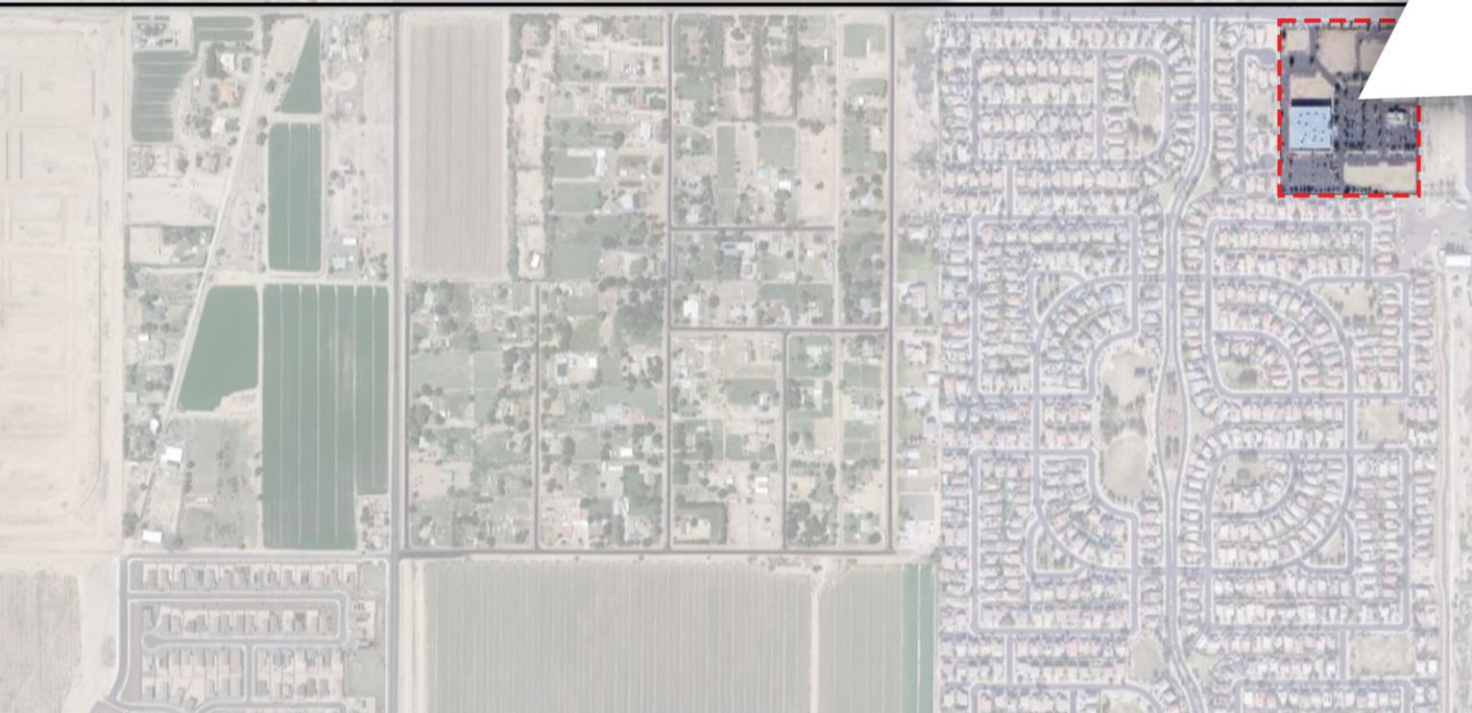

17171 W. YUMA ROAD

GOODYEAR, AZ 85338





W. YUMA RD



S. COTTON LN

OWNER:	ARCHITECT:
HH-LAVEEN LOT 2, LLC	RKAA ARCHITECTS, INC.
5050 N 40TH STREET SUITE 350	2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85018	PHOENIX, ARIZONA 85016
CONTACT: JAMES NEAL	CONTACT: NEIL FEASER
PHONE: (480) 794-1887	PHONE: (602) 955-3900
EMAIL: james@hinksonco.com	E-MAIL: nfeaser@rkaa.com

OWNER:	ARCHITECT:
HH-LAVEEN LOT 2, LLC	RKAA ARCHITECTS, INC.
5050 N 40TH STREET SUITE 350	2233 EAST THOMAS ROAD
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PROPOSED PROJECT IS CONSIST OF TWO RESTAURANT BUILDINGS. ONE IS SALAD AND GO AND 2ND ONE IS BLACK ROCK COFFEE. BOTH BUILDINGS ARE LOCATED ON LOT 5 OF COTTON FLOWER MARKETPLACE. BELOW IS A BRIEF DESCRIPTION OF BOTH RESTAURANTS.

1ST PROPOSED RESTAURANT, SALAD AND GO, IS A ONE STORY METAL FRAMED BUILDING OF 827 SF. THERE IS NO EATING AND DINING SERVICE AVAILABLE AT THIS BUILDING. THIS IS A DRIVE THRU RESTAURANT HAVING CARRY-OUT FACILITY ONLY. RESTAURANT HAS SERVICE WINDOWS FOR STANDARD CUSTOMERS, WALK UP CUSTOMERS AND EXPRESS CUSTOMERS. THIS BUILDING SHALL HAVE PARKING SPACES, PEDESTRIAN WALK WAY; DRIVE THRU LANES FOR STANDARD AND EXPRESS CUSTOMERS; LANDSCAPING AND TRASH ENCLOSURE.

2ND PROPOSED RESTAURANT, BLACK ROCK COFFEE, IS A ONE STORY BUILDING OF 1976 S.F. IT SHALL HAVE BOTH INTERIOR DINING FACILITY AND DRIVE THRU FACILITY. THERE IS NO OUTDOOR DINING FACILITY AVAILABLE AT THIS RESTAURANT. IT SHALL HAVE DRIVE THRU LANES, WALK UP PLAZA, PARKING SPACES, LANDSCAPING AND TRASH ENCLOSURE.

BOTH BUILDINGS SHALL HAVE AUTOMATIC SPRINKLER SYSTEM AND SHALL COMPLY WITH ALL CITY'S ZONING AND SAFETY REGULATIONS.

EXISTING & PROPOSED ZONING: PAD (SUBJECT TO C-2 ZONING)
SITE AREA : 14.70 ACRES / 640,378 S.F.
SECTION-TOWNSHIP-RANGE: 14 1N 2W

AREA: 70,481 SF (1.62 ACRES)
APN: 502-43-002H

MAIN BUILDING AREA:	
RESTROOM	64 SF
STORAGE	153 SF
PREP AND OTHER	610 SF
TOTAL	827 SF

OVERALL BUILDING AREA:	
MAIN BUILDING	827 SF
DRIVE THRU CANOPY	296 SF
MISC. CANOPY	128 SF
SES&FIRE RISER	92 SF
TOTAL	1343 SF

TOTAL PARKING REQUIRED FOR SALAD AND GO:
FREE STANDING RESTAURANT @ 1/150
827 SF/ 150 6 SPACES.

ADJACENT RESTAURANT AREA 1976 SF
PARKING REQUIRED :
KITCHEN 1976X.60 / 150 = 08
DINING 1976X.40 / 50 = 16
TOTAL REQUIRED 24 SPACES.

TOTAL LOT 5 PARKING REQUIREMENT
24 SPACES + 6 SPACES = 30 SPACES.

TOTAL PROVIDED PARKING 58 SPACES.

ACCESSIBLE PARKING REQUIRED (51-75): 3 SPACES.
PROVIDED: 4 SPACES.

BIKE SPACES PROVIDED: 4 SPACES

SCALE: 1" = 60'



SCALE: NTS



17171 W. YUMA ROAD
GOODYEAR, AZ 85338
05-26-2022



LOT 5
SP1.0



RKAA 21357.00



RKAA



SITE PLAN NOTES

- C. The following notes shall be shown on all approved site plans:
- 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.
 - 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.

Site Development 2012 Page 2 of 13

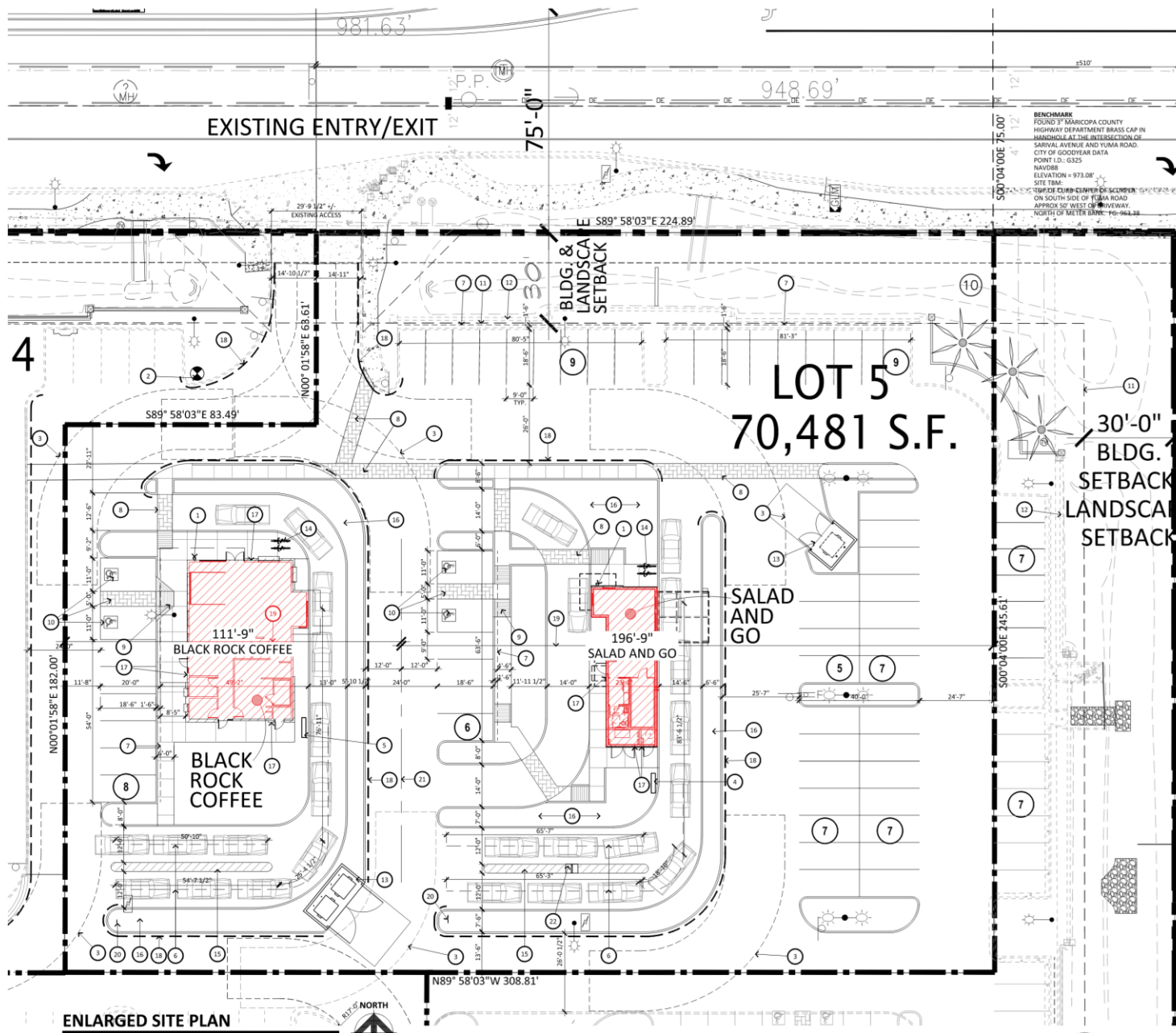
Goodyear, Arizona Engineering Design Standards and Policies Manual

- 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.

Site Development 2012 Page 3 of 13

Goodyear, Arizona Engineering Design Standards and Policies Manual

- 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.



ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"



COTTON FLOWER MARKETPLACE - LOT 5

17171 W. YUMA ROAD
GOODYEAR, AZ 85338
05-26-2022

LOT 5
SP1.1

RKAA 21357.00



RKAA
ARCHITECTS, INC.

KEY NOTES

- FDC LOCATION.
- EXISTING FIRE HYDRANTS.
- FIRE TRUCK TURNING RADIUS (28' INSIDE RADIUS AND 48' OUTSIDE RADIUS).
- MENU BOARD AT 8TH CAR.
- MENU BOARD AT 9TH CAR.
- QUELUE LANES PROVIDE GREATER THAN 150' QUELUEING DISTANCE.
- OUTLINE OF VEHICLE OVERHANG OF 1'-6".
- DECORATIVE CROSS WALK - TYP.
- RAMP (1:12 SLOPE MAX.).
- ACCESSIBLE PARKING SPACE AND DECORATIVE ASILE.
- EXISTING LANDSCAPE AND BUILDING SETBACK.
- EXISTING SCREEN WALL.
- TRASH ENCLOSURE. TRASH ENCLOSURE TO FOLLOW DESIGN CRITERIA FROM DETAIL G-3160, G-3164.
- BIKE SPACES.
- DRIVE THRU LANE DIVIDER MARKING.
- LANDSCAPE AREA.
- KNOCK BOX.
- DASH LINES INDICATE FIRE LANE TO BE PAINTED WITH RED ON CURB WITH WHITE LETTERING OF "FIRE LANE - NO PARKING" TYP.
- PAD DIMENSIONS.
- SIGN POST LOCATION PER FIRE DEPARTMENT. SEE FIRE DEPARTMENT NOTE # 8 ON THIS SHEET.
- CENTRIFUG OF STREET.
- PREVIEW BOARD.

FIRE DEPT. NOTES

- SPEED BUMPS ON ANY OBSTRUCTIONS THAT MAY IMPED AN EMERGENCY VEHICLE RESPONSE SHALL NOT BE ALLOWED IN THIS DEVELOPMENT.
- SIGN TO BE POSTED NEAR BY DRIVE THRU ENTRY STATING "ATTENTION CUSTOMER: DO NOT BLOCK DRIVE WAY WHILE WAITING FOR SERVICE".
- WHERE INDICATED BY FIRE LANES, PROVIDE RED PAINTING ON CURBING WITH WHITE LETTERING STATING "NO PARKING FIRE LANE".

GENERAL NOTES

ALL SIGNS INCLUDING MENU BOARD SHALL BE SEPARATE SUBMITTAL. SEPARATE REVIEW AND APPROVAL.

SITE DATA

EXISTING & PROPOSED ZONING: PAD (SUBJECT TO C-2 ZONING)
SITE AREA: 14.70 ACRES / 640,378 S.F.
SECTION-TOWNSHIP-RANGE: 14 1N 2W

LOT 5

AREA: 70,481 SF (1.62 ACRES)
APN: 502-43-002H

PROPOSED SALAD AND GO.

MAIN BUILDING AREA:
RESTROOM 64 SF
STORAGE 153 SF
PREP AND OTHER 610 SF
TOTAL 827 SF

OVERALL BUILDING AREA: 827 SF
DRIVE THRU CANOPY 296 SF
MISC. CANOPY 128 SF
SE&FIRE RISER 92 SF
TOTAL 1343 SF

TOTAL PARKING REQUIRED FOR SALAD AND GO:
FREE STANDING RESTAURANT @ 1/150
827 SF / 150 = 6 SPACES.

PROPOSED BLACK ROCK COFFEE RESTAURANT:

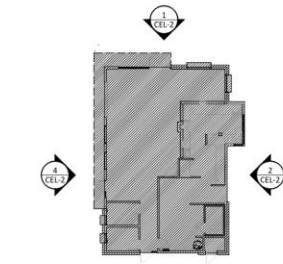
ADJACENT RESTAURANT AREA 1976 SF
PARKING REQUIRED:
KITCHEN 1976X.60 / 150 = 08
DINING 1976X.40 / 50 = 16
TOTAL REQUIRED 24 SPACES.

TOTAL LOT 5 PARKING REQUIREMENT
24 SPACES + 6 SPACES = 30 SPACES.

TOTAL PROVIDED PARKING 58 SPACES.

ACCESSIBLE PARKING REQUIRED (51-75): 3 SPACES.
PROVIDED: 4 SPACES.

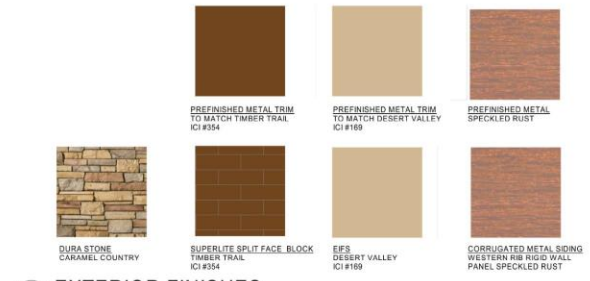
BIKE SPACES PROVIDED: 4 SPACES.



4 SIDE ELEVATION
3/16" = 1'-0"



2 DRIVE THRU ELEVATION
3/16" = 1'-0"



5 EXTERIOR FINISHES
3/4" = 1'-0"



3 REAR ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"

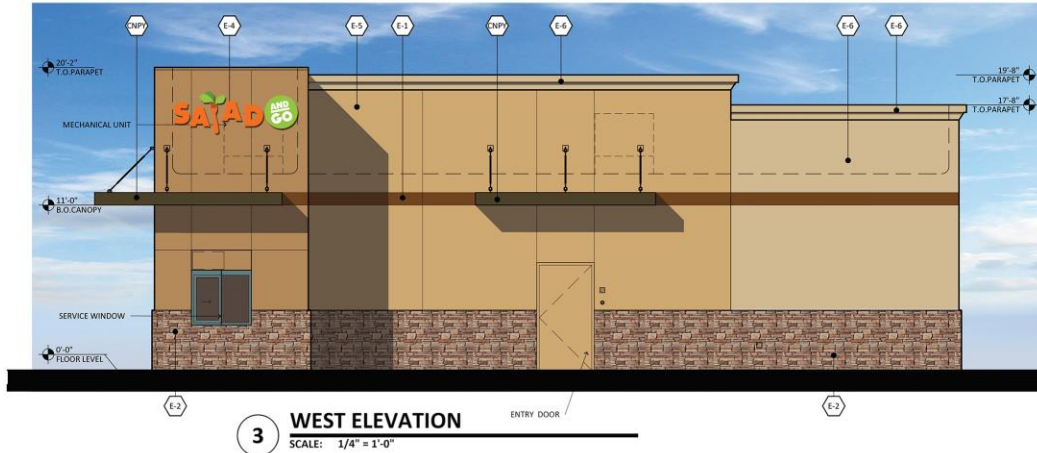
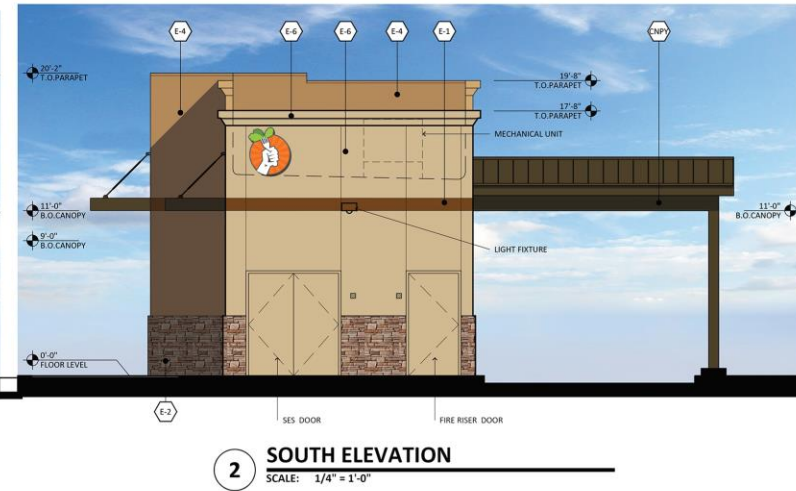


