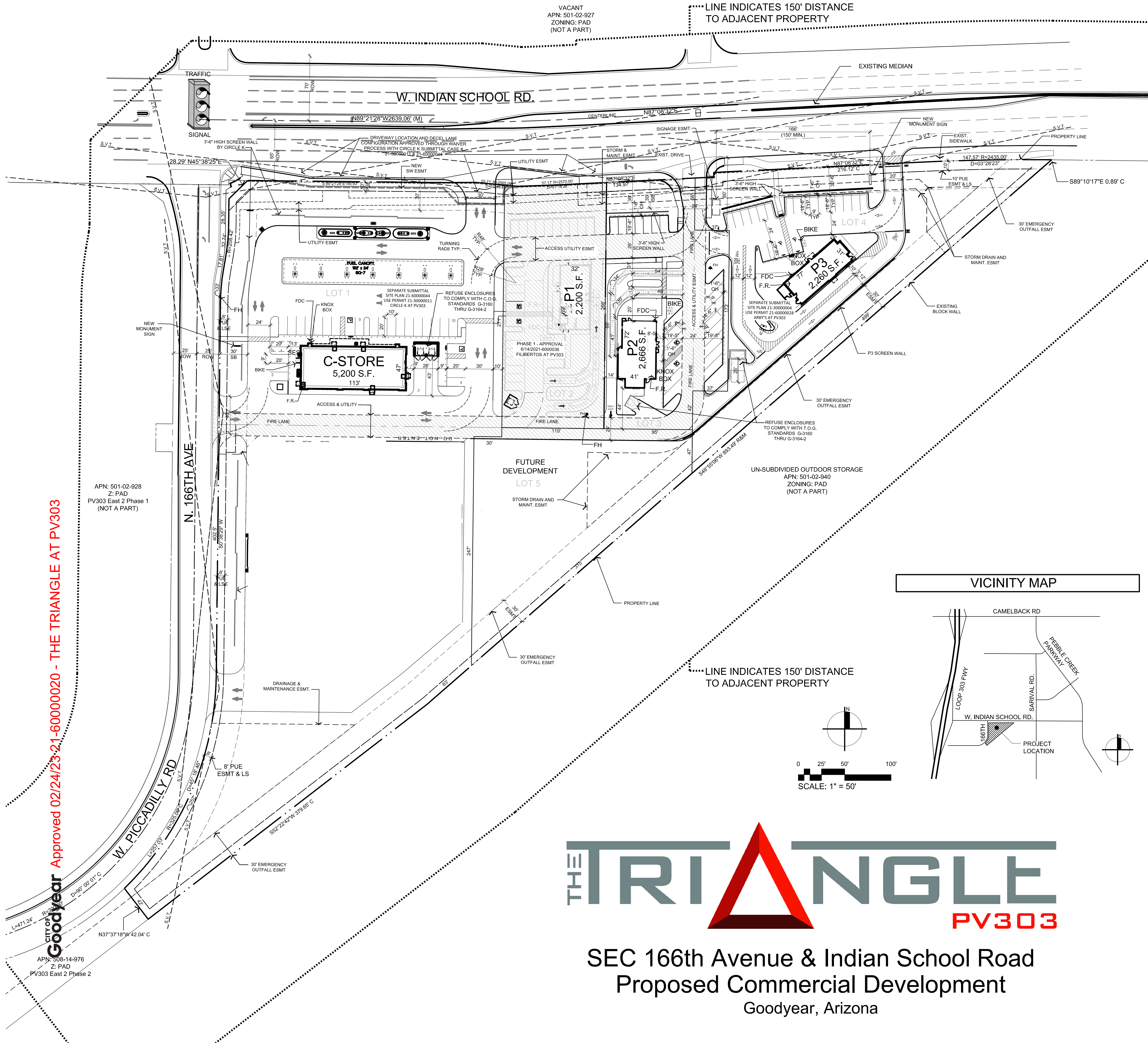




CITY OF GOODYEAR SITE PLAN NOTES (EDS&PM 8.1.1.C)

- 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 WARRANT 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. City of Goodyear, Arizona Engineering Design Standards and Policies Manual Chapter 8 - Site Development 2017 Page 3 of 11
- THE DEVELOPER SHALL MAINTAIN AND WARRANT 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, 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.

