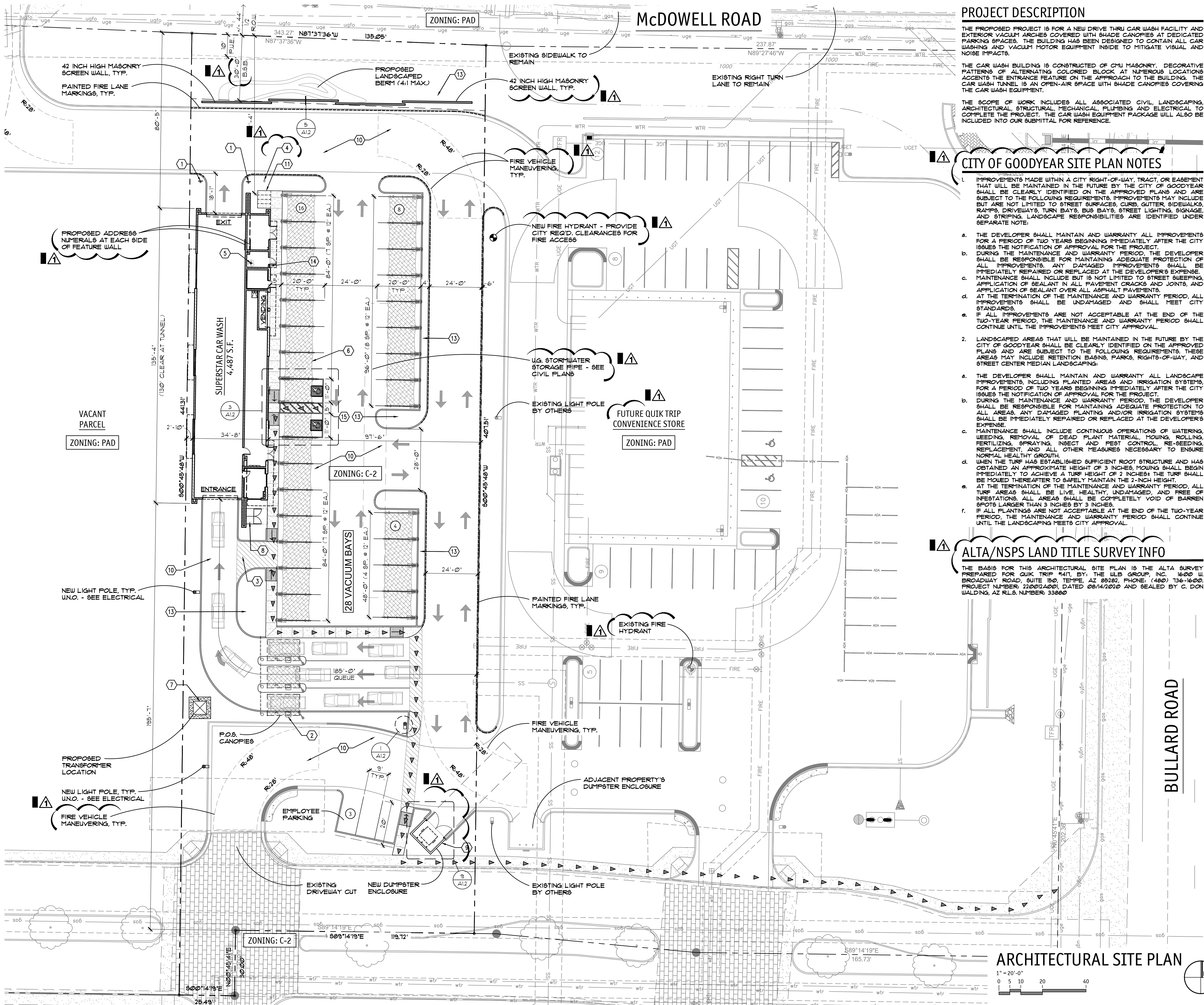




PROJECT DESCRIPTION

THE PROPOSED PROJECT IS FOR A NEW DRIVE THRU CAR WASH FACILITY AND EXTERIOR VACUUM ARCHES COVERED WITH SHADE CANOPIES AT DEDICATED PARKING SPACES. THE BUILDING HAS BEEN DESIGNED TO CONTAIN ALL CAR WASHING AND VACUUM MOTOR EQUIPMENT INSIDE TO MITIGATE VISUAL AND NOISE IMPACTS.

THE CAR WASH BUILDING IS CONSTRUCTED OF CMU MASONRY. DECORATIVE PATTERNS OF ALTERNATING COLORED BLOCK BY THE CITY OF GOODYEAR ACCENTS THE ENTRANCE FEATURE ON THE APPROACH TO THE BUILDING. THE CAR WASH TUNNEL IS AN OPEN-AIR SPACE WITH SHADE CANOPIES COVERING THE CAR WASH EQUIPMENT.

THE SCOPE OF WORK INCLUDES ALL ASSOCIATED CIVIL, LANDSCAPING, ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL TO COMPLETE THE PROJECT. THE CAR WASH EQUIPMENT PACKAGE WILL ALSO BE INCLUDED INTO OUR SUBMITTAL FOR REFERENCE.

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, CURBS, GUTTER, SIDEWALKS, RAMPS, DRIVEWAYS, 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 TO 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 UNDAMAGED 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.
- 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 TO 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 MOVED THEREAFTER TO MAINTAIN THE 2-INCH HEIGHT.
- 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.
- 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.

ALTA/NSPS LAND TITLE SURVEY INFO

THE BASIS FOR THIS ARCHITECTURAL SITE PLAN IS THE ALTA SURVEY PREPARED FOR QUIK TRIP #411, BY: THE WLB GROUP, INC. 1600 W. BROADWAY ROAD, SUITE 150, TEMPE, AZ 85282, PHONE: (480) 736-1600. PROJECT NUMBER: 220012A000, DATED 08/14/2020 AND SEALED BY C. DON WARDING, AZ R.L.S. NUMBER: 33880.

SITE DATA

PROJECT:	SUPERSTAR CAR WASH
ADDRESS:	SWC of McDOWELL ROAD & BULLARD AVENUE GOODYEAR, AZ 85338
DEVELOPER:	SUPERSTAR CAR WASH 1830 N. 95TH AVENUE SUITE 108 PHOENIX, ARIZONA 85037
SCOPE:	A NEW 4,487 SF SUPERSTAR CAR WASH PROVIDING AUTOMATED SERVICES
LEGAL DESCRIPTION:	SEE CIVIL
ASSESSOR PARCEL NO.:	500-10-709
ZONING:	C-2
SITE AREA:	+/- 55,267 SF +/- 1.27 ACRES
BUILDING AREA:	4,487 SF GROSS
STORIES:	SINGLE STORY
LOT COVERAGE:	7.5%
LANDSCAPE AREA:	10,037 SF
LANDSCAPE COVERAGE:	10,037 / 55,267 = 0.182 (18%)
OCCUPANCY:	B / U
CONSTRUCTION TYPE:	V-B
ALLOWABLE AREA:	36,000 S.F. (SINGLE STORY)
SLOPE DEPTH:	1/4" PER 1'-0" MIN.
SCREENING HEIGHT:	50" MAX.
BUILDING HEIGHT:	26'-0"
CANOPY HEIGHT:	9'-6"

PARKING CALCULATIONS

REQUIRED PARKING (PER ZO 6-4-2-B)	TOTAL
AUTOMATED OR SELF SERVICE CAR WASH	2
TOTAL REQUIRED	2
PARKING PROVIDED	
STANDARD PARKING SPACES	3
ACCESSIBLE VACUUM BAYS	2
STANDARD VACUUM BAYS	26
TOTAL SPACES ON SITE	31

