

OWNER
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GA 30349-2998
CONTACT: MR. TODD WILLIAMS

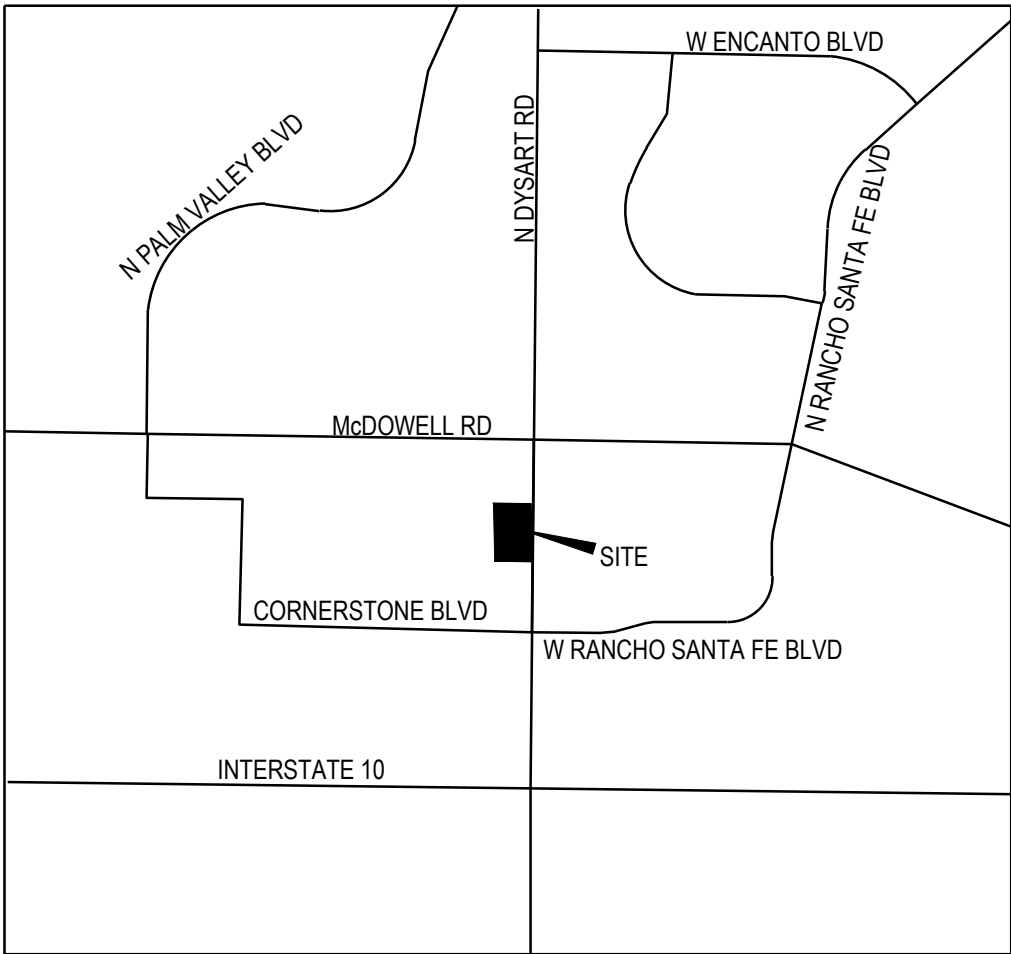
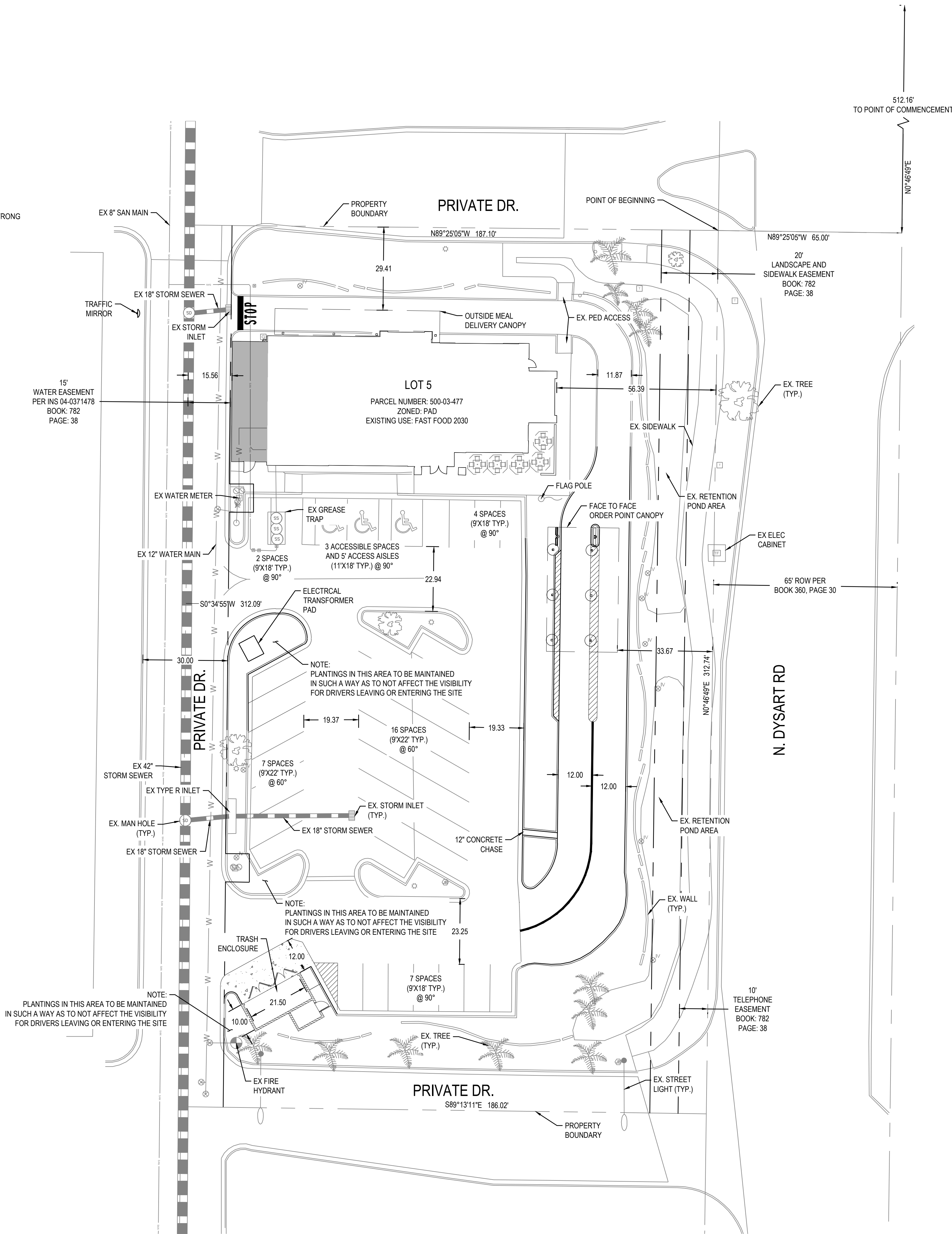
CIVIL ENGINEER
MERRICK & COMPANY
5970 GREENWOOD PLAZA BLVD.
GREENWOOD VILLAGE, CO 80111
(303) 751-0741
CONTACT: MR. KRISTOFER K. WIEST, PE

