

SYMBOL LEGEND

North Arrow, Height Elevation Indicator, Spot Elevation Indicator, Room Tag, Section Cut, Building Section Cut, Interior Elevation Tag, Detail Section Callout, Elevation Tag, Door Tag, Storefront / Window Tag, Material Indicator, Keynote Indicator, Detail Callout Tag, Finish Tag, Equipment / Restroom Accessories, Revision Delta, Fire Extinguisher

LOCATION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

THE BASIS OF BEARING IS THE MONUMENT LINE OF COTTON LANE, ALSO BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, USING A BEARING OF NORTH 00 DEGREES 19 MINUTES 20 SECONDS EAST PER THE FINAL PLAT OF "CANYON TRAILS TOWNE CENTER" BOOK 938 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA.

THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF GOODYEAR BENCHMARK POINT G323, BEING A CHISELED X IN CENTER OF SOUTH FACE OF IRRIGATION STRUCTURE AT NORTHEAST CORNER OF YUMA ROAD AND COTTON LANE, HAVING AN ELEVATION OF 967.90 FEET, NAVD88

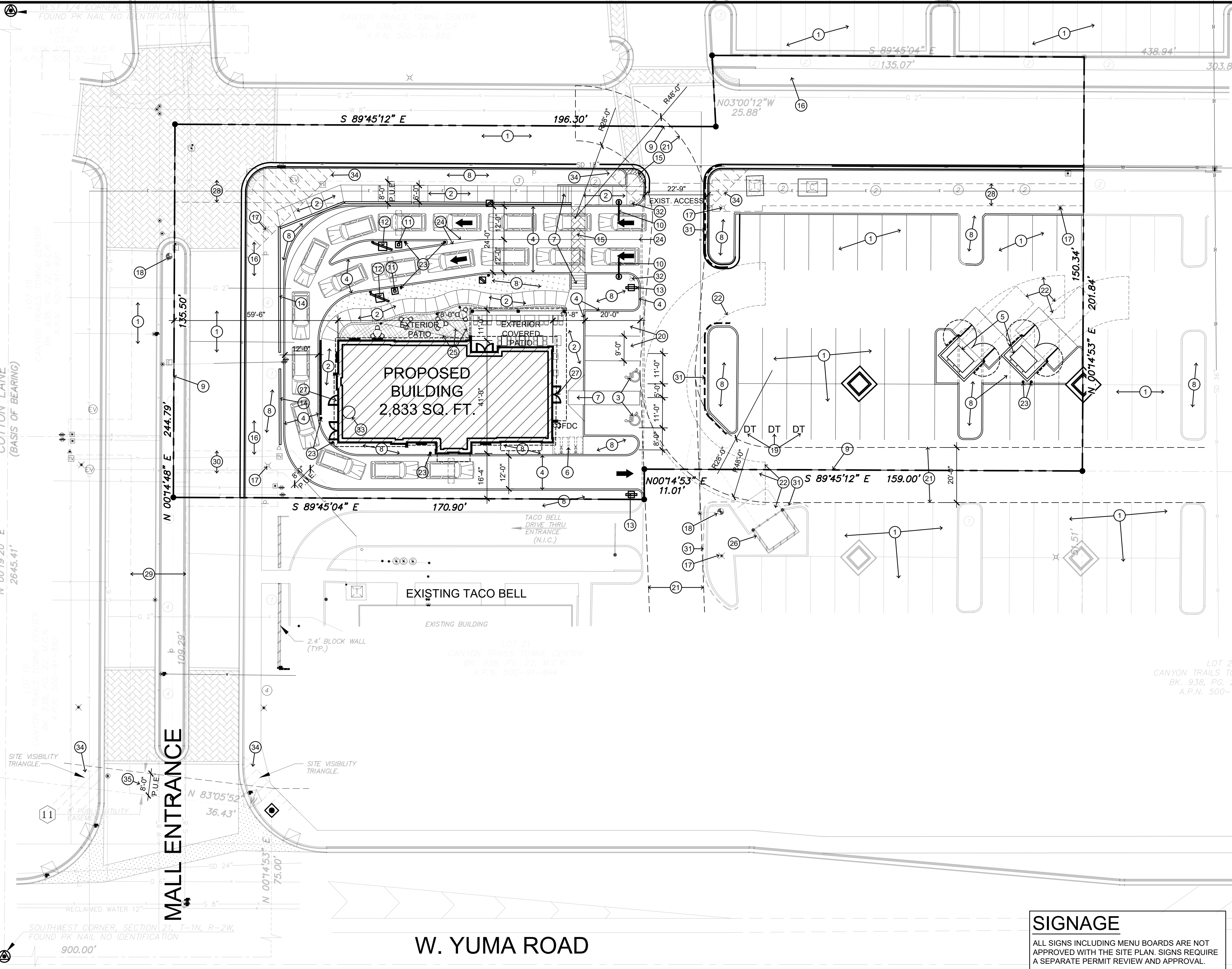
LEGAL DESCRIPTION

PARCEL ONE (1): LOT 20, 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.

PARCEL TWO (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 BY AND BETWEEN VESTAR ARIZONA XLIII, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND TARGET CORPORATION, A MINNESOTA CORPORATION, QUALIFIED TO DO BUSINESS IN ARIZONA AS TARGET STORES, INC., DATED JULY 30, 2007 AND RECORDED ON JULY 30, 2007 AS 2007-0858801, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA; SUPPLEMENTS 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; SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED MAY 23, 2013 AS 2013-0472452, OF OFFICIAL RECORDS; AND SUPPLEMENT DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED JUNE 21, 2013 AS 2013-0569449, OF OFFICIAL RECORDS.

THIS PROPERTY IS DESIGNATED AS LOT 20 OF THE FINAL PLAT OF CANYON TRAILS TOWNE CENTER (2007-0858797). THE LOT IS 1.06 ACRES. THE PROPERTY IS DESIGNATED AS PAD "D" ON THE CANYON TRAILS TOWNE CENTER MASTER SITE PLAN (06-620-00010).

Contact Arizona 811 at least two full working days before you begin excavation. ARIZONA811. Call 811 or click Arizona811.com



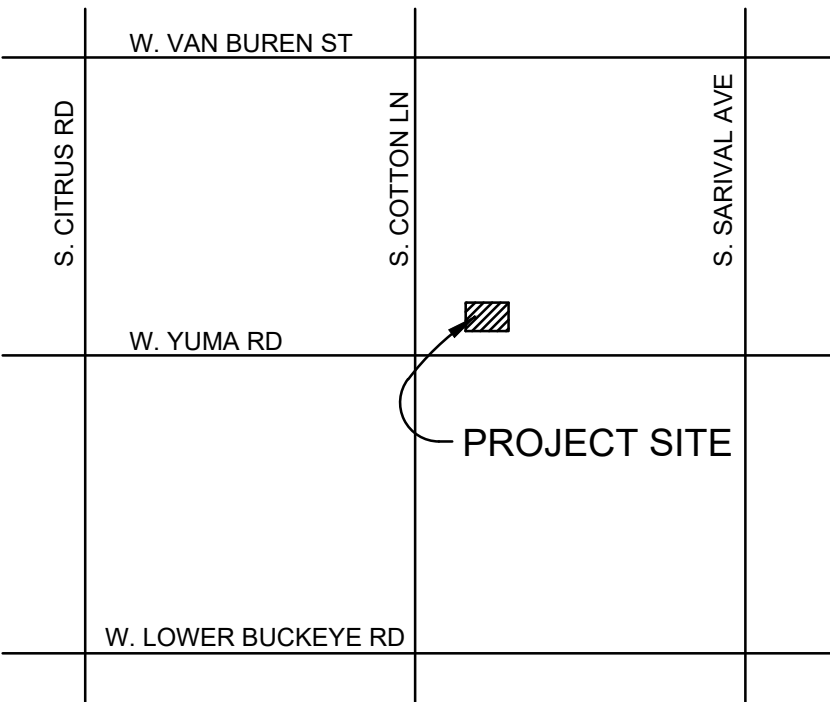
SITE PLAN NOTES

- 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:
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.

- 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. THE FIRE DEPARTMENT DOES NOT ALLOW SPEED BUMPS OR ANY OBSTRUCTIONS THAT MAY IMPEDE AN EMERGENCY VEHICLE RESPONSE ON A FIRE DEPT. ACCESS ROADWAY.

SIGNAGE

ALL SIGNS INCLUDING MENU BOARDS ARE NOT APPROVED WITH THE SITE PLAN. SIGNS REQUIRE A SEPARATE PERMIT REVIEW AND APPROVAL.



VICINITY MAP

SCALE: N.T.S.

PROJECT TEAM

Table with 2 columns: DEVELOPER and ARCHITECT. Includes contact information for Ono Hawaiian BBQ and Archicon.

PROJECT DATA

Table with 2 columns: PROJECT LOCATION and various project specifications including area, height, and parking requirements.

Table with 2 columns: TOTAL REQUIRED PARKING SPACES and PARKING PROVIDED. Also includes accessible and bicycle parking details.

BLDG WILL BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM

- KEYNOTES: 1. EXISTING DRIVEWAY/PARKING TO REMAIN, 2. NEW CONCRETE SIDEWALK, 3. NEW ADA PARKING SPACE WITH SIGNAGE, 4. NEW 6" CONCRETE CURB, 5. NEW TRASH ENCLOSURES PER CoG & CTTC GUIDELINES, 6. 2-BIKE RACKS (4 BIKES TOTAL), 7. NEW ADA RAMP. SEE CIVIL, 8. LANDSCAPE AREA, 9. PROPERTY LINE, 10. CLEARANCE BAR, 11. PRE-ORDER MENU, 12. ORDER POINT AND MENU, 13. DIRECTIONAL SIGN, 14. 3'-0" TALL CMU SCREEN WALL, 15. BRICK PAVING TO MATCH EXISTING SHOPPING CENTER, 16. EXISTING SIDEWALK TO REMAIN, 17. EXISTING LIGHT POLE TO REMAIN, 18. EXISTING FIRE HYDRANT, 19. DRIVE-THRU PARKING, 20. PICK-UP PARKING, 21. EMERGENCY VEHICLE ACCESS, 22. REFUSE TRUCK ACCESS, 23. BOLLARDS, 24. 4" LANE DIVIDER STRIPE, 25. EXTERIOR OVERHEAD LIGHTING ELEMENT, 26. EXISTING TRASH ENCLOSURES TO REMAIN, 27. PROPOSED KNOX BOX LOCATION, 28. 8'-0" ELECTRICAL UTILITY EASEMENT (RECORDED #2008-0163583), 29. 20'-0" WATER UTILITY EASEMENT (RECORDED #2007-0858797), 30. 8'-0" PUBLIC UTILITY EASEMENT (RECORDED #2014-0815031), 31. FIRE LANE RED PAINT CURB W/ WHITE LETTERING PER CITY CODE, 32. "DO NOT BLOCK DRIVE AISLE" SIGNAGE, 33. APPROX. FIRE SPRINKLER RISER LOCATION, 34. SITE VISIBILITY TRIANGLES (SVT), 35. 8'-0" PUBLIC UTILITY EASEMENT (RECORDED #2007-0858797)

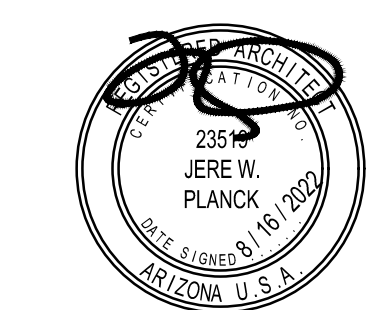
ARCHICON Architecture & Interiors, L.C. 5055 E WASHINGTON STREET SUITE 200 PHOENIX, ARIZONA 85034 (602) 222-4266 FAX: 602-222-4266 www.ARCHICON.COM

Ono Hawaiian BBQ LOT 20 - CANYON TRAILS TOWNE CENTER NEC S COTTON LN & W YUMA RD GOODYEAR, ARIZONA

PROJECT NUMBER: 2162300-01 PROJECT MANAGER: ARCHICON DRAWN BY: ARCHICON CHECKED BY: J.KOSKI

Table with 3 columns: NO, REVISION, DATE. Contains revision history.

SHEET DESCRIPTION SITE PLAN



SHEET NO.

A100

ISSUE DATE: 28 FEB 2022