

SITE PLAN KEY NOTES

1. ASPHALT PAVEMENT - SEE CIVIL
2. CONCRETE SIDEWALK W/ LIGHT BROOM FINISH - SEE PLAN FOR WIDTH
3. 6" CONCRETE SAFETY CURB - SEE CIVIL FOR TYPE
4. CONCRETE TRUCK WELL W/ CONCRETE RETAINING WALL. TOP OF WALL IS 8" ABOVE HIGHEST ADJACENT GRADE W/ PAINTED STEEL GUARD RAIL
5. 5'-0" CONCRETE APRON - MATCH LOADING DOCK
6. MASONRY SCREEN WALLS PER SHEET A-402
7. 3' HIGH CMU PARKING SCREEN WALL
8. REFUSE AREA, CONCRETE PAD W/ CONCRETE FILLED STEEL PIPE BOLLARDS (ALL SCREENED BY PERIMETER CMU DOOLEY WALL), REFERENCE CITY DETAIL G-3164-1
9. 9' WIDE X 18.5' LONG PARKING SPACE W/ 1.5' OVERHANG (20' TOTAL LENGTH)
10. 11' WIDE X 18.5' LONG ACCESSIBLE PARKING SPACE W/ 1.5' OVERHANG (20' TOTAL LENGTH) WITH 5' WIDE ACCESS AISLE
11. WALL MOUNTED LIGHT FIXTURE, B.O. FIXTURE AT 25'-0", FINAL LOCATION T.B.D.
12. ELECTRICAL SERVICE (SES) ON CONC. PAD
13. NOT USED
14. ACCESS TO ROOF ACCESS LADDER / HATCH, TMB AND ELECTRICAL HOUSE PANELS
15. ACCESS TO FIRE PUMP, FIRE RISER AND FIRE ALARM CONTROL PANEL VIA EXTERIOR WALL MOUNTED KNOX BOX
16. PRIMARY BUILDING ENTRY VIA EXTERIOR WALL MOUNTED KNOX BOX
17. SECONDARY BUILDING ENTRY VIA EXTERIOR WALL MOUNTED KNOX BOX
18. ACCESSIBLE ROUTE TO PUBLIC WAY

19. BUILDING EGRESS / EXIT DISCHARGE LOCATION (GRADE ACCESS)
20. FIRE TRUCK TURNING RADII - 28' INSIDE AND 48' OUTSIDE DIAMETER
21. LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
22. NEW FIRE HYDRANT - SEE CIVIL
23. EXISTING FIRE HYDRANT - SEE CIVIL
24. FIRE DEPARTMENT CONNECTION - SEE CIVIL
25. TRANSFORMER ON CONCRETE PAD
26. EXISTING CONCRETE SCUPPER TO BE DEMOLISHED - SEE CIVIL
27. ENTRY CANOPY ABOVE
28. 12' WIDE x 14' HIGH OVERHEAD GRADE DOOR
29. 9' WIDE x 10' HIGH OVERHEAD DOCK DOOR
30. NEW ACCESSIBLE RAMP

31. EXISTING CURB / GUTTER / SIDEWALK
32. EXISTING STREET LIGHT
33. NEW METER AND BACKFLOW PREVENTER - SEE CIVIL
34. PAINTED EXTERIOR DOWNSPOUT
35. ELECTRIC GATE OPERATOR ON CONC. PAD
36. PAINTED METAL ELECTRIC GATE ON CONCRETE RIBBON W/ KNOX BOX AND FIRE DEPARTMENT SIGNAGE
37. ADDITIONAL KNOX BOX LOCATION
38. EMERGENCY BUILDING ACCESS (GRADE ACCESS)

GOODYEAR BUILDING CODES

2018 INTERNATIONAL BUILDING CODE
2017 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE
2009 ANSI A117 for ACCESSIBILITY
2010 ADA
CITY OF GOODYEAR ZONING CODE

WITH CITY OF GOODYEAR AMENDMENTS

VICINITY MAP



PROJECT DESCRIPTION

NEW 1-STORY BUILD-TO-SUIT WAREHOUSE BUILDING W/ OFFICE IMPROVEMENTS. PROJECT CONSISTS OF A SINGLE STORY 95,179 S.F. BUILDING WITH SITE IMPROVEMENTS. APN: 500-03-456

LEGAL DESCRIPTION

LOT 11 OF "PALM VALLEY CROSSING - REPLAT" ACCORDING TO BOOK 541 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA.

FIRE LANE MARKING

PAINT FIRE LANE CURBS ON-SITE
FIRE LANE SIGNS ON N. 137th AVENUE.

EMERGENCY RESPONDER RADIO COVERAGE

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. PROVIDE A NOTE ON THE SITE PLAN THAT AN ERRC SYSTEM MAY BE REQUIRED FOR THE BUILDING AND THAT 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.

