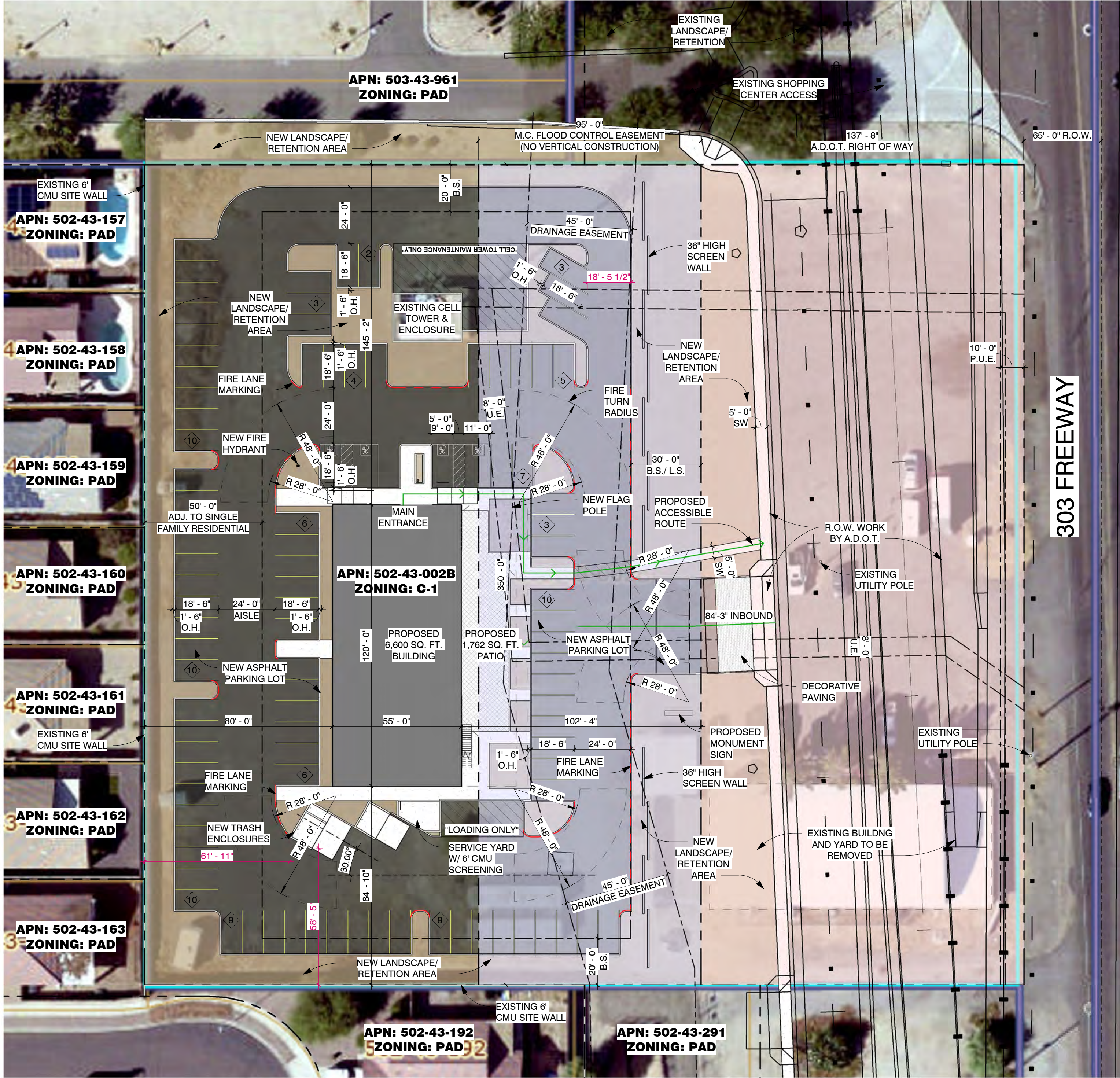
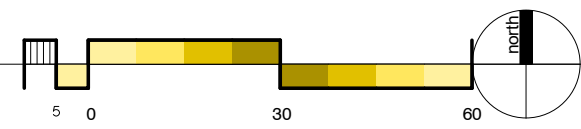




1 CONCEPTUAL SITE PLAN  
1" = 30'-0"



#### LEGAL DESCRIPTION

A PARCEL OF LAND SITUATION IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 14, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA MORE FULL DESCRIBED AS FOLLOWS:

COMMENCING FOR A TIE AT THE EAST QUARTER CORNER OF SECTION 14;

THENCE NORTH ALONG THE EAST LINE OF SECTION 14 A DISTANCE OF 1362.63 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°57'30" WEST 408.00 FEET;

THENCE NORTH 350.00 FEET;

THENCE NORTH 89°57'30" EAST 408.00 FEET TO A POINT ON THE EAST LINE OF SECTION 14;

THENCE SOUTH ALONG SAID EAST LINE 350.00 FEET TO THE POINT OF BEGINNING.

