

LEGEND

ADA PATH

RI/RO

SMITH ENKE RD.

EDISON RD.

SITE -

SITE CALCULATIONS

BUILDING HEIGHT:

BUILDING AREA:

PROP LOT AREA

(MAX 40')

VICINITY MAP

CITY OF MARICOPA N.T.S.

*NOTF•

PARKING EXCEEDS 10% OF

AS WELL AS ADDITIONAL

AND CUSTOMERS. ADDITIONAL

SURROUNDING DEVELOPMENT.

REQUIRED TO ACCOMMODATE THE

LANDSCAPE HAS BEEN PROVIDED

THROUGHOUT THE PARKING FIELD

PEDESTRIAN CONNECTIONS TO THE

OPERATION NEEDS FOR EMPLOYEES

26'-0" (ONE STORY)

1.15±

A PORTION OF 510-19-202A

50,144± SF

8,192 SF

NET (AC)

TOTAL LOT COVERAGE: 8,192 SF / 50,144 SF = 16.3%

RIGHT IN/RIGHT OUT

FULL ACCESS

PROJECT NARRATIVE

THE SCOPE OF THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW 8,192 SQUARE FOOT DISCOUNT TIRE RETAIL STORE AND ASSOCIATED SITE IMPROVEMENTS IN THE CITY OF MARICOPA, ARIZONA. THE OVERALL SITE, 1.15± ACRES NET, IS BOUNDED BY EXISTING UNDEVELOPED COMMERCIAL TO THE SOUTH, WEST AND NORTH AND JOHN WAYNE PARKWAY TO THE EAST.

THE PROPOSED ESTABLISHMENT IS A DISCOUNT TIRE STORE FOR THE RETAIL SALES AND INSTALLATION OF TIRES AND WHEELS. THE CURRENT ZONING FOR THE PROPOSED SITE IS CB-2 (GENERAL BUSINESS). THE ZONING TO THE NORTH, EAST AND SOUTH HIS CB-2 (GENERAL BUSINESS).

PROJECT INFORMATION

PROPOSED USED:	RETAIL SALES AND INSTALLATION OF TIRES AND WHEELS
EXISTING ZONING: ADJACENT ZONING: JURISDICTION:	CB-2 CB-2 CITY OF MARICOPA, ARIZONA
BUILDING SETBACKS: MINIMUM STREET SETBAC	REQUIRED

AX PARCEL NUMBER: MINIMUM SIDE SETBACK: O' BLDG MINIMUM REAR SETBACK: 20'

CIVIL ENGINEER

DISCOUNT TIRE CO. INC.		
20225 N. SCOTTSDALE ROAD)	
SCOTTSDALE, AZ 85255		
FAX: (480) 606-6000		
CONTACT: DON THRAILKILL		

KIMLEY-HORN AND ASSOCIATES, INC.

SCOUNT TIRE CO. INC.	KIMLET-HURN AND ASSUCIATES, INC.
0225 N. SCOTTSDALE ROAD	1001 WEST SOUTHERN AVE. SUITE 131
COTTSDALE, AZ 85255	MESA, ARIZONA 85210
X: (480) 606-6000	PH: (480) 207-2680
ONTACT: DON THRAILKILL	CONTACT: STERLING MARGETTS, P.E.

PARKING REQUIREMENTS

PARKING REQUIRED:

DEVELOPER

AUTOMOBILE/VEHICLE REPAIR MINOR:	
<u>1 SPACE PER 100SF SALES AREA</u>	(1,200SF/100SF)= 12 SPACES
REQUIRED	12 SPACES
<u>3 SPACES PER SERVICE BAY</u>	<u>(6 BAYS * 3)= 18 SPACES</u>
REQUIRED	18 SPACES
TOTAL REQUIRED	30 SPACES
PARKING PROVIDED:	
STANDARD:	43 SPACES
ACCESSIBLE:	2 SPACES
TOTAL	45 SPACES*

FLOOD ZONE

LOADING SPACE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C0735 F, DATED JUNE 16, 2014, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE 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.

1 SPACE

LEGAL DESCRIPTION

TO THE POINT OF BEGINNING.

A PORTION OF THE MINOR LAND DIVISION BEING LOT 2, REPLAT OF SONORAN CREEK- LOTS 2 AND 3, AS RECORDED IN DOCUMENT NO. 2018-78540 PINAL COUNTY RECORDS, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21. TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 21 FROM WHICH THE SOUTHEAST CORNER THEREOF BEARS SOUTH 0 DEGREES 17 MINUTES 0 SECONDS WEST, A DISTANCE OF 2628.11 FEET;

THENCE SOUTH 0 DEGREES 17 MINUTES 0 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 472.37 FEET;

THENCE NORTH 90 DEGREES 0 MINUTES 0 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF JOHN WAYNE PARKWAY, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 17 MINUTES 00 SECONDS WEST, A DISTANCE OF 165.54 FEET;

THENCE SOUTH 87 DEGREES 39 MINUTES 36 SECONDS WEST, A DISTANCE OF 143.70 FEET;

THENCE NORTH 90 DEGREES 0 MINUTES 0 MINUTES WEST, A DISTANCE OF 130.49 FEET;

THENCE NORTH 0 DEGREES 0 MINUTES 0 SECONDS EAST, A DISTANCE OF 23.56 FEET;

THENCE NORTH 90 DEGREES 0 MINUTES 0 SECONDS WEST, A DISTANCE OF 25.00 FEET;

THENCE NORTH O DEGREES O MINUTES O SECONDS EAST, A DISTANCE OF 147.84 FEET;

THENCE NORTH 90 DEGREES 0 MINUTES 0 SECONDS EAST, A DISTANCE OF 299.89 FEET

CALL TWO WORKING DAYS BEFORE YOU DIG 602-263-1100 1-800-STAKE-IT

20240 N JOHN WAYNE PKWY

CITY OF MARICOPA, ARIZONA

91789059 PROJECT MANAGER: STERLING MARGETTS, P.E. DRAWN BY: BMW REVIEWED BY: DATE: 07/27/2020 STM

JOB NUMBER:

(OUTSIDE MARICOPA COUNTY) SHEET TITLE:

C-SITE PLAN

SHEET DESIGNATION:

C4

SITE PLAN SHEET NUMBER: