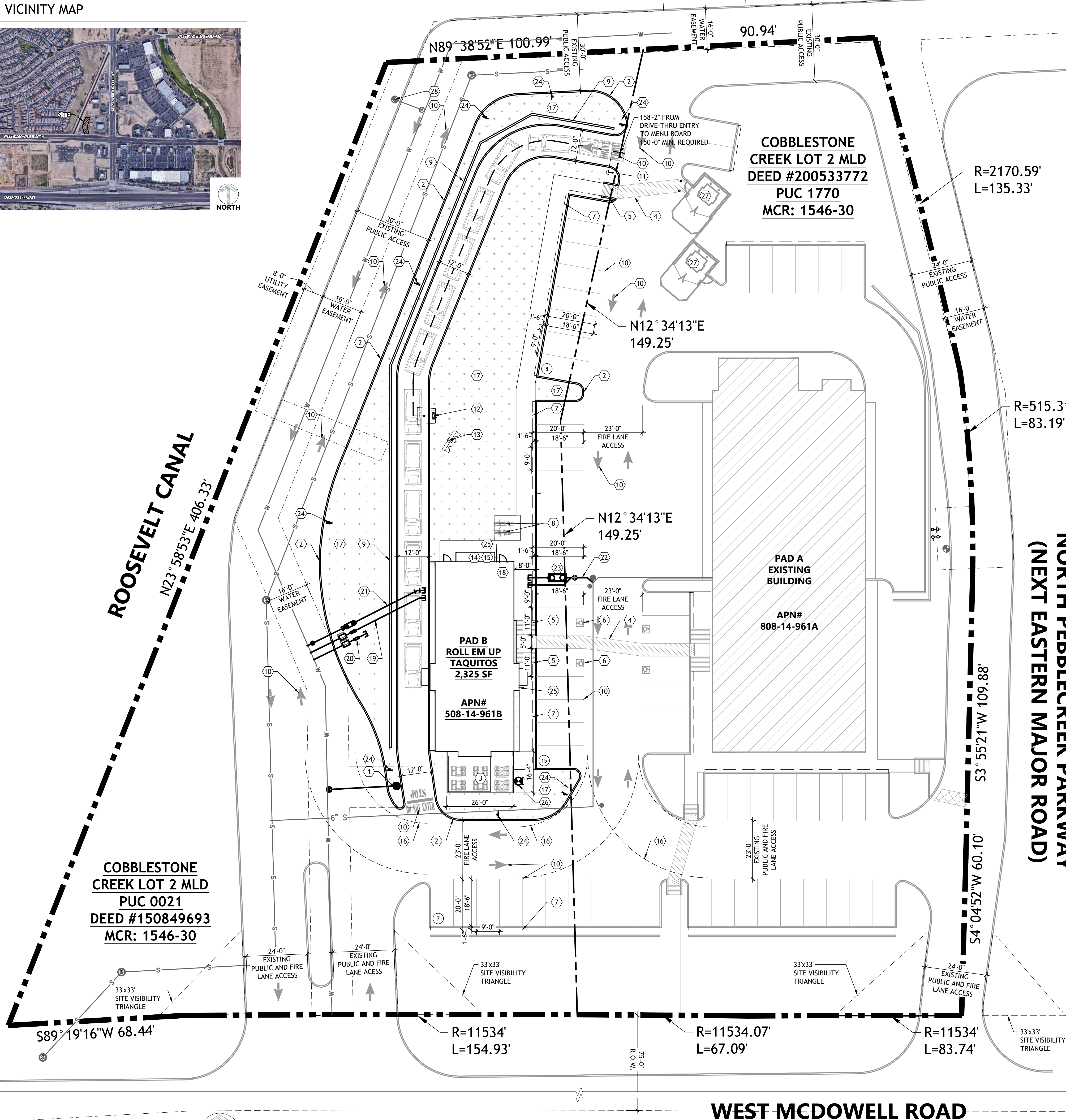
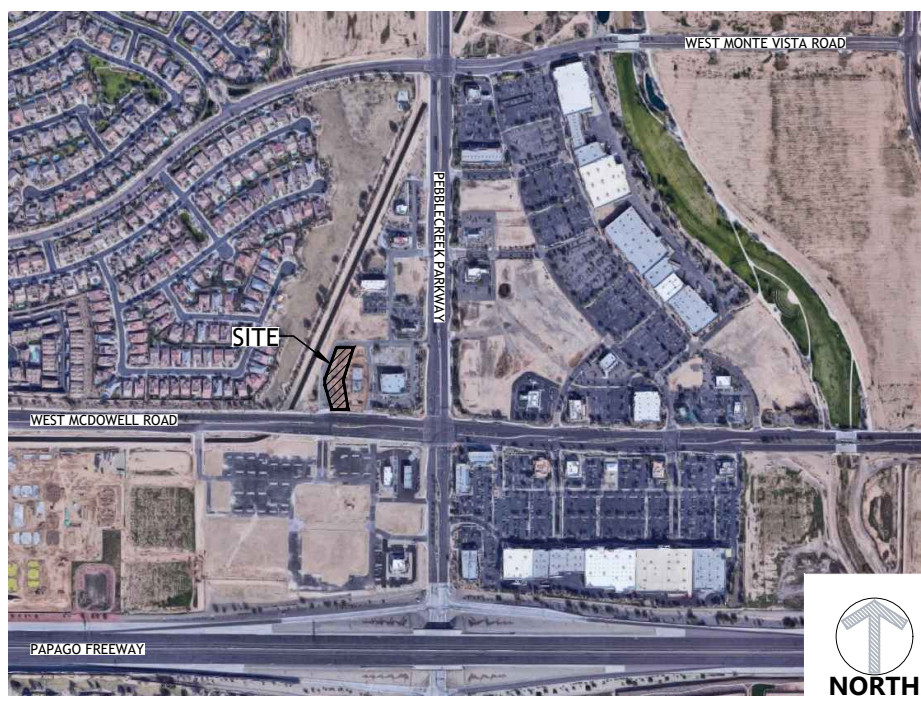


