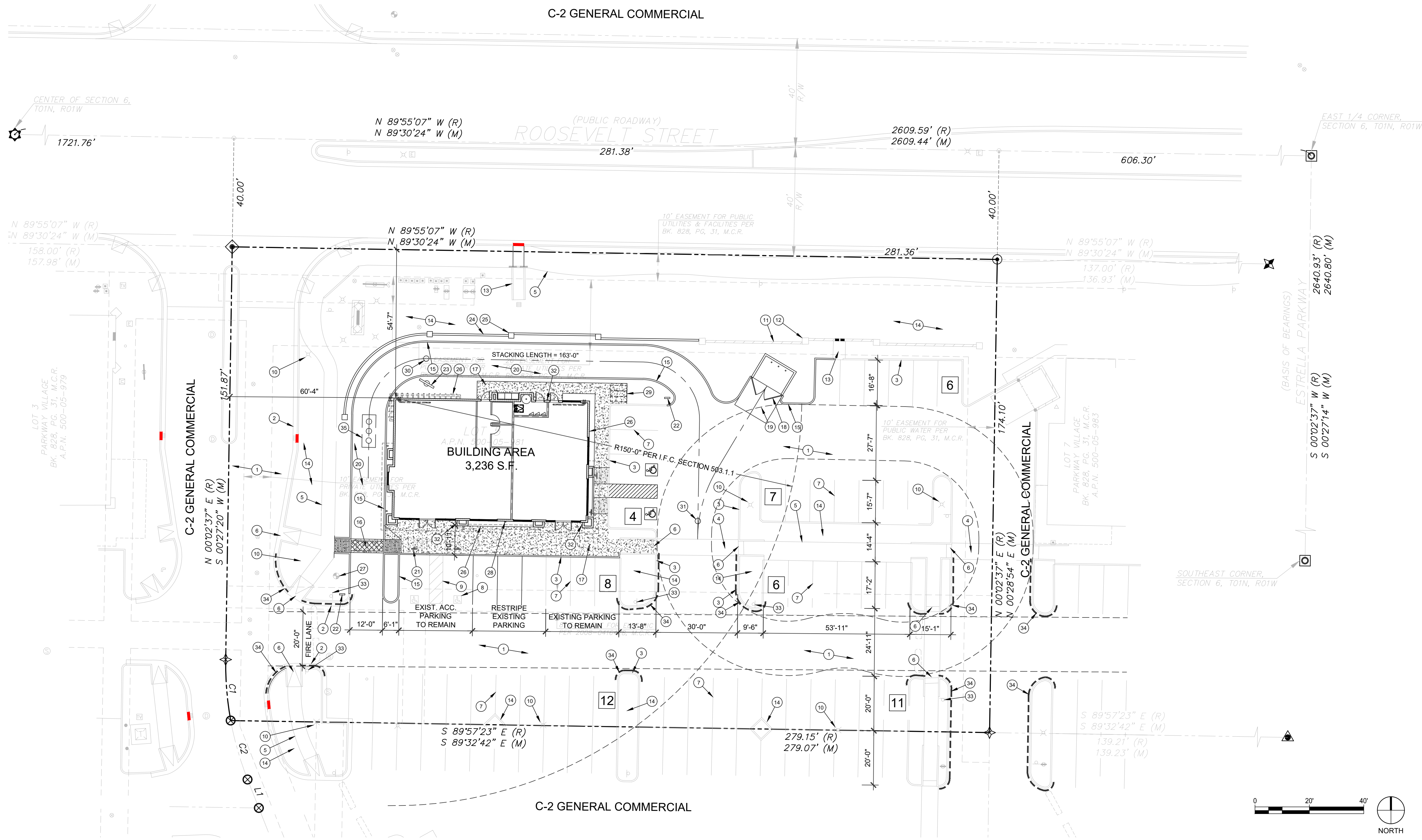


A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA  
GOODYEAR, ARIZONA

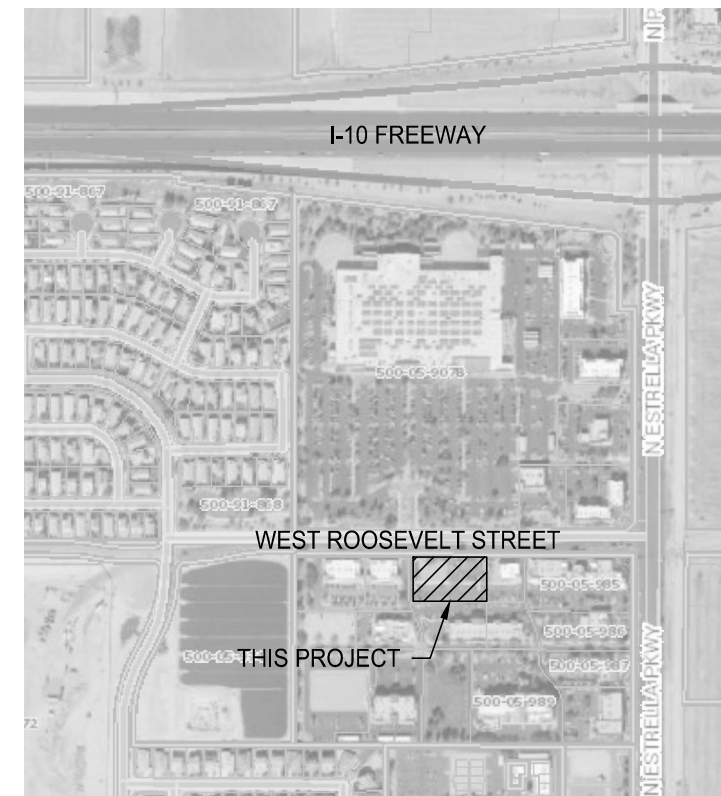
C-2 GENERAL COMMERCIAL



PRELIMINARY SITE PLAN

- EXISTING ASPHALTIC CONCRETE PAVING (A.C.P.) TO REMAIN, TYP.
- EXISTING CONCRETE CURB AND GUTTER TO REMAIN, TYP.
- EXISTING CONCRETE CURB TO REMAIN, TYP.
- EXISTING DECORATIVE CONCRETE PAVING TO REMAIN, TYP.
- EXISTING CONCRETE SIDEWALK TO REMAIN, TYP.
- EXISTING CONCRETE SIDEWALK ACCESSIBLE RAMP TO REMAIN, TYP.
- EXISTING PARKING STALL PAINT STRIPING TO REMAIN, TYP.
- EXISTING ACCESSIBLE PARKING STALL PAVEMENT MARKING TO REMAIN, TYP.
- EXISTING ACCESSIBLE PATH PAVEMENT MARKING TO REMAIN, TYP.
- EXISTING PARKING LOT LIGHTING AND CONCRETE BOLLARD TO REMAIN, TYP.
- EXISTING 36" HIGH CONCRETE MASONRY UNIT (C.M.U.) DECORATIVE SCREEN WALL TO REMAIN, TYP.
- EXISTING 48" HIGH CONCRETE MASONRY UNIT (C.M.U.) DECORATIVE SCREEN WALL PIER WITH CONCRETE CAP TO REMAIN, TYP.
- EXISTING CONCRETE DRAINAGE CULVERT TO REMAIN, TYP.
- EXISTING LANDSCAPE MATERIALS TO REMAIN, TYP.
- NEW CONCRETE CURBING TO MATCH EXISTING, TYP.
- NEW DECORATIVE CONCRETE PAVING TO MATCH EXISTING, TYP.