BLACK ROCK COFFEE BAR
COTTON FLOWER MARKETPLACE - LOT 5
17171 W. YUMA ROAD
GOODYEAR, AZ 85338
08-30-2022

CEL-2

RKAA# 21357.00





MATERIAL AND COLOR

E-1	ACCENT BAND	PRODUCT: DRYVIT FINISH: SMOOTH COLOR: IC1 PAINTS TIMBER TRAIL # 354 MNFR: COLOR TO MATCH DUNN EDWARDS	
E-2	STONE VENEER	PRODUCT: STONE VENEER "CARAMEL COUNTRY CSV 20007 DURA STONE	
E-3	E.I.F.S.	PRODUCT: DRYVIT FINISH: SMOOTH COLOR: IC1 PAINT COPPER # 320 MNFR: COLOR TO MATCH DUNN EDWARDS HARRISON RUST	
E-4	E.I.F.S.	PRODUCT: DRYVIT FINISH: SMOOTH COLOR: IC1 PAINT WESTERN TRAIL 462 MNFR: COLOR TO MATCH DUNN EDWARDS	

E-5	E.I.F.S.	PRODUCT: DRYVIT FINISH: SMOOTH COLOR: IC1 PAINT KEY MARKET # 532 MNFR: COLOR TO MATCH DUNN EDWARDS	
E-6	E.I.F.S.	PRODUCT: DRYVIT FINISH: SMOOTH COLOR: IC1 PAINT DESERT VALLEY # 629 MNFR: COLOR TO MATCH DUNN EDWARDS DESERT FLOOR	
E-7	ALUMINUM STOREFRONT	COLOR: IC1 PAINT FALL'S RIVER # 1266 MNFR: COLOR TO MATCH DUNN EDWARDS	
CNPY	METAL	PRODUCT: METAL FASCIA/ COLUMNS/AWNING FINISH: IC1 PAINT DARK CAVERN 680 MNFR: COLOR TO MATCH DUNN EDWARDS TREASURE CHEST	

FIRE DEPARTMENT NOTES:

1. BUILDING ADDRESS NUMBER TO BE 16" HIGH WITH A THREE (3) INCH STROKE, MUST BE OF A CONTRASTING COLOR, AND MOUNTED HIGH ON THE BUILDING TO BE VISIBLE FROM STREET.

GENERAL LANDSCAPING NOTES

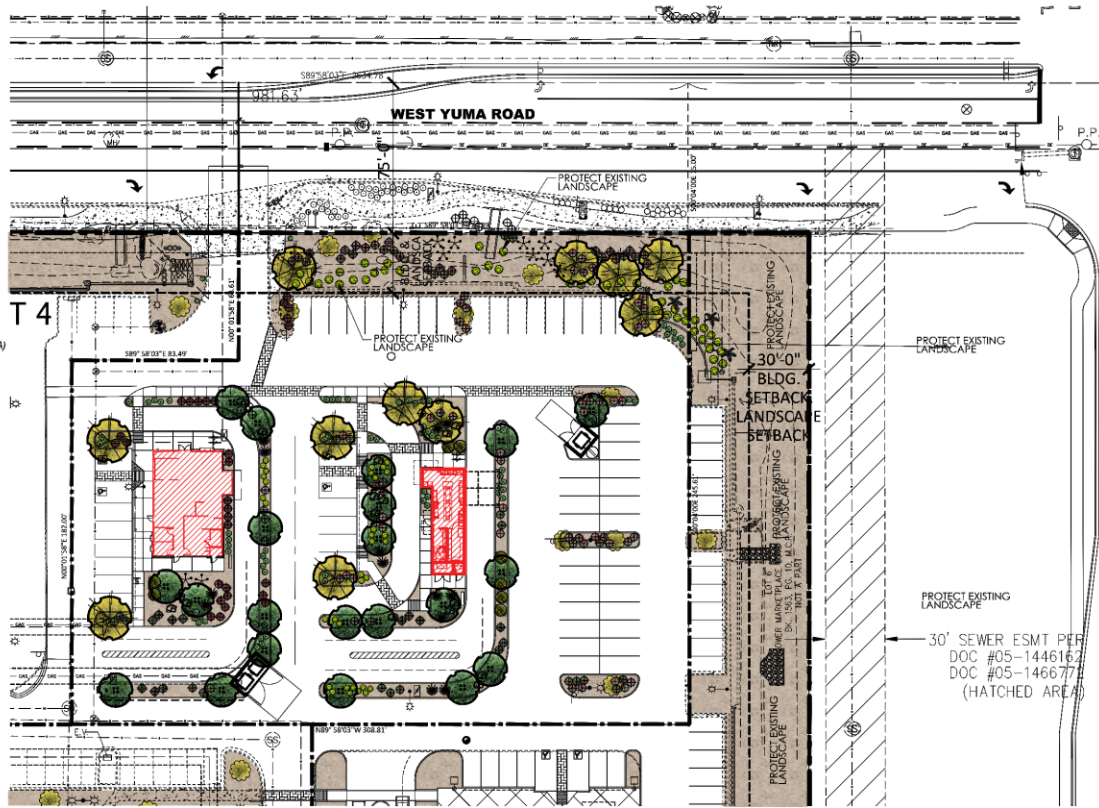
1. All general construction notes shall apply.
2. Substitutions in type, and/or deviations in size or quantity from the approved landscape or irrigation plans shall not be permitted without prior written approval from the City of Goodyear. (Contact the City Landscape Technician regarding planting and irrigation substitutions at 623.882.7979)
3. All signs, monument walls and site lighting require separate building approval.
4. All fire hydrants shall require a 7-foot clearance in all directions to any new or existing landscape.
5. All plant material located in the public rights-of-way or city of Goodyear maintained areas shall be in compliance with the department of water resources low water use. Plant list for the Phoenix activity management area.
6. All plant material and specifications shall conform to the Arizona Nurseryman Association current standards.
7. Contractor to ensure a one-foot clearance between the sidewalk and mature tree canopy.
8. Plant legend provided for contractor's convenience. Construction plans take precedence.
9. A 10-foot clearance shall be maintained between a tree trunk and utility line.
10. All existing landscape and irrigation systems that are designated to remain on the approved landscape plans shall not be damaged or destroyed during construction. Any damage that does occur during construction shall be replaced in kind by the contractor.
11. Sidewalk and paving construction that are part of the landscape improvements shall be in compliance with all on-site paving and meet design and construction requirements of the Americans with Disabilities act (ADA)
12. Prior to acceptance of any backflow device, each device shall be tested by a state certified tester and the results provided to the city
13. Utility boxes, meters and vaults shall be located in the R.O.W. and will not be permitted in any street median.
14. 'As - Built' drawings, certified by the developer's landscape architect, shall be submitted and approved prior to issuance of a building 'Certificate of Occupancy'.

