



PROJECT INFORMATION

PROJECT DESCRIPTION

NEW MONTESSORI SCHOOL ON UNDEVELOPED SITE.

PROJECT ADDRESS: NORTHWEST CORNER OF SARIVAL AND VAN BUREN
GOODYEAR, ARIZONA
APN: 500-05-014L
CHAMPION
10450 N. 14TH STREET
SCOTTSDALE, ARIZONA 85358

DEVELOPER:

CURRENT ZONING: PAD

LOT AREA: 618,226 SF. (14.19 ACRES)
GROSS: 530,135 SF. (12.17 ACRES)
NET: 11B - FULLY SPRINKLED
CONSTRUCTION TYPE: E - CHARTER SCHOOL
OCCUPANCY CLASSIFICATION: 226 - OCCUPANTS - SEE BELOW
BUILDING HEIGHT PROVIDED: 33'-4" (TOP OF ROOF) - SINGLE STORY

TOTAL BUILDING AREA PROVIDED: 19,675 SF.
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OCCUPANT LOAD: 1,342/35 (NET) = 38 PEOPLE
DAYCARE CLASSROOMS: 1,410/20 (NET) = 511 PEOPLE
OFFICES: 1,601/100 (GROSS) = 11 PEOPLE
TOTAL: 38 + 511 + 11 = 626 PEOPLE

NUMBER OF EXITS REQUIRED: 4
NUMBER OF EXITS PROVIDED: 8
K-6 SCHOOL PARKING REQUIRED: 19,675 / 315 = 53
VEHICLE PARKING PROVIDED: 82 SPACES PROVIDED FOR THE SCHOOL
BICYCLE PARKING REQUIRED: 1 PER 10 VEHICLE = 9 SPACES
BICYCLE PARKING PROVIDED: 48 SPACES PROVIDED FOR THE SCHOOL
H.C. PARKING REQUIRED: 4% OF ALL SPACES = H.C. SPACES
H.C. PARKING PROVIDED: 12 H.C. SPACES
ALL H.C. SPACES ARE VAN ACCESSIBLE

LANDSCAPE AREA: 19,675 / 315 = 53
ON-SITE: 82 SPACES PROVIDED FOR THE SCHOOL
OFF-SITE: 1 PER 10 VEHICLE = 9 SPACES
TOTAL: 48 SPACES PROVIDED FOR THE SCHOOL
LANDSCAPE COVERAGE: 4% OF ALL SPACES = H.C. SPACES
H.C. PARKING PROVIDED: 12 H.C. SPACES
ALL H.C. SPACES ARE VAN ACCESSIBLE

