

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, CURB, GUTTER, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE:

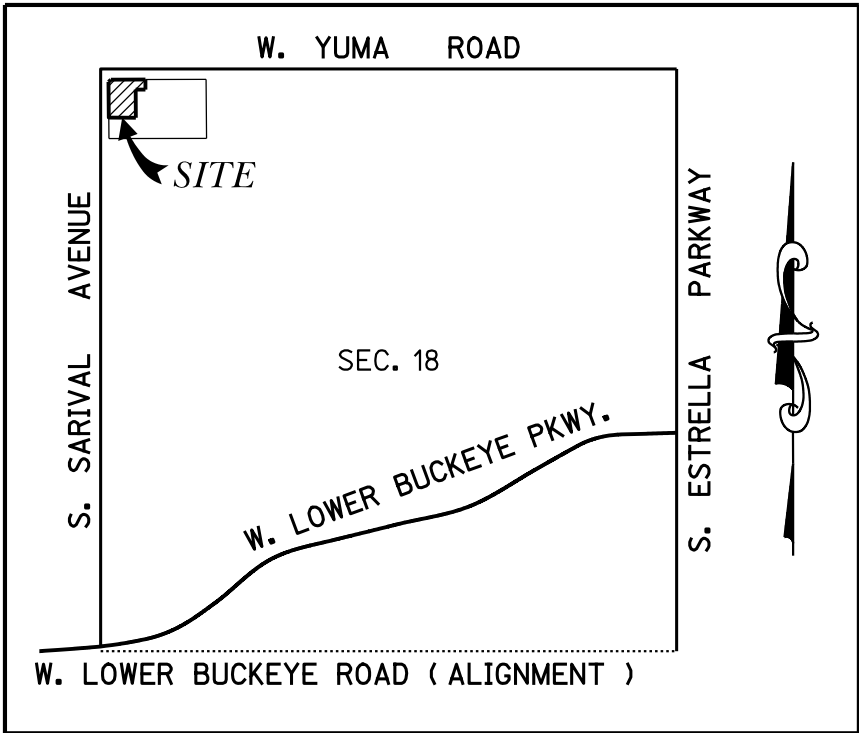
- a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF 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, 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.

SITE PLAN
FOR
McDONALD'S
SEC S. SARIVAL AVE. & W. YUMA RD.
GOODYEAR, ARIZONA 85338

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH,
RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

BENCHMARK:

COGBM PT. G316
3" C.O.G. BRASS CAP IN THE SOUTH
HANDHOLE LOCATED ON CENTERLINE OF
SARIVAL AVE. 1/2 MILE NORTH OF LOWER
BUCKEYE ROAD

ELEVATION = 959.58
(NAV88 DATUM)

COGBM PT. G325
3" MARICOPA COUNTY BRASS CAP IN
NORTH HANDHOLE, LOCATED AT
INTERSECTION OF SARIVAL AVE & YUMA
ROAD

ELEVATION = 973.08
(NAV88 DATUM)

SCOPE OF WORK:

A NEW 4,534 SF McDONALD'S RESTAURANT WITH ASSOCIATED PARKING, DRIVE AISLES, AND OPEN SPACE.

A SEPERATE GRADING AND DRAINAGE PLAN WILL BE REQUIRED.

A SEPERATE LANDSCAPE PLAN WILL BE REQUIRED.

APN NUMBER:

PORTION OF APN 500-07-923C

ZONING:

PAD

ADDRESS:

SEC S. SARIVAL AVE. & W. YUMA RD.
GOODYEAR, ARIZONA 85338

GROSS AREA: 94,116 S.F. OR 2.161 AC.

NET AREA: 55,667 S.F. OR 1.278 AC.

OWNER/DEVELOPER:

McDONALD'S USA, LLC.
4643 SOUTH ULSTER ST, SUITE 1300
DENVER, CO 80237

ARCHITECT:

KDF ARCHITECTURAL GROUP, LLC
1747 E. MORTEN AVENUE, SUITE 111
PHOENIX, AZ 85020

CONTACT: SCOTT AUDSLEY

PHONE: (480) 341-5344
EMAIL: SCOTT.AUDSLEY@US.MCD.COM

CONTACT: DAN FILUK

PHONE: (602) 234-1868
EMAIL: DFILUK@KDF-ARCHITECTS.COM

ENGINEER:

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

SURVEYOR:

ATLAS GEOSPATIAL
2191 EL CAMINO REAL, SUITE 208L
OCEANSIDE, CA 92054

CONTACT: DAN G. MANN, P.E.

