

LEGEND

SYMBOLS	DESCRIPTIONS
	BACK FLOW PREVENTER
	6" SCREEN WALL
	SEWER GREASE TRAP
	PATIO
	RIPRAP
	CONCRETE
	EXISTING FIRE HYDRANT
	CATCH BASIN
	SEWER DRAIN MANHOLE
	WATER VALVE
	LIGHT POLE
	RESTAURANT WALL
	CURB
	FDC
	SYS
	PVS

SITE PLAN
FOR
CHIPOTLELOCATED IN THE WEST 1/2 OF SECTION
12, T-1-N, R-2-W, G&SRB&M

SURVEY

KAEKO, INC.
GEOFF BRIMHALL, RLS #33308
4655 N. FLOWING WELLS RD.
TUCSON, AZ 85705
520-869-1729

ENGINEER

KAEKO, INC.
NATHAN COTTRELL, PE
12409 W. INDIAN SCHOOL RD. C-303
AVONDALE, AZ 85392
623-536-1993

NORTH

0 20' 40'
SCALE: 1"=20'

VICINITY MAP

SCALE: NTS

OWNER

TPP 211 CANYON TRAILS PADS
LLC 750 N. SAINT PAUL ST.,
STE. 900 DALLAS, TX 75201
CONTACT: PAUL SHARP
214.294.5916
PSHARP@TRIGATECAPITAL.COM

DEVELOPER

COTTON DEVELOPMENT GROUP, LLC
155 W NEW YORK AVENUE
SOUTHERN PINES, NC 28387
CONTACT: GAVIN MELIA
910.695.3694
GAVIN@BASELINEDEVELOPMENT.COM

DRAWN BY: ALB

CHECKED BY: NUC

DATE: 01/18/22

SCALE: AS NOTED

PROJECT #: 7021045

PURPOSE:

LEGAL DESCRIPTION

PARCEL NO. 1:
LOT 6, 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, PAGE 22.PARCEL NO. 2:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC, VEHICULAR PARKING, LANDSCAPING, SIGNAGE, ACCESS, UTILITIES AND OTHER PURPOSES AS GRANTED AND/OR PURPORTED TO BE GRANTED IN OPERATION AND EASEMENT AGREEMENT RECORDED JULY 30, 2007 AS 2007-0858801, OF OFFICIAL RECORDS; SUPPLEMENT TO OPERATION AND EASEMENT AGREEMENT RECORDED JULY 30, 2007 AS 2007-0858803, OF OFFICIAL RECORDS; SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED DECEMBER 7, 2007 AS 2007-1292640, OF OFFICIAL RECORDS; RECORDED MAY 23, 2013 AS 2013-0472452, OF OFFICIAL RECORDS; RECORDED JUNE 21, 2013 AS 2013-0569449, OF OFFICIAL RECORDS AND RECORDED OCTOBER 31, 2013 AS 2013-0954248, OF OFFICIAL RECORDS AND ASSIGNMENT OF OPERATING AGREEMENTS RECORDED DECEMBER 19, 2013 AS 2013-1072348, OF OFFICIAL RECORDS.

SITE DATA

GROSS PROPERTY AREA: 49,099 SF
NET PROPERTY AREA: 49,099 SF
ZONING: PAD (C-2 OVERLAY)
BUILDING AREA : 2,337 S.F.
BUILDING CONSTRUCTION TYPE: V-B
OCCUPANCY CLASSIFICATION: A-2
PATIO AREA : 500 S.F.
APN: 500-91-879
LAND AREA: 49,099 S.F.
BUILDING/LAND COVERAGE: 4.7%
LANDSCAPE AREA: 31%PARKING REQUIRED :
(RESTAURANT FACTOR = 60% @ 1/50 & 40% @ 1/150 S.F. & PATIO @ 1/150.)
PAD: 35 SPACES
PATIO: 3 SPACES
TOTAL REQUIRED : 38 SPACESPARKING PROVIDED :
TOTAL PROVIDED : 45 SPACES

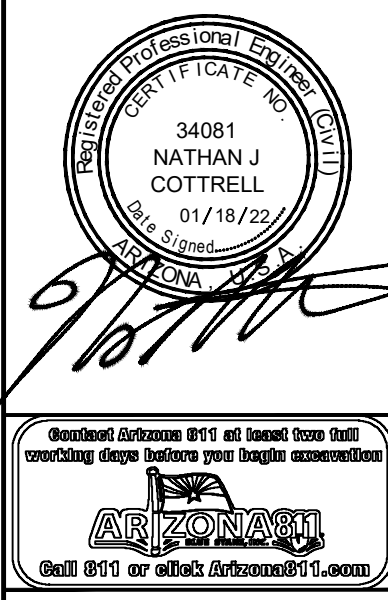
PARKING RATIO : 12.4 SPACES PER 1,000 S.F.

OPERATIONS:
TYPICALLY OPEN 10:45AM THROUGH 10:00PM, 7 DAYS A WEEK.
TYPICALLY 40-45 EMPLOYEES TOTAL WITH VARYING SHIFT TIMES.

UTILITY	UTILITY COMPANY	TELEPHONE NUMBER
WATER	CITY OF GOODYEAR	623-882-7887
SEWER	CITY OF GOODYEAR	623-882-7887
ELECTRIC	ARIZONA PUBLIC SERVICE (APS)	602-371-7171
NATURAL GAS	SW GAS	602-861-1999
COMMUNICATION	COX	623-328-3554

SITE PLAN NOTES

- 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.
- 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.
- 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.
- 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.
- AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
- 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.
- 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:
 - 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.
 - 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.
 - MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE NORMAL HEALTHY GROWTH.
 - 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.
 - 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.
 - 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.
- NO SPEED BUMPS OR ANY OBSTRUCTIONS THAT MAY IMPEDE AN EMERGENCY VEHICLE SHALL BE CONSTRUCTED WITHIN THE FIRE DEPARTMENT ACCESS ROADWAY ON THIS SITE.
- THE PROPERTY IS LOCATED WITHIN LIGHTING ZONE 2.

