

LEGAL DESCRIPTION:

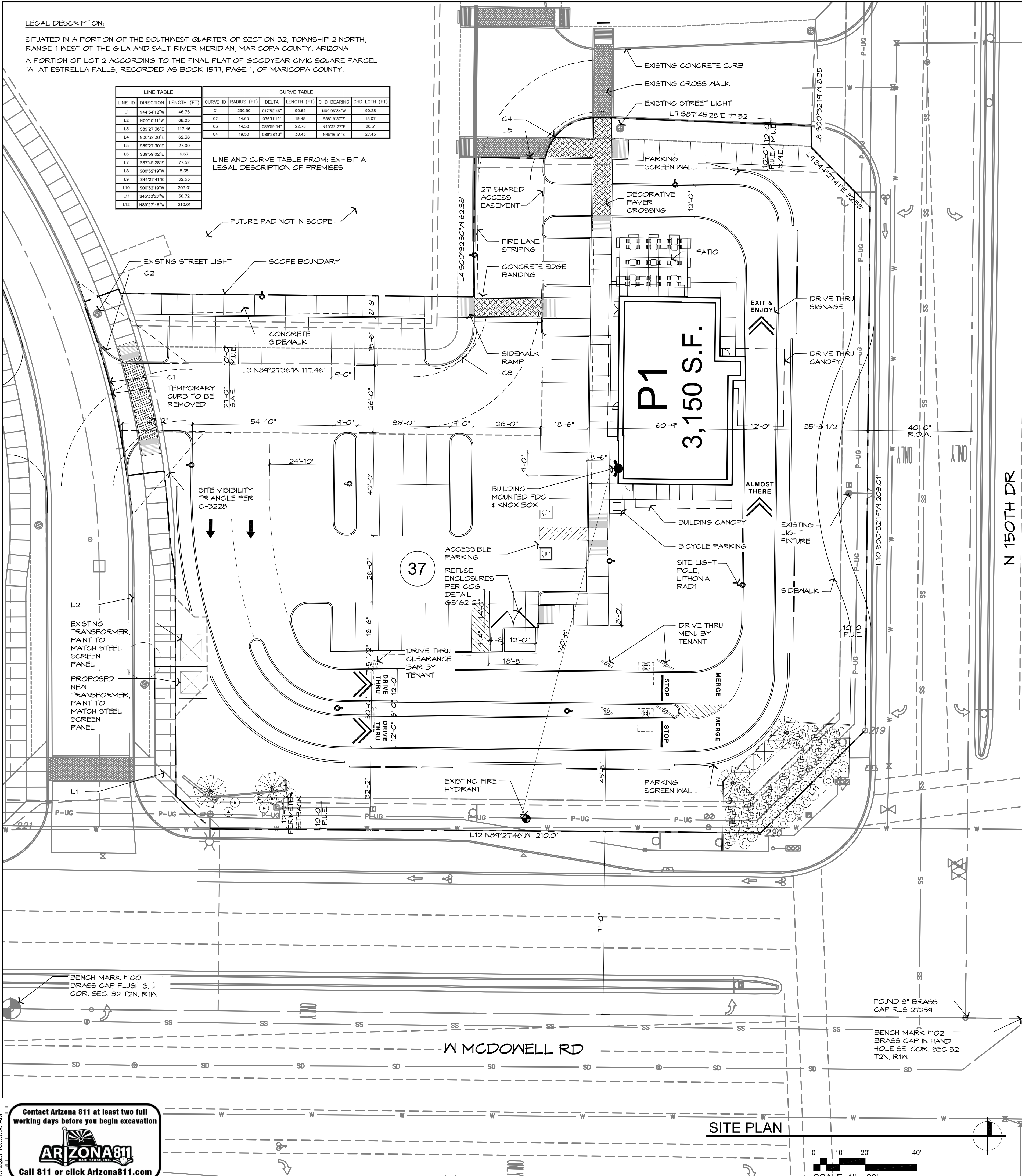
SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA
A PORTION OF LOT 2 ACCORDING TO THE FINAL PLAT OF GOODYEAR CIVIC SQUARE PARCEL "A" AT ESTRELLA FALLS, RECORDED AS BOOK 1571, PAGE 1, OF MARICOPA COUNTY.

