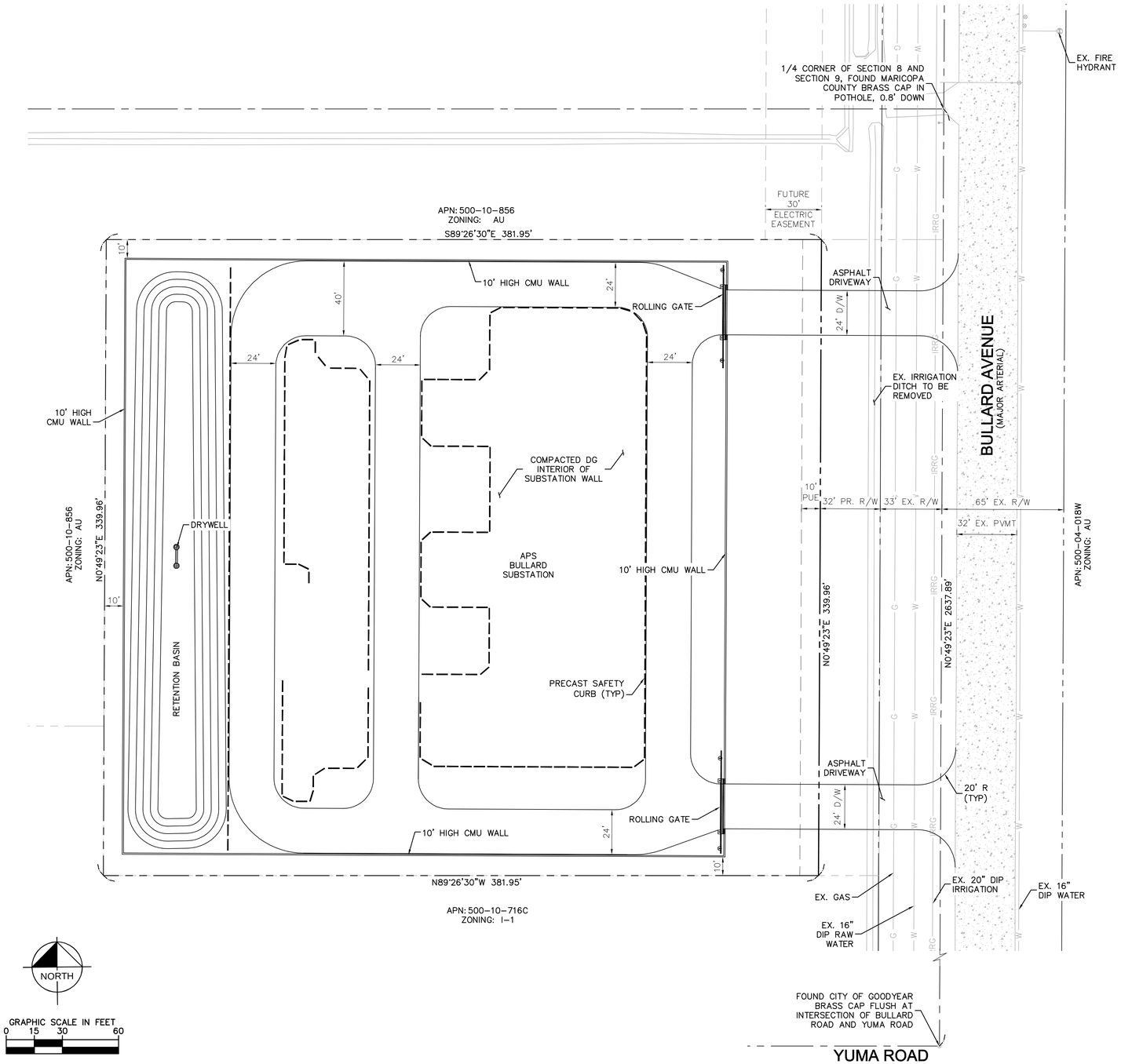
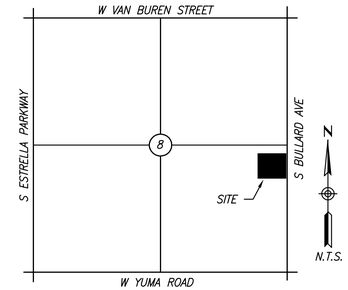
SITE PLAN
FOR
APS BULLARD SUBSTATION

A PORTION OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1
WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN





VICINITY MAP
T1N, R1W, SEC. 8

SITE PLAN NOTES

1. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURB, GUTTER, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE:

A. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
B. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
C. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT IN ALL PAVEMENT CRACKS AND JOINTS, AND APPLICATION OF SEALANT OVER ALL ASPHALT PAVEMENTS.
D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
E. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.

2. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING:

A. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL LANDSCAPE IMPROVEMENTS, INCLUDING PLANTED AREAS AND IRRIGATION SYSTEMS, FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
B. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
C. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE NORMAL HEALTHY GROWTH.
D. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND HAS OBTAINED AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY TO ACHIEVE A TURF HEIGHT OF 2 INCHES; THE TURF SHALL BE MOWED THEREAFTER TO SAFELY MAINTAIN THE 2-INCH HEIGHT.
E. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
F. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.

PROJECT INFORMATION

APN: 500-04-011V, 500-10-855, 500-10-716B
EXISTING ZONING: AU & I-1
PROPOSED ZONING: I-1
GROSS AREA: 149,338 SF, 3.428 ACRES
NET AREA: 129,847 SF, 2.981 ACRES

OWNER/DEVELOPER

ARIZONA PUBLIC SERVICE (APS)
LAND SERVICE DEPT
P.O. BOX 53933, STA: 3016
PHOENIX, AZ 85072-3933

APS PROJECT COORDINATOR

CARTER VICKERS
2043 WEST CHERYL DRIVE
PHOENIX, AZ 85021, MS3491
PHONE: 602-371-5698
E-MAIL: CARTER.VICKERS@APS.COM

CIVIL ENGINEER

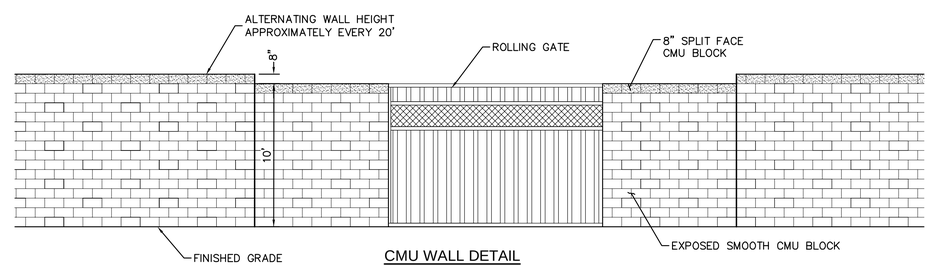
KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
TEL. NO. (602) 216-1231
CONTACT: CHARLES WURL, PE
E-MAIL: CHUCK.WURL@KIMLEY-HORN.COM

SURVEYOR

FERGUSON LAND SERVICES
2432 W PEORIA AVENUE, SUITE 1167
PHOENIX, ARIZONA 85029
TEL. NO. (602) 368-2668
FAX: (602) 368-6903

UTILITY PROVIDERS

ELECTRIC	ARIZONA PUBLIC SERVICE
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	CENTURY LINK
CABLE TV	COX COMMUNICATION
WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR



CMU WALL DETAIL
SCALE: N.T.S.

ENGINEERING NOTES

1. ULTIMATE HALF STREET IMPROVEMENTS FOR BULLARD AVENUE TO BE CONSTRUCTED AT A LATER DATE AND PAID FOR WITH AN IN-LIEU FEE.

NO.	DATE	REVISION	DWN	CHD	EXD	RVWD	W.A.
3							
2							
1							

SITE PLAN
APS BULLARD SUBSTATION
500 S. BULLARD AVENUE, GOOYEAR, AZ 85338

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 61720 CHARLES WURL Date Signed 8/13/18 ARIZONA U.S.A. Expires 3/31/2019

aps

SCALE AS NOTED
DATE 8/13/18
DRAWN CMW
CHECKED MLD
EXAMINED CMW
APPROVED
ENGINEERING SUPERVISOR
REVIEWED
W.A. WA#####

C1.0
APS DRAWING NO. -

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