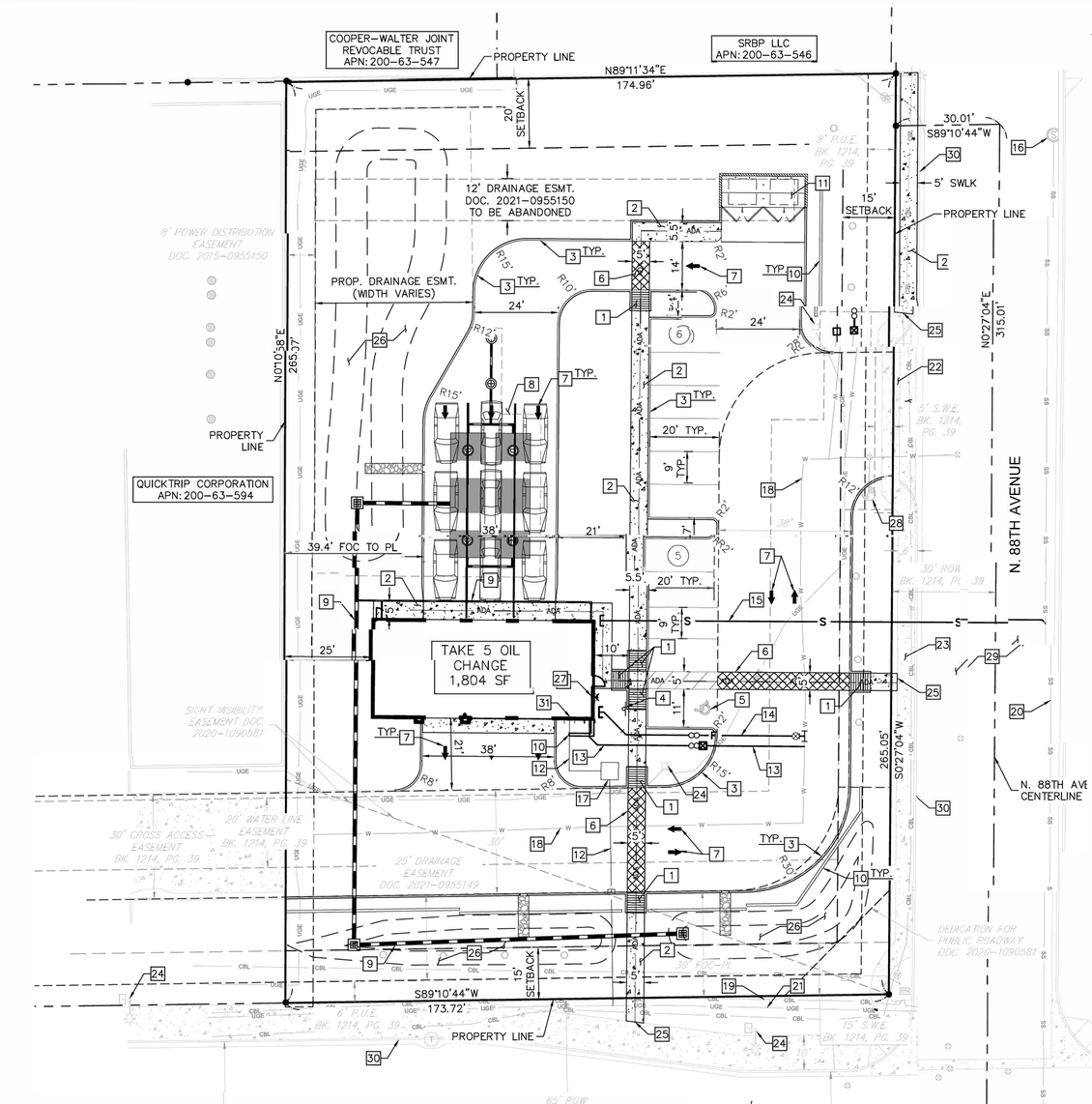

SITE PLAN CONSTRUCTION NOTES

1. CONSTRUCT SIDEWALK RAMP.
2. INSTALL CONCRETE SIDEWALK PER MAG STD DET 230, WIDTH PER PLAN.
3. CONSTRUCT 6" VERTICAL CURB (TYPE A) PER MAG STD DET 222.
4. INSTALL ACCESSIBLE SIGN REF DETAIL HEREON.
5. INSTALL ACCESSIBLE PARKING STALL REF DETAIL HEREON.
6. INSTALL CROSSWALK, WIDTH PER PLAN. STAMPED CONCRETE, COLOR: BURNT SIENNA, MATCH QT PATTERN.
7. DIRECTIONAL PAVEMENT MARKING.
8. PROPOSED VEHICLE QUEING AREA.
9. PROPOSED HDPE STORM DRAIN PIPE.
10. PROPOSED 3' CMU SCREEN WALL.
11. PROPOSED DOUBLE WIDE TRASH ENCLOSURE PER PEORIA STD DET PE–146–2.
12. PROPOSED ELECTRIC LINE.
13. PROPOSED 1" DOMESTIC WATER SERVICE.
14. PROPOSED 6" FIRELINE.
15. PROPOSED 6" SANITARY SEWER SERVICE TO CONNECT TO EXISTING MAIN.
16. EXISTING SEWER MANHOLE.
17. INSTALL TRANSFORMER.
18. EXISTING WATER MAIN.
19. EXISTING TELECOM LINE.
20. EXISTING SANITARY SEWER MAIN.
21. EXISTING UNDERGROUND ELECTRIC LINE.
22. EXISTING DRIVEWAY.
23. EXISTING CONCRETE SIDEWALK.
24. EXISTING LIGHT POLE
25. CONNECT TO EXISTING CONCRETE SIDEWALK.
26. PROPOSED RETENTION BASIN.
27. INSTALL FDC PER CITY OF PEORIA STD DET PE–361.
28. EXISTING FIRE HYDRANT.
29. EXISTING ASPHALT PAVEMENT.
30. EXISTING CURB AND GUTTER, TYP.