LINE TABLE			CURVE TABLE					
LINE ID	DIRECTION	LENGTH (FT)	CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHD BEARING	CHD LGTH (FT)
L1	N44°34'12"E	46.75	C1	200.50	017°32'46"	90.65	N07°56'34"W	90.28
L2	N07°01'11"W	68.25	C2	14.85	07°11'17"	19.48	S06°19'37"E	18.07
L3	S89°27'36"E	117.46	C3	14.50	08°59'54"	22.78	N45°32'27"E	20.51
L4	N00°32'30"E	62.38	C4	18.50	08°28'13"	30.45	N45°16'57"E	27.45
L5	S89°27'30"E	27.00						
L6	S89°19'02"E	6.67						
L7	S87°40'28"E	77.52						
L8	S00°32'19"W	8.55						
L9	S44°27'41"E	32.53						
L10	S00°32'18"W	203.01						
L11	S45°32'27"W	56.72						
L12	N89°27'48"W	210.01						

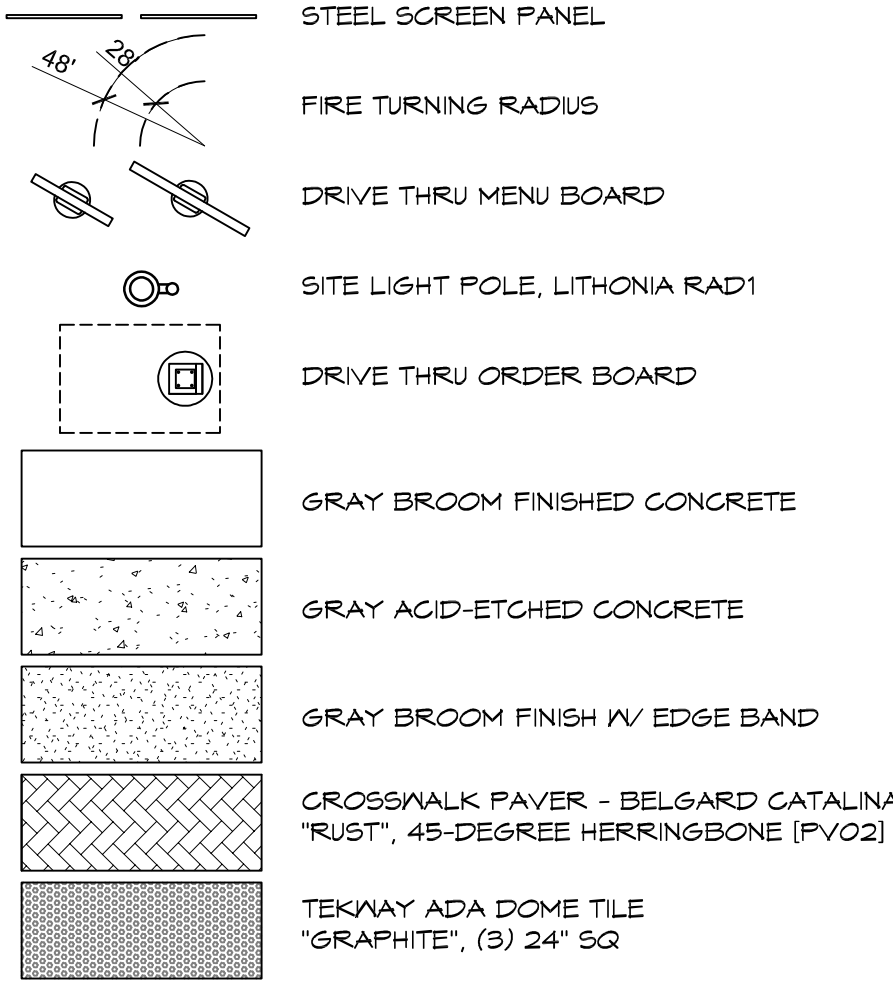
LINE AND CURVE TABLE FROM: EXHIBIT A
LEGAL DESCRIPTION OF PREMISES

LINE AND CURVE TABLE FROM: EXHIBIT A
LEGAL DESCRIPTION OF PREMISES

FUTURE PAD NOT IN SCOPE



SITE & HARDSCAPE LEGEND

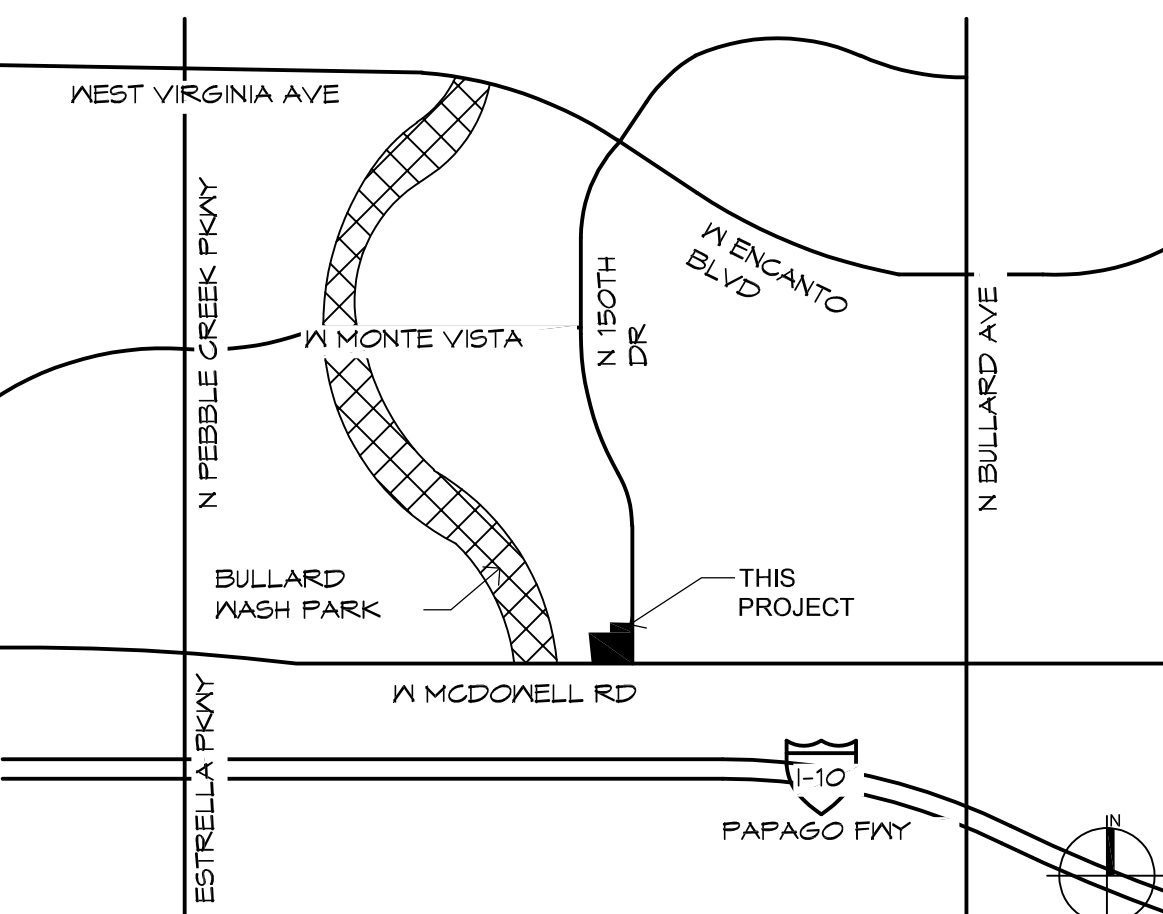


PROJECT DATA

APN:	501-73-968
ADDRESS:	NAC OF N 150TH DR AND W MCDOWELL RD, GOODYEAR AZ 85345
ZONING:	PAD
SITE AREA:	63,807 S.F.
SCOPE BOUNDARY AREA:	66,777 S.F.
