

CITY OF GOODYEAR 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 DAMAGE 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. 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. 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.
- f. 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.

PROJECT INFORMATION

ADDRESS: 1220 N. DYSART ROAD
GOODYEAR, AZ 85395

QUARTER SECTION INFO: A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

EXISTING GENERAL PLAN: COMMERCIAL

PROPOSED USE: DRIVE-THRU RESTAURANT

EXISTING ZONING: PAD (PALM VALLEY CORNERSTONE)

ADJACENT ZONING: PAD, PFD

JURISDICTION: CITY OF GOODYEAR

UTILITY AND GOVERNING AGENCIES CONTACT LIST

WATER / SEWER
CITY OF GOODYEAR
190 N. LITCHFIELD ROAD,
1ST FLOOR
GOODYEAR, ARIZONA 85338
TEL. NO. (623) 882-7887

INTERNET COMPANY
CENTURY LINK
333 NORTH 44TH STREET
PHOENIX, ARIZONA 85008
TEL. NO. (602) 630-0508

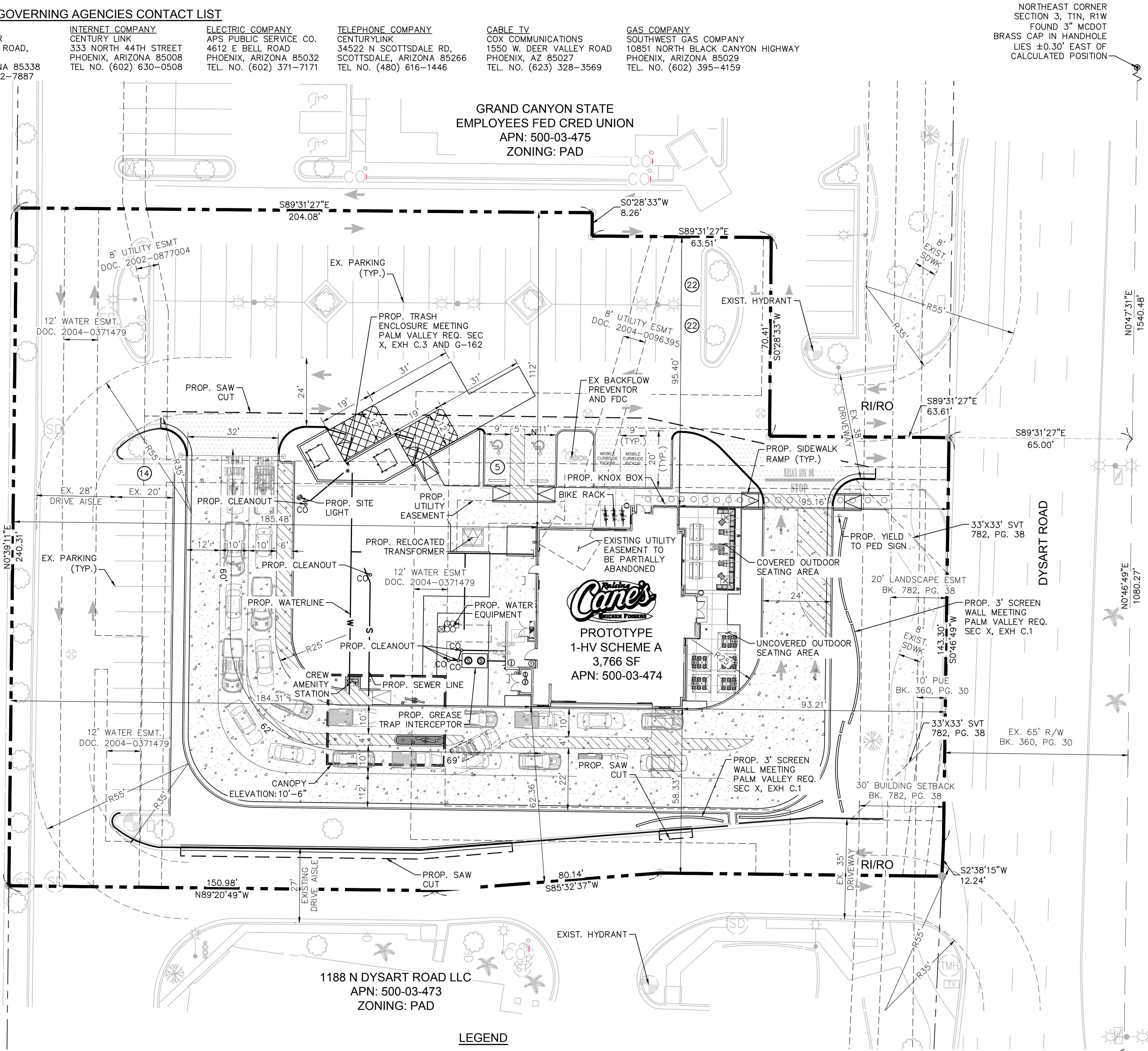
ELECTRIC COMPANY
APS PUBLIC SERVICE CO.
4612 E BELL ROAD
PHOENIX, ARIZONA 85032
TEL. NO. (602) 371-7171

