

KEY NOTES

- 1 TRAFFIC FLOW ARROWS, TYP. (SEE DETAIL C4.1.4)
- 2 PROPOSED 6" CURB (SEE DETAIL C4.1.7)
- 3 HANDICAP PARKING (SEE DETAIL C4.1.10)
- 4 PROPOSED SIDEWALK HANDICAP RAMP (SEE DETAIL C4.1.9)
- 5 INSTALL HANDICAP SIGN (SEE PRESCOTT VALLEY CROSSROADS DEVELOPMENT GUIDELINES AND SITE STANDARDS)
- 6 HANDICAP ACCESS AISLE (SEE DETAIL C4.1.2)
- 7 MENU BOARD (SEE ARCHITECTURAL PLANS)
- 8 DUMPSTER (REFUSE) ENCLOSURE (SEE PRESCOTT VALLEY CROSSROADS DEVELOPMENT GUIDELINES AND SITE STANDARDS AND ARCHITECTURAL PLANS FOR DETAILS)
- 9 STANDARD 90° PARKING STALL
- 10 GREASE TRAP (SEE MEP PLANS)
- 11 PAVEMENT MARKING GRAPHICS (SEE DETAIL C4.1.1)
- 12 INSTALL SIDEWALK (SEE DETAIL C4.1.6)
- 13 INSTALL RIBBON (FLUSH) CURBING PER DETAIL C4.1.11
- 14 INSTALL STOP BAR (SEE DETAIL C4.1.8)
- 15 LANDSCAPED AREA (SEE LANDSCAPE PLAN AND PRESCOTT VALLEY CROSSROADS DEVELOPMENT GUIDELINES AND SITE STANDARDS)

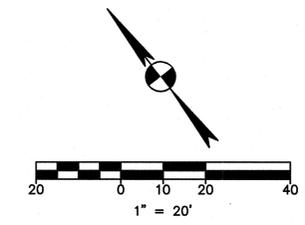
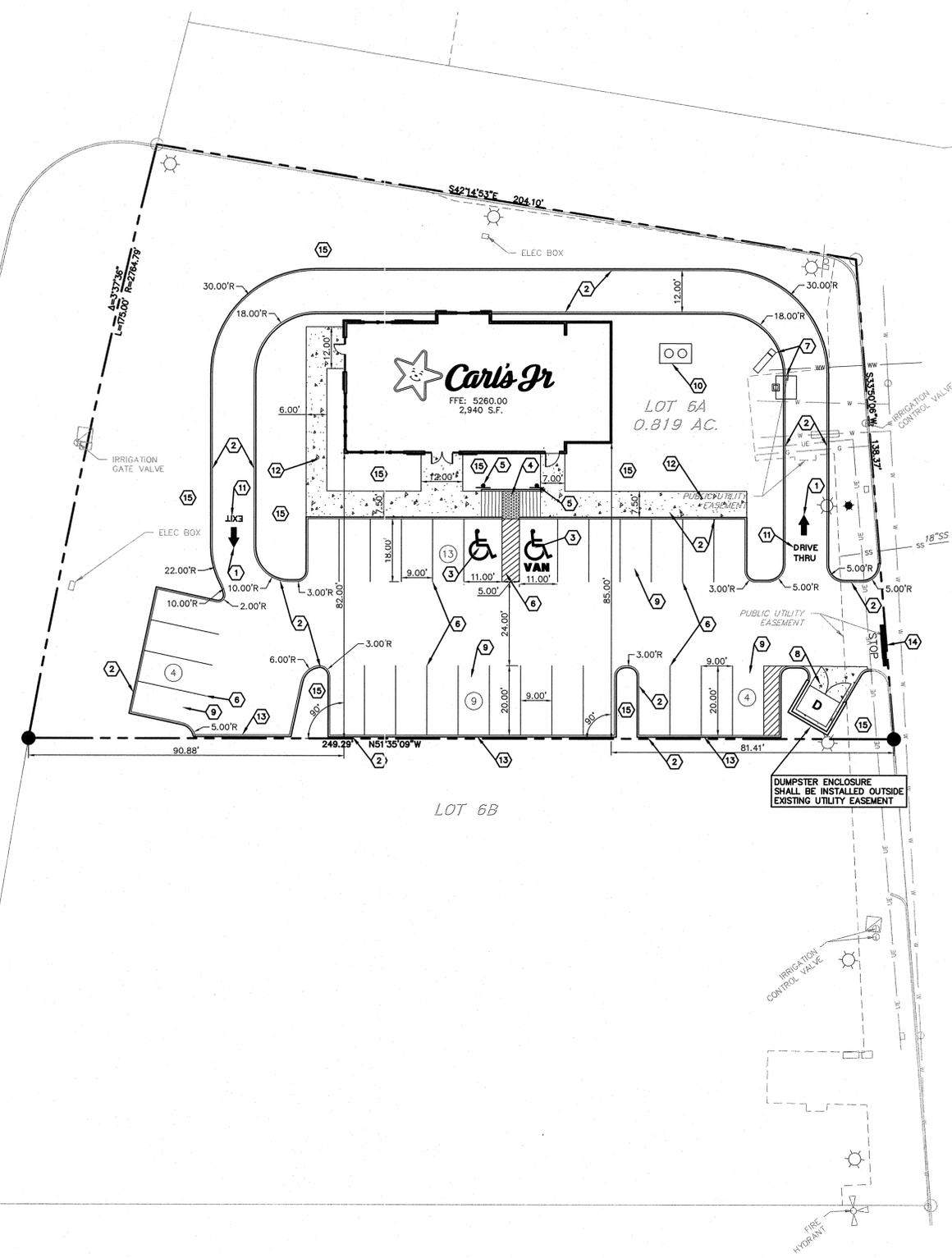
ACCESSIBILITY NOTES

