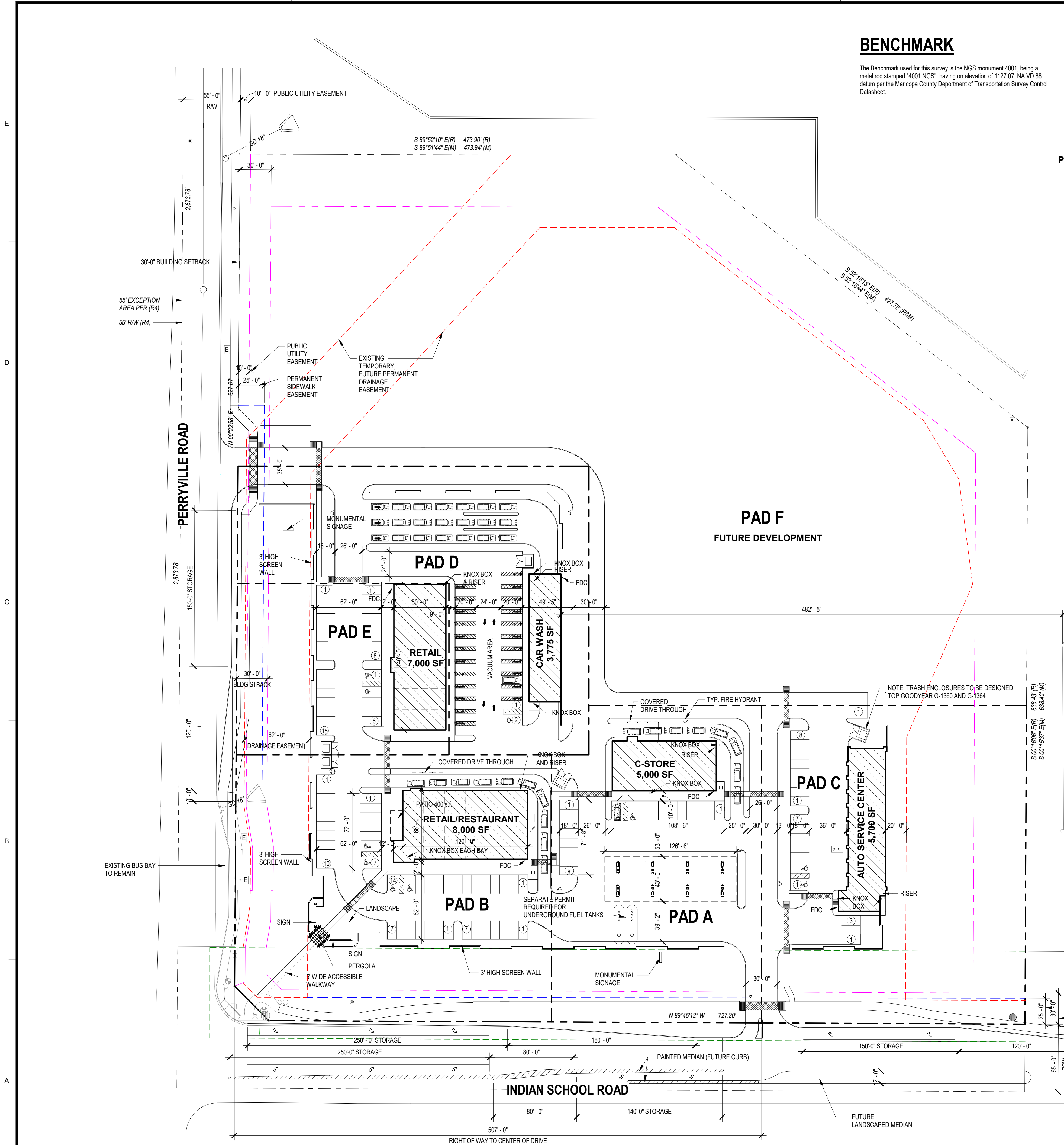




BENCHMARK

The Benchmark used for this survey is the NGS monument 4001, being a metal rod stamped "4001 NGS", having an elevation of 1127.07, NA VD 88 datum per the Maricopa County Department of Transportation Survey Control Datasheet.

