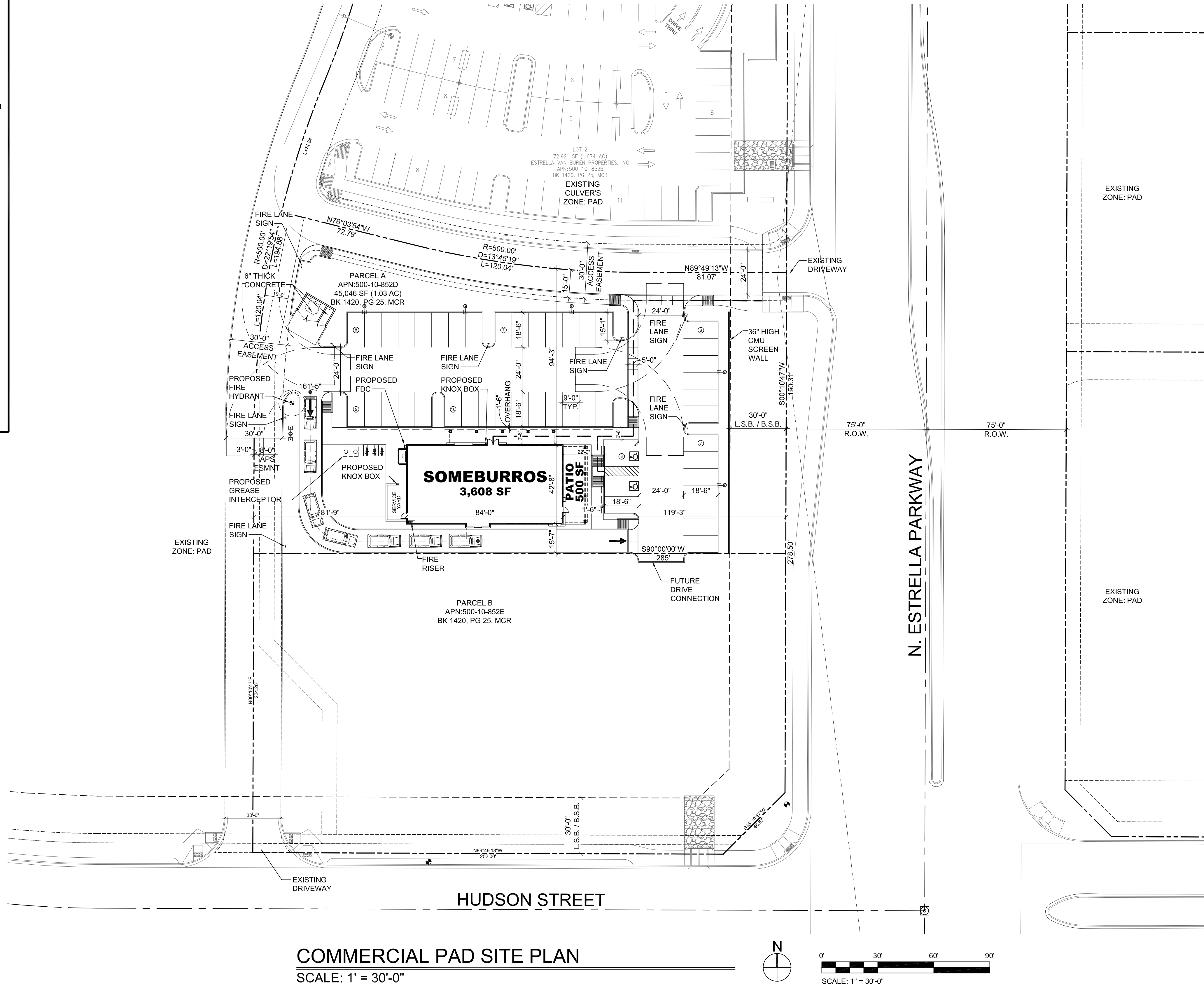


CITY OF GOODYEAR SITE PLAN NOTES

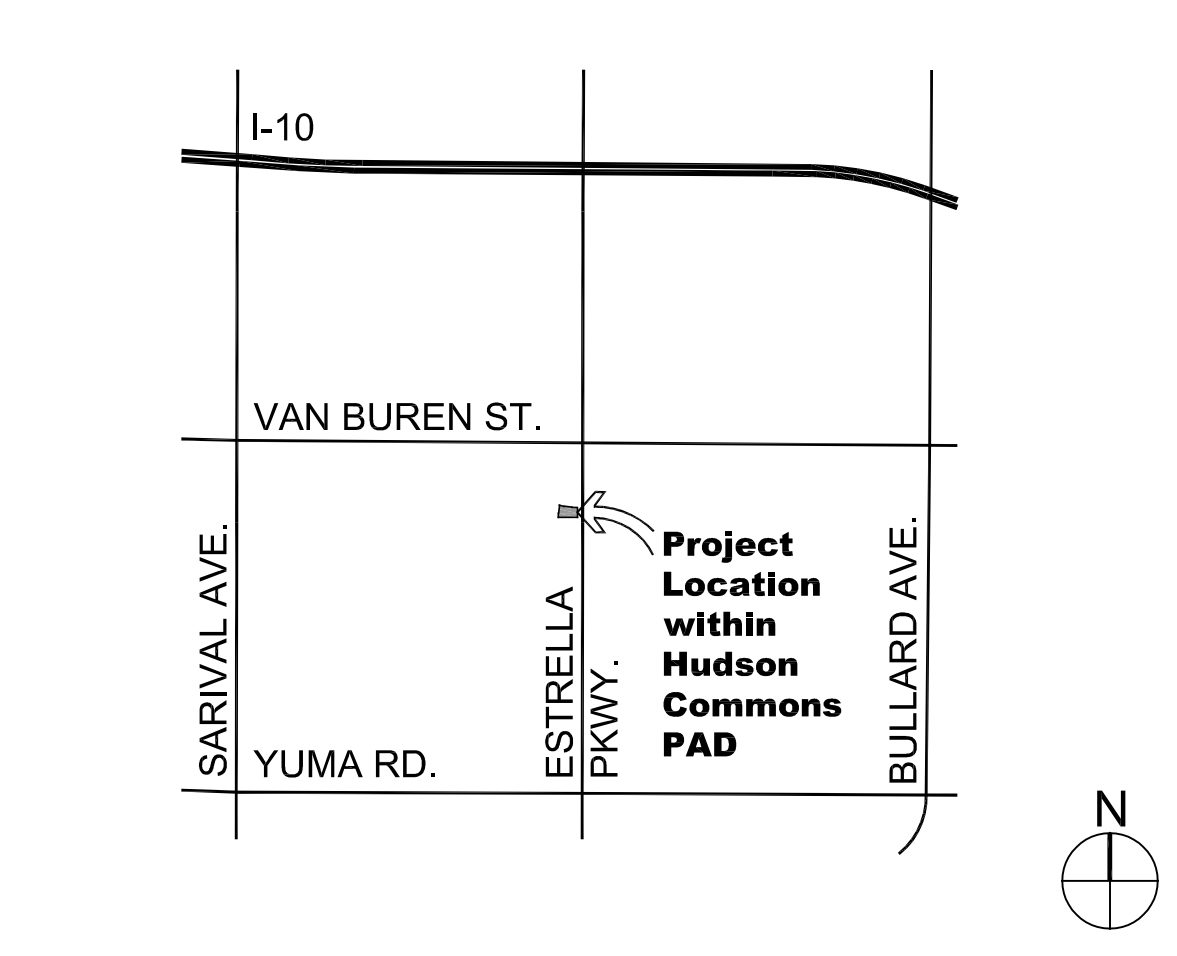
1. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURB, GUTTER, 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 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 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 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, 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 APPROVAL.



