

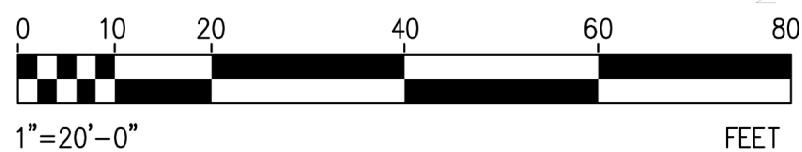
TARGET

APN 500-91-874
TARGET CORPORATION
(NOT A PART)

APN 500-91-874
ZONE: PAD
COMMERCIAL

1 SITE PLAN

SCALE: 1" = 20'-0"



2 TRASH ENCLOSURE

SCALE: 1/4"=1'-0"

3 LIGHT POLE DETAIL

SCALE: 1/4"=1'-0"

SCREEN WALL/ TRELLIS ELEV

SCALE: 3/16"=1'-0"

PROJECT DATA

PROJECT NAME: COBBLESTONE EXPRESS CARWASH
CANYON TRAIL RETAIL DEVELOPMENT
NEC COTTON & YUMA
GOODYEAR, ARIZONA 85338

EXISTING USE: VACANT

PROPOSED USE: EXPRESS CAR WASH

OWNER: COBBLESTONE AUTO SPA
8800 E BAHIA DR
SCOTTSDALE, AZ
(602) 787-0808
CONTACT: TUCK BETTIN

ARCHITECT: M3 DESIGN
2008 N 7TH AVE
PHOENIX, ARIZONA 85007
(480)528-3136
CONTACT: JESSE MACIAS

SITE DATA

SITE GROSS AREA: 94,920 S.F. / 2.18 AC
SITE NET AREA: 79,004 S.F. / 1.81 AC
PORTION OF 500-91-897

GENERAL PLAN DESIGNATION: COMMERCIAL
ZONING: PAD
LIGHTING ZONE: 2
BUILDING FOOTPRINT: 5,359 S.F.

BUILDING COVERAGE: 5,359 S.F. / 79,004 S.F. = 6.8%

PARKING CANOPIES: 4,816 S.F.
P.O.S. CANOPIES: 450 S.F.
TOTAL CANOPIES: 5,266 S.F.

BUILDING HEIGHT: MAXIMUM: 30'-0" PROVIDED: ±30'-0"
LANDSCAPE: 20,720 S.F. / 79,004 S.F. = 26%
IMPERVIOUS COVERAGE: 47,659 S.F. / 79,004 S.F. = 60.3%

SETBACKS: SETBACKS: PROVIDED:
STREET FRONT (SOUTH) 25' 83'-8"
STREET SIDE (WEST) 10' 1,690'
SIDE (EAST) 0' 21'-0"
REAR (NORTH) 0' 85'-0"

TYPE OF CONSTRUCTION: VB - SPRINKLERED
OCCUPANCY TYPE: B (BUSINESS)

LIGHTING ZONE: 2

PARKING: REQUIRED:
(1) SPACE PER 3 NON-OFFICE EMPLOYEES
AND (1) SPACE PER 300 S.F. OF OFFICE AND
SALES AREA AND (2) SPACES PER CAR WASH
NUMBER OF EMPLOYEES: 3 NON-OFFICE, 1 OFFICE = 1 SPACE
TOTAL S.F. OF OFFICE SPACE: 190 S.F. = 1 SPACE
TOTAL LINEAR FOOTAGE OF WASH BAY: 2 SPACES

PARKING PROVIDED:
COVERED PARKING SPACES: 30 SPACES
COVERED ACCESSIBLE PARKING SPACES: 2 SPACES
STANDARD PKG SPACES(SHARED TARGET): 13 SPACES

TOTAL REQUIRED: 4 SPACES
TOTAL PROVIDED: 45 SPACES

PROJECT DESCRIPTION

NEW EXPRESS CAR WASH FACILITY WITH 5,359 S.F. CAR WASH BUILDING, THIRTY (30) SELF-SERVE COVERED VACUUM STATIONS, TWO (2) ADA PARKING SPACES AND THREE (3) COVERED PAY STATIONS.

LEGAL DESCRIPTION

PARCEL NO. 1:
BEING A PORTION OF LOT 24 OF CANYON TRAILS TOWNE CENTER, ACCORDING TO THE
PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY,
ARIZONA, RECORDED IN BOOK 438 OF MAPS, PAGE 22
NOTE: FINAL DESCRIPTION TO BE DETERMINED WITH APPROVED SURVEY.

