

PROJECT DATA

PROPERTY OWNER:
NRM INVESTORS, LLC
7500 E McDONALD DR. SUITE 100A
SCOTTSDALE, AZ 85250
PHONE: (480) 947-8800

OWNER AGENT:
DIVERSIFIED PARTNERS, LLC
7500 E McDONALD DR. SUITE 100A
SCOTTSDALE, AZ 85250
CONTACT: SCOTT HINTZE
PHONE: (480) 947-8800

ARCHITECT:
MCG ARCHITECTURE
60 E RIO SALADO PARKWAY, SUITE 900
TEMPE, AZ 85281
CONTACT: JORGE CALDERON
PHONE: (602) 813-0779

CIVIL ENGINEER:
OPTIMUS CIVIL DESIGN GROUP, LLC
4650 E. COTTON CENTER BLVD. SUITE 200
PHOENIX, AZ 85040
CONTACT: JEFF BEHRANA
PHONE: (602) 393-5234

LANDSCAPE ARCHITECT:
T.J. McQUEEN AND ASSOCIATES INC.
10450 N 74TH STREET, SUITE 120
SCOTTSDALE, AZ 85258
CONTACT: TIM McQUEEN
PHONE: (602) 265-0320

TRAFFIC ENGINEER:
EPS GROUP, INC.
1130 N ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
CONTACT: ERIC MACEYKO
PHONE: (480) 503-2250

SITE DATA

PARCEL NUMBER (APN NO.): 102-07-001C
EXISTING ZONING: C-1

LEGAL DESCRIPTION:
THE EAST 313.39 FEET AS MEASURED ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PROPOSED USE:	RETAIL / RESTAURANTS
BUILDINGS	CONST. TYPE OCCUPANCY AREA
PAD A:	V-B B 1,242 S.F.
PATIO:	N/A N/A 405 S.F.
PAD B:	V-B B,M 6,900 S.F.

