

SITE PLAN NOTES:

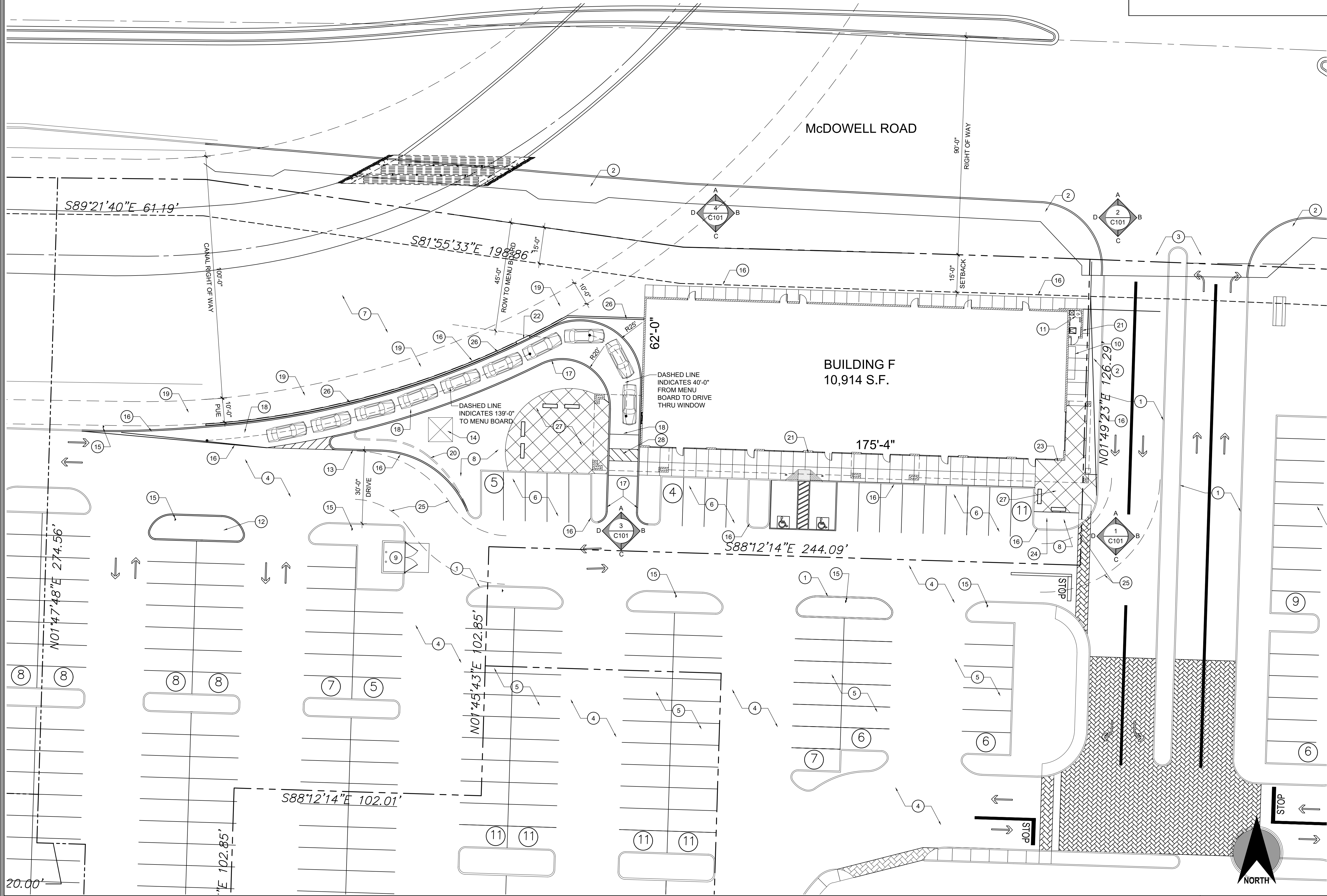
1. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURB, GUTTER, 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 IMMEDIATELY REPAIRED OR REPLACED 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.
2. 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. CITY OF GOODYEAR, ARIZONA ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL CHAPTER 8 - SITE DEVELOPMENT 2017 PAGE 3 OF 11:
- A. 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.

- B. 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.
- C. 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.
- D. 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.

- E. 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.
- F. 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.
- G. 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.

SITE KEYNOTES:

1. EXISTING CURB AND GUTTER TO REMAIN.
2. EXISTING SIDEWALK TO REMAIN.
3. EXISTING ENTRY DRIVE TO REMAIN.
4. EXISTING ASPHALT DRIVE AREA.
5. EXISTING PARKING AREAS TO REMAIN.
6. EXISTING HEAD IN PARKING TO REMAIN.
7. EXISTING RAISED CANAL TO REMAIN.
8. PROPOSED LANDSCAPE AREA.
9. EXISTING REFUSE ENCLOSURE TO REMAIN.
10. SERVICE ENTRANCE SECTION (SES)
11. FIRE RISER.
12. NEW LANDSCAPE PLANTER.
13. NEW 6" CONCRETE CURB.
14. RELOCATED ELECTRICAL TRANSFORMER.
15. FIRE LANE SIGN PLACED AT EDGE OF CURB PER CITY OF GOODYEAR REQUIREMENTS.
16. DASHED LINE INDICATES LIMITS OF CONSTRUCTION.
17. PROPOSED CONCRETE TO MATCH EXISTING.
18. PROPOSED ASPHALT DRIVE TO MATCH EXISTING.
19. HEAVY LANDSCAPED AREA TO SCREEN DRIVE THRU LANE. REFER TO LANDSCAPE DRAWINGS.
20. DEMO EXISTING CONCRETE CURB FOR NEW DRIVE THRU ENTRANCE.
21. KNOX BOX LOCATION.
22. PROPOSED MENU BOARD LOCATED AT THE 5TH CAR FROM DRIVE THRU WINDOW.
23. FDC LOCATION AT FRONT OF BUILDING.
24. EXISTING FIRE HYDRANT TO REMAIN. REFER TO CIVIL DRAWINGS.
25. REQUIRED FIRE TRUCK TURNING RADIUS AT 28'-0" INSIDE AND 48'-0" OUTSIDE.
26. 3'-0" HIGH 8" SPLIT FACE MASONRY SCREEN WALL - PAINTED.
27. CONCRETE HARD SCAPE AREA WITH OUTDOOR SEATING.
28. RAISED CONCRETE PATHWAY ACROSS DRIVE THRU LANE. ASPHALT SLOPED UP AND DOWN FROM CONCRETE WALK.



1 BUILDING F SITE PLAN

SCALE: 1" = 20'-0"

PROJECT TEAM:

DEVELOPER/OWNER:

W.M.GRACE COMPANIES

2925 EAST INDIAN SCHOOL ROAD
SCOTTSDALE, AZ 85251
CONTACT: JOHN DORSETT
PH: 602.956-8254

CIVIL ENGINEER:

KEOGH ENGINEERING, INC

650 NORTH 137TH AVENUE #110
GOODYEAR, AZ 85338
CONTACT: DENNIS KEOGH
PH: 623.535.7260

ARCHITECT:

PHNX DESIGN LLC.

3707 EAST SOUTHERN AVE, SUITE 1090
MESA, AZ 85206
CONTACT: MIKE HILLS
PH: (602) 762-7354

DATE PREPARED: 04.16.2021
JOB NUMBER: 20-125
SCALE: 1" = 50'-0"

PHNX DESIGN

1855 EAST SOUTHERN AVE, SUITE 204
MESA, ARIZONA 85204
602.762.7354

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BUILDING F
PEBBLE CREEK
15611 WEST MCDOWELL ROAD
GOODYEAR, ARIZONA

DATE	REVISION
1	
2	
3	

BUILDING F
SITE PLAN

A101