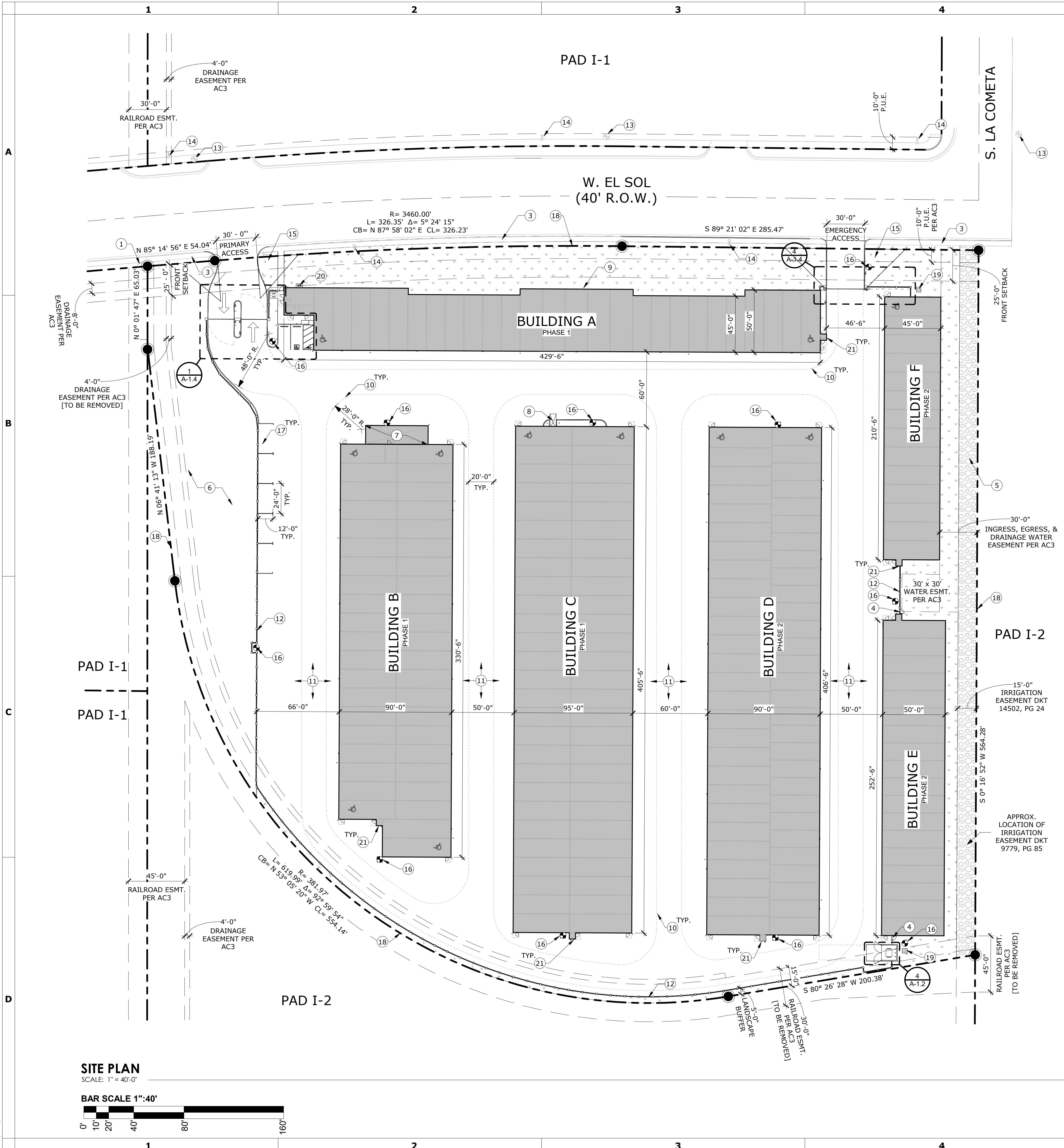
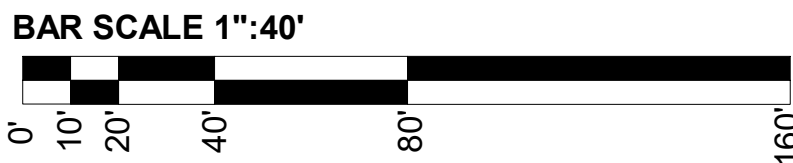




SITE PLAN

SCALE: 1" = 40'-0"



