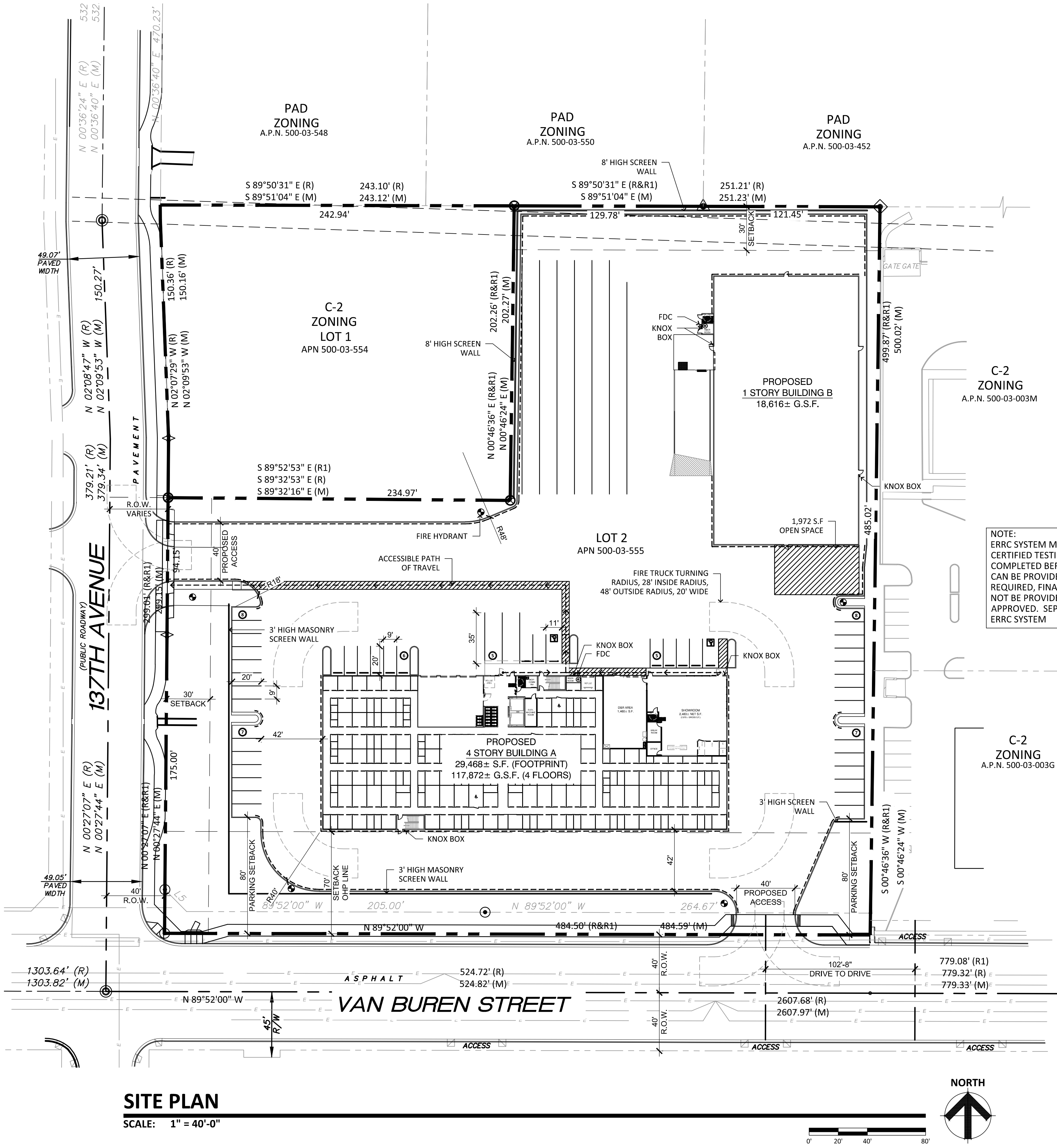




SITE PLAN

SCALE: 1" = 40'-0"

