

k: LEAV_Own\291673000_O'Reilly Goodyear\Cadd\Cba\673000SP.dwg, Layout:04 SITE PLAN Jan 16, 2024 - 7:43am noah.horton

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1001 W SOUTHERN AVE. SUITE 131
MESA, ARIZONA 85210
TEL: (623) 552-3171
CONTACT: HEATHER ROBERTS, PE

DEVELOPER

VAQUERO VENTURES
2900 WINGATE STREET, SUITE 200
FORT WORTH, TX 76107
TEL NO. (817) 228-5268
CONTACT: W.A. LANDRETH
EMAIL: CADKINS@VAQUEROVENTURES.COM

SURVEYOR

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH ST, SUITE 300
PHOENIX, ARIZONA 85020
TEL: (602) 837-5511
CONTACT: CHAD W. HUBER

OWNER

TPP 211 CANYON TRAILS PADS LLCC
750 N SAINT PAUL ST, SUITE 900
FORT WORTH, TX 76107

FLOOD ZONE

THE PARCELS WITHIN THIS SURVEY ARE IN FLOOD
ZONE "X" (SHADED), AREAS OF
0.2% ANNUAL CHANCE FLOOD; AREAS OF 1%
ANNUAL CHANCE OF FLOOD WITH
AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH
DRAINAGE AREAS LESS THAN
1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES
FROM 1% ANNUAL CHANCE
FLOOD AS SHOWN ON FIRM PANEL 04013C2145M
WITH AN EFFECTIVE DATE OF
SEPTEMBER 18, 2020.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE
SOUTH LINE OF THE
SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 1
NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER MERIDIAN, SAID LINE
BEARS S89°44'58"E.

OWNER: TARGET COOPERATION
APN: 500-91-874
NOT A PART

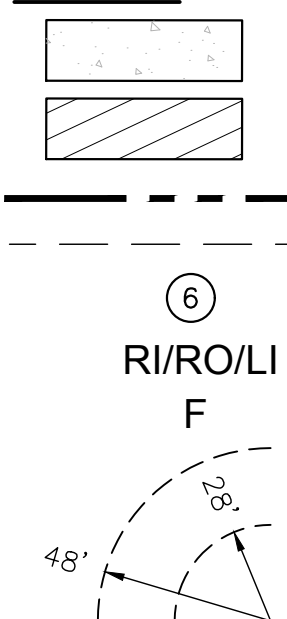
BENCHMARK

G323 A CHISLED "X" IN AN IRRIGATION STRUCTURE
AT COTTON LANE AND YUMA., NAVD88 ELEVATION IS
967.90'.
BCHH ½ MILE EAST OF COTTON LANE IN YUMA
ROAD, NAVD88 ELEVATION IS 965.32'.
COG BC AT YUMA AND SARIVAL, NAVD88 ELEVATION
IS 973.91'.

NOTES

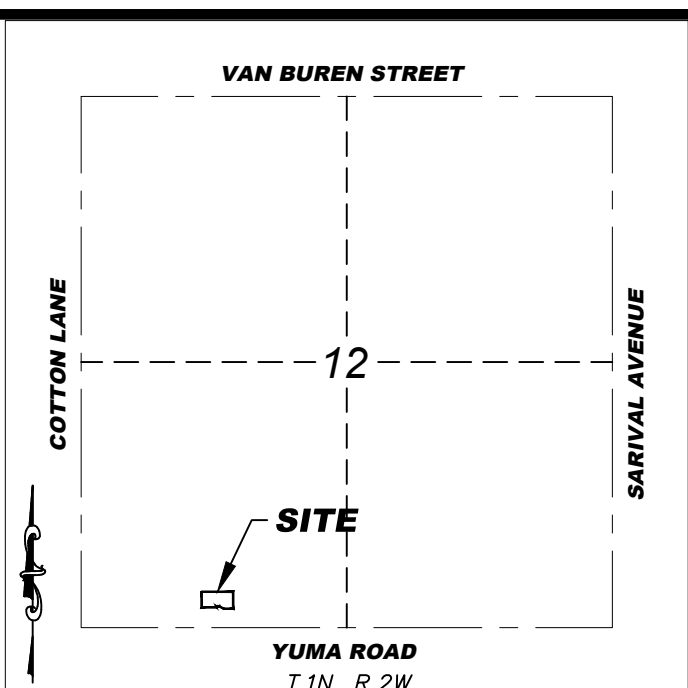
DELIVERY GATE TO REMAIN UNLOCKED DURING
BUSINESS HOURS. GATE TO SWING OUTWARD.

LEGEND



CONCRETE HARDSCAPE/SIDEWALK
CROSSWALK STRIPING
PROPERTY LINE
SETBACK LINE/EASEMENT
PARKING SPACE COUNT
RIGHT IN/RIGHT OUT/LEFT IN
FULL ACCESS

FIRE TURNING RADIUS



VICINITY MAP

N.T.S

1. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURB, GUTTER, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE:
- a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
- c. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT IN ALL PAVEMENT CRACKS AND JOINTS, AND APPLICATION OF SEALANT OVER ALL ASPHALT PAVEMENTS.
- d. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
- e. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.
2. LIGHTED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING:
- a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL LANDSCAPE IMPROVEMENTS, INCLUDING PLANTED AREAS AND IRRIGATION SYSTEMS, FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
- b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS, ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
- c. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE NORMAL HEALTHY GROWTH.
- d. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND HAS OBTAINED AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY TO ACHIEVE A TURF HEIGHT OF 2 INCHES; THE TURF SHALL BE MOWED THEREAFTER TO SAFELY MAINTAIN THE 2-INCH HEIGHT.
- e. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS, ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
- f. IF PLANTING IS NOT ADEQUATE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.
- g. TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL PER IFC 503.4.1.
- h. PROPERTY IS LOCATED IN LIGHTING ZONE 2.

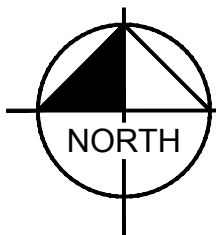
SITE DATA TABLE

SITE ADDRESS	NEC YUMA ROAD & COTTON LANE
PARCEL NUMBER	A PORTION OF 500-91-895
SITE AREA	1.067 ACRES OVERALL
EXISTING ZONING	PAD
PROPOSED ZONING	PAD
FLOOD ZONE	X PER 04013C2145M
PROPOSED USE	O'REILLY AUTO PARTS RETAIL
BUILDING SF	7,228 SF
REQUIRED SETBACKS:	30 FEET FRONT/STREET SIDE
	20 FEET SIDE
	20 FEET REAR
MAX BUILDING HEIGHT	56 FEET
PROPOSED BUILDING HEIGHT	19.4 FEET
MAX LOT COVERAGE	50%
PROPOSED LOT COVERAGE	16%
OVERALL LANDSCAPE REQUIRED	15% MIN
OVERALL LANDSCAPE PROVIDED	10,748 SF
PARKING REQUIRED (1/300 SF)	24
PARKING PROVIDED	32
ACCESSIBLE REQUIRED (1 PER 25)	2
ACCESSIBLE PROVIDED	2
FIRE SPRINKLER SYSTEM	PROVIDED
QUARTER SECTION INFO	A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA
SUBDIVISION NAME	CANYON TRAILS TOWNE CENTER
RECORDING NUMBER	2007-0858797
RECORDING BOOK, PAGE	938, 22
CONSTRUCTION TYPE	II-B
OCCUPANCY CLASSIFICATION	MERCANTILE (M)/NONSEPARATED

POINT OF COMMENCEMENT

POINT OF BEGINNING

S ¼ CORNER
SEC. 12, T1N, R2W
FD. BCHH



GRAPHIC SCALE IN FEET

A horizontal scale bar with tick marks at 0, 10, 20, and 40 feet. The bar is divided into four equal segments, each representing 10 feet. The segments are colored: the first segment (0-10) is white, the second (10-20) is black, the third (20-30) is white, and the fourth (30-40) is black.



O'REILLY AUTO PARTS

SITE PLAN

GOOD YEAR, AZ

PROJECT No.
291673000

SCALE (H): 1"=20'

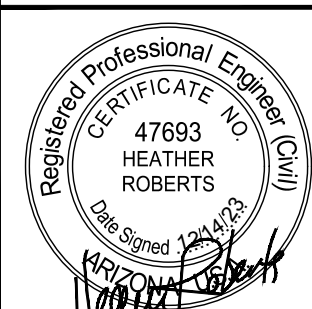
SCALE (V):

DRAWN BY: SSR/SJB

DESIGN BY: SSR/SJB

CHECK BY: HDR

DATE: 12/14/2023



Exp. Date 03/31/26

C-5

05 OF 15 SHEETS