31. PROPOSED SES.

DEVELOPER

DRIVEN BRANDS
440 SOUTH CHURCH ST, STE 600
CHARLOTTE, NC 28202
PHONE: (571) 999–3644
CONTACT: ANDREW BARCLAY
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OWNER

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3104 NW 23RD STREET
OKLAHOMA CITY, OKLAHOMA 73107
PHONE: (405) 630–4443
CONTACT: DOUG MARTIN
E–MAIL: DMARTIN@DENTALDEPOT.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

PROJECT DESCRIPTION

CONSTRUCTION OF A NEW 1,804 SQUARE FOOT TAKE 5 OIL CHANGE BUILDING WITH UNDERGROUND UTILITIES, PARKING AREAS, AND DRIVE AISLES.

LEGAL DESCRIPTION

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

LOT 3, QUICKTRIP #490R, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1214 OF MAPS, PAGE 39.

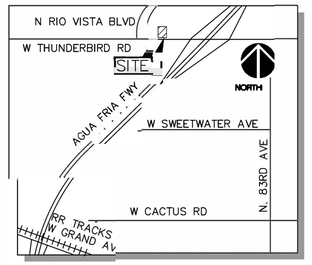
BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10 AS SHOWN IN BOOK 1214, PAGE 39 MARICOPA COUNTY RECORDS. SAID LINE BEARS SOUTH 89 DEGREES 10 MINUTES 44 SECONDS WEST.

BENCHMARK

A FOUND 3" ARIZONA DEPARTMENT OF TRANSPORTATION ALUMINUM CAP FLUSH, MARKING THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 EAST, MARICOPA COUNTY, ARIZONA.

ELEVATION = 1162.634 FEET (NAVD 88)



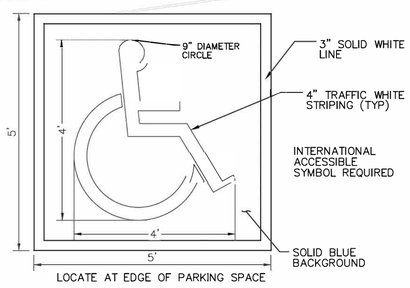
VICINITY MAP
PEORIA, AZ
N.T.S.

