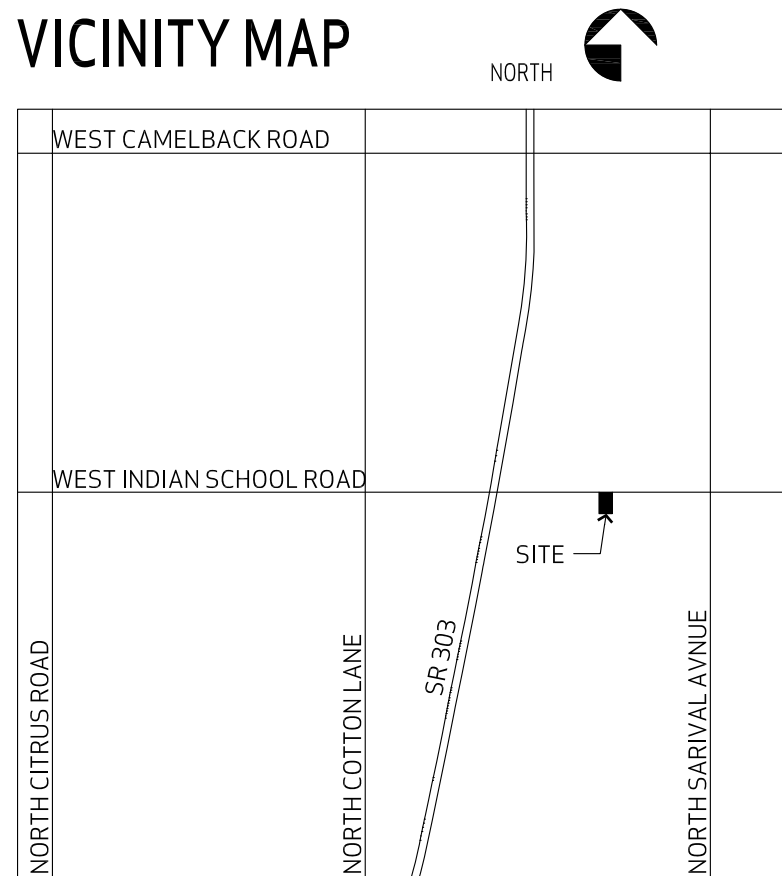


FILIBERTO'S MEXICAN FOOD

SITE PLAN

VICINITY MAP



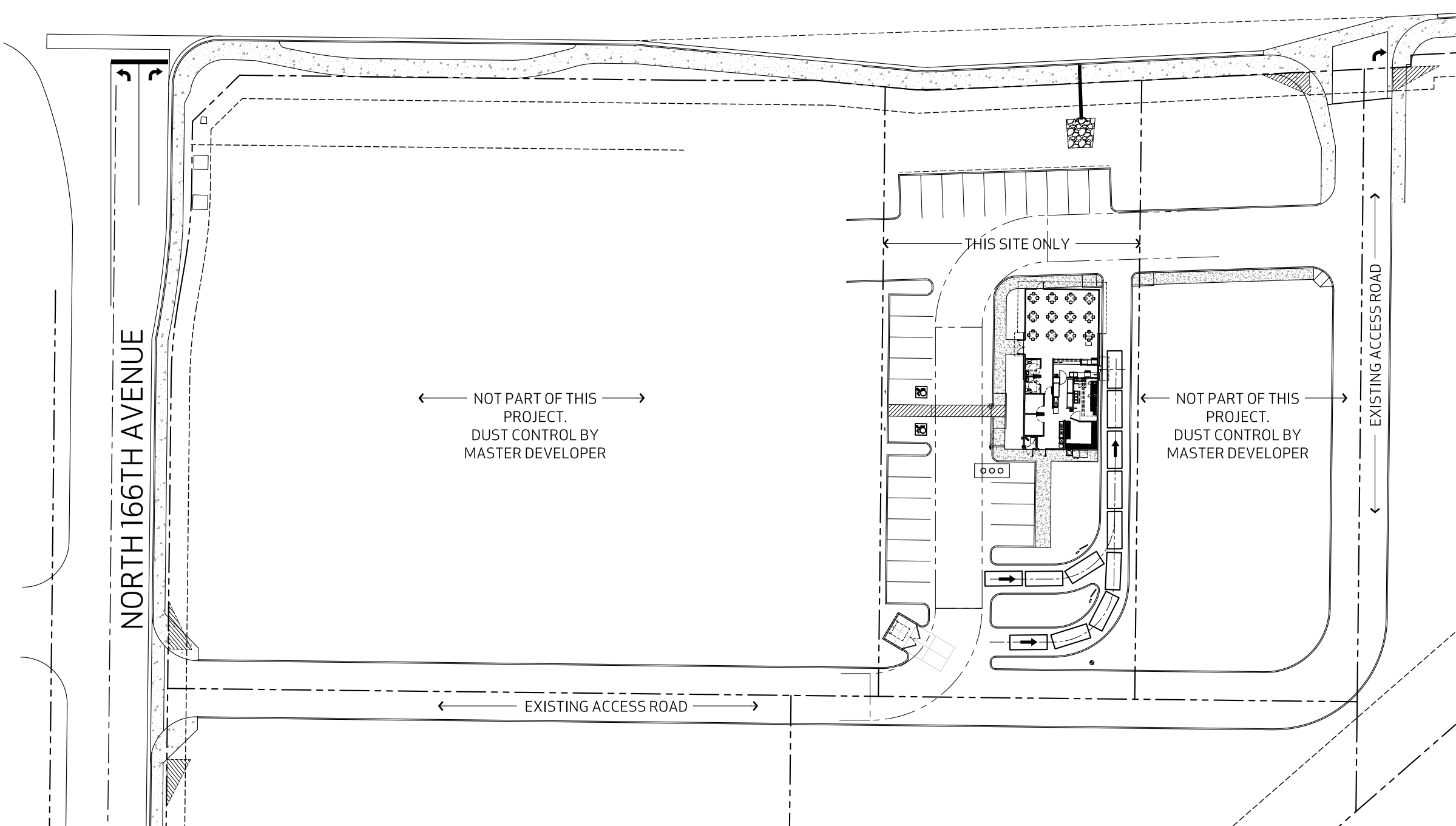
PARKING CALCULATIONS

DINING AREA	680 SF	1/50 SF	14 SPACES
KITCHEN	1,520 SF	1/150 SF	10 SPACES
TOTAL REQUIRED			24 SPACES
TOTAL PROVIDED			27 SPACES

