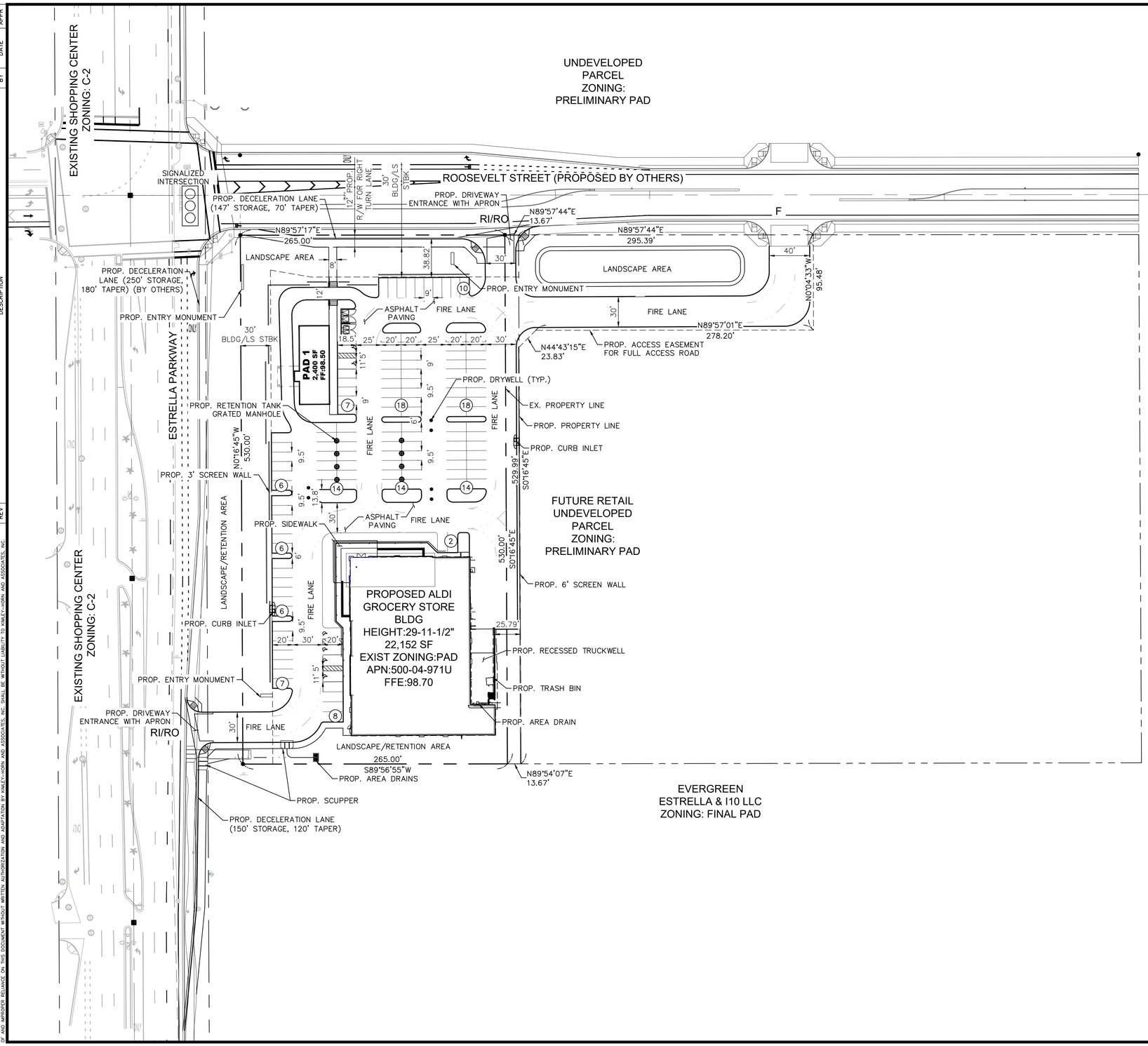

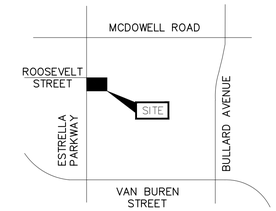

VICINITY MAP

LEGEND

- CONCRETE HARDSCAPE
- PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED CONCRETE SIDEWALK
- (6) PARKING SPACE COUNT
- RI/RO — RIGHT IN/RIGHT OUT
- F — FULL ACCESS
- 48' / 28' — FIRE TURNING RADIUS

DEVELOPER

ALDI, INC.
12661 ALDI PLACE
MORENO VALLEY, CA 92555
TEL NO. (951) 530-5750
CONTACT: JOSH WALLS
EMAIL: JOSH.WALLS@ALDI.US

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1001 W SOUTHERN AVE. SUITE 131
MESA, ARIZONA 85210
TEL: (480) 207-2666
FAX: (602) 944-7423
CONTACT: STERLING MARGETTS, PE

SITE INFORMATION

ADDRESS:	SEC OF ROOSEVELT ST. AND ESTRELLA PKWY
EXISTING GENERAL PLAN LAND USE:	CC/HIGH INTENSITY MIXED USE CORRIDOR OVERLAY ZONE
EXISTING ZONING:	PRELIMINARY PAD
PROPOSED ZONING:	C-2
GROSS LOT AREA:	3.22± AC
NET USABLE AREA:	3.22± AC
ADDITIONAL AREA:	0.17± AC
TOTAL AREA:	3.39± AC
ALDI	
BUILDING AREA:	22,152 SF
ALDI PARKING REQUIRED:	1 SPACE/300 SF BUILDING 22,152 SF/300 = 74 SPACES
PAD 1 PARKING REQUIRED:	1 SPACE/150 SF OF PREP AREA 1,200 SF/150 = 8 SPACES 1 SPACE/50 SF OF DINING 1,200 SF/50 = 24 TOTAL REQUIRED = 32
TOTAL PARKING REQUIRED:	106 SPACES
PARKING PROVIDED:	130 SPACES(98 ALDI, 32 PAD 1)
PROPOSED BUILDING HEIGHT:	29' 11-1/2" TO TOP OF ENTRY FEATURE

NORTH

GRAPHIC SCALE IN FEET 0 25 50 100

CALL TWO WORKING DAYS BEFORE YOU DIG 602-263-1100 1-800-STAKE-IT (OUTSIDE MARICOPA COUNTY)

Kimley»Horn

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1001 WEST SOUTHERN AVENUE, Suite 131
MESA, ARIZONA 85210 (480) 207-2666

ROOSEVELT ST. & ESTRELLA PKWY

SEC OF ROOSEVELT ST. AND ESTRELLA PKWY.

PRELIMINARY SITE PLAN

GOODYEAR, ARIZONA

PROJECT No.

SCALE (H): 1"=50'
SCALE (V): NONE
DRAWN BY: STM
DESIGN BY: STM
CHECK BY: STM
DATE: 02/20/2018

Pre-SP8.dwg

1 OF 1 SHEETS

REV	DESCRIPTION	BY	DATE	APPR

K:\EAV_Civil\291162007 - Estrella and Roosevelt\CADD\Preliminary\Pre-SP8.dwg, Layout:Layout1 Feb 19, 2018 - 3:21pm tobin.kopp
XREFS: xb: xbm5 pad 1 xvf xbm-offsite xsd
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