

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: a.
- a. Engineering Design Standards and Policies Manual
 - b. 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.
 - c. 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.
 - d. 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.
 - 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.
3. GREASE AND OIL INTERCEPTORS SHALL BE CONSTRUCTED OF IMPERVIOUS MATERIALS CAPABLE OF WITHSTANDING ABRUPT AND EXTREME CHANGES IN TEMPERATURE. THEY SHALL BE WATERTIGHT, OF SUBSTANTIAL CONSTRUCTION AND EQUIPPED WITH EASILY REMOVABLE COVERS. WHEN BOLTED COVERS ARE REQUIRED, THEY SHALL BE GAS-TIGHT AND WATERTIGHT.
4. FIRE REQUIREMENTS
- A. (IFC 506.1) KNOX BOXES ARE REQUIRED AT THE FRONT ENTRANCE OF ALL BUILDINGS AND AT ANY FIRE SPRINKLER RISER ROOM. ADDITIONAL KNOX BOXES WILL ALSO BE REQUIRED AT ANY DOOR TO AN INTERIOR ROOF ACCESS, ELECTRICAL ROOM, HAZARDOUS AREA OR FOR LARGE OR COMPLEX BUILDINGS. SHOW THE LOCATION OF THE KNOX BOXES ON THE SITE PLAN FOR EVALUATION.
 - B. (IFC 506.4) KNOX KEY BOXES ARE REQUIRED AT THE GATES LEADING TO THE POOL AREA. SHOWS THESE ON THE SITE PLAN.
 - C. IFC 507.5.1/EDS&PM 5.1.6(B)(2)(B)(3) FIRE HYDRANTS ARE REQUIRED TO BE PLACED AROUND ALL STRUCTURES SO THAT ALL EXTERIOR PORTIONS OF THE STRUCTURES ARE WITHIN FOUR HUNDRED (400) FEET HOSE LAY DISTANCE TO A FIRE HYDRANT. THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS, WHERE MULTIPLE FIRE HYDRANTS ARE REQUIRED, IS TO BE THREE HUNDRED (300) FEET HOSE LAY DISTANCE. NEW AND PROPOSED FIRE HYDRANTS WILL NEED TO BE SHOWN ON THE SITE PLAN FOR EVALUATION.
 - D. (IFC 510) ALL BUILDINGS ARE REQUIRED TO BE EVALUATED FOR EMERGENCY RESPONDER RADIO COVERAGE (ERRC) INSIDE THE BUILDING. AN ERRC SYSTEM MAY BE REQUIRED FOR BUILDINGS THAT DO NOT PROVIDE MINIMUM COVERAGE, AS SHOWN BY CERTIFIED TESTING. PROVIDE A NOTE ON THE SITE PLAN THAT AN ERRC SYSTEM MAY BE REQUIRED FOR THE BUILDING AND THAT ON-SITE, CERTIFIED TESTING IS REQUIRED WHEN CONSTRUCTION HAS BEEN COMPLETED BEFORE FINAL APPROVAL FOR A CERTIFICATE OF OCCUPANCY CAN BE PROVIDED. SHOULD TESTING SHOW THAT AN ERRC IS REQUIRED, FINAL APPROVAL FOR THE CERTIFICATE OF OCCUPANCY WILL NOT BE PROVIDED UNTIL THE SYSTEM IS INSTALLED, TESTED, AND APPROVED. SEPARATE SUBMITTALS AND PERMITTING IS REQUIRED FOR AN ERRC SYSTEM.
 - E. (IFC 903.2) ALL NEW BUILDINGS WILL BE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED. ANY FIRE PUMP ROOM AND/OR FIRE

SPRINKLER RISER LOCATIONS ARE TO BE NOTED ON THE SITE PLAN FOR ACCESS EVALUATION.