All plans for Commercial or Residential development shall have the following shown on the cover sheet.

- a. The developer shall maintain and warranty all planted areas including 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 plantings and or irrigation systems shall be immediately repaired or replaced at the developer's expense.
- c. Maintenance shall include continuous operations of mowing, rolling, fertilizing, spraying, insect and pest control, re-seeding, replacement, and all other measures necessary to assure good normal growth.
- d. When the turf has established sufficient root structure and an approximate height of 3 inches, mowing shall begin immediately and reduce in safe increments to a height of 2 inches and shall be maintained thereafter at the height of 2 inches.
- 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 all unacceptable plantings are replaced or repaired and the landscaping meets city approval.
- g. Areas may include retention basins, parks, rights-of-way, and street center median landscaping.

GENERAL NOTES FOR CONSTRUCTION

- A. All construction shall conform to the City EDS&PM, City Standard Details, and current MAG Uniform Standard Specifications and Details for Public Works Construction.
- B. This set of plans has been reviewed for compliance with City requirements prior to issuance of construction permits. However, such review shall not prevent the city from requiring correction of errors in plans found to be in violation of any law or ordinance.
- C. The City does not warrant any qualities shown on plan.
- D. The City approval is for general layout in the right-of-way only. This approval is valid for a period of (1) one year. Construction permits shall be obtained during this period or the plans shall be resubmitted for review and approval.
- E. An approved set of plans shall be available on the job site at any time.
- F. The City shall be notified (48) forty-eight hours prior to any construction work and inspections (623)-882-7979. Construction work concealed without inspection from the city shall be subject to exposure at the contractors expense.
- G. Right-of-way improvements shall not be accepted until 'As-Built' plans have been submitted and approved by the City. (see As-Built requirements).
- H. The developer is responsible for arranging the relocation and associated costs of all utilities. A utility relocation schedule shall be submitted prior to the issuance of permits.
- I. The developer is responsible for arranging the relocation and associated cost of all utilities. A utility relocation schedule shall be submitted prior to the issuance of permits.
- J. The developer is responsible for obtaining or dedicating all required rights-of-way and easements to the City prior to issuance or permits.
- K. The contractor shall contact BLUE STAKE (602-263-1100) at least (48) forty-eight hours prior to construction.
- L. The contractor shall barricade construction sites at all times per the City of Goodyear Traffic Barricade Manual. When required by the City, a traffic control plan shall be submitted for approval in advance of construction.
- M. The contractor must request a meter for filling and testing a new water lines from their assigned Engineering Inspector. This meters should be ordered 2 working days prior to the start of construction. Potable water is not available for any other construction use. The unlawful removal of water from fire hydrant or any other source is a violation of the municipal code, punishable by fine and/or imprisonment.
- N. Prior to moving or destroying protected native plant species, the contractor shall file a formal Notice of Intent with the Arizona Department of Agriculture (602-542-6408).
- O. The Contractor shall comply with the Environmental Protection Agency National Pollution Discharge Elimination System (NPDES) Storm water requirements established for construction sites.
- P. The contractor shall provide dust control to the satisfaction of City Engineer. The contractor shall obtain a Dust Control Permit from the Maricopa County Air Quality Department.
- Q. Private on-site water and sewer lines shall be constructed in accordance with the Uniform Plumbing Code, N.F.P.A. and the Uniform Fire Code as adopted by the City.



LANDSCAPE LEGEND

- CERCIDIA 'HYBRID'
DESERT MUSEUM PALO VERDE
2" CALIP., 6.5T, 4.5W
- ACACIA ANEURA
MULGA (SRP/APS APPROVED)
2" CALIP., 5.5T, 4W
- ERECAMERIA MACULATA
VALENTINE EMU BUSH
5 GALLON
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
- ROSEMARINUS PROSTRATA
ROSEMARY
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
5 GALLON
- AGAVE WEBBERII
WEBBER'S AGAVE
5 GALLON (6S)
- 3X3X3' SURFACE SELECT
GRANITE BOULDER
MINIMUM 2000lbs EACH

1/2" SIZED MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE DATA:

NET SITE AREA: 70,483 SQ.FT.
LANDSCAPE AREA: 15,435 SQ.FT.
PERCENT LANDSCAPE: 22%
LANDSCAPE COVERAGE: 53% LIVING VEGETATION

