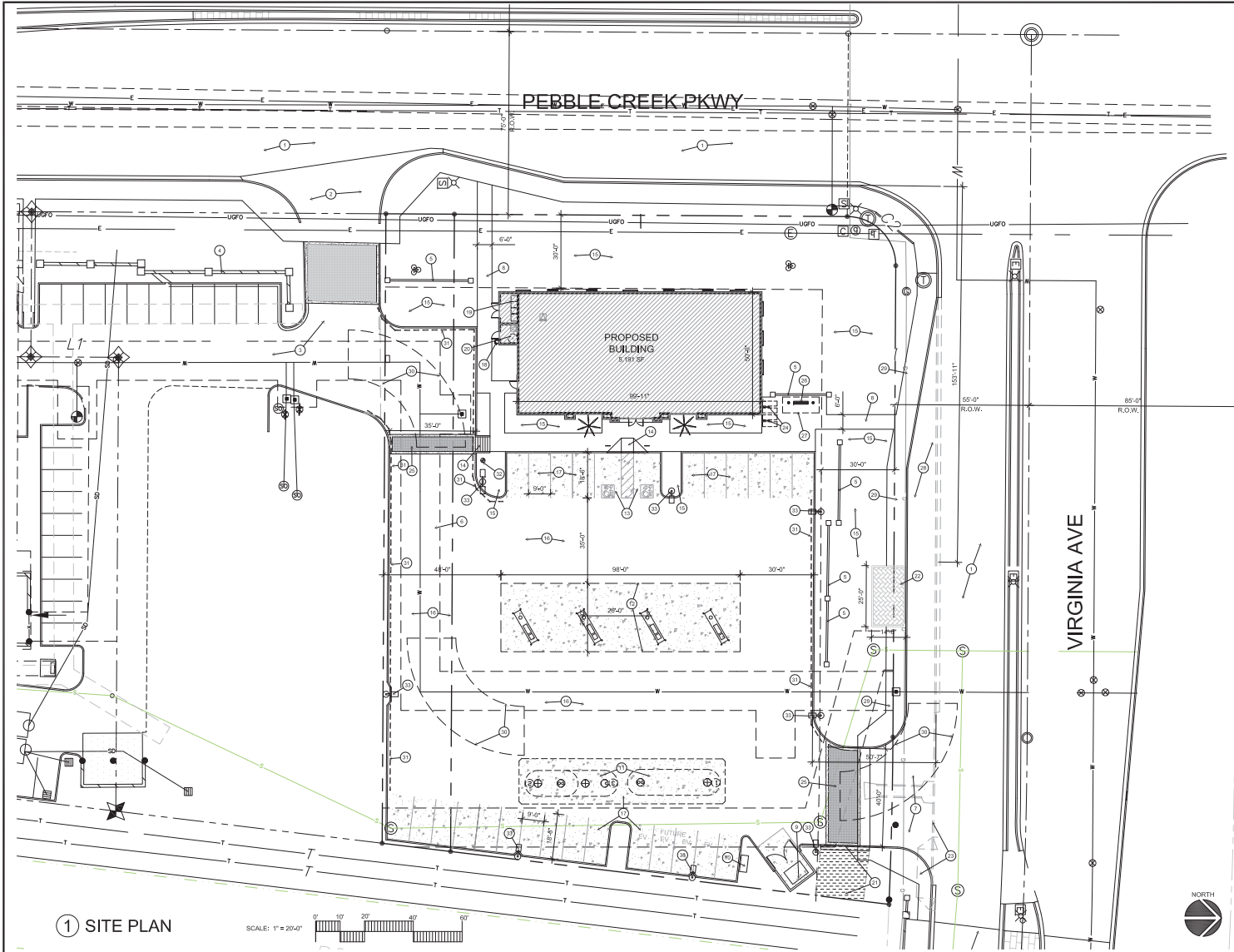




1 SITE PLAN

SCALE: 1" = 20'-0"

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, RAMP, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER A 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 UNDAUNAGED 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 ALL 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, RIGHT-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 ROOF 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 THE 2 INCH HEIGHT.
- 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.
- 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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PROJECT DESCRIPTION:

THIS PROJECT WILL CONSIST OF A NEW C-STORE ALONG WITH THE ADDITION OF A GAS FUELING CANOPY FOR AUTOMOBILES.