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

SYMBOL LEGEND

- FIRE RISER AND CLEARANCE
- FIRE DEPARTMENT CONNECTION
- KNOX BOX
- FIRE HYDRANT

LINE LEGEND

- FIRE LANE
- SITE PROPERTY
- SITE SETBACK
- ESMT
- ADA PEDESTRIAN WALKWAY

CITY SITE PLAN NOTES

Any construction work that will require a permit from the City Engineering Department shall provide information to the City in the form of a Site Plan or Preliminary Plat, unless otherwise approved by the City Engineer. Information regarding preliminary plats can be found in Chapter 9 of this manual. A development Site Plan shall show all engineering-related information for all existing and proposed infrastructure improvements within and adjacent to the site. At a minimum, the following items should be shown on a Site Plan if applicable: potable water infrastructure, sewer infrastructure, reclaimed water infrastructure, drainage infrastructure and features, traffic infrastructure and related improvements, refuse collection areas, landscaping, and other information required by the City to evaluate the proposed development. Overall requirements for the submittal of Site Plans are set forth in the City's Zoning Ordinance; however, the Engineering-related items reviewed as a part of a Site Plan submittal are identified in this chapter. Other sections of the City Code should also be referenced for information regarding Site Plan development.

- General Requirements
 - Site Plans shall generally provide information similar to that required of preliminary plats in Chapter 9 of this manual. This includes but is not limited to existing background information, design reports, plan sheet information, etc., unless otherwise not required by the City Engineering Department.
 - The following additional requirements apply to the preparation of site plans. Some of the requirements may be waived if it is demonstrated that the requirements are not appropriate because of the size or nature of the development:
 - For site plans with multiple, separate pads, show pad dimensions and provide pad identification labels.
 - All site plan drawings and associated reports that provide information related to the Engineering review of the development shall be sealed and signed by a Registered Engineer licensed to practice in the State of Arizona.
- Dedications and Abandonments by Separate Instrument Dedication or abandonment of public rights-of-way or easements that will be recorded by means of an instrument other than those identified in Chapter 9 of this manual shall be processed using the City's "Application for Dedication or Abandonment". Copies of this document can be found City of Goodyear, Arizona Engineering Design Standards and Policies Manual Chapter 8 – Site Development 2017 Page 2 of 11 "on the City Engineering Department website or by contacting the Engineering Department.
- Site Plan Notes. The following notes shall be shown on all approved site plans:
 - 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:
 - 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.
 - 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.
 - 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.
 - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
 - 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.
 - 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: City of Goodyear, Arizona Engineering Design Standards and Policies Manual Chapter 8 – Site Development 2017 Page 3 of 11
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3, SAID POINT ALSO BEING ON THE MONUMENT LINE OF VAN BUREN STREET; THENCE NORTH 89 DEGREES 52 MINUTES 00 WEST, 779.32 FEET ALONG THE SOUTH LINE OF SAID SECTION, SAID LINE ALSO BEING THE MONUMENT LINE OF VAN BUREN STREET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 08 MINUTES 00 SECONDS EAST, 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, 484.50 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 07 SECONDS EAST, 299.01 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 53 SECONDS EAST, 234.97 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 36 SECONDS EAST, 202.26 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 31 SECONDS EAST, 251.21 FEET; THENCE SOUTH 00 DEGREES 46 MINUTES 36 SECONDS WEST, 499.87 FEET TO THE POINT OF BEGINNING.

PROJECT DIRECTORY

DEVELOPER:
AMERCO REAL ESTATE / U-HAUL
2727 N CENTRAL AVE
PHOENIX, AZ 85004
CONTACT: PARUL BUTALA
PHONE: (480) 467-9779
E-MAIL: parul@uhaul.com

ARCHITECT:
ROBERT KUBICEK ARCHITECTS & ASSOCIATES
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: JEROD NEGRETTE
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: jnegrette@rkaa.com

SITE DATA

EXISTING ZONING: C-2 GENERAL COMMERCIAL
APN: 500-03-003N
GROSS SITE AREA: 5.24 ACRES (228,394 S.F.)
NET SITE AREA: 4.48 ACRES (195,435 S.F.)
1% OPEN SPACE: 1,972 S.F.
MAX HEIGHT: 56'
CONSTRUCTION TYPE: II-B
OCCUPANCY TYPE: S-1
NOTE: WET CLASS 1 STANDPIPES WILL BE PROVIDED

SETBACKS:
FRONT YARD: 30'
SIDE YARD: N/A
REAR YARD: 30'
STREET SIDE: 30'

PROPOSED USE: SELF STORAGE

BUILDING AREA:
BUILDING A: 117,872 S.F.
BUILDING B: 18,616 S.F.

TOTAL BUILDING AREA: 136,488 S.F.

