

ADJACENT PROPERTIES INFORMATION

APN: 501-69-975
MARICOPA RECORDING NUMBER: N/A
DEED NUMBER: 130636203
RECORDING BOOK: N/A
PAGE: N/A
SUBDIVISION: NO EASEMENTS: N/A

APN: 501-69-976F
MARICOPA RECORDING NUMBER: 1008-45
DEED NUMBER: 150908434
RECORDING BOOK (RIGHT-OF-WAY): 28 OF ROAD MAPS
PAGE: 67

APN: 501-69-976A
MARICOPA RECORDING NUMBER: N/A
DEED NUMBER: 140758997
RECORDING BOOK: N/A
PAGE: N/A
SUBDIVISION: NO EASEMENTS: N/A

APN: 501-69-964
MARICOPA RECORDING NUMBER: N/A
DEED NUMBER: 140758997
RECORDING BOOK: N/A
PAGE: N/A
SUBDIVISION: NO EASEMENTS: N/A

APN: 501-69-966F
MARICOPA RECORDING NUMBER: N/A
DEED NUMBER: N/A
RECORDING BOOK: N/A
PAGE: N/A
SUBDIVISION: N/A EASEMENTS: N/A

APN: 501-69-976A
ZONING: C-2

APN: 501-69-976F
ZONING: C-2

APN: 501-69-976C
ZONING: C-2

APN: 501-69-966F
ZONING: PAD (PREVIOUS) PENDING (CURRENTLY)

APN: 508-14-893
ZONING: PAD

APN: 508-14-894
ZONING: PAD

PROJECT INFORMATION

PROJECT NAME: FEDERICO'S AT PEBBLECREEK

OWNER: LM SONS IV LLC
LINA LOPEZ SOLE MBR
12054 N 140TH LN
SURPRISE, AZ 85379

RECORDING BOOK & PAGE: LOT 2, OF PEBBLE CREEK PLAZA PHASE II, RECORDED IN BOOK 1008 OF MAPS, PAGE 45.

SUBDIVISION: NOT APPLICABLE. NO SUBDIVISION PROPOSED.

PROPERTY ADDRESS: 2455 N PEBBLECREEK PKWY GOODYEAR 85395

LEGAL DESCRIPTION: PT NW4 SEC 32 DAF COM NW COR SD SEC TH S 1843.15F TH E 75F TP08 TH N 138.96F TH E 59.44F TH N 35.94F TH E 185.91F TH S 06D 52M W 175.82F TH W 225.35F TP08 P/F: 14-0524406 AKA LOT 2 MCR 1008-45

PROJECT DESCRIPTION: NEW RESTAURANT OF 2,613 SQ. FT. AND A RETAIL SPACE OF 2,209 SQ. FT. RESTAURANT INCLUDES DINING AREA, KITCHEN, RESTROOMS, AND A DRIVE THRU.

PARCEL NUMBER: 501-69-976G

RECORDING NUMBER: 190821243

BUILDING OCCUPANCY: A-2

SERVICE PROVIDER:
WATER/SEWER: LIBERTY UTILITIES
ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: QUEST
CABLE: COX COMMUNICATIONS
GAS: SOUTHWEST GAS

APPLICABLE CODES:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE
2018 NFPA 99
2017 NATIONAL ELECTRICAL CODE
2009 ICC A117 ACCESSIBLE AND USABLE BUILDINGS
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

ZONING: C-2 (COMMERCIAL: RESTAURANT AND RETAIL)

LOT SIZE:
ACRES: 0.90 OF AN ACRE
SQ FT: 39,001 SQ. FT

LOT COVERAGE/ACREAGE:
GROSS: 39,001 SQ. FT (0.90 OF ACRES)
NET: 34,908 SQ. FT (0.80 OF ACRES)
11% COVERED, 0.09 OF ACRES

BUILDING FOOTPRINT: 4,104 SF

BUILDING SQUARE FOOTAGE: 3,930 SQ. FT (INTERIOR SQ. FT + OUTDOOR DINING)

PROPOSED BLDG HEIGHT: 21'-0" MAX. ALLOWED: 56'-0"

PROPOSED BLDG TYPE: V-B

PARKING CALCULATIONS:

