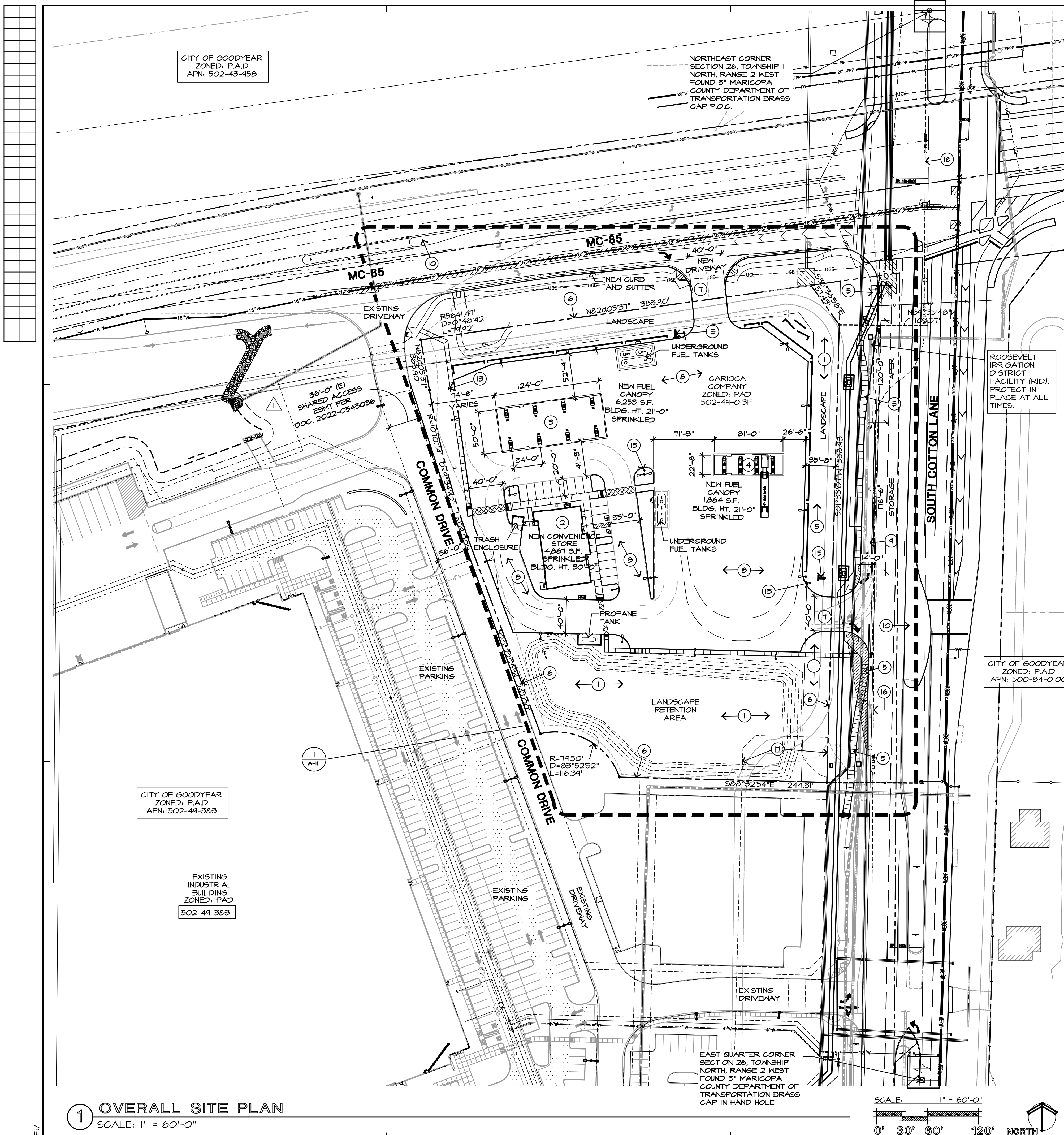
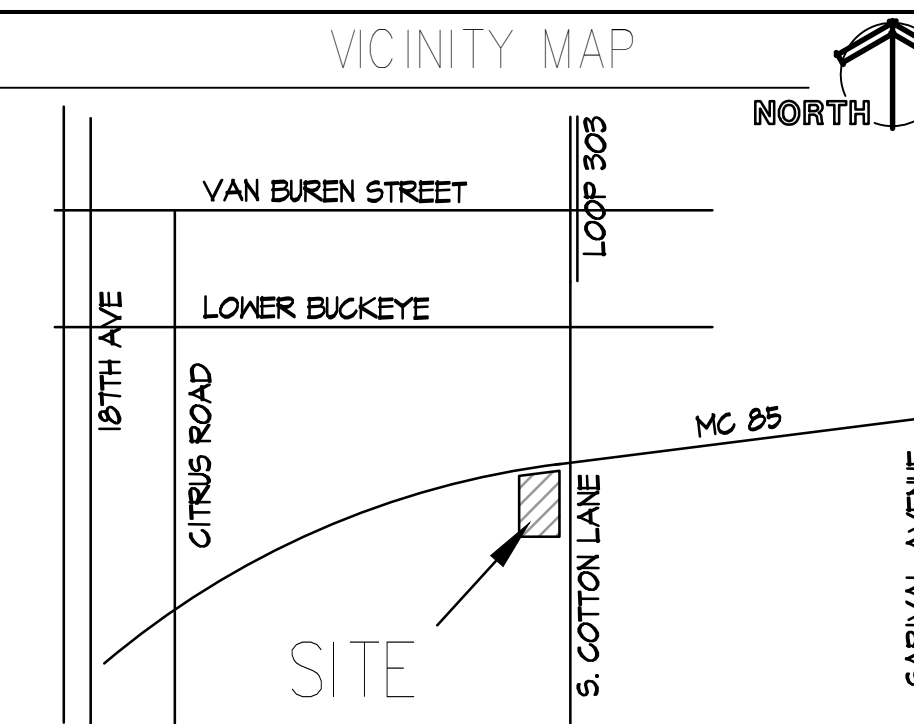