OVERALL SITE PLAN



WEST INDIAN SCHOOL ROAD

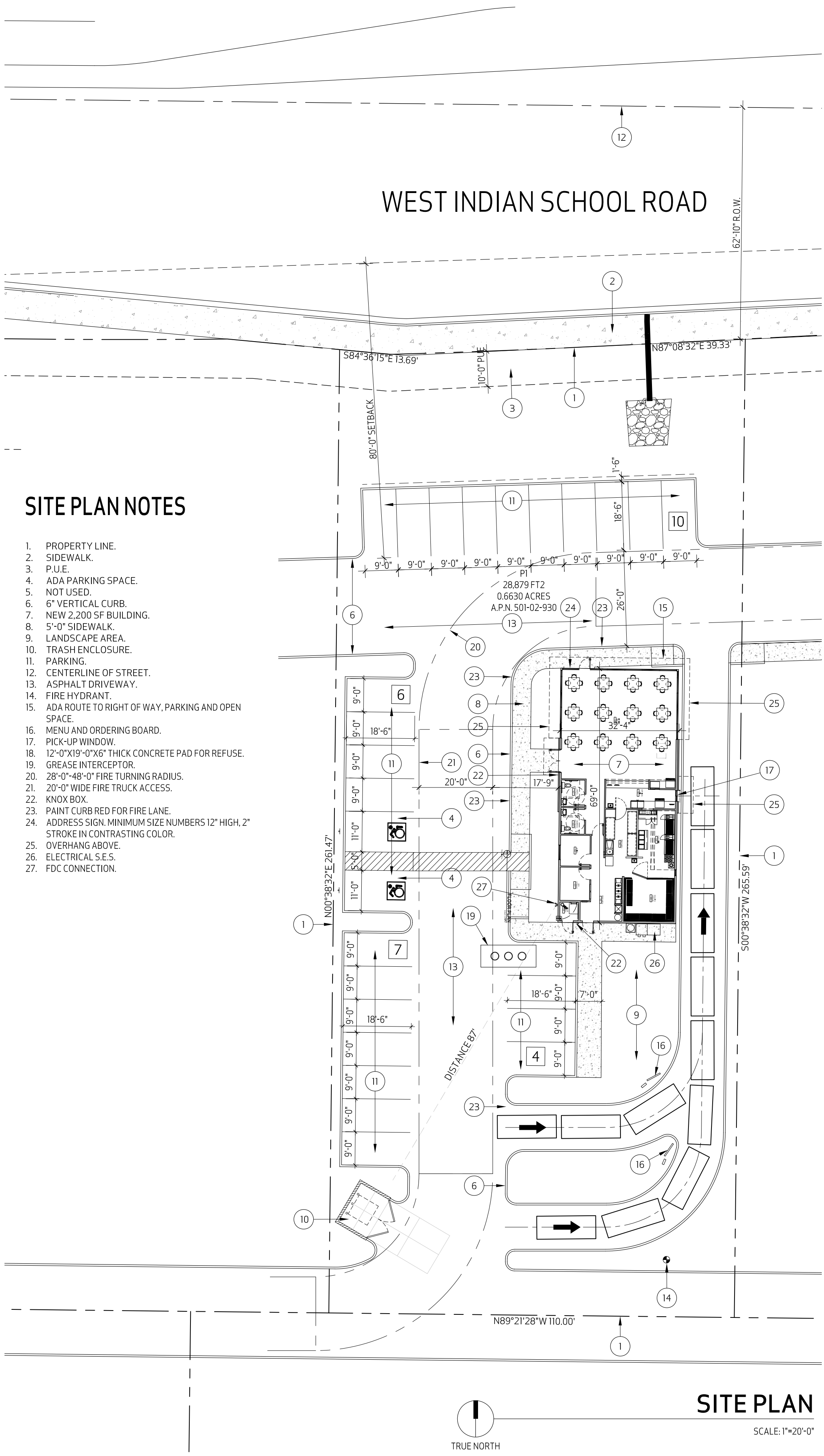


GENERAL NOTES

- 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, 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 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 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 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, 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.

SITE PLAN NOTES

- PROPERTY LINE.
- SIDEWALK.
- P.U.E.
- ADA PARKING SPACE.
- NOT USED.
- 6" VERTICAL CURB.
- NEW 2,200 SF BUILDING.
- 5'-0" SIDEWALK.
- LANDSCAPE AREA.
- TRASH ENCLOSURE.
- PARKING.
- CENTERLINE OF STREET.
- ASPHALT DRIVEWAY.
- FIRE HYDRANT.
- ADA ROUTE TO RIGHT OF WAY, PARKING AND OPEN SPACE.
- MENU AND ORDERING BOARD.
- PICK-UP WINDOW.
- 12'-0"X19'-0"X6" THICK CONCRETE PAD FOR REFUSE.
- GREASE INTERCEPTOR.
- 28'-0"-48'-0" FIRE TURNING RADIUS.
- 20'-0" WIDE FIRE TRUCK ACCESS.
- KNOX BOX.
- PAINT CURB RED FOR FIRE LANE.
- ADDRESS SIGN: MINIMUM SIZE NUMBERS 12" HIGH, 2" STROKE IN CONTRASTING COLOR.
- OVERHANG ABOVE.
- ELECTRICAL S.E.S.
- FDC CONNECTION.



CODE REVIEW

AUTHORITY	CITY OF GOODYEAR, ARIZONA
CODE	2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL PLUMBING CODE 2017 NATIONAL ELECTRICAL CODE 2018 INTERNATIONAL CONSERVATION CODE
USE	RESTAURANT WITH DRIVE-THRU
CONSTRUCTION TYPE	V-B