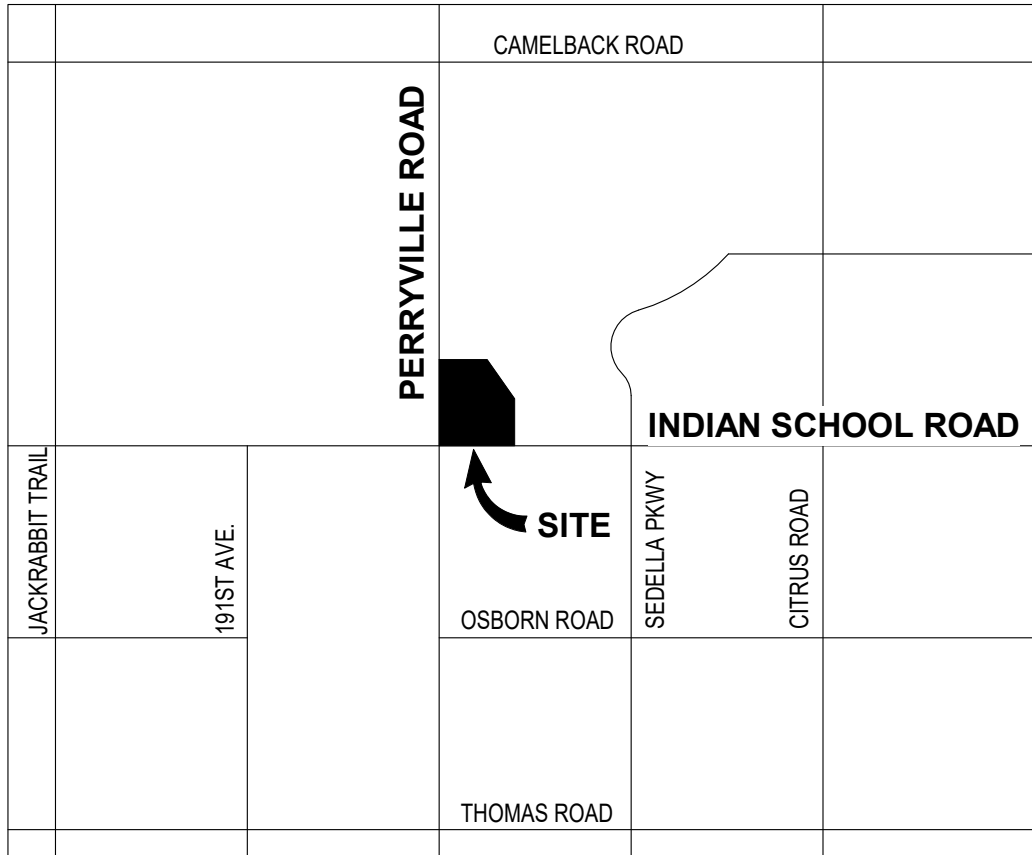
PHASING PLAN

1" = 200'-0"

AREA PLAN

1" = 200'-0"

VICINITY MAP



LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PROJECT DATA - SITE

PROJECT ADDRESS: NEC INDIAN SCHOOL ROAD & PERRYVILLE ROAD
GOODYEAR, ARIZONA

PROJECT OWNER: MGN LLC
7220 HAYNE BLVD. LLC
5201 N. CLAIRBORNE AVE
NEW ORLEANS, LA 70117
MAAN GHAZOOL
MGHAZOOOL@GMAIL.COM