PHONE: (602) 334-4387
EMAIL: DAN@3ENGINEERING.COM

CONTACT: JOHN BRANHAM

PHONE: (661) 340-7123
EMAIL: JFBRANHAM@ATLASGEOSPATIAL.COM

LEGAL DESCRIPTION:

A PORTION OF TRACT YY, PUEBLO VERDE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 787 OF MAPS, PAGE 14 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "YY"; THENCE NORTH 00 DEGREES 23 MINUTES 37 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT "YY" A DISTANCE OF 147.18 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 23 MINUTES 37 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 251.25 FEET; THENCE NORTH 44 DEGREES 44 MINUTES 41 SECONDS EAST A DISTANCE OF 22.68 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "YY"; THENCE NORTH 89 DEGREES 53 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 243.54 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 05 SECONDS EAST A DISTANCE OF 71.13 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 68.90 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 31 SECONDS EAST A DISTANCE OF 196.81 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 27 SECONDS WEST A DISTANCE OF 189.99 FEET TO THE POINT OF BEGINNING.

UTILITY SERVICE PROVIDERS:

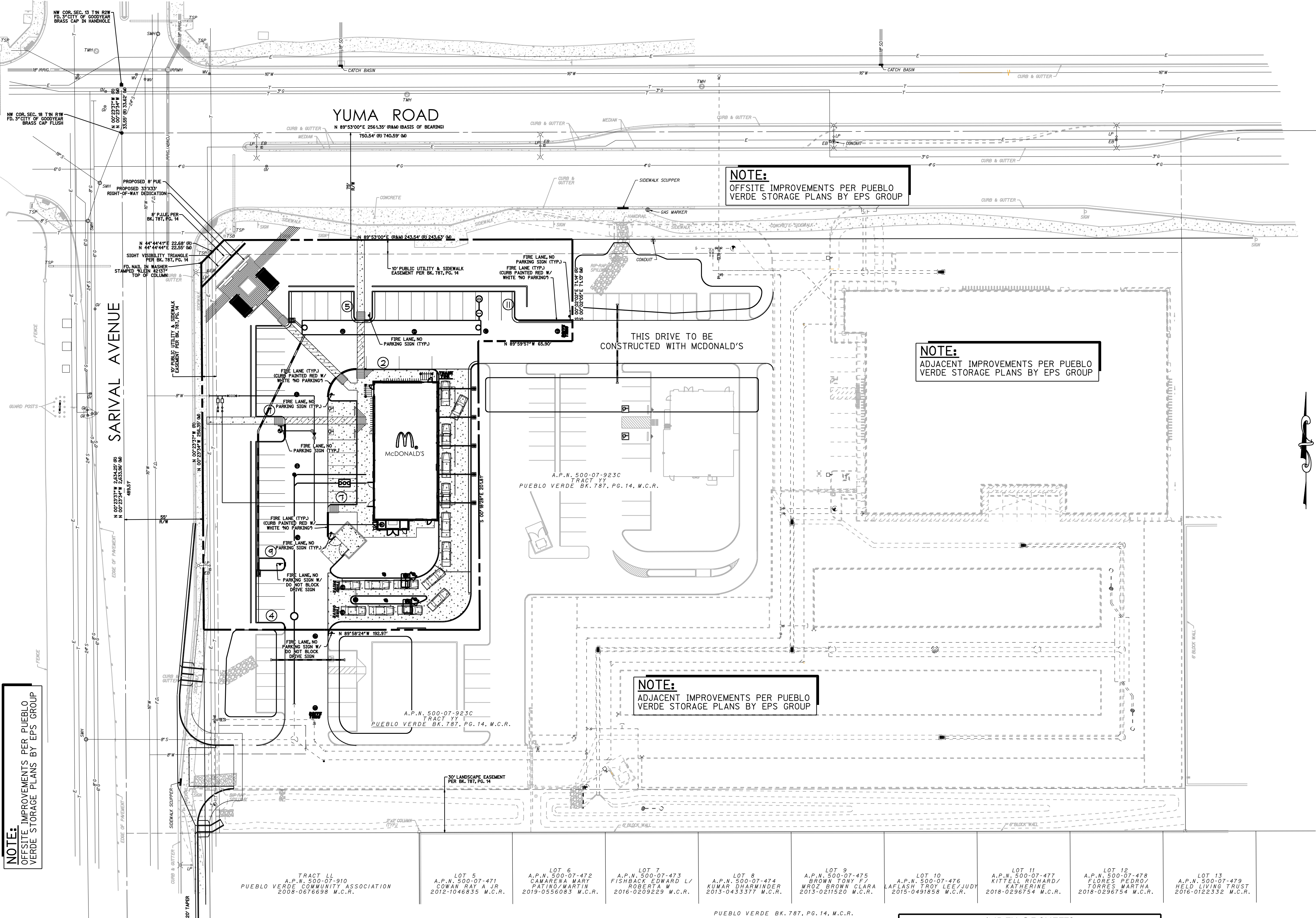
UTILITY	PROVIDER
WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
STORM DRAIN	CITY OF GOODYEAR
ELECTRIC	ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	CENTURY LINK
NATURAL GAS	SOUTHWEST GAS
CABLE TV	COX

