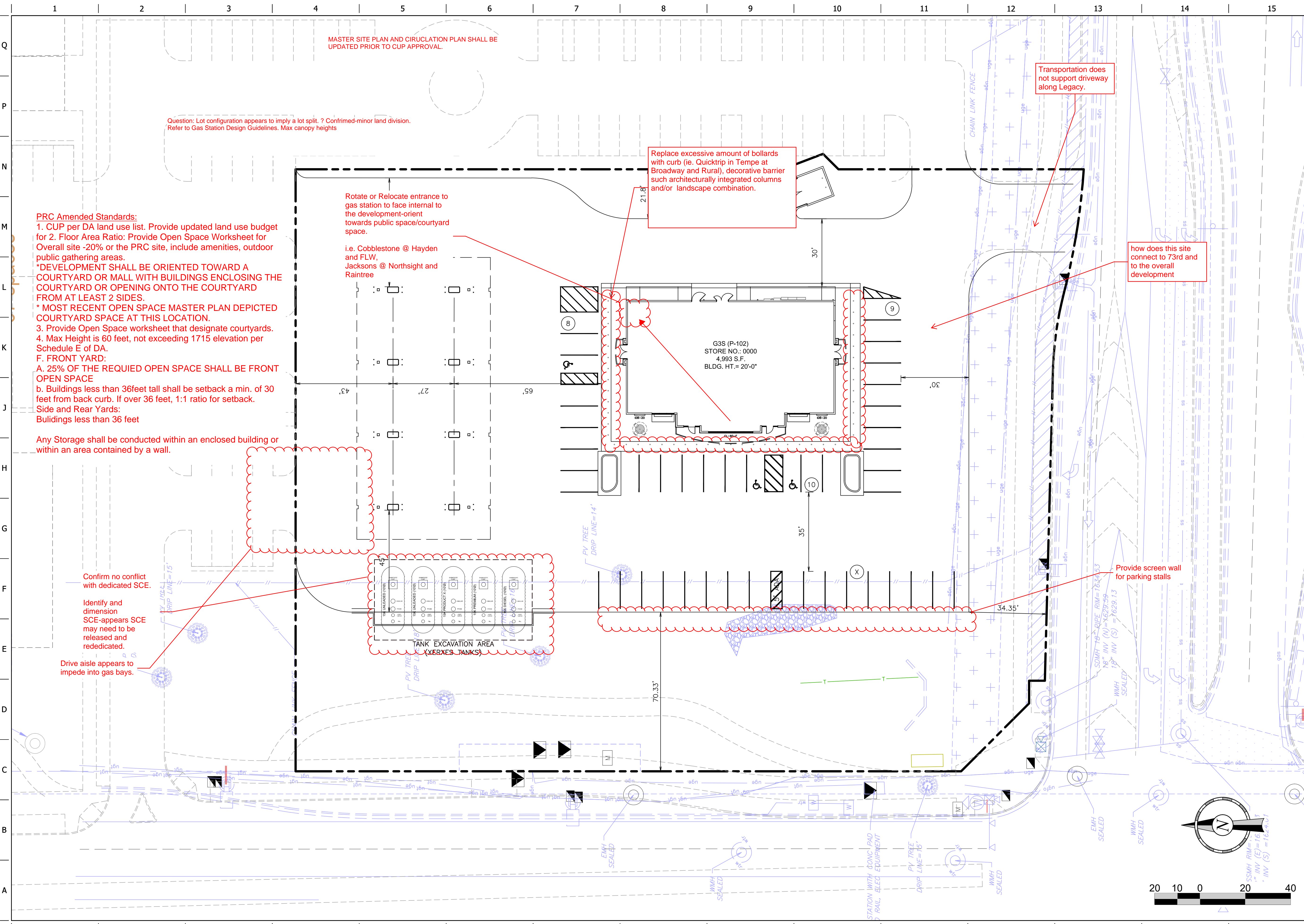


FILE LOCATION: C:\Users\jg01\OneDrive\Documents\Projects\05-0480\01 - Civil\05-0480 - 0480 - Civil.dwg TAB NAME: CDP USER: jg01 DATE: 2/20/2021 2:30 PM PLOTTED: 4/20/2021 2:30 PM



MASTER SITE PLAN AND CIRCUATION PLAN SHALL BE UPDATED PRIOR TO CUP APPROVAL.

Question: Lot configuration appears to imply a lot split. ? Confirmed-minor land division. Refer to Gas Station Design Guidelines. Max canopy heights

**PRC Amended Standards:**  
1. CUP per DA land use list. Provide updated land use budget for 2. Floor Area Ratio: Provide Open Space Worksheet for Overall site -20% or the PRC site, include amenities, outdoor public gathering areas.  
\*DEVELOPMENT SHALL BE ORIENTED TOWARD A COURTYARD OR MALL WITH BUILDINGS ENCLOSING THE COURTYARD OR OPENING ONTO THE COURTYARD FROM AT LEAST 2 SIDES.  
\* MOST RECENT OPEN SPACE MASTER PLAN DEPICTED COURTYARD SPACE AT THIS LOCATION.  
3. Provide Open Space worksheet that designate courtyards.  
4. Max Height is 60 feet, not exceeding 1715 elevation per Schedule E of DA.  
**F. FRONT YARD:**  
A. 25% OF THE REQUIRED OPEN SPACE SHALL BE FRONT OPEN SPACE  
b. Buildings less than 36feet tall shall be setback a min. of 30 feet from back curb. If over 36 feet, 1:1 ratio for setback.  
**Side and Rear Yards:**  
Buildings less than 36 feet

Any Storage shall be conducted within an enclosed building or within an area contained by a wall.

Confirm no conflict with dedicated SCE.

Identify and dimension SCE-appears SCE may need to be released and rededicated.

Drive aisle appears to impede into gas bays.

Rotate or Relocate entrance to gas station to face internal to the development-orient towards public space/courtyard space.

i.e. Cobblestone @ Hayden and FLW, Jacksons @ Northsight and Raintree

Replace excessive amount of bollards with curb (ie. Quicktrip in Tempe at Broadway and Rural), decorative barrier such architecturally integrated columns and/or landscape combination.

Transportation does not support driveway along Legacy.

how does this site connect to 73rd and to the overall development

Provide screen wall for parking stalls

PROJECT NO.:#####

**QuickTrip No. 0480**  
12345 S. MAIN STREET  
ANYTOWN, USA



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PROTOTYPE:	P-105 (02/01/21)
DIVISION:	
VERSION:	001
DESIGNED BY:	
DRAWN BY:	
REVIEWED BY:	

REV	DATE	DESCRIPTION	ORIGINAL ISSUE DATE:

SHEET TITLE:  
SITE/DEMO PLAN

SHEET NUMBER:  
1