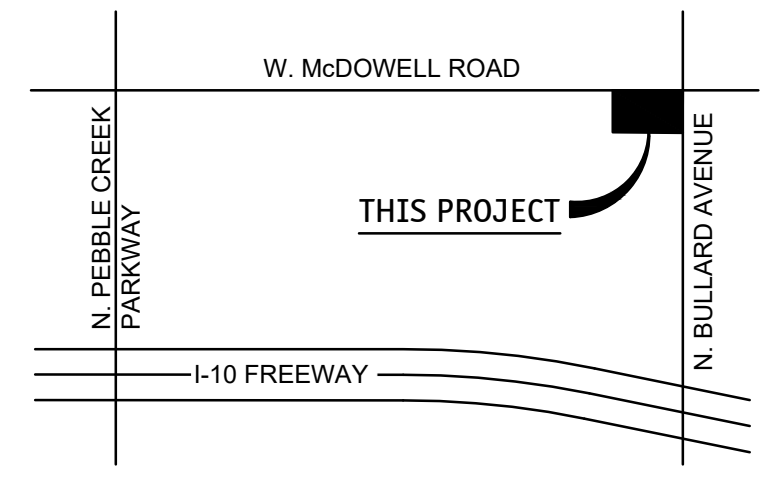
LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6' CURB
- SITE WALL
- SALT FINISH CONCRETE SIDEWALK
- PAINT STRIPING ON PAVEMENT
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- ACCESSIBLE ROUTE / PATH OF TRAVEL
- CURB AT FIRE LANE PAINTED RED WITH 4" WHITE REFLECTIVE LETTERING 'NO PARKING FIRE LANE' MARKINGS PER FIRE DEPARTMENT STANDARDS

SHEET KEYNOTES

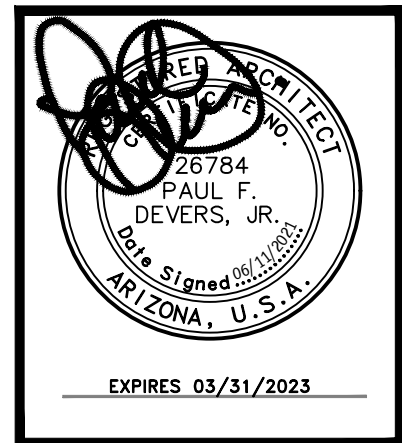
- "DO NOT ENTER" DIRECTIONAL SIGNAGE
- CAR WASH PAY STATIONS, TYP. OF (3)
- CAR WASH ESCAPE LANE
- REMOTE FIRE DEPARTMENT CONNECTION (FDC) - SEE CIVIL PLANS
- FIRE RISER - SEE CIVIL DRAWINGS
- LINE OF CANOPY - SEE CANOPY DRAWINGS AND EXTERIOR ELEVATIONS
- TRANSFORMER ON CONCRETE PAD WITH CLEAR SPACE PER UTILITY COMPANY
- SERVICE ENTRANCE SECTION (S.E.S.) - SEE ELECTRICAL DRAWINGS
- REFUSE ENCLOSURE PER CITY STANDARDS - SEE SITE DETAILS
- CONCRETE OVER ABC - SEE CIVIL DRAWINGS AND GEO TECHNICAL REPORT
- BIKE RACK - SEE SITE DETAILS
- LIGHT POLE, TYP. - SEE ELECTRICAL DRAWINGS AND SITE DETAILS
- LANDSCAPING, TYP. - SEE LANDSCAPE DRAWINGS
- KNOX BOX PER CITY FIRE DEPARTMENT REGULATIONS
- PROVIDE PAINTED PARKING STRIPING, ADA SIGNAGE, AND WALKWAY STRIPING PER CITY STANDARDS

VICINITY MAP



730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



SUPERSTAR CAR WASH

SWC McDOWELL ROAD & BULLARD AVENUE GOODYEAR, AZ 85338

DATE
TEST FIT SITE PLAN 01-14-2021
PRE-APP MITG. SUBMITTAL 01-26-2021
SITE PLAN & USE PERMIT 04-02-2021
2ND SUBMITTAL CITY COMMENTS 06-11-2021

NOTICE OF ALTERNATE BILLING CYCLE:
This contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days. A written description of such other billing cycle applicable to this project is available from the owner or the owner's designated agent (see owner's telephone number and address on cover sheet) and the owner or its designated agent shall provide this written description upon request.

The architectural design and data presented in these documents is an instrument of service provided by Cawley Architects.

All discrepancies found in these documents, and these documents shall be reported to the General Contractor prior to commencement of the work.

Discrepancies between bid amounts and these documents shall be reported to the General Contractor prior to commencement of work.

Project: 20167

A1.1