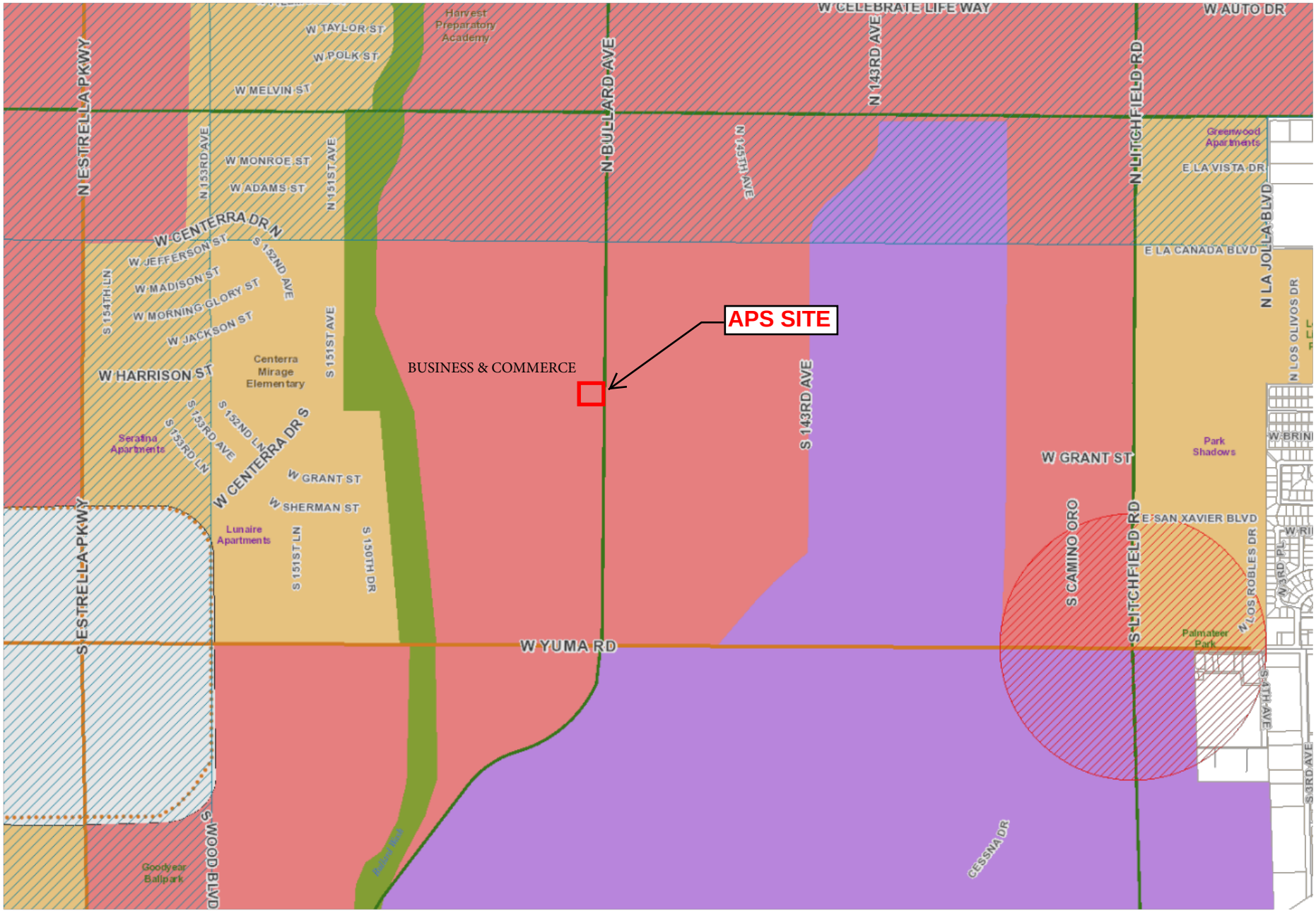
Aerial Photo
Case No. 18-200-00008

Drawn By: Steve Careccia
City of Goodyear Development Services Department
Date: 9.12.18

