

**SITE PLAN CONSTRUCTION NOTES**

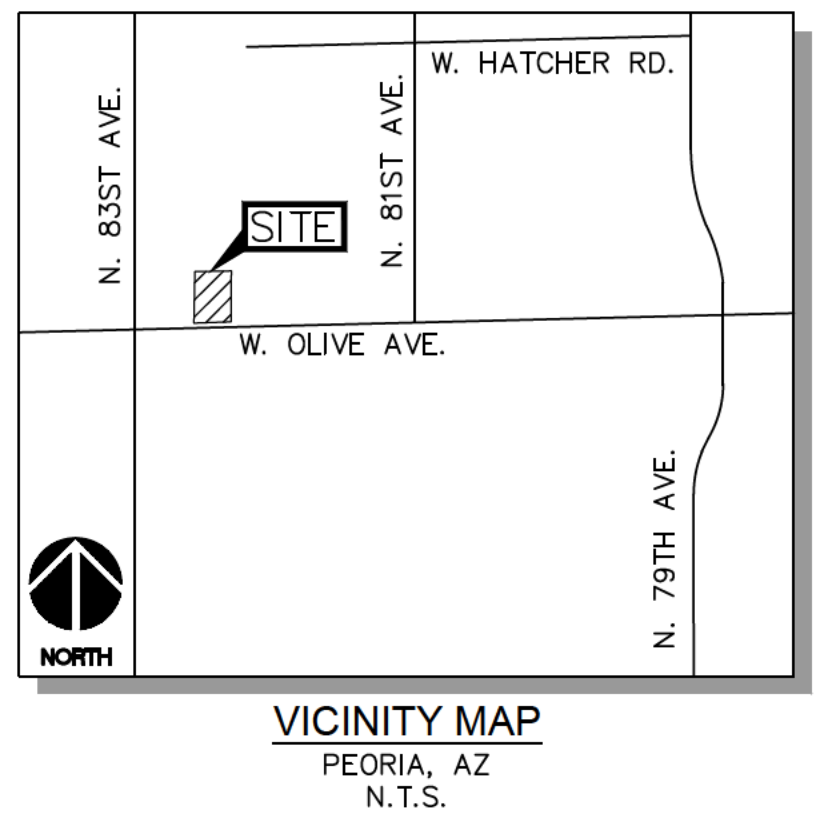
- 1 CONSTRUCT 6" VERTICAL CURB (TYPE A) PER MAG STD DET 222.
- 2 INSTALL CONCRETE SIDEWALK PER MAG STD DET 230, WIDTH PER PLAN.
- 3 INSTALL ACCESSIBLE PARKING SIGN REF DETAIL HEREON.
- 4 INSTALL ACCESSIBLE PARKING STALL REF DETAIL HEREON.
- 5 INSTALL CROSSWALK, WIDTH PER PLAN, STAMPED CONCRETE, COLOR: BURNT SIENNA, PATTERN: LAYING BRICK.
- 6 CONSTRUCT SIDEWALK RAMP.
- 7 PROPOSED TRASH ENCLOSURE PER CITY OF PEORIA STD. DET. PE-146-2.
- 9 PROPOSED 1" DOMESTIC WATER SERVICE TO CONNECT TO EXISTING STUB.
- 10 PROPOSED 6" FIRELINE TO CONNECT TO EXISTING STUB.
- 11 PROPOSED 6" SANITARY SEWER SERVICE TO CONNECT TO EXISTING STUB.
- 12 DIRECTIONAL PAVEMENT MARKING.
- 14 INSTALL TRANSFORMER.
- 15 PROPOSED VEHICLE QUEUING AREA.
- 16 PROPOSED UNDERGROUND RETENTION.
- 17 PROPOSED 3' CMU SCREEN WALL.
- 19 PROPOSED HDPE STORM DRAIN PIPE.
- 20 EXISTING IRRIGATION SERVICE.
- 21 EXISTING FIRE HYDRANT.
- 22 EXISTING ASPHALT PAVEMENT.
- 23 EXISTING CURB AND GUTTER.
- 24 EXISTING CURB OPENING.
- 25 EXISTING CONCRETE SIDEWALK.
- 26 EXISTING WATER MAIN.
- 27 EXISTING SANITARY SEWER MAIN.
- 28 EXISTING UNDERGROUND ELECTRIC LINE.
- 29 EXISTING DRIVEWAY.
- 30 EXISTING GAS LINE.
- 31 INSTALL FDC PER CITY OF PEORIA STD DET PE-361.
- 32 EXISTING WATER SERVICE.
- 33 CONNECT TO EXISTING CONCRETE SIDEWALK.
- 34 EXISTING SEWER MANHOLE.
- 35 PROPOSED SES.
- 36 TRASH ENCLOSURE FOR USED OIL FILTER 55-GAL DRUMS. DRUMS TO BE LOCATED ON SECONDARY CONTAINMENT PALLET WITHIN ENCLOSURE. PALLET TO BE MIN. 3-DRUM IN-LINE CONFIGURATION (JUSTRITE MODEL #28626 OR APPROVED EQUIVALENT).

