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CONSULTANT

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REVISIONS			
REV.	DATE	DESCRIPTION	BY
6	11-18-2024	BID SET	TP
5	10-28-2024	ADOT COMMENTS - 4	TP
4	10-02-2024	ADOT COMMENTS - 3	TP
3	09-26-24	ADOT COMMENTS - 2 (KEYNOTE)	TP
2	09-20-24	ADOT COMMENTS - 2	TP
1	08-09-24	ADOT COMMENTS - 1	TP

ENGINEERS STAMP



PROJECT INFO.	
Engineer:	T. Hunt
Drawn:	T. Pridmore
Checked:	-
Date:	11 / 14 / 2022
Proj. No.	-

Site Plan

SHEET
C201

CONSTRUCTION NOTES

- CURB TRANSITION, TYP.
- ASPHALT PAVEMENT PER ADOT STANDARDS, 6" AC OVER 8" AB (OR MATCH EXISTING, WHICHEVER IS GREATER). SEE PROVIDED SECTION ON C004.
- TYPE D CURB AND GUTTER PER ADOT STD DWG C-05.10. SEE SHEET C606.
- 3"-8" MINUS RIP-RAP PER ADOT STD DETAIL ES2, 18" DEEP. SEE SHEET C606.
- VALLEY GUTTER PER ADOT STD DWG C-05.10. SEE SHEET C606.
- 30" MUTCD R1-1 "STOP" SIGN.
- 30" x 30" MUTCD R3-5R "RIGHT-TURN ONLY" SIGN.
- SIGN ASSEMBLY PER ADOT STD. DWG. S-3, SHEET 3, 9 AND 15. SIGN CONSTRUCTION SHALL FOLLOW ADOT'S SIGNING AND MARKING STD. DRAWINGS. SEE SHEET C608.

SITE DATA

PROPOSED ZONING: C-3, COMMERCIAL

PARCEL AREA: 116,351 SF (2.67 AC)
BUILDING FOOTPRINT: 6,138 SF (5.2%)
HARDSCAPE AREA: 84,332 SF (72.5%)
LANDSCAPE AREA: 25,881 SF (22.3%)

PARKING REQ'D: 1 STALL PER 400 SF
5,982 SF / 400 SF = 15 REQ'D
39 STALLS PROVIDED (2 ADA)

FUEL TANK SIZING

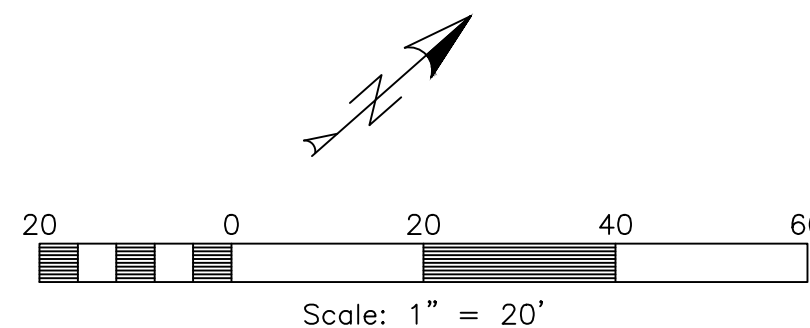
- 25K UNLEADED GASOLINE
- 40K DIESEL #2
- 8K ETHANOL-FREE GASOLINE
- 9K PREMIUM GASOLINE
- 8K DEF

NOTE: TANK AND FUEL INFORMATION SHOWN FOR REFERENCE ONLY. REFERENCE FUEL DISPENSING PLANS FOR FULL DESIGN.

GENERAL NOTES

- UNDERGROUND STORAGE TANK PAD, FUEL TRENCH, AND FUEL ISLAND DIMENSIONS AND ROUTING PER FUELING PLANS.
- TANK EXCAVATION DIMENSIONS AND UNDERGROUND STORAGE TANK PAD DIMENSIONS ARE PER FUELING PLANS.

WICKENBURG R/E LLC
Parcel: 503-01-002M
Property Use: Vacant Land
Zoning: R1-35 Residential



- ADA — = ADA ROUTE — NPOT TO EXCEED A RUNNING SLOPE GREATER THAN 4.5% OR CROSS SLOPE GREATER THAN 1.5%
- ADA AREA — NOT TO EXCEED SLOPE GREATER THAN 1.5% IN ANY DIRECTION
- AREA OF MODERATE DUTY. ALL OTHER ASPHALT PAVEMENT OUTSIDE OF ENCLOSED AREA CONSIDERED HEAVY DUTY.
- MOUNTABLE CURB, SEE DETAIL C10 / C11
- SPILL CURB, SEE APPLICABLE CURBING DETAIL

