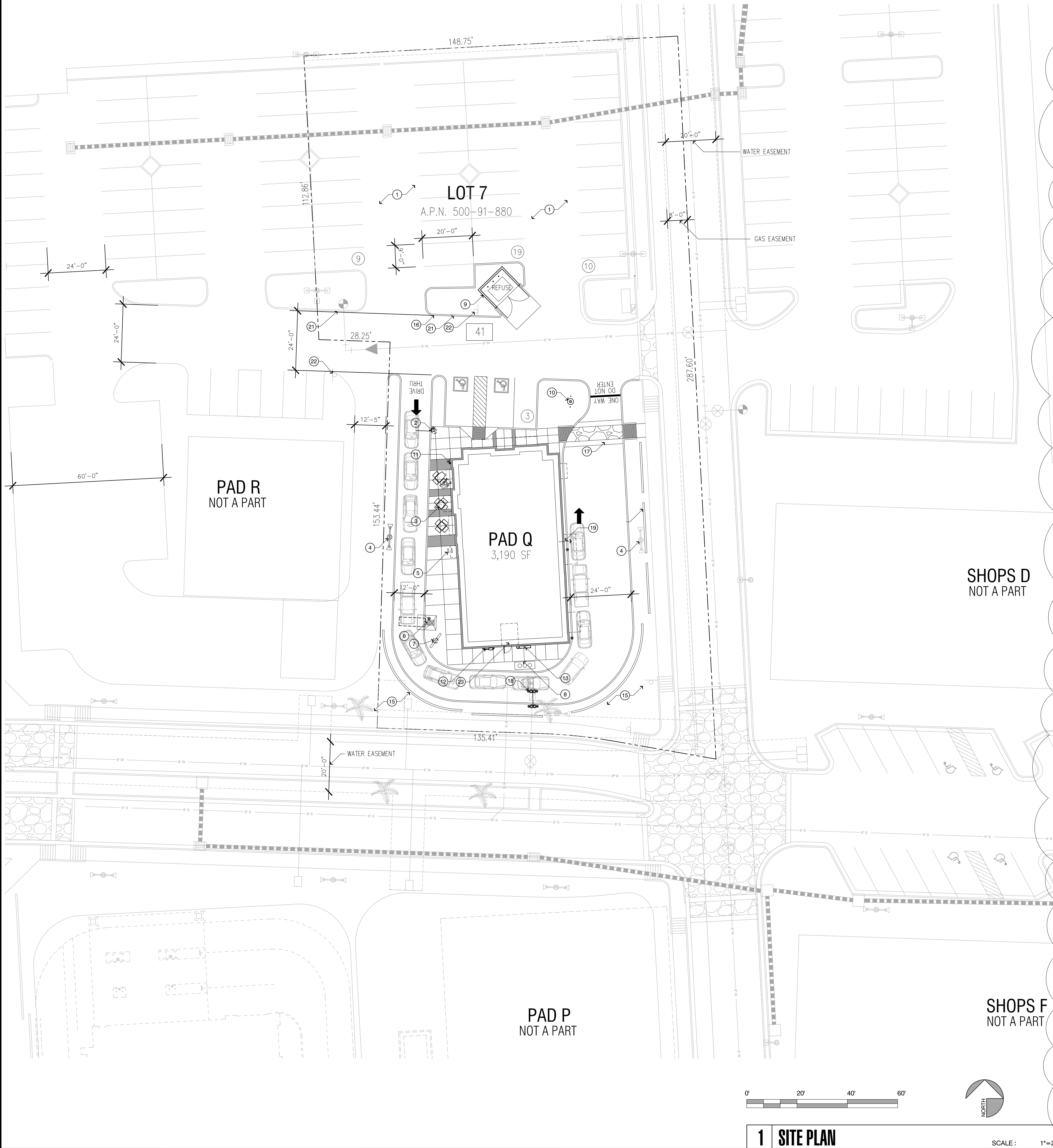




CITY SITE PLAN NOTES:

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, CURBS, 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. CITY OF GOODYEAR, ARIZONA ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL CHAPTER 8 - SITE DEVELOPMENT 2017 PAGE 3 OF 11

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.

ADDITIONAL NOTES:

SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING RIGHT-WAYS, EASEMENTS, BOUNDARY DIMENSIONS, AND ADJACENT SITE INFORMATION

PROJECT TEAM:

OWNER:
JRI HOSPITALITY
10500 E. BERKELEY SQUARE, STE 210
WICHITA, KS 67206

CONTACT: CHRIS HITCHCOCK
316.393.6802

CIVIL ENGINEER:
OPTIMUS CIVIL DESIGN GROUP
4650 E. COTTON CENTER BLVD., STE 140
PHOENIX, AZ 85034

CONTACT: JEFF BEHRANA
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SITE ARCHITECT:
JCM DESIGN GROUP
3031 NORTH 17TH DRIVE
PHOENIX, ARIZONA 85015

CONTACT: JOE MURRAY
602.620.0796

LANDSCAPE ARCHITECT:
ARC STUDIOS
3117 E. FLOWER STREET
TUCSON, AZ 85716

CONTACT: ERIC BARRETT
520.882.9655

ARCHITECT:
WINTER ARCHITECTS
1024 E. FIRST STREET
WICHITA, KS 67214

CONTACT: RODGER BAKER
316.267.7142

PROJECT NARRATIVE:

CANYON TRAILS TOWNE CENTER IS A 91-OCRE PLANNED AREA DEVELOPMENT ("PAD") WHICH WAS APPROVED BY THE GOODYEAR CITY COUNCIL ON MOY 16, 2005. THIS SITE IS LOCATED AL THE NORTHEAST CORNER OF COTTON LONE AND YUMA ROAD IN THE CITY OF GOODYEAR, ARIZONA.

THE PROJECT SCOPE IS TO FULLY DEVELOP PAD Q AS A SMALL DRIVE THRU CASUAL RESTAURANT. THE PROJECT WILL BE DESIGNED AND BUILT IN ACCORDANCE WITH THE PROJECT DESIGN GUIDELINES.

KEYNOTES:

- EXISTING PARKING AREA - NO CHANGE
- CLEARANCE BAR
- OUTDOOR SEATING
- NEW PEDESTRIAN LIGHT FIXTURE
- BIKE RACK LOCATION
- ORDER CANOPY
- MENU BOARD
- GREASE INTERCEPTOR LOCATION
- TRASH ENCLOSURE - SEE DETAIL 10,11/SP2.1
- FLAG POLE
- FDC CONNECTION
- GAS METER LOCATION
- SERVICE ENTRANCE SECTION
- 3' SCREEN WALL - SEE DETAIL 8/SP2.2
- SCREEN WALL - LANDSCAPE BERMING
- NEW CURB WORK
- NEW CROSS WALK CONNECTION - STAMP PATTERN TO MATCH EXISTING
- BACKFLOW PREVENTION DEVICE TO BE RELOCATED
- PICK-UP WINDOW LOCATION
- HARDSCAPE TO MATCH EXISTING DESIGN GUIDELINES
- EXISTING FIRE LANE
- EXISTING FIRE LANE SIGNAGE
- LOCATION OF FIRE RISER ROOM - SEE FLOOR PLAN

PROPOSED SITE DATA:

ZONING:	PAD
APN:	500-91-880
SITE AREA	.86 AC (37,550 SF)
BUILDING AREA:	3,190 SF
SITE COVERAGE:	11.7%
PARKING REQUIRED:	40 SP
BIKE PARKING REQUIRED: (1 SPACE FOR EVERY 10 PARKING SPACES)	4 SP
BIKE PARKING PROVIDED:	4 SP
PARKING BREAKDOWN: (DINING, SEATING = 1,300 SF / 50 = 26 SP) (KITCHEN, STORE, RESTROOM = 1,890 SF / 150 = 13 SP) (OUTDOOR PATIO = 216 SF / 150 = 1 SP)	
PARKING PROVIDED:	41 SP
OCCUPANCY USE:	A-2
FIRE SPRINKLER:	YES
CONSTRUCTION TYPE:	V-B
NOTE: ALL SIGNAGE REQUIRES SEPARATE REVIEW AND APPROVAL	

CODE INFORMATION:

ALL CONSTRUCTION WITH-IN THE CITY OF GOODYEAR SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:

2018	INTERNATIONAL BUILDING CODE
2018	INTERNATIONAL PLUMBING CODE
2018	INTERNATIONAL MECHANICAL CODE
2017	NATIONAL ELECTRICAL CODE / N.A.F.P.A.-70
2018	INTERNATIONAL ENERGY CONSERVATION CODE
2018	INTERNATIONAL EXISTING BUILDING CODE
2018	INTERNATIONAL CODE COUNCIL PERFORMANCE CODE
2018	INTERNATIONAL FIRE CODE

SITE IS LOCATED IN LIGHT ZONE 2

VICINITY MAP:



JcM
design group

3031 NORTH 17TH DRIVE
PHOENIX, AZ 85015
602-620-0796

OPTIMUS
CIVIL DESIGN GROUP
4650 EAST COTTON CENTER BOULEVARD
SUITE 200
PHOENIX, ARIZONA 85040
602-286-9300

CANYON TRAILS TOWNE CENTER
COTTON LANE + YUMA ROAD
GOODYEAR, ARIZONA

CONCEPTUAL SITE PLAN
PAD Q

REVISIONS
FIRST REVIEW
CITY COMMENTS
04.12.22

SCHEMATIC DESIGN
DESIGN DEVELOPMENT
PRELIMINARY SET
CITY SUBMITTAL SET
PERMIT SET
BID / PRICING
CONSTRUCTION

DATE:
01.05.22
PROJECT NUMBER:
021020

SHEET NO.:
SP1.1
SITE PLAN