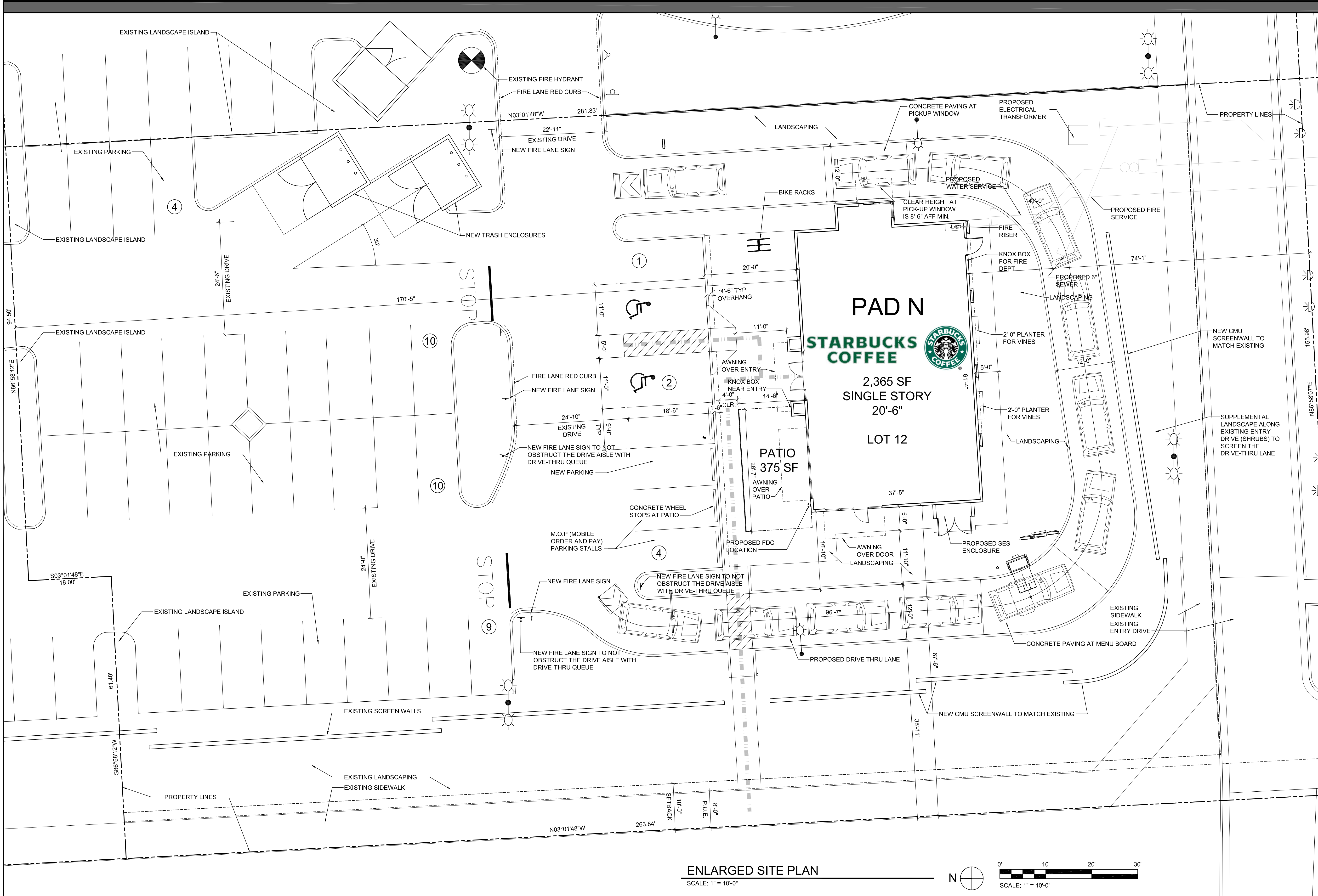




SITE DATA

APN:	500-91-885
ZONING:	PAD/C2
LOT #:	12
SUBDIVISION NAME:	CANYON TRAILS TOWNE CENTER
PLAT RECORDING INFORMATION:	938-22
SECTION, RANGE AND TOWNSHIP:	12 1N 2W
SITE AREA (GROSS):	115,740 SF / 2.65 AC
SITE AREA (NET):	42,855 SF / 0.98 AC
PAD N BUILDING AREA:	2,365 S.F.
PATIO AREA:	380 S.F.
PARKING REQUIRED:	(RESTAURANT FACTOR = 60% @ 1/50 & 40% @ 1/150 S.F. & PATIO @1/150.)
PAD N:	35 SPACES
PATIO:	3 SPACES
TOTAL REQUIRED:	38 SPACES
PARKING PROVIDED:	42 SPACES
TOTAL PROVIDED:	2 SPACES
TOTAL M.O.P. STALLS PROVIDED:	
PARKING RATIO:	17.76 SPACES PER 1,000 S.F.

