

- EDS&PM 8.1.1.C
C. SITE PLAN NOTES

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IMPROVEMENTS MADE UNDER 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, RAISED, 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, PRUNING, 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 LIVELY, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY FREE OF BARNSPOOR GRASS THAT IS GREATER THAN 3 INCHES IN HEIGHT.

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.

- (IFC 503.4.1/EDS&PM 8.1.5.C10 - TRAFFIC CALMING DEVICES) THE FIRE DEPARTMENT DOES NOT ALLOW SPEED BUMPS OR ANY OBSTRUCTIONS THAT MAY IMPEDE AN EMERGENCY VEHICLE RESPONSE ON A FIRE DEPARTMENT ACCESS ROADWAY.

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OCCUPANCY CLASSIFICATION	GROUP A-2 (ASSEMBLY)
TYPE OF CONSTRUCTION	V-B
FIRE SPRINKLER	YES, SPRINKLERED

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FIRE SPRINKLER	YES, SPRINKLERED

RESTAURANT AREA	2,700 S.F.	
EMPLOYEES	3 EMPLOYEES / SHIFT (2 SHIFTS PER DAY)	
	<u>PROVIDED</u>	<u>REQUIRED / ALLOWED</u>
HEIGHT	23'-3"	-
STORY	1	-
AREA	2,700 SQ.FT.	-
OCCUPANT LOAD	60	-

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EMPLOYEES	3 EMPLOYEES / SHIFT (2 SHIFTS PER DAY)	
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HEIGHT	23'-3"	-
STORY	1	-
AREA	2,700 SQ.FT.	-
OCCUPANT LOAD	60	-

LOT AREA	52,081 SQ. FT. (1.196 ACRE)
LOT COVERAGE (FLOOR AREA RATIO)	0.05
LANDSCAPE PROVIDED	4,753 SQ. FT.
PROPERTY ZONE / CLASSIFICATION	PAD (PLANNED AREA DEVELOPMENT)
ADJACENT ZONING DISTRICTS	PAD (PLANNED AREA DEVELOPMENT) C-1 (NEIGHBORHOOD COMMERCIAL) AU (AGRICULTURAL/URBAN)
PROPERTY TYPE / UNIQUE CHARACTERISTICS	NEW CONSTRUCTION; FREESTANDING RESTAURANT WITH A DRIVE-THRU
APN #	503-43-964

LOT AREA	52,081 SQ. FT. (1.196 ACRE)
LOT COVERAGE (FLOOR AREA RATIO)	0.05
LANDSCAPE PROVIDED	4,753 SQ. FT.
PROPERTY ZONE / CLASSIFICATION	PAD (PLANNED AREA DEVELOPMENT)
ADJACENT ZONING DISTRICTS	PAD (PLANNED AREA DEVELOPMENT) C-1 (NEIGHBORHOOD COMMERCIAL) AU (AGRICULTURAL/URBAN)
PROPERTY TYPE / UNIQUE CHARACTERISTICS	NEW CONSTRUCTION; FREESTANDING RESTAURANT WITH A DRIVE-THRU
APN #	503-43-964

RESTURANT AREA	FLOOR AREA DIVIDED BY FACTOR	RESULT
DINNING AREA	952 S.F. DIVIDED BY 50 S.F	19
EMPLOYEE AREA	1,447 S.F. DIVIDED BY 150 S.F	10
OUTDOOR PATIO AREA	0 S.F. DIVIDED BY 150 S.F	0

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	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
PANDA EXPRESS	1 SPACE PER 50 SQUARE FEET OF DINING AREA	19	19
	1 SPACE PER 150 SQUARE FEET OF KITCHEN & EMPLOYEE SERVICE AREA	10	10
	1 SPACE PER 150 SQUARE FEET OF OUTDOOR PATIO AREA	0	12
ADA	1 FOR EVERY 25 STALLS	2	2
TOTAL		29	41
SHORT TERM BICYCLE PARKING		4	4

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ADA	1 FOR EVERY 25 STALLS	2	2
TOTAL		29	41
SHORT TERM BICYCLE PARKING		4	4

