

LEGEND

---	EASEMENT
---	CENTERLINE
---	PROPERTY BOUNDARY
---	W
---	S
---	SEWER
---	EX. CONTOURS
---	992
---	992
---	PROP. CONTOURS
---	GRADE BREAK
---	DRAINAGE AREA
---	SEWER MANHOLE
---	FIRE HYDRANT
---	FINISH FLOOR ELEVATION
---	CATCH BASIN
---	HIGH WATER ELEVATION
---	BOT ELEVATION
---	VOLUME REQUIRED
---	VOLUME PROVIDED
---	DRAINAGE ARROW
---	U.O.E.
---	ULTIMATE OUTFALL ELEVATION

FPE=

CB

HWE

BOT

VR

VP

U.O.E.

ULTIMATE OUTFALL ELEVATION

BENCHMARK #1

NORTHWEST CORNER OF SECTION 7,
TOWNSHIP 1 NORTH, RANGE 1 WEST
FOUND 3" BRASS CAP IN HAND HOLE,
0.35'± BELOW PAVEMENT AT THE
INTERSECTION OF SARIVAL AVE AND
VAN BUREN STREET
ELEVATION: 996.48
DATUM: NAVD88

BENCHMARK #2

NORTHEAST CORNER OF SECTION 7,
TOWNSHIP 1 NORTH, RANGE 1 WEST
FOUND 3" BRASS CAP IN HAND HOLE,
0.7'± BELOW PAVEMENT AT THE
INTERSECTION OF ESTRELLA PARKWAY
AND VAN BUREN STREET
ELEVATION: 992.69
DATUM: NAVD88

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. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.
 - 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.
 - 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 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.
 - 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.
 - 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, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND 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

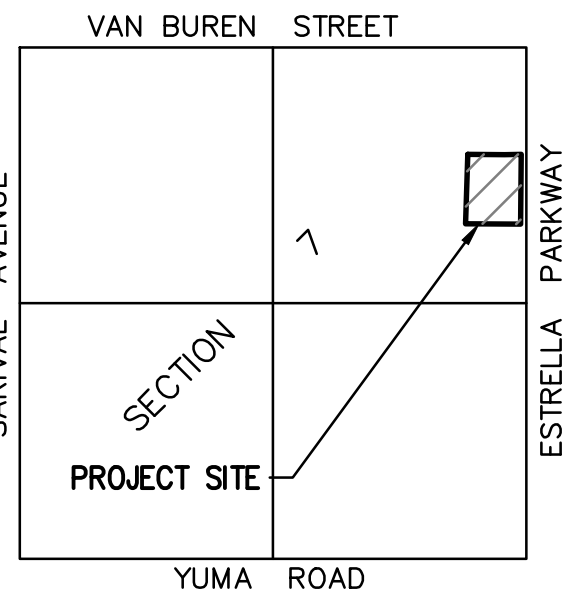
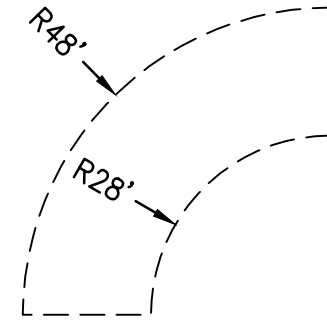
ZONING: PAD
TYPE: VB
CLASS: A-2
GROSS AREA: 72,921 SF/1.674 AC
NET AREA: 72,921 SF/1.674 AC

PARKING

DINING AREA: 2,376 SF - 1 STALL PER 50 SF = 47.52
KITCHEN AREA: 767 SF - 1 STALL PER 150 SF = 5.11
OFFICE AREA: 1,097 SF - 1 STALL PER 300 SF = 3.66
PATIO AREA: 1,048 SF - 1 STALL PER 150 SF = 6.99
SUB-TOTAL: 63.28
SPACES REQUIRED: 64