VICINITY MAP



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.
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 UNDAUNAGED 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.
- 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 BASKS, 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, MOVING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RESEEDING, 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 BEGAIN 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, UNDAUNAGED, 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.
- PER CITY OF GOODYEAR ENGINEERING STANDARDS AND POLICES MANUAL 8.1.5.C.10 - THE FIRE DEPARTMENT DOES NOT ALLOW SPEED BUMPS OR ANY OBSTRUCTIONS THAT MAY IMPEDE AN EMERGENCY VEHICLE RESPONSE ON A FIRE DEPARTMENT ACCESS ROADWAY. PER INTERNATIONAL FIRE CODE 2018 SEC 503.4.1 TRAFFIC CALMING DEVICES - TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL.
- PER 2018 INTERNATIONAL FIRE CODE SEC. 503.2.1 - FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NO LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. PER 2018 INTERNATIONAL FIRE CODE SEC. 503.2.2 - THE FIRE CODE OFFICIAL SHALL HAVE THE AUTHORITY TO REQUIRE OR PERMIT MODIFICATIONS TO THE REQUIRED ACCESS WIDTHS WHERE THEY ARE INADEQUATE FOR FIRE OR RESCUE OPERATIONS OR WHERE NECESSARY TO MEET THE PUBLIC SAFETY OBJECTIVES OF THE JURISDICTION.
- ALL SIGNAGE REQUIRE A SEPARATE PERMIT REVIEW AND APPROVAL.