SITE PLAN KEYNOTES

- DUMPSTER ENCLOSURE AND CONCRETE PAD PER CITY OF GOODYEAR STANDARD DETAIL G3162-1 AND 1/8P2.0
- NEW PEDESTRIAN CONCRETE SIDEWALK WITH LIGHT BROOM FINISH - SEE CIVIL & ARCHITECTURAL DETAILS
- H.C. ACCESSIBLE PARKING SPACE PER ADA STANDARDS - SEE DETAILS 5, 6 AND 1/8P2.1
- FIRE TRUCK LANE CAPABLE OF SUPPORTING AN APPARATUS OF UP TO 25,000 LBS AND TURNING RADIUS PER CITY OF GOODYEAR REQUIREMENTS (INSIDE RADIUS OF 35'; OUTSIDE RADIUS OF 55') - SEE CIVIL PLANS
- NEW FIRE HYDRANT - SEE CIVIL DRAWINGS
- SITE LIGHT TO 15'-0" A.F.G. WITH FULL INTERIOR SHIELD TO ELIMINATE LIGHT TRESPASS AT PROPERTY LINES - SEE ELECTRICAL DRAWINGS, STRUCTURAL DRAWINGS & DETAIL 11/8P2.2
- NEW FIRE LANE MARKINGS PER CITY OF GOODYEAR STANDARDS - COORDINATE IN FIELD WITH FIRE MARSHALL - SEE 3/8P2.1
- FDC - SEE CIVIL PLANS & DEFERRED SUBMITTAL FIRE PROTECTION DRAWINGS
- LANDSCAPE AREA - SEE LANDSCAPE PLANS
- NEW ASPHALT PAVING PARKING LOT AND DRIVEWAY SEE CIVIL PLANS
- CONCRETE CURBING - SEE CIVIL PLANS & DETAILS
- ADA RAMP - SEE DETAIL 8/8P2.1
- BIKE RACKS - SEE DETAIL 3/8P2.0
- KNOX BOX PER CITY OF GOODYEAR STANDARDS - COORDINATE WITH FIRE DEPARTMENT
- SEE - SEE CIVIL AND ELECTRICAL DRAWINGS - G.C. TO COORDINATE INSTALLATION WITH UTILITY COMPANY
- SITE WALL FOR POSSIBLE MONUMENT SIGN (ALL SIGNS BY SEPARATE PERMITS AND SUBMITTAL)
- 40'-0" FLAG POLE - SEE STRUCTURAL, ELECTRICAL DRAWINGS & DETAIL 10/8P2.0
- 8'-0" HIGH WROUGHT IRON MAN GATE - SEE DETAIL 12/8P2.3
- 3'-0" HIGH WROUGHT IRON FENCE ON 4'-0" HIGH CMU WALL - SEE DETAIL 2/8P2.0
- 8'-0" HIGH DOUBLE LEAF WROUGHT IRON GATE - SEE DETAIL 12/8P2.3 (SIMILAR)
- 8'-0" HIGH VEHICLE ACCESS WROUGHT IRON GATE - SEE DETAIL 13/8P2.3
- 36" HIGH (ABOVE FINISH GRADE) PARKING SCREEN WALL TO BE CONSTRUCTED WITH THE FUTURE PHASES OF THE COMMERCIAL DEVELOPMENT
- SIGHT VISION EASEMENT PER CITY OF GOODYEAR DETAIL G3232
- POSSIBLE PLAYGROUND EQUIPMENT AND SHADE STRUCTURE LOCATIONS - PROVIDE FULL SHOP DRAWINGS FOR REVIEW
- PROVIDE CONDUIT FOR ELECTRICAL AND COMMUNICATION WIRES WITH MIN. 200 ROUN FULL LINES FOR MARGLEE SIGN - SEE ELECTRICAL DRAWINGS, ACTUAL SIGN BY SEPARATE SUBMITTAL AND PERMIT
- CITY OF GOODYEAR REQUIRED BUS BAY PER CITY STANDARD DETAIL G3242-1
- CITY OF GOODYEAR STANDARD DRIVEWAY PER CITY STANDARD DETAIL G-3236D-4
- CITY OF GOODYEAR DRIVEWAY MODIFIED TO ACCEPT EXISTING POWER POLE LOCATION AT MEDIAN SIMILAR TO CITY STANDARD DETAIL G-3236D-8
- HATCHED AREAS INDICATE FUTURE AND POTENTIAL COMMERCIAL DEVELOPMENT - NOT A PART OF THE SPECIAL USE PERMIT
- DO NOT STRIPE THESE PARKING SPACES FOR THE SCHOOL'S INITIAL PHASE OF CONSTRUCTION

SITE PLAN GENERAL NOTES

- SIGN REQUIRE SEPARATE APPROVALS & PERMITS PRIOR TO INSTALLATION. NO SIGNS ARE INCLUDED IN THIS PERMIT - DESIGN OF THE SIGNS SHALL COMPLY WITH ALL ORDINANCES AND DESIGN STANDARDS AND SHALL BE COMPLETED IN THE FUTURE - NOT AS A PART OF THIS PHASE
- G.C. TO PAINT ALL BACK FLOW DEVICES TO MATCH BUILDING COLOR
- ALL PLAY GROUND EQUIPMENT IS TO BE UNDER SEPARATE PERMIT. PROVIDE FULL SHOP DRAWINGS FOR A COURTESY DIMENSIONAL REVIEW - EQUIPMENT DESIGN TO REMAIN RESPONSIBLE OF LIFE SAFETY AND FALL PROTECTION OF THE EQUIPMENT
- VERTICAL CONSTRUCTION WITH COMBUSTIBLE MATERIALS SHALL NOT BEGIN PRIOR TO ACCEPTANCE OF FIRE ACCESS ROADS & FIRE HYDRANTS
- THE FIRE RISER SHALL BE IN A SEPARATE ROOM WITH DIRECT EXTERIOR ACCESS - NO STORAGE OR ELECTRICAL PANELS ARE ALLOWED IN THE FIRE RISER ROOM

CITY OF GOODYEAR GENERAL NOTES FOR CONSTRUCTION

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY ENGINEER'S CITY STANDARDS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION.
- THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE.
- THE CITY DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS.
- THE CITY APPROVAL IS FOR GENERAL LAYOUT IN THE RIGHT