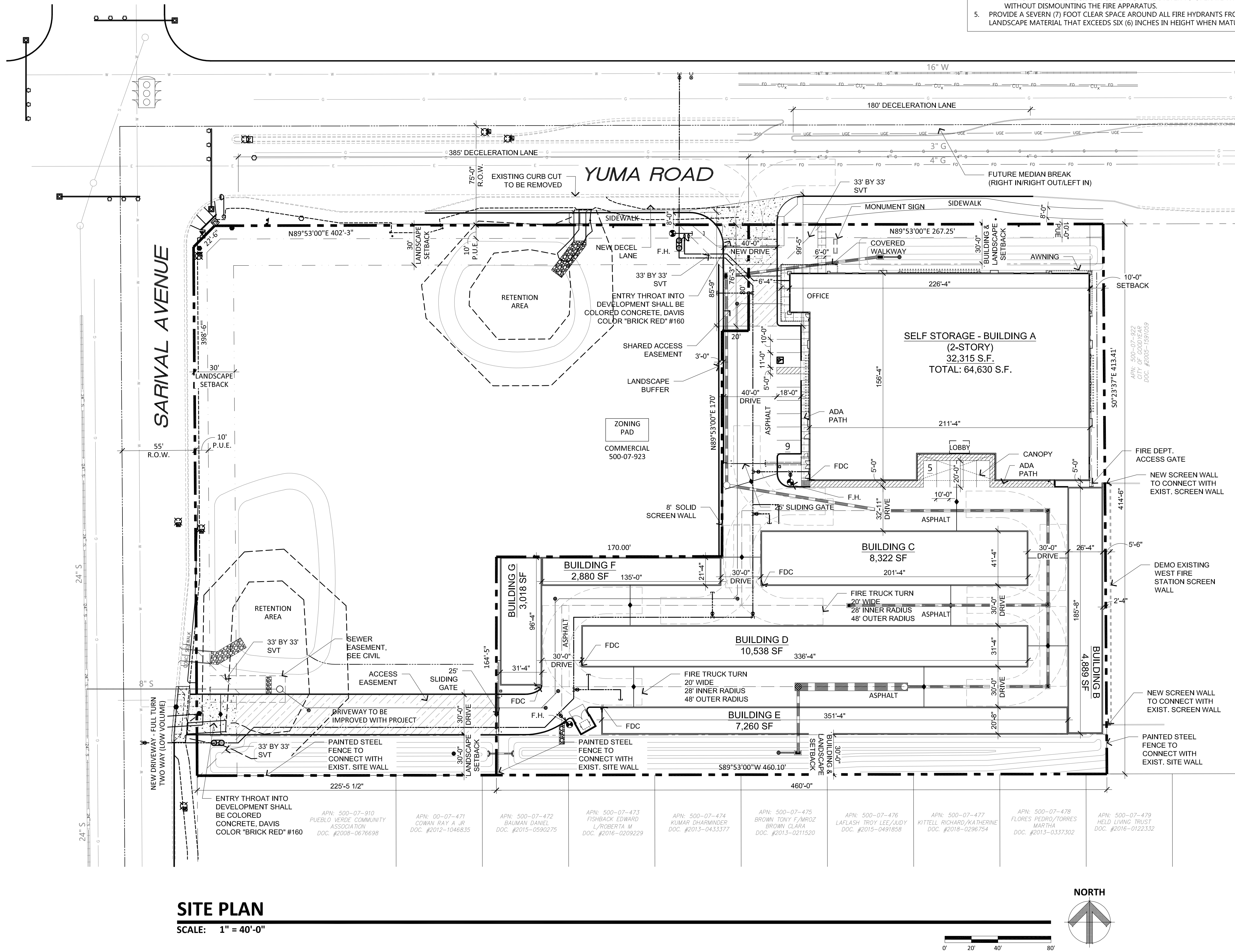




SITE PLAN NOTES:

1. DRIVEWAYS TO BE DESIGNED PER CITY OF GOODYEAR STANDARD DETAIL G-3236, D-2
2. ALL BUILDINGS ARE REQUIRED TO BE EVALUATED FOR EMERGENCY RESPONDER RADIO COVERAGE (ERRC) INSIDE THE BUILDING. AN ERRC SYSTEM MAY BE REQUIRED FOR BUILDINGS THAT DO NOT PROVIDE MINIMUM COVERAGE, AS SHOWN BY CERTIFIED TESTING. ON-SITE CERTIFIED TESTING IS REQUIRED WHEN CONSTRUCTION HAS BEEN COMPLETED BEFORE FINAL APPROVAL FOR A CERTIFICATE OF OCCUPANCY CAN BE PROVIDED. SHOULD TESTING SHOW THAT AN ERRC IS REQUIRED, FINAL APPROVAL FOR THE CERTIFICATE OF OCCUPANCY WILL NOT BE PROVIDED UNTIL THE SYSTEM IS INSTALLED, TESTED, AND APPROVED. SEPARATE SUBMITTALS AND PERMITTING IS REQUIRED FOR AN ERRC SYSTEM. BUILDING A MAY REQUIRE.
3. FIRE LANES ARE REQUIRED TO BE IDENTIFIED AND PROPERTY MARKED. (IFC 503.3) IDENTIFY ALL FIRE LANES THROUGHOUT THE SITE WITH APPROVED RED PAINTED CURBING.
4. ANY GATES INSTALLED ACROSS A FIRE APPARATUS ACCESS ROAD WILL REQUIRE A SEPARATE SUBMITTAL AND PERMIT. (IFC 503.6) AUTOMATIC GATES WILL REQUIRE A TRAFFIC PRE-EMPTION DEVICE (OPTICOM) AND A KNOX KEY SWITCH FOR EMERGENCY OPERATION AT EACH LOCATION.
- 4.1. THE TRAFFIC PRE-EMPTION DEVICE IS TO BE LOCATED SO THAT IS CAN "SEE" THE APPROACHING FIRE APPARATUS AND SIGNAL THE GATE TO OPEN.
- 4.2. THE KNOX KEY SWITCH IS TO BE MOUNTED ON A PEDESTAL, APPROXIMATELY SIXTY-SIX (66) INCHES ABOVE GRADE. A MINIMUM OF TEN (10) FEET FROM THE GATE, AND ON THE DRIVER'S SIDE IN ORDER FOR THE DRIVER TO OPERATE THE SWITCH WITHOUT DISMOUNTING THE FIRE APPARATUS.
5. PROVIDE A SEVERN (7) FOOT CLEAR SPACE AROUND ALL FIRE HYDRANTS FROM LANDSCAPE MATERIAL THAT EXCEEDS SIX (6) INCHES IN HEIGHT WHEN MATURE.

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SITE PLAN DATA:

EXISTING ZONING:	C-1/PAD
PROPOSED ZONING:	C-1/PAD/SUP
GROSS SITE AREA:	3.81 ACRES (166,100 S.F.)
NET SITE AREA:	3.35 ACRES (145,990 S.F.)
PROPOSED BUILDING USE:	INTERNALIZED SELF STORAGE
OCCUPANCY TYPE:	S-1 (STORAGE) AND B (OFFICE)
BUILDING HEIGHT ALLOWED:	30'-0"
BUILDING HEIGHT PROPOSED:	22'-0" (TO ROOF LINE) 27'-8" (TOP OF SLOPED ROOF)
BUILDING AREA:	
TOTAL INTERNAL BUILDING AREA:	64,630 SF (2 UP)
TOTAL EXTERIOR ROLL UP BUILDINGS:	36,907 SF (SINGLE STORY)
OVERALL BUILDING AREA:	101,537 SF GROSS
MAX BLDG. COVERAGE ALLOWED:	50% (72,995 SF)
BLDG. COVERAGE PROVIDED:	49% (71,145 SF)
LANDSCAPE COVERAGE REQUIRED:	15% (21,899 SF)
LANDSCAPE COVERAGE PROVIDED:	17% (25,985 SF)
PARKING CALCULATION:	
INTERNAL STORAGE (64,630 SF):	
1 SPACE PER 50 UNITS = 500 UNITS/50 = 10 SPACES	
OFFICE 1/300 SF = (1,050 SF/300 SF) = 4 SPACES	
TOTAL PARKING REQUIRED:	14 SPACES
TOTAL PARKING PROVIDED:	14 SPACES
REQUIRED ADA PARKING:	1 SPACES
PROVIDED ADA PARKING:	1 SPACES

SITE LEGEND:

PROPERTY LINE:	---
SETBACK LINE:	---
P.U.E. EASEMENT	---
AWNING/COVERED WALKWAY	---
FENCE LINE	---
RIGHT OF WAY	---
SOLID 6" CURB	---
FIRE HYDRANT	
FDC	
KNOX BOX	
TRUCK TURN RADIUS	
SITE VISIBILITY TRIANGLE	
ADA STALL AND POST SIGNAGE	
25' SLIDING GATE	
SHARED ACCESS DRIVE	
DECORATIVE ENTRY CONCRETE PAVEMENT	



Architecture	Engineering	Industrial
Wind Energy	Interior Design	Construction

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www.eapc.net

CLIENT

HIGHBRIDGE PARTNERS, LLC

PROJECT DESCRIPTION

PUEBLO VERDE STORAGE

CITY GOODYEAR

STATE ARIZONA

ISSUE DATES

DD	DESIGN DEVELOPMENT/SUP	02-01-2021
DD	DESIGN DEVELOPMENT/SUP	09-03-2020
MARK	DESCRIPTION	DATE

PROJECT NO: 20203510

DRAWN BY: MAB

CHECKED BY: MAB

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DRAWING TITLE

PRELIMINARY SITE PLAN

A001