PROJECT DATA

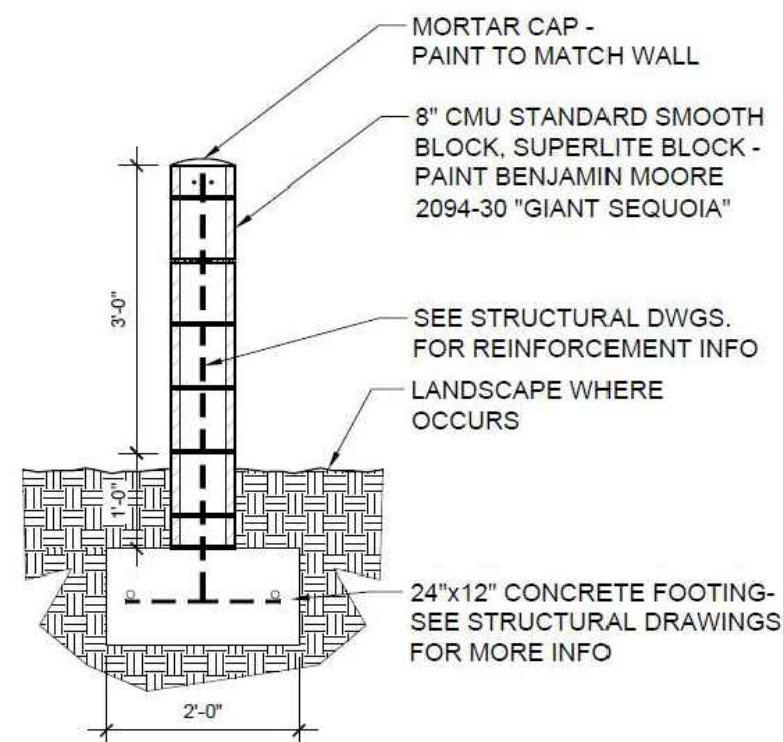
PROJECT NAME: ROLL EM UP TAQUITOS
PROJECT ADDRESS: PEBBLE CREEK PKWY & MCDOWELL RD, GOODYEAR, AZ 85395
PROPOSED USE: DRIVE THRU RESTAURANT
PROPERTY OWNER / DEVELOPER: AVALON DEVELOPMENT 7333 E DOUBLETREE BRANCH RD, STE 140 SCOTTSDALE AZ 85258 CONTACT: SCOTT WOLSKI / 480-376-8750
ARCHITECT: PM DESIGN GROUP INC. 76 E MITCHELL DR, PHOENIX AZ 85012 CONTACT: CHUCK BENNETT / 623-432-0596
ENGINEER: SUSTAINABILITY ENGINEERING GROUP 8280 E GELDING DR, STE 101, SCOTTSDALE AZ 85260 CONTACT: SCOTT ODDA / 480-466-0926
SURVEYOR: VESPRO 8502 E VIA DE VENTURA, STE 101 SCOTTSDALE AZ 85258 CONTACT: PETER VESECKY / 480-393-3640

SITE DATA

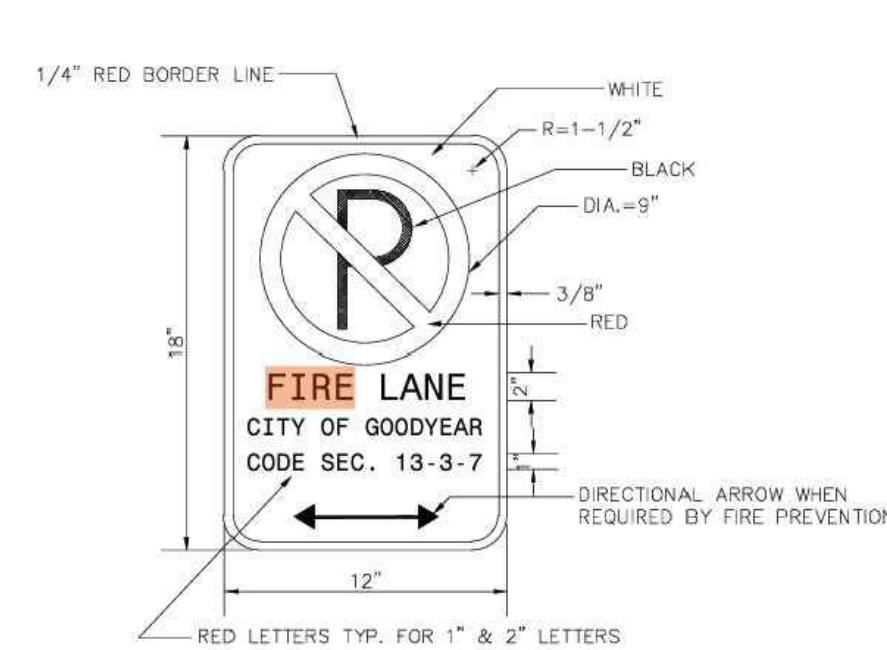
PARCEL #	508-14-961B
ZONING	PAD (EXISTING - ORD. 2005-940) C-2 GENERAL COMMERCIAL
SITE AREA (GROSS)	57,595 SF / 1.32 ACRES
SITE AREA (NET)	86,650 SF / 1.98 ACRES
BUILDING AREA	2,325 SF
PATIO AREA	430 SF
OCCUPANCY TYPE	A-2
CONSTRUCTION TYPE	VB (SPRINKLERED)
BUILDING SETBACKS	FRONT / STREET SIDE = 30'-0" SIDE / REAR = 0'-0"
LANDSCAPE SETBACKS	STREET FRONT = 30'-0"
PARKING REQUIRED	25 SPACES REQUIRED INTERIOR DINING 740 SF AT 1/50 = 15 SPACES KITCHEN 995 SF AT 1/150 = 7 SPACES OUTDOOR DINING 430 SF AT 1/150 = 3 SPACES
PARKING PROVIDED	30 SPACES PROVIDED
BICYCLE PARKING REQUIRED	25 PARKING SPACES AT 1/10 = 3 BICYCLE SPACES
BICYCLE PARKING PROVIDED	4 BICYCLE SPACES
LIGHTING ZONE	ZONE 2

KEYNOTES

- RELOCATED FIRE HYDRANT.
- PROPOSED CONCRETE CURB.
- PROPOSED PATIO AREA AND PATIO FURNITURE.
- PROPOSED ADA ACCESSIBLE PATH.
- PROPOSED ADA ACCESSIBLE RAMP, 8% MAX. SLOPE AND 6% MAX. RISE.
- PROPOSED ADA PARKING SPACE.
- PROPOSED 1'-6" MAX. PARKING OVERHANG.
- PROPOSED BICYCLE PARKING.
- PROPOSED 3'-0" SITE SCREEN WALL.
- PROPOSED PAVEMENT STRIPING, TYPICAL.
- PROPOSED HEIGHT DETECTOR POLE.
- PROPOSED FREESTANDING SPEAKER POLE.
- PROPOSED MENU BOARD.
- PROPOSED GAS METER LOCATION.
- PROPOSED NEMA RATED ELECTRICAL PANEL LOCATION.
- PROPOSED 28" WIDE INSIDE AND 48" WIDE OUTSIDE FIRE LANE.
- PROPOSED LANDSCAPING.
- PROPOSED FIRE SPRINKLER RISER ROOM LOCATION.
- PROPOSED CONNECTION TO EXISTING 1 INCH WATER DOMESTIC.
- PROPOSED CONNECTION TO EXISTING 1 INCH WATER IRRIGATION.
- PROPOSED CONNECTION TO EXISTING 6 INCH FIRE LINE STUB.
- PROPOSED CONNECTION TO EXISTING SEWER LINE.
- PROPOSED GREASE INTERCEPTOR LOCATION.
- PROPOSED FIRE LANE SIGN, PROVIDED AND MAINTAINED BY PROPERTY OWNER/OCCUPANT, ADD TO BE INSTALLED AT THE BEGINNING AND END OF EACH FIRE LANE WITH SPACING NOT MORE THAN 100 FEET APART. SIGN SHALL BE MOUNTED ON STURDY METAL POSTS WITH THE BOTTOM OF THE SIGN NO LESS THAN 5 FEET AND NO GREATER THAN 7 FEET ABOVE GRADE.
- PROPOSED KNOX BOX LOCATION.
- PROPOSED FDC LOCATION, WITHIN 150 FEET OF FIRE HYDRANT.
- EXISTING TRASH ENCLOSURE.
- EXISTING FIRE HYDRANT.



2 SITE SCREEN WALL
1/2"=1'-0"



3 FIRE LANE SIGN
N.T.S.

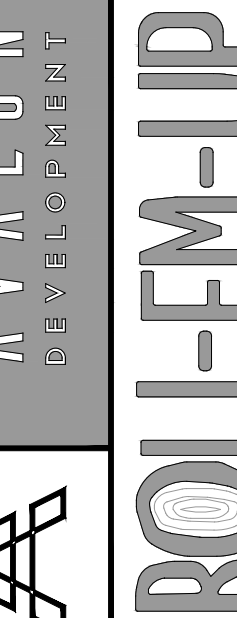


76 E. MITCHELL DR
PHOENIX, AZ 85012

CONTACT: CHUCK BENNETT
PHONE: (623) 432-0596
EMAIL: CBENNETT@PMGNC.COM

KEN MCCracken, ARCHITECT

SEAL:

PLANNING
AND ZONING
SUBMITTAL

AVOLON DEVELOPMENT
ROLL EM UP TAQUITOS
PEBBLE CREEK PKWY & MCDOWELL RD
GOODYEAR, AZ
85395

REV DATE DESCRIPTION

DATE PREPARED: 05/16/2022

DRAWN BY: NM

CHECKED BY: CB

ARCH. PROJECT NO.:

AVA21001.0

CITY PROJECT NO.:

22-30000006

COBBLESTONE

CREEK PAD

SHEET NAME:

SITE

PLAN

SHEET NUMBER: