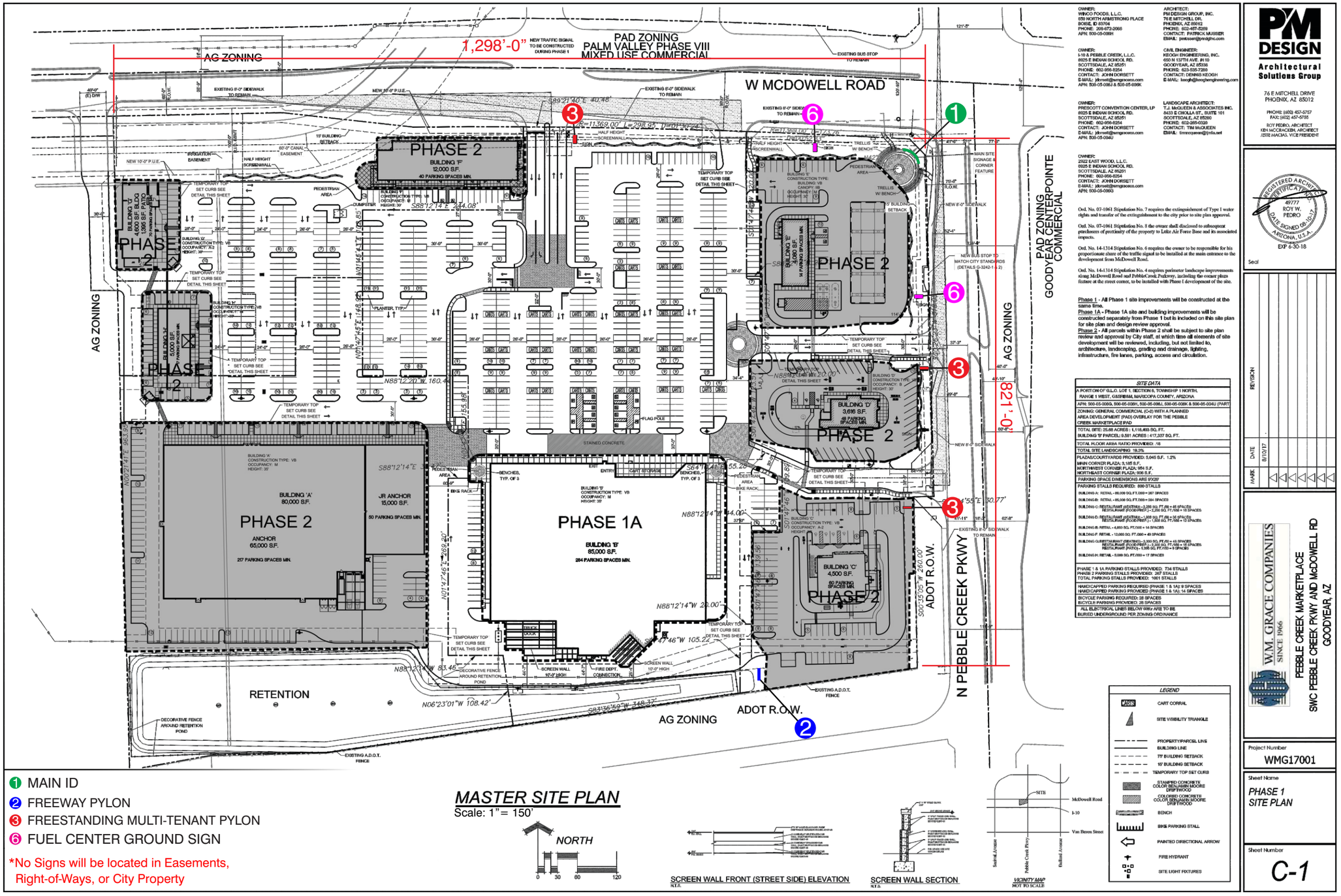
MASTER SITE PLAN



1 MAIN ID

2 FREEWAY PYLON

3 FREESTANDING MULTI-TENANT PYLON

6 FUEL CENTER GROUND SIGN

*No Signs will be located in Easements, Right-of-Ways, or City Property

MASTER SITE PLAN

Scale: 1" = 150'