TELEPHONE COMPANY
CENTURYLINK
34522 N SCOTTSDALE RD,
SCOTTSDALE, ARIZONA 85266
TEL. NO. (480) 616-1446

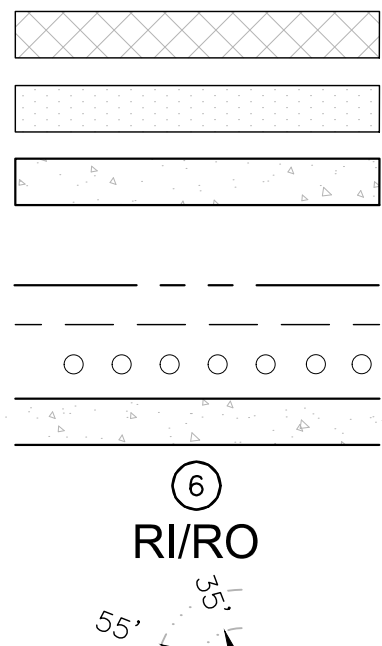
CABLE TV
COX COMMUNICATIONS
1550 W. DEER VALLEY ROAD
PHOENIX, AZ 85027
TEL. NO. (623) 328-3569

GAS COMPANY
SOUTHWEST GAS COMPANY
10851 NORTH BLACK CANYON HIGHWAY
PHOENIX, ARIZONA 85029
TEL. NO. (602) 395-4159

CITY OF GOODYEAR
APN: 500-03-004W
ZONING: PFD



LEGEND



HEAVY DUTY CONCRETE PAVEMENT
AT TRASH ENCLOSURE
STANDARD DUTY ASPHALT
REFER TO PAVEMENT SECTION
INTEGRAL COLORED 860 GRAPHITE
(IRON OXIDE) 6\"/>

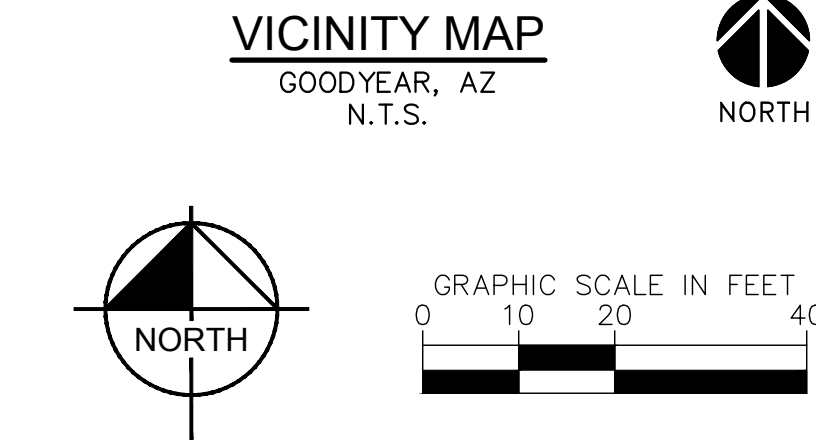
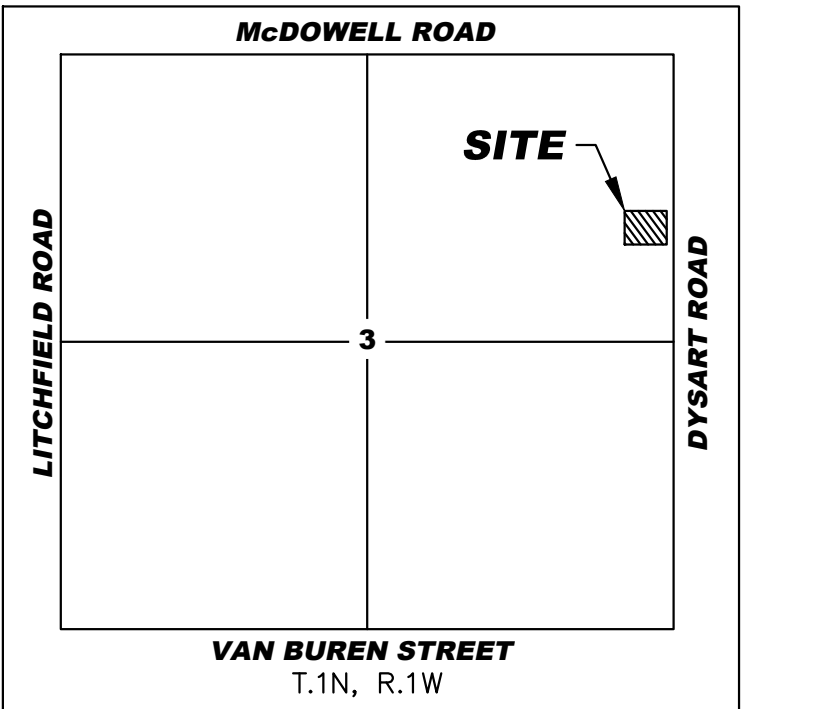
CANE'S PROPERTY LINE
BUILDING SETBACK LINE
ADA PATH
CONCRETE SIDEWALK