BUILDING OCCUPANCY TYPE:	MERCANTILE (M)
BUILDING AREA:	3,150 S.F.
PARKING REQUIREMENTS:	
PARKING DIMENSIONS:	
STANDARD W 1'-6" OVERHANG:	18'-6" X 9'-0"
ADA W 1'-6" OVERHANG:	18'-6" X 11'-0" W 5'-0" AISLE
PARKING REQUIREMENT FOR EATING AND DRINKING ESTABLISHMENTS:	
INDOOR DINING / SEATING FLOOR AREA:	1138 S.F. @ 1 / 50 S.F. 22.8
KITCHEN AND EMPLOYEE SERVICE AREA:	1631 S.F. @ 1 / 150 S.F. 10.9
OUTDOOR PATIO AREA:	600 S.F. @ 1 / 150 S.F. 4.0
PARKING REQUIRED TOTAL:	30 SPACES
PARKING PROVIDED ON SITE:	31 SPACES
ADDITIONAL PARKING SPACES PROVIDE IN THE SOUTH GARAGE, LOCATED IN ZONE 6:	10 SPACES
TOTAL PARKING PROVIDED:	41 SPACES
ADA PARKING REQUIRED:	2 SPACES
ADA PARKING PROVIDED:	2 SPACES

BENCHMARK
3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN A HAND HOLE STAMPED "19", LOCATED AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. CITY OF GOODYEAR BENCHMARK POINT NUMBER 6351 PER THE NAVD83 ELEVATION 1016.98' (6351)
BASIS OF BEARING
