

SEC 59TH AVE & SOUTHERN AVE
PHOENIX, ARIZONA

OWNER:

9TH AVE 202, LLC

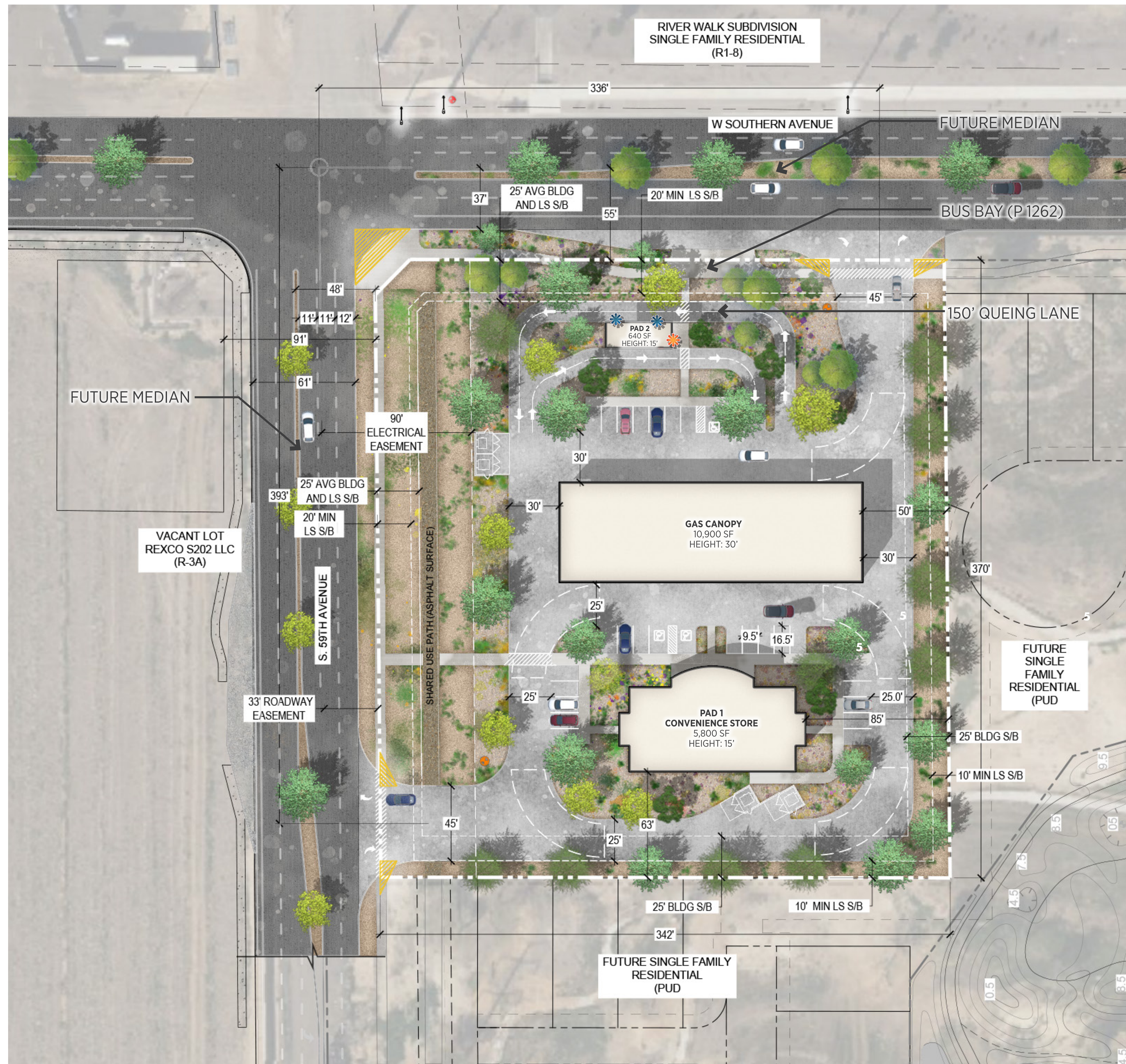
017 N CENTRAL AVE
PHOENIX, AZ 85004
480.344.1741

ATE:

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SHEET TITLE:

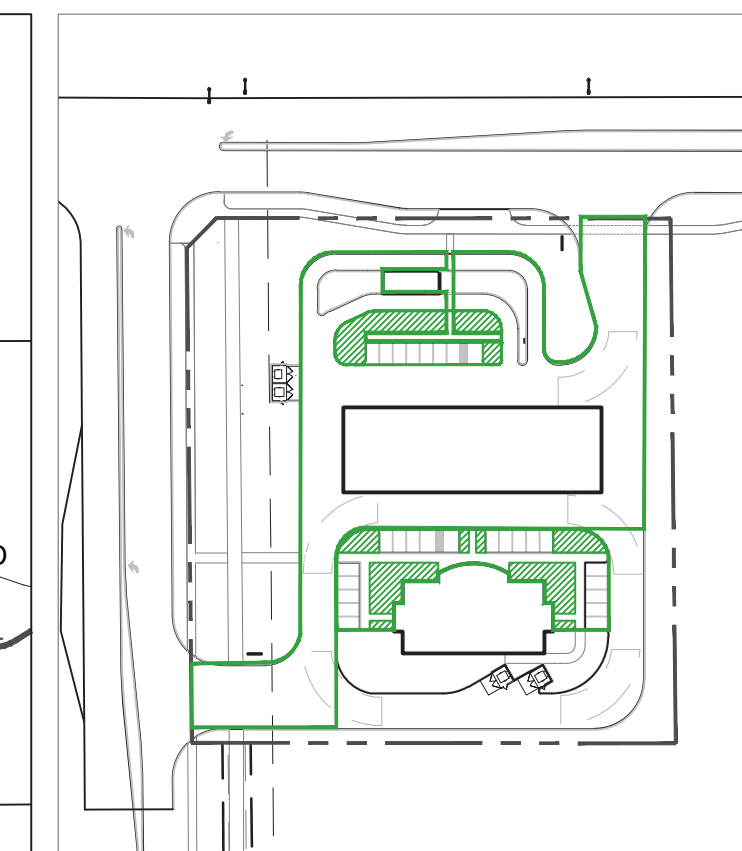
ITE PLAN



VICINITY MAP












PARKING LANDSCAPING



PROJECT DEVELOPMENT MATRIX

APN: 104-80-523A				
TOTAL GROSS AREA: 3.6 ACRES (158,994 SF)		TOTAL NET AREA: 2.99 ACRES (130,244 SF)		
TOTAL BUILDING SF: 16,727 SF		LOT COVERAGE:		12.9%
EXISTING ZONING: GC		PROPOSED ZONING: C-2		
PARKING REQUIRED: 27		PARKING PROVIDED: 28		
DESIGN GUIDELINE	REQUIRED BY CITY ZONING ORDINANCE (ZONING C2)	PROVIDED	COMPLY	NOTES
MAXIMUM LOT COVERAGE	50%	12.90%	Y	
BUILDING HEIGHT	30'-0"	15'-0"	Y	
PARKING LANDSCAPING	10%	12%	Y	
SETBACK				
BUILDING S/B (FOR STRUCTURES NOT EXCEEDING TWO STORIES OR 30')				
FRONT	AVERAGE 25'-0"	25'-0"	Y	
SIDE	25'-0"	25'-0"	Y	
REAR	25'-0"	25'-0"	Y	
LANDSCAPE SETBACK				
FRONT	AVG. 25', MIN 20'	AVG. 25', MIN 20'	Y	
SIDE	AVG. 25', MIN 20'	AVG. 25', MIN 20'	Y	
REAR	10'-0"	10'-0"		
PAD 1				
LAND USE		CONVENIENCE STORE AND GAS STATION		
BUILDING AREA				
CONVENIENCE STORE		5800 SF		
GHAS STATION		10,900 SF		
PARKING REQUIREMENTS- 1 space per 300 s.f. floor area (Retail Establishments including those not specified with less than 50,000 sq. ft. of gross building area.)				
PARKING REQUIRED		19	PARKING PROVIDED	20
PAD 2				
LAND USE		RESTAURANT WITH DRIVE THRU		
BUILDING AREA		640 SF		
PARKING REQUIREMENTS-1 parking space per 50 SF of floor area (including outside dining/sales) exclusive of kitchen, restroom, storage etc.)				
PARKING REQUIRED		8	PARKING PROVIDED	8

LEGEND

	PROPERTY LINE
	EXISTING STREET LIGHT
	SIGNAGE
	FIRE TURNING RADIUS
	PROPOSED HYDRANT
	EXISTING HYDRANT
	WALKUP WINDOW
	PICKUP WINDOW
	REFUSE COLLECTION CONTAINER

PARCEL MAP

