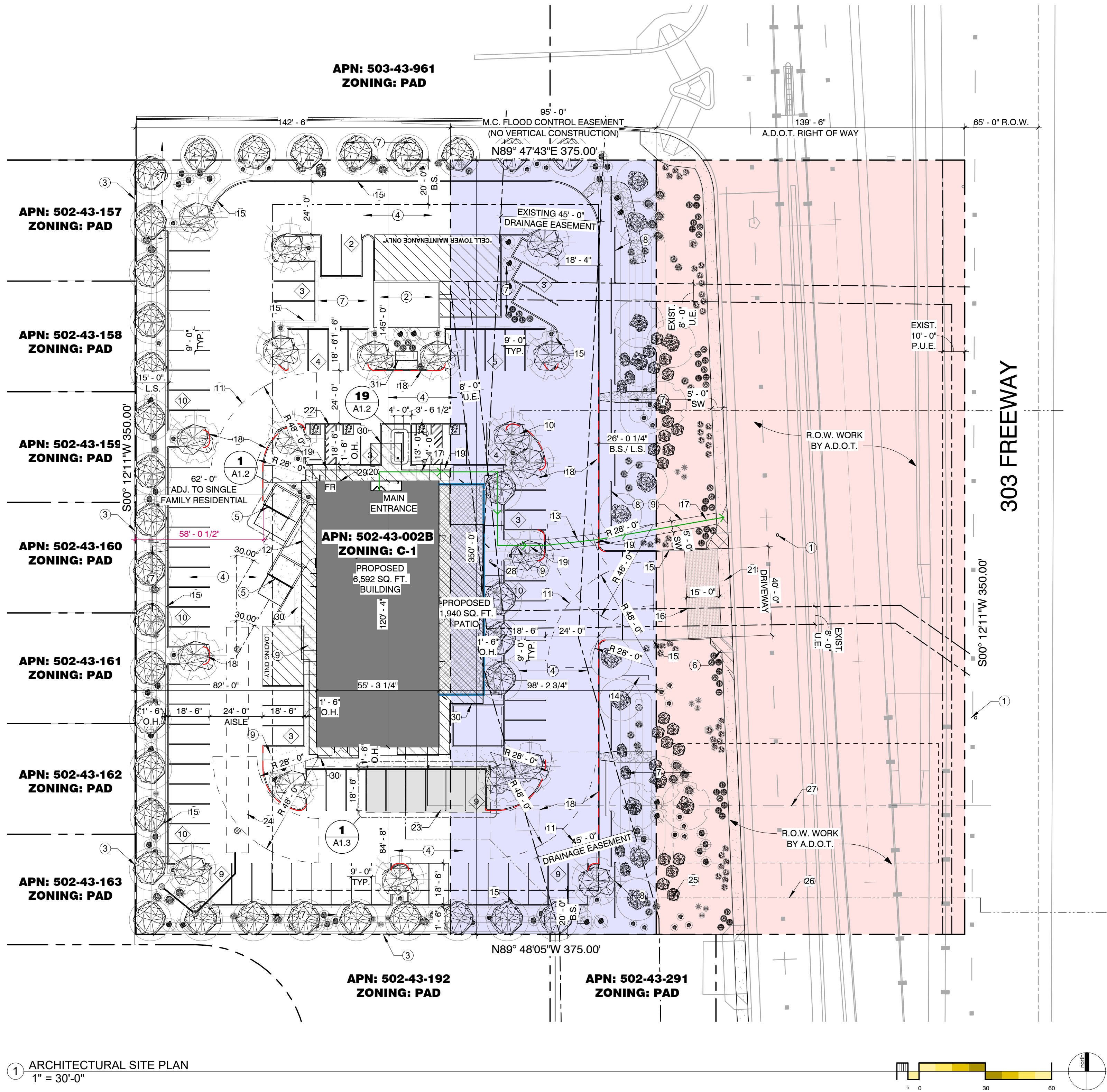




1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

SITE PLAN GENERAL NOTES

- THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY AND IS BASED ON INFORMATION PROVIDED BY THE CLIENT OR OBTAINED THROUGH READILY AVAILABLE PUBLIC DOCUMENTS. THE EXISTING SITE INFORMATION PORTRAYED HERE SHALL BE CONSIDERED CONCEPTUAL. CONTRACTOR SHALL VERIFY SITE CONDITIONS AS NECESSARY TO ASSURE CONFORMANCE WITH THE INTENT OF THESE DRAWINGS.
- CONTRACTOR SHALL IMMEDIATELY INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCY BETWEEN THE SITE CONDITIONS AND THESE DOCUMENTS THAT WILL IMPACT COMPLIANCE WITH THESE DOCUMENTS.
- FINISH FLOOR SHALL BE A MINIMUM OF 6" ABOVE ADJACENT GRADE U.O.N.
- FINISH GRADE SHALL SLOPE 5% FOR A DISTANCE OF 10' TO AN APPROVED WATER DISPOSAL AREA. U.O.N.
- TEMPORARY CONSTRUCTION EASEMENT TO BE PROVIDED ON EACH SIDE OF THE 45' DRAINAGE EASEMENT FOR CONSTRUCTION CREWS OF SUFFICIENT AREA BEYOND THE LIMITS OF THE FINAL EASEMENT WIDTH OF THE NOW EXISTING DRAINAGE CULVERT FOR ADEQUATE STAGING, STORING AND MANEUVERING ON EACH SIDE OF THE DRAINAGE CULVERT DURING CONSTRUCTION.
- A MINIMUM OF 10'-0" LANDSCAPE BUFFER WITH A TREE AT 20'-0" ON CENTER TO PROVIDE SCREENING ALONG ALL ADJACENT RESIDENTIAL LOTS.