- NEW CONCRETE SIDEWALK TO MATCH EXISTING, TYP.
- NEW REFUSE CONTAINER ENCLOSURE TO MATCH EXISTING PER CITY OF GOODYEAR STANDARD DETAIL NO. G-3160-3164, TYP.
- NEW CONCRETE PAVING TO MATCH EXISTING, TYP.
- NEW ASPHALTIC CONCRETE PAVING TO MATCH EXISTING, TYP.
- RELOCATED ACCESSIBLE PARKING STALL SIGNAGE, TYP.
- NEW DRIVE THRU DIRECTIONAL SIGNAGE
- NEW DRIVE-THRU MENU BOARD
- NEW CONCRETE MASONRY UNIT (C.M.U.) DECORATIVE SCREEN WALL TO MATCH EXISTING, TYP.
- NEW CONCRETE MASONRY UNIT (C.M.U.) DECORATIVE SCREEN WALL PIER TO MATCH EXISTING, TYP.
- NEW LANDSCAPE MATERIALS TO MATCH EXISTING, TYP.
- EXISTING FIRE HYDRANT TO REMAIN, TYP.
- NEW BUILDING MOUNTED FIRE DEPARTMENT CONNECTION (F.D.C.)
- NEW 2'-0" X 6'-0" DESIGNATED BICYCLE PARKING AREA PER CITY OF GOODYEAR
- FIRST STOPPING POINT OF DRIVE-THRU LANE
- FIRST QUEUE POINT 150' FROM FIRST STOPPING POINT FOR DRIVE-THRU LANE
- FIRE DEPARTMENT KEY BOX (KNOX BOX) LOCATION - REFER TO FLOOR PLAN AND EXTERIOR BUILDING ELEVATIONS
- FIRE LANE DESIGNATION SIGNAGE - EXISTING POLE MOUNTED SIGNAGE
- FIRE LANE PAINTED RED CURBING - EXISTING FIRE LANE DESIGNATION
- PROPOSED LOCATION OF GREASE INTERCEPTOR - FINAL LOCATION TO BE DETERMINED