SITE COVERAGE: 9.14%

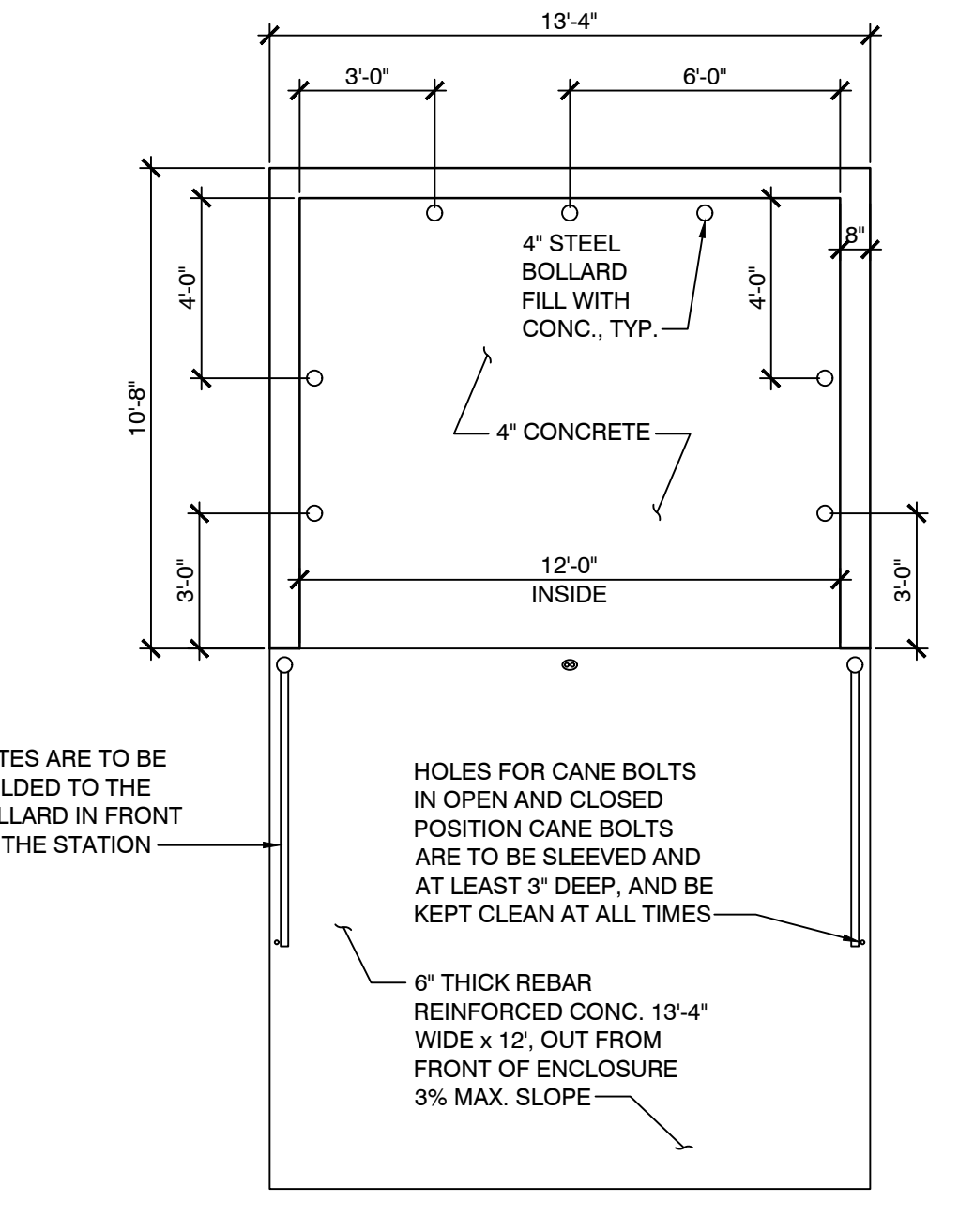
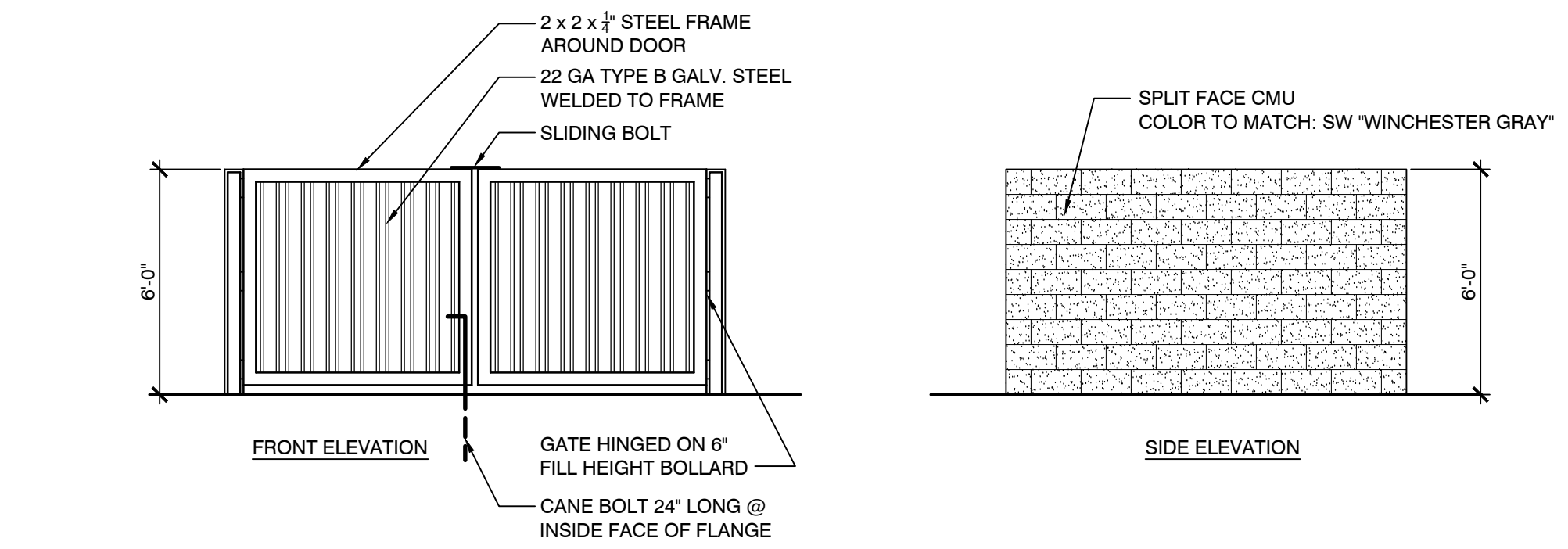