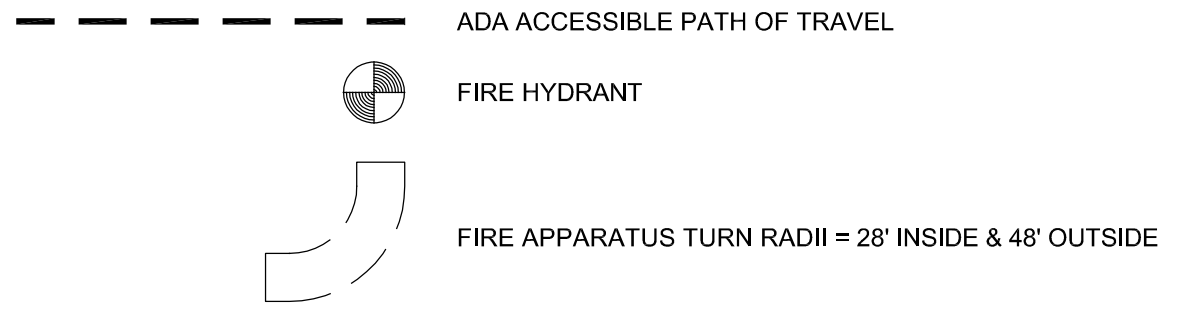
SITE DATA

APN:	500-10-852D
ZONING (EXISTING):	PAD (EXISTING)
ZONING (PROPOSED):	PAD (EXISTING)
USE (EXISTING):	UNDEVELOPED
USE (PROPOSED):	QUICK SERVICE RESTAURANT W/ DRIVE-THRU
SITE DATA:	
PARCEL A SITE AREA (NET):	45,046 SF (1.03 AC)
BUILDING DATA:	
BUILDING AREA (SOMEBURROS):	3,608 SF
PROPOSED BUILDING LOT COVERAGE:	8.0%
MAXIMUM BUILDING COVERAGE:	50%
PROPOSED BUILDING HEIGHT:	24'-0"
MAXIMUM BUILDING HEIGHT:	56'-0"
SETBACKS (BUILDING):	
FRONT / STREET SIDE:	30'-0"
SIDE / REAR:	0'-0"
SETBACKS (LANDSCAPE):	
STREET / FRONT:	30'-0"
PARKING:	
REQUIRED:	
SOMEBURROS - INDOOR DINING 1450 SF @ 1/50 = 29	29 SPACES
SOMEBURROS - KITCHEN / SERVICE 2158 SF @ 1/150 = 14.38	14 SPACES
SOMEBURROS - OUTDOOR DINING 500 SF @ 1/150 = 3.3	3 SPACES
TOTAL REQUIRED:	46 SPACES
PROVIDED:	(STANDARD) 44 SPACES
TOTAL PROVIDED:	(ACCESSIBLE) 2 SPACES

VICINITY MAP:



LEGEND



LEGAL DESCRIPTION

THAT PARCEL OF LAND BEING A PORTION OF LOT 3 OF THE MINOR LAND DIVISION OF HUDSON COMMONS, AS RECORDED IN BOOK 1420, PAGE 25, MARICOPA COUNTY RECORDS, BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3;

THENCE ALONG THE PROPERTY LINE OF SAID LOT 3 THE FOLLOWING 4 COURSES:

THENCE SOUTH 76°03'54" EAST, 72.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 500.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°45'19", AN ARC LENGTH OF 120.04 FEET TO A TANGENT LINE;

THENCE SOUTH 89°49'13" EAST, 81.07 FEET;

THENCE SOUTH 00°10'47" WEST, 150.31 FEET;

THENCE DEPARTING SAID PROPERTY LINE, NORTH 90°00'00" WEST, 285.00 FEET TO THE WEST PROPERTY LINE OF SAID LOT 3;

THENCE ALONG SAID WEST PROPERTY LINE THE FOLLOWING 2 COURSES:

THENCE NORTH 00°10'47" EAST, 63.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 500.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°45'19", AN ARC LENGTH OF 120.04 FEET TO THE POINT OF BEGINNING.



Someburros Drive-Thru Restaurant

at Hudson Commons
South of SWC Van Buren Street & Estrella Parkway
Goodyear, AZ 85338

12.18.2020
PROJECT NO.: 19108



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