



N

03060

SCALE IN FEET

LEGEND

PROPERTY LINE

EXISTING CURB & GUTTER

PROPOSED BUILDING

TYPE 2 WALL: SEE ARCHITECTURAL PLANS

CEMENT CONCRETE BARRIER CURB  
SEE C4.2

CEMENT CONCRETE VALLEY GUTTER  
SEE C4.2

DITCH: SEE C4.2

CEMENT CONCRETE SIDEWALK  
PER MAG DETAIL NO. 230: SEE C4.3

CEMENT CONCRETE PAVEMENT  
PER SECTION ON C4.2

TRAFFIC CLASS I ASPHALT PAVEMENT  
PER SECTION ON C4.2

TRAFFIC CLASS II ASPHALT PAVEMENT  
PER SECTION ON C4.2

"T TOP" TRENCH REPAIR  
PER MAG DETAIL NO. 200-1 AND 200-2: SEE C4.3

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STALL COUNT

X CONSTRUCTION NOTES

1. PROPOSED BUILDING: SEE ARCHITECTURAL PLANS
2. TRASH ENCLOSURE: SEE ARCHITECTURAL PLANS
3. CAR DETAIL AND HANDWASH STATION: SEE ARCHITECTURAL & PLUMBING PLANS
4. BICYCLE PARKING: SEE ARCHITECTURAL PLANS
5. ACCESSIBLE PARKING STALLS: SEE C4.2
6. TYPICAL PARKING STALL  
TWO (2) COATS OF TRAFFIC WHITE PAINT  
W/ 7MIL DFT PER COAT
7. DOUBLE STACK PARKING STALL  
TWO (2) COATS OF TRAFFIC WHITE PAINT  
W/ 7MIL DFT PER COAT
8. PRECAST CEMENT CONCRETE WHEEL STOP: SEE C4.2
9. SIGN: SEE ARCHITECTURAL PLANS
11. GATE: SEE ARCHITECTURAL PLANS
12. PEDESTRIAN PATH: SEE C4.2
13. CEMENT CONCRETE PAD FOR ROLL-OFF DUMPSTER
14. CURB TERMINATION PER MAD STD. DETAIL 222: SEE C4.3
15. SINGLE DIRECTION CURB RAMP PER MAG DETAIL NO. 237-3: SEE C4.3  
REPLACE RAMP WING WITH TYPE "B" SINGLE CURB WHERE SHOWN  
PER MAG DETAIL NO. 222: SEE C4.3
16. SIDEWALK
17. MATCH INTO EXISTING SIDEWALK
18. "T TOP" TRENCH REPAIR PER MAG DETAIL NO 200-1 AND 200-2: SEE C4.3
19. MATCH INTO EXISTING CURB, GUTTER, AND SIDEWALK
20. CEMENT CONCRETE VALLEY GUTTER: SEE C4.2
21. FIRE RISER ROOM: SEE ARCHITECTURAL PLANS
22. FDC: SEE C8.0
23. KNOX BOX PER FIRE DEPARTMENT REQUIREMENTS
24. EXISTING FIRE HYDRANT
25. RESTORE PAVING & SIDEWALK AROUND PROPOSED CURB INLET TO PRE-CONSTRUCTION CONDITION

TOTAL AREA OF SITE	153,141 SF
TOTAL IMPERVIOUS AREA OF SITE	117,400 SF
TOTAL PERVIOUS AREA OF SITE	35,741 SF
PERCENTAGE OF IMPERVIOUS AREA	76.7%

GENERAL NOTES

1. REFER TO TOPOGRAPHIC SURVEY FOR BOUNDARY DIMENSIONS: SEE C2.0

ADMINISTRATIVE APPROVAL	
COMMUNITY DEVELOPMENT DIRECTOR	DATE
CITY ENGINEER	DATE

REVISIONS

PROJECT NO.  
121.044

DRAWN  
C. DAHM

CHECKED  
D. PHILLIPS

SUBMITTAL DATES

OTB DATE  
--

JSA CIVIL

Engineering | Planning | Management

111 TUMWATER BLVD SE, SUITE B203  
TUMWATER, WA 98512

STAMP

Professional Engineer  
C. DAHM  
03/10/2025

Professional Engineer  
D. PHILLIPS  
03/10/2025

CRASH CHAMPIONS  
COMMERCIAL DEVELOPMENT PROJECT  
303 AUTOSHOW DRIVE  
SURPRISE, ARIZONA

Hillside  
architecture

SHEET TITLE  
SITE & PAVING PLAN

SHEET  
C4.0

FSXX-XXXX

Mar 13, 2025 2:01:54pm - User: C:\arizona\121.044 - PROJECTS\121.044 - CRASH CHAMPIONS SURPRISE, AZ\CAD\121.044 SP-01.DWG

Contact Arizona 811 at least two full  
working days before you begin excavation

ARIZONA811

Call 811 or click Arizona811.com

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