#### 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

#### PARKING CALCULATIONS

PROJECT ADDRESS: 1572 S. COTTON LANE  
GOODYEAR, ARIZONA 85338

REQUIRED PARKING:  
INDOOR ASSEMBLY AREA: 4,558 S.F. / 75 = 61  
INDOOR "OTHER" AREA: 1,760 S.F. / 300 = 6  
TOTAL PARKING 67

PROVIDED PARKING: 97 STALLS (6 ACCESSIBLE)

#### 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.

#### PROJECT TEAM

OWNER:  
AVONDALE MOOSE LODGE  
1572 S. COTTON LANE  
GOODYEAR, ARIZONA 85338

CONTACT: JOHN FOURNIER  
T: 623.932.4022

ARCHITECT:  
SYNECTIC DESIGN, INC.  
1111 W UNIVERSITY DRIVE, SUITE 104  
TEMPE, ARIZONA 85281

CONTACT: LANCE D. BAKER  
T: 480.948.9766  
E: lbaker@sdiaz.us

#### PROJECT NARRATIVE

THIS PROJECT CONSISTS OF SITE IMPROVEMENTS AND NEW CONSTRUCTION OF A NEW 6,600 MULTI-PURPOSE LODGE BUILDING. SITE IMPROVEMENTS TO INCLUDE NEW CONCRETE CURBING & WALKWAYS, NEW ASPHALT PARKING LOT, TRASH ENCLOSURE, AND NEW LANDSCAPING.

#### PROJECT DATA

##### BUILDING AND SITE BASICS:

PROJECT ADDRESS: 1572 S. COTTON LANE  
GOODYEAR, ARIZONA 85338

ASSESSORS PARCEL #: 502-43-002B

LOT AREA: 131,116 S.F., 3.01 ACRES

ZONING: C-1

LOT COVERAGE ALLOWED: 50%

SETBACKS: FRONT 30'  
SIDE 20'  
REAR 60' (50' + 2\*5' / FOOT = 60)

REQUIRED LANDSCAPE: 15%

PROPOSED LANDSCAPE:

MAX HEIGHT: 56'

PROPOSED BUILDING AREA: 6,600 S.F.

PROPOSED BUILDING HEIGHT: 32' - 1 STORY W/ MEZZANINE

CONSTRUCTION TYPE: V-B

OCCUPANCY: A-2

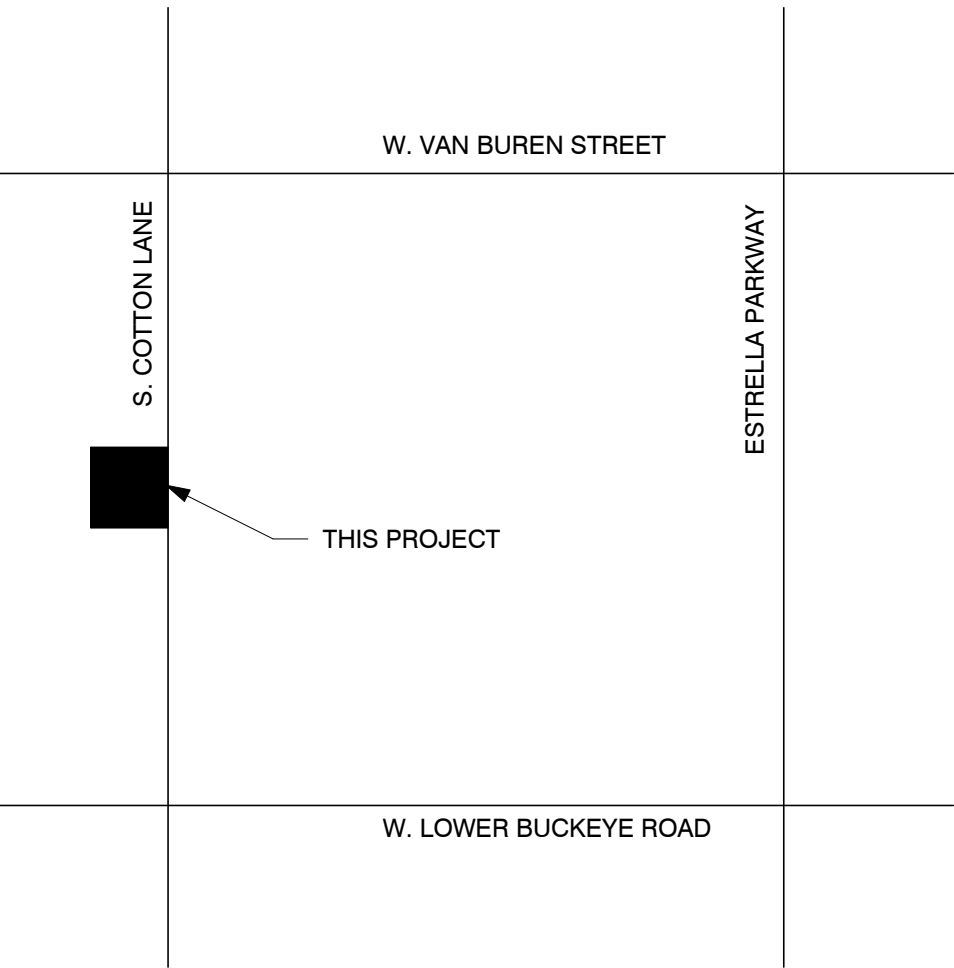
FIRE SPRINKLER PROVIDED: YES

SMOKE DETECTOR PROVIDED: YES

#### GOVERNING CODES

2018 INTERNATIONAL BUILDING CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2018 INTERNATIONAL PLUMBING CODE  
2017 NATIONAL ELECTRICAL CODE  
2018 INTERNATIONAL FIRE CODE  
2018 INTERNATIONAL ENERGY CODE  
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

ADDITIONAL CODES OR ORDINANCES AS ADOPTED BY THE CITY OF GOODYEAR



#### VICINITY MAP

