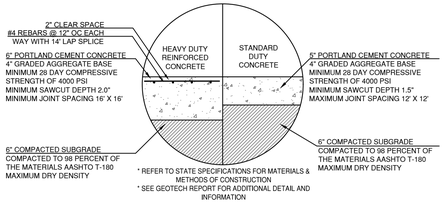
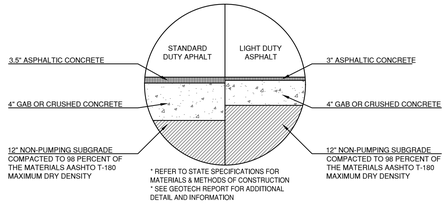
CONTRACTOR MUST REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF ALL OUTSIDE DOORS AND BUILDING UTILITIES



CONCRETE (RIGID) PAVEMENT SECTION
NTS

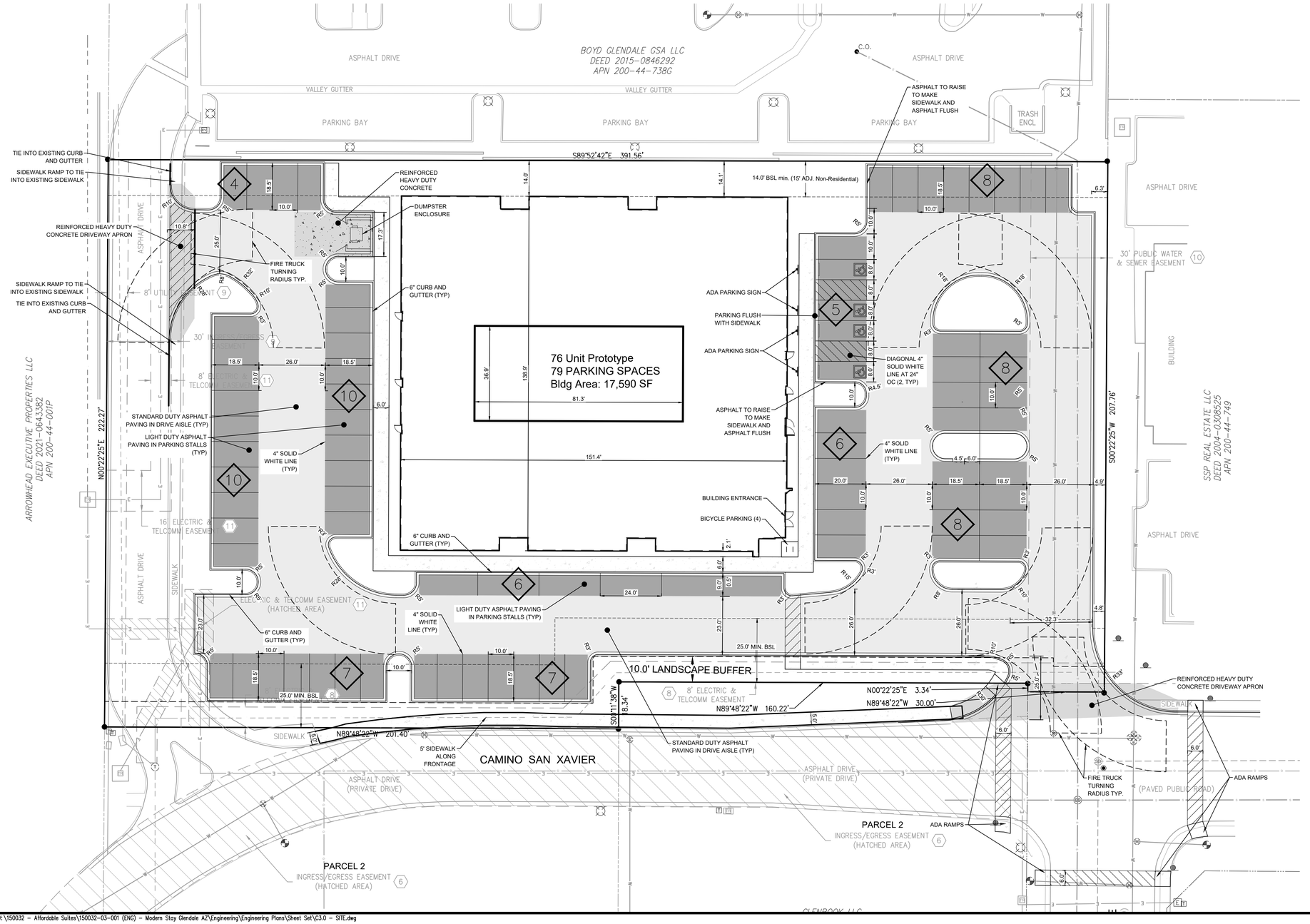


ASPHALT (FLEXIBLE) PAVEMENT SECTION
NTS

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BOWMAN CONSULTING GROUP, LTD., DATED 02/08/2023, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH THE CITY OF GLENDALE, AZ ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF GLENDALE, AZ SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE AZDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.
11. REFER TO GEOTECHNICAL ENGINEERING REPORT BY TERRACON DATED 01/26/2023 FOR PAVEMENT RECOMMENDATIONS.

Planning Division
May 18, 2023



SITE SUMMARY TABLE

SITE AREA		
	SITE AREA:	1.93± AC.
	DISTURBED AREA:	1.59± AC.
	IMPERVIOUS AREA:	1.59± AC. (82.4%)
	PERVIOUS AREA:	0.34± AC. (17.6%)
ZONING		
	JURISDICTION:	CITY OF GLENDALE, AZ
	ZONING:	PAD (PLANNED AREA DEVELOPMENT)
	FRONT SETBACK:	25'
	SIDE SETBACK:	0'
	REAR SETBACK:	15'
PARKING SUMMARY		
	REQUIRED PARKING:	1 SPACE / HOTEL ROOM
		76 SPACES
	PROVIDED PARKING:	1 SPACE / HOTEL ROOM
		79 SPACES
	STANDARD STALL DIMENSION:	10' x 18.5'
	PARALLEL STALL DIMENSION:	9' x 24'
	MIN. DRIVE WIDTH:	23'

PROPOSED LEGEND

- PROPOSED BUILDING
- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
- 6" CONCRETE CURB
- PARKING SPACE COUNT (1)

EXISTING LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SANITARY SEWER
- WATER LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GAS LINE
- STORM PIPE
- MAJOR CONTOUR (100)
- MINOR CONTOUR (99)
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- STORM INLET
- SANITARY SEWER MANHOLE (S)

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT

N

Bowman
BOWMAN NORTH CAROLINA, LTD.
10130 PERIMETER PARKWAY
SUITE 100
CHARLOTTE, NC 28216
Phone: (704) 412-7424
BOWMAN.COM

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SITE PLAN
MODERN STAY - GLENDALE AZ
0 W CAMINO SAN XAVIER
GLENDALE, MARICOPA COUNTY, AZ

PLAN STATUS	
02/27	50% SET

DATE	DESCRIPTION

KD DESIGN	KD DRAWN	BS CHKD

SCALE H: 1" = 20'
V: 1" = 20'

JOB NO. 150032-03-001

DATE: FEB 28, 2023

FILE NO. XXXXXX-D-CP-XXX

SHEET C3.0

Cad File Name:V:\150032 - Affordable Suites\150032-03-001 (ENG) - Modern Stay Glendale AZ\Engineering\Engineering Plans\Sheet Set\C3.0 - SITE.dwg