

## **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:

a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALLIMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE

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

LINE TABLE

LINE# | LENGTH | DIRECTION

L1 | 25.74' | N00°26'52"E

L2 | 53.23' | N90°00'00"E

L3 | 3.16' | N00°18'49"E

L4 | 10.00' | S89'41'11"E

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. THESES 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 IMMMEDIATELY AFTER THE CITY ISSUES 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

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 HEALTH

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

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

## **ABBREVIATION**

DE DRAINAGE EASEMENT

FG FINISHED GROUND

**LEGEND** 

—— — MONUMENT LINE

EXISTING CONTOUR

PROPOSED CONTOUR

STORM DRAIN MANHOLE

— — — — EASEMENT LINE

GRADE BREAK

ELECTRICAL BOX

REBAR FOUND

BOLLARD

GRATE

PK FOUND

PROPERTY LINE

FIRE HYDRANT/PROPOSED

⊗□≫ PRESSURE BACKFLOW PREVENTER

SAN. SEWER M.H.

LIGHT POLE

**←** FLOW DIRECTION

■ WATER METER

SIGN

BRASS CAP SURVEY MONUMENT . FIRE DEPARTMENT CONNECTION

WATER VALVE

TRANSFORMER

FIRE RISER

ELECTRIC POLE

SEWER CLEANOUT

© ELECTRICAL MANHOLE

FIRE LANES AS SHOWN SHALL

SIGNAGE.

HAVE RED PAINTED CURBS AND

- AC ACRE APN ASSESSOR PARCEL NUMBER APS ARIZONA PUBLIC SERVICE
- BC BACK OF CURB BOT BOTTOM C CONCRETE
- INV INVERT L LENGTH CO CURB OPENING LF LINEAR FEET C.O.G. CITY OF GOODYEAR LSE LANDSCAPE EASEMENT CF CUBIC FEET N NORTH

G GROUND

P PAVEMENT

SF SQUARE FEET

SCALE: 1" = 20

HW HIGH WATER LEVEL

GUT GUTTER

IN INCH

- E EAST PUE PUBLIC UTILITY EASEMENT EX EXISTING R/W RIGHT OF WAY FDC FIRE DEPARTMENT CONNECTION S SOUTH SE SOUTH EAST FFE FINISH FLOOR ELEVATION
- SW SIDEWALK T TOWNSHIP VG VALLEY GUTTER VOL VOLUME W WEST

WO WALL OPENING

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DEVELOPER

LITCHFIELD DEVELOPMENT

FOR

TARBUCKS

ELD ROAD AND I

NATHAN J

BRASS CAP IN HAND HOLE

PROPERTY CORNER, SET 1/2

BRASS CAP FLUSH

RIP-RAP

CONCRETE

PAVEMENT

Continut Arizona 611 at least two fall AR ZONASII

Call 811 or elick Arizona811.com SHEET

SP0.02