**SITE DATA**

EXISTING ZONING:	PAD
APN:	142-15-536
<b>SITE AREA INFORMATION:</b>	
LAND USE:	AUTOMOTIVE DIAGNOSTIC/SERVICE ESTABLISHMENT
NET AREA:	30,087 SF 0.691 A.C.
GROSS AREA:	39,323 SF 0.903 A.C.
PROP. BUILDING:	1,708 S.F.
PROP. BUILDING HEIGHT:	22'
LOT COVERAGE:	1,708/30,087 = 5.7%
IMPERVIOUS AREA:	18,139 SF (60.2% OF NET AREA)
LANDSCAPE AREA:	10,250 SF (34.1% OF NET AREA)
PARKING REQUIRED:	10 P.S. (3 SPACES/BAY + 1 SPACE/300 SF ADDITIONAL RETAIL SALES AND SERVICE AREAS)
PARKING PROVIDED:	10 (1 ACCESSIBLE)
<b>SETBACKS INFORMATION:</b>	
FRONT:	15'
SIDE:	0'
REAR:	30'
<b>SOIL INFORMATION:</b>	
ON SITE SOIL PER USDA NRCS SOIL SURVEY OF MARICOPA COUNTY MAPPED AS:	HYDROLOGIC SOIL GROUP B
FLOOD ZONE:	X
FEMA MAP:	0413C1705 M
DATE:	09/18/20
<b>SERVICES/UTILITY PROVIDERS</b>	
WATER:	CITY OF PEORIA
SANITARY SEWER:	CITY OF PEORIA
ELECTRIC:	APS
STORM WATER MANAGEMENT:	CITY OF PEORIA

**LEGEND**

	PROPERTY LINE
	STREET CENTERLINE
	SETBACK LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ACCESSIBLE ROUTE
	EXISTING SANITARY SEWER MAIN
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING COMMUNICATION LINE
	PROPOSED ELECTRIC LINE
	PROPOSED DOMESTIC WATER LINE
	PROPOSED FIRELINE
	PROPOSED SEWER LINE
	PROPOSED STORM DRAIN
	PARKING SPACE INDICATOR
	EXISTING FIRE HYDRANT



**DRAINAGE CALCULATIONS**

VOLUME REQUIRED = (CPA)/12  
 C = 0.95 (COMMERCIAL)  
 P = 2.34 INCHES  
 A = DRAINAGE AREA IN S.F.

VOLUME REQUIRED  
 VOLUME REQUIRED=  
 (0.95\*2.34\*39,695)/12 = 7,353 C.F.

VOLUME PROVIDED  
 UNDERGROUND RETENTION BASIN  
 VOLUME PROVIDED = 7,383 C.F.

**BASIS OF BEARING**

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26 AS SHOWN IN BOOK 1750, PAGE 14 MARICOPA COUNTY RECORDS.

SAID LINE BEARS SOUTH 88 DEGREES 12 MINUTES 04 SECONDS WEST.

**BENCHMARK**

THE BENCHMARK USED FOR THIS SURVEY IS A FOUND 3" CITY OF PEORIA BRASS CAP IN HANDHOLE, POINT NAME 47012-1A, LOCATION THE INTERSECTION OF N. 83RD AVENUE & W. OLIVE AVENUE.