INDOOR DINING:
1 SPACE / 50 SQ. FT INDOOR DINING AREA
600 SQ. FT / 50 SQ. FT = 12 SPACES

KITCHEN AREA:
1 SPACE / 150 SQ. FT OF KITCHEN AREA
413 SQ. FT / 150 SQ. FT = 3 SPACES

OUTDOOR DINING:
1 SPACE / 150 SQ. FT OUTDOOR AREA
143 SQ. FT / 150 SQ. FT = 1 SPACE

RETAIL SPACE:
1 SPACE / 300 SQ. FT OF RETAIL AREA
2,016 SQ. FT / 300 SQ. FT = 7 SPACES

TOTAL REQUIRED: 23 PARKING SPACES, FROM WHICH 1 MUST BE ADA PARKING SPACE

TOTAL PROVIDED: 46 REGULAR SPACES & 2 ADA SPACES = 48 SPACES

OPEN SPACE REQUIRED:
LOT SIZE BIGGER THAN 15,001 SQ. FT. = NO MINIMUM REQUIRED

GENERAL SHEET NOTES

- COORDINATE ALL SPOT ELEVATIONS AND DIMENSIONS WITH CIVIL/LANDSCAPE/STRUCTURAL DRAWINGS
- PROVIDE POSITIVE DRAINAGE OF 1% MINIMUM / 2% MAXIMUM AT ALL EXTERIOR PAVED PEDESTRIAN AREAS SUCH AS SIDEWALKS, PATIOS, STAIRS, ETC. UNLESS NOTED OTHERWISE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM THE
- BUILDING OF 5% FOR A DISTANCE OF 10 FEET UNLESS NOTED OTHERWISE.
- FINISH GRADE SLOPES SHALL BE NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL UNLESS NOTED OTHERWISE.

CITY OF GOODYEAR'S GENERAL SITE 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, 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 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 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 MOWED THEREAFTER TO SAFELY MAINTAIN THE 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.

KEYNOTES:

- FOUND MCHD BRASS CAP IN HANDDOLE NW CORNER OF SECTION 32, T2N, R1W
- FOUND CITY OF GOODYEAR BRASS CAP IN CONCRETE WEST QUARTER OF SECTION 32, T2N, R1W, ALSO FOUND PK NAIL WITH SHINER L5H49097 0.27' EAST AND 0.47' NORTH.

QUARTER SECTION: NW ¼ S32 T2N R1W

A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA. 2455 N PEBBLECREEK PARKWAY, GOODYEAR, ARIZONA XXX APN XX

SPRINKLER SYSTEM:
A FIRE SPRINKLER SYSTEM WILL BE INSTALLED PER FIRE CODE REQUIREMENTS (EDS&PM 8.1.5.C.2)

LEGEND

| | | | |
|--|-----------------------|--|------------------------------|
| | EXISTING FIRE HYDRANT | | EXISTING 8" WATER PIPE LINE |
| | EXISTING LIGHT POST | | EXISTING 16" WATER PIPE LINE |
| | EXISTING PARKING | | EXISTING STORM DRAINAGE |
| | EXISTING LANDSCAPING | | EXISTING FIRE LANE |
| | NEW LIGHT POST | | EXISTING RETENTION BASIN |
| | NEW PARKING | | EXISTING EASEMENT |
| | | | ADA ROUTE / QUEUING CARS |

