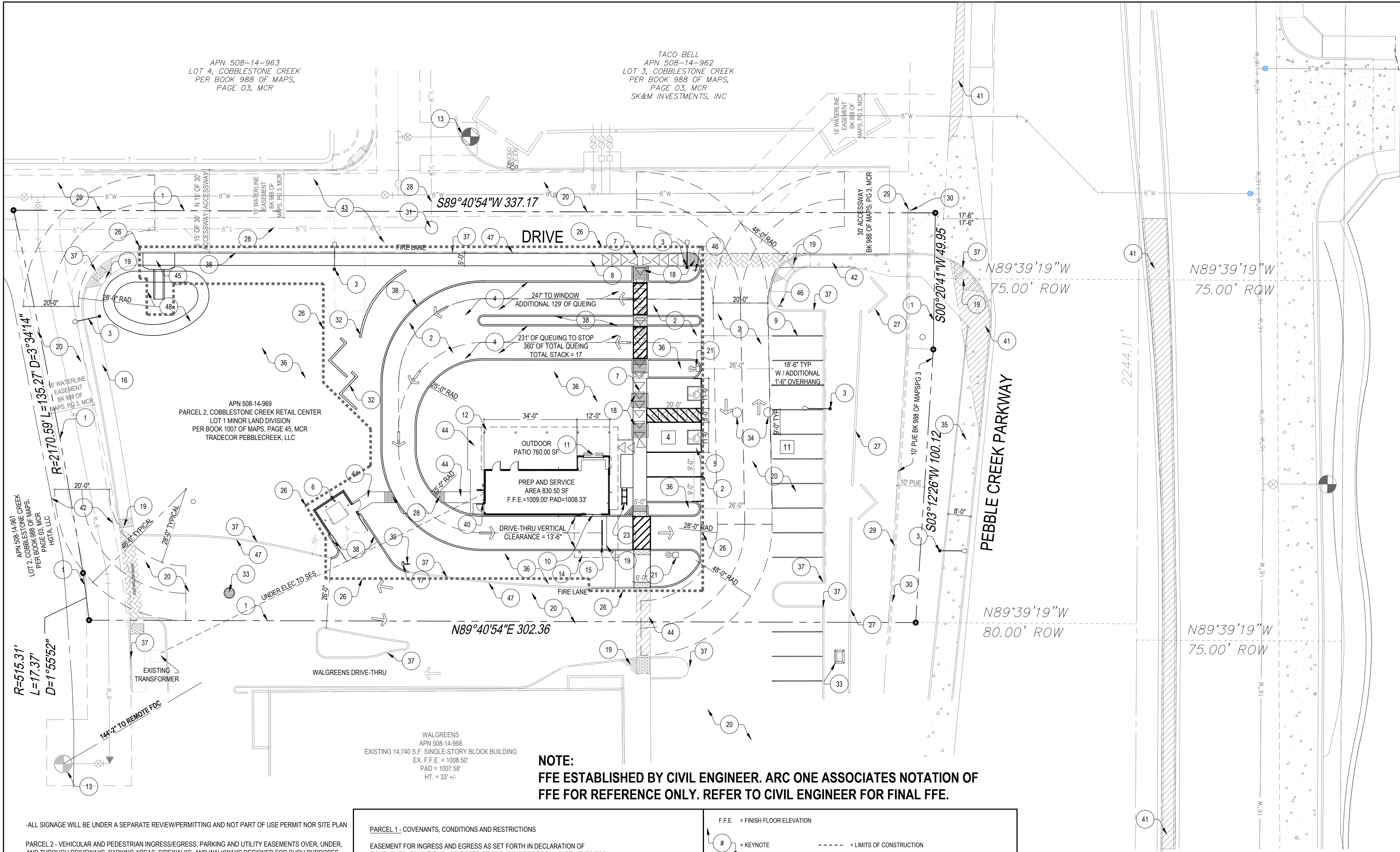




ALL SIGNAGE WILL BE UNDER A SEPARATE REVIEW/PERMITTING AND NOT PART OF USE PERMIT NOR SITE PLAN

PARCEL 2 - VEHICULAR AND PEDESTRIAN INGRESS/EGRESS, PARKING AND UTILITY EASEMENTS OVER, UNDER, AND THROUGH DRIVEWAYS, PARKING AREAS, SIDEWALKS, AND WALKWAYS DESIGNED FOR SUCH PURPOSES.

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 MOVED 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.

PARCEL 1 - COVENANTS, CONDITIONS AND RESTRICTIONS

EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL EASEMENTS FOR COBBLESTONE CREEK, RECORDED JULY 25, 2006 IN INSTRUMENT NO. 2006-0992277; SUPPLEMENTAL DECLARATION RECORDED SEPTEMBER 15, 2006, IN INSTRUMENT NO. 2006-1229345; FIRST AMENDMENT RECORDED JULY 30, 2007 IN INSTRUMENT NO. 2007-0859111, RECORDS OF MARICOPA COUNTY, ARIZONA AND SECOND AMENDMENT RECORDED OCTOBER 16, 2007 IN INSTRUMENT NO. 2007-1125890

7 CC&R'S

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NOTE: ALL RAMPS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS, ACCESSIBLE ROUTE SLOPE NOT TO EXCEED 1:20 WITH A CROSS SLOPE NOT TO EXCEED 1:50 (ADAAG 4.3.7). TRUNCATED DOMES, AS DETECTABLE WARNINGS ARE REQUIRED ON ALL ON-SITE RAMPS PER ADAAG SECTION 4.7.7. TRUNCATED DOMES, AS DETECTABLE WARNINGS ARE ALSO REQUIRED ON ALL ON-SITE WALKWAYS THAT CROSS OR ADJOIN AN ADJACENT WAY PER ADAAG SECTION 4.29.5.

13 PROJECT DIRECTORY

F.F.E. = FINISH FLOOR ELEVATION

= KEYNOTE

--- = LIMITS OF CONSTRUCTION

☉ = FIRE HYDRANT

◁◁◁ = ADA ACCESSIBLE ROUTE

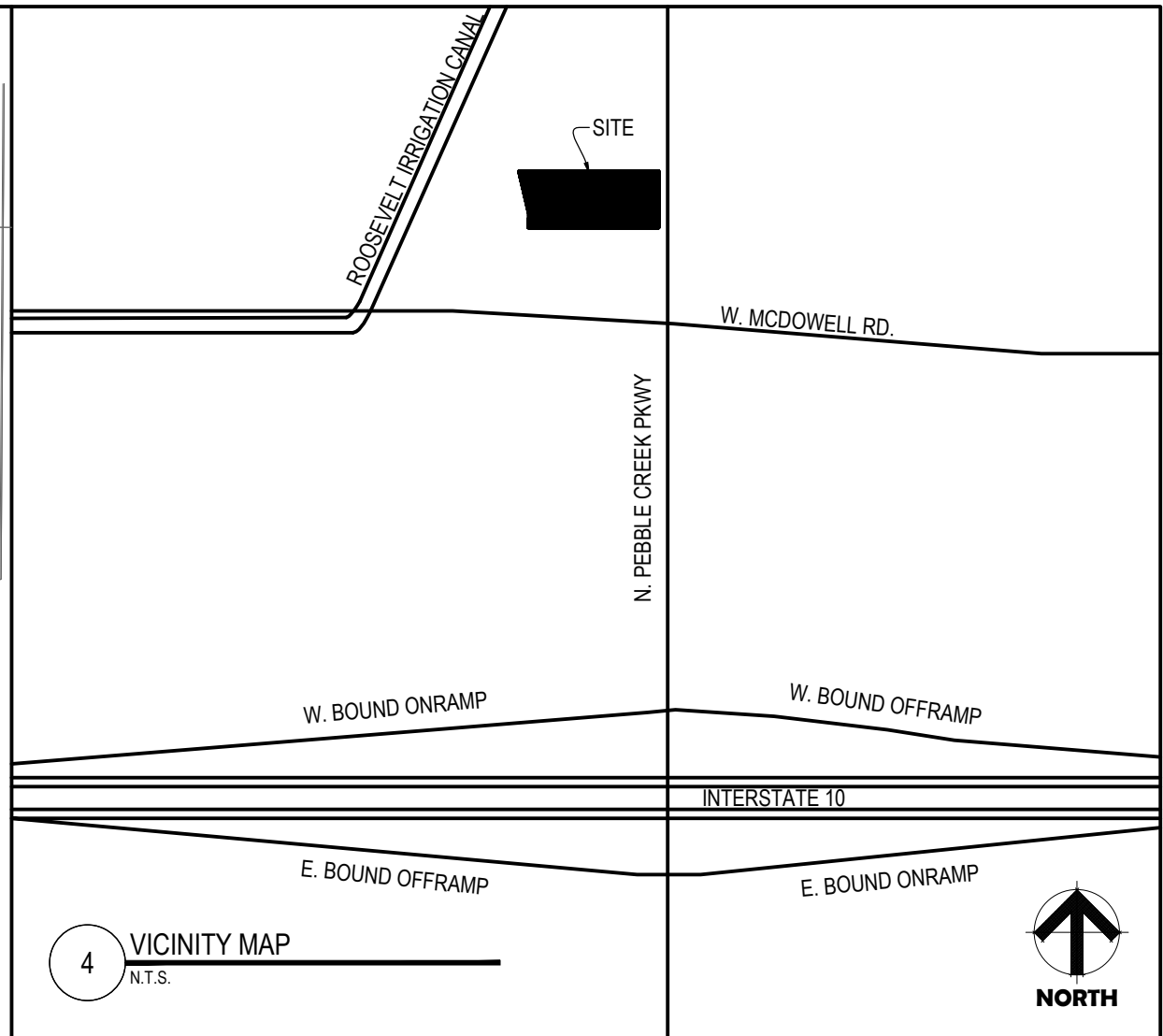
▨ = INTERSECTION SIGHT VISIBILITY TRIANGLE PER CITY OF GOODYEAR STD. DETAIL NO. G-3232

10 LEGEND

- 1 PROPERTY LINE
- 2 NEW ASPHALT PAVING
- 3 EXISTING 20' STREET LIGHT WIPOL ON 3' CONC BASE
- 4 DRIVE-THRU DRIVE ISLE 12'-0"
- 5 ACCESSIBLE PARKING SPACE
- 6 TRASH ENCLOSURE CITY OF GOODYEAR DETAIL G-3162-1
- 7 ADA ACCESSIBLE ROUTE - WALKWAY CONCRETE MEETING ADA - MUST MEET ALL ADA REQUIREMENTS WITH MAX. 2% SLOPE IN ALL DIRECTIONS
- 8 NEW 5'-0" CONCRETE SIDEWALK
- 9 NEW 4" WIDE PAINTED PARKING STRIPE
- 10 FIRST STOP IN QUEUE ALSO ONLY ORDERING POINT AND POINT OF SALE
- 11 WALK UP ORDERING, PAYMENT, PICK UP & SERVING WINDOW
- 12 NEW CANOPIES - OUTDOOR PATIO AND OUTDOOR DINING VERTICAL CLEARANCE NO LESS THAN 13'-6"
- 13 EXITING FIRE HYDRANT LOCATION
- 14 NEW CANOPY AT DRIVE-THRU - VERTICAL CLEARANCE NO LESS THAN 13'-6"
- 15 DRIVE-THRU ORDERING, PAYMENT, PICK UP & SERVING WINDOW
- 16 EXISTING 5'-0" CONCRETE SIDEWALK
- 17 NEW FDC REMOTE
- 18 NEW ADA RAMP
- 19 EXISTING ADA RAMP
- 20 EXISTING ASPHALT PAVEMENT
- 21 15'-0" PARKING LIGHT POLE WITH FULL CUTOFFS. LIGHT ON TIMER CONTROLS
- 22 NEW CONCRETE CURB
- 23 NEW BIKE RACK
- 24 NEW LANDSCAPE AREA
- 25 NOT USED
- 26 LIMITS OF CONSTRUCTION
- 27 EXISTING 3'-4" CMU SCREEN - STUCCO PAINTED TO MATCH BUILDING
- 28 EMPLOYEE WALKWAY RAMP
- 29 EXISTING GAS LINE
- 30 EXISTING TELEPHONE LINE
- 31 EXISTING MANHOLE
- 32 NEW 3'-4" CONCRETE MASONRY UNITS (CMU) SCREEN - STUCCO PAINTED TO MATCH BUILDING
- 33 EXISTING CATCH BASIN
- 34 EXISTING UNDERGROUND RETENTION

11 SITE PLAN
1" = 20'-0"

- 35 EXISTING 8'-0" CONCRETE SIDEWALK
- 36 NEW LANDSCAPING
- 37 EXISTING 0'-6" CONCRETE CURB
- 38 NEW 0'-6" CONCRETE CURB
- 39 REMOTE FDC SIGN WITH BUILDING ADDRESS
- 40 KNOX BOX LOCATION
- 41 INTERSECTION SIGHT VISIBILITY TRIANGLE PER CITY OF GOODYEAR STD. DETAIL NO. G-3232
- 42 EXISTING 24' ACCESSWAY PER BOOK 988 OF MAPS, PAGE 3, MCR
- 43 EXISTING 30' ACCESSWAY PER BOOK 988 OF MAPS, PAGE 3, MCR
- 44 5'-0" STAFF WALKWAY
- 45 NEW SCUPPER PER MAG DETAIL 206
- 46 SIGNAGE TO STATE: "VEHICLES WAITING CANNOT STOP IN THE DRIVE AISLES"
- 47 FIRE LANES ARE TO BE IDENTIFIED AND PROPERLY MARKED WITH RED PAINTED CURBING WITH WHITE LETTERING
- 48 STORM RETENTION AREA



PROJECT LOCATION: NEW DRIVE THRU COFFEE SHOP WITH OUTDOOR DINING NORTHWEST CORNER OF PEBBLECREEK PARKWAY & W. MCDOWELL RD. GOODYEAR, ARIZONA 85395

ADDRESS: GOODYEAR, ARIZONA

PROJECT NARRATIVE: THIS PROJECT IS THE CONSTRUCTION OF A NEW ONE STORY FREE STANDING DRIVE THRU COFFEE SHOP WITH OUTDOOR DINING