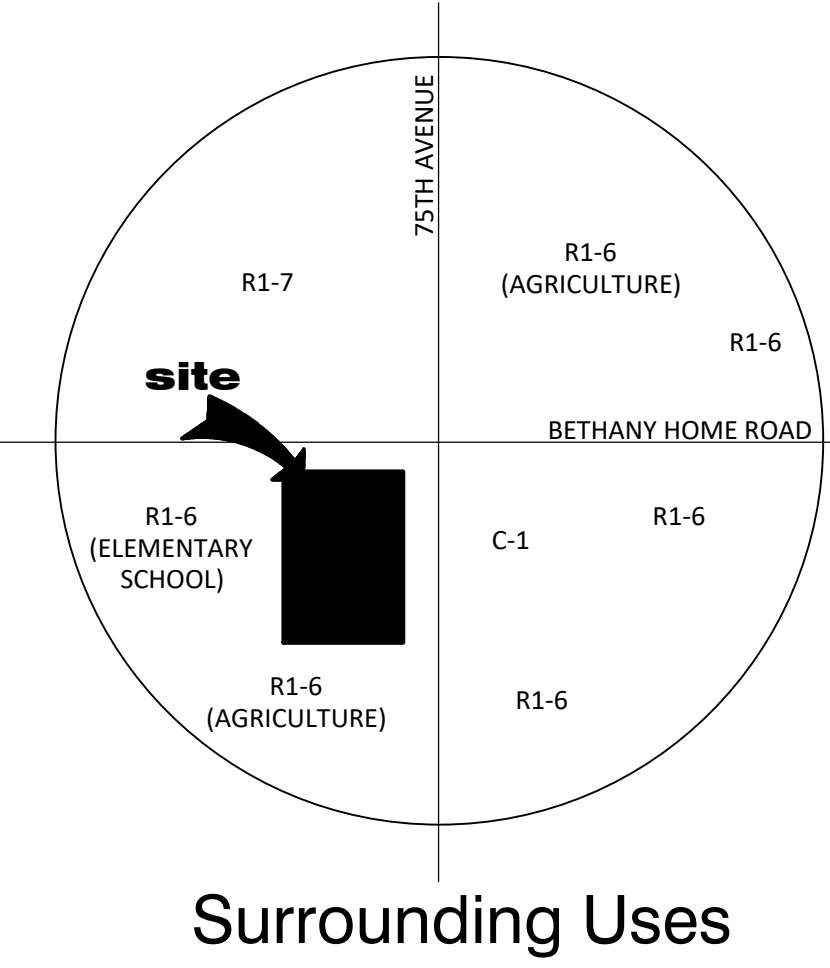
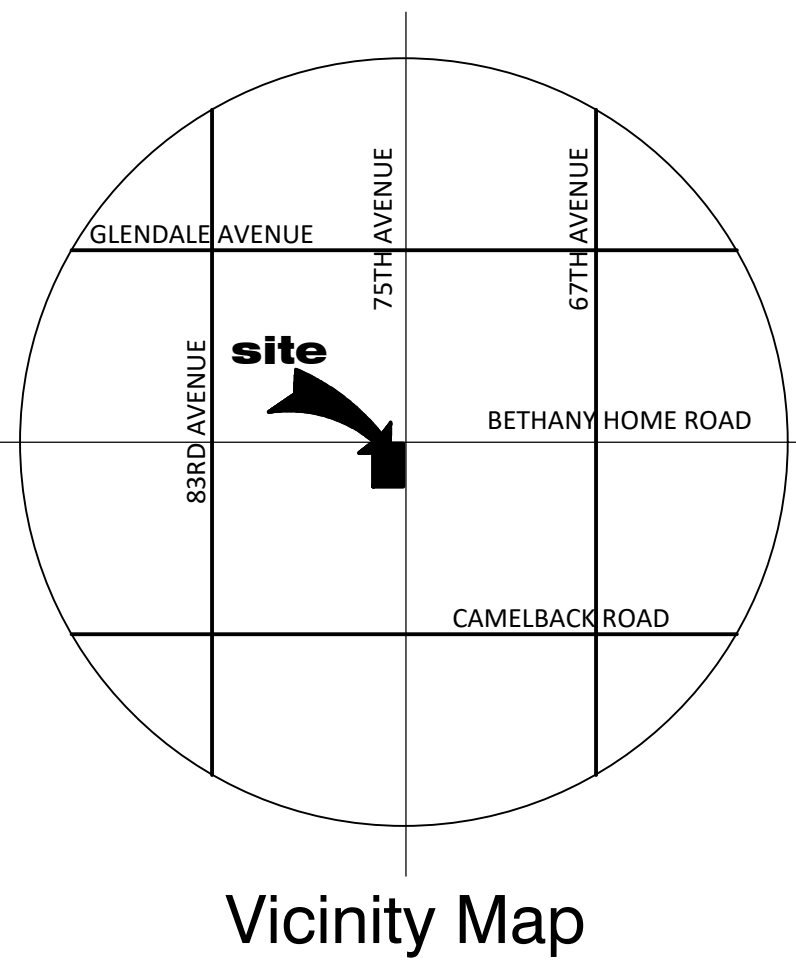