#	KEYNOTES
1	EXISTING DRIVEWAY LOCATION. SEE CIVIL DRAWINGS.
3	EXISTING 5' CONCRETE SIDEWALK. SEE CIVIL DRAWINGS.
4	FIRE DEPARTMENT ACCESS MAN GATE. SEE DETAIL 3/A-1.5.
5	EXISTING IRRIGATION DITCH. SEE CIVIL DRAWINGS.
6	PROPOSED RETENTION POND AREA. SEE CIVIL DRAWINGS.
7	WASH BAY. SEE CIVIL DRAWINGS.
8	R.V. DUMP STATION. SEE CIVIL DRAWINGS.
9	BUILDING SIGNAGE. SEE DETAIL 4/A-1.10.
10	FIRE ENGINE CLEARANCE W/28' RADIUS.
11	CONCRETE PAVING. SEE CIVIL DRAWINGS.
12	7'-0" TALL WROUGHT IRON FENCE. SEE SHEET A-1.5 FOR DETAILS.
13	EXISTING FIRE HYDRANT. SEE CIVIL DRAWINGS.
14	EXISTING STREET LAMP. SEE CIVIL DRAWINGS.
15	VISION TRIANGLE. SEE LANDSCAPE DRAWINGS.
16	PROPOSED FIRE HYDRANT. SEE CIVIL DRAWINGS.
17	(5) PARALLEL PARKING SPACES, 12' x 24'.
18	PROPERTY LINE.
19	PROPOSED TRANSFORMER LOCATION. SEE ELECTRICAL DRAWINGS.
20	HEAT PUMP. SEE ELECTRICAL DRAWINGS.
21	FIRE DEPARTMENT CONNECTION (FDC) & FIRE DEPARTMENT ACCESS BOX (KNOX BOX) LOCATIONS @ F.R.R..

A.	GENERAL NOTES
A.	SEE CIVIL GRADING PLAN FOR FINISH SITE ELEVATIONS.
B.	SEE CIVIL DRAWINGS FOR PROPOSED UTILITY LOCATIONS.
C.	SEE CIVIL DRAWINGS FOR PROPOSED AND EXISTING FIRE HYDRANTS.
D.	REFER TO CIVIL DRAWINGS FOR ENTERANCE AND DRIVE AISLE WIDTHS.
E.	SIGNAGE WILL BE SUBMITTED UNDER SEPERATE PERMIT.
F.	SPEED BUMPS OR ANY OBSTRUCTIONS THAT MAY IMPEDE AN EMERGENCY VEHICLE RESPONSE ON A FIRE DEPARTMENT ACCESS ROADWAY IS PROHIBITED
G.	ALL ELCTRICALLY OPERATED GATES INSTALLED ACROSS FIRE APPARATUS ACCESS ROADS WILL BE SUBMITTED UNDER A SEPARATE PERMIT.
H.	EASEMENT REFERENCE AC3 - PLAT OF AIRPORT COMMERCENTER SUBDIVISION NO. 3 AMENDED, BOOK 287, PAGE 1, MCR

SITE RECAP				
ZONING: PAD I-2 AIRPORT COMMERCE CENTER LIGHTING ZONE 2				
SECTION/TOWNSHIP/RANGE: 21 1N 1W				
DIScription: LUXURY BOAT & R.V. STORAGE FACILITY				
TOTAL PROJECT SITE: 500-07-139 8.168 acres 355,810 SF				
PROPOSED BUILDING FOOTPRINT:				
BLDG	CONST.	OCC.	UNITS	SQ. FT.
PHASE 1				
BUILDING A	IIB	S1	26	19,933 SF
BUILDING B	IIB	S1	42	28,695 SF
BUILDING C	IIB	S1	54	38,523 SF
			122	87,151 SF
PHASE 2				
BUILDING D	IIB	S1	56	36,610 SF
BUILDING E	IIB	S1	18	12,650 SF
BUILDING F	IIB	S1	14	9,498 SF
			88	58,758 SF
TOTAL			210	145,908 SF
LOT COVERAGE:				
BUILDING PROPOSED			145,808 SF	41.0%
IMPERVIOUS SURFACE PROPOSED			147,656 SF	41.5%
LANDSCAPE AREA PROPOSED			62,346 SF	17.5%
TOTAL NET LOT AREA			355,810 SF	100.0%
SETBACKS:				
FRONT - 25'-0"				
REAR - 0'-0"				
SIDE - 0'-0"				
PARKING:				
REQUIRED: MAINT./R.R. - 1 SPACE PER 300 SF				
528 SF / 300 SF = 2 SPACES				
UNIT - 1 SPACE PER 50 UNITS				
195 UNITS / 50 UNITS = 4 SPACES				
HC ACCESSIBLE - 1 SPACE				
BICYCLE PARKING - 4 SPACES				
PROVIDED: HC ACCESSIBLE 1 OF 1 SPACES				
STANDARD 6 OF 6 SPACES				
TOTAL 7 OF 7 SPACES				
BICYCLE 4 OF 4 SPACES				
BUILDING HEIGHT:				
ALLOWED: 35'-0" MAXIMUM				
PROVIDED: 24'-0" MAXIMUM				

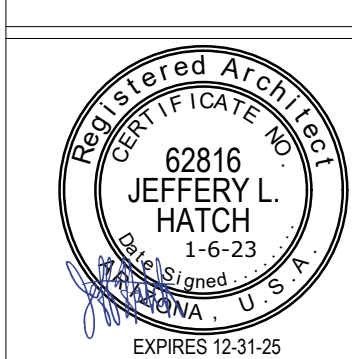
Call at least two full working days before you begin excavation.



Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602) 263-100

JEFF HATCH
200 W. 38TH ST.
BOISE, IDAHO 83714
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FAX: (208) 475-3205
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NEW LUXURY BOAT & R.V. STORAGE FACILITY FOR:

LUXELocker GOODYEAR

W. EL SOL, GOODYEAR, AZ 85338

DATE	DESCRIPTION
1 07/26/22	INITIAL REVIEW
2 08/03/22	SITE PLAN REVIEW
3 12/12/22	SUPPLEMENTAL REVIEW

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1.0