PROJECT DATA

PRE-APP CASE #	PRJ20-6629
ZONING	PAD w/ AUTOMOTIVE and RELATED COMMERCIAL (ARC) & SERVICE COMMERCIAL / COMMERCE (SC)
A.P.N.	500-03-456
EXISTING USE	VACANT LAND
PROPOSED USE	WAREHOUSE W/ ACCESSORY OFFICE
OCCUPANCY	S-1 (STORAGE) and B (BUSINESS)
CONSTRUCTION TYPE	III-B, FULLY SPRINKLED (S1) (UNLIMITED AREA PER SEC. 507 W/ 60' YARDS)

BUILDING HEIGHT ALLOWED	56'-0"
BUILDING HEIGHT PROPOSED	40'-0" (LOW PARAPET) 41'-0" (TYPICAL PARAPET) 42'-0" (CORNER PARAPET)

SITE AREA (GROSS)	+/- 251,419 S.F. (+/- 5.772 AC)
SITE AREA (NET)	+/- 214,136 S.F. (+/- 4.916 AC)

BUILDING AREA	+/- 95,350 S.F.
NORTHWEST CANOPY AREA	+/- 594 S.F.
SOUTHWEST CANOPY AREA	+/- 594 S.F.
TOTAL AREA	+/- 96,538 S.F.

LOT COVERAGE	96,538 / 214,136 = 45%; 60% ALLOWED
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PARKING REQUIRED	
OFFICE @ 1 / 300	10 SPACES (3,000 S.F. / 300)
WAREHOUSE 1 / 1,000	10 SPACES (FIRST 10,000 S.F.)
WAREHOUSE 1 / 5,000	17 SPACES (REMAINING 82,350 S.F.)
TOTAL REQUIRED	37 SPACES

PARKING PROVIDED	
STANDARD	37 SPACES
ACCESSIBLE	2 SPACES
TOTAL	39 SPACES

NOTE: THE TYPICAL PARKING SPACE SIZE IS 9'-0" x 20'-0"
(1'-6" OVERHANG WHERE APPLICABLE)

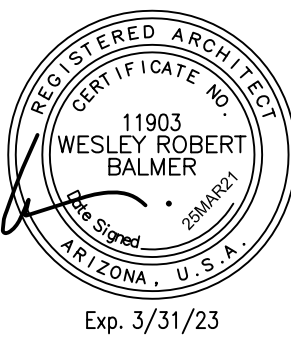
CITY OF GOODYEAR SITE PLAN NOTES

1. 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:
 - 1.a. 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.
 - 1.b. 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.
 - 1.c. 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.
 - 1.d. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
 - 1.e. 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.
2. 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:
 - 2.a. 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.
 - 2.b. 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.
 - 2.c. 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.
 - 2.d. 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.
 - 2.e. 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.
 - 2.f. 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.

SEPARATE PERMIT - RACKING & HIGH PILED STORAGE:

- WHERE BUILDINGS OR STRUCTURES ARE TO HAVE HIGH PILED STORAGE, THE FOLLOWING CONSTRUCTION INFORMATION IS TO BE SUBMITTED FOR REVIEW AND SEPARATE PERMIT.
- FLOOR PLAN OF THE BUILDING SHOWING LOCATIONS AND DIMENSIONS OF HIGH-PILED STORAGE AREAS.
 - USABLE STORAGE HEIGHT FOR EACH STORAGE AREA.
 - NUMBER OF TIERS WITHIN EACH RACK, IF APPLICABLE.
 - COMMODITY CLEARANCE BETWEEN TOP OF STORAGE AND THE SPRINKLER DEFLECTOR FOR EACH STORAGE ARRANGEMENT.
 - AISLE DIMENSIONS BETWEEN EACH STORAGE ARRAY.
 - MAXIMUM PILE VOLUME FOR EACH STORAGE ARRAY.
 - LOCATION AND CLASSIFICATION OF COMMODITIES IN ACCORDANCE WITH SECTION 3203.
 - LOCATION OF COMMODITIES THAT ARE BANDED OR ENCAPSULATED.
 - LOCATION OF REQUIRED FIRE DEPARTMENT ACCESS DOORS.
 - TYPE OF FIRE SUPPRESSION AND FIRE DETECTION SYSTEMS.
 - LOCATION OF VALVES CONTROLLING THE WATER SUPPLY OF CEILING AND IN-RACK SPRINKLERS.
 - TYPE, LOCATION AND SPECIFICATIONS OF SMOKE REMOVAL AND CURTAIN BOARD SYSTEMS.
 - DIMENSION AND LOCATION OF TRANSVERSE AND LONGITUDINAL FLUE SPACES.
 - ADDITIONAL INFORMATION REGARDING REQUIRED DESIGN FEATURES, COMMODITIES, STORAGE ARRANGEMENT AND FIRE PROTECTION FEATURES WITHIN THE HIGH-PILED STORAGE AREA SHALL BE PROVIDED AT THE TIME OF PERMIT, WHERE REQUIRED BY THE FIRE CODE OFFICIAL.

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VIP PRODUCTS
GOODYEAR, AZ.
SITE PLAN, PROJECT DATA

A-101
40012.010
25MAR21
14MAY21
CITY CORRECTIONS/
COORDINATION