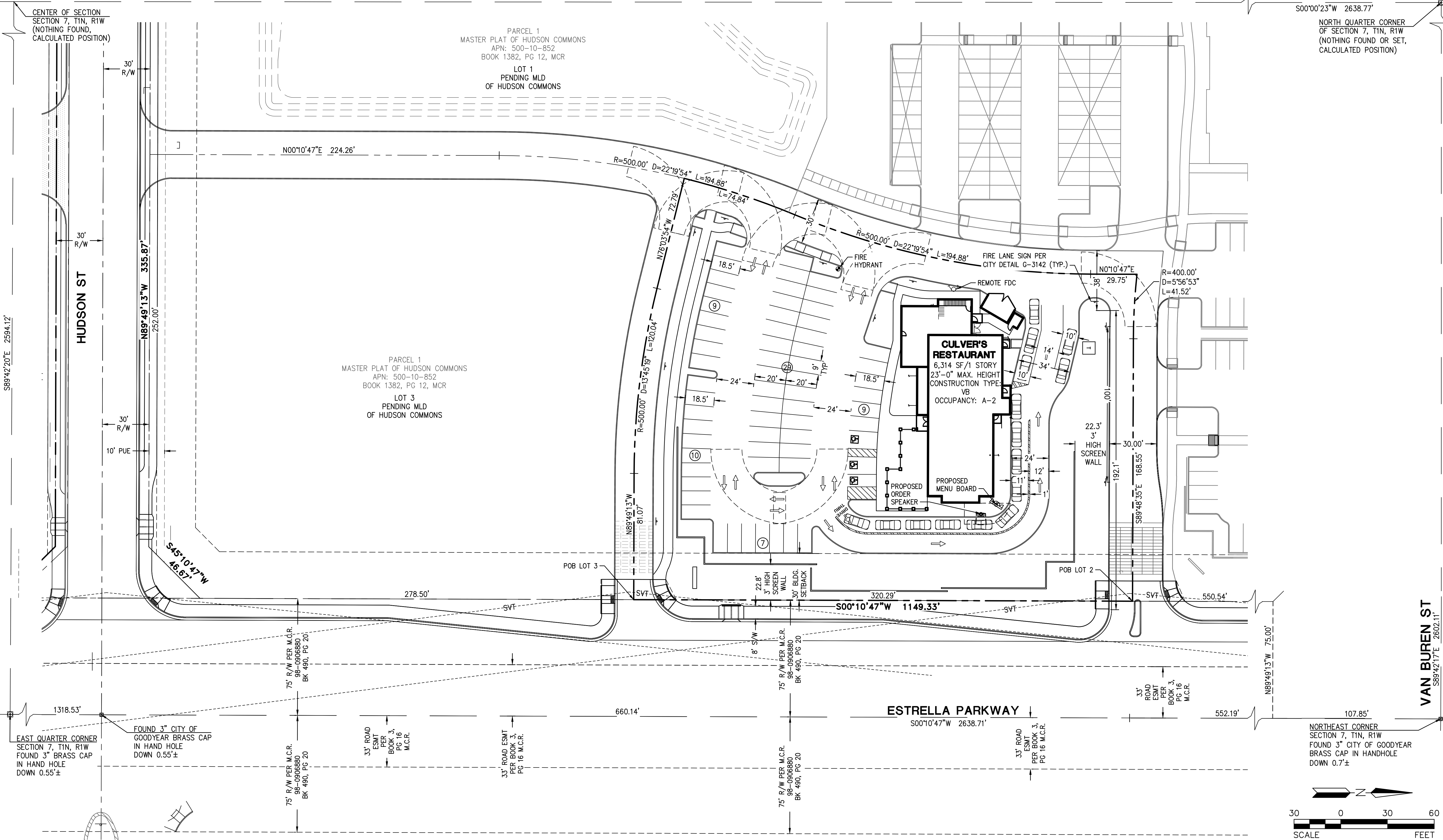
HANDICAP SPACES PROVIDED: 3
TOTAL SPACES PROVIDED: 64

FIRE TRUCK TURNING RADIUS



VICINITY MAP

NOT TO SCALE



CULVER'S GOODYEAR

WEST SIDE OF ESTRELLA PARKWAY, SOUTH OF VAN BUREN STREET
GOODYEAR, AZ

CONCEPTUAL SITE PLAN

HILGARTWILSON

PROJ NO.: 1365.08

DATE: AUG, 2018

SCALE: AS NOTED

DRAWN: KN

DESIGNED:

APPROVED: SO

DWG. NO.

CSP

SHT. 1 OF 1