N

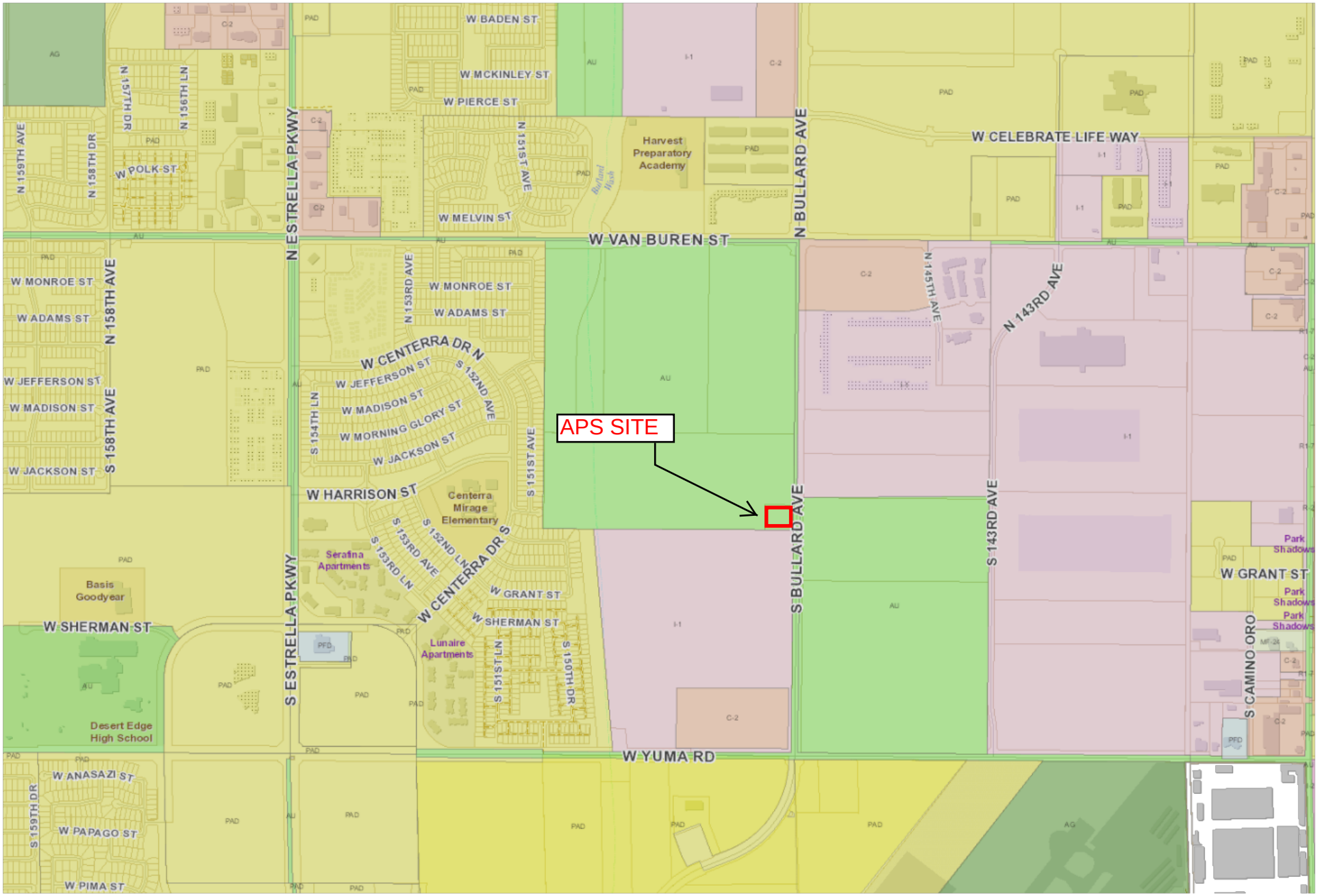


City of Goodyear
Web Map
GENERAL PLAN LAND USES

112° 21' 38.212" 33° 26' 58.841" Scale 1:12,487

The City of Goodyear does not Guarantee the information contained In this map to be an accurate Representation of actual existing Conditions