PARCEL NO. 2:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND
PEDESTRIAN TRAFFIC, VEHICULAR PARKING, LANDSCAPING, SIGNAGE, ACCESS, UTILITIES
AND OTHER PURPOSES AS GRANTED
AND/OR PURPORTED TO BE GRANTED IN OPERATION AND EASEMENT AGREEMENT BY AND
BETWEEN VESTAR ARIZONA XLII, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND
TARGET CORPORATION, A MINNESOTA CORPORATION, QUALIFIED TO DO BUSINESS IN
ARIZONA AS TARGET STORES, INC., DATED JULY 30, 2007 RECORDED ON JULY 30, 2007
AND RECORDED IN DOCUMENT NO. 2007-0858601, IN THE OFFICIAL RECORDS OF
MARICOPA COUNTY, ARIZONA, SUPPLEMENT TO OPERATION AND EASEMENT AGREEMENT
RECORDED JULY 30, 2007 IN DOCUMENT NO. 2007-0858603 OF OFFICIAL RECORDS,
SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED DECEMBER
07, 2007 AS 2007-1292640 OF OFFICIAL RECORDS, SUPPLEMENTAL DECLARATION OF
COVENANTS AND RESTRICTIONS RECORDED MAY 23, 2013 AS 2013-0472452 OF
OFFICIAL RECORDS AND SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS
RECORDED JUNE 21, 2013 AS 2013-0569449 OF OFFICIAL RECORD, SUPPLEMENTAL
DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED OCTOBER 31, 2013 AS
2013-0954248 OF OFFICIAL RECORDS AND ASSIGNMENT OF OPERATING AGREEMENTS
RECORDED DECEMBER 19, 2013 AS 2013-1072348 OF OFFICIAL RECORDS.
(BLANKET EASEMENT)

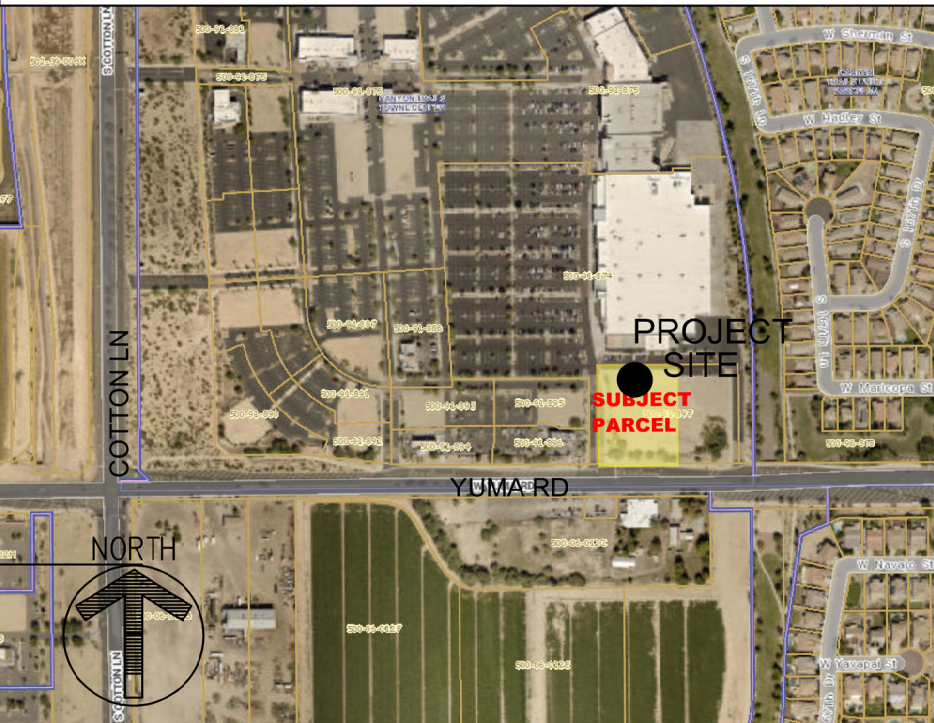
CITY OF GOODYEAR SITE PLAN NOTES

- 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, OUTLET, SIDEWALKS, TURN BAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE.
- 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.
- 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.
- 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.
- AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAUNAGED AND SHALL MEET CITY STANDARDS.
- 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.
- 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. City of Goodyear, Arizona Engineering Design Standards and Policies Manual Chapter 9 "Site Development" 2017 Page 3 of 11.
- 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.
- DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
- 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.
- 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.
- AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAUNAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARRER SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
- 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.
- ALL REFUSE COLLECTION LIMITED TO 6AM TO 10PM

UTILITY SERVICE PROVIDERS

WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
STORM DRAIN	CITY OF GOODYEAR
ELECTRIC	APS
TELEPHONE	CENTURY LINK
NATURAL GAS	SOUTHWEST GAS
CABLE TV	COX

VICINITY MAP



APPROVAL STAMPS

1415 NORTH 7th AVENUE
PHOENIX, ARIZONA 85007



COBBLESTONE EXPRESS CARWASH
CANYON TRAILS RETAIL DEVELOPMENT
GOODYEAR, ARIZONA 85338
SITE PLAN

DATE: 2020-06-27
SCALE: SCALE
DRAWN BY: JM
PROJECT NUMBER: CBL19010.0
SHEET: DD1
PROJECT #: 20-60000034