- F. (IFC 403.8) A FIRE SAFETY AND EVACUATION PLAN IS REQUIRED FOR ALL GROUP "I" INSTITUTIONAL OCCUPANCIES. THE FIRE SAFETY AND EVACUATION PLAN SHALL COMPLY WITH SECTION 404 OF THE INTERNATIONAL FIRE CODE AND IS TO BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL. PROVIDE A NOTE ON THE SITE PLAN DETAILING THIS REQUIREMENT.
- G. (IFC 503.1.1) ALL EXTERIOR PORTIONS OF THE 1ST FLOOR OF A BUILDING IS TO BE LOCATED WITHIN ONE HUNDRED FIFTY (150) FEET TRAVEL DISTANCE FROM AN APPROVED, FIRE APPARATUS ACCESS ROAD (FIRE LANE). A CLASS 1 STANDPIPE CONNECTION IS REQUIRED TO SERVE THE COURTYARD AREA. SHOW THE STANDPIPE REQUIREMENT ON THE SITE PLAN.

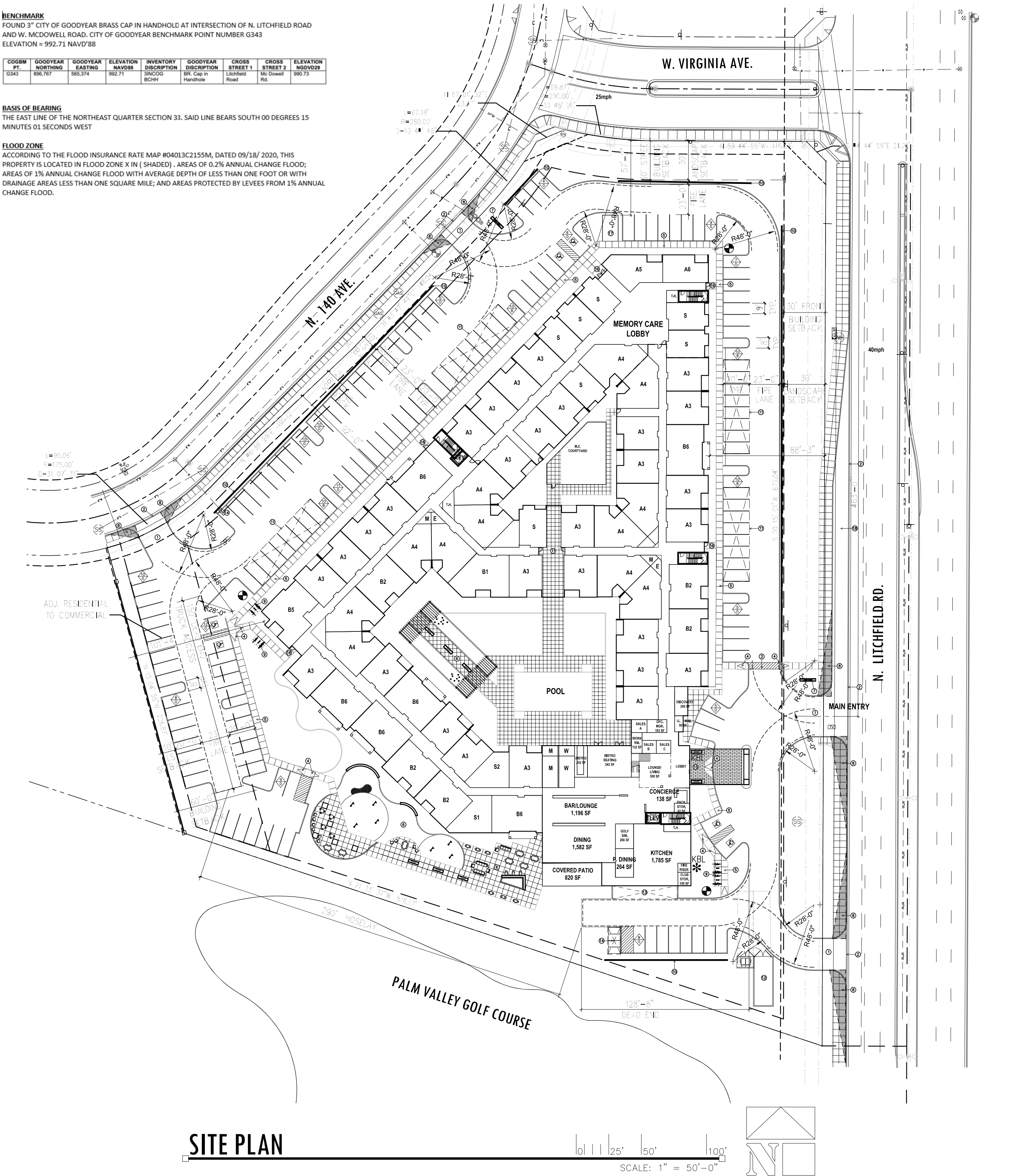
LEGAL DESCRIPTION - PALM VALLEY PHASE II PARCEL 7
A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 WEST OF GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0° 14' 50" EAST AND ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF FOUR ONE 417.30 FEET; THENCE NORTH 89°45' 10" WEST AND PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 65.00 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 71° 33' 48" WEST, A DISTANCE OF 747.33 FEET; THENCE NORTH45° 29' 45" WEST, A DISTANCE OF 970.00 FEET; THENCE NORTH 8° 56' 24" WEST, A DISTANCE OF 582.68 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1942.00 FEET AN WHOSE CENTER BEARS NORTH 17° 39' 20" WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40° 24' 47", AN ARC LENGTH OF 149.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 67° 55' 53" EAST, A DISTANCE OF 622.79 FEET; THENCE NORTH 69° 50' 26" EAST, A DISTANCE OF 295.60 FEET; THENCE S 23° 53' 09" WEST, A DISTANCE OF 20.86 FEET; THENCE SOUTH 22° 04' 07" EAST A DISTANCE OF 162.96 FEET TO A POINT OF A CURVE, CONCAVE NORTHEASTERLY, HAVE IN A RADIUS 570.00 FEET; THENCE SOUTH EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6° 38' 35", ARE AN ARC LENGTH OF 66.09 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH67° 29' 17" EAST, A DISTANCE OF 33 5.40 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, AND GOING TO RADIUS OF 2799.79 FEET AND WHO CENTER BEARS S 73° 55' 53" WEST FROM THE LAST DESCRIBED POINT; THENCE SOUTH EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 18'57" , AN ARC LENGTH OF 797.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 0° 14' 50" WEST, A DISTANCE OF 990.18 FEET TO THE TRUE POINT OF BEGINNING.
LEGAL DESCRIPTION - PARCEL TRACT D (SUBJECT PROPERTY)
TRACT D, PALM VALLEY PHASE II PARCEL 7, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 628 OF MAPS, PAGE 36.