SITE PLAN GENERAL NOTES

- ALL DRIVE-THRU USERS WILL REQUIRE A SEPARATE USE PERMIT APPROVAL.
- THE TRIANGLE IS LOCATED WITHIN LIGHTING ZONE 2.
- THE MINIMUM FIRE HYDRANT FLOW REQUIREMENTS FOR THIS PROPOSED PROJECT WILL BE THREE THOUSAND FIVE HUNDRED (3,500) GPM FOR TWO (2) HOURS. THE WATER SUPPLY SERVING THIS AREA WILL BE REQUIRED TO SUPPORT THIS AMOUNT, PLUS THE FIRE SPRINKLER AND STANDPIPE SYSTEM DEMAND, AND BE PART OF A LOOPED SYSTEM. THE AMOUNT CAN BE INCREASED BASED ON FINAL BUILDING SIZE, STORAGE METHODS, COMMODITIES, ETC. FLOW TESTING WILL BE REQUIRED TO DEMONSTRATE MEETING THIS REQUIREMENT.
- WHEN THE SIZE OF A SINGLE BUILDING OR THE TOTAL SQUARE FOOTAGE OF MULTIPLE BUILDINGS EXCEED SIXTY-TWO THOUSAND (62,000) SQUARE FEET, A SECOND, SUFFICIENTLY SEPARATED ACCESS ROAD FOR THE DEVELOPMENT IS REQUIRED. THE ACCESS ROADS NEED TO BE SEPARATED BY A DISTANCE OF AT LEAST 1/2 OF THE DIAGONAL DISTANCE OF THE AREA SERVED. OSBORN ROAD WILL NEED TO BE COMPLETED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED ON THE BUILDING.
- FIRE HYDRANTS ARE REQUIRED TO BE PLACED SO THAT ALL EXTERIOR PORTIONS OF THE STRUCTURES ARE WITHIN FOUR HUNDRED (400) FEET HOSE LAY DISTANCE TO A FIRE HYDRANT. THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS IS TO BE THREE HUNDRED (300) FEET. FIRE HYDRANTS WILL NEED TO BE SHOWN ON THE SITE PLAN FOR EVALUATION.
- DRIVE AISLES WHERE FIRE HYDRANTS ARE LOCATED ARE REQUIRED TO BE A MINIMUM OF TWENTY-SIX (26) FEET WIDE. PROVIDE DIMENSIONS ON THE SITE PLAN IN ORDER TO VERIFY MEETING THIS REQUIREMENT.
- FIRE APPARATUS MOVEMENT IS TO BE SHOWN ON THE SITE PLAN TO SHOW THAT FIRE APPARATUS WILL NOT IMPACT PARKED VEHICLES OR CURBING WHILE MANEUVERING. THE TURNING RADIUS IS TWENTY-EIGHT (28) FOOT INSIDE AND FORTY-EIGHT (48) FOOT OUTSIDE.
- FIRE LANES ARE REQUIRED TO BE IDENTIFIED AND PROPERLY MARKED. THE SITE PLAN WILL NEED TO IDENTIFY THE FIRE LANES AND HOW THEY ARE TO BE MARKED USING SIGNAGE OR, IF APPROVED, RED PAINTED CURBING WITH WHITE LETTERING. SIGNAGE IS TO BE INSTALLED AT THE BEGINNING AND END OF EACH FIRE LANE WITH SIGNS SPACE NOT MORE THAN ONE HUNDRED (100) FEET APART.
- ANY GATES INSTALLED ACROSS A FIRE APPARATUS ACCESS ROAD WILL REQUIRE A SEPARATE SUBMITTAL AND PERMIT. PROVIDE A NOTE ON THE SITE PLAN FOR ANY GATES. THAT SEPARATE PERMITS ARE REQUIRED. AUTOMATIC GATES WILL REQUIRE A TRAFFIC PRE-EMPTION DEVICE (OPTICOM) AND A KNOX KEY SWITCH FOR EMERGENCY OPERATION AT EACH LOCATION. THE TRAFFIC PRE-EMPTION DEVICE IS TO BE LOCATED SO THAT IT CAN "SEE" THE APPROACHING FIRE APPARATUS AND SIGNAL THE GATE TO OPEN. THE KNOX KEY SWITCH IS TO BE MOUNTED ON A PEDestal, APPROXIMATELY SIXTY-SIX (66) INCHES ABOVE GRADE. A MINIMUM OF TEN (10) FEET FROM THE GATE, AND ON THE DRIVER'S SIDE IN ORDER FOR THE DRIVER TO OPERATE THE SWITCH WITHOUT DISMOUNTING THE FIRE APPARATUS.
