



ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILBERT AND SALT RIVER BASE AND 35 N. 35 E. OF THE ARIZONA COUNTY, ARIZONA, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A FOUND CITY OF GOODYEAR BRASS CAP IN HANDHOLE FOR THE SOUTHWEST CORNER OF SAID SECTION 19, FROM WHICH A FOUND CITY OF GOODYEAR BRASS CAP CUSH FOR THE SOUTH QUARTER CORNER OF SECTION 19 BEARS SOUTH 89 DEG. 19 MIN. 52 SEC. EAST (BASIS OF BEARINGS) - 2,567.71 FEET;

THENCE SOUTH 89 DEG. 18 MIN. 52 SEC. EAST ALONG THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 52.00 FEET;

THENCE NORTH 00 DEG. 15 MIN. 08 SEC. EAST DEPARTING SAID SECTION LINE, A DISTANCE OF 177.00 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 00 DEG. 15 MIN. 08 SEC. EAST, A DISTANCE OF 270.91 FEET;

THENCE NORTH 01 DEG. 39 MIN. 25 SEC. WEST, A DISTANCE OF 315.3 FEET;

THENCE NORTH 90 DEG. 00 MIN. 00 SEC. EAST, A DISTANCE OF 217.30 FEET;

THENCE SOUTH 00 DEG. 00 MIN. 00 SEC. EAST, A DISTANCE OF 305.03 FEET;

THENCE NORTH 89 DEG. 18 MIN. 52 SEC. WEST, A DISTANCE OF 217.60 FEET TO THE POINT OF BEGINNING, CONTAINING 65,901 SQUARE FEET OR 1.513 ACRES OF LAND, MORE OR LESS.

SARIVAL AVENUE

A.P.N. 501-62-868
TRACT C
PALM VALLEY PHASE V
PARCELS 18-22
BK. 727, PG. 23, M.C.R.
ZONING: PAD

A.P.N. 501-62-881
TRACT P
EY PHASE V PARCELS 18-22
.727, PG. 23, M.C.R.
ZONING: PAD

McDONALD'S USA, LLC.
18565 JAMBOREE ROAD, SUITE 850
IRVINE, CA 92612

CONTACT: SCOTT WILKESON
PHONE: (951) 323-3002
EMAIL: SCOTT.WILKESON@US.MCD.COM

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: DAN G. MANN, P.E.
PHONE: (602) 334-4387
EMAIL: DAN@3ENGINEERING.CO

APN 501-62-881

NET AREA: 65,901 S.F. OR 1.513 AC.
GROSS AREA: 81,595 S.F. OR 1.873 AC.

INDOOR DINING & SEATING AREA: 1/50 SF -> 1,200/50 = 24
KITCHEN & EMPLOYEE SERVICE AREAS: 1/150 SF -> 2,295/150 = 16
TOTAL REQUIRED: 40 SPACES
TOTAL PROVIDED ON SITE: 43 SPACES
BIKE PARKING REQUIRED: 1/10 PARKING REQUIRED = 4 SPACES
BIKE PARKING PROVIDED: 4 SPACES

4,534 S.F.

PAD

COGBM PT. G373
3" C.O.P. BRASS CAP IN HANDHOLE,
LOCATED AT HTE INTERSECTION OF
SARIVAL AVE AND CAMELBACK ROAD

ELEVATION = 1061.12
(NAVD88 DATUM)

[illegible]

VICINITY MAP
N.T.S.

A.P.N. 501-62-881
TRACT P
PALM VALLEY PHASE V
PARCELS 18-22
BK. 727, PG. 23, M.C.R.
ZONING: PAD

COGBM PT. G372
3" M.C.D.O.T. BRASS CAP FLUSH, LOCATED
AT INTERSECTION OF INDIAN SCHOOL
ROAD & LOOP NO. 303
ELEVATION = 1058.23
(NAVD88 DATUM)

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. 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, AND CEMENT AND OTHER REPAIRS NECESSARY TO ENSURE NORMAL AND 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 ANY 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.

ASPHALT PAVEMENT - SEE CIVIL PLANS - INSTALL PER MCDONALD'S SPECIFICATIONS PAVEMENT TO SUPPORT A MINIMUM OF 75,000 POUNDS

6" THICK CONCRETE PAVEMENT W/ 8" THICKENED EDGES OVER 4" A.B.C. OVER 12" PREPARED SUBGRADE WITH FIBER MESH REINFORCING WITH EXPANSION JOINTS PER PLAN. SEE CIVIL FOR MORE INFO.

3" SINGLE CURB PER M.A.G. STD. DTL. 222 TYPE "A"

6" VERTICAL CURB & GUTTER PER M.A.G. STD. DTL. 222

MONOLITHIC CURB AND SIDEWALK. SEE CIVIL PLANS

4" THICK GREY CONCRETE SIDEWALK WITH CONTROL JOINTS PER PLAN. M.A.G. STD. DTL. 230. MAXIMUM SPACING BETWEEN JOINTS TO BE 8'-0". SEE DETAIL 7 ON SD2 - PER ADA ALL GAPS SHALL BE 1/2" MAX. WIDE AND 1/4" MAX. DEEP - SEE CIVIL FOR MORE INFO.

ACCESSIBLE RAMP PER ADA. SEE CIVIL PLANS

ACCESSIBLE PARKING SIGNING AND STRIPING PER DETAIL 1 ON P.5. NOTE LONGITUDINAL OR TRANSVERSE PAVEMENT SLOPES AT PARKING SHALL BE LESS THAN OR EQUAL TO 2% IN ALL DIRECTIONS

ACCESSIBLE ROUTE - 1:50 (2%) MAXIMUM CROSS SLOPE AND 1:20 (5%) MAXIMUM LONGITUDINAL SLOPE

DELIVERY RAMP PER ADA. SEE CIVIL PLANS

6" THICK COLORED CONCRETE PAVEMENT W/ 8" THICKENED EDGES OVER 4" A.B.C. OVER 12" PREPARED SUBGRADE WITH FIBER MESH REINFORCING WITH EXPANSION JOINTS PER PLAN FOR ACCESSIBLE ROUTE IDENTIFICATION. MUST MEET ADA STANDARDS - 1:50 (2%) MAXIMUM CROSS SLOPE AND 1:20 (5%) MAXIMUM LONGITUDINAL SLOPE. COLOR TO CONTRAST WITH ASPHALT AND ADJACENT CONCRETE PAVEMENT.

4" WIDE WHITE PAINTED PARKING STRIPE

PAINTED "DRIVE-THRU" ARROW. VERIFY WITH OWNER/OPERATOR - TYP.

PAINTED MCDONALD'S STRIPING. VERIFY TYPE & LOCATION WITH OWNER/OPERATOR - TYP.

3'-4" CMU SCREEN WALL PER DETAIL 8 & 9 ON SP3.2

LIGHT POLE FIXTURE @ 25'-0" HIGH - SEE ELECTRIC FOR MORE INFORMATION PER DETAIL 11 & 12 ON SP3.2

6" DIA. BY 5'-0" HIGH CONCRETE BOLLARD - SEE DETAIL 1 ON SP3.2

TRASH REFUSE ENCLOSURE PER 6 ON SP3.2

PROVIDE POWER AND WATER TO TRASH ENCLOSURE SEE ELECTRICAL & PLUMBING PLANS

6'-0" LONG X 3'-6" HIGH GUARD RAIL PER DETAIL 4 ON SP3.3

DRIVE-THRU AREA PER DETAIL 3 ON SP3.2

JOINT PER DETAIL 10 ON SHEET SP3.2

LANDSCAPE AREA - SEE CIVIL AND LANDSCAPE PLANS

FIRE RISER LOCATION

HOSE BIB - 2 AT BUILDING, 1 AT TRASH ENCLOSURE - SEE PLUMBING PLANS FOR ADDITIONAL INFO.

FIRE DEPARTMENT APPROVED KNOX BOX PER FIRE DEPARTMENT STANDARDS

SERVICE ENTRANCE SECTION (S.E.S.) ON CONCRETE PAD - SEE ELECTRICAL PLANS FOR ADDITIONAL INFO.

GAS METER LOCATION - SEE PLUMBING PLANS FOR ADDITIONAL INFO & LOCATION

MENU BOARD SHOWN FOR REFERENCE ONLY - UNDER SEPERATE PERMIT

DOUBLE GATEWAY SHOWN FOR REFERENCE ONLY - UNDER SEPERATE PERMIT

AUGER "MCDONALD'S ORDER HERE" DT CANOPY/SPEAKER FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS. SHOWN FOR REFERENCE ONLY UNDER SEPERATE PERMIT

PRE-BROWSE BOARD SHOWN FOR REFERENCE ONLY - UNDER SEPERATE PERMIT

COC TANK LOCATION, VERIFY WITH OWNER/OPERATOR - TYP.

F22 LOCATION

BIKE RACK

A.P.N. 501-62-856
LOT 120 PALM
MAY 1994

SCALE: 1"=20'



Contact Arizona 811 at least two full working days before you begin excavation.



Call 811 or click Arizona811.com.

MCDONALD'S
SOUTHWEST QUARTER OF SEC. 19, T2N, R1W, G.&S.R.B.M.

SITE PLAN



300engineering

planning
civil engineering
surveying

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