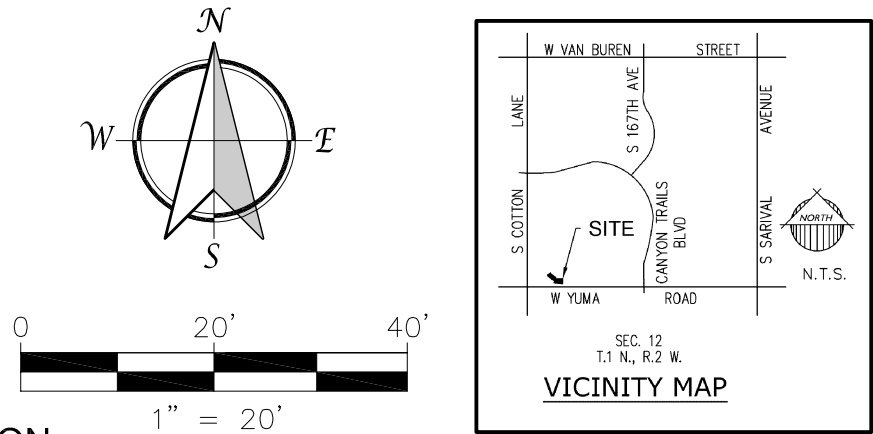


DEVELOPMENT INFORMATION:	
SITE AREA (NET/GROSS):	44,496 SF (1.02 ACRES)
DISTURBED AREA:	12,180 SF (0.28 ACRES)
LANDSCAPE AREA:	12,489 SF
LANDSCAPE % COVERAGE:	28%
BUILDING HEIGHT:	18'-5"
BUILDING AREA:	2,200 SF
BUILDING % COVERAGE:	5%
PARKING RATIO:	1/50 SF DINNING SEATING AREA (535 SF)
	1/150 SF KITCHEN & EMPLOYEE AREA (1,366 SF)
REQUIRED TOTAL PARKING:	21 SPACES
REQUIRED ACCESSIBLE PARKING:	1 SPACE
PROVIDED STANDARD PARKING:	51 SPACES
PROVIDED ACCESSIBLE PARKING:	2 SPACES
TOTAL PROVIDED PARKING:	53 SPACES
EXISTING/PROPOSED ZONING:	PAD
APN:	500-91-892



**SITE INFORMATION:**  
LOT 19 "CANYON TRAILS TOWNE CENTER" BOOK 938, PAGE 22 TOTAL LAND AREA: 44,496 SQUARE FEET 1.0215± ACRES, MORE OR LESS

**BASIS OF BEARINGS:**  
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. THE ASSUMED BEARINGS OF WHICH IS:

NORTH 89 DEGREES 45 MINUTES 07 SECONDS WEST

**LEGAL DESCRIPTION**  
LOT 19 OF THE "CANYON TRAILS TOWNE CENTER" FINAL PLAT, LOCATED IN SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO BEING THE CENTER LINE OF WEST YUMA ROAD, RECORDED IN BOOK 938, PAGE 22, JULY 30TH, 2007, RECORDS OF MARICOPA COUNTY, ARIZONA

**BENCHMARK**  
A 3" MAR COU. HWY DEPT. BRASS CAP IN HANDHOLE AT THE INTERSECTION OF SARIVAL AVENUE & YUMA ROAD

ELEV=973.08' (NAVD88 DATUM) CITY OF GOODYEAR

**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, RAMP, 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 UNDAAGED 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, UNDAAGED, 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.

UTILITY LEGEND	GRADING LEGEND	SITE PLAN LEGEND
SAN - SANITARY SWR - SEWER W.L. - WATER LINE WTR - WATER WM - WATER METER IRR, WM - IRRIGATION WATER METER TS&V - TAP, SLEEVE & VALVE RPBP - REDUCED PRESSURE BACKFLOW PREVENTOR STM - STORM MH - MANHOLE FH - FIRE HYDRANT LF - LINEAR FEET CO - CLEAN OUT ESMT - EASEMENT PROP - PROPOSED FF - FINISH FLOOR TG - TOP OF GRATE TR - TOP OF RIM FL - FLOW LINE ADJ - ADJUST ELEVATION	→ - SLOPE DIRECTION → - DIRECTION OF FLOW FF - FINISH FLOOR FL - FLOW LINE TC - TOP OF CURB IRR, WM - TOP OF PAVEMENT TG - TOP OF GRATE TW - TOP OF WALK MEP - MATCH EXISTING PAVEMENT MNG - MATCH NATURAL GRADE PL - PROPERTY LINE FG - FINISH GRADE EXTC - EXISTING TOP OF CURB ADJ - ADJUST RIM ELEVATION	(X) - NUMBER OF PARKING STALLS ⊕ - EXISTING FIRE HYDRANT ⊙ - PROPOSED LIGHT POLE — - FIRE LANE SIGNAGE

**DEVELOPER**  
PAK FOODS  
17514 BUTTE CREEK, SUITE 200  
HOUSTON, TEXAS 77090  
ATTN: TANWEER AHMED  
PHONE: 281-569-4642  
TANWEER@MYUMBRANDS.COM

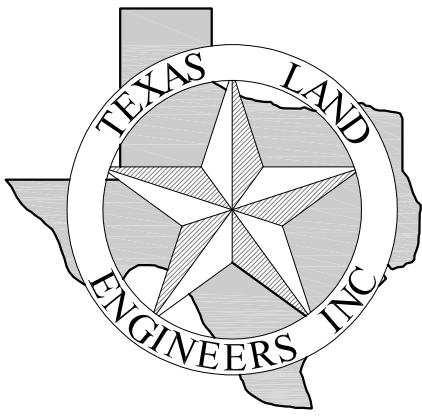
**CIVIL ENGINEER**  
TEXAS LAND ENGINEERS, INC.  
550 WESTCOTT, SUITE 550  
HOUSTON, TEXAS 77007  
ATTN: JOHN GERDES  
PHONE: 832-925-7128  
JOHN.GERDES@TEXASLANDENGINEERS.COM

DATE: MAY 15, 2019

SCALE: 1"=20'

DATE: MAY 15, 2019

SCALE: 1"=20'

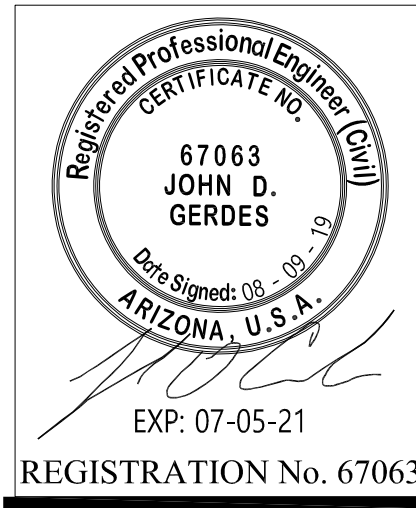


TEXAS LAND ENGINEERS, INC.  
7102 W. SAM HOUSTON PKWY N.  
SUITE 230  
HOUSTON, TX 77040  
PH: (713) 955-0145

REVISIONS		
NO.	DATE	DESCRIPTION

KENTUCKY FRIED CHICKEN (KFC)  
D-313-249  
16980 W. YUMA ROAD  
GOODYEAR, ARIZONA

SITE PLAN



TLE PROJECT NO: 712-01-20  
DATE: AUGUST - 2019  
DRAWN BY: J.C.S.  
CHECKED BY: J.D.G.

SHEET  
C4