SITE DATA:

ADDRESS: 2533 N. PEBBLE CREEK PKWY
S.E.C. N. PEBBLE CREEK PKWY & VIRGINIA AVE
GOODYEAR, ARIZONA

ASSESSOR PARCEL #: 501-49-464 & 501-49-476A

EXISTING ZONING: C-2

APPROX. SITE AREA: (NET) 56,280 S.F. (1.29 ACRES)

BUILDING AREA: 5,191 SQ. FT.

GAS CANOPY AREAS: 98' X 28' ± 2,744 SQ. FT.

LOT COVERAGE: (INCLUDES CANOPIES) 7.935656, 280 ± 14, 10%

OCCUPANCY: M (RETAIL STORE & MOTOR FUEL DISPENSING)

CONSTRUCTION: V-B W/ A.F.E.S.

BUILDING HEIGHT: 30'-0"

REQUIRED PARKING CALCULATIONS:	S.F.	FACTOR	TOTAL
RETAIL	5,191	1/300	18 SPACES
TOTAL PARKING SPACES PROVIDED:			27 SPACES
ACCESSIBLE PARKING SPACES PROVIDED:			2 SPACES - VAN ACCESSIBLE
BICYCLE SPACES:			4 SPACES

KEYNOTES

- EXISTING STREET
- EXISTING DRIVEWAY
- EXISTING PAVEMENT AND DRIVE
- EXISTING SITE SCREEN WALL
- NEW SITE SCREEN WALL TO MATCH EXISTING
- EXISTING WATER LINE AND EASEMENT
- NEW DRIVEWAY
- NEW 6'-0" WIDE SIDEWALK, PROVIDE PER ADA REQUIREMENTS
- TRASH ENCLOSURE PER EDS&PM 6.1.2 AND CITY STANDARD DETAILS G-3180 TO G-3184-2
- AIR/WATER STATION
- UNDERGROUND FUELING TANKS
- FUELING CANOPY (SPRINKLERED)
- ADA PARKING SPACE
- ADA RAMP
- LANDSCAPE AREA
- ASPHALT PAVING
- CONCRETE PAVING
- F.D.C.
- S.E.S.
- FIRE RISER
- ACCESS POINT FOR ROOSEVELT WATER DISTRICT CANAL
- NEW BUS BAY PER G-3242-1&2
- REMOVE EXISTING CURB AND DRIVE. REWORK AS REQUIRED
- BICYCLE RACK (3 RACKS/6 BICYCLES)
- PAVERS TO MATCH EXISTING DEVELOPMENT. REFER TO DETAILS 150R-07 AND 200R-07
- BENCH
- TRELLIS ABOVE
- NEW RIGHT-TURN LANE
- NEW 6'-0" WIDE CONCRETE SIDEWALK
- FIRE TRUCK TURNING RADIUS, 28 FT INSIDE AND 48 FT OUTSIDE RADIUS
- FIRE LANE MARKING, CURBS TO BE PAINTED RED AND LABELED "FIRE LANE NO PARKING" IN WHITE BLOCK LETTERS 3 INCHES HIGH AND 3/4 INCH STROKE ON THE VERTICAL FACE OF THE CURB. LETTERING SHALL BE NO MORE THAN 50 FEET APART AND SHALL BE POSTED AT THE BEGINNING AND END OF THE FIRE LANE. (SHOWN WITH A DASHED LINE ON THE PLAN)
- NEW FIRE HYDRANT
- PARKING LOT LIGHT FIXTURE

GENERAL NOTES

- NO SPEED BUMPS OR ANY OBSTRUCTIONS THAT MAY IMPEDE AN EMERGENCY VEHICLE RESPONSE ON FIRE DEPARTMENT ACCESS ROADWAYS ARE ALLOWED.



TERRIBLE'S C-STORE
2533 N PEBBLE CREEK PKWY
S.E.C. PEBBLE CREEK PKWY & W VIRGINIA AVE
GOODYEAR, ARIZONA

PROJECT NUMBER: 2428110-01
PROJECT MANAGER: JEFF K
DRAWN BY: JEFF K
CHECKED BY: JEFF K

NO.	REVISION	DATE

SHEET DESCRIPTION
SITE PLAN



SHEET NO.

DR-01

ISSUE DATE: 23 APR 2025