NORTH

0 30 60 120

SCREEN WALL FRONT (STREET SIDE) ELEVATION

SCREEN WALL SECTION

SITE

McDowell Road

I-10

Van Buren Street

Sarival Avenue

Pebble Creek Pkwy

Bullard Avenue

NOT TO SCALE

OWNER:
WINCO FOODS, L.L.C.
650 NORTH ARMSTRONG PLACE
BOISE, ID 83704
PHONE: 208-672-2065
APN: 500-05-008H

ARCHITECT:
PM DESIGN GROUP, INC.
76 E MITCHELL DR.
PHOENIX, AZ 85012
PHONE: 602-457-5289
CONTACT: PATRICK MUSSER
EMAIL: pmusser@pmdgfnc.com

OWNER:
I-10 & PEBBLE CREEK, L.L.C.
8925 E INDIAN SCHOOL RD.
SCOTTSDALE, AZ 85251
PHONE: 602-956-8254
CONTACT: JOHN DORSETT
E-MAIL: jdorsett@lsmgcaceco.com
APN: 500-05-006J & 500-05-006K

CIVIL ENGINEER:
KEOGH ENGINEERING, INC.
650 N 137TH AVE. #110
GOODYEAR, AZ 85338
PHONE: 623-535-7260
CONTACT: DENNIS KEOGH
E-MAIL: keogh@keoghengineering.com

OWNER:
PRESCOTT CONVENTION CENTER, LP
8925 E INDIAN SCHOOL RD.
SCOTTSDALE, AZ 85251
PHONE: 602-956-8254
CONTACT: JOHN DORSETT
E-MAIL: jdorsett@lsmgcaceco.com
APN: 500-05-004J

LANDSCAPE ARCHITECT:
T.J. McGUEEN & ASSOCIATES INC.
8433 E CHOLLA ST., SUITE 101
SCOTTSDALE, AZ 85260
PHONE: 602-265-0320
CONTACT: TIM McGUEEN
EMAIL: timmcqueen@tjmla.net

OWNER:
2022 EAST WOOD, L.L.C.
8925 E INDIAN SCHOOL RD.
SCOTTSDALE, AZ 85251
PHONE: 602-956-8254
CONTACT: JOHN DORSETT
E-MAIL: jdorsett@lsmgcaceco.com
APN: 500-05-006G

Ord. No. 07-1061 Stipulation No. 7 requires the extinguishment of Type I water rights and transfer of the extinguishment to the city prior to site plan approval.

Ord. No. 07-1061 Stipulation No. 8 the owner shall disclosed to subsequent purchasers of proximity of the property to Luke Air Force Base and its associated impacts.

Ord. No. 14-1314 Stipulation No. 6 requires the owner to be responsible for his proportionate share of the traffic signal to be installed at the main entrance to the development from McDowell Road.

Ord. No. 14-1314 Stipulation No. 4 requires perimeter landscape improvements along McDowell Road and PebbleCreek Parkway, including the corner plaza feature at the street corner, to be installed with Phase I development of the site.

Phase 1 - All Phase 1 site improvements will be constructed at the same time.
Phase 1A - Phase 1A site and building improvements will be constructed separately from Phase 1 but is included on this site plan for site plan and design review approval.
Phase 2 - All parcels within Phase 2 shall be subject to site plan review and approval by City staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, fire lanes, parking, access and circulation.