SITE DATA

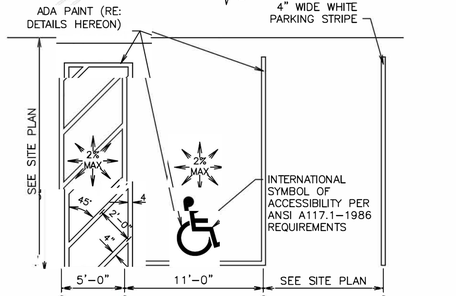
EXISTING ZONING:	PAD	
APN:	200–63–595A	
SITE AREA INFORMATION:		
NET AREA:	46,202 SF	1.061 A.C.
GROSS AREA:	67,386 SF	1.547 A.C.
PROP. BUILDING:	1,804 S.F.	
PROP. BUILDING HEIGHT:	22'	
LOT COVERAGE:	1,804/46,202 = 3.90%	
IMPERVIOUS AREA:	22,170 SF (48.0% OF NET AREA)	
LANDSCAPE AREA:	24,032 SF (52.0% OF NET AREA)	
PARKING REQUIRED:	11 P.S. (3 SPACES/BAY + 1 SPACE/300 SF ADDITIONAL RETAIL SALES AND SERVICE AREAS)	
PARKING PROVIDED:	11 (1 ACCESSIBLE)	
SETBACKS INFORMATION:		
FRONT:	15'	
SIDE:	0', 15' CORNER SIDE	
REAR:	20'	
BUFFERS:	15' ROW LS	
SOIL INFORMATION:		
ON SITE SOIL PER USDA NRCS SOIL SURVEY OF MARICOPA COUNTY MAPPED AS:	HYDROLOGIC SOIL GROUP B	
FLOOD ZONE:	X	
FEMA MAP:	0413C1705M	
DATE:	09/18/20	
SERVICES/ UTILITY PROVIDERS		
WATER:	CITY OF PEORIA	
SANITARY SEWER:	CITY OF PEORIA	
ELECTRIC:	SALT RIVER PROJECT	
STORM WATER MANAGEMENT:	CITY OF PEORIA	

SITE LEGEND

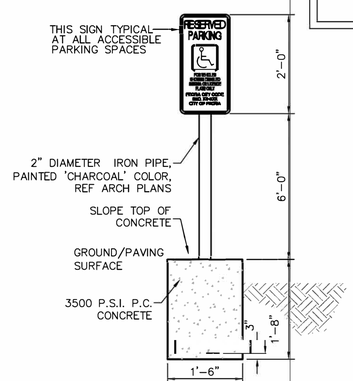
- PROPERTY LINE
- STREET CENTERLINE
- PROPOSED EASEMENT LINE
- PROPOSED SETBACK LINE
- PROPOSED ADA LINE
- PROPOSED ELECTRIC LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED FIRELINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING TELECOM LINE
- PARKING SPACE INDICATOR
- PROPOSED CATCH BASIN
- EXISTING FIRE HYDRANT



INTERNATIONAL ACCESSIBLE PARKING SYMBOL DETAIL N.T.S.



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



ADA ACCESSIBLE PARKING SIGN DETAIL N.T.S.

K:\Sco...civil\292115009 - ake 5 thunderbird peoria\CADD\Pre-SP.dwg, Layout:Layout1 Feb 03, 2026 - 11:23am kyle.martinez
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REV	DESCRIPTION	BY	DATE	APPR

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
14648 N. SCOTTSDALE RD., SUITE 200
SCOTTSDALE, ARIZONA 85254 (602) 944-5500

8850 WEST THUNDERBIRD RD

TAKE 5 OIL CHANGE

PRELIMINARY SITE PLAN

PEORIA, AZ 85345

PROJECT No.	292115009
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	KTA
DESIGN BY:	WFK
CHECK BY:	WFK
DATE:	02/06/2026

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 Call 811 or click Arizona811.com

Pre-SP.dwg

SP1

Exhibit 5 CASE #: PA25–0088