1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ADAAG 4.8.1]
2. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. [ADAAG 4.8.2]
3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ADAAG 4.8.6]
4. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [ADAAG 4.5.1]

PARKING AND SIDEWALK SUMMARY

BUILDING USE SQUARE FEET	RESTAURANT 2,940
REGULAR	
MINIMUM REQUIRED PARKING RATIO	10 SPACES/1,000 SF
MINIMUM REQUIRED PARKING SPACES	30
ACTUAL/PROPOSED PARKING SPACES	30
HANDICAP SPACE (ADA) PARKING LOT	
REQUIRED REGULAR HANDICAP PARKING	2
REQUIRED VAN ACCESSIBLE PARKING	1
PROPOSED HANDICAP PARKING	2 (1 VAN)

STATE ROUTE 69



LEGEND

EXISTING	PROPOSED	DESCRIPTION
(---)	(---)	PROPERTY (R.O.W.) LINE / SUBDIVISION BOUNDARY
(---)	(---)	RECORD INFORMATION
(---)	(---)	LIGHT POLE
(---)	(---)	POWER POLE
(---)	(---)	DOWN GUY
(---)	(---)	TRANSFORMER (SIZE VARIES)
(---)	(---)	FIRE HYDRANT
(---)	(---)	WATER VALVE
(---)	(---)	WATER METER
(---)	(---)	WATER METER VAULT
(---)	(---)	WATER MANHOLE
(---)	(---)	TELEPHONE RISER
(---)	(---)	CABLE TV RISER
(---)	(---)	ELECTRIC BOX
(---)	(---)	ELECTRIC METER
(---)	(---)	GAS METER
(---)	(---)	TRAFFIC CONTROL BOX
(---)	(---)	TRAFFIC SIGNAL POST
(---)	(---)	UNDERGROUND GAS LINE MARKER
(---)	(---)	TELEPHONE RISER
(---)	(---)	GRATE INLET
(---)	(---)	CURB INLET (SIZE VARIES)
(---)	(---)	GREASE TRAP (SIZE VARIES)
(---)	(---)	WIRE FENCE
(---)	(---)	CHAIN LINK FENCE
(---)	(---)	OVERHEAD ELECTRIC LINE
(---)	(---)	UNDERGROUND ELECTRIC
(---)	(---)	ELECTRIC MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER MANHOLE (SIZE VARIES)
(---)	(---)	STORMSEWER MANHOLE (SIZE VARIES)
(---)	(---)	TELEPHONE MANHOLE (SIZE VARIES)
(---)	(---)	DUMPSTER
(---)	(---)	CONCRETE CURB
(---)	(---)	EDGE OF PAVEMENT
(---)	(---)	HANDICAP ACCESS ROUTE
(---)	(---)	CONCRETE WALL (SEE PLAN)
(---)	(---)	ROCK WALL
(---)	(---)	SIGN
(---)	(---)	WHEELSTOP
(---)	(---)	BOLLARD
(---)	(---)	HANDICAP SPACE
(---)	(---)	FREE STANDING FIRE OUTLET CONNECTION

