

**SITE PLAN NOTES**

- ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUND WITH THE FIRST PHASE OF DEVELOPMENT.
- ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
- PLANTS LOCATED WITHIN REQUIRED AASHTO SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIALS SHALL BE MAINTAINED TO BE LOWER THAN 2' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).
- FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED WITH A MINIMUM OF 2" THICK DECOMPOSED GRANITE FOR DUST CONTROL AT TIME OF DEVELOPMENT.
- ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGE THERETO SHALL REQUIRE APPROVAL OF THE CITY OF AVONDALE.
- THIS PROJECT IS SUBJECT TO THE CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS (AND MAG SUPPLEMENTAL REGULATIONS, COMMERCIAL/INDUSTRIAL/MULTI-FAMILY DESIGN MANUAL, ZONING ORDINANCE, GENERAL PLAN, AND ANY APPLICABLE SPECIFIC PLANS.

**GENERAL NOTES**

- PROJECT SITE AREA IS 47,025 SQUARE FEET, OR 1.08 ACRES.
- ASSESSORS TAX PARCEL IS #500- 32-011U.
- THIS PROJECT IS SUBJECT TO THE DEL RIO RANCH PLANNED AREA DEVELOPMENT (PAD).
- FLOOD ZONE= ZONE X. MAP # 04013C2165M, DATED NOVEMBER 4, 2015. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- THIS PROJECT REQUIRES APPROVAL OF A MINOR LAND DIVISION (MLD) TO SPLIT THE REQUESTED 1.08 ACRE SITE FROM THE LARGER 6.13 ACRE SITE. APPROVAL OF SITE PLAN AND MINOR LAND DIVISION ARE REQUIRED PRIOR TO SUBMITTAL OF CONSTRUCTION DOCUMENTS.

**LEGAL DESCRIPTION**

THAT PART OF BLOCK 25, LITTLETON TRACT, ACCORDING TO BOOK 5 OF MAPS, PAGE 1 7 , MARICOPA COUNTY RECORDS, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 13 WHENCE A BRASS CAP IN HAND HOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 13 LIES SOUTH 89 DEGREES 53 MINUTES 00 SECONDS EAST A DISTANCE OF 2,652.92 FEET;  
 THENCE SOUTH 89 DEGREES 53 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 13 AND THE SOUTH LINE OF LOWER BUCKEYE ROAD ACCORDING TO THE SPECIAL WARRANTY GIFT DEED RECORDED IN DOCUMENT NO. 2006-1051682, MARICOPA COUNTY RECORDS, A DISTANCE OF 688.92 FEET;  
 THENCE DEPARTING SAID SOUTH LINE NORTH 00 DEGREES 07 MINUTES 00 SECONDS EAST A DISTANCE OF 55.00 FEET TO THE NORTH LINE OF LOWER BUCKEYE ROAD AND THE SOUTHWEST CORNER OF TRACT F, DEL RIO RANCH UNIT 4, AS SHOWN IN BOOK 827 OF MAPS, PAGE 23, MARICOPA COUNTY RECORDS;  
 THENCE NORTH 89 DEGREES 53 MINUTES 00 SECONDS WEST, ALONG SAID NORTH LINE OF LOWER BUCKEYE ROAD, A DISTANCE OF 160.58 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PART;  
 THENCE CONTINUING ALONG SAID NORTH LINE OF LOWER BUCKEYE ROAD, NORTH 89 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 172.74 FEET;  
 THENCE DEPARTING SAID NORTH LINE OF LOWER BUCKEYE ROAD, NORTH 00 DEGREES 07 SECONDS 00 MINUTES EAST, A DISTANCE OF 268.52 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY DEL RIO LANE AS SHOWN IN BOOK 827 OF MAPS, PAGE 23, MARICOPA COUNTY RECORDS, ALSO BEING THE BEGINNING OF A CURVE, HAVING A RADIUS THAT BEARS NORTH 04 DEGREES 38 MINUTES 02 SECONDS WEST, A DISTANCE OF 55.00 FEET;  
 THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12 DEGREES 08 MINUTES 14 SECONDS, A DISTANCE OF 11.65 FEET TO THE BEGINNING OF A REVERSE CURVE, HAVING A RADIUS THAT BEARS SOUTH 16 DEGREES 46 MINUTES 16 SECONDS EAST, A DISTANCE OF 55.00 FEET;  
 THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17 DEGREES 20 MINUTES 42 SECONDS, A DISTANCE OF 16.65 FEET;  
 THENCE SOUTH 89 DEGREES 25 MINUTES 34 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY DEL RIO LANE, A DISTANCE OF 144.91 FEET;  
 THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY DEL RIO LANE, SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 271.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.0795 ACRES MORE OR LESS.

**BASIS OF BEARING**

S89°53'00"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, AS MEASURED BETWEEN A BRASS CAP IN HAND HOLE AT THE SOUTHWEST CORNER OF SAID SECTION 13, AND A PK NAIL AT THE SOUTH QUARTER CORNER OF SAID SECTION 13, USING GLOBAL POSITIONING SYSTEMS.

**BASIS OF ELEVATION**

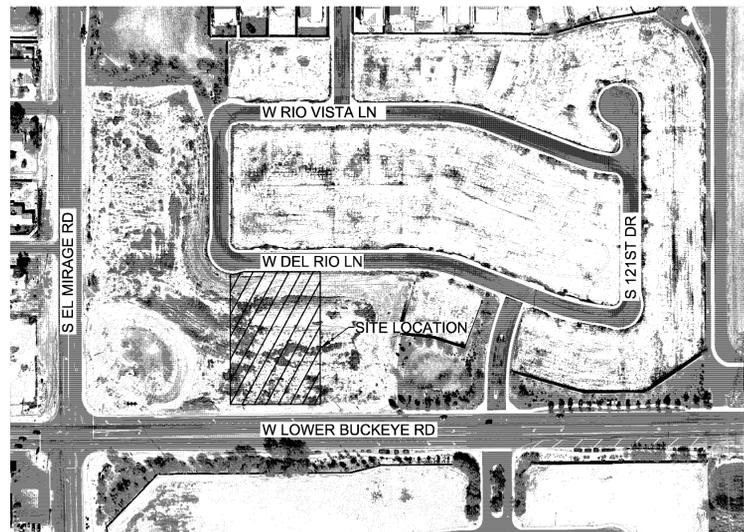
NGS BRASS CAP FLUSH, PID DJ5910, STAMPED "LBUCK 127 2006". LOCATED NEAR THE SW CORNER OF LOWER BUCKEYE ROAD AND 127TH AVENUE AND BEING 76.18' SOUTH, 105.63' WEST OF THE SOUTH QUARTER CORNER OF SECTION 14, T1N, R1W, GSR&M. NAVD 88' ELEVATION = 957.38'

ZONING TABLE	
EXISTING ZONING	DEL RIO RANCH PLANNED AREA DEVELOPMENT (PAD- CASE NUMBER Z-04-05)
PROPOSED ZONING	DEL RIO RANCH PLANNED AREA DEVELOPMENT (PAD- CASE NUMBER Z-04-05)
FRONT SETBACK	REQUIRED= *20' PROVIDED= 116.50'
SIDE SETBACK	REQUIRED=*15' (WEST) *15' (EAST) PROVIDED= 28.49' (WEST) 64' (EAST)
REAR SETBACK	REQUIRED= **25' PROVIDED= 51.38'
PARKING SETBACK	REQUIRED= *30' PROVIDED= 30'
INTERIOR SETBACK	REQUIRED= NONE PROVIDED= NOT APPLICABLE
PARKING SETBACK (FROM RESIDENTIAL USE)	REQUIRED= *25' PROVIDED= 51.38'
MINIMUM LOT AREA	NOT REQUIRED
MINIMUM LOT WIDTH	REQUIRED= NONE PROVIDED= 172.74'
MINIMUM LOT DEPTH	REQUIRED= NONE PROVIDED= 271.92'
MAXIMUM LOT COVERAGE	REQUIRED=NONE PROVIDED=18% (BLDG)
MAXIMUM BUILDING HEIGHT	REQUIRED= *30' MAX PROVIDED= 19'-3" (23'-4" PARAPET; 1 STORY)
ADA PARKING SPACES (INCLUDED IN TOTAL PARKING)	REQUIRED= 2 SPACES (1 VAN ACCESSIBLE) PROVIDED= 2 SPACES (2 VAN ACCESSIBLE)
PARKING SPACES	REQUIRED= 28 SPACES (1 SPACE/300 SF GFA) PROVIDED= 28 SPACES
PARKING LOT LANDSCAPING	REQUIRED = 5% PROVIDED = 5%
BICYCLE PARKING	REQUIRED= 1 SPACES (1 SPACE/50 SPACES) PROVIDED= 2 SPACES
LOADING SPACES	REQUIRED= NOT APPLICABLE PROVIDED= 1 SPACE