PARKING CALCULATIONS:

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: 45 SPACES

BUILDING AREA:

4,534 S.F.

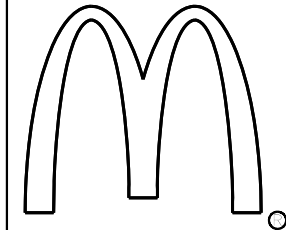


SITE MAP
1"=40'

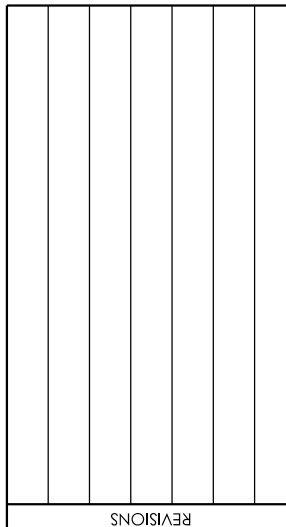
INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
SP00	SITE PLAN COVER SHEET
SP01	SITE PLAN
SD01 - SD04	SITE DETAILS

NOTE:

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



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



McDONALD'S
SEC S. SARIVAL AVE. & W. YUMA RD., GOODYEAR, ARIZONA 85338

SITE PLAN



300engineering
planning
civil engineering
surveying

DESIGNED: D. MANN
CHECKED: D. MANN
DATE: 01/27/23
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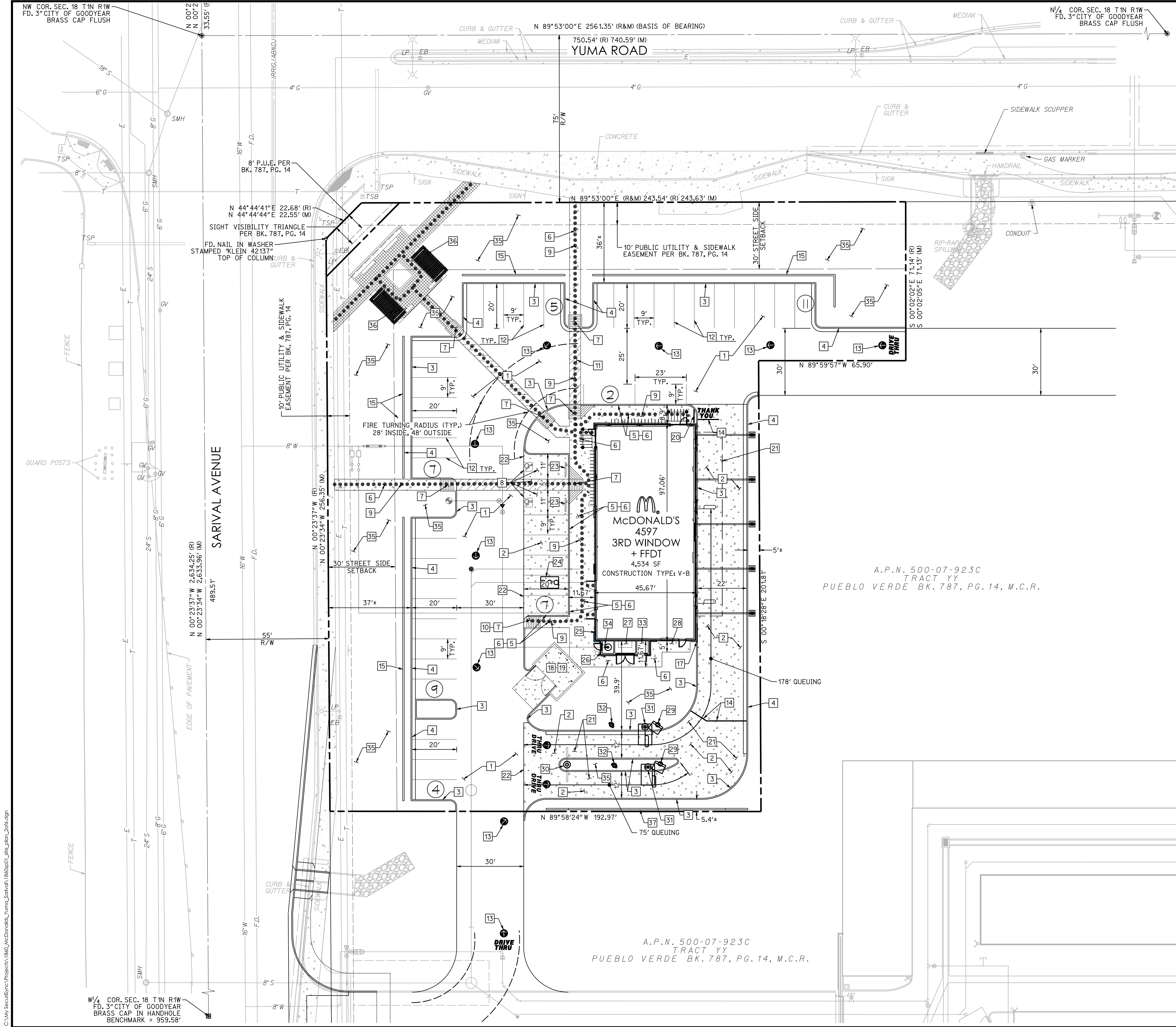
3 ENGINEERING, LLC
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SUITE 200
SCOTTSDALE, ARIZONA 85251
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WWW.3ENGINEERING.COM