7/23/2018



City of Goodyear
Web Map
ZONING DISTRICTS

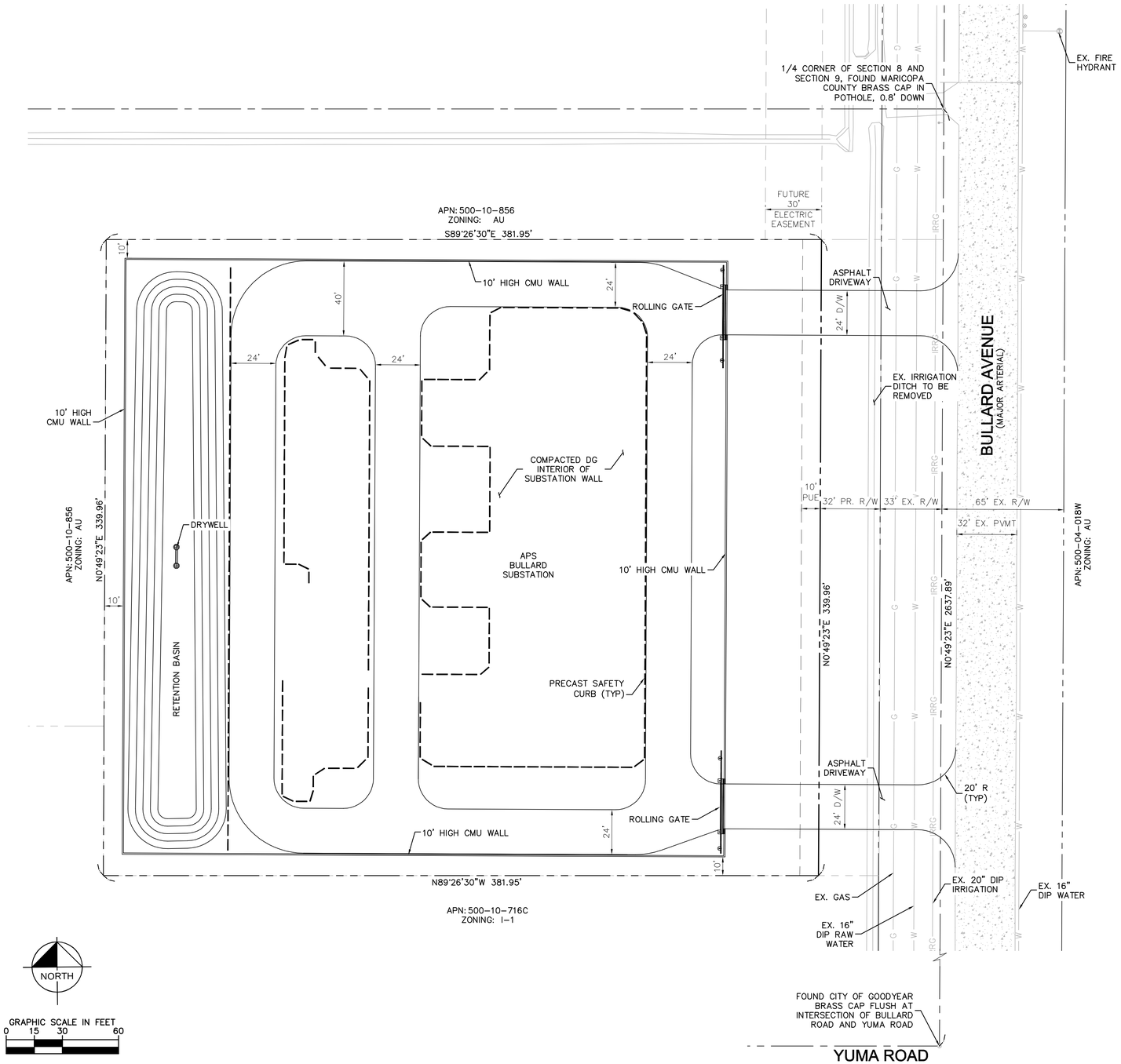
112° 22' 00.588" 33° 27' 11.818" Scale 1:12,487

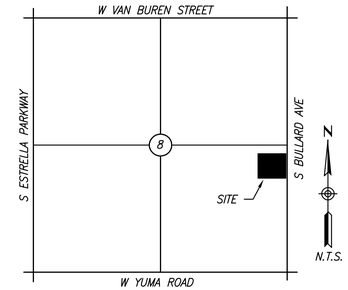
The City of Goodyear does not Guarantee the information contained In this map to be an accurate Representation of actual existing Conditions

