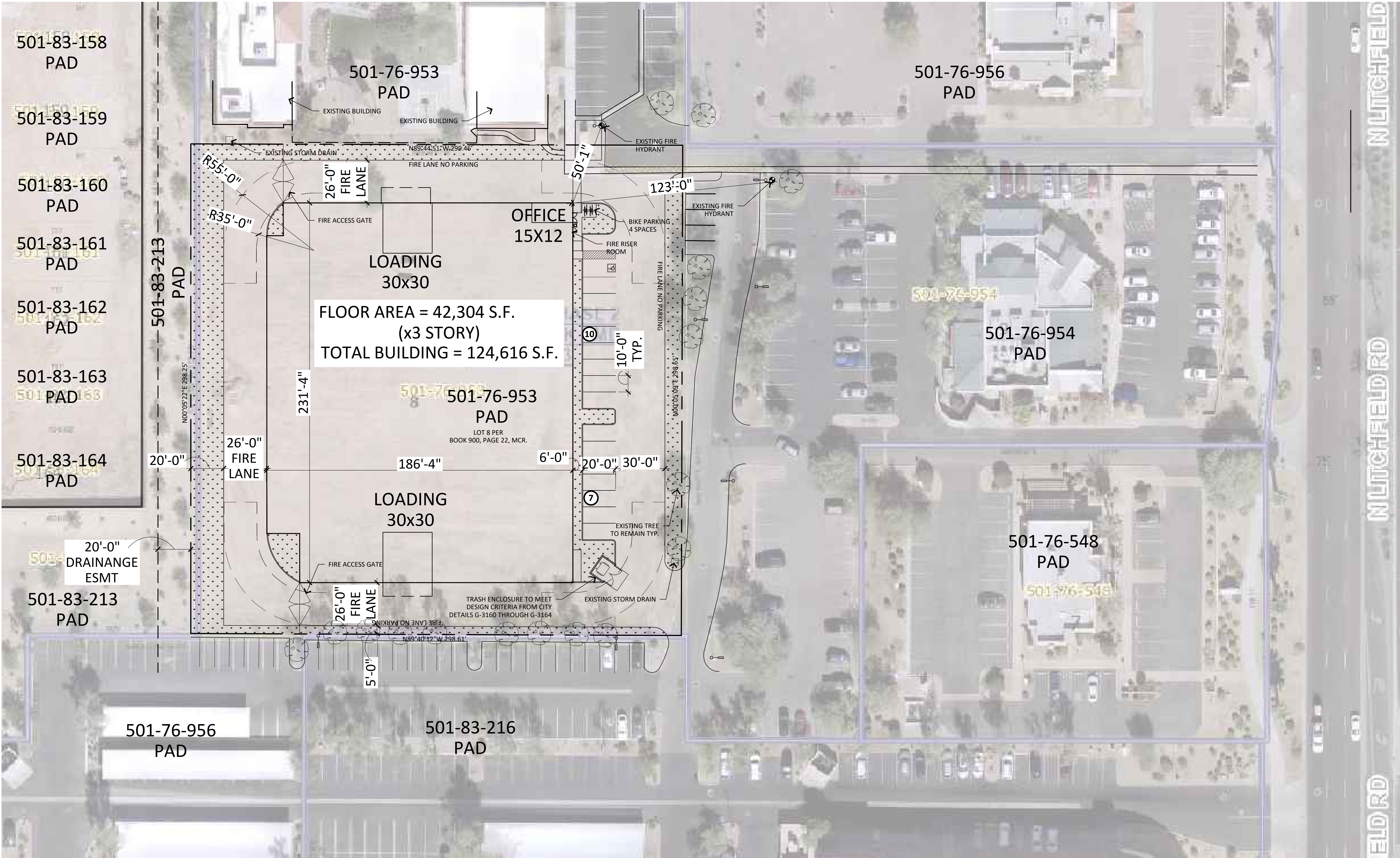
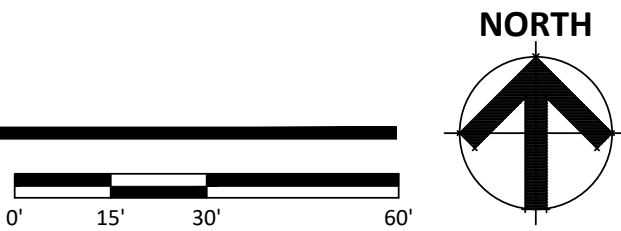




SITE PLAN

SCALE: 1" = 30'-0"



N. LITCHFIELD STORAGE
1770 N LITCHFIELD RD
GOODYEAR, AZ 85395
DATE: 01-18-2023 (PRELIMINARY)

SP-1

RKAA# 22165.50

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PROJECT DESCRIPTION

NEW GROUND UP BUILDING FOR FUTURE CLIMATE CONTROLLED SELF-STORAGE FACILITY AND OFFICE.