GENERAL NOTES

1. INSTALL AN ISOLATION BALL VALVE TO ALL CONTROL VALVES.
2. 0 L.F. ESTIMATED FOOTAGE OF CONCRETE SIDEWALK. ALL SIDEWALK TO BE CONSTRUCTED FROM CIVIL PLANS.
3. ALL SIDEWALKS SHALL BE CONSTRUCTED PER MAG (CONSTRUCTION CALL OUT).
4. PROPERTY LANDSCAPE TO BE MAINTAINED BY OWNER INCLUDING RIGHT-OF-WAY.
5. MAINTAIN A MINIMUM OF 7' LANDSCAPE CLEARANCE FROM FIRE EQUIPMENT.
6. 0 L.F. OF MAINLINE TRENCHING WITHIN THE RIGHT-OF-WAY OR LANDSCAPE TRACTS.
7. ANY TREE RELOCATION IN THE RIGHT-OF-WAY IS TO BE COORDINATED THROUGH THE CITY LANDSCAPE INSPECTOR.
8. LITCHFIELD PARK SERVICE CO. TO PROVIDE WATER FOR LANDSCAPE WATERING PURPOSES.
9. IRRIGATION EQUIPMENT NOT SHOWN IN THE LANDSCAPE AREAS. L.C. IS TO PLACE ALL EQUIPMENT IN THE LANDSCAPE PLANTING AREAS.
10. IRRIGATION SYSTEM IS DESIGNED FOR POTABLE WATER.
11. SEE THE IRRIGATION SOURCE / CONNECTION POINT.
12. PRIOR TO ACCEPTANCE OF REDUCED PRESSURE DEVICE IT SHALL BE TESTED BY A CERTIFIED TESTER.

MAINTENANCE NOTES

1. ALL PLANT MATERIAL SHALL BE PRUNED 4 TIMES PER YEAR (3 TIMES DURING ACTIVE GROWTH SEASON AND 1 TIME DURING DORMANCY).
2. ALL HEDGE MATERIAL MAY BE PRUNED WITH SHEARS; ALL OTHER PLANT MATERIAL SHALL BE HAND PRUNED TO MAINTAIN A NATURAL APPEARANCE WITH ALL CUTS BEING MADE WITHIN THE CROWN OF THE PLANT TO MINIMIZE VISUAL CUTS. ALL TREES, SHRUBS AND VINES HAVE CORRECTIVE PRUNING PERFORMED DURING THE DORMANT SEASON.
3. ALL PLANT MATERIAL SHALL BE CARED FROM UNDER AN IPM (INTEGRATED PEST MANAGEMENT) PROGRAM. ALL PESTICIDES SHALL BE MADE DURING SITE AND REGION SPECIFIC TIME FRAMES THAT WILL MAXIMIZE THE EFFECTS OF THE CHEMICAL TO CONTROL ANY PESTS OR PATHOGENS AND THAT WILL MAXIMIZE THE CONCEPT OF IPM.

AS-BUILT NOTES

1. AS-BUILT PLANS SHALL BE SUBMITTED AS BLACK LINE DRAWINGS FOR REVIEW (24"x36" MAX. 4 MIL THICK), UPON APPROVAL A MYLAR COPY OF THE PLANS SHALL BE SUBMITTED FOR SIGNATURE.
2. AS-BUILT PLANS SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT WITH THE "AS-BUILT CERTIFICATION" APPROVAL BLOCK.

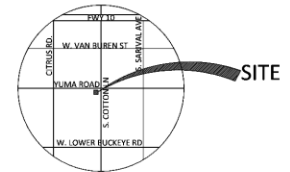
"AS-BUILT CERTIFICATION"

I certify that the "AS-BUILT" information shown herein was obtained under my direct supervision and is correct and complete to the best of my knowledge and belief.

NAME: _____
REGISTRATION NO. _____ DATE: _____
REVIEWED BY: _____ FIELD ENGINEERING

FIRE DEPARTMENT NOTE:

A SEVEN (7) FT. CLEAR SPACE IS REQUIRED AROUND ALL FIRE HYDRANTS FROM LANDSCAPE MATERIALS THAT EXCEED SIX (6) INCHES IN HEIGHT WHEN MATURE.



VICINITY MAP

SCALE: NTS



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P (602) 263-0320

EMAIL: tmmcqueen@tmia.net



LANDSCAPE PLAN

SCALE: 1" = 30'
0' 15' 30' 60'



