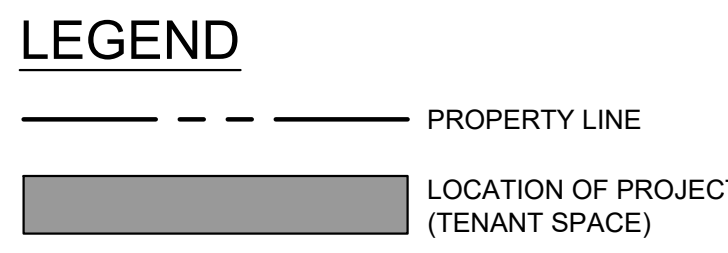
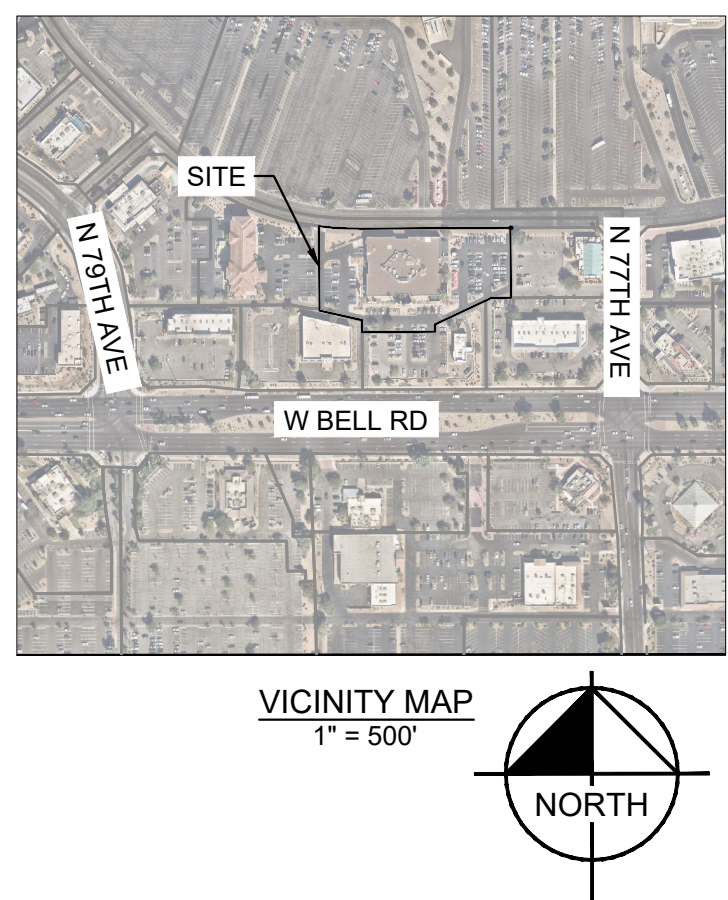


Plotted By: jang, 5:00pm, Sheet Set: 2/24-3/5, March 04, 2025, 05:17:35pm, Kimley-Horn.com\AT\_NVA2\NVA-CIV-VEG\Production\Due Diligence\_Sites\222\_Glendale\_AZ\CAD\Exhibit\01\_Site Plan\_Site Plan.dwg  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- NOTES**
- AERIAL SHOWN DOWNLOADED FROM NEARMAP, CAPTURED NOVEMBER 15, 2024.
  - PARCEL DATA PROVIDED IN GIS FORMAT BY THE MARICOPA COUNTY GIS OPEN DATA, ACCESSED NOVEMBER 15, 2024.
  - ALL EXISTING FEATURES SHOWN ARE APPROXIMATE.
  - PARKING COUNT FROM NEARMAP AERIAL, CAPTURED NOVEMBER 15, 2024.
  - 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, 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.
  - THE FOLLOWING I-CODES APPLY TO THIS PROJECT:
    - 2018 INTERNATIONAL BUILDING CODE (IBC)
    - 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
    - 2018 INTERNATIONAL MECHANICAL CODE (IMC)
    - 2018 NFPA 101 LIFE SAFETY CODE
    - 2018 INTERNATIONAL PLUMBING CODE (IPC)
    - 2018 INTERNATIONAL FIRE CODE (IFC)
    - 2018 INTERNATIONAL FUEL CODE (IFC)
    - 2017 NATIONAL ELECTRICAL CODE (NEC)
    - 2018 INTERNATIONAL ENERGY CODE (IECC)
    - 2010 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

**PROJECT DATA**

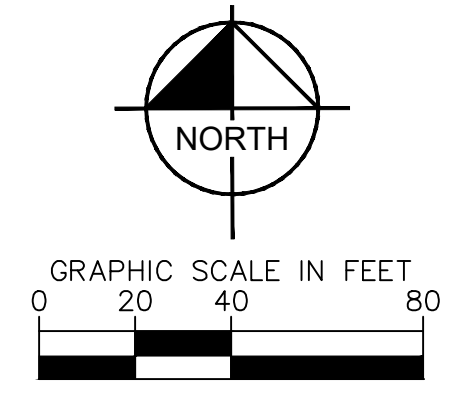
CONSTRUCTION TYPE	IIB
OCCUPANCY GROUP	B - BUSINESS AND S - STORAGE. OCCUPANCIES TO BE SEPARATED BY 1-HR RATED DEMISING WALL.
CALCULATION OF OCCUPANCY	B - BUSINESS: 43 S - STORAGE: 11
TYPE OF SPRINKLER SYSTEM	NFPA-13 (EXISTING)

**ZONING TABULATION**

PROPOSED USE	VETERINARY HOSPITAL, EMERGENCY
ZONING	PLANNED AREA DEVELOPMENT (PAD)
SITE AREA	117,438 SF / 2.696 AC
BUILDING LOT COVERAGE	28,000 SF 0.24
BUILDING AREA	±0.64 AC (NO CHANGE FROM EXISTING)
NET LANDSCAPED AREA	±0.45 AC (NO CHANGE FROM EXISTING)

**PARKING SUMMARY**

	USE	REQUIRED	EXISTING	PROPOSED
VEG (9,752 SF)	VETERINARY HOSPITAL, EMERGENCY	25	-	-
SKECHERS (±18,000 SF)	RETAIL, GENERAL	60	-	-
	TOTAL	85 (4 ADA)	99 (12 ADA)	99 (12 ADA) (NO CHANGE)



No.	REVISIONS	DATE	BY
1	1ST SUBMISSION CUP COMMENTS	02/18/25	SJ

**Kimley-Horn**  
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WWW.KIMLEY-HORN.COM

KHA PROJECT	110906122
DATE	03/05/2025
SCALE	AS SHOWN
DESIGNED BY	SJ
DRAWN BY	SJ
CHECKED BY	DA

**SITE PLAN EXHIBIT**

7720 W BELL RD  
VEG - GLENDALE  
PREPARED FOR  
VETERINARY EMERGENCY GROUP  
ARIZONA  
CITY OF GLENDALE

SHEET NUMBER  
**1**