- AN ELEVATION PLAN FOR THE STRUCTURE IS TO SHOW THE PROPOSED LOCATION OF THE BUILDING ADDRESS ON THE APPROACH SIDE OF THE BUILDING, ALONG WITH THE SIZE OF THE NUMBERS FOR EVALUATION. THE MINIMUM SIZE NUMBERS ARE TO BE TWELVE (12) INCHES HIGH WITH A TWO (2) INCH STROKE, MUST BE OF A CONTRASTING COLOR, AND MOUNTED HIGH ON THE BUILDING TO BE VISIBLE FROM THE STREET. BUILDINGS LOCATED FURTHER THAN SEVENTY-FIVE (75) FEET FROM STREET WILL REQUIRE LARGER NUMBERS. MULTIPLE ADDRESS LOCATIONS MAY BE REQUIRED ON SOME BUILDINGS.
- ALL BUILDINGS WILL BE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED. NOTE THE FIRE SPRINKLER RISER LOCATIONS ON THE SITE PLAN IN ORDER TO EVALUATE ACCESS.
- THE SITE PLAN IS TO SHOW THE LOCATION OF THE FIRE DEPARTMENT CONNECTIONS (FDC) FOR EVALUATION. THE FDC IS TO BE LOCATED ON THE APPROACH SIDE OF THE BUILDING AND WITHIN ONE HUNDRED FIFTY (150) FEET OF A FIRE HYDRANT.
- KNOX BOXES ARE REQUIRED AT THE FRONT ENTRANCE OF ALL BUILDINGS AND AT ANY FIRE SPRINKLER RISER ROOM. KNOX BOXES WILL ALSO BE REQUIRED AT ANY DOOR TO AN INTERIOR ROOF ACCESS, ELECTRICAL ROOM, OR HAZARDOUS AREA. ADDITIONAL KNOX BOXES WILL BE REQUIRED FOR LARGE OR COMPLEX BUILDINGS.
- ALL BUILDINGS ARE REQUIRED TO BE EVALUATED FOR EMERGENCY RESPONDER RADIO COVERAGE (ERRC) INSIDE THE BUILDING. AN ERRC SYSTEM MAY BE REQUIRED FOR BUILDINGS THAT DO NOT PROVIDE MINIMUM COVERAGE, AS SHOWN BY CERTIFIED TESTING. PROVIDE A NOTE ON THE SITE PLAN THAT AN ERRC SYSTEM MAY BE REQUIRED FOR THE BUILDING AND THAT ON-SITE, CERTIFIED TESTING IS REQUIRED WHEN CONSTRUCTION HAS BEEN COMPLETED BEFORE FINAL APPROVAL FOR A CERTIFICATE OF OCCUPANCY CAN BE PROVIDED. SHOULD TESTING SHOW THAT AN ERRC IS REQUIRED, FINAL APPROVAL FOR THE CERTIFICATE OF OCCUPANCY WILL NOT BE PROVIDED UNTIL THE SYSTEM IS INSTALLED, TESTED, AND APPROVED. SEPARATE SUBMITTALS AND PERMITTING IS REQUIRED FOR AN ERRC SYSTEM.
- WHERE BUILDINGS ARE TOO LARGE TO MAINTAIN THE ONE HUNDRED FIFTY (150) FOOT HOSE LAY REQUIREMENT INSIDE A BUILDING, A CLASS 1 WET STANDPIPE SYSTEM MAY BE REQUIRED INSIDE THE BUILDING TO SUPPLEMENT INTERIOR COVERAGE TO SUPPORT SEARCH/RESCUE AND SUPPRESSION OPERATIONS. THE STANDPIPE SYSTEM IS TO BE PART OF THE AUTOMATIC FIRE SPRINKLER SYSTEM DESIGN. PROVIDE A NOTE ON THE SITE PLAN THAT CLASS 1 STANDPIPES, THAT ARE PART OF THE AUTOMATIC FIRE SPRINKLER SYSTEM, MAY BE REQUIRED TO BE INSTALLED INSIDE THE BUILDING.

PROJECT DATA

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QUARTER SECTIONS:
A PORTION OF THE NORTH HALF OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA.

BENCHMARK
CITY OF GOODYEAR BRASS CAP, IN MANHOLE LOCATED AT THE INTERSECTION OF SARIVAL AVENUE AND CAMELBACK ROAD, ALSO BEING THE NORTHEAST CORNER OF SECTION 24, T2N, R2W, CITY OF GOODYEAR BM#63703.
ELEVATION= 1062.85 FEET NAVD 88 DATUM (HED)
ELEVATION= 1061.12 FEET NAVD 29 DATUM (HED)
SECONDARY BENCHMARK
CITY OF GOODYEAR BRASS CAP, IN MANHOLE LOCATED AT THE INTERSECTION OF INDIAN SCHOOL ROAD AND COTTON LANE, ALSO BEING THE NORTHEAST CORNER OF SECTION 24, T2N, R2W, CITY OF GOODYEAR BM#63704
ELEVATION= 1066.99 FEET NAVD 88 DATUM

SITE DATA

ZONING: PV 303 PAD
APN(s): 501-02-929, 501-02-930, 501-02-931, 501-02-932
PUC: 0022
SECTION: 25
TOWNSHIP: 2N
RANGE: 2W
LIGHTING ZONE: 2
TOTAL NET SITE AREA: 341,879 S.F. (7.8 AC.)

BUILDING DATA

TOTAL BUILDING AREA: 16,934 S.F.
COVERAGE (50% MAX): 16,934 S.F. / 341,879 S.F. = 5%
MAX. BUILDING HEIGHT: 56'-0" FT

PARKING DATA

RETAIL (C-STORE): 1 SPACE PER 300 SF (5,200/300) 17 SPACES
RESTAURANT: 1 PER 50 SF/INDOOR DINING, (7,126/35/50) 49 SPACES
RESTAURANT: 1 PER 150 SF/KITCHEN/SERV., (7,126/65/150) 31 SPACES

TOTAL PARKING REQUIRED: 97 SPACES
TOTAL PARKING PROVIDED: 98 SPACES

ADA PARKING REQUIRED: 4 SPACES
ADA PARKING PROVIDED: 9 SPACES
BICYCLE PARKING REQUIRED: 11 SPACES
BICYCLE PARKING PROVIDED: 11 SPACES

SITE ABBREVIATIONS

AC = ACRE
AVG. = AVERAGE
BIKE = BIKE PARKING
CONC. = CONCRETE
DC = DECOMPOSED GRANITE
D.I.D. = DRIVE IN DOOR
DS = DOWN SPOUT
DW = DRIVE WAY
FDC = FIRE DEPARTMENT CONNECTION
FH = FIRE HYDRANT
FS = FIRE LANE SIGNAGE 100' MAX
H. = HIGH
LN. = LINE
LS = LANDSCAPE
LS / RTN. = LANDSCAPE AND RETENTION
O.H. = OVERHEAD (PARKING)
O.H.D. = OVERHEAD DOOR
MIN. = MINIMUM
ROW = RIGHT OF WAY
RTN = RETENTION
S.F. = SQUARE FEET
SP = SPACE
SW = SIDEWALK
TYP. = TYPICAL
V.T. = VISIBILITY TRIANGLE
W/ = WITH
W.T. = WATER LINE
W.L.E. = WATER LINE EASEMENT
WP = WALL PACK
XFRM = TRANSFORMER