ZONING: PAD (MUC) (C-2)

USE: COFFEE SHOP/OUTDOOR DINING

ASSESSOR PARCEL #: 508-14-969

PARCEL SIZE: 47,805.00 SF (1.097 AC) GROSS
40,505.27 SF (0.929 AC) NET

BUILDING AREA: 830.50 SF

OUTDOOR PATIO: 760.00 SF

LOT COVERAGE: 1,590.50 SF/47,805.00 SF = 3.33% GROSS
1,590.50 SF/40,505.00 SF = 3.90% NET

UTILITIES: WATER - LIBERTY WATER COMPANY
SEWER - LIBERTY WATER COMPANY
ELECTRIC - ARIZONA PUBLIC SERVICE (APS)
GAS - SOUTHWEST GAS
CABLE TV - COX
TELEPHONE - QWEST
FIRE - CITY OF GOODYEAR
POLICE - CITY OF GOODYEAR

HEALTH DEPARTMENT: MARICOPA COUNTY HEALTH DEPARTMENT PHOENIX, AZ, (602) 506-6616

TYPE OF CONSTRUCTION: TYPE VB (WITH SPRINKLER SYSTEM)

TYPE OF OCCUPANCY: RESTAURANT (B - LESS THAN 50 OCCUPANTS)

BUILDING HEIGHT: 22'-9" A.F.F. TO TALLEST POINT

PARKING CALCULATIONS PER CITY OF GOODYEAR ARTICLE 6-4-2:

PARKING REQUIRED FOR PREP AND SERVING AREA: 1 SPACE PER 150 SF. (NO INDOOR DINING)

PARKING REQUIRED FOR OUTDOOR SERVICE AREA (PATIO): 1 SPACE PER 150 SF. OF PUBLIC AREA

PARKING REQUIRED: 830.50 S.F. (PREP AND SERVING AREA) @ 1/150 S.F. = 6 (5.54) SPACES (NO INDOOR DINING)

760.00 S.F. (OUTDOOR PATIO) @ 1/150 S.F. = 6 (5.06) SPACES (NO INDOOR DINING)

12 SPACES REQUIRED
15 SPACES PROVIDED

BICYCLE PARKING PROVIDED: 3 RACKS (6 BICYCLES)

ACCESSIBLE PARKING SPACES REQUIRED
1 SPACE PER 25 SPACES PROVIDED
2 SPACES PROVIDED

NOTE: BUILDING WILL HAVE FIRE SPRINKLER & FIRE INDICATOR

2 SITE PROJECT DATA & PROJECT INFORMATION
N.T.S.

PARCEL 2 - COBBLESTONE CREEK RETAIL CENTER

A PORTION OF LOT 1, COBBLESTONE CREEK, AS RECORDED IN BOOK 988 OF MAPS, PAGE 3, RECORDS OF MARICOPA COUNTY, ARIZONA BEING SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE NORTH 0°20' 41" EAST ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 181.10 FEET; THENCE NORTH 89°39' 19" WEST PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 80.00 FEET; THENCE NORTH 0°20' 41" EAST, A DISTANCE OF 216.11 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE SOUTH 88°40' 54" WEST, A DISTANCE OF 302.36 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 515.31 FEET AND WHOSE CENTER BEARS SOUTH 86°33' 49" WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°56' 02", AN ARC LENGTH OF 17.39 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2170.59 FEET AND WHOSE CENTER BEARS SOUTH 80°01' 11" WEST FROM THE LAST DESCRIBED POINT; THENCE NORTH WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°34' 14", AN ARC LENGTH OF 152.77 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 89°40' 57" EAST, A DISTANCE OF 337.17 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF PEBBLE CREEK PARKWAY, THENCE SOUTH 0°20' 41" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 49.95 FEET; THENCE SOUTH 3°12' 26" WEST CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 100.12 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 47,813 SQUARE FEET OR 1.097 ACRES, MORE OR LESS.

ALSO KNOWN AS PARCEL 1 OF MINOR LAND DIVISION MAP FOR COBBLESTONE CREEK RETAIL CENTER - LOT 1, ACCORDING TO BOOK 1007 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA.

1 LEGAL DESCRIPTION
N.T.S.

Arc one ASSOCIATES

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NEW DRIVE-THRU COFFEE SHOP
NWC MCDOWELL & PEBBLE CREEK PKWY
PARCEL 2
GOODYEAR, ARIZONA 85395
508-14-969

design: RDO
drawn: JO
check: JDO

revisions:

9-8-21 CITY COMMENT CORRECTIONS

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REGISTERED ARCHITECT
RICHARD D. OEHLER
ARIZONA
EXPIRES 12/31/21

date: 03/12/21

SHEET
SP100
of
PROJECT: A0080121