- AVONDALE FIRE DEPARTMENT DOES NOT ALLOW SPEED BUMPS OR ANY OBSTRUCTIONS THAT MAY IMPEDE AN EMERGENCY VEHICLE RESPONSE ON A FIRE DEPARTMENT ACCESS ROADWAY
- TRASH ENCLOSURES TO BE PER CITY STANDARD DETAILS G-3160 THROUGH G-3164.

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, 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.

SHEET KEYED NOTES

- EXISTING UTILITY POLE TO BE REMOVED
- EXISTING CELL TOWER & ENCLOSURE TO REMAIN, PROTECT IN PLACE FOR NEW CONSTRUCTION
- EXISTING 6-CMU WALL TO REMAIN
- NEW ASPHALT PAVING
- NEW TRASH ENCLOSURE
- 10' X 20' VISIBILITY TRIANGLE
- LANDSCAPE/ RETENTION AREA
- 3'-0" CMU SCREEN WALL
- NEW CONCRETE SIDEWALK
- NEW FIRE HYDRANT
- FIRE TURN RADIUS
- SERVICE YARD W/ 6'-0" CMU SCREENING WALL
- PAINT PEDESTRIAN PATHWAY W/ TRAFFIC YELLOW PAINT (4" WIDE LINES, 24" O.C. TYPICAL)
- NEW MONUMENT SIGN, SIGNAGE, SEPARATE PERMIT
- 6" CONCRETE CURBING
- DECORATIVE PAVEMENT
- ACCESSIBLE PATH (GREEN LINE)
- CURB TO BE PAINTED RED W/ WHITE LETTERING FOR FIRE LANE
- ACCESSIBLE RAMP
- KNOX BOX, AT +60" A.F.F.
- NEW 40'-0" CONCRETE DRIVEWAY ENTRANCE
- 5' WIDE ACCESSIBLE AISLE
- COVERED PARKING
- NEW UNDERGROUND RETENTION, PER CIVIL DRAWINGS
- RELOCATED EXISTING WATER METER
- NEW WATER LINE, PER CIVIL DRAWINGS
- NEW SEWER LINE, PER CIVIL DRAWINGS
- 20' FLAG POLE
- FIRE DEPARTMENT CONNECTION
- LINE OF ROOF/ CANOPY ABOVE
- 10 SPACE BICYCLE RACK

