

SITE PLAN NOTES (PER 8.1.1.C.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:
a. 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.

- b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE REPAIRED AT THE DEVELOPER'S EXPENSE.
- c. 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.
- d. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
- e. 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.

N. ESTRELLA PARKWAY

BENCHMARK:

PER SURVEY INNOVATOR GROUP THE BENCHMARK IS COG BM PT. NO. G347 FOUND 3" MARICOPA COUNTY BRASS CAP IN HANDHOLE AT THE INTERSECTION OF VAN BUREN STREET AND SARIVAL AVENUE

ELEVATION = 996.48 (NAVD '88)

SECOND BENCHMARK:

PER SURVEY INNOVATOR GROUP THE BENCHMARK IS COG BM PT. NO. G325 FOUND 3" MARICOPA COUNTY BRASS CAP IN NORTH HANDHOLE AT THE INTERSECTION OF YUMA ROAD AND SARIVAL AVENUE.

ELEVATION = 973.08 (NAVD '88)

FIRE PLAN NOTES

CURB STENCILING AT 50' O/C APART AND SHALL BE POSTED AT THE BEGINNING AND END OF THE FIRE LANE PER GOODYEAR FIRE CODE AND CITY OF GOODYEAR AMENDMENTS 503.3

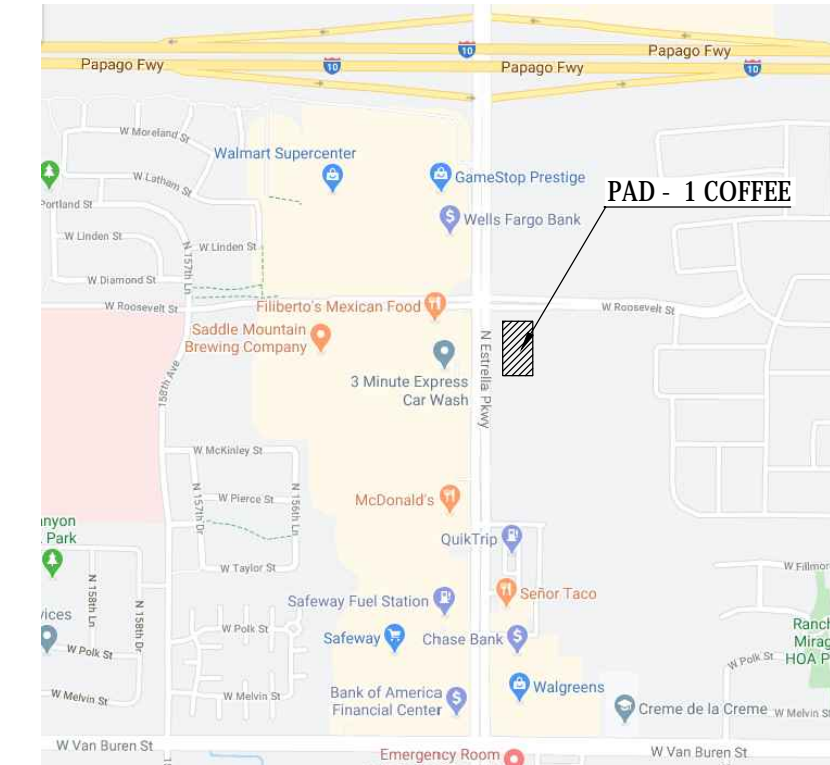
PROJECT DIRECTORY

ARCHITECT:
RKA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

DEVELOPER:
ROOSEVELT ESTRELLA, LLC.
C/O ACCELERATED DEVELOPMENT SERVICES
2415 EAST CAMELBACK ROAD #400
PHOENIX, ARIZONA 85016
CONTACT: JAKE PALMER
PHONE: (602) 682-8153
E-MAIL: jake@accelerateddevco.com

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

VICINITY MAP



W. ROOSEVELT ST.

SITE DATA

EXISTING ZONING:	C-2
SITE AREA:	0.686 ACRES (29,870 S.F.)
PROPOSED USE:	COFFEE SHOP
BUILDING AREA:	2,400 S.F.
COVERED PATIO:	320 S.F.
TOTAL AREA:	2,720 S.F.
TOTAL PARKING REQUIRED:	31 SPACES
BACKBAR @ 475/150=	3.16 SPACES
CAFE SEATING @ 865/50=	17.3 SPACES
RESTROOM @ 207=	0.00 SPACES
RETAIL @ 192/50=	3.84 SPACES
VESTIBULE @ 0/74=	0.00 SPACES
WORKROOM @ 590/150=	3.93 SPACES
PATIO @ 320/150=	2.13 SPACES
TOTAL REQUIRED=	30.37 SPACES = 31 SPACES

TOTAL PARKING PROVIDED:	31 SPACES
ACCESSIBLE SPACES REQUIRED:	2 SPACES
ACCESSIBLE SPACES PROVIDED:	2 SPACES

CODE ANALYSIS

TYPE OF CONSTRUCTION:	5B
OCCUPANCY CLASSIFICATION TYPE:	A2
BUILDING HEIGHT:	23'-6"

SITE NAME & LEGAL DESCRIPTION

ALDI ESTRELLA COMMONS
LOT 1, OF ALDI ESTRELLA COMMONS, RECORDED IN BOOK 1475 OF MAPS, PAGE 19, M.C.R. APN: 500-16-382C
BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 5;
THENCE NORTH 89 DEGREES 56 MINUTES 58 SECONDS EAST, ALONG THE WEST-WEST MID-SECTION LINE OF SAID SECTION 5, A DISTANCE OF 110.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE FOR ESTRELLA PARKWAY;
THENCE SOUTH 00 DEGREES 16 MINUTES 45 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 78.48 FEET, TO THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 43 MINUTES 15 SECONDS EAST, A DISTANCE OF 245.50 FEET;
THENCE SOUTH 00 DEGREES 16 MINUTES 45 SECONDS EAST, A DISTANCE OF 96.50 FEET;
THENCE SOUTH 89 DEGREES 43 MINUTES 15 SECONDS WEST, A DISTANCE OF 130.00 FEET;
THENCE SOUTH 00 DEGREES 16 MINUTES 45 SECONDS EAST, A DISTANCE OF 53.50 FEET;
THENCE SOUTH 89 DEGREES 43 MINUTES 15 SECONDS WEST, A DISTANCE OF 115.50 FEET;
THENCE NORTH 00 DEGREES 16 MINUTES 45 SECONDS WEST, A DISTANCE OF 150.00 FEET, TO THE POINT OF BEGINNING.

Version 7.0 Prototype
Left Hand Entry, Rear Dock
23,435 sq.ft. INCLUDING CANOPY
Canopy Sq. Ft.: 1,283
Building Sq. Ft.: 22,152
FIN FLOOR: 0.00'

SITE PLAN

SCALE: 1" = 20'-0"



PAD 1 AT ALDI - CSP
SEC OF W. ROOSEVELT ST. AND ESTRELLA PARKWAY
GOODYEAR, AZ
DATE: 06-11-2020 (PRELIMINARY)



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SP-1
SITE PLAN

RKAA# 19192.00