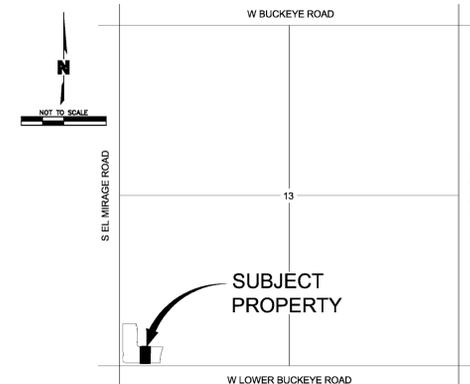
\* PER CITY OF AVONDALE ZONING ORDINANCE AMENDED AND RESTATED NOVEMBER 18, 2013. ZONE C-2 TARGETED FOR SETBACK PER DEL RIO RANCH PAD.

\*\* PER DEL RIO RANCH PLANNED AREA DEVELOPMENT (PAD), CASE NUMBER Z-04-05, WHEN ADJACENT TO A RESIDENTIAL DISTRICT, A BUILDING HEIGHT OF ONE STORY OR 15' IN HEIGHT SHALL HAVE A 25' BUILDING SETBACK.

**SITE PLAN FOR  
FAMILY DOLLAR STORE  
WEST LOWER BUCKEYE ROAD  
AVONDALE, ARIZONA**



PROJECT LOCATION MAP



VICINITY MAP  
LOCATED IN THE SW 1/4 OF SECTION 13,  
T1N, R1W, G & SRM  
MARICOPA COUNTY, ARIZONA

**OWNER/DEVELOPER**

HUTTON GROWTH ONE LLC  
736 CHERRY STREET  
CHATTANOOGA, TN 37402  
(423) 643-9217

**ARCHITECT/MEP**

pb2 ARCHITECTURE + ENGINEERING  
2809 AJAX AVENUE, SUITE 100  
ROGERS, AR 72758  
(479) 636-3545

**GEOTECHNICAL**

**ENGINEER**

TERRACON  
4685 SOUTH ASH AVENUE, SUITE H-4  
TEMPE, AZ 85282  
(520) 770-1789

**ENGINEER**

OLSSON ASSOCIATES  
1110 SOUTH DOBSON ROAD, SUITE 4  
CHANDLER, AZ 85286  
(602) 748-1000

**SURVEYOR**

OLSSON ASSOCIATES  
7250 NORTH 16TH STREET, SUITE 210  
PHOENIX, ARIZONA 85020  
(602) 748-1000

**LANDSCAPE**

**ARCHITECT**

OLSSON ASSOCIATES  
7250 NORTH 16TH STREET, SUITE 210  
PHOENIX, AZ 85020  
(602) 748-1000

**LEGEND**

ITEM	SYMBOL
PROPERTY LINE	---
RIGHT-OF-WAY LINES	----
ZONE BOUNDARY	-----
ADJACENT PROPERTY LINES	-----
EASEMENT BOUNDARY	-----
CENTER LINE	-----
PAVEMENT STRIPING	-----
GROSS FLOOR AREA	GFA
FINISHED FLOOR ELEVATION	FFE
PARKING SPACES PROVIDED	5
HANDICAP PARKING	[Handicap symbol]
WHEEL STOP	—
HEAVY A.C. PAVING	[Heavy paving symbol]
FOUND MONUMENT	•
LIGHT A.C. PAVING	—
BOLLARD	•
POWER POLE	•
GUY WIRE	→
EXIST FENCE	—
EXIST PAVEMENT EDGE	-----
EXIST OVERHEAD POWER	—
EXIST PUBLIC WATER MAIN W/VALVE	—
UNDERGROUND TELEPHONE	TEL
EXIST UNDERGROUND CABLE	CATV
EXIST UNDERGROUND GAS LINE	G
EXIST TREE, BUSH & CACTUS	[Tree symbols]

SITE SUMMARY TABLE	
TYPE OF USE	RETAIL SALES
BUILDING HEIGHT	BUILDING- 19'-3" (23'-8 1/4" TO TOP OF PARAPET)
GROSS FLOOR AREA (BLDG)	8,320 SF
SALES AREA (BLDG)	7,421 SF
GROSS LOT AREA	47,025 SF (1.08 AC)
NET LOT AREA (DEVELOPED)	47,025 SF (1.08 AC)
BUILDING COVERAGE	8,320 SF (18%)
GROUND COVERAGE	17,106 (36%)
PAVING/HARDSCAPE COVERAGE	29,919 (46%)
BICYCLE PARKING	2 SPACE
LOADING SPACES	1 SPACE
ADA PARKING SPACES (INCLUDED IN TOTAL PARKING)	2 SPACES (ALL VAN ACCESSIBLE)
TOTAL PARKING PROVIDED	28 SPACES