Scale= NTS	A-100
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DEVELOPER
STEVE BLEVINS, PROJECT MANAGER
PANDA EXPRESS, INC.
1683 WALNUT GROVE AVE,
ROSEMEAD, CA 91770
T: 626.799.9898
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PROPERTY OWNER
HH-LAVEEN LOT 2, LLC.
C/O HINKSON COMPANY
5050 N 40TH STREET, STE. 350,
PHOENIX, AZ 85018
T: 480.794.1887

APPLICANT
RUBEN RODELA, PROJECT MANAGER
GARY WANG, AIA
GARY WANG & ASSOCIATES
1000 CORPORATE CENTER DR., SUITE # 550
MONTEREY PARK, CA 91754
T: 626.288.6898

Scale= NTS	A-100
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1	PROPERTY LINE		12	DRIVE-THRU MENU BOARD (2)	23	DIRECTIONAL ARROW	34	FIRE TRUCK TURNING PATH
2	NEW LANDSCAPE AREA		13	DRIVE-THRU SPEAKER BOX (2)	24	EXISTING ACCESSIBLE PATH OF TRAVEL	35	CONCRETE PAD FOR TRASH ENCLOSURE PER CITY STANDARDS
3	TRASH ENCLOSURE FOR RECEPTACLE ONLY		14	THANK YOU / DO NOT ENTER SIGN	25	EXISTING STOP SIGN		
4	DESIGNATED ACCESSIBLE PARKING SPACE		15	EXISTING CURB CUT / DRIVEWAY ENTRANCE	26	EXISTING LIGHT POLE		
5	ACCESSIBLE STAMPED CONCRETE DESIGN PATH OF TRAVEL		16	STRIPING	27	EXISTING MONUMENT SIGN		
6	CURB RAMP & SIDEWALK		17	EXISTING DRIVE AISLE	28	EXISTING FIRE HYDRANT		
7	WALKWAY		18	EXISTING LANDSCAPE	29	DRIVE-THRU PORTE COCHERE. SEE EXTERIOR ELEVATIONS		
8	EXISTING PUBLIC SIDEWALK		19	KNOX BOX (MODEL 3200 SERIES)	30	FIRE RISER ROOM		
9	NUMBER OF STALLS		20	EXISTING DECORATIVE SCREEN WALL	31	SHORT TERM BICYCLE RACK FOR 4 MODEL: 125-20		
10	DRIVE-THRU LANE		21	NEW DECORATIVE SCREEN WALL 3 FT. TALL	32	WHEEL STOP, TYP.		
11	CLEARANCE BAR (2)		22	EXISTING WALKWAY	33	RED PAINTED CURBING LABELED "FIRE LANE NO PARKING" IN WHITE BLOCK LETTERS 3 INCHES IN HEIGHT		

Scale= NTS	A-100
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The logo for Panda Express Chinese Kitchen is a circular emblem. It features a stylized black and white panda in the center, facing forward. The words "PANDA EXPRESS" are written in a bold, sans-serif font along the top inner edge of the circle, and "CHINESE KITCHEN" is written along the bottom inner edge. Two small dots separate the top and bottom text on the left and right sides.

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770

Telephone: 626.799.9898
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REVISIONS

ISSUE DATE:

1ST	1ST PLANNING SUBMITTAL	12-13-21
2ND	2ND PLANNING SUBMITTAL	04-02-22
3RD	3RD PLANNING SUBMITTAL	06-28-22

DRAWN BY: RR/C

PANDA PROJECT #: S8-25-D28403

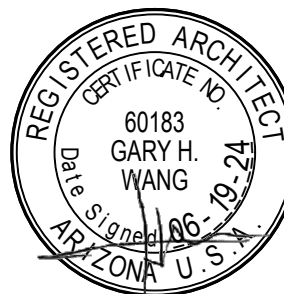
PANDA STORE #:

ARCH PROJECT #: 23-12



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Expires 09/30/2021

PANDA EXPRESS

COTTONFLOWER MARKETPLACE
COTTON LN. & YUMA RD.
GOODYEAR, AZ 85338

A PORTION OF THE NORTHEAST QUARTER OF SECTION 14,
TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

A-100

SITE PLAN

Scale= NTS	A-100
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SITE PLAN	1
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Scale= 1" = 20'	A-100
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contact Arizona 811 at least two full working days before you begin excavation

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