SITE PLAN NOTES

1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF PRESCOTT VALLEY SPECIFICATIONS.
2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENTS SHALL BE IN ACCORDANCE WITH THE TOWN OF PRESCOTT VALLEY STANDARD SPECIFICATIONS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE CONTRACTOR SHALL GIVE THE TOWN OF PRESCOTT VALLEY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
6. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR AND CIVIL ENGINEER IMMEDIATELY.
7. CONTRACTOR SHALL PROTECT ALL BENCHMARKS AND PROPERTY MONUMENTATION AND SHALL REPLACE OR REPAIR, AT HIS OWN EXPENSE, BENCHMARKS AND MONUMENTATION DISTURBED DURING CONSTRUCTION.
8. IF CONTRACTOR RELOCATES OR SETS NEW BENCHMARKS, THE VERTICAL ELEVATIONS OF THE BENCHMARKS SHALL BE SET TO A TOLERANCE OF 0.010 FT.
9. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BUILDING FACE OF BRICK, STONE AND FACE OF WALLS.
10. REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING DIMENSIONS.
11. ALL CURB RADII SHALL BE 3.0' UNLESS OTHERWISE NOTED.
12. THE AMERICANS WITH DISABILITIES ACT (ADA) GUIDELINES, BOTH FEDERAL AND STATE ARE TO BE INCORPORATED IN ALL CONSTRUCTION DOCUMENTS. IF ANY CRITERIA CANNOT BE MET THEN OWNER IS TO BE ALERTED OF THE CONDITION AND INFORMED OF THE MEASURES THAT WOULD BE NECESSARY TO BE IN CONFORMANCE.
13. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING UTILITIES, PAVEMENT AND STRUCTURES WITHIN OR AROUND THE PROPOSED BUILDING PAD LIMITS OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL, RELOCATION AND COORDINATION OF THESE EXISTING UTILITIES, PAVEMENT AND STRUCTURES. CONTRACTOR SHALL CONTACT ENGINEER IF A CONFLICT EXISTS.
14. PROVIDE PAD CERTIFICATION FROM A LICENSED SURVEYOR AND SOIL COMPACTION DOCUMENTATION FROM A GEOTECHNICAL ENGINEER.
15. PUMPING RUNOFF OR RAINWATER FROM A BUILDING EXCAVATION IS NOT AN EXTRA PAY ITEM.
16. SIDEWALKS LOCATED WITHIN THE TOWN OF PRESCOTT VALLEY RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF PRESCOTT VALLEY SPECIFICATIONS.

LEGAL DESCRIPTION:

CROSSROADS PARCEL C, LOT 6A LOCATED IN A PORTION OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE G&SR&M, YAVAPAI COUNTY, ARIZONA, CONTAINING 0.819 ACRES, MORE OR LESS.

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FINAL DEVELOPMENT PLAN

Carl's Jr.
 PRESCOTT VALLEY, ARIZONA

PLOTTING SCALE: 1" = 1'
 DATE REVISED: Nov 29, 2011
 FILE: G:\102334\100005\102334SPN.dwg
 DRAWN BY: WW
 DESIGNED BY: SSL
 REVIEWED BY: RM/RMJ
 PROJECT NO.: 102234-50005