**SHEET INDEX**

SHEET NAME	SHEET NO.
COVER SHEET	C001
ALTA SURVEY	C002-C004
SITE PLAN	C101
PRELIMINARY GRADING PLAN	C201
PRELIMINARY UTILITY PLAN	C301
LANDSCAPE MAINTENANCE SCHEDULE	L001
PRELIMINARY LANDSCAPE PLAN	L101

**OLSSON ASSOCIATES**  
 1110 S. Dobson Road, STE 4 TEL: 602.748.1000  
 Chandler, AZ 85286 FAX: 480.977.0443 www.olssonassociates.com

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**FAMILY DOLLAR STORE**  
 WEST LOWER BUCKEYE ROAD  
 AVONDALE, ARIZONA  
 OA JOB NUMBER: 015-2433

ISSUE BLOCK


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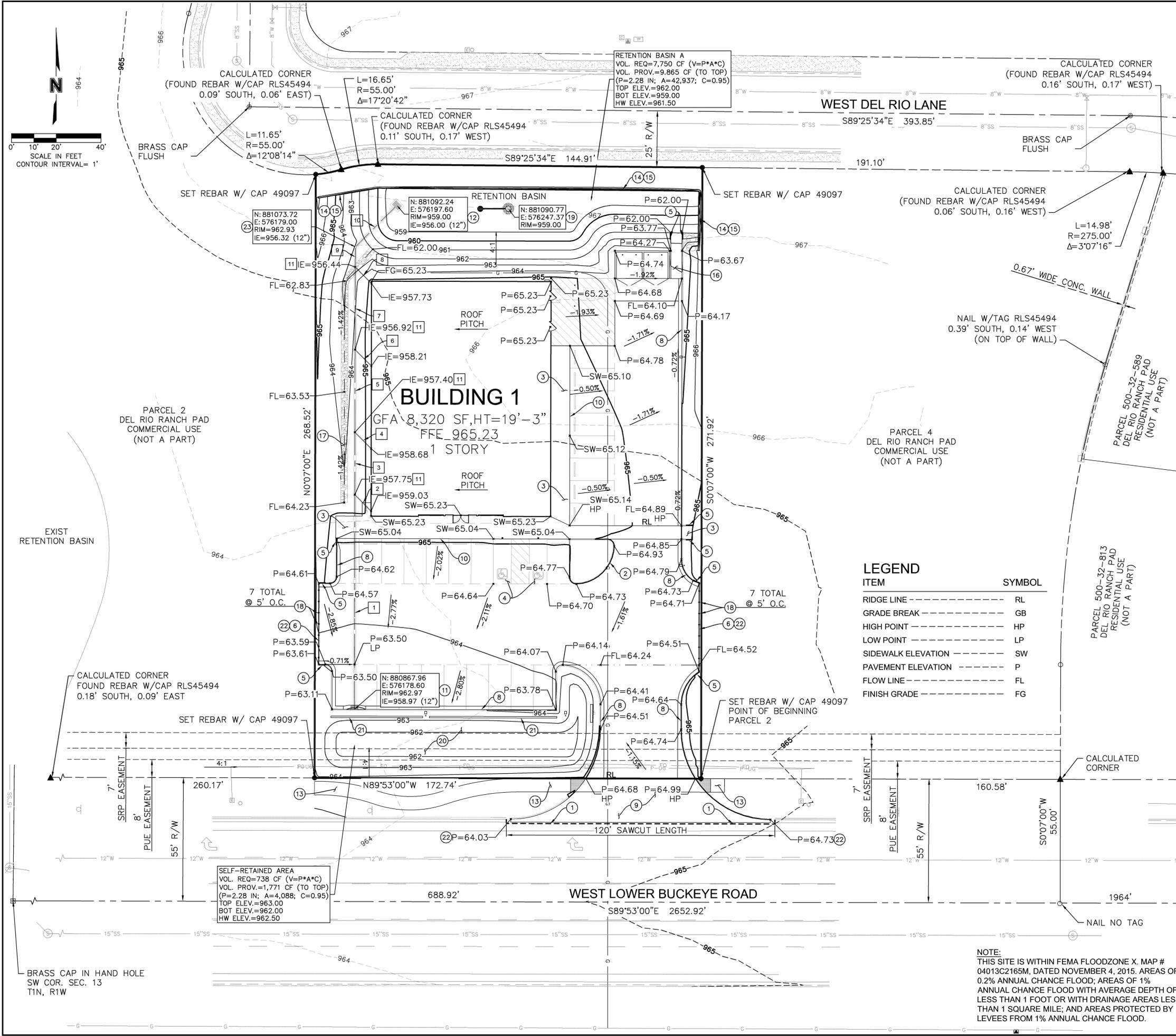