7/23/2018

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

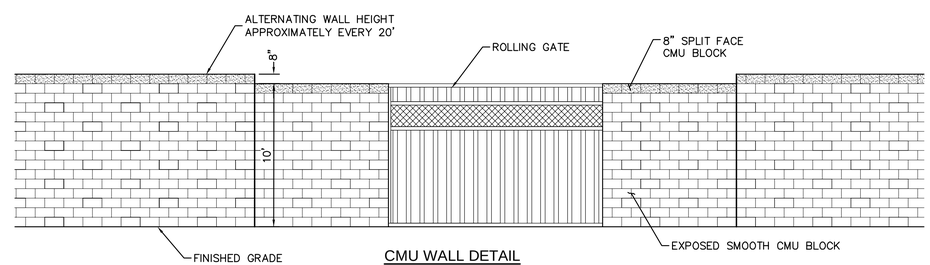
KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
TEL. NO. (602) 216-1231
CONTACT: CHARLES WURL, PE
E-MAIL: CHUCK.WURL@KIMLEY-HORN.COM

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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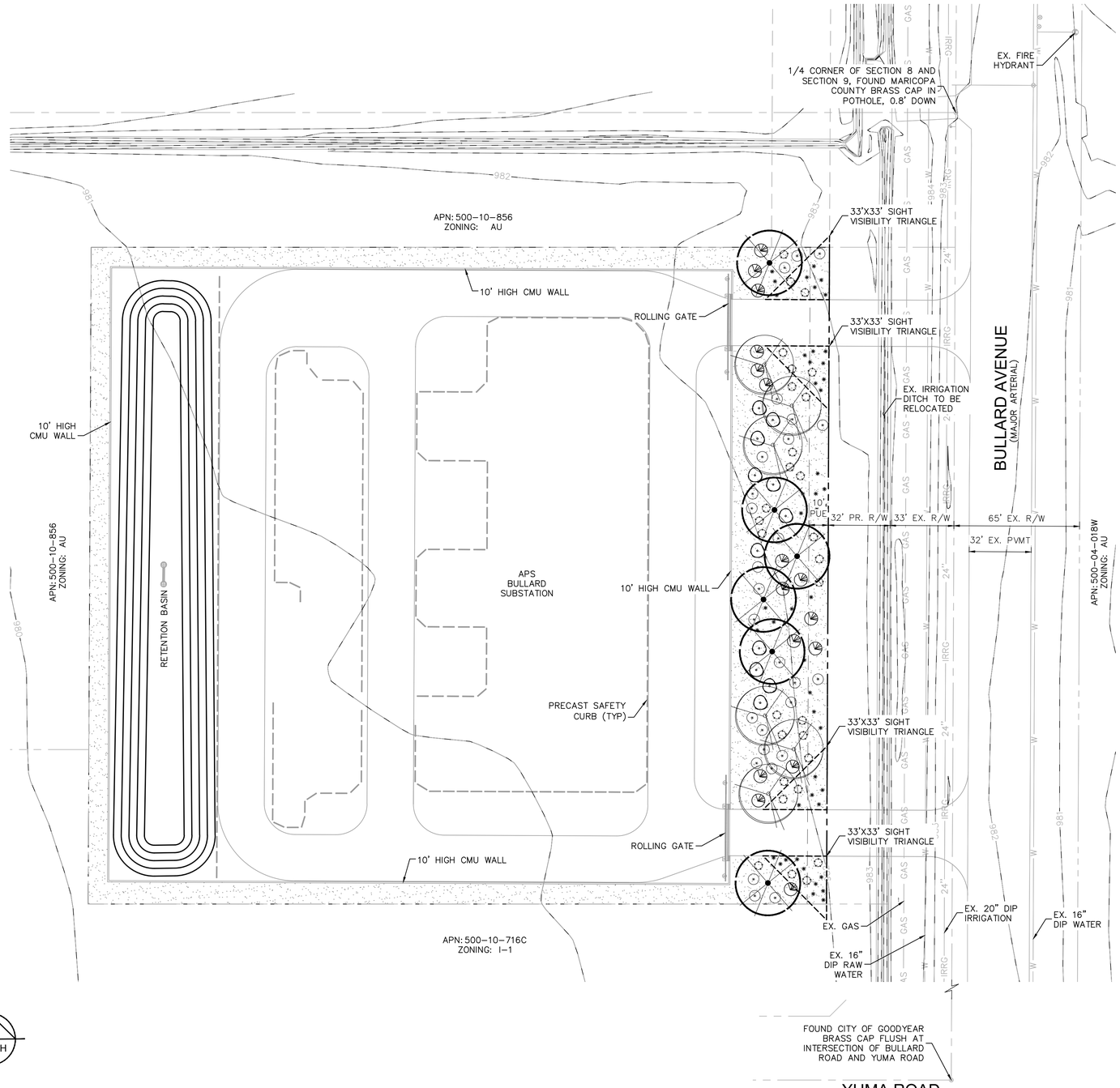
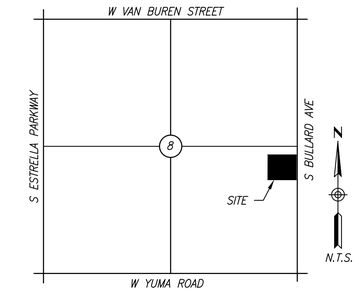
PRELIMINARY LANDSCAPE PLAN
FOR
APS BULLARD SUBSTATION