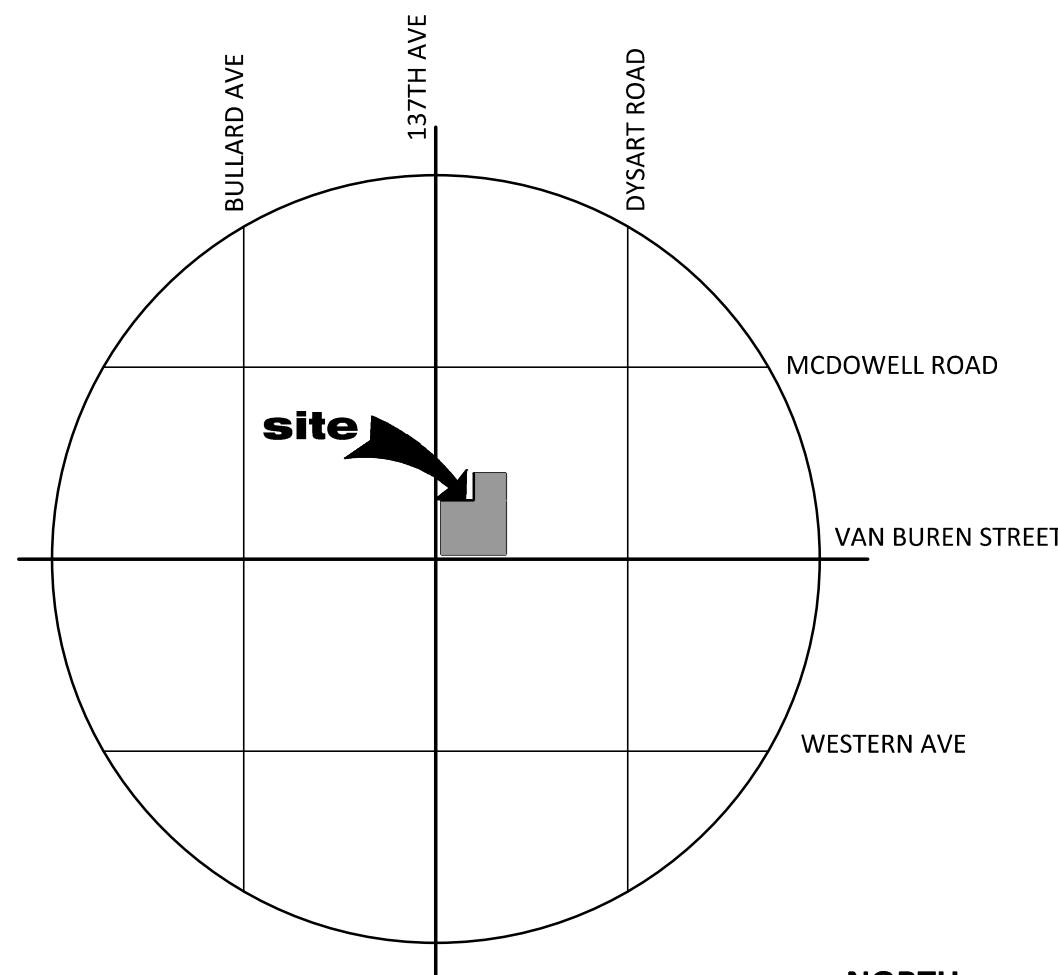
SITE COVERAGE ALLOWED: (195,435 x .50 = 97,718) 50% MAX
SITE COVERAGE PROVIDED: (48,084 / 195,435 = 24.6%) 25%

TOTAL PARKING REQUIRED: 32 SPACES
BUILDING A (117,872 S.F.)
RETAIL 2,970 S.F. @ 1/300 = 10 SPACES
SELF STORAGE (117,872 S.F.) @ 1064/50 UNITS = 22 SPACES

TOTAL PARKING PROVIDED: 46 SPACES

ACCESSIBLE SPACES REQUIRED: 2 SPACES
ACCESSIBLE SPACES PROVIDED: 2 SPACES

LANDSCAPE REQUIRED: (195,435 x .15 = 29,315 S.F.) 15% MIN
LANDSCAPE PROVIDED: 38,977 S.F. OR 20%



VICINITY MAP

SCALE: N.T.S.

U-HAUL MOVING & STORAGE OF PALM VALLEY

NEC 137TH AVE & VAN BUREN STREET
GOODYEAR, AZ
DATE: 01-18-2023 (PRELIMINARY)

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