KEYNOTES



VICINITY MAP

|                            |                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROJECT ADDRESS:           | 15633 WEST ROOSEVELT STREET<br>GOODYEAR, ARIZONA 85338                                                                                                                                                                                                                                                                                                                 |
| ASSESSOR'S PARCEL:         | 500-05-981                                                                                                                                                                                                                                                                                                                                                             |
| CURRENT ZONING:            | C-2 GENERAL COMMERCIAL                                                                                                                                                                                                                                                                                                                                                 |
| BUILDING USE:              | 3,326 S.F. RETAIL BUILDING WITH A DRIVE-THRU                                                                                                                                                                                                                                                                                                                           |
| GROSS SITE AREA:           | 0.98 ACRES (42,451 S.F.)                                                                                                                                                                                                                                                                                                                                               |
| NET SITE AREA:             | -                                                                                                                                                                                                                                                                                                                                                                      |
| BUILDING AREA:             | 3,236 S.F.                                                                                                                                                                                                                                                                                                                                                             |
| SITE COVERAGE:             | MAXIMUM BUILDING COVERAGE = 50%<br>3,236 S.F. / 56,364 S.F. = 0.06 (6%)                                                                                                                                                                                                                                                                                                |
| STANDARD PARKING REQUIRED: | RETAIL 1 PER 300 S.F. FLOOR AREA<br>1,188 / 300 = 4 REQD.<br>RESTAURANT 1 PER 50 S.F. INDOOR DINING AREA<br>RESTAURANT 1 PER 150 S.F. KITCHEN AREA<br>RESTAURANT 1 PER 150 S.F. OUTDOOR PATIO AREA<br>1,891 S.F. TOTAL RESTAURANT AREA<br>EST. 60% DINING 1,135 S.F. / 50 = 23 REQD.<br>EST. 40% KITCHEN 757 S.F. / 150 = 5 REQD.<br>TOTAL PARKING REQUIRED = 32 REQD. |

|                              |                                                                                                                                                                                   |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| STANDARD PARKING PROVIDED:   | = 54 STANDARD                                                                                                                                                                     |
| ACCESSIBLE PARKING REQUIRED: | 1-25 REQUIRED PARKING = 1 ACCESS.                                                                                                                                                 |
| ACCESSIBLE PARKING PROVIDED: | = 4 ACCESS.                                                                                                                                                                       |
| OFF STREET LOADING REQUIRED: | < 24,999 S.F. = 0 REQD.                                                                                                                                                           |
| OFF STREET LOADING PROVIDED: | = 0                                                                                                                                                                               |
| BICYCLE PARKING              | 1 PER 10 REQUIRED PARKING SPACES<br>1 PER 32 REQUIRED STALLS = 3 REQD.                                                                                                            |
| STANDARD PARKING STALL:      | 9'-0" X 18'-0"                                                                                                                                                                    |
| BUILDING SETBACKS:           | FRONT (NORTH) 30'-0" REQUIRED<br>INTERIOR SIDE (EAST) 0'-0" REQUIRED<br>INTERIOR SIDE (WEST) 0'-0" REQUIRED<br>REAR (SOUTH) 0'-0" REQUIRED<br>STREET SIDE (NORTH) 30'-0" REQUIRED |
| BUILDING HEIGHT MAXIMUM:     | 56'-0" MAXIMUM                                                                                                                                                                    |
| ACTUAL HEIGHT:               | 25'-0"                                                                                                                                                                            |

MUNICIPAL DATA

|                            |                                                                                                                                                                                                                                                                                                               |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GOVERNING MUNICIPALITY:    | CITY OF GOODYEAR<br>DEVELOPMENT SERVICES DEPARTMENT<br>14455 WEST VAN BUREN STREET<br>GOODYEAR, ARIZONA 85338                                                                                                                                                                                                 |
| ADOPTED CODES:             | 2018 INTERNATIONAL BUILDING CODE<br>2018 INTERNATIONAL FIRE CODE<br>2018 INTERNATIONAL MECHANICAL CODE<br>2018 INTERNATIONAL PLUMBING CODE<br>2017 NATIONAL ELECTRICAL CODE<br>2018 INTERNATIONAL ENERGY CONSERVATION CODE<br>2010 A.D.A. STANDARDS FOR ACCESSIBLE DESIGN<br>CITY OF GOODYEAR CODE AMENDMENTS |
| OCCUPANCY:                 | M MERCANTILE<br>A-2 ASSEMBLY GROUP 2                                                                                                                                                                                                                                                                          |
| OCCUPANCY LOAD:            | M MERCANTILE<br>1,188 S.F. / 60 = 19.8 (20)<br>A-2 ASSEMBLY GROUP 2<br>1,892 S.F.                                                                                                                                                                                                                             |
| OCCUPANCY SEPARATION:      | NOT REQUIRED                                                                                                                                                                                                                                                                                                  |
| EXIT WIDTH REQUIRED:       | 0.2 X XXX = XXX"                                                                                                                                                                                                                                                                                              |
| EXIT WIDTH PROVIDED:       | = 180"                                                                                                                                                                                                                                                                                                        |
| CONSTRUCTION TYPE:         | TYPE VB                                                                                                                                                                                                                                                                                                       |
| FIRE PROTECTION REQUIRED:  | A.F.E.S. NOT REQUIRED                                                                                                                                                                                                                                                                                         |
| FIRE PROTECTION PROVIDED:  | AUTOMATIC FIRE SPRINKLER SYSTEM                                                                                                                                                                                                                                                                               |
| ALLOWABLE BUILDING HEIGHT: | 56'-0" (2) STORIES                                                                                                                                                                                                                                                                                            |
| ACTUAL BUILDING HEIGHT:    | 25'-0" (1) STORY                                                                                                                                                                                                                                                                                              |
| ALLOWABLE BUILDING AREA:   | 9,000 S.F.                                                                                                                                                                                                                                                                                                    |
| ACTUAL BUILDING AREA:      | 4,230 S.F.                                                                                                                                                                                                                                                                                                    |
| WIND DESIGN LOAD:          | ULTIMATE WIND SPEED = 115 MPH<br>NOMINAL WIND SPEED = 90 MPH<br>RISK CATEGORY = II                                                                                                                                                                                                                            |
| SEISMIC DESIGN LOAD:       | SEISMIC RISK CATEGORY = II<br>SEISMIC DESIGN CATEGORY = B                                                                                                                                                                                                                                                     |

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**RETAIL SHELL BUILDING**  
PARKWAY VILLAGE  
15633 WEST ROOSEVELT STREET  
GOODYEAR, ARIZONA 85338

|              |            |
|--------------|------------|
| JOB NO:      | 1964300-01 |
| PROJECT MGR: | GWJ        |
| DRAWN BY:    | GWJ        |
| CHECKED BY:  | TR         |
| DATE:        | 8.20.20    |
| DATE:        | 10.21.20   |

SHEET TITLE:  
PRELIMINARY  
SITE PLAN



**DR1**

ISSUE DATE: 2020.06.08