



PROJECT DIRECTORY:

DEVELOPER:

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SITE PLAN DATA:

APN: 400-58-070R & 400-58-070Q
EXISTING ZONING: PAD / BP / MONTECITO PHASE 3
PROPOSED ZONING: PAD / BP / USE PERMIT

NET SITE AREA: 29.51 ACRES (1,285,456 S.F.)
PARCEL A: 9.12 (397,226 S.F.)
OUT PARCEL B: 8.65 (376,731 S.F.)
OUT PARCEL C: 11.74 (511,499 S.F.)

PROPOSED LAND USE: SELF-STORAGE

CONSTRUCTION TYPE: II B
OCCUPANCY TYPE: S-1
FIRE SPRINKLERS: YES

BUILDING HEIGHT ALLOWED: 30 FEET
BUILDING HEIGHT PROPOSED: 24 FEET

BUILDING AREA:

CLIMATE CONTROLLED STORAGE: 98,841 S.F.
NON-CLIMATE CONTROLLED STORAGE: 36,431 S.F.
TOTAL BUILDING AREA: 135,272 S.F.

PARKING CALCULATION:

REQUIRED PARKING: 23 SPACES

1 SPACE / 300 S.F. OF OFFICE AREA: 4 SPACES
1 SPACE / 50 STORAGE UNITS: 19 SPACES
925 STORAGE UNITS / 50 = 19 SPACES

PROVIDED PARKING: 24 SPACES

REQUIRED ADA PARKING: 1 SPACES
PROVIDED ADA PARKING: 2 SPACES

LANDSCAPE CALCULATION

PROVIDED LANDSCAPE SPACE: 14% (53,946 S.F.)

PROPERTY LINE _____

SETBACK LINE _____

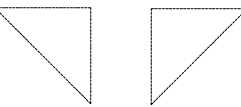
BUILDING FOOTPRINT _____

SOLID 6" CURB _____

PARKING STRIPE _____

KEYPAD WITH FD ACCESS 

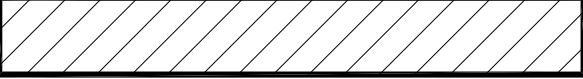
TRUCK TURN RADIUS 

SITE VISIBILITY TRIANGLE 

ADA STALL SIGNAGE 

25' SLIDING GATE 

CONCRETE PAVEMENT 

STRIPPED PAVEMENT 

SITE PLAN NOTES:

- ALL FIRE LANES TO BE MARKED, EITHER BY USING APPROVED SIGNAGE OR, RED PAINTED CURBING WITH WHITE LETTERING. IF SIGNAGE IS TO BE USED, IT IS TO BE INSTALLED AT THE BEGINNING AND END OF EACH FIRE LANE, WITH SIGNS SPACED NOT MORE THAN ONE HUNDRED (100) FEET APART IN BETWEEN. THE APPROVED SIGNAGE IS TO INCLUDE THE CITY OF GOODYEAR CODE (G.C.C. 13-3-7).
- THE FIRE DEPARTMENT DOES NOT ALLOW SPEED BUMPS OR ANY OBSTRUCTIONS THAT MAY IMPEDE AN EMERGENCY VEHICLE RESPONSE ON A FIRE DEPARTMENT ACCESS ROADWAY.
- ANY ELECTRICALLY OPERATED GATES INSTALLED ACROSS A FIRE APPARATUS ACCESS ROAD WILL REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
- AUTOMATIC GATES WILL REQUIRE A TRAFFIC PRE-EMPTION DEVICE (OPTICOM) AND A KNOX KEY SWITCH FOR EMERGENCY OPERATION AT EACH LOCATION. THE TRAFFIC PRE-EMPTION DEVICE IS TO BE LOCATED SO THAT IT CAN "SEE" THE APPROACHING FIRE APPARATUS AND SIGNAL THE GATE TO OPEN. 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. IF EXITING IS NOT AUTOMATIC, A PRE-EMPTION DEVICE AND A KEY SWITCH ARE REQUIRED ON THE INSIDE.
- ALL SIGNAGE PERMITTED UNDER A SEPARATE SUBMITTAL.
- AN ERRC SYSTEM MAY BE REQUIRED FOR BUILDINGS THAT DO NOT PROVIDE MINIMUM COVERAGE, AS SHOWN BY CERTIFIED TESTING. TESTING REQUIRED PRIOR TO CoO.

EAPC

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Interior Design Industrial

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CONSULTANTS

CLIENT

NOBLE FAMILY ENTERPRISES

PROJECT DESCRIPTION

PROPOSED SELF STORAGE

CITY **GOODYEAR**
STATE **ARIZONA**

ISSUE DATES

SP	SITE PLAN - 1ST SUBMITTAL	03-03-2023
MARK	DESCRIPTION	DATE

PROJECT NO: **20222760**

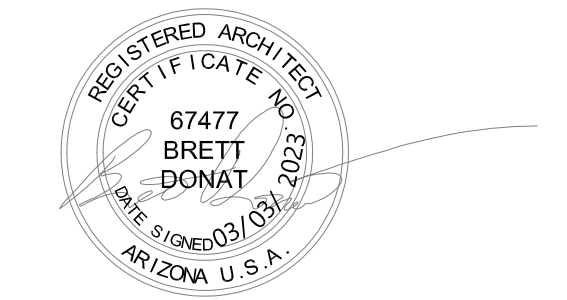
DRAWN BY: **AAB**

CHECKED BY: **MAB**

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STAMP



DRAWING TITLE

SITE PLAN

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