BE KNOWN AS:  
 LOT 1, FINAL PLAT FOR G83, ACCORDING TO BOOK \_\_\_\_\_ OF MAPS, PAGE \_\_\_\_\_, OF MARICOPA COUNTY RECORDS. (SAID PLAT TO BE RECORDED PRIOR TO CLOSE OF ESCROW.)

**NOTE**

- 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 ON 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 A MASONRY WALL OR A ROUND-TOPPED WIRE MESH ENCLOSURE, PAINTED TO MATCH THE ADJACENT WALL.
- SIGHT DISTANCE REQUIREMENTS OF COG 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 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. 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.

PROJECT NO.: 291443013

**Kimley»Horn**

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 7740 NORTH 16TH STREET, SUITE 300  
 PHOENIX, ARIZONA 85024 (602) 944-5500

**QuikTrip No. 1444**

SEC OF W. GLENDALE AVE. & N. 83RD AVE.,  
 GLENDALE, ARIZONA

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PROTOTYPE: P-106 (05/01/21)	
DIVISION:	
VERSION: 001	
DESIGNED BY:	
DRAWN BY:	
REVIEWED BY:	

REVISIONS

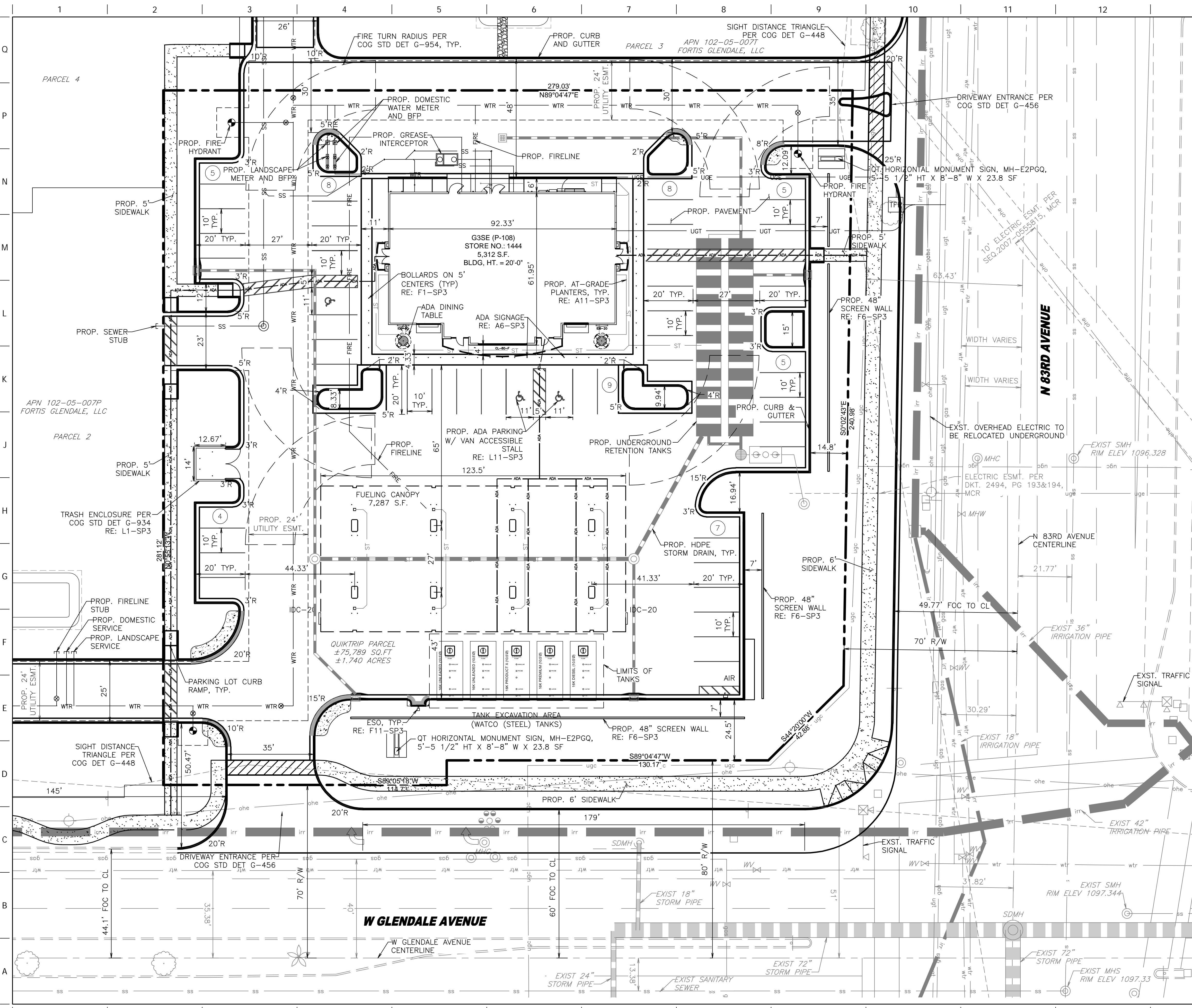
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ORIGINAL ISSUE DATE: 11/12/2021