SITE DATA
A PORTION OF G.L.O. LOT 1, SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 WEST, G&SRB&M, MARICOPA COUNTY, ARIZONA
APN: 500-05-006G, 500-05-006H, 500-05-006J, 500-05-006K & 500-05-004U (PART)
ZONING: GENERAL COMMERCIAL (C-2) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY FOR THE PEBBLE CREEK MARKETPLACE PAD
TOTAL SITE: 35.68 ACRES : 1,116,493 SQ. FT. BUILDING 'B' PARCEL: 9.581 ACRES : 417,337 SQ. FT.
TOTAL FLOOR AREA RATIO PROVIDED: .18
TOTAL SITE LANDSCAPING: 19.3%
PLAZAS/COURTYARDS PROVIDED: 5.045 S.F. 1.2% MAIN CORNER PLAZA: 3,185 S.F. NORTHWEST CORNER PLAZA: 964 S.F. NORTHEAST CORNER PLAZA: 906 S.F.
PARKING SPACE DIMENSIONS ARE 9'X20'
PARKING STALLS REQUIRED: 890 STALLS
BUILDING A: RETAIL - 85,000 SQ.FT./300 = 287 SPACES
BUILDING B: RETAIL - 65,000 SQ.FT./300 = 284 SPACES
BUILDING C: RESTAURANT (SEATING) - 3,200 SQ. FT./80 = 40 SPACES; RESTAURANT (FOOD PREP.) - 1,250 SQ. FT./100 = 13 SPACES
BUILDING D: RESTAURANT (SEATING) - 1,600 SQ. FT./80 = 20 SPACES; RESTAURANT (FOOD PREP.) - 1,000 SQ. FT./100 = 10 SPACES
BUILDING E: RETAIL - 4,000 SQ. FT./300 = 14 SPACES
BUILDING F: RETAIL - 12,000 SQ. FT./300 = 40 SPACES
BUILDING G: RESTAURANT (SEATING) - 5,200 SQ. FT./80 = 65 SPACES; RESTAURANT (FOOD PREP.) - 1,200 SQ. FT./100 = 12 SPACES; RESTAURANT (PATIO) - 1,045 SQ. FT./100 = 9 SPACES
BUILDING H: RETAIL - 5,086 SQ. FT./300 = 17 SPACES
PHASE 1 & 1A PARKING STALLS PROVIDED: 734 STALLS PHASE 2 PARKING STALLS PROVIDED: 267 STALLS TOTAL PARKING STALLS PROVIDED: 1001 STALLS
HANDICAPPED PARKING REQUIRED (PHASE 1 & 1A): 8 SPACES HANDICAPPED PARKING PROVIDED (PHASE 1 & 1A): 14 SPACES
BICYCLE PARKING REQUIRED: 28 SPACES BICYCLE PARKING PROVIDED: 28 SPACES
ALL ELECTRICAL LINES BELOW 69KV ARE TO BE BURIED UNDERGROUND PER ZONING ORDINANCE

LEGEND

CART CORRAL
SITE VISIBILITY TRIANGLE
PROPERTY/PARCEL LINE
BUILDING LINE
75' BUILDING SETBACK
10' BUILDING SETBACK
TEMPORARY TOP S&T CURB
STAMPED CONCRETE COLOR: BENJAMIN MOORE DRIFTWOOD
COLORED CONCRETE COLOR: BENJAMIN MOORE DRIFTWOOD
BENCH
BIKE PARKING STALL
PAINTED DIRECTIONAL ARROW
FIRE HYDRANT
SITE LIGHT FIXTURES

PM DESIGN
Architectural Solutions Group
76 E MITCHELL DRIVE
PHOENIX, AZ 85012
PHONE: (602) 457-5757
FAX: (602) 457-5755
ROY PEDRO, ARCHITECT
KEN MCCRACKEN, ARCHITECT
JOSE MACIAS, VICE PRESIDENT

REGISTERED ARCHITECT
CERTIFICATE NO. 49777
ROY W. PEDRO
DATE SIGNED 08-10-17
ARIZONA, U.S.A.
EXP 6-30-18
Seal

MARK	DATE	REVISION
	8/10/17	

W.M. GRACE COMPANIES SINCE 1966

PEBBLE CREEK MARKETPLACE
SWC PEBBLE CREEK PKWY AND McDOWELL RD
GOODYEAR, AZ

Project Number
WMG17001

Sheet Name
PHASE 1
SITE PLAN

Sheet Number
C-1