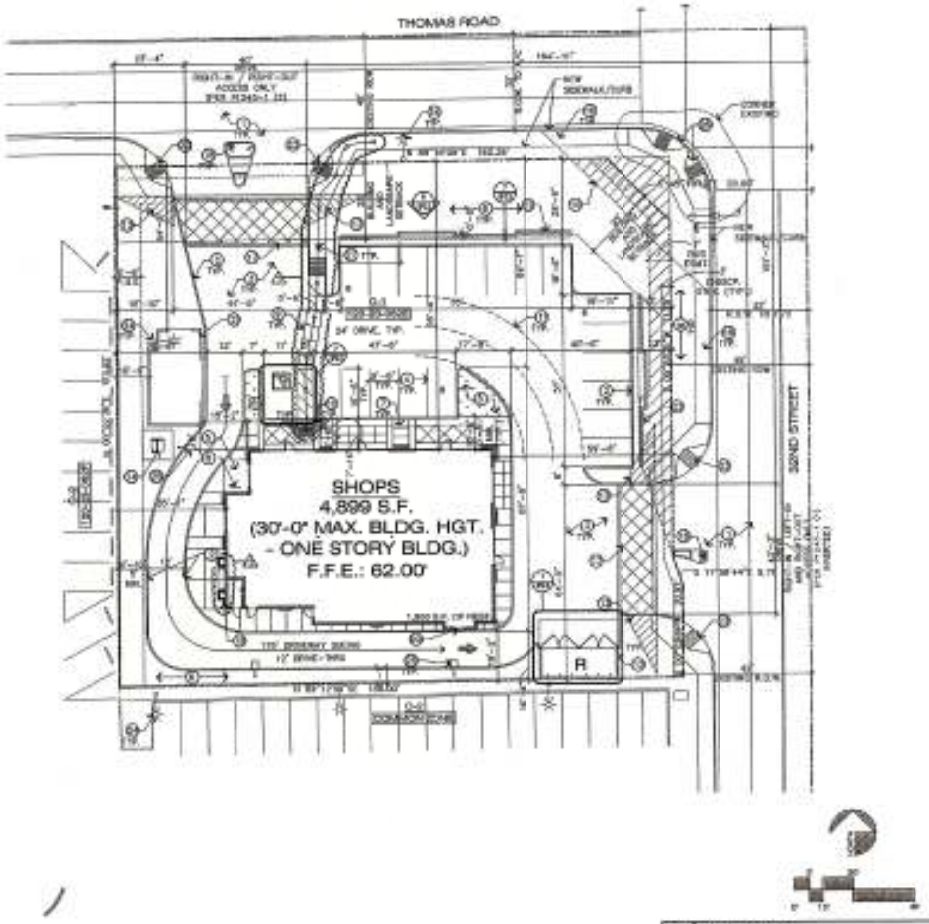

10 SITE PLAN

GENERAL SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THE SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ADEQUATE WATER SUPPLY.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. STRUCTURES AND LANDSCAPING WITHIN A triangle MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
5. STRUCTURES AND LANDSCAPING WITHIN A triangle MEASURING 20' x 20' ALONG THE PROPERTY LINES AT STREET INTERSECTION WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 2'.
6. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE. MAX. NOISE LEVEL TO EXCEED 65 DECIBELS AT PROPERTY LINE.
7. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAYS WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT-OF-WAYS, IN ACCORDANCE WITH APPROVED PLANS.
8. THE EXISTING STRUCTURES MUST COMPLY WITH THE CURRENT OR OCCUPANCY PROVISIONS IN THE PRESENT CONSTRUCTION CODE PRIOR TO USE.
9. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY 300 PHONE TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL (602) 262-6881 AND REQUEST A ZONING REVIEW INSPECTION.
10. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
11. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL WHICH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL VIEWPOINT TO ALL PUBLIC STREETS.
12. DRAINAGE WATER, OR CONCRETE WASH, OR SIMILAR SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
13. ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT.
14. PLACE ALL STIPULATION FROM CASE(S) ON TO THE SITE PLAN.
15. PLEASE CONSIDER PLACING THE FOLLOWING NOTE ON THE SITE PLAN TO AUTHORIZE MINOR AMENDMENT TO THE PLAN IN THE FUTURE:

DATE:

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS AND BASE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

SIGNATURE OF COPYRIGHT OWNER:
PRINTED NAME OF COPYRIGHT OWNER:

16. SITE LANDSCAPING, WALLS AND LIGHTS TO MATCH IN PHASED PROJECT.
17. ANY EXISTING BROKEN OR OUT-OF-GRADE CURB AND SIDEWALK ON THE PROJECT SITE, AS WELL AS ANY NEW CURB OR SIDEWALK DAMAGED DURING CONSTRUCTION WILL BE REPLACED.