SHEET TITLE:  
**PRELIMINARY SITE PLAN**

SHEET NUMBER:  
**SP1**  
 SHEET 1 OF 3

FILE LOCATION: \\P:\P\A\Civil\291443013 - 011444 - Glendale & 83rd Ave\CADD\05-1444 Civil.dwg TAB NAME: Site (Prelim) (2) USER: Robert.Hornen SAVE: 4/15/2022 2:27 PM PLOTTED: 4/15/2022 2:45 PM



**SITE LEGEND**

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

**BASIS OF BEARING:**  
 PER THE WLB GROUP, THE BASIS OF BEARING IS THE NORTHLINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SHOWN HEREON AS BEARING N 89°04'47" E, ACCORDING TO BOOK 1086, PAGE 39, MARICOPA COUNTY RECORDS.

**BENCHMARK:**  
 PER THE WLB GROUP, THE BENCHMARK IS 1 1/2" SRP BRASS CAP FLUSH LOCATED AT THE NW CORNER OF SECTION 11, T2N, R1E, AT THE INTERSECTION OF N. 83RD AVENUE AND W. GLENDALE ROAD. ELEVATION 1097.333 (NAVD 88)

**PROJECT CONTACT LIST:**

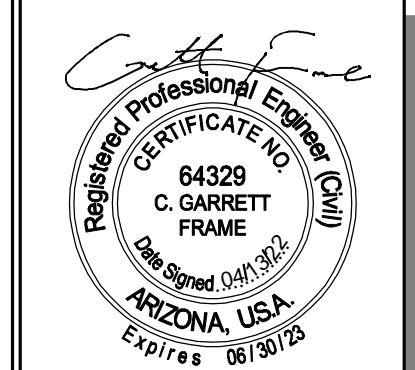
**ENGINEER OF RECORD**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 GARRETT FRAME, P.E.  
 7740 N. 16TH STREET, STE 300 PHOENIX, AZ, 85020  
 TEL: (602) 944-5500  
 GARRETT.FRAME@KIMLEY-HORN.COM

**QT REAL ESTATE PROJECT MANAGER**  
 QUIKTRIP CORPORATION - PHOENIX DIVISION  
 JONATHAN NAUT  
 1116 E BROADWAY RD  
 TEMPE, AZ 85282  
 TEL: (480) 446-6318  
 FAX: (480) 921-1927  
 JNAUT@QUIKTRIP.COM

**SURVEYOR OF RECORD**  
 THE WLB GROUP, INC.  
 DON WALDING, RLS  
 1600 W. BROADWAY RD, SUITE 150  
 TEMPE, AZ 85282  
 TEL: (480) 736-1600  
 DWALDING@WLBGROUP.COM

**QT CIVIL PROJECT MANAGER**  
 QUIKTRIP CORPORATION  
 ASHLEY GOODRICH  
 4705 SOUTH 129TH EAST AVE.  
 TULSA, OK 74134  
 TEL: (918) 615-7273  
 AGOODRIC@QUIKTRIP.COM

**ARCHITECT**  
 KDF ARCHITECTS LLC  
 300 W. CLARENDON AVE.  
 SUITE 320  
 PHOENIX, AZ 85013



PROJECT NO.: 291443013

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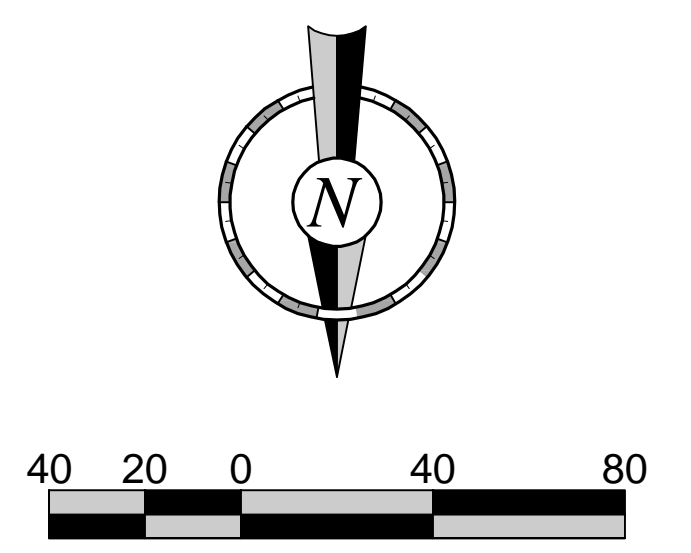
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 DIVISION:  
 VERSION: 001  
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 DRAWN BY:  
 REVIEWED BY:

REV	DATE	DESCRIPTION

SHEET TITLE:  
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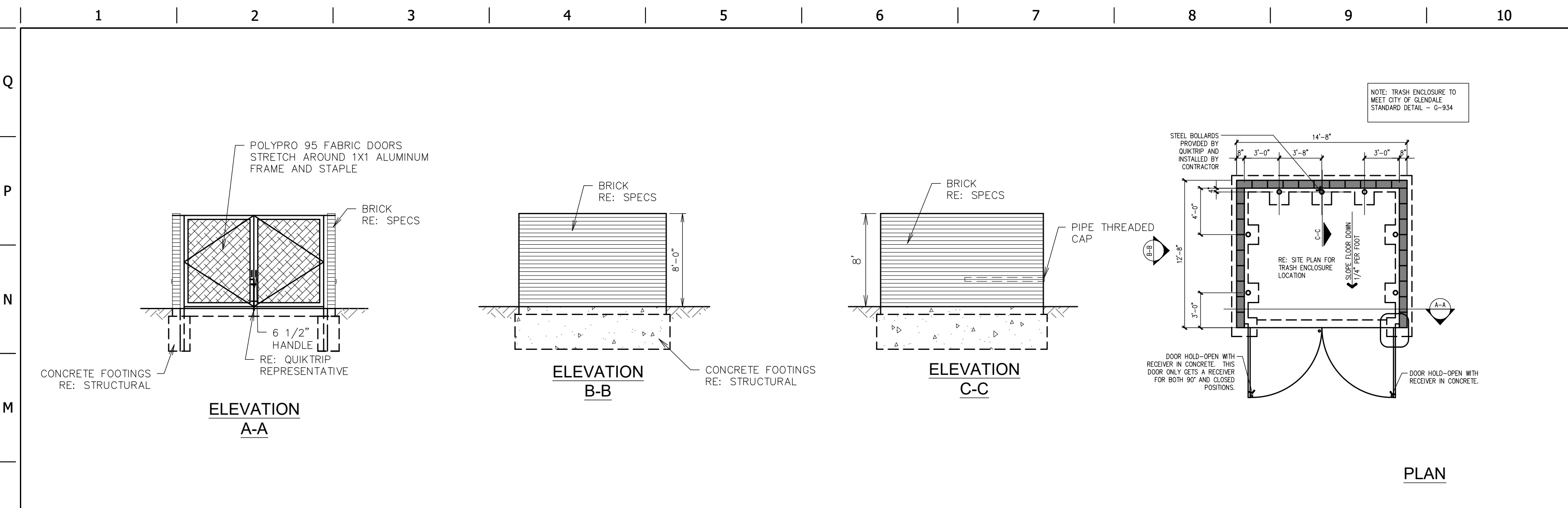
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 SP2