1 OVERALL SITE PLAN
SCALE: 1" = 60'-0"

VICINITY MAP



LIGHTING NOTES

THIS PROPERTY IS WITHIN LIGHTING ZONE 2.

C.O.G SITE PLAN NOTES

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, RAMP, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED 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 PAVEMENT.
 - d. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDEGRADED 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, RIGHT-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.
 - e. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDEGRADED, 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.

SEPARATE SUBMITTALS/APPROVALS

THE FOLLOWING DOCUMENTS ARE SUBJECT TO SEPARATE SUBMITTALS AND APPROVALS BY THEIR RESPECTIVE DEPARTMENTS:

- FUEL TANKS
- FUEL DISPENSERS
- PROANE STORAGE/DISPENSER
- SIGNAGE
- FIRE SPRINKLERS
- FIRE ALARM SYSTEM



PROJECT DATA

1. PROJECT NAME: CARIOCA - MC B5 & COTTON
2. PROJECT ADDRESS: 17151 W MC85
S.W.C. MC-85 AND SOUTH COTTON LANE
GOODYEAR, ARIZONA 85338
3. ZONING: PAD COMMERCIAL (EXISTING)
4. FIRE SPRINKLERS: YES
5. PARCEL NUMBER: 502-44-013F
PARCEL QC-1
6. EXIST. NET SITE AREA: LOT SIZE: 5.22 ACRES
(227,680 S.F.)
7. BUILDING AREA:
 - a. CONVENIENCE STORE: 4,867 SQ. FT.
 - b. ENTRY CANOPY - NORTH: 110 SQ. FT.
 - c. AUTO FUEL CANOPY: 6,253 SQ. FT.
 - d. DIESEL FUEL CANOPY: 1,864 SQ. FT.
 - e. OVERALL TOTAL: 13,044 SQ. FT.
8. LOT COVERAGE:
 - a. LOT COVERAGE: 13,044 SQ. FT. / 227,680 SQ. FT. = 6%
9. PARKING CALCULATIONS:

GENERAL BUSINESS: 1/300 GROSS BUILDING AREA (4,867 / 300)	16 SPACES (2 ACCESSIBLE)
EMPLOYEE: 16 SPACES	
TOTAL REQUIRED: 16 SPACES	
TOTAL STANDARD SPACES PROVIDED: 16 SPACES	
TOTAL ACCESSIBLE PROVIDED: (2) VAN SPACES	
BIKE PARKING: 4 SPACES	

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PROJECT SCOPE

CONSTRUCT A NEW CONVENIENCE STORE AND FUEL CANOPY WITH UNDERGROUND FUEL TANKS ON A VACANT PARCEL WITHIN LAKIN PARK. CONNECT TO PUBLIC UTILITIES, EXISTING DRIVEWAYS AND STREET IMPROVEMENTS TO REMAIN. INSTALLATION OF NEW RIGHT TURN DECELERATION LANE AND DRIVEWAY ON COTTON LANE.

PROJECT TEAM

OWNER:	CP 2004 STATION 4 LLC MARVIN ROSE 2601 WEST DUNLAP AVE. SUITE 0 PHOENIX, AZ 85201 PHONE: (602) 345-2600
ARCHITECT: "DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE"	ESENCIA, LLC JEFFREY WINTER, R.A. 1743 E. MCNAIR DRIVE, #200 TEMPE, ARIZONA 85283 PHONE: (480) 755-0454
MUNICIPALITY:	CITY OF GOODYEAR PLANNING & DEVELOPMENT 1900 N. CIVIC SQUARE GOODYEAR, ARIZONA 85345 PHONE: 623-432-3004

UTILITY PROVIDERS

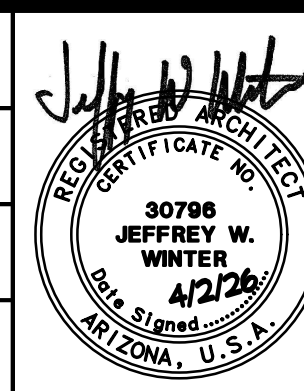
AIR	AIR PRODUCTS
FIBER	SPRINT
FIBER / TELCO	AT&T
CATV	COX
GAS	EPNG
GAS	SWG
POWER	APS
TELCO	CENTURY LINK
POWER/IRR	SRP
WATER/SEWER	CITY OF GOODYEAR
FIRE/POLICE	CITY OF GOODYEAR

SITE PLAN NOTES

1. AREA OF NEW LANDSCAPE AND/OR RETENTION AREA. REFER TO LANDSCAPE DRAWINGS.
2. NEW SINGLE STORY CONVENIENCE STORE. SEE BUILDING ELEVATIONS
3. NEW AUTO FUEL CANOPY. SEE ENLARGED AUTO FUEL PLAN.
4. NEW RV/TRUCK FUEL CANOPY. SEE ENLARGED RV/TRUCK FUEL PLAN.
5. NEW PEDESTRIAN SIDEWALK CONNECTION TO PUBLIC RIGHT OF WAY.
6. LOCATION OF EXISTING PROPERTY LINE.
7. PROPOSED NEW DRIVEWAY LOCATION.
8. NEW ASPHALT VEHICLE DRIVE AISLE.
9. PROPOSED NEW DECELERATION BUS-BAY/RIGHT TURN LANE AND STRIPING.
10. EXISTING RAISED MEDIAN TO REMAIN.
11. NOT USED.
12. NOT USED.
13. PROPOSED LOCATION OF NEW FIRE HYDRANT.
14. LOCATION OF UNDERGROUND FUEL TANK.
15. NEW GROUND MOUNTED MONUMENT SIGN. SIGNAGE UNDER SEPARATE PERMIT.
16. LOCATION OF UNDERGROUND 12" BRINE LINE.
17. PORTION EXISTING DRAINAGE EASEMENT PER DOC. NO. 2006-1153400, MCR TO BE ABANDONED BY SEPARATE INSTRUMENT.
18. INSTALL NEW STANDARD A.D.A. ACCESSIBLE SIGN. INCLUDES A CITATION OF THE ARIZONA REVISED STATUTES.

1743 E. McNair Drive, Suite 200
Tempe, Arizona 85283
t. 480 - 755 - 0959

Project Manager	ES
Drawn By	ES
Checked By	ES
Project Number	23014



LAKIN PARK CONVENIENCE STORE
CARIOCA CO.

SECTION 26, TOWNSHIP 1 NORTH, RANGE 2 WEST
17151 W MC85
GOODYEAR, ARIZONA 85338

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Revisions	Date	Issued for
	11-20-2025	USE PERMIT

OVERALL SITE PLAN

A-10