BEARINGS ARE BASED UPON THE SOUTH OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND MERIDIAN BEING MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 32 BY A 3" CITY OF GOODYEAR BRASS CAP STAMPED "RLS 21234" DATED 2008, AND BEING MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 32 BY A 3" CITY OF GOODYEAR BRASS CAP STAMPED "RLS 21234 2008" DATED 2008, HAVING A BEARING OF NORTH 89°27'46" WEST, AND A DISTANCE OF 2,619.44 FEET BETWEEN SAID MONUMENTS.
#100: N: 896849.030 E: 557521.142 EL: 997.440'
3" CITY OF GOODYEAR BRASS CAP STAMPED "RLS 21234 2008" MARKING THE SOUTH QUARTER CORNER OF SECTION 32.
#102: N: 896824.464 E: 560140.522 EL: 998.360'
3" CITY OF GOODYEAR BRASS CAP STAMPED "RLS 21234" DATED 2008, MARKING THE SOUTHEAST CORNER OF SECTION 32.

VICINITY MAP



PROJECT TEAM

OWNER	CIVIL
GLOBE CORPORATION 6730 N. SCOTTSDALE ROAD, SUITE 250 SCOTTSDALE, AZ 85253 PHONE: (480) 441-0500 CONTACT: GEORGE GETZ GGETZ@GLOBECOR.COM	OLSSON 7878 N 16TH ST PHOENIX, AZ 85020 PHONE: (602) 481-1800 CONTACT: TYLER PAULSEN TPAULSEN@OLSSON.COM
ARCHITECT	
BUTLER DESIGN GROUP 5013 E WASHINGTON ST, SUITE 100 PHOENIX, AZ 85034 PHONE: (602) 481-1800 CONTACT: KEN MILLER KMILLER@BUTLERDESIGNGROUP.COM	