SHEET 2 OF 3

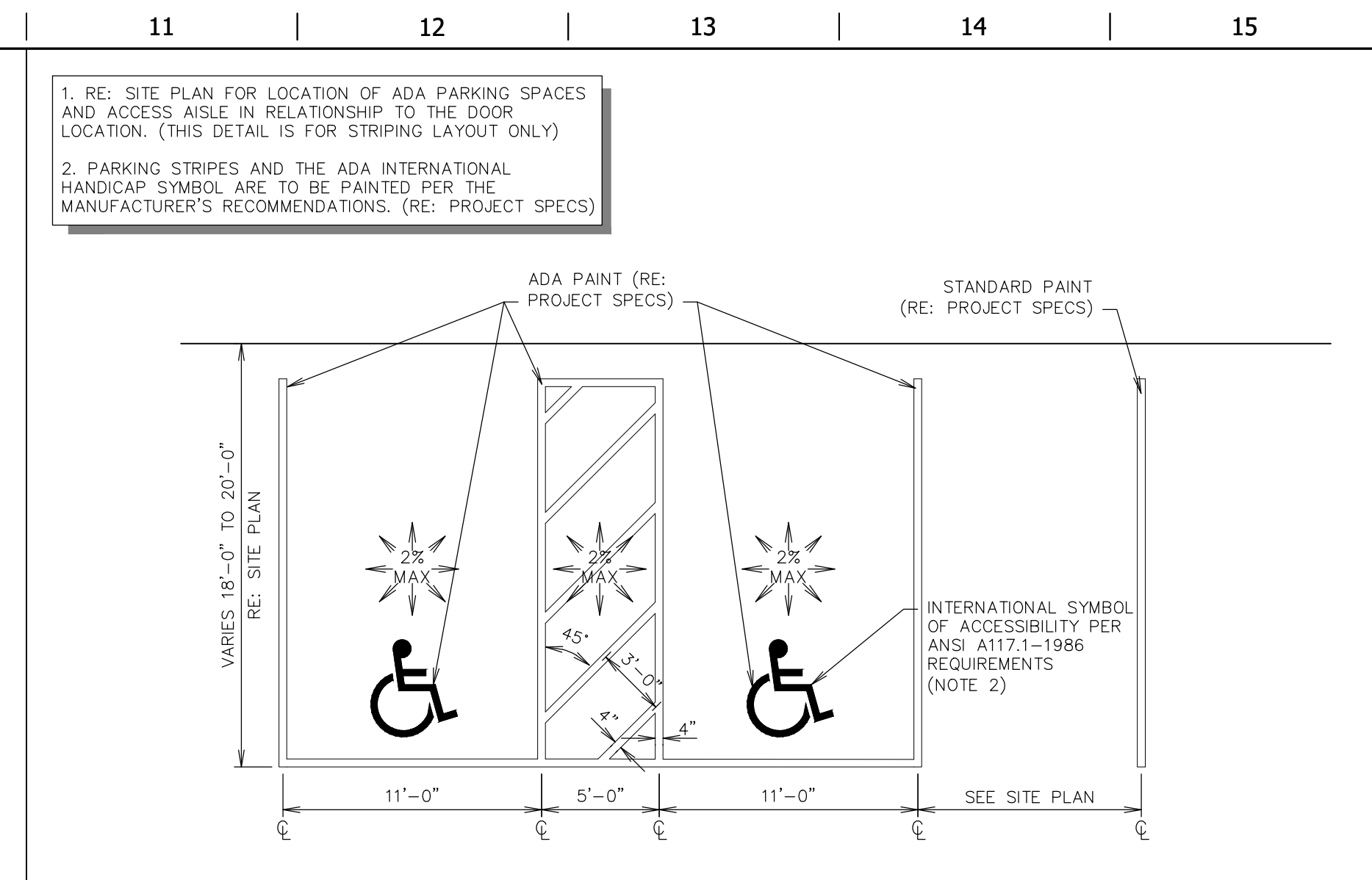


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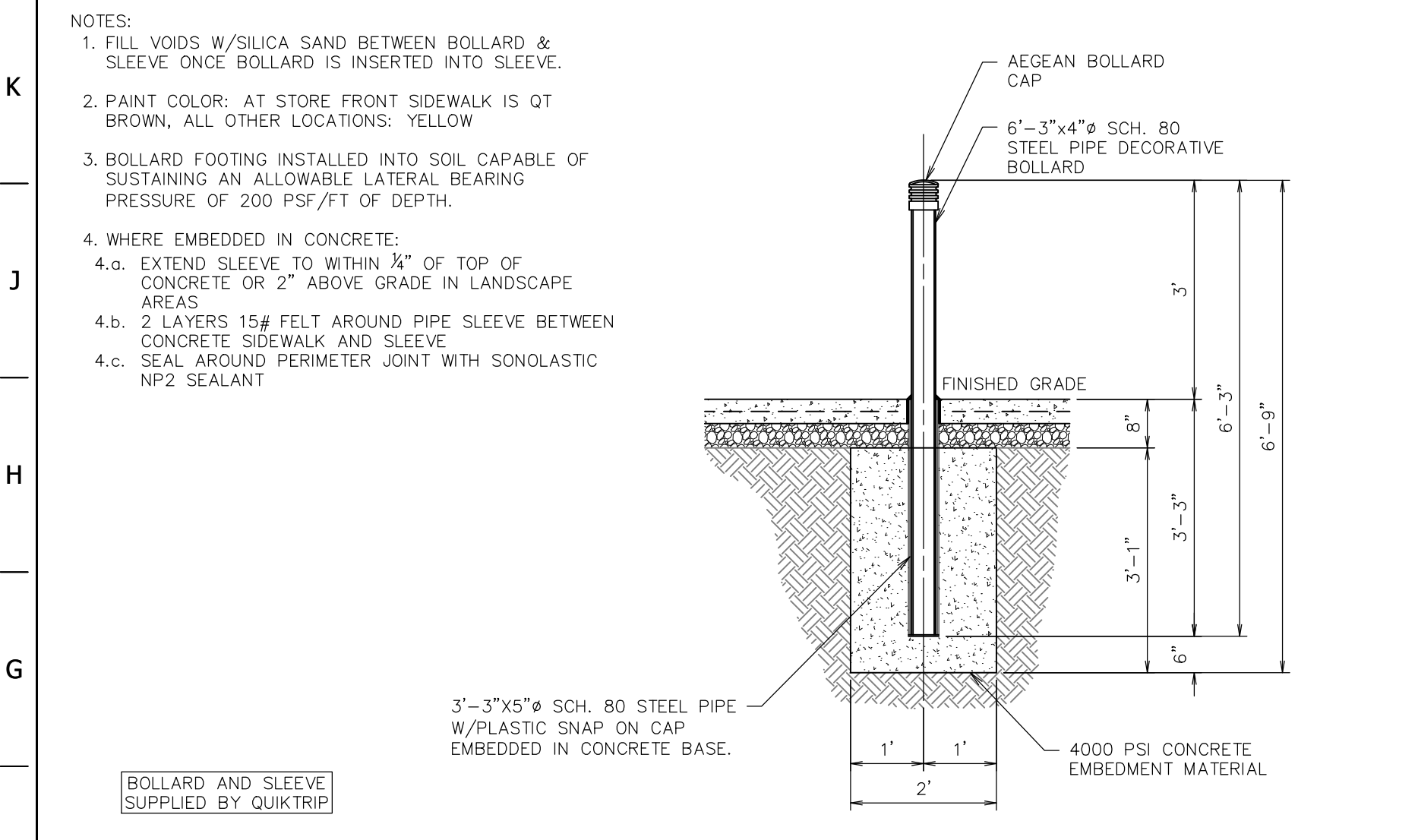