LEGAL DESCRIPTION

VICINITY MAP

PROJECT TEAM

OWNER/DEVELOPER

PACLAND
1010 Queen Anne Ave. N
SUITE #200
SEATTLE, WA 98109-3049
PHONE: 206.619.3400
FAX: 206.619.3401
CONTACT: JIM TOWNSLEE

ARCHITECT

K&I ARCHITECTS AND INTERIORS, L.L.C.
1850 N. CENTRAL AVE.
SUITE 1200
PHOENIX, ARIZONA 85004
PHONE: 602.262.6000
FAX: 602.262.6300
CONTACT: MARK A. BOWKER

PROJECT DATA

ZONING EXISTING:	C-1
ZONING PROPOSED:	PRETAIL
OCCUPANCY:	M
SITE DATA:	
NET SITE AREA:	65,000 S.F. (1.49 ACL)
GROSS SITE AREA:	65,000 S.F. (1.1 ACL)
% COVERAGE:	7.5%
BUILDING HEIGHT PROPOSED AND ALLOWED:	30' MAX. - ONE STORY BLDG.
ADDRESS:	3141 E. THOMAS ROAD PHOENIX, ARIZONA
BUILDING:	
SHOPS	4,899 S.F.
PARKING REQUIRED:	
RESTAURANT (DINING ROOM) (MAX 0.05 S.F.) ASSEMBLY AREA = (870 S.F. / 30 S.F.)	18 SPACES
RETAIL AREA = (600 S.F. / 300 S.F.)	2 SPACES
RESTAURANT TOTAL REQUIRED PARKING SPACES:	20 SPACES
SHOPS (1,000 S.F. - 20 SPACES/300 S.F.) (4,899 S.F.) = (4,899 / 300 S.F.)	3 SPACES
TOTAL:	23 SPACES
REDUCTION PER VARIANCE ZA-178-08-8	-4 SPACES
TOTAL REQUIRED:	19 SPACES
TOTAL PROVIDED:	20 SPACES
ACCESSIBLE REQUIRED	1 SPACES
ACCESSIBLE PROVIDED	1 SPACES
LANDSCAPING: MIN. 15% OF PARKING LOT AREA	
PROPOSED LANDSCAPING: (65,000 NET S.F. x 15%)	9,750 S.F.
PROJECT DESCRIPTION: PROPOSED MIX STRIPMENT BUILDING WITH DRIVE-THRU FACILITY.	
SETBACKS ON SITE: 32ND THOMAS ROAD = 30' FOR BLDG. AND LANDSCAPE; 32ND AND STREET = 0' FOR LANDSCAPE	

KEYNOTES

1. EXISTING DRIVEWAY – REMOVE PER CITY OF PHOENIX DETAIL (SEE CIVIL)
2. NEW CONCRETE CURB, 6" TYP. (VERTICAL)
3. ASPHALT PAVING
4. 4" WHITE PARKING STRIPE
5. TELCO & ELECTRICAL CONDUIT FOR MENU BOARD
6. PROPOSED LANDSCAPE MATERIAL
7. VEHICLE OVERHANG, 30" (TYP.)
8. PROPOSED BICYCLE RACK – 4 BIKE CAPACITY – SEE DETAIL 1/SP2.1
9. NEW 5' WIDE ACCESSIBLE PEDESTRIAN PATHWAY – STAMPED AND/OR SCORED CONCRETE
10. ACCESSIBLE RAMP TO COMPLY WITH A.D.A. – SEE DETAIL 5/SP2.1
11. PROPOSED FIRE APPARATUS LANE, TRUCK TURNING RADIUS – 25' INTERIOR RADIUS / 55' EXTERIOR RADIUS, PER FFC
12. REFUSE ENCLOSURE TO COMPLY WITH CITY OF PHOENIX STANDARD DETAIL 1/SP2.3
13. SITE VISIBILITY TRIANGLE 10'x20'
14. PROPOSED LOCATION FOR TRANSFORMER ON CONCRETE PAD
15. SITE VISIBILITY TRIANGLE 30'x30'
16. EXISTING CONCRETE SIDEWALK
17. EXPANSION JOINT (TYPICAL-SCORED) CONCRETE TO MATCH EXISTING
18. PROPOSED LOCATION OF RESTRICTED TURN LANE SIGNAGE, PER FFC
19. PROPOSED FIRE DEPARTMENT CONNECTION (FDC) LOCATION, PER FFC
20. PROPOSED DRIVE-THRU WINDOW SERVICE
21. EXISTING ENVIRONMENTAL REMEDIATION FACILITY TO REMAIN
22. PROPOSED 7'-0" HIGH SCREEN WALL, SEE DETAIL 6/SP2.1
23. PROPOSED LOCATION OF ACCESSIBLE PARKING & CURB RAMPS – SEE DETAIL 5/SP2.1
24. EXISTING SITE LIGHTING POLE
25. PROPOSED SITE LIGHT POLE, SEE DETAIL 17/SP2.1
26. EXISTING ACCESSIBLE SIDEWALK RAMPS
27. INDICATES ACCESSIBLE ROUTE TO ACCESSIBLE ENTRANCES

USE PERMIT CASE NO. ZA-737-08-8 (FOR DRIVE-THRU)

1. APPLY FOR BUILDING PERMITS WITH 1 YEAR.

VARIANCE CASE NO. ZA-178-08-8 (FOR PARKING REDUCTION)

1. FOR REDUCTION IN SETBACK ALONG EAST SIDE OF SITE.
2. APPLY FOR BUILDING PERMITS WITH 1 YEAR.

APPROVAL STAMP

KIVA #: 08-5008
SDEV #: 080507
LPR #: 070283
C.O. #: 14-34

K & I ARCHITECTS INTERIORS
1850 N. CENTRAL AVE.
PHOENIX, AZ 85004
PH: 602.262.6000
FAX: 602.262.6300

PacLand

32nd and Thomas

Shops

S.W.C. OF 32ND STREET AND THOMAS ROAD
PHOENIX, ARIZONA

REVISIONS

NO.	DESCRIPTION	DATE
1	[illegible]	[illegible]

OWNERSHIP OF DOCUMENTS

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO K & I ARCHITECTS AND INTERIORS.

SHEET TITLE: SITE PLAN

SHEET NUMBER: SP1.1