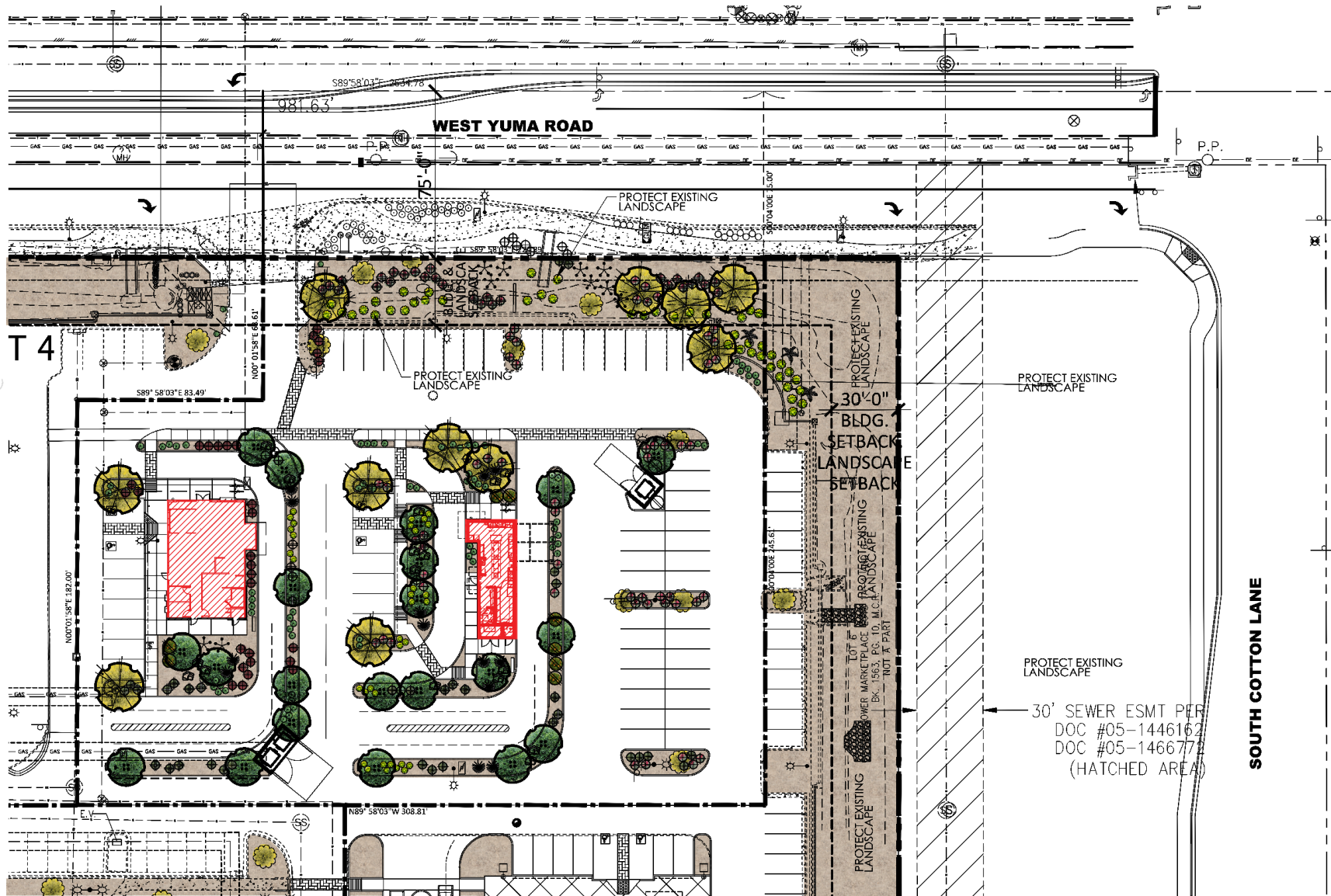
COTTON FLOWER MARKETPLACE - LOT 5

SWC COTTON LANE AND YUMA ROAD
GOODYEAR, AZ 85338
08-25-2022

LOT 5
La.01

RKAA 21357.00





LANDSCAPE LEGEND

-  CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
2" CALIP., 6.5T, 4.5W
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MULGA (SRP/APS APPROVED)
2" CALIP., 5.5T, 4W
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5 GALLON
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MEXICAN BIRD OF PARADISE
5 GALLON
-  TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
-  HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
-  DASYLIION WHEELERII
DESERT SPOON
5 GALLON
-  ROSEMARINUS PROSTRATA
ROSEMARY
5 GALLON
-  LANTANA MONTEVIDENSIS
'GOLD MOUND'
5 GALLON
-  AGAVE WEBBERII
WEBBER'S AGAVE
5 GALLON (65)
-  3'x3'x3' SURFACE SELECT
GRANITE BOULDER
MINIMUM 2000lbs EACH

1/2" SIZED MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE DATA:

NET SITE AREA:	70,483 SQ.FT.
LANDSCAPE AREA:	15,435 SQ.FT.
PERCENT LANDSCAPE:	22%
LANDSCAPE COVERAGE:	53% LIVING VEGETATION

GENERAL NOTES

1. INSTALL AN ISOLATION BALL VALVE TO ALL CONTROL VALVES.

FIRE DEPARTMENT NOTE:

A SEVEN (7) FT. CLEAR SPACE IS REQUIRED AROUND ALL FIRE HYDRANTS

June 13, 2022

Mr. Shawn Grant
Pre-Construction Manager
And Go Concepts, LLC
625 S 27th Ave, Suite 140
Phoenix, AZ 85009

Re: Salad & Go Cotton Ln/Yuma Rd | Traffic Impact Statement
SWC Cotton Ln/Yuma Rd, Goodyear, AZ
APN 502-43-002H

1 INTRODUCTION

This Traffic Impact Statement (TIS) that was prepared for the proposed development of Salad & Go in Goodyear, Arizona (Project). The Project will include the development of a 1.62-acre parcel with fast food and coffee shop use, as shown in the site plan (Attachment A).

The Project is located on the southwest corner of Cotton Lane and Yuma Road within the City of Goodyear, Arizona. The Project has frontage along Cotton Lane and along Yuma Road, which is owned and maintained by the City of Goodyear (City). A TIS has been completed to satisfy the City's planning-level technical report requirements. This TS is prepared for the Salad and Go and does not include the coffee-shop being constructed on the same parcel.

This TIS has been prepared in accordance with Section 4.1.9 in the City's Engineering Design Standards & Policies Manual (2017) and per the Maricopa County Department of Transportation (MCDOT) Traffic Impact Study Manual (May 2017) for approval by the City's Engineering & Development Services Department.

The purpose of this study was to document existing conditions, as well as calculate anticipated site-generated trips associated with the Project construction.

The Project is forecast to generate 36 AM peak hour trips, 26 PM peak hour trips and 373 average daily trips (ADT) based on the Institute of Transportation Engineers (ITE) Land Use 934 "Fast-Food Restaurant with Drive-Through Window".

2 PROJECT BACKGROUND

The Project is located on the southwest corner of Cotton Lane and Yuma Road within the City of Goodyear, Arizona, as shown in the Figure 1.

The Project site is currently an empty graded lot. The lot is located on a plot of land that is being developed for retail, restaurant, and other similar land uses. An existing fitness center is located southwest of the Project site and a restaurant is located south of the Project site. Other empty graded lots are available on the west and south sides of the plot. The plot has parking available for all existing and future land uses. Cotton Lane is east of the site and Yuma Road north of the project site.

Figure 1: Project Site Location



3 EXISTING ROADWAY CONDITIONS

3.1 Roadways

Cotton Lane is a two-lane, north-south roadway with one vehicle lane in each direction. The cross section includes pavement, with curb, gutter, and sidewalk on the east side of the roadway and a gravel shoulder on the west side of the roadway. Adjacent to the Project site, Cotton Lane has southbound right-turn lanes at two of the driveways and a northbound left-turn lane at one of the driveways into the Project site. A raised median extends from Yuma Road to the south for 420 feet. The posted speed limit on Cotton Lane is 45 miles per hour (mph) near the Project site. Cotton Lane is classified as a major roadway and as a proposed freeway on the City of Goodyear Transportation Master Plan, June 2014 (Figure 3-9). Cotton Lane is classified as an urban principal arterial based on the ADOT Statewide Federal Functional System Online Map.

Yuma Road is a two-lane, east-west roadway with one vehicle lane in each direction. The cross section includes pavement, with curb, gutter and sidewalk on the south side of the roadway and a paved shoulder on the north side of the roadway. Adjacent to the Project site, Yuma Road has eastbound right-turn lanes at two of the driveways and a westbound left-turn lane at one of the driveways into the Project site. The posted speed limit on Yuma Road is 45 mph. Yuma Road is classified as a scenic arterial on the City of Goodyear Transportation Master Plan, June 2014 (Figure 3-9). Yuma Road is classified as an urban minor arterial based on the ADOT Statewide Federal Functional System Online Map.