PROJECT INFORMATION

LOCATION	SEC OF INDIAN SCHOOL AND 166TH AVENUE GOODYEAR, ARIZONA	
APN	501-02-930 (WEST HALF)	
ZONING	PAD (PLANNED AREA DEVELOPMENT) WITH UNDERLYING GENERAL COMMERCIAL (C-2)	
LOT AREA		
NET	28,894 SF	(0.66 ACRES)
GROSS	36,130 SF	(0.83 ACRES)
OCCUPANCY		
PROPOSED	A-2	
BUILDING AREA		
PROPOSED BUILDING	2,200 SF	
BUILDING HEIGHT		
MAXIMUM ALLOWED	56'-0" HIGH	
PROPOSED	18'-0" HIGH	
STORIES	(1) ONE STORY	
LOT COVERAGE (MAXIMUM BUILDING COVERAGE)		
ALLOWABLE	50 %	
PROPOSED	20 %	
FIRE SPRINKLERS	YES	
FIRE ALARMS	YES	
BUILDING AREA		
ALLOWABLE	28,000 SF	
ACTUAL	13,402 SF	

PROJECT DIRECTORY

OWNER	BELL 53RD, LLC. 7229 EASY MCDOWELL DRIVE SCOTTSDALE, ARIZONA 85250
DEVELOPER	FILIBERTO'S (TMR 303) 3521 EAST INDIAN SCHOOL ROAD PHOENIX, ARIZONA 85018
ARCHITECT	TOMCAK DESIGN, P.C. 4368 NORTH CIVIC CENTER PLAZA ST. 201 SCOTTSDALE, ARIZONA 85251
CIVIL ENGINEER	ATWELL 4700 EAST SOUTHERN AVENUE MESA, ARIZONA 85206
	CONTACT: RANDY ROCHFORD PHONE: 480.619.3664
	CONTACT: MARK TOMCAK PHONE: 602.619.7751
	CONTACT: CASEY PENNINGTON PHONE: 480.218.8831

BENCHMARK

PRIMARY BENCHMARK:
CITY OF GOODYEAR BRASS CAP, IN HANDHOLE LOCATED AT THE INTERSECTION OF SARVAL AVENUE AND CAMELBACK ROAD, ALSO BEING THE NORTHEAST CORNER OF SECTION 24, T2N, R2W. CITY OF GOODYEAR BM #G3703.

ELEVATION = 1062.85 FEET NAVD 88 DATUM (HELD)
ELEVATION = 1061.12 FEET NAVD 29 DATUM (HELD)

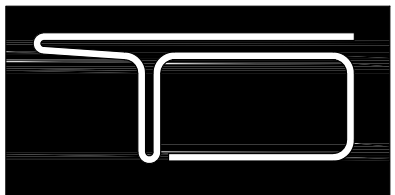
SECONDARY BENCHMARK:
CITY OF GOODYEAR BRASS CAP, IN HANDHOLE LOCATED AT THE INTERSECTION OF INDIAN SCHOOL ROAD AND COTTON LANE, ALSO BEING THE NORTHEAST CORNER OF SECTION 24, T2N, R2W. CITY OF GOODYEAR BM #G3704.

ELEVATION = 1066.99 FEET NAVD 88 DATUM

LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF SECTION 35, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS:

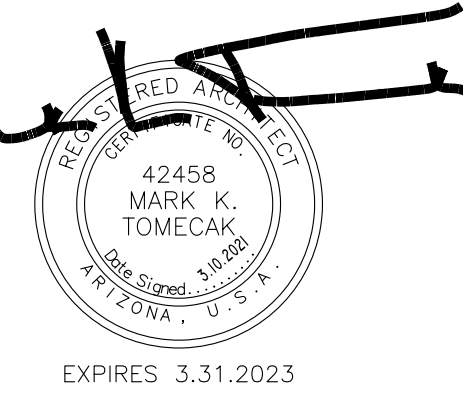
THE WEST 110 FEET OF PARCEL 5, FINAL PLAT OF "PV303 EAST II PHASE I", AS RECORDED IN BOOK 1360 PAGE 10, MARICOPA COUNTY RECORDS.



TOMCAK
DESIGN

4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251

T 602.619.7751
F 480.718.8387
E INFO@TOMCAKDESIGN.COM



PROJECT:
FILIBERTOS
GOODYEAR, ARIZONA

REVISED:

JOB #.: 2022

DATE: 3.10.2021

CONTENTS: SITE PLAN

SHEET No:

A1.00