SITE DATA

ASSESSOR PARCEL NO:	501-76-953
GROSS SITE AREA:	2.052 ACRES (89,369 S.F.)
PROPERTY TYPE:	COMMERCIAL CENTER
EXISTING ZONING:	PAD
PROPOSED ZONING:	PAD (UNCHANGED)
PROPOSED FLOOR RATIO:	42,304 / 89,369 = 47.3%
LANDSCAPING RATIO:	13,846 / 89,369 = 15.5%
LIGHTING ZONE 2	

PARKING DATA

TOTAL PARKING REQUIRED:	17 SPACES
SELF STORAGE (124,616 S.F.)	
OFFICE (1/300 S.F.) 180 S.F.	1 SPACE
STORAGE AREA (1/50 UNITS) 780 UNITS	16 SPACES
TOTAL PARKING PROVIDED:	17 SPACES
ACCESSIBLE SPACES REQUIRED:	1 SPACE
ACCESSIBLE SPACES PROVIDED:	2 SPACES
BICYCLE SPACES REQUIRED:	4 SPACES
BICYCLE SPACES PROVIDED:	4 SPACES

GENERAL NOTES

- * The property is located in lighting zone 2
- ALL GLASS WINDOWS AND DOORS SHALL BE TINTED AND BE DESIGNED TO PREVENT GLARE/REFLECTION.
- THE FACILITY'S PUBLIC HOURS OF OPERATION SHALL BE 6:00AM AND 10:00PM FROM MONDAY THRU SUNDAY (OFFICE CLOSING @6:00PM)
- ALL EXTERIOR DOORS INCLUDING THE MAIN DOORS, AND THE LOADING/UNLOADING DOORS (EXCLUDING THE DOORS FOR THE OFFICE) SHALL BE PAINTED TO MATCH THE BUILDING PORTION WHERE THEY ARE LOCATED.
- ALL FENCES OR WALLS SHALL BE LOCATED ENTIRELY UPON THE PROPERTY OF THE OWNER. FIRMS OR CORPORATIONS CONSTRUCTING, OR CAUSING THE CONSTRUCTION, OF SUCH FENCE/WALL UNLESS THE OWNER OF THE ADJOINING PROPERTY AGREES IN WRITING, THAT SUCH FENCE OR WALL MAY BE ERECTED ON THE DIVISION LINE OF THE RESPECTIVE PROPERTIES.
- ANY FENCE OR WALL DESIGNED TO ONLY HAVE ONE "FINISHED" SIDE SHALL ERECTED SO THAT THE "FINISHED" SIDE FACES OUTWARD FROM THE PROPERTY.
- OUTDOOR STORAGE AREAS, TRASH, EQUIPMENT, VEHICLES OR SIMILAR ITEMS SHALL BE PROVIDED MASONRY SCREENING WALLS SIX FEET IN HEIGHT.
- ALL PARKING AREAS SHALL BE SCREENED FROM STREET VIEW BY MASONRY WALL OR BERM TO A MINIMUM HEIGHT OF THREE (3) FEET ABOVE FINISHED GRADE.
- ALL PEDESTRIAN FEATURES NEAR THE PROPOSED PROJECT SHALL COMPLY WITH THE LATEST ADA GUIDELINES, THIS INCLUDES SIDEWALKS, RAMPS, ETC.
- BUILDINGS EXCEEDING 30 FEET IN HEIGHT, REQUIRE 26 FOOT WIDE FIRE LANES.
- NO SPEED BUMPS OR ANY OBSTRUCTIONS SHALL BE ALLOWED WITHIN FIRE LANES.
- KNOX BOXES ARE REQUIRED AT THE FRONT ENTRANCE OF ALL BUILDINGS AND AT ANY FIRE SPRINKLER RISER ROOM. ADDITIONAL KNOX BOXES ARE REQUIRED AT ANY DOOR TO AN INTERIOR ROOF ACCESS, ELECTRICAL ROOM, OR HAZARDOUS AREA.
- AN EERC SYSTEM MAY BE REQUIRED FOR THE BUILDING. ON-SITE, CERTIFIED TESTING IS REQUIRED WHEN CONSTRUCTION HAS BEEN COMPLETED, BEFORE FINAL APPROVAL FOR CERTIFICATE OF OCCUPANCY CAN BE PROVIDED.
- THE MINIMUM FIRE FLOW REQUIREMENT IS 1,500 GPM FOR 2-HOURS. A FLOW TEST SHALL BE REQUIRED FOR SUBMITTAL WITH THE CONSTRUCTION PLANS. FIRE LINES SHALL BE LOOPED
- ALL NEW FIRE HYDRANTS SHALL BE PROVIDED WITH A SEVEN FOOT (7') SPACE CLEAR OF ANY LANDSCAPE MATERIALS THAT EXCEED SIX INCHES (6") IN HEIGHT.
- MECHANICAL UNITS MUST BE FULLY SCREENED.
- ALL LIGHTING SHALL BE DIRECTED DOWNWARD. SECURITY LIGHTING ONLY SHALL BE ILLUMINATED AFTER 10:00PM TILL DAWN.