PARKING SPACE COUNT
RIGHT IN/RIGHT OUT
ACCESS DRIVEWAY
FIRE TURNING RADIUS

PARKING SUMMARY

REQUIRED PARKING RATIO			
1 SPACE PER 50 SF INDOOR SEATING AREA (IA)			
1 SPACE PER 150 SF OF OUTDOOR SEATING AREA (OA)			
1 SPACE PER 150 SF OF KITCHEN SERVICE AREA (KA)			
IA 1,245 SF / 50 SF =	25 SPACES		
OA 364 SF / 150 SF =	3 SPACES		
KA 2,003 SF / 150 SF =	13 SPACES		
TOTAL SPACES REQUIRED=		41 SPACES	
INDIVIDUAL PARKING:	REQUIRED	PROVIDED	
STANDARD	38	61	
ACCESSIBLE PER ADA	2	2	
TOTAL PARKING	41	63	

EAST QUARTER CORNER
SECTION 3, T1N, R1W
FOUND 3\"/>



OWNER/DEVELOPER

RAISING CANE'S RESTAURANTS, LLC
6800 BISHOP ROAD
PLANO, TX 75024
TEL: (972) 769-3364
CONTACT: LFOSTER@RAISINGCANES.COM

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: HEATHER D. ROBERTS, PE

PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW 3,621 SQUARE FOOT RAISING CANE'S RESTAURANT AND ASSOCIATED SITE IMPROVEMENTS IN GOODYEAR, ARIZONA. THE OVERALL SITE, 1.68± ACRES NET, IS BOUNDED BY EXISTING COMMERCIAL TO THE NORTH AND SOUTH, DYSART ROAD TO THE EAST, AND CITY OF GOODYEAR PROPERTY TO THE WEST.

THE PROPOSED ESTABLISHMENT IS A RAISING CANE'S RESTAURANT. THE CURRENT ZONING FOR THE PROPOSED SITE IS PAD. THE ZONING TO THE NORTH AND SOUTH IS PAD.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, AS SHOWN IN BOOK 782, PAGE 38, MARICOPA COUNTY RECORDS, SAID LINE BEARS SOUTH 89 DEGREES 25 MINUTES 05 SECONDS EAST.

BENCHMARK

FOUND 3\"/>

CITY OF GOODYEAR DATA
POINT #G346
NAVD88
ELEVATION=996.03'

LEGAL DESCRIPTION

PARCEL NO 1: LOT 2, PALM VALLEY CORNERSTONE, ACCORDING TO BOOK 782 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.
PARCEL NO. 2: AN EASEMENT FOR TH PURPOSES SHOWN THEREIN AS CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND, DATED SEPTEMBER 22, 2003, RECORDED NOVEMBER 5, 2003 IN DOCUMENT NO. 2003-1538965.
PARCEL NO. 3: AN EASEMENT FOR THE PURPOSES SHOWN THEREIN AS CREATED BY THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2001-1083345, SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2003-1538966 AND NOTICE OF WITHDRAWAL RECORDED IN DOCUMENT NO. 2003-1538579.



Store:

1220 N. DYSART ROAD
GOODYEAR, AZ 85395
Restaurant #0695

Designer's Information:

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1001 W. SOUTHERN AVENUE, SUITE 131
MESA, ARIZONA 85210
(480) 207-2666

Professional of Record:



Prototype: 4E-1HV SCHEME A 2020-2 RELEASE

Prototype Issue Date: 7.14.2020

Design Bulletin Updates: INCLUDED

Date Issued: Bulletin Number:

PRELIMINARY SET

PRELIMINARY SITE PLAN

REVISIONS:

1		
2		
3		
4		
5		
6		
7		
8		
9		

Sheet Title:

Date: 09.13.2021

Project Number: 291344017

Drawn By: MTU

Sheet Number: