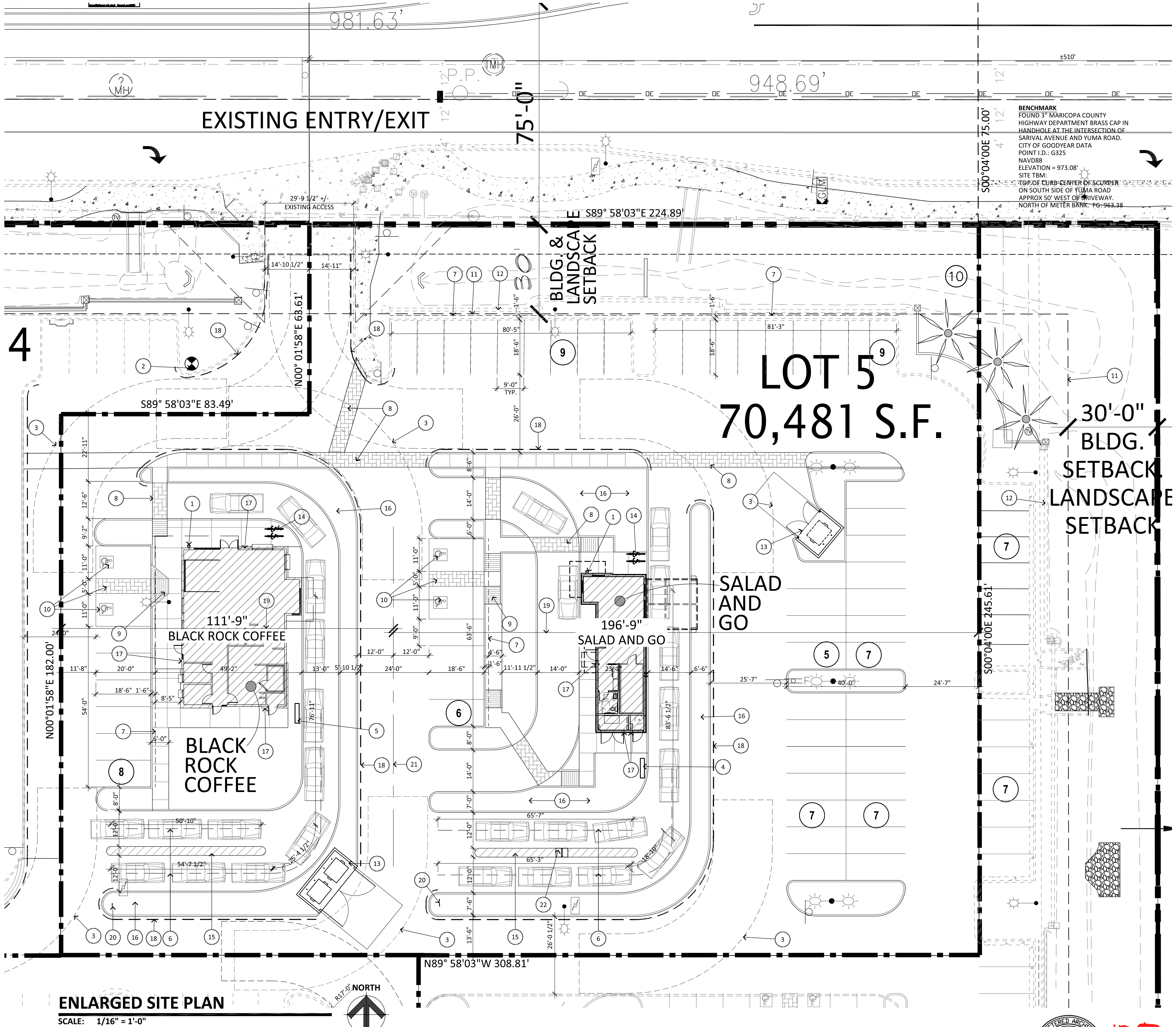


SITE PLAN NOTES

- C. The following notes shall be shown on all approved site plans:
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.
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- goodyear, Arizona Engineering Design Standards and Policies Manual
- c. 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.
- Site Development 2012 Page 3 of 13

- goodyear, Arizona Engineering Design Standards and Policies Manual
- c. 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.



ENLARGED SITE PLAN

SCALE: 1/16" = 1'-0"



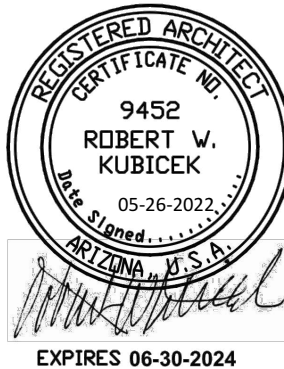
COTTON FLOWER MARKETPLACE - LOT 5

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

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LOT 5
SP1.1

RKAA 21357.00



KEY NOTES

1. FDC LOCATION.
2. EXISTING FIRE HYDRANTS.
3. FIRE TRUCK TURNING RADIUS. (28' INSIDE RADIUS AND 48' OUTSIDE RADIUS).
4. MENU BOARD AT 8TH CAR.
5. MENU BOARD AT 8TH CAR.
6. QUEUE LANES PROVIDE GREATER THAN 150' QUEUING DISTANCE.
7. OUTLINE OF VEHICLE OVERHANG OF 1'-6".
8. DECORATIVE CROSS WALK- TYP.
9. RAMP (1:12 SLOPE MAX.).
10. ACCESSIBLE PARKING SPACE AND DECORATIVE AISLE.
11. EXISTING LANDSCAPE AND BUILDING SETBACK.
12. EXISTING SCREEN WALL.
13. TRASH ENCLOSURE. TRASH ENCLOSURE TO FOLLOW DESIGN CRITERIA FROM DETAIL G-3160, G-3164.
14. BIKE SPACES.
15. DRIVE THRU LANE DIVIDER MARKING.
16. LANDSCAPE AREA.
17. KNOX BOX.
18. DASH LINES INDICATE FIRE LANE TO BE PAINTED WITH RED ON CURB WITH WHITE LETTERING OF "FIRE LANE - NO PARKING". TYP.
19. PAD DIMENSIONS.
20. SIGN POST LOCATION PER FIRE DEPARTMENT. SEE FIRE DEPARTMENT NOTE # B ON THIS SHEET.
21. CENTERLINE OF STREET.
22. PREVIEW BOARD.

FIRE DEPT. NOTES

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

GENERAL NOTES

- AA. 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:
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.

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.