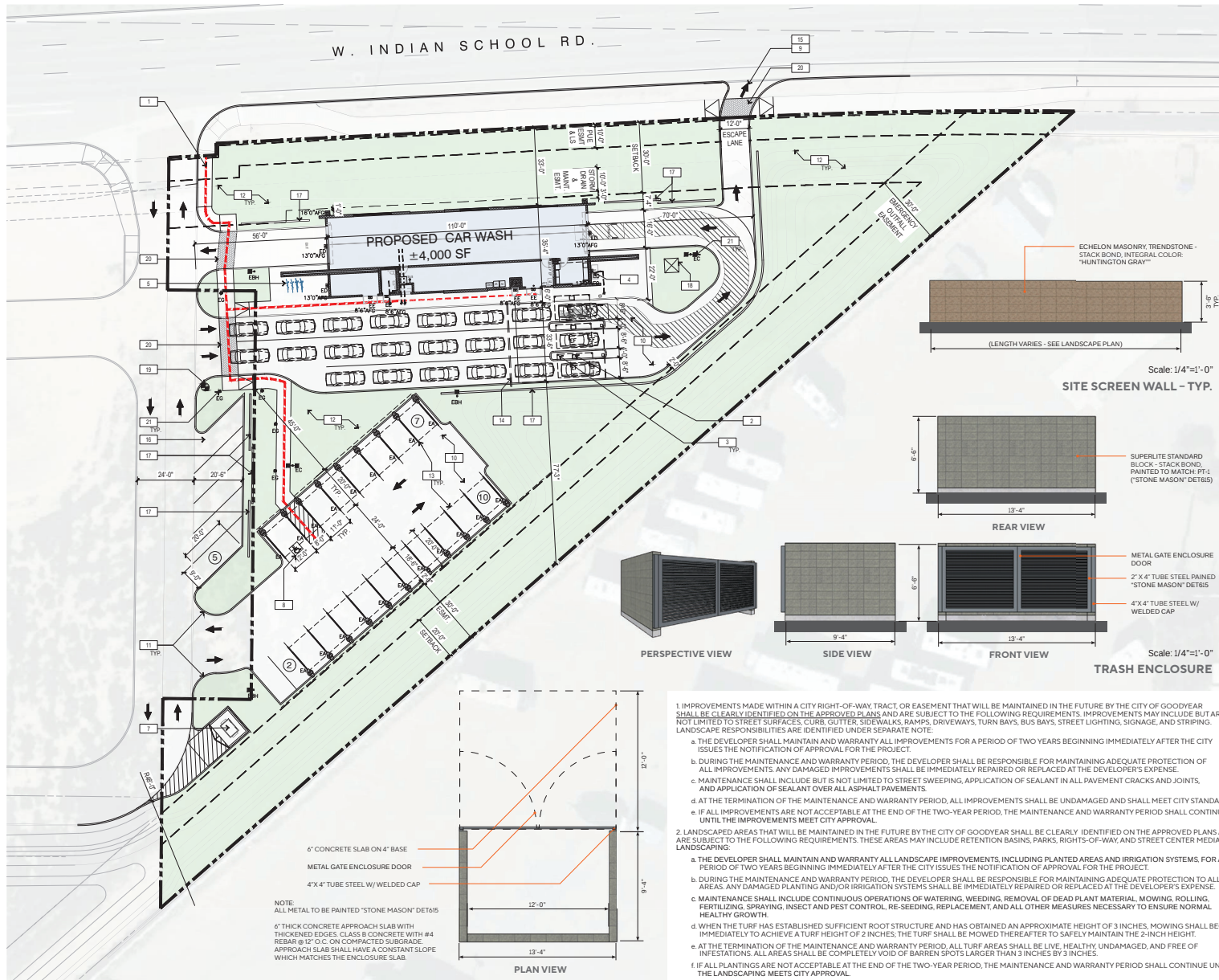


Attachment B



VICINITY MAP N.T.S.

SITE DATA TABLE

GENERAL	
ADDRESS	SEC LOOP 303 & W. INDIAN SCHOOL ROAD, GOODYEAR AZ 85395
ZONING	PAD (PLANNED AREA DEVELOPMENT) W/ APPLIED C-2 (GENERAL COMMERCIAL DISTRICT)
PROPOSED USE	AUTOMATED EXPRESS, FULL-SERVICE CAR WASH (110' CARRIAGE BAY 7 TUNNEL)
HOURS OF OPERATION	7AM - 7PM (12 HOURS)
ASSESSOR PARCEL NO.	501-62-832
SITE GROSS AREA	SELECTED PORTION ± 16,180 SF ± 1.20 AC
BUILDING GROSS AREA	± 4,000 SF
CONSTRUCTION TYPE	1-8" FULLY SPRINKLERED
OCCUPANCY	B - BUSINESS
REQUIRED / ALLOWED	PROVIDED
MAX FLOOR AREA RATIO	0.071 (± 4,000 SF)
MAX LOT COVERAGE	MAX. 50%
LANDSCAPE COVERAGE	7.15% (± 4,000 SF)
MAX. STORIES	SEE LANDSCAPE PLAN
MAX BUILDING HEIGHT	1
MIN. FRONT YARD SETBACK	30'-0"
MIN. SIDE SETBACK	30'-0"
MIN. REAR SETBACK	30'-0"
PARKING CALCULATIONS	
PARKING SPACES PROVIDED	11 SPACES (INCLUDES 1'-4" OVERHANG)
12'X20' ADA ACCESSIBLE VACUUM BAYS (1 VAN ACCESSIBLE)	1 SPACE (INCLUDES 1'-4" OVERHANG)
11'X20' REGULAR VACUUM BAYS	16 SPACES (INCLUDES 1'-4" OVERHANG)
TOTAL VACUUM BAYS	17 SPACES
BICYCLE PARKING	
REQUIRED	PROVIDED
SEC. 64-2	4 SPACES
	4 SPACES

KEY NOTES:

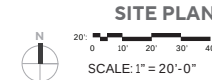
- PEDESTRIAN ENTRANCE (ADA COMPLIANT)
- THREE LANE QUEUE AND P.O.S. TERMINALS, TYP.
- CONCRETE PAD
- SERVICE ENTRANCE SECTION, FINAL LOCATION TO BE DETERMINED BY POWER.
- BICYCLE PARKING
- NOT USED.
- TRASH ENCLOSURE PER CITY STANDARDS
- ACCESSIBLE PARKING, SIGNAGE AND STRIPING PER CITY STANDARDS.
- VEHICLE ESCAPE LANE
- CONCRETE PAVING
- 6" CURB & GUTTER
- LANDSCAPING
- 12'X20' VACUUM STATIONS
- LPR ARCH
- RIGHT-OUT ONLY
- PROPOSED 45 DEGREE PARKING
- 3'-4" HIGH SCREEN WALL (SEE LANDSCAPE PLAN)
- TRANSFORMER
- (N) FIRE HYDRANT
- STAMPED CONCRETE OR PAVERS (SEE LANDSCAPE PLAN)
- SITE LIGHTING (SEE PHOTOMETRICS PLAN)

PREPARED BY	AO
144 N. ORANGE STREET,	ORANGE, CA 92866
714.639.9860	
DATE PREPARED	2025-07-24
JOB#	2025-0392
SCALE	1" = 20'



LOOP 303 & INDIAN SCHOOL

SEC LOOP 303 & W. INDIAN SCHOOL ROAD | GOODYEAR - AZ 85395



A1.0

Scale 1" = 20'-0"
Job No. 2024-0392
Date 2025-07-24