DATE: 01/27/23

PROJECT NO.
1860

SHEET NO.
SP00
1 of 6

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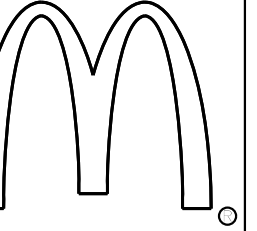
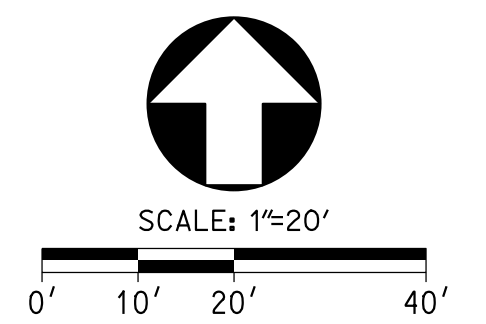


KEY NOTES:

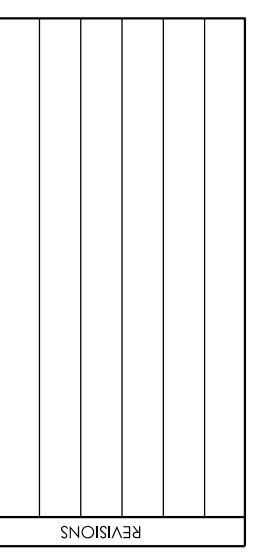
- 1 ASPHALT PAVEMENT - SEE CIVIL PLANS - INSTALL PER MCDONALD'S SPECIFICATIONS PAVEMENT TO SUPPORT A MINIMUM OF 75,000 POUNDS
- 2 6" THICK CONCRETE PAVEMENT W/ 8" THICKENED EDGES OVER 4" A.B.C. OVER 12" PREPARED SUBGRADE WITH FIBER MESH REINFORCING WITH EXPANSION JOINTS PER PLAN. SEE CIVIL FOR MORE INFO.
- 3 6" SINGLE CURB PER M.A.G. STD. DTL. 222 TYPE "A"
- 4 6" VERTICAL CURB & GUTTER PER M.A.G. STD. DTL. 220
- 5 MONOLITHIC CURB AND SIDEWALK. SEE CIVIL PLANS
- 6 4" THICK GREY CONCRETE SIDEWALK WITH CONTROL JOINTS PER PLAN. CONSTRUCT PER C.O.P. STD. DTL. P-1230. 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.
- 7 ACCESSIBLE RAMP PER ADA. SEE CIVIL PLANS
- 8 ACCESSIBLE PARKING SIGNING AND STRIPING PER DETAIL 1 ON SD4. NOTE: LONGITUDINAL OR TRANSVERSE PAVEMENT SLOPES AT PARKING STALL SHALL BE LESS THAN OR EQUAL TO 2% IN ALL DIRECTIONS
- 9 ACCESSIBLE ROUTE - 1:50 (2%) MAXIMUM CROSS SLOPE AND 1:20 (5%) MAXIMUM LONGITUDINAL SLOPE
- 10 DELIVERY RAMP PER ADA. SEE CIVIL PLANS
- 11 4" WIDE WHITE PAINTED STRIPING AT 45° AT 2'-0" O.C. FOR ACCESSIBLE ROUTE IDENTIFICATION. MUST MEET ADA STANDARDS - 1:50 (2%) MAXIMUM CROSS SLOPE AND 1:20 (5%) MAXIMUM LONGITUDINAL SLOPE
- 12 4" WIDE WHITE PAINTED PARKING STRIPE
- 13 PAINTED "DRIVE-THRU" ARROW. VERIFY WITH OWNER/OPERATOR - TYP.
- 14 PAINTED MCDONALD'S STRIPING. VERIFY TYPE & LOCATION WITH OWNER/OPERATOR - TYP.
- 15 3'-4" CMU SCREEN WALL PER PER DETAIL 8 & 9 ON SD1
- 16 LIGHT POLE FIXTURE @ 21'-0" HIGH - SEE ELECTRIC FOR MORE INFORMATION PER DETAIL 11 & 12 ON SD1