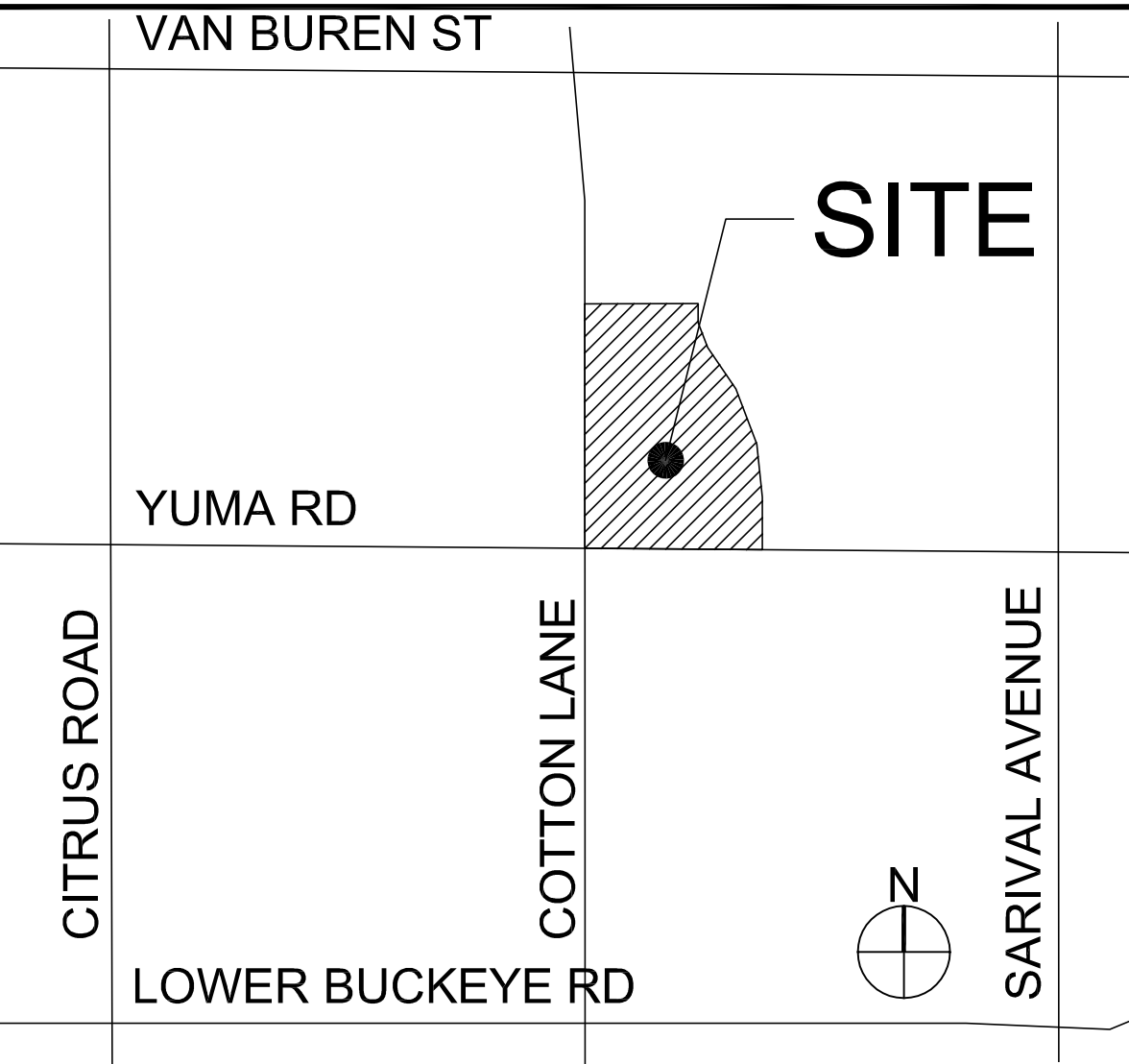
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 12 OF CANYON TRAILS TOWNE CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 938 OF MAPS, PAGE 22.

AT CANYON TRAILS TOWNE CENTER
LOT 12 (PAD N)
GOODYEAR, ARIZONA
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

VICINITY MAP



PROJECT TEAM

ARCHITECT	DEVELOPER
UPWARD ARCHITECTS, LLC	TRIGATE CAPITAL
1155 WEST RIO SALADO PARKWAY, SUITE B-101	3821 EAST DEVONSHIRE AVENUE
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FAX:	FAX:
E-MAIL: trish@upwardarchitects.com	E-MAIL: david@sdpretail.com
CONTACT: Trish Flower	CONTACT: David Malin

LEGEND

	EXISTING FIRE HYDRANT
	PROPOSED SITE LIGHT POLES
	ACCESSIBLE PATH OF TRAVEL

ENLARGED SITE PLAN

SCALE: 1" = 10'-0"



GOODYEAR, AZ

12.17.2021

PROJECT NO.: 21095



UPWARD
ARCHITECTS

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