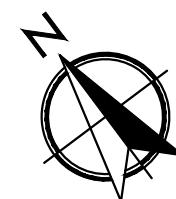
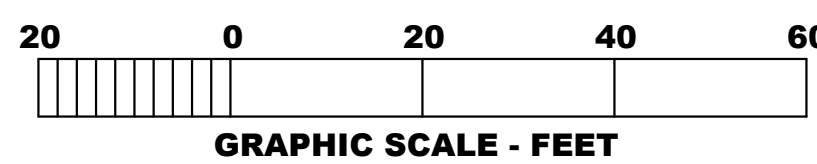
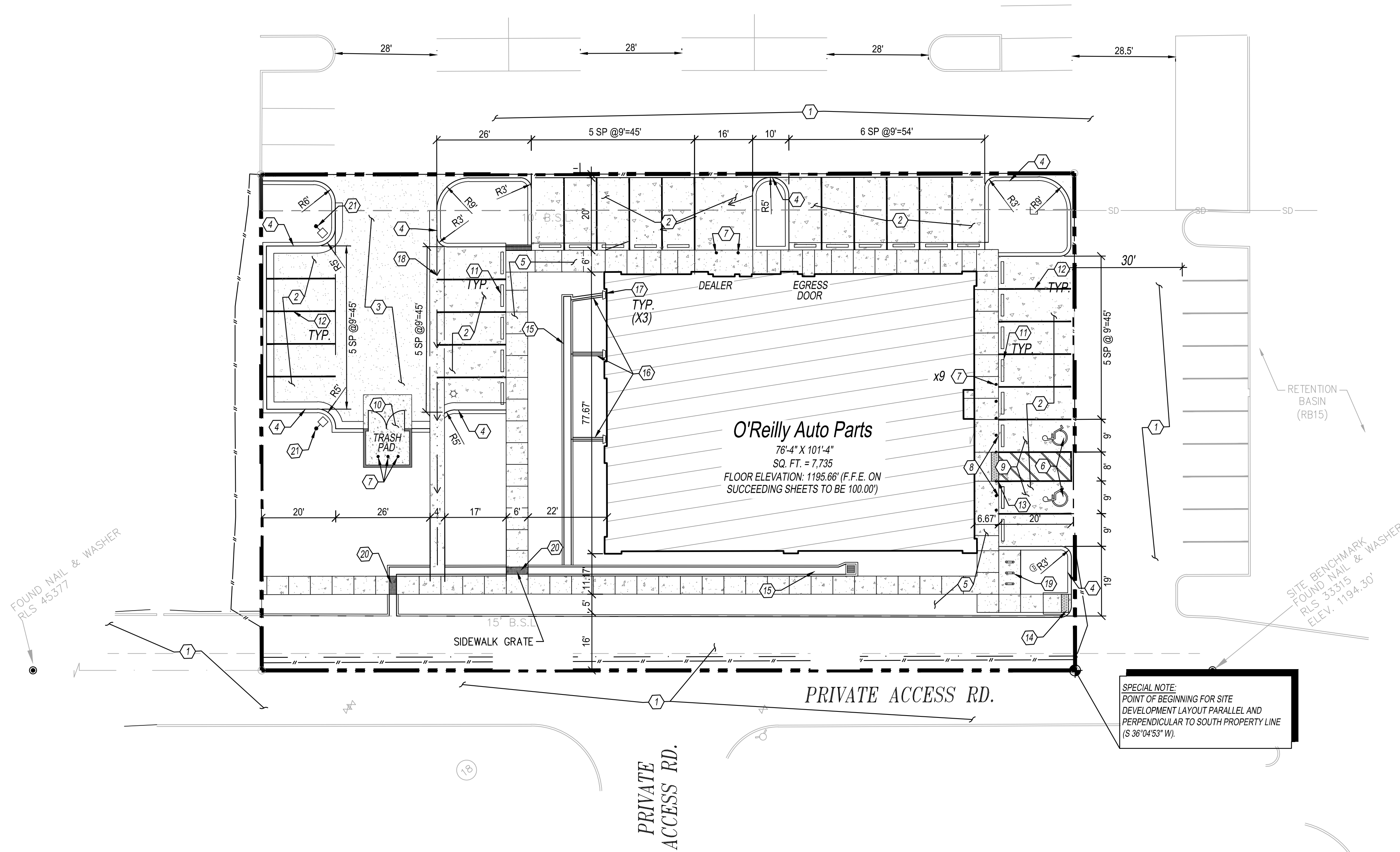


1 SITE DEVELOPMENT PLAN

C2.1 SCALE: 1" = 20'-0"