MERGE ARCHITECTURAL GROUP

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SEAL

45981
FRANCISCO CARLOS MURRIETA
Professional Engineer
State of Arizona

LM SONS IV LLC

12054 N 140TH LN
SURPRISE, AZ 85379

FEDERICO'S AT PEBBLECREEK

2455 N PEBBLECREEK PKWY
GOODYEAR 85395

OWNER INFORMATION

PROJECT

W VIRGINIA AVE

W MCDOWELL RD

PAPAGO FRWY

PROJECT LOCATION

ROOSEVELT CANAL

VICINITY

REVISION

| NUMBER | DESCRIPTION | DATE |
|--------|---------------|----------|
| 1 | CITY COMMENTS | 07.24.20 |

C PROJECT NO. 19C-021
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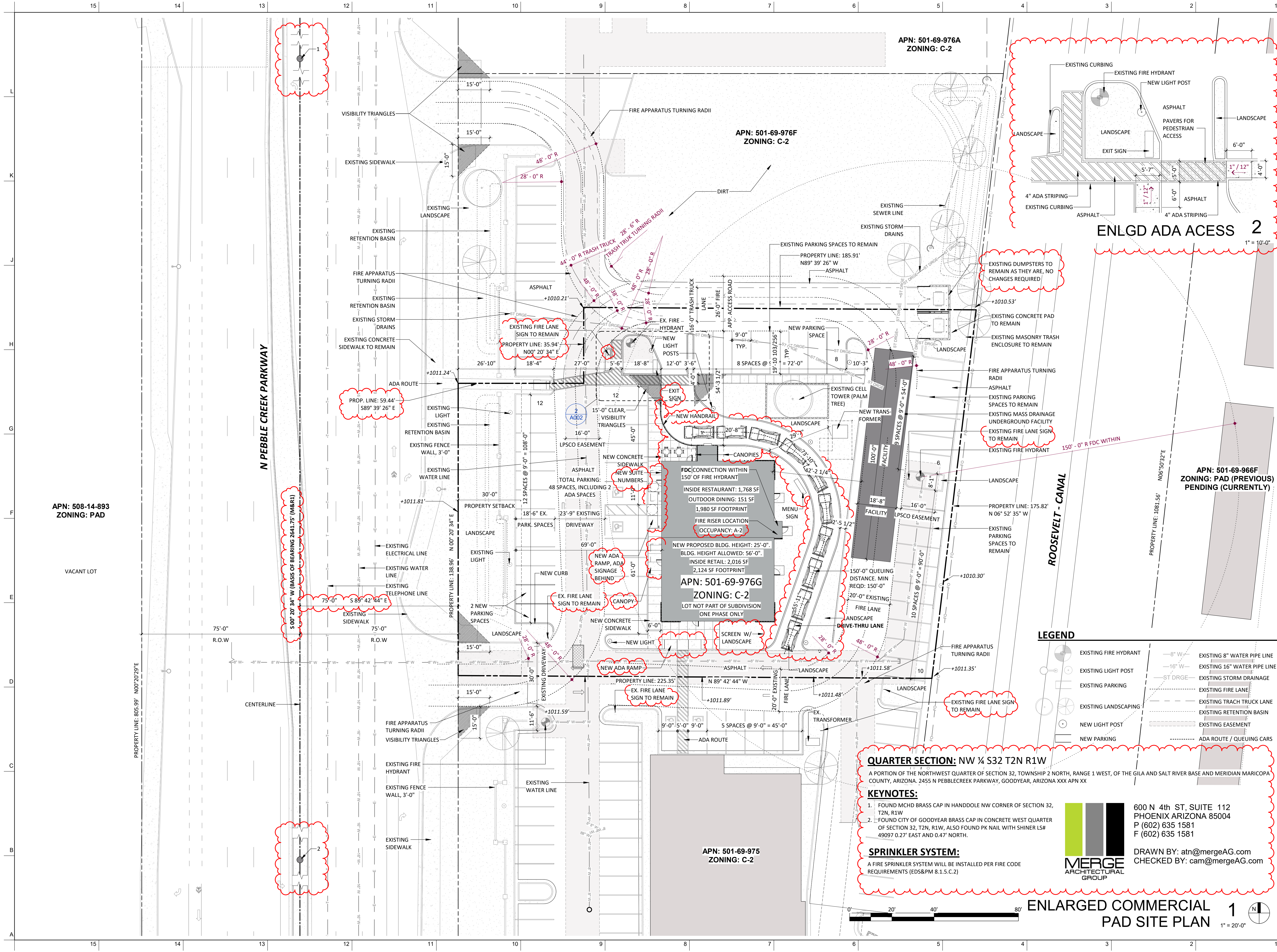
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SHEET TITLE

COMMERCIAL PAD SITE PLAN

DATE 07.24.20

SHEET A001



LEGEND

| | | | |
|--|-----------------------|--|------------------------------|
| | EXISTING FIRE HYDRANT | | EXISTING 8" WATER PIPE LINE |
| | EXISTING LIGHT POST | | EXISTING 16" WATER PIPE LINE |
| | EXISTING PARKING | | EXISTING STORM DRAINAGE |
| | EXISTING LANDSCAPING | | EXISTING FIRE LANE |
| | NEW LIGHT POST | | EXISTING TRACH TRUCK LANE |
| | NEW PARKING | | EXISTING RETENTION BASIN |
| | | | EXISTING EASEMENT |
| | | | ADA ROUTE / QUEUING CARS |

QUARTER SECTION: NW 1/4 S32 T2N R1W
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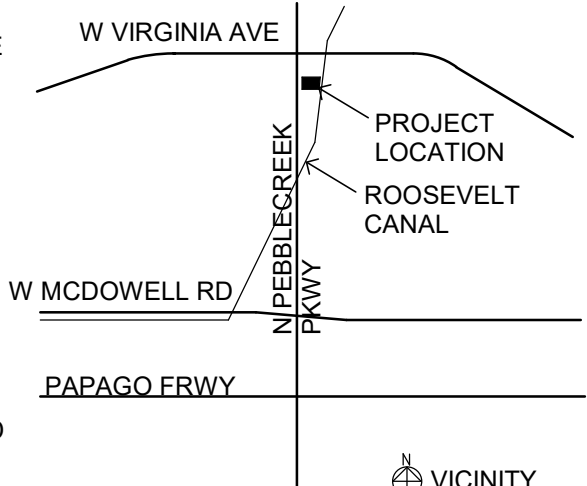
ENLARGED COMMERCIAL PAD SITE PLAN
1
1" = 20'-0"

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FEDERICO'S AT PEBBLECREEK
2455 N PEBBLECREEK PKWY
GOODYEAR 85395



| REVISION NUMBER | DESCRIPTION | DATE |
|-----------------|---------------|----------|
| 1 | CITY COMMENTS | 07.24.20 |

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ENLARGED COMMERCIAL PAD SITE PLAN
DATE 07.24.20
SHEET
A002