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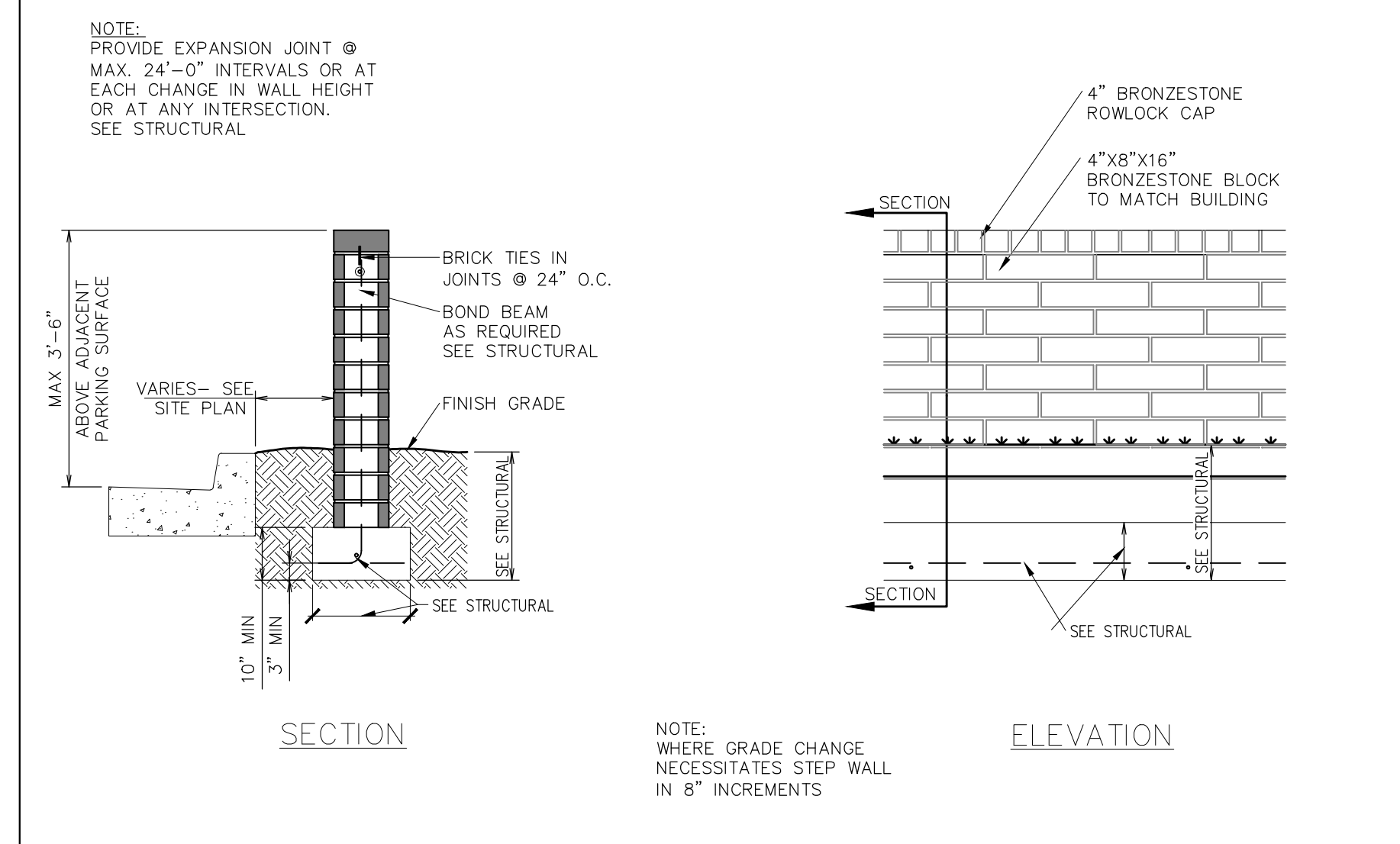
**L1** SINGLE TRASH ENCLOSURE  
NTS SN:



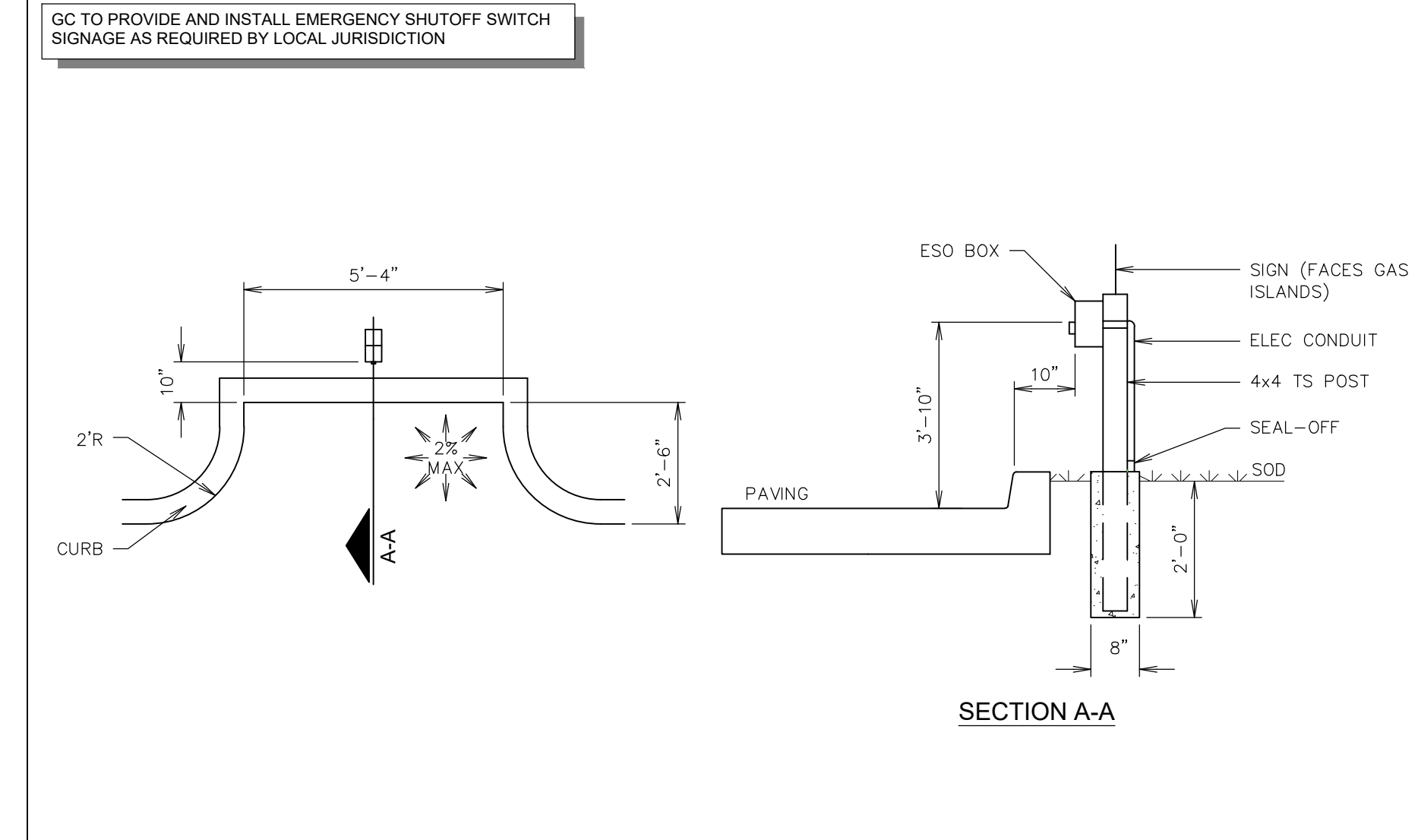
**L11** DOUBLE STALL ADA PARKING STRIPING DETAIL  
NTS SN: AD001C009



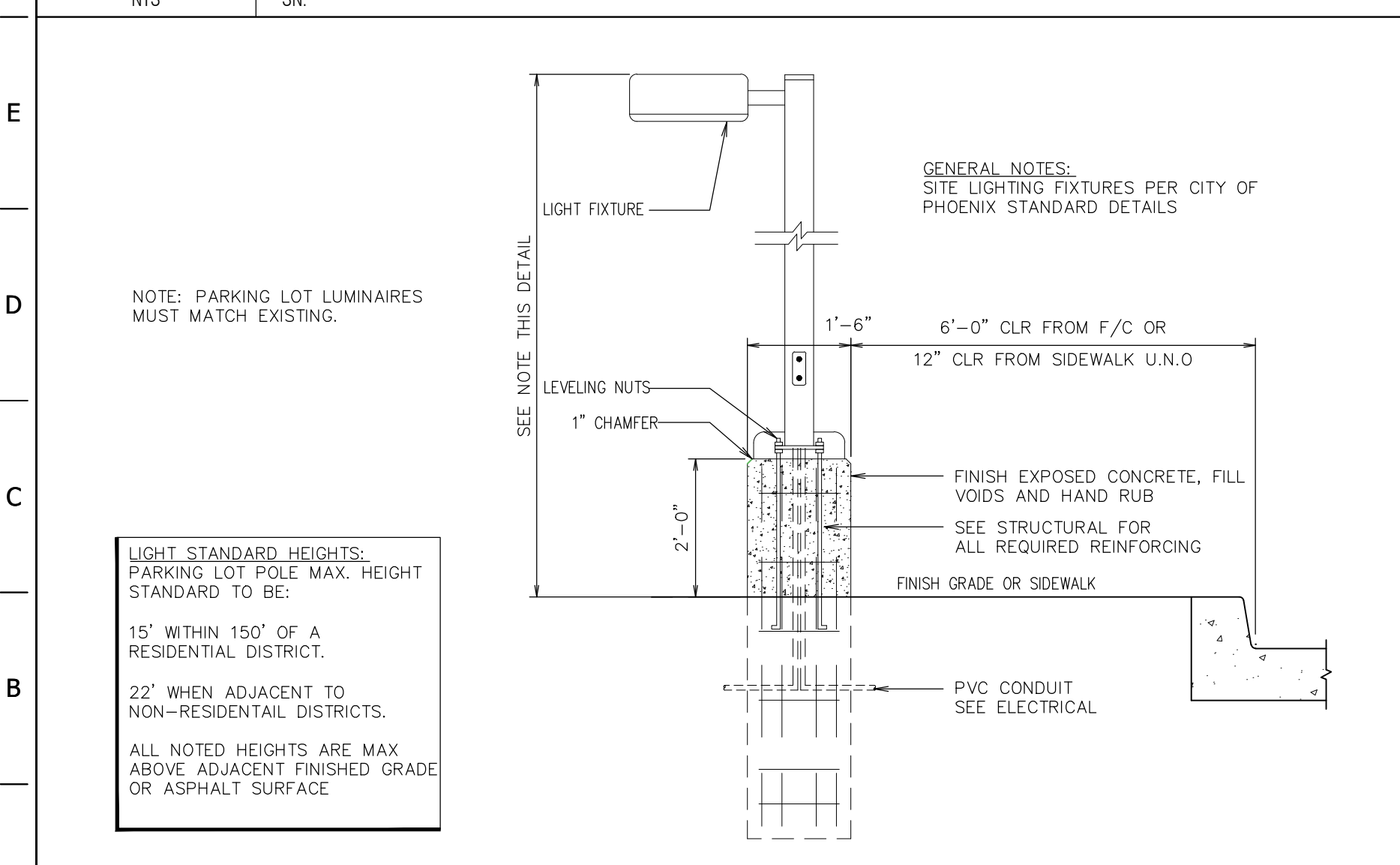
**F1** 4" BOLLARD DETAIL  
NTS SN:



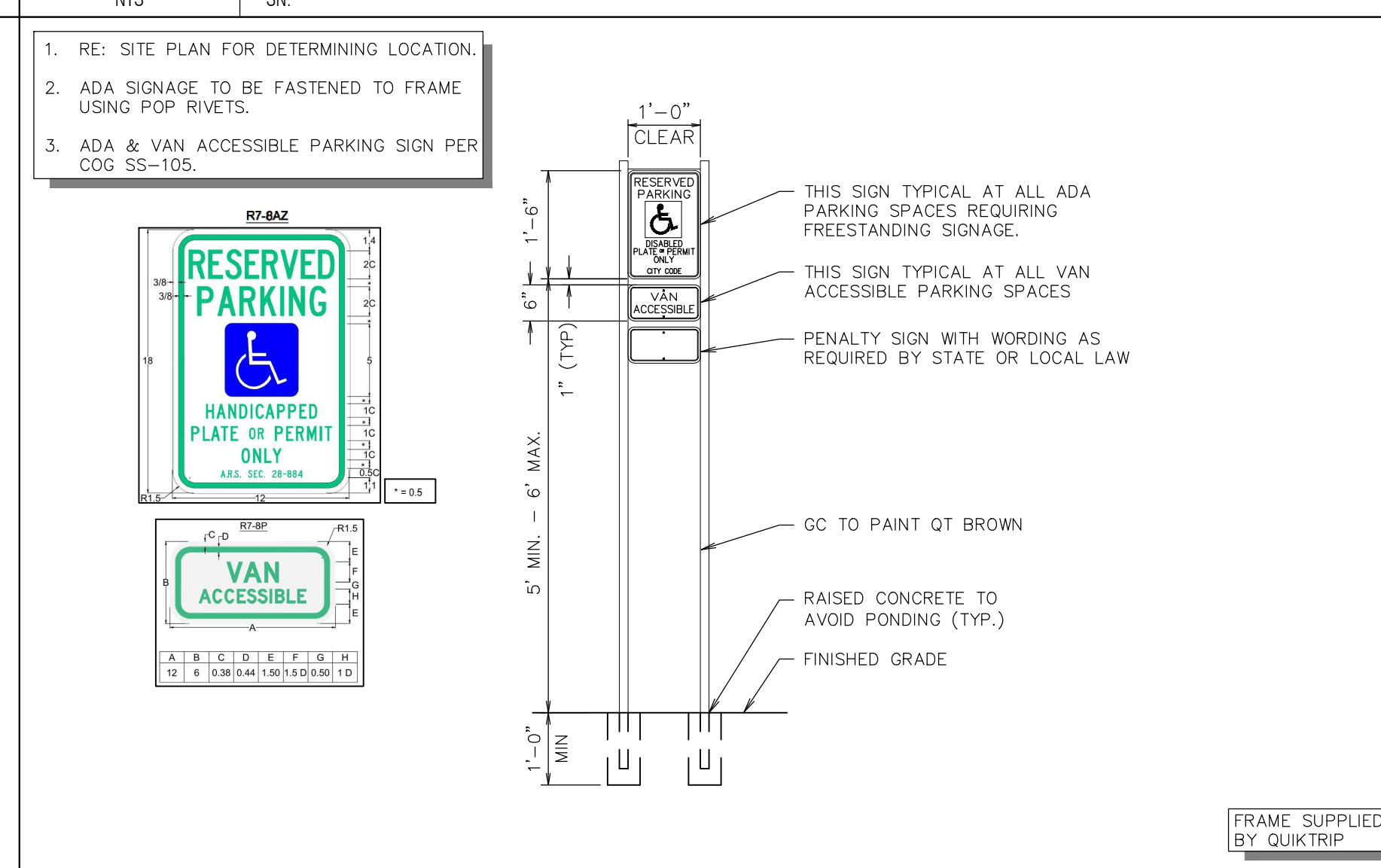
**F6** LANDSCAPE SCREEN WALL DETAIL  
NTS SN:



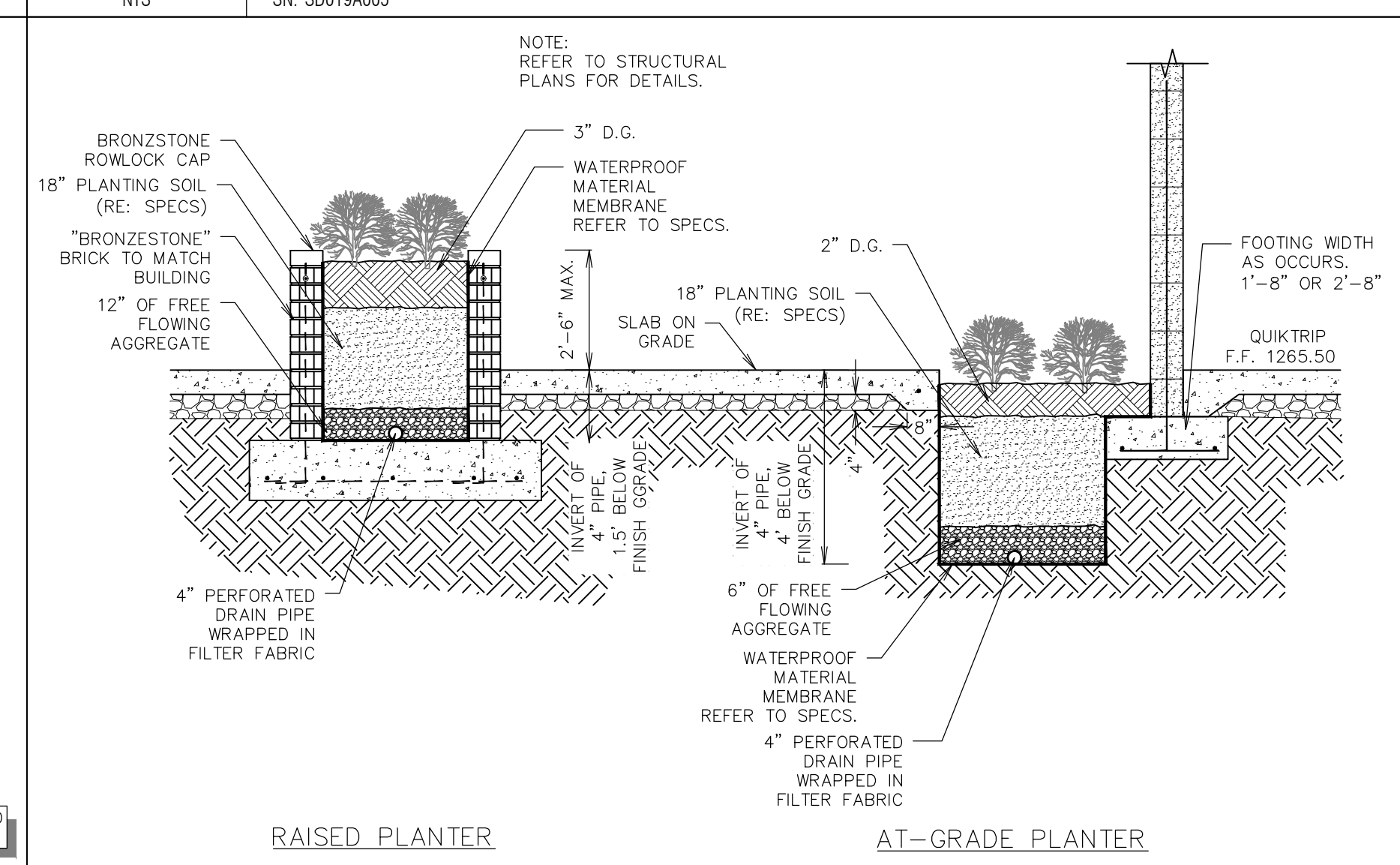
**F11** EMERGENCY SHUT OFF DETAIL  
NTS SN: SD019A005



**A1** LIGHT POLE DETAIL  
NTS SN:



**A6** "H" FRAME MOUNTED ADA SIGNAGE  
NTS SN: AD003B010



**A11** RAISED AND AT-GRADE PLANTER  
NTS SN:

**Professional Engineer**  
C. GARRETT  
ARIZONA USA  
Expires: 06/30/23

PROJECT NO.: 291443013

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REVIEWED BY:

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 11/12/2021

SHEET TITLE:  
MISC. SITE DETAIL SHEET 1

SHEET NUMBER:  
**SP3**  
SHEET 3 OF 3