ENTIRE SHEET UPDATED

KEY NOTES

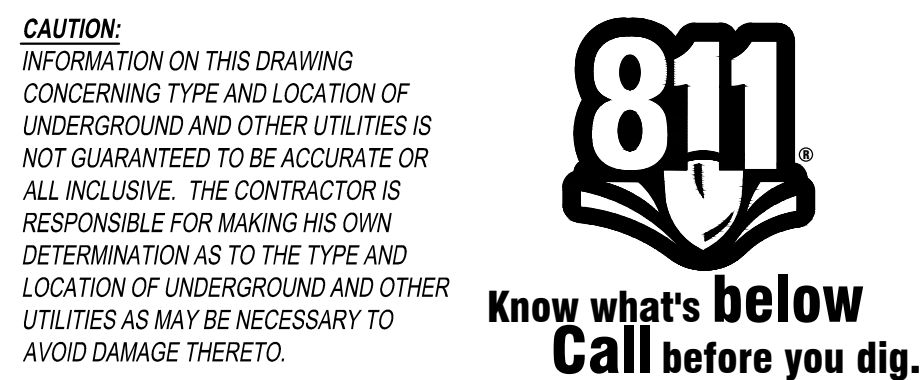
- PROTECT EXISTING IMPROVEMENTS IN PLACE.
- CONCRETE PAVING (LIGHT DUTY) AT PARKING AREAS PER DETAIL 2/C2.2
- ASPHALT PAVING (HEAVY DUTY) AT DRIVE AREAS, DRIVE APRONS, FIRE LANES, AND REFUSE AREA PER DETAIL 1/C2.2.
- CONCRETE CURB PER 3/C2.2.
- CONCRETE SIDEWALK AND/OR DOOR LANDING, 2% MAX SLOPE PER 4/C2.2.
- ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING PER 5/C2.2.
- STEEL BOLLARD PER 6/C2.2. PROVIDE (3) [PER DETAIL] AT REFUSE CONTAINER AREA, (2) AT SECTIONAL OVERHEAD FREIGHT DOOR, AND (8) AT FRONT ENTRY. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF BOLLARDS ADJACENT TO BUILDING PERIMETER.
- ACCESSIBLE PARKING SIGN PER 7/C2.2.
- ACCESSIBLE PARKING SPACES WITH ACCESS AISLE (ADA COMPLIANT) TO SLOPE 2% MAXIMUM IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
- REFUSE ENCLOSURE. SEE EXHIBIT B OF THE WELLS PAD DEVELOPMENT CRITERIA FOR MORE DETAIL.
- CONCRETE BUMPER BLOCK (8" W X 5" H X 6'-0" LONG) ANCHORED TO PAVING WITH (2)1'-6" LONG #4 REBAR.
- 4" WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING.
- PROPOSED DETECTABLE WARNING SURFACE PER DETAIL 8/C2.2.
- PROPOSED CURB RAMP. PER DETAIL 9/C2.2.
- PROPOSED 2' U-GUTTER PER DETAIL 10/C2.2.
- PROPOSED 1' V-GUTTER PER DETAIL 11/C2.2.
- PROPOSED DOWNSPOUT. PER DETAIL 12/C2.2. REFER TO ARCHITECTURAL FOR MORE DETAIL.
- PROPOSED 4' V-GUTTER PER 11/C2.2.
- PROPOSED BIKE RACK.
- PROPOSED 2' U-GUTTER WITH SIDEWALK CHASE. PER DETAIL 13/C2.2.
- PROPOSED LIGHT POLE.

GENERAL NOTES

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,000 PSI.
- SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
- PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNERS REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.

ZONING CODE

ZONING CLASSIFICATION:	C-1 / PAD
PARKING SUMMARY:	1 SPACE PER 300 SQ FT OF GROSS FLOOR AREA
PARKING FORMULA:	9 FT. X 19 FT.
SPACE SIZE:	25 SPACES
SPACES REQUIRED:	29 SPACES
SPACES PROVIDED:	2 SPACES
H.C. SPACES PROVIDED:	



CAUTION:  
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

SITE LEGEND

	NEW BUILDING CONSTRUCTION
	AREA OF LIGHT DUTY ASPHALT
	AREA OF LIGHT DUTY CONCRETE
	AREA OF RIPRAP
	PROPERTY LINE
	ADJACENT PROPERTY/ ROW LINE
	BUILDING SETBACK LINE
	EXISTING EASEMENT
	PROPOSED TELEPHONE SERVICE LI
	PROPOSED ELECTRIC SERVICE LINE
	PROPOSED WATER SERVICE LINE
	PROPOSED SS SERVICE LINE
	PROPOSED RIDGELINE
	PROPOSED SWALE
	PROPOSED TOP OF POND
	PROPOSED BOTTOM OF POND
	PROPOSED BOLLARD

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

320 North Lincoln Avenue  
Loveland, CO 80537  
P: 970.613.1447  
F: 970.613.1447  
ENGINEERING ENVIRONMENTAL BUILDING LAND  
SCAPE ARCHITECTURE PLANNING  
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Since 1964

BRANDON HUWAIN, P.E. 04723

PROJECT:  
NEW O'REILLY AUTO PARTS STORE  
41910 W. MARICOPA-CASA GRANDE HWY  
MARICOPA, AZ #2

**O'Reilly AUTO PARTS**  
CORPORATE OFFICES  
233 SOUTH PATTERSON  
SPRINGFIELD, MISSOURI 65802  
(417) 862-2674 TELEPHONE

COMM #	4807
DATE:	04-12-2024
REVISION	
DATE:	07-17-2024
	10-03-2024

C2.1

**ESTERLY SCHNEIDER & ASSOCIATES, INC.**  
architects & planners  
AIA

1736 East Sunshine, Suite 417  
Springfield, Missouri 65804  
417.862.0558  
Fax: 417.862.3265  
e-mail: architect@esterlyschneider.com