CITY OF PEORIA ELEVATION=1124.603, (NAVD 88).

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

LOT 2 OF DUNKIN 83RD AVENUE AND OLIVE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1750 OF MAPS, PAGE 14.

**PROJECT DESCRIPTION**

CONSTRUCTION OF A NEW 1,708 SQUARE FOOT TAKE 5 OIL CHANGE BUILDING WITH UNDERGROUND UTILITIES, PARKING AREAS, AND DRIVE AISLES.

**DEVELOPER**

DRIVEN BRANDS  
 14648 NORTH SCOTTSDALE RD, STE 600  
 CHARLOTTE, NC 28202  
 PHONE: (571) 999-3644  
 CONTACT: ANDREW BARCLAY  
 E-MAIL: ANDREW.BARCLAY@DRIVENBRANDS.COM

**ARCHITECT**

RKAA ARCHITECTS, INC  
 2233 EAST THOMAS RD  
 PHOENIX, AZ 85016  
 PHONE: (602) 955-3900  
 CONTACT: NEIL FEASER

**CIVIL ENGINEER**

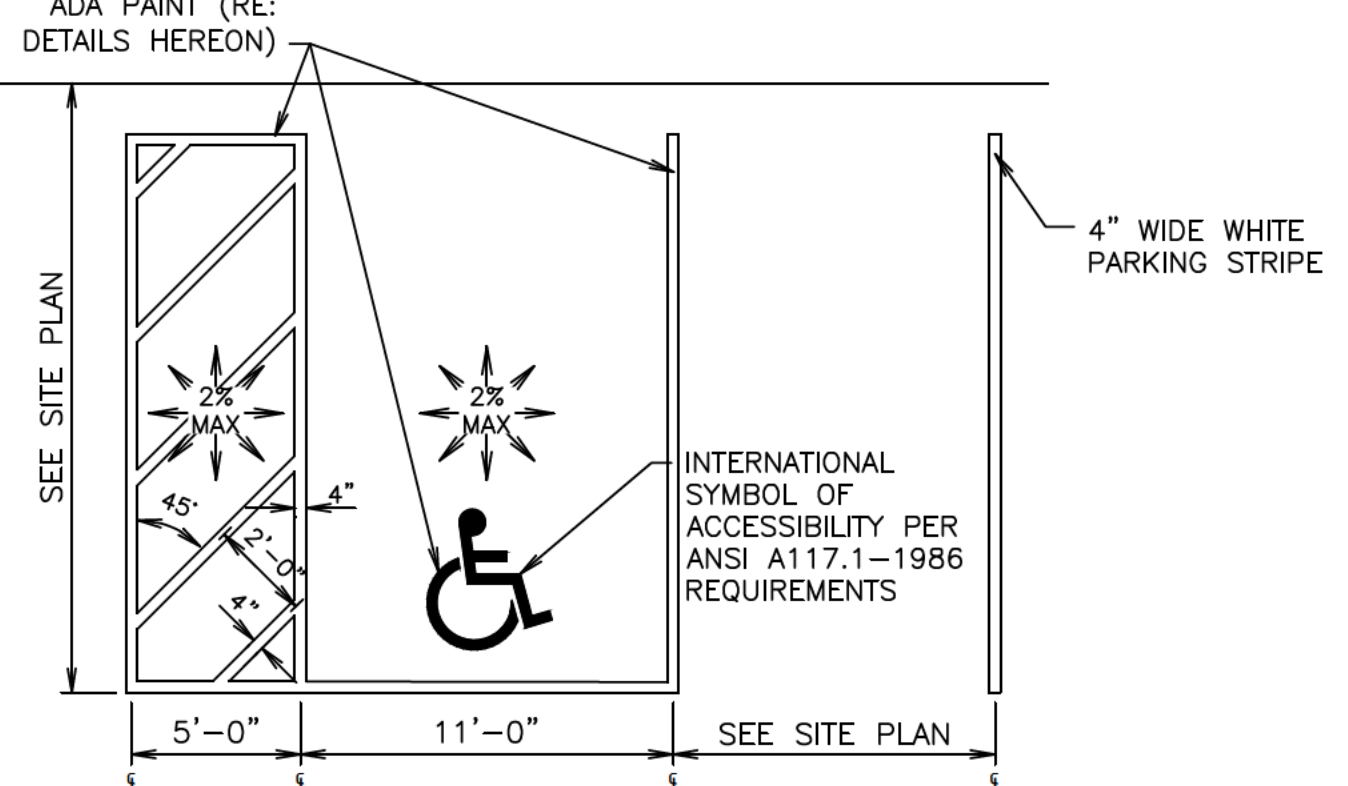
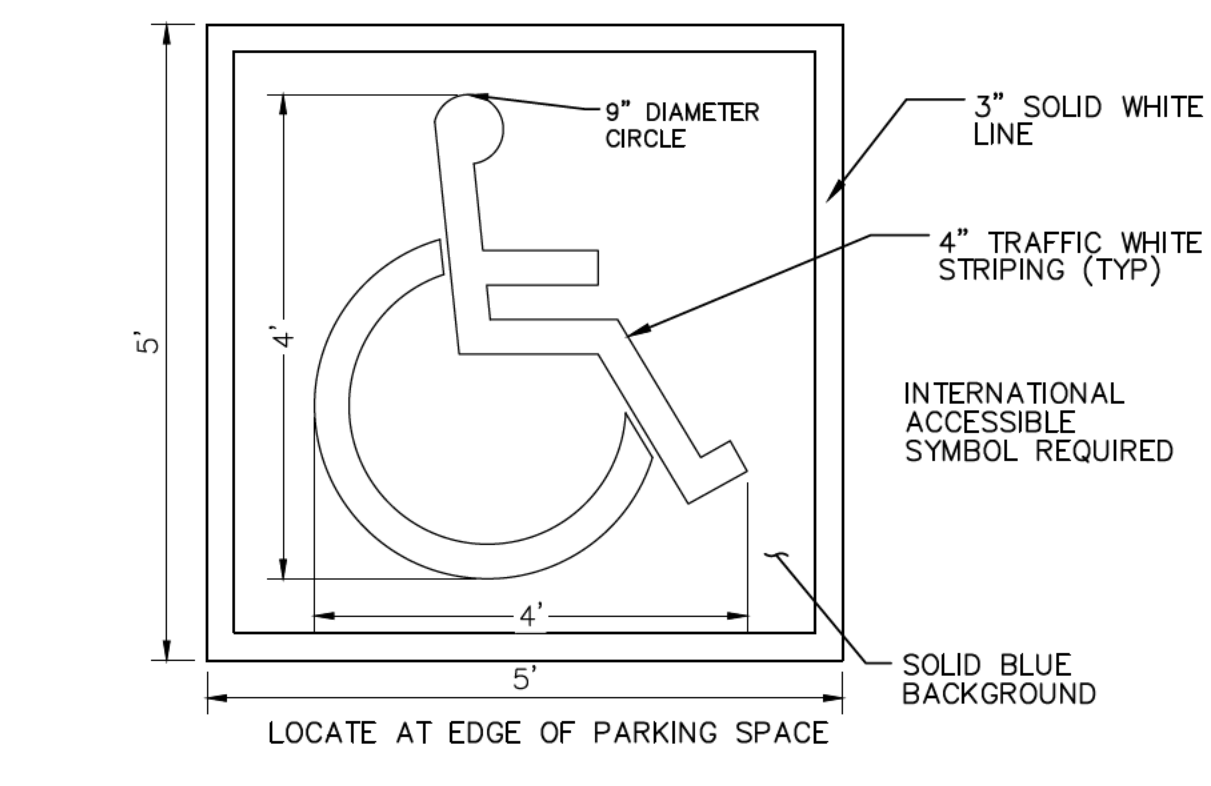
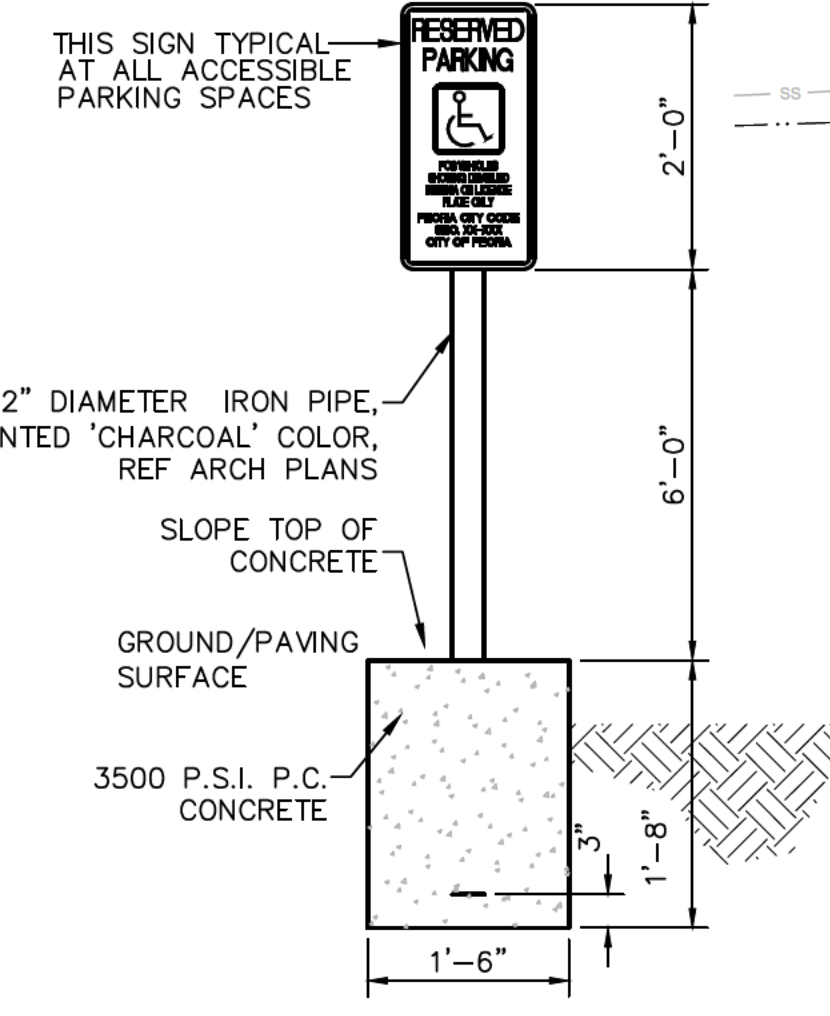
KIMLEY-HORN AND ASSOCIATES, INC.  
 14648 NORTH SCOTTSDALE RD, SUITE 200  
 SCOTTSDALE, ARIZONA 85254  
 PHONE: (602) 607-1244  
 CONTACT: WILLIE KONISHI, PE  
 E-MAIL: WILLIE.KONISHI@KIMLEY-HORN.COM

