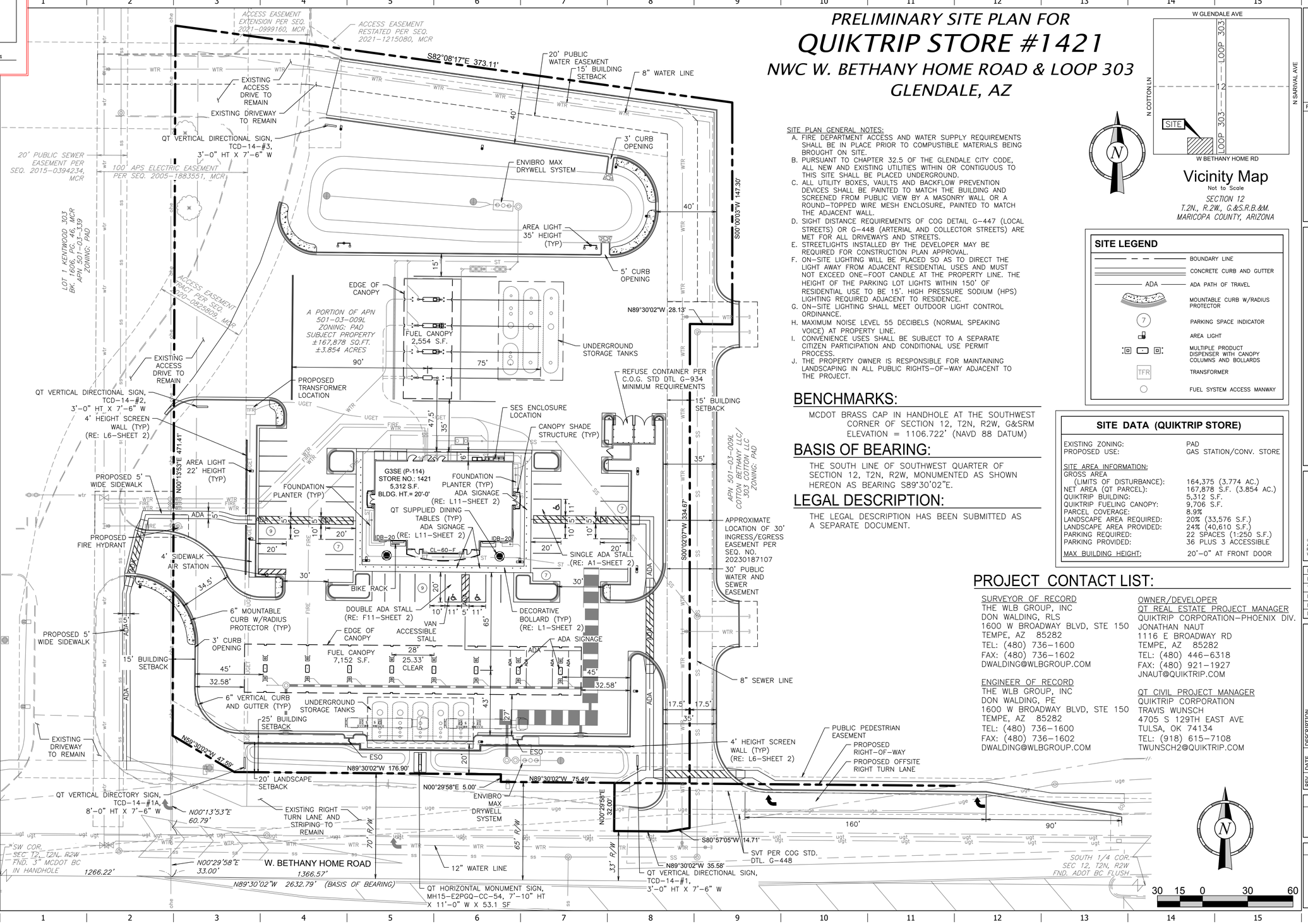
City of Glendale
Development Services Department
Planning Division

- [ ] Failed
- [x] Conditionally Approved
- [ ] Approved

VAR24-13 Site Plan

Sydney Tirella — BY
11/7/2024 — DATE

PRELIMINARY SITE PLAN FOR
QUIKTRIP STORE #1421
NWC W. BETHANY HOME ROAD & LOOP 303
GLENDALE, AZ



SITE PLAN GENERAL NOTES:

A. FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO COMPUSTIBLE MATERIALS BEING BROUGHT ON SITE.
B. 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.
C. 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.
D. SIGHT DISTANCE REQUIREMENTS OF COG DETAIL G-447 (LOCAL STREETS) OR G-448 (ARTERIAL AND COLLECTOR STREETS) ARE MET FOR ALL DRIVEWAYS AND STREETS.
E. STREETLIGHTS INSTALLED BY THE DEVELOPER MAY BE REQUIRED FOR CONSTRUCTION PLAN APPROVAL.
F. 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.
G. ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE.
H. MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING VOICE) AT PROPERTY LINE.
I. CONVENIENCE USES SHALL BE SUBJECT TO A SEPARATE CITIZEN PARTICIPATION AND CONDITIONAL USE PERMIT PROCESS.
J. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LANDSCAPING IN ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.

BENCHMARKS:

MCDOT BRASS CAP IN HANDHOLE AT THE SOUTHWEST CORNER OF SECTION 12, T2N, R2W, G&SRM ELEVATION = 1106.722' (NAVD 88 DATUM)

BASIS OF BEARING:

THE SOUTH LINE OF SOUTHWEST QUARTER OF SECTION 12, T2N, R2W, MONUMENTED AS SHOWN HEREON AS BEARING S89°30'02"E.

LEGAL DESCRIPTION:

THE LEGAL DESCRIPTION HAS BEEN SUBMITTED AS A SEPARATE DOCUMENT.

Vicinity Map
Not to Scale
SECTION 12
T.2N., R.2W., G.&S.R.B.&M.
MARICOPA COUNTY, ARIZONA

SITE LEGEND

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

SITE DATA (QUIKTRIP STORE)

EXISTING ZONING:	PAD
PROPOSED USE:	GAS STATION/CONV. STORE
SITE AREA INFORMATION:	
GROSS AREA (LIMITS OF DISTURBANCE):	164,375 (3.774 AC.)
NET AREA (QT PARCEL):	167,878 S.F. (3.854 AC.)
QUIKTRIP BUILDING:	5,312 S.F.
QUIKTRIP FUELING CANOPY:	9,706 S.F.
PARCEL COVERAGE:	8.9%
LANDSCAPE AREA REQUIRED:	20% (33,576 S.F.)
LANDSCAPE AREA PROVIDED:	24% (40,610 S.F.)
PARKING REQUIRED:	22 SPACES (1:250 S.F.)
PARKING PROVIDED:	36 PLUS 3 ACCESSIBLE
MAX BUILDING HEIGHT:	20'-0" AT FRONT DOOR

PROJECT CONTACT LIST:

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Registered Professional Engineer (Civil) CERTIFICATE NO. 10792 C. DON WALDING Date Signed 4-12-23 ARIZONA U.S.A.

PROJECT NO.:05-1421

The WLB Group Inc.
Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix, Flagstaff, AZ and Buffalo, NY.
1600 West Broadway Rd. Ste 150
Tempe, Arizona (480) 736-1600
ALL PROJECT NO.: 22300-1-000-000

QuikTrip No. 1421
NWC W. BETHANY HOME RD & LOOP 303
GLENDALE, AZ 85355

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VERSION: 001
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DRAWN BY: JAW
REVIEWED BY: CDW

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 4-12-2023

SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET NUMBER:
1 of 3

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