4 PROPOSED SITE CONDITIONS

4.1 Site Access, Circulation, and Parking

The Project consists of a 1.62-acre parcel with fast food and coffee shop use. The layout of the proposed building, existing buildings and parking are shown on the Site Plan in Attachment A. The expected Project opening year is 2023.

Site access is provided at 4 existing driveways:

- Cotton Lane:
 - Approximately 1,000 feet south of Yuma Road with right in/right out access. Eastbound left turns are not permitted at the driveway onto Cotton Lane, as restricted by an R3-2 “No Left Turn” sign. Northbound left turns from Cotton Lane are not permitted, as two double yellow stripes extend across the width of the driveway.
 - Approximately 450 feet south of Yuma Road with ¾ access. Eastbound left-turns onto Cotton Lane are restricted at this driveway by the raised median. Left turns and right turns are permitted into the site at this driveway.
- Yuma Road:
 - Approximately 750 feet west of Cotton Lane with full access.
 - Approximately 450 feet west of Cotton Lane with right in/right out access. Northbound left turns are not permitted at this driveway as indicated by an R3-2 “No Left Turn” sign. Westbound left turns from Yuma Road are not permitted, as two double yellow stripes extend across the width of the driveway.

The drive-through will circulate in a counterclockwise direction along the south, and east sides of the Project and will be fed from the drive aisle south of the Project. Vehicles will enter the drive-through lanes near the south side of the site and proceed to the east of the building in a counterclockwise motion. The dual drive-through lanes continue along the south side of the building and merge into single drive through before the single service window. The mobile express pickup drive-through lane is located on the west side of the building.

The site plan shows 62 total vehicle parking spaces, including four accessible parking spaces, and four total bicycle parking spaces that will be utilized by the proposed fast food and coffee shop development.

4.2 Trip Generation

The Project consists of 798 square feet (SF) of Fast-Food Restaurant with Drive-through Window. Based on calculations using rates in the ITE Trip Generation Manual, 11th Edition, the Project is forecast to generate 36 AM peak hour trips, 26 PM peak hour trips and 373 ADT. These are the estimated new trips expected to be added to the roadway network. Calculated trip values are shown in Table 1. The complete Project trip generation sheet is shown in Attachment B.

Table 1: Project Trip Generation

Land Use	ITE Code ¹	Size	Unit	AM Peak Hour			PM Peak Hour			Daily Volume
				In	Out	Total	In	Out	Total	
Fast-Food Restaurant with Drive-Through Window	934	0.798	KSF GLA ²	18	18	36	13	13	26	373
Total New External Trips				18	18	36	13	13	26	373

1. Land Use Code (LUC), per ITE Trip Generation Manual, 11th Edition.
2. KSF GLA = 1,000 square feet of gross leasable area

5 QUEUING DATA COLLECTION AND ANALYSIS

The Project will include a single-window drive-through with dual lanes that merge into one lane with a queue storage length of approximately 250 feet. The Project will also include a mobile express pick-up lane.

Queuing data was obtained from two existing Salad and Go's by All Traffic Data (ATD) on Friday, October 22, 2021. Queuing data was collected at 2-minute intervals for the following locations and peak times:

- 1902 W Northern Avenue, Phoenix, AZ, Friday from 10 AM to 1 PM
- 3337 W Peoria Avenue, Phoenix, AZ, 6 PM to 9 PM

These two locations do not have a mobile express pick-up lane. Observed queuing data is provided in Attachment B.

Queuing data was also obtained from a previous drive-through queuing analysis completed for a Traffic Impact Statement for Scottsdale Towne Square Salad and Go, October 2020 (Southwest Traffic Engineering). The study collected data for Paradise Valley Mall Salad and Go, which has a mobile express pickup lane. The queuing data was collected at 5-minute intervals for 24 hours on Tuesday, September 15, 2020, and Wednesday, September 16, 2020. The queuing data for this study is provided in Attachment C.

The maximum queue observed during the data collection was 11 vehicles for the Phoenix locations and 10 vehicles for the Scottsdale location. With the assumption of 22 feet of queuing space per vehicle, the maximum vehicle queue storage needed for 11 vehicles would be 242 feet. With a proposed queuing length of 250 feet, the Project's proposed drive through queue storage is not expected to contain the maximum queue length without any overflow into the adjacent drive aisle. In the event of larger queues, any spillback will be maintained within the site drive aisles.

The maximum queue data observed in the mobile express pickup lane at the Paradise Valley Mall Salad & Go was 4 vehicles. However, this 4-vehicle queue and even a 3-vehicle queue was observed for only one 5-minute interval over the two days of data collection. The proposed queuing length for the Project mobile express pickup lane is approximately 80 feet. This length can accommodate 3 vehicles within the lane, assuming 22 feet of queuing space per vehicle. Since the queuing data shows largely 0 or 1 vehicles in the mobile express pickup lane, the Project's proposed mobile express pickup lane storage is expected to contain the queue length needed most of the time. If any overflow occurs within the adjacent drive aisle, it will be rare and short-lived.

6 CONCLUSIONS

The following conclusions are made based on the findings of the Project TS:

1. The Project is expected to generate approximately 36 AM peak hour trips, 26 PM peak hour trips and 373 average daily trips.
2. The Project is not expected to have a significant impact to the surrounding roadway infrastructure.
3. Queuing data collected at 3 comparable Salad and Go with drive through sites shows that the observed maximum queue is 11 vehicles for a drive-through queue storage need of 242 feet. The Project's proposed drive-through queue storage of 250 feet is expected to contain the maximum queue length without any overflow into the adjacent drive aisle.
4. The Project's proposed mobile express pickup lane storage of 80 feet is expected to contain the queue length with minimal if any overflow.

7 RECOMMENDATIONS

In summary, the proposed Project is expected to have minimal impacts on the adjacent roadway network. The following recommendations were developed based on the findings of the Project TS:

1. Design and construction of the proposed Project improvements should conform to City of Goodyear design standards, as applicable.

Sincerely,
Greenlight Traffic Engineering, LLC


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Principal/Project Manager
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Attachments:

- A – Salad & Go Site Plan
- B – Trip Generation
- C – Existing Salad and Go Drive Through Queuing Data
 - Phoenix Locations Queuing Data
 - Paradise Valley Mall Location Queuing Data
- D – Submittal 1 Comments and Responses

17171 W. YUMA ROAD

GOODYEAR, AZ 85338

NEIGHBORHOOD MEETING