ARCHITECT: ARCHICON ARCHITECTURE AND INTERIORS, L.C.
5055 E WASHINGTON ST, SUITE 200
PHOENIX, AZ 85034
MITCHELL MASTRIN, R.A.
602.222.4266
MITCHELLM@ARCHICON.COM

APN#: 502-30-0045

ZONING: PAD (C-2 UNDERLAY)

LOT AREA: 587,533 SF (13.5 ACRES)

MAX LOT COVERAGE: 50%

MAX BLDG. HEIGHT: 56 FEET

LOT SIZE:

PAD A (C-STORE):	59,815 SF (1.37 ACRES)
PAD B (RETAIL/RESTAURANT):	77,358 SF (1.78 ACRES)
PAD C (AUTO SERVICE CTR):	77,929 SF (1.79 ACRES)
PAD D (CAR WASH):	60,032 SF (1.38 ACRES)
PAD E (RETAIL):	33,730 SF (0.77 ACRES)
PAD F (FUTURE):	278,691 SF (6.40 ACRES)

SETBACKS: (BASED ON 20' BLDG. HEIGHT)

FRONT:	30' BUILDING SETBACK
SIDE (STREET):	30' BUILDING SETBACK
SIDE (RESIDENCE):	50' BUILDING SETBACK
REAR (RESIDENCE):	50' BUILDING SETBACK

PARKING CALCULATIONS:

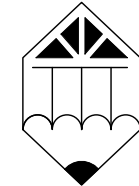
PAD A (C-STORE):	1 SPACE / 300 S.F. (5,000 / 300)
REQUIRED / PROVIDED	1 / 17
H.C. REQUIRED / PROVIDED	1 / 2
BICYCLE REQ'D / PROVIDED	1 / 2
PAD B (RETAIL/RESTAURANT):	1 SPACE / 50 S.F., PUBLIC @60% (1,300 X 6/50)
1 SPACE / 150 S.F., KITCHEN @40% (1,300 X 4/150)	
1 SPACE / 150 S.F., PATIO (450/150)	
1 SPACE / 300 S.F., RETAIL (7,000 / 300)	
REQUIRED / PROVIDED	45 / 45
H.C. REQUIRED / PROVIDED	2 / 4
BICYCLE REQ'D / PROVIDED	2 / 4
PAD C (AUTO CENTER):	1 SPACE / 300 S.F. (5,700 / 300)
REQUIRED / PROVIDED	19 / 19
H.C. REQUIRED / PROVIDED	1 / 2
BICYCLE REQ'D / PROVIDED	1 / 2
PAD D (CAR WASH):	2 REQUIRED
REQUIRED / PROVIDED	2 / 2
H.C. REQUIRED / PROVIDED	1 / 1
BICYCLE REQ'D / PROVIDED	1 / 1
PAD E (RETAIL):	1 SPACE / 300 S.F. (7,000 / 300)
REQUIRED / PROVIDED	24 / 29
H.C. REQUIRED / PROVIDED	1 / 2
BICYCLE REQ'D / PROVIDED	1 / 2

BUILDING CALCULATIONS:

PAD A BLDG. 5,000 S.F.	11.9% COVERAGE
PAD B BLDG. 7,800 S.F.	9.9% COVERAGE
PAD C BLDG. 6,890 S.F.	14.1% COVERAGE
PAD D BLDG. 3,775 S.F.	8.9% COVERAGE
PAD E BLDG. 7,000 S.F.	4.8% COVERAGE

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, GUTTERS, 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 UNDAAGED 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, UNDAAGED, 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.
 - 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.



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SEDELLA RETAIL DEVELOPMENT
N.E. CORNER OF INDIAN SCHOOL AND PERRYVILLE ROAD
GOODYEAR, ARIZONA

PROJECT NO: 1937010-01
PROJECT MANAGER: MDM
DRAWN BY: MDM
CHECKED BY: JP

NO.	REVISION	DATE

SHEET DESCRIPTION
SITE PLAN



SHEET NO.

DP-00