SITE ARCHITECT
MAYSE & ASSOCIATES, INC.
14850 QUORUM DRIVE, SUITE 201
DALLAS, TX 75254
(972) 286-0338 x231
CONTACT: MR. CHRISTOPHER STRONG

BENCHMARK
BRASS CAP IN HAND HOLE AT THE INTERSECTON OF
MCDOWELL ROAD AND PALM VALLEY BLVD (CITY OF
GOODYEAR, NAVD 88) ELEVATION = 992.21

BASIS OF BEARINGS
THE MONUMENT LINE OF DYSART ROAD AS
SHOWN ON THE FINAL PLAT, BOOK 782,
PAGE 38, MARICOPA COUNTY RECORDS.
BEARING = SOUTH 00°46'49" WEST

LEGAL DESCRIPTION
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH,
RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3;
THENCE SOUTH 00°46'49" WEST, ALONG THE EAST LINE
OF SAID SECTION 3, A DISTANCE OF 512.67 FEET;
THENCE NORTH 89°25'05" WEST A DISTANCE OF 65.00
FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE
OF DYSART ROAD AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00°46'49" WEST, ALONG SAID WEST
RIGHT-OF-WAY LINE, A DISTANCE OF 312.74 FEET;
THENCE NORTH 89°13'06" WEST A DISTANCE OF 186.02 FEET;
THENCE NORTH 00°34'55" EAST A DISTANCE OF 312.09 FEET;
THENCE SOUTH 89°25'05" EAST A DISTANCE OF 187.10 FEET
TO THE TRUE POINT OF BEGINNING.

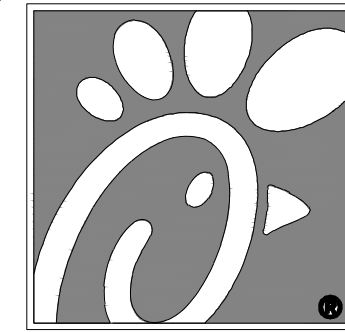


SITE PLAN NOTES:

- 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.
 - 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 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.
 - 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 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 TABLE

BUILDING AREA:	4,197 SQ FT
GROSS SQ FT/ACREAGE FOR SITE:	58,284/1.34
LOT COVERAGE:	7%
KITCHEN/EMPLOYEE AREA:	1,693 SF
INDOOR DINING AREA:	1,306 SF
OUTDOOR DINING AREA:	360 SF
SPACES REQUIRED (1 PER 50 S.F. DINING AREA):	34
SPACES REQUIRED (1 PER 150 S.F. KITCHEN AREA):	12
TOTAL SPACES REQUIRED:	46
STANDARD SPACES PROVIDED ON-SITE:	36
ACCESSIBLE SPACES PROVIDED ON-SITE:	3
SPACES PROVIDED WITHIN PALM VALLEY:	7
TOTAL SPACES PROVIDED:	46



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

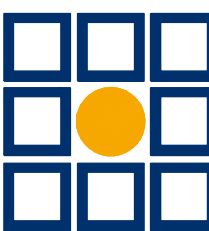
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FOR AND ON BEHALF OF
MERRICK & COMPANY



STORE
CHICK-FIL-A
FSU #01490

GOODYEAR
1466 N. DYSART RD.
GOODYEAR, AZ
85395

SHEET TITLE

PRELIMINARY
SITE PLAN

Job No. : 6512015Z
Store : 1490
Date : 8/9/2019
Drawn By : LV
Checked By: KW

Sheet

SP 1