BENCHMARK
FOUND 3" CITY OF GOODYEAR BRASS CAP IN HANDHOLD AT INTERSECTION OF N. LITCHFIELD ROAD AND W. MCDOWELL ROAD. CITY OF GOODYEAR BENCHMARK POINT NUMBER G343
ELEVATION = 992.71 NAVD'88

COGNET PT.	GOODYEAR NORTHING	GOODYEAR EASTING	ELEVATION NAVD83	INVENTORY DISCRPTION	GOODYEAR DISCRPTION	CROSS STREET 1	CROSS STREET 2	ELEVATION NAVD83
G343	998.707	563.374	992.71	BRASS CAP BENCH	BR. CAP IN HANDHOLD	NO OWNER RD	NO OWNER RD	992.72

BASIS OF BEARING
THE EAST LINE OF THE NORTHEAST QUARTER SECTION 33, SAID LINE BEARS SOUTH 00 DEGREES 15 MINUTES 01 SECONDS WEST

FLOOD ZONE
ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2155M, DATED 09/18/ 2020, THIS PROPERTY IS LOCATED IN FLOOD ZONE X (A) (SHADED). AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



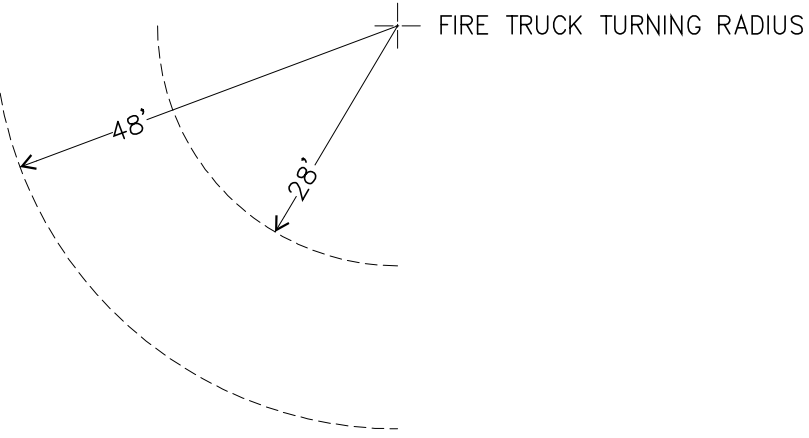
SITE PLAN

KEYNOTES ①

1. NEW DRIVE PER C.O.G. STANDARDS.
2. EXISTING CURB & GUTTER TO BE REMOVED.
3. ACCESSIBLE DRIVEWAY 5' WIDE MIN.
4. ACCESSIBLE CURB RAMP.
5. 5' SIDEWALK, TYP.
6. SITE AMENITY.
7. ENTRY MONUMENT SIGN.
8. VISIBILITY TRIANGLE PER C.O.G. STANDARDS, TYP.
9. BIKE PARKING.
10. NEW SITE WALL.
11. PARKING CANOPY.
12. TRASH ENCLOSURE/DUMPSTER FULLY ENCLOSED.
13. LOADING 10'x50'.
14. COVERED GOLF CART PARKING.
15. MAIN ENTRY / PORTE COCHERE.
16. BUILDING STAIR / EXIT.
17. MAINTENANCE GARAGE.
18. DECELERATION LANE.

SYMBOLS:

- PROPERTY LINE
- ⊕ DENOTES NEW FIRE HYDRANT
- KBL DENOTES KNOX BOX LOCATION
- * DENOTES FIRE DEPARTMENT CONNECTION
- ⊞ DENOTES 11" WIDE x 18" DEEP ACCESSIBLE PARKING SPACE WITH 5' ACCESS ISLE



DEVELOPMENT DATA:

PROJECT DESCRIPTION :

SUNTEREO REAL ESTATE SERVICES, LLC INTENDS TO DEVELOP "THE FAIRWAYS AT PALM VALLEY" ASSISTED LIVING FACILITY (FOR RENT) ON THE NORTHWEST CORNER OF LITCHFIELD RD. AND PALM VALLEY BLVD.

ZONING: APN: 501-76-824
EXISTING: MUC C2 PAD ZONING

SITE AREA: GROSS: 338,243 S.F. / 7.76 ACS.
NET: 267,905 S.F. / 6.15 ACS.

BUILDING HEIGHT :

ALLOWED: 56'-0" FT. MAX. (C-2)
PROPOSED: 31'-6" FT. (2 STORY)

DWELLING UNIT / DENSITY:

STUDIOS (S UNITS)	18 D.U.	14%
ONE BEDROOM (A UNITS)	64 D.U.	48%
ONE BEDROOM/DEN (A UNITS)	24 D.U.	18%
TWO BEDROOM (B UNITS)	26 D.U.	20%
TOTALS	132 D.U.	

DENSITY: 132 / 6.15 ACS = 21.46

CONSTRUCTION TYPE:

V-A & III-A

SPRINKLER SYSTEM:

NFPA 13

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT	30'	88'-3"
SIDE	20'	92'-0"
REAR (ADJ. TO RES.)	60'	104'-8"
STREET SIDE	30'	57'-2"

PARKING:

PARKING REQUIRED
0.75 / UNIT 130 X .75 = 98 PS

PARKING PROVIDED
TOTAL PROVIDED159 PS.

PARKING RATIO 159 ÷ 132 =1.20 PS/DU.

BICYCLE PARKING:

REQUIRED: 1 PER 10 VEHICLE (159÷10) = 16 P.S.
PROVIDED ON SITE:24 P.S.
TOTAL PROVIDED:24 P.S.