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

PLANTING LEGEND

TREES

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Parkinsonia 'Desert Museum' Desert Museum Palo Verde	Minimum 24" Box, 1.5" Cal. Min., 10' Ht. x 6' Sp.	6
Prosopis juliflora Native Mesquite	Minimum 24" Box, 1.5" Cal. Min., 7' Ht. x 4' Sp.	6

SHRUBS & ACCENTS

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Caesilpinia pulcherima / Red Bird of Paradise	5 Gal.	16
Dasylirion quadrangulatum / Toothless Desert Spoon	5 Gal.	27
Hesperaloe parviflora 'perpa' / Brakelights Red Yucca	5 Gal.	46
Muhlenbergia rigida 'Nashville' / Purple Muhly	5 Gal.	29
Tecoma stans 'Yellow Bells' / Yellow Bells	5 Gal.	11

MATERIALS

DESCRIPTION	QTY
Decomposed Granite (Submit Sample to Owner for Approval) 3/4" Screened, Palomino Gold, 2" Depth Min.	24,920 SF

TREE ROOT BARRIER NOTES

1. All trees shall be planted minimum 8' from any water line. Contractor shall verify location of all utilities prior to commencement of any work.
2. A root barrier shall be installed for any tree located closer than 16' from water or seewer lines. Install root barrier per criteria as outlined below:
   .08" thick root barrier is required 3' deep around the tree or parallel to the water line 6' from the tree and 6' on either side of the tree for a total length of 12'.

LANDSCAPE AREA CALCULATION

A MINIMUM OF ONE TREE SHALL BE PLANTED FOR EVERY TWENTY-FIVE FEET OF LINEAR STREET FRONTAGE.

LINEAR FRONTAGE:	290 SF
TREES REQUIRED:	12
TREES PROVIDED:	12

EACH SITE OF COMMERCIAL USE SHALL HAVE A MINIMUM OF 15% OF THE NET SITE/LOT AREA IN LANDSCAPING.

NET AREA OF SITE:	129,847 SF
REQUIRED LANDSCAPE:	19,477 SF (15%)
PROVIDED LANDSCAPE:	24,920 SF (19.1%)

LANDSCAPE NOTES

1. Shrubs and groundcovers planted within sight visibility triangles shall have a mature height of not more than 24 inches. Height shall be measured from edge of pavement, and total height shall include the height of any mounding (EDS&PM 7.2.4.B.1).
2. Trees planted within sight visibility triangle shall have a clear trunk pruned to a height of 7 feet or greater upon installation. Height shall be measured from the edge of pavement (EDS&PM 7.2.4.B.2).
3. This plan sheet does not have any landscape areas that will be maintained by the City.

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
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LAND SERVICE DEPT
P.O. BOX 53933, STA: 3016
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APS PROJECT COORDINATOR

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2043 WEST CHERYL DRIVE
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TELEPHONE	CENTURY LINK
CABLE TV	COX COMMUNICATION
WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR

CITY OF GOODYEAR – PLAN APPROVAL			
REVIEW & RECOMMEND APPROVAL BY:			
FIRE DEPARTMENT		GRADING & DRAINAGE	
LANDSCAPING & PLANNING		WATER & SEWER	
TRAFFIC		PAVING	
STREET LIGHTS		SIGNING & STRIPING	
APPROVED BY:			
PLANS EXAMINER		DATE	

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

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

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
TEL. NO. (602) 906-1106
CONTACT: ANNE DEBOARD, PLA
E-MAIL: ANNE.DEBOARD@KIMLEY-HORN.COM

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 36 ANNE S. DEBOARD Date Signed 08-13-18 ARIZONA, U.S.A.
Expires 03/31/2019

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

L1.0
APS DRAWING NO. -

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PEBBLECREEK PARKWAY SUBSTATION

VAN BUREN STREET SUBSTATION