GENERAL NOTES

- THE CITY OF GOODYEAR HAS ADOPTED THE 2018 INTERNATIONAL FIRE CODE (CITY ORDINANCE 2018-1438), 2018 INTERNATIONAL BUILDING CODE, (CITY ORDINANCE 2018-1431), CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND THE 2011 NATIONAL ELECTRIC CODE.
- THE MINIMUM FIRE FLOW REQUIREMENT FOR A COMMERCIAL PROJECT IS 1,500 GPM. (IFC TABLE B105.2)
- FIRE PROTECTION SYSTEMS TO BE SIZED IN ACCORDANCE WITH THE WORST-CASE USE PROPOSED WITHIN THE BUILDING, INCLUDING PARKING GARAGES. STANDPIPES SHALL BE PROVIDED AS REQUIRED PER CODE.
- WHERE AN ELEVATOR(S) IS INSTALLED, AT LEAST ONE SHALL BE SIZED TO ACCOMMODATE AN AMBULANCE STRETCHER 24 INCHES BY 84 INCHES FOR BUILDINGS FOUR OR MORE STORIES ABOVE OR BELOW GRADE. (IFC 503.3 AND EDS DETAIL 6-3142)
- FIRE LANE SIGNAGE SHALL BE PROVIDED IN COMPLIANCE WITH IFC 503.3 AND EDS DETAIL 6-3142.
- VERIFICATION OF EMERGENCY RESPONDER RADIO COVERAGE IS REQUIRED FOR COMMERCIAL BUILDINGS. THEORETICAL MODELING FOR NEW CONSTRUCTION IS REQUIRED. VERIFICATION OF SPECTRUM ANALYSIS IS REQUIRED UPON COMPLETION OF BUILDING FIT OUT. IF MINIMUM RADIO SIGNAL STRENGTH IS NOT MET, ENHANCEMENT EQUIPMENT IS REQUIRED TO BE INSTALLED AND TESTED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY. (IFC 510)
- CITY SIDEWALKS AT DRIVEWAYS ARE REQUIRED TO HAVE NOT LESS THAN 1.0-FOOT CANDLE, OR STREET LIGHT WITHIN 20'.
- ALL VALVES CONTROLLING THE WATER SUPPLY TO AN AUTOMATIC FIRE SPRINKLER SYSTEM, FIRE PUMP, OR WATER TANK ARE TO BE ELECTRONICALLY SUPERVISED BY AN UL LISTED FIRE ALARM CONTROL UNIT. THIS IS TO INCLUDE EXTERIOR BACK FLOW CONTROL VALVES ON A FIRE LINE. (IFC 903.4)

GOODYEAR CITY GENERAL NOTES

- THE CITY OF GOODYEAR HAS ADOPTED THE 2018 INTERNATIONAL FIRE CODE (CITY ORDINANCE 2018-1438), 2018 INTERNATIONAL BUILDING CODE, (CITY ORDINANCE 2018-1431), CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND THE 2011 NATIONAL ELECTRIC CODE.
- FIRE FLOW REQUIREMENTS PER IFC APPENDIX B, THE MINIMUM FIRE FLOW REQUIREMENT FOR A COMMERCIAL PROJECT IS 1,500 GPM. (IFC TABLE B105.2)
- THE FIRE PROTECTION SYSTEMS NEED TO BE SIZED IN ACCORDANCE WITH THE WORST-CASE USE PROPOSED WITHIN THE BUILDING, INCLUDING PARKING GARAGES. STANDPIPES SHALL BE PROVIDED AS REQUIRED PER CODE.
- ALL COMMERCIAL BUILDINGS ARE REQUIRED TO BE PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM PER CITY ORDINANCE 2018-1438.
- PROVIDE SIGNAGE ON BUILDING DOORS LEADING TO FIRE ALARM CONTROL PANEL, FIRE RISER ROOM, ELECTRICAL ROOMS, AND ROOF ACCESS PER IFC 504.1.
- 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.
- 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 SKEEFING, 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 MOVED THEREAFTER TO SAFELY MAINTAIN 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.

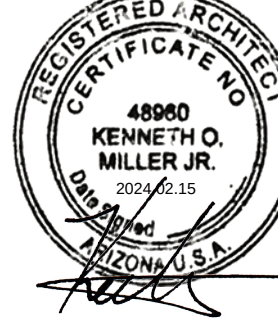
CITY OF GOODYEAR STANDARD SITE PLAN NOTES

- 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. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.
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- 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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OWNER

GLOBE CORPORATION

CONSULTANTS



PROJECT INFORMATION

SHAKE SHACK
II AT GSQ

GOODYEAR, AZ

DRAWN BY	CHECKED BY
Author	Checker
JOB NO.	DATE
21028-300	2023.05.26

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

SITE PLAN

A001

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811
Call 811 or click Arizona811.com