COVER

SHEET: C001







**PRELIMINARY GRADING PLAN KEYNOTES**

- ① 2" MINIMUM SAWCUT. PLACE NEW ASPHALT PAVEMENT PER MAG STD DTL 200-1, TYPE "A".
- ② 6" SINGLE CURB PER MAG STD DTL 222, TYPE "A".
- ③ 4" THICK CONCRETE SIDEWALK (WIDTH PER PLAN).
- ④ TYPICAL ADA PARKING SPACES.
- ⑤ VERTICAL CURB TERMINAL SECTION.
- ⑥ THICKENED EDGE ASPHALT, TYPE A, PER MAG STD DTL 201.
- ⑦ TRASH ENCLOSURE. REFER TO THE ARCHITECTURAL PLAN SET FOR DETAILS AND SPECIFICATIONS.
- ⑧ 6" SINGLE CURB AND GUTTER PER MAG STD DTL 220-1, TYPE "A".
- ⑨ COMMERCIAL DRIVEWAY ENTRANCE (DETACHED SIDEWALK) PER CITY OF AVONDALE STD DTL A1255
- ⑩ CONCRETE SIDEWALK FLUSH WITH PAVEMENT.
- ⑪ TYPE E CATCH BASIN PER MAG STD DTL 534-1.
- ⑫ TYPE F CATCH BASIN, PER MAG STD DTL 535. CATCH BASIN TO BE USED AS A BUBBLER, AND SHALL BE BUILT WITH NO BOTTOM.
- ⑬ CONCRETE SIDEWALK PER MAG STD DTL 230.
- ⑭ VARYING RETAINING WALL (4' MAX) WITH MASONRY SCREEN WALL ON TOP.
- ⑮ 6' TALL MASONRY SCREEN WALL.
- ⑯ 5' WIDE CONCRETE SPILLWAY, PER MAG STD DTL 206-1, SECTION C-C.
- ⑰ 3' WIDE GROUTED ROCK RIP-RAP SPILLWAY.
- ⑱ REMOVABLE BOLLARD, PER MAG STD DTL 140.
- ⑲ MAXWELL PLUS DRYWELL.
- ⑳ SELF-RETAINED WATER HARVESTING AREA. (0.50' WATER PONDING DEPTH)
- ㉑ 3' TALL LOW MASONRY SCREEN WALL
- ㉒ MATCH EXISTING GRADE
- ㉓ SINGLE STORM DRAIN CLEANOUT

**STORM DRAIN KEYNOTES**

- 1 93.90 LF 12" HDPE STORM DRAIN AT 1.30%
- 2 10.28 LF 6" HDPE STORM DRAIN AT 12.45%
- 3 27.26 LF 12" HDPE STORM DRAIN AT 1.30%
- 4 10.28 LF 6" HDPE STORM DRAIN AT 12.45%
- 5 36.76 LF 12" HDPE STORM DRAIN AT 1.30%
- 6 10.29 LF 6" HDPE STORM DRAIN AT 12.54%
- 7 36.76 LF 12" HDPE STORM DRAIN AT 1.30%
- 8 10.29 LF 6" HDPE STORM DRAIN AT 12.54%
- 9 8.94 LF 12" HDPE STORM DRAIN AT 1.30%
- 10 25.00 LF 12" HDPE STORM DRAIN AT 1.30%
- 11 WATER TIGHT 12" x 6" WYE STORM DRAIN CONNECTION. INSTALL PER MANUFACTURER SPECIFICATIONS.

**LEGEND**

ITEM	SYMBOL
RIDGE LINE	RL
GRADE BREAK	GB
HIGH POINT	HP
LOW POINT	LP
SIDEWALK ELEVATION	SW
PAVEMENT ELEVATION	P
FLOW LINE	FL
FINISH GRADE	FG

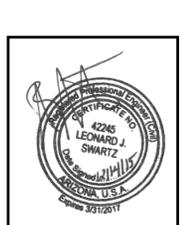
**NOTE:**  
THIS SITE IS WITHIN FEMA FLOODZONE X. MAP # 04013C2165M, DATED NOVEMBER 4, 2015. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

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**ISSUE BLOCK**

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DOCUMENT DATE: 12/14/15



**PRELIMINARY GRADING PLAN**

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