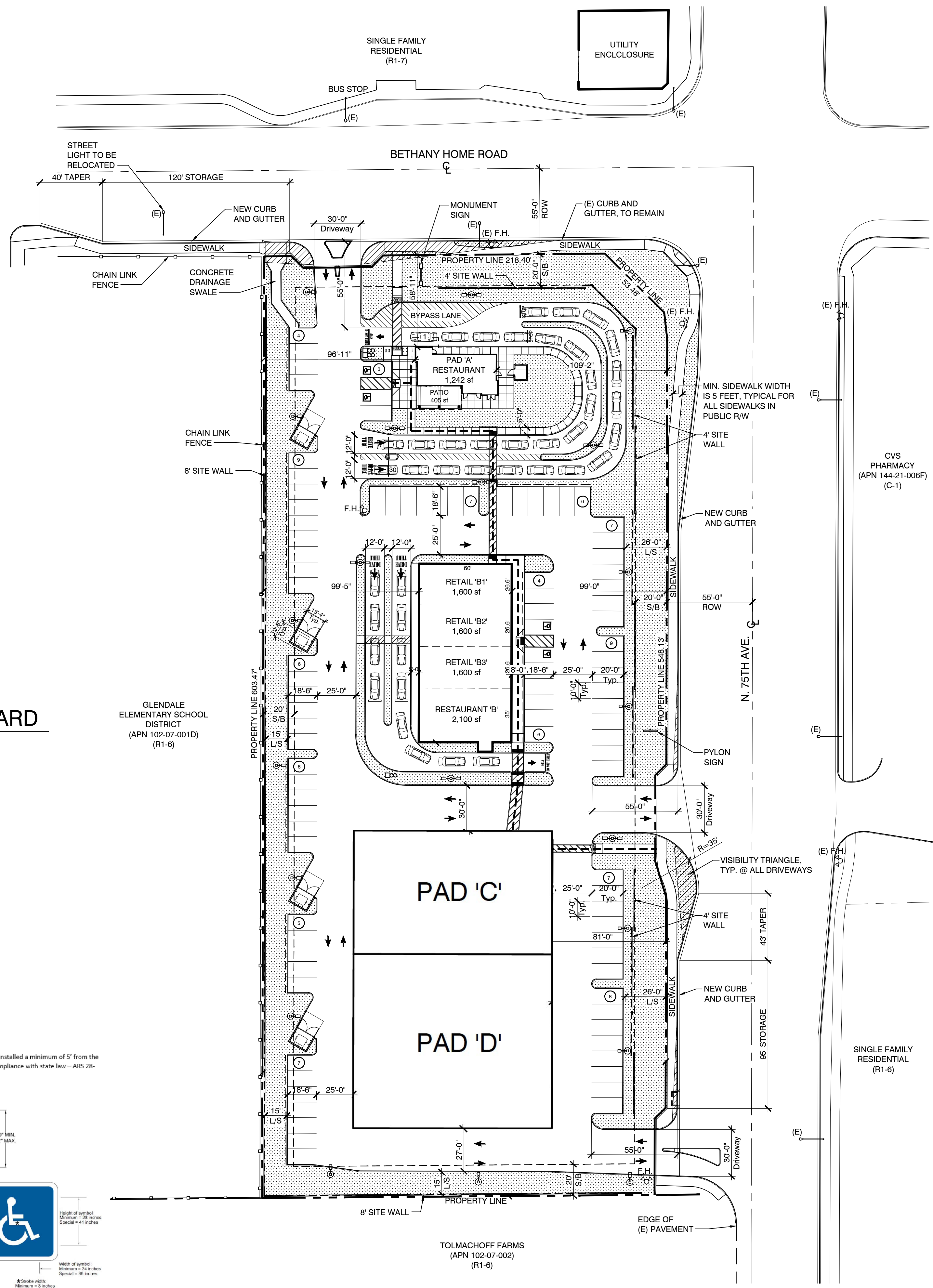
LANDSCAPE COVERAGE: 28%