SITE LEGEND

PROPERTY / RIGHT OF WAY (ROW) LINE
PUE EASEMENT
DEVELOPMENT EASEMENTS
LANDSCAPE SETBACK
ROAD CENTERLINE
150' ADJACENT PROPERTY DISTANCE
PHASE 1 - APPROVAL
6/14/2021-60000036 FILIBERTOS AT PV303
SEPARATE SUBMITTALS:
• SITE PLAN 21-60000044
• USE PERMIT 21-30000011 CIRCLE-K AT PV303
• SEPARATE SUBMITTAL- SITE PLAN 21-30000004
• USE PERMIT 21-60000028 ARBY'S AT PV303

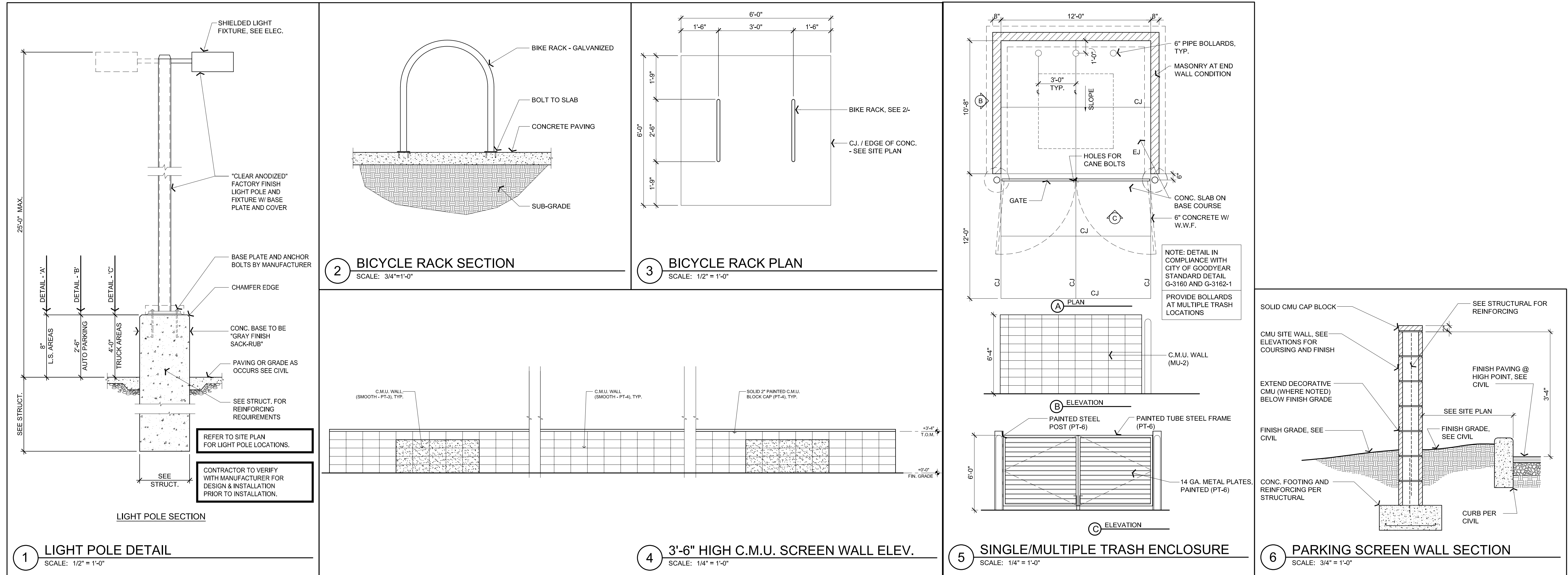
NOTE:
ALL LIGHTING SHALL BE SCREENED IN A DOWNWARD DIRECTION AND DIRECTED AWAY FROM ADJACENT PROPERTIES AND STREETS

01-11-2023
19123-ST20

Butler Design Group, Inc
architects & planners



SEC 166th Avenue & Indian School Road
Proposed Commercial Development
Goodyear, Arizona



THE TRIANGLE
PV303
SEC 166th Avenue & Indian School Road
Proposed Commercial Development
Goodyear, Arizona

02-23-2022
19123-EX03-Site Detail Sheet

EX03
SITE DETAILS

Bd
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