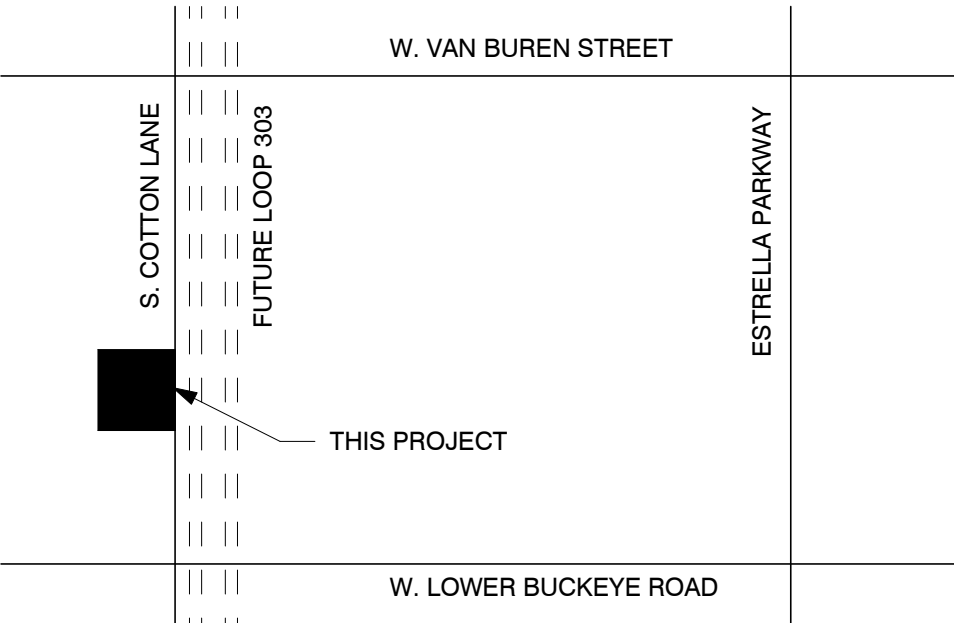
PROJECT DATA

BUILDING AND SITE BASICS:

PROJECT ADDRESS:	1572 S. COTTON LANE GOODYEAR, ARIZONA 85338
ASSESSORS PARCEL #:	502-43-002B
TOWNSHIP SECTION:	847 14 01 01 TWNSHP, SECT., 1/4 SECT. 1/4-1/4 SECT.
GROSS LOT AREA:	131,116 S.F., 3.01 ACRES
NET LOT AREA:	90,605 S.F., 2.08 ACRES
ZONING:	C-1
LOT COVERAGE ALLOWED:	50%
SETBACKS:	FRONT 30' SIDE 20' REAR 60' (50' + 2*5'/ FOOT = 60)
REQUIRED LANDSCAPE:	90,605 S.F. X 15% = 13,591 S.F.
PROPOSED LANDSCAPE:	36,281 S.F. / 90,605 S.F. = 40%
MAX BUILDING HEIGHT:	30'
PROPOSED BUILDING HEIGHT:	27'-7" - 1 STORY W/ MEZZANINE
BUILDING UNDER ROOF:	6,600 S.F.
CANOPY AREA:	3,167 S.F.
PROPOSED BUILDING AREAS:	FIRST FLOOR: 6,592 S.F. MEZZANINE: 2,253 S.F. PATIO: 1,940 S.F.
CONSTRUCTION TYPE:	II-B
OCCUPANCY:	A-2
FIRE SPRINKLERS PROVIDED:	YES
FIRE ALARM PROVIDED:	YES

PARKING CALCULATIONS

PROJECT ADDRESS:	1572 S. COTTON LANE GOODYEAR, ARIZONA 85338
REQUIRED PARKING:	
INDOOR ASSEMBLY AREA:	4,271 S.F. / 75 = 57
INDOOR OTHER AREA:	1,859 S.F. / 300 = 7
TOTAL PARKING:	64
PROVIDED PARKING:	97 STALLS (4 ACCESSIBLE)
REQUIRED BICYCLE PARKING:	
BICYCLE SPACES:	97 STALLS / 10 = 10
TOTAL SPACES:	10



VICINITY MAP

SITE AREA LEGEND

	ARIZONA DEPARTMENT OF TRANSPORTATION PROPOSED ANNEXED RIGHT OF WAY
	MARICOPA COUNTY FLOOD CONTROL DISTRICT, MOOSE LODGE RETAINS OWNERSHIP OF LOT, VERTICAL CONSTRUCTION IS PROHIBITED.
	ORIGINAL MOOSE LODGE PORTION OF LOT TO REMAIN.

REVISIONS