- 17 6" DIA. BY 5'-0" HIGH CONCRETE BOLLARD - SEE DETAIL 1 ON SD1
- 18 TRASH REFUSE ENCLOSURE PER 6 ON SD1
- 19 PROVIDE POWER AND WATER TO TRASH ENCLOSURE SEE ELECTRICAL & PLUMBING PLANS
- 20 6'-0" LONG X 3'-6" HIGH GUARD RAIL PER DETAIL 4 ON SD2
- 21 DRIVE-THRU AREA PER DETAIL 3 ON SD3
- 22 JOINT PER DETAIL 10 ON SHEET SD1
- 23 PRECAST BUMPER CURB DETAIL (WHEEL STOPS). SEE CIVIL PLANS
- 24 GREASE INTERCEPTOR - SEE PLUMBING PLANS FOR ADDITIONAL INFO.
- 25 HOSE BIB - 2 AT BUILDING, 1 AT TRASH ENCLOSURE - SEE PLUMBING PLANS FOR ADDITIONAL INFO.
- 26 FIRE DEPARTMENT APPROVED KNOX BOX PER FIRE DEPARTMENT STANDARDS
- 27 SERVICE ENTRANCE SECTION (S.E.S.) ON CONCRETE PAD - SEE ELECTRICAL PLANS FOR ADDITIONAL INFO.
- 28 GAS METER LOCATION - SEE PLUMBING PLANS FOR ADDITIONAL INFO. & LOCATION
- 29 MENU BOARD SHOWN FOR REFERENCE ONLY - UNDER SEPERATE PERMIT
- 30 DOUBLE GATEWAY SHOWN FOR REFERENCE ONLY - UNDER SEPERTE PERMIT
- 31 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 SEPERTE PERMIT
- 32 PRE-BROWSE BOARD SHOWN FOR REFERENCE ONLY - UNDER SEPERTE PERMIT
- 33 CO2 TANK LOCATION, VERIFY WITH OWNER/OPERATOR - TYP.
- 34 FIRE RISER LOCATION
- 35 LANDSCAPE AREA - SEE CIVIL AND LANDSCAPE PLANS
- 36 COVERED SEATING AREA - SEE LANDSCAPE PLANS FOR DETAILS
- 37 6'-0" CMU SCREEN WALL, STEPPING DOWN TO 3'-0" FOR THE LAST 10' ON EACH END, PER DETAIL 8 ON SD1

NOTE:

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SITE PLAN



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civil engineering
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CAD TECH: A. BROWN
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DATE: 02/13/23
PROJECT NO.
1860
SHEET NO.
SP02
2 of 6