OCCUPANCY TYPE:

MEMORY CARE I-2
ASSISTED LIVING I-1
COMMONS A2/A3/B

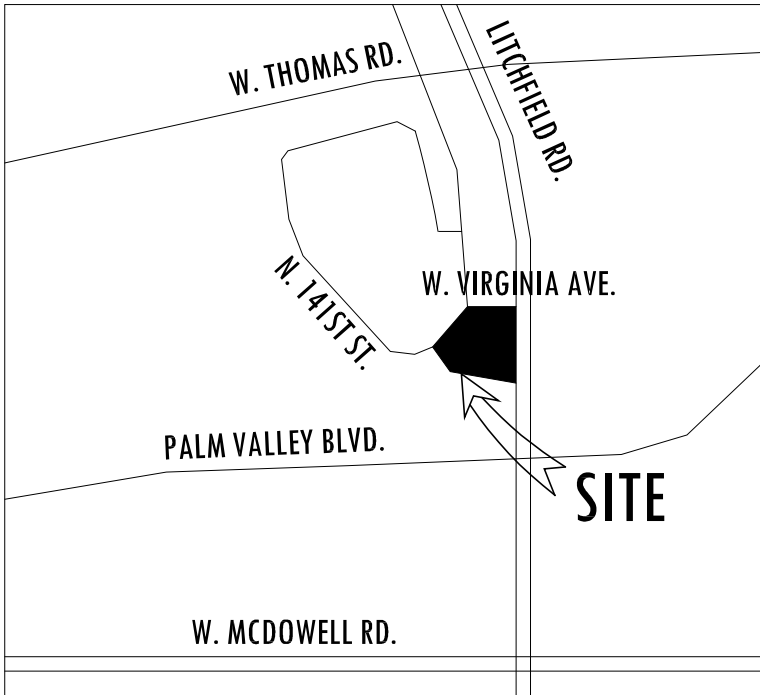
(IFC 503.3) Fire lanes are required to be identified and properly marked. Fire lanes are to be marked using signage, or if approved, red painted curbing with white lettering. Signage is to be installed at the beginning and end of each fire lane with sign space no more than one hundred (100) feet apart.

(IFC 506.1) Knox boxes are required at the front entrance of all buildings and at any fire sprinkler riser room. Additional Knox boxes will also required at any door to an interior roof access, electrical room, hazardous area or for large or complex buildings.

PROPERTY DATA
QUARTER SECTION: T02N R01W 33
APN: 501-76-824
RECORDING NUMBER: 2003-0372240
RECORDING BOOK AND PAGE: BOOK 628 PAGE 36
SUBDIVISION NAME/PAD: PALM VALLEY PHASE II

ZONING DESIGNATIONS FOR ALL ADJACENT LAND:

NORTH - VIRGINIA AVENUE (PAD) C-2
WEST - NORTH 140TH AVENUE/(PAD) R1-10
EAST - LITCHFIELD ROAD/(PAD) R1-6
SOUTH - (PAD) GOLF COURSE



VICINITY MAP:



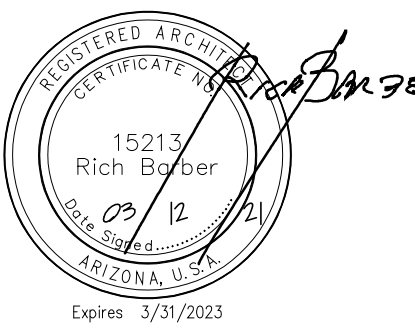
NOT TO SCALE

ORB ARCHITECTURE, LLC
MR. RICH BARBER, AIA
MARCH 18, 2021
JOB NO: 20-202
SCALE: 1" = 50'-0"
2944 N. 44TH STREET
SUITE 101
PHOENIX, AZ 85018
(602) 957-4530

THE FAIRWAYS AT PALM VALLEY

NWC LITCHFIELD RD. & W. PALM VALLEY BLVD.
GOODYEAR, ARIZONA

Office of Rich Barber
ORB Architecture, LLC
WorldHQ@ORBArch.com



SHEET 1 OF 1 SHEET

DATE: MARCH 18, 2021 ORB # 20-202

A1.10

SITE PLAN