PARKING REQUIRED:

PAD - A (RESTAURANT): 1 PER 100	13 SPACES
PATIO - A: 1 PER 100	4 SPACES
PAD - B (RESTAURANT): 1 PER 100	21 SPACES
PAD - B (RETAIL): 1 PER 250	19 SPACES

LEGEND

- LANDSCAPED AREAS
- ACCESSIBLE PATH
- LIGHT STANDARDS

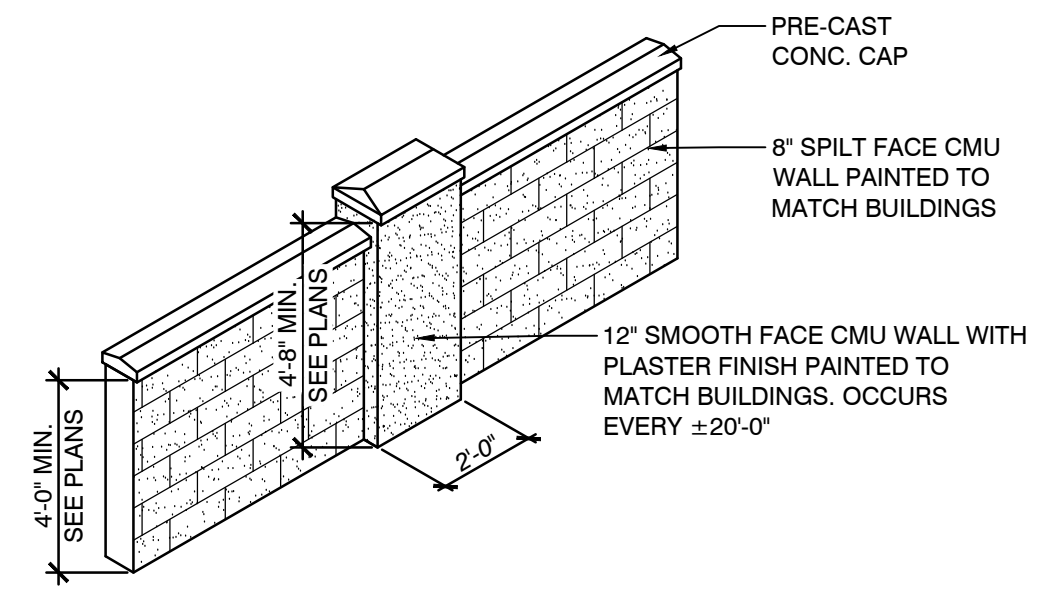


TRASH ENCLOSURE ELEVATIONS

SCALE: 1/4" = 1'-0" (PER COG DETAIL G-934)

TYPICAL LIGHT STANDARD

SCALE: 1/4" = 1'-0"



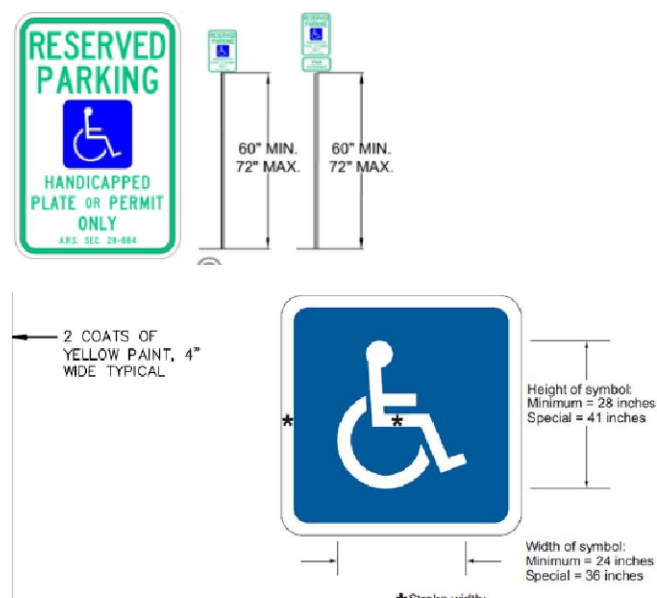
PARTIAL ISOMETRIC VIEW - 4' & 8' HIGH SCREEN WALL

SCALE: 1/4" = 1'-0"

GENERAL 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, VALVES 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 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 LIGHTING 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.

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).

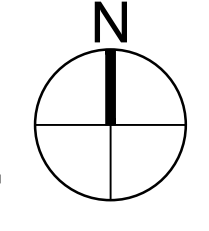


DATE: 01/26/2023
MCG JOB #: 21.630.01

DATE	REVISIONS

SITE PLAN

Scale: 1" = 40'



75TH AVENUE AND BETHANY HOME ROAD

SWC 75th Ave and Bethany Home
Glendale, AZ 85303

PLANNING DIVISION
Received
[3 AUG 2023]

- CLEVELAND
- DENVER
- GLENORA
- IRVINE
- ORLANDO
- PHOENIX
- SAN FRANCISCO



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