**OWNER**

ABDD ARIZONA RE LLC  
 1185 PARK AVENUE, APPT 7B  
 NEW YORK, NY, 10128  
 PHONE: (201) 294-1473  
 CONTACT: ARY FREILICH  
 E-MAIL: AFREILICH@TRANS-HUDSON.COM

**NOTES:**

1. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
2. THE OVERALL SITE IMPROVEMENTS MUST BE COMPLETED AND APPROVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION FOR ANY OF THE BUILDINGS ON SITE.
3. ALL EXTERIOR ROOF, WALL, AND GROUND-MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY A PARAPET OR SCREEN WALL THAT MATCHES THE BUILDING'S ARCHITECTURAL COLORS, MATERIALS, AND FINISHES.
4. ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES THAT ARE ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.
5. SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS AND ANY INTERSECTIONS PER THE PEORIA UNIFORM STANDARD DETAILS (PE-090 AND PE-091 AS APPLICABLE). AREA WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL BE CLEAR OF LANDSCAPING, SIGNS OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2.5 FEET.
6. NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.



ADA ACCESSIBLE PARKING SIGN DETAIL N.T.S.

INTERNATIONAL ACCESSIBLE PARKING SYMBOL DETAIL N.T.S.

ADA AND VAN ACCESSIBLE PARKING STANDARD N.T.S.

