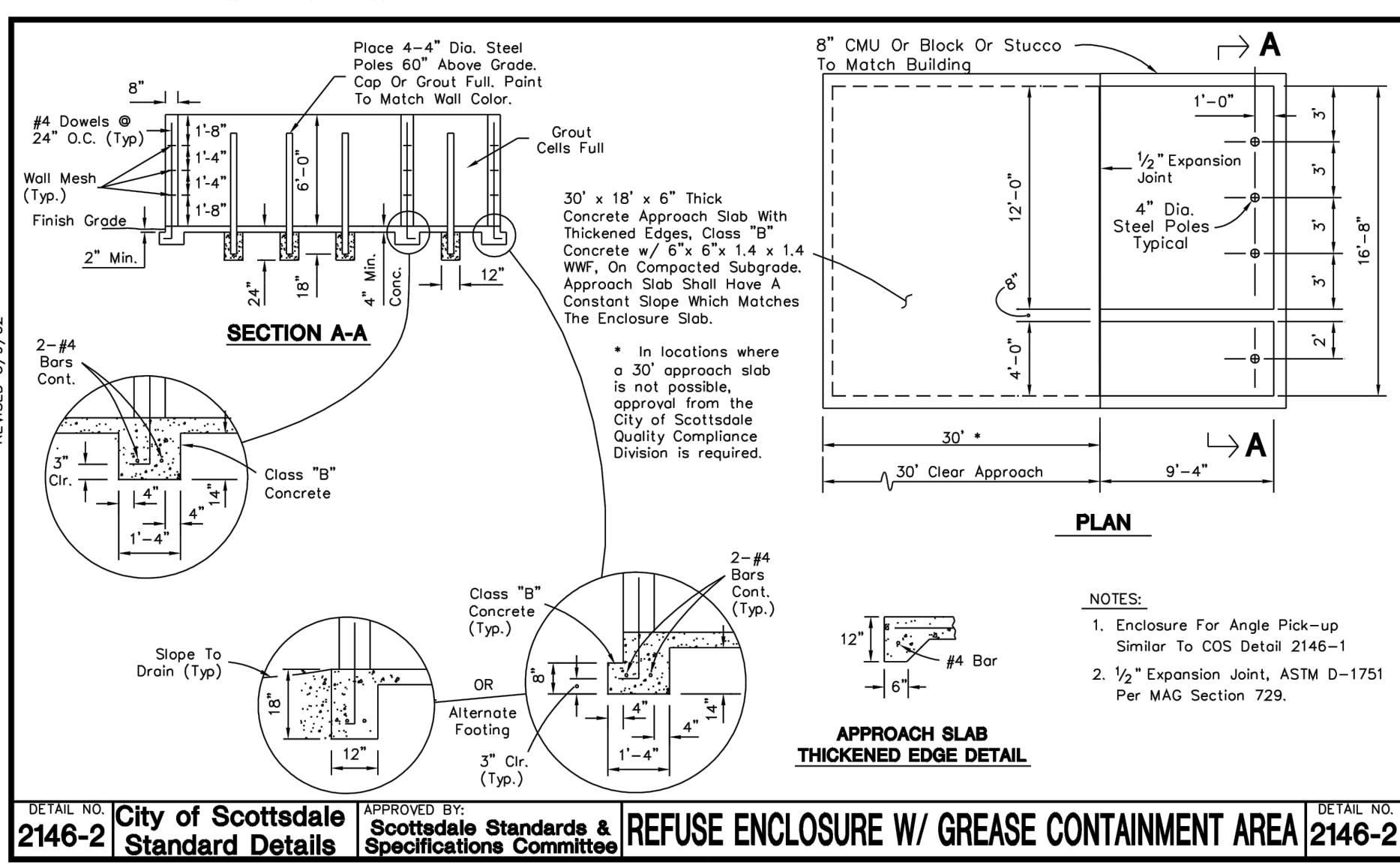


SITE LEGEND

CONCRETE CURB	
STRIPING	
PARKING SPACES	
EX. MONUMENT SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
EX. FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER CLEANOUT	
GREASE TRAP	

SITE DATA SUMMARY TABLE

SITE ACREAGE:	0.466 ACRES (20,299 S.F.)
REMAINDER C-4 PARCEL ACREAGE:	2.518 ACRES (109,684 S.F.)
EXISTING ZONING:	C-4 PCD
PROPOSED ZONING:	C-2
PROPOSED USE:	RESTAURANT
BUILDING AREA:	1,100 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	24'-0"
BUILDING COVERAGE:	5%
FLOOR AREA RATIO:	0.05
IMPERVIOUS AREA:	13,102 S.F. (±64%)
PERVIOUS/LANDSCAPE AREA:	7,197 S.F. (±35%)
TOTAL PARKING REQUIRED:	10
1 SP PER 120 S.F. & 1 SP PER 350 S.F. PATIO AREA	
TOTAL PARKING PROVIDED:	11
HANDICAP PARKING REQUIRED:	1
HANDICAP PARKING PROVIDED:	1
TOTAL PARKING PROVIDED:	12



SAN VICTOR DRIVE

$\Delta = 40^{\circ}37'48''$
 $R = 280.00'$
 $L = 46.08'$

$\Delta = 90^{\circ}03'35''$
 $R = 20.00'$
 $L = 31.44'$
 $\Delta = 90^{\circ}00'00''$
 $L = 31.42' (R)$

DESIGNED BY: 243 E. 3rd Street
 DRAWN BY: Long Beach, CA 90802
 CHECKED BY:
 SUBMITTED BY:

DATE: 1/30/23

MARK DESCRIPTION

SDC
 SITE DESIGN COLLABORATIVE
 JOB NO.: 202108170

tropical SMOOTHIE CAFE
 E. SAN VICTOR DR. & N. 90TH ST.
 SCOTTSDALE, AZ 85258

SITE PLAN

SHEET NO. **C-201**

TYPE GL-1 DRIVEWAY PER COS STD. DETAIL #2256