SITE PLAN
FOR
CHIPOTLE
LOT 6 OF CANYON TRAILS TOWNE CENTER
GOODYEAR, AZ12409 W. INDIAN
SCHOOL ROAD,
AVONDALE, AZ 85392
PHONE: 623.536.1993
FAX: 623.748.9008

SHEET 1 OF 1

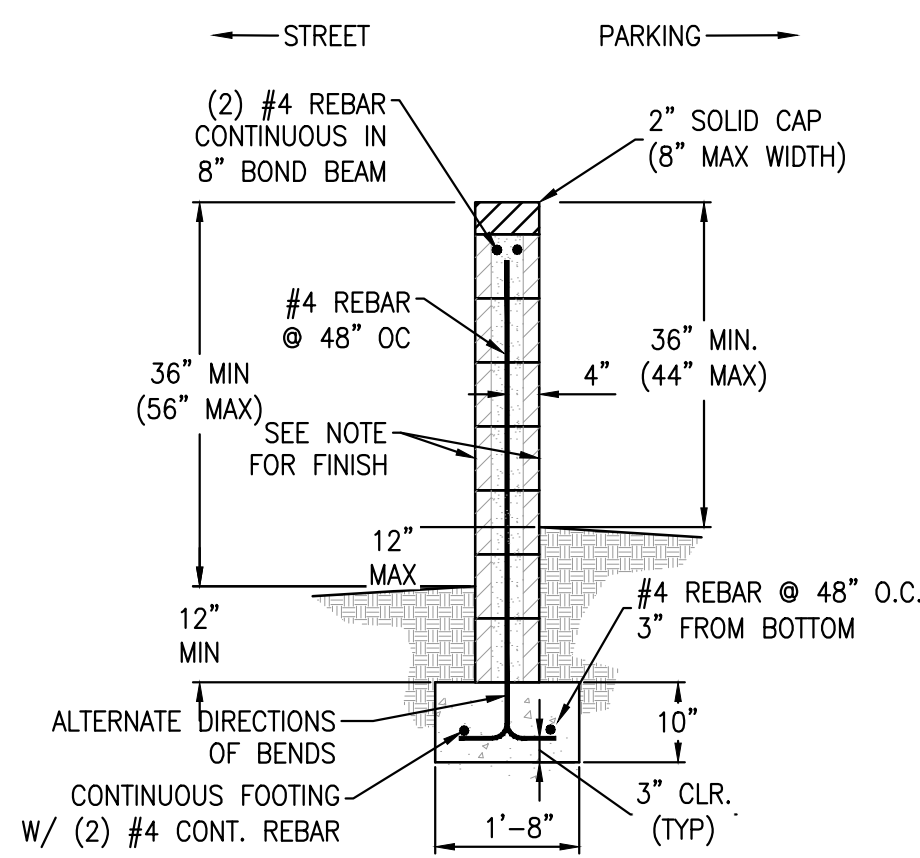
SP-1

SITE PLAN KEYNOTES

- NEW ASPHALT PAVEMENT
- NEW CONCRETE CURB
- NEW CONCRETE CURB/SIDEWALK
- NEW CONCRETE SIDEWALK
- NEW CONCRETE ADA RAMP
- NEW 500 SF (16'x31'±) CONCRETE PATIO
- NEW REFUSE ENCLOSURE PER G-3162-2.
- NEW FENCE AROUND PATIO
- NEW 3" HIGH CMU SCREEN WALL PER DETAIL THIS PAGE
- CLEARANCE BAR (NO SIGNS)
- CANOPY STRUCTURE
- KNOX BOX LOCATION
- NEW DRIVE-THRU WINDOW
- NEW 3" SCREEN WALL/LANDSCAPING COMBINATION FOR DRIVE-THRU AREA
- MAIN BUILDING ENTRANCE
- 3" SCREEN WALL FOR MECH. EQUIP.
- HANDICAP PARKING PER ADA REQ.
- EXISTING 3" SCREEN WALL
- GARBAGE SERVICE TRUCK TRACKING
- EXISTING FIRE HYDRANT - PROTECT IN PLACE
- "NO STOPPING" SIGN LOCATION
- NEW DRIVEWAY PER MAG 251
- NEW WATER SERVICE AND FIRE SERVICE AT BUILDING
- EXISTING CONCRETE SIDEWALK
- NEW PARKING IMPROVEMENTS ON THIS PARCEL PER AGREEMENT BETWEEN ADJACENT PARCEL OWNERS
- ADA PEDESTRIAN ACCESS PATH
- LANDSCAPE BERMS AND VEGETATIVE SCREENING
- BUILDING MOUNTED F.D.C.
- NEW CONCRETE VERTICAL CURB PER MAG STD. DTL'S.
- FIRE LANE TURNING PATH

TYPICAL SITE WALL

NOT TO SCALE



- FINISH:
- SPLIT FACE BLOCK ON STREET/PUBLIC SIDE OF WALL WITH SINGLE BAND OF SMOOTH BLOCK MATCHING EXISTING WALL.
 - SMOOTH FACE ON INSIDE/PROJECT SIDE OF WALL. PAINT BLOCK TO MATCH EXISTING DEVELOPMENT COLORS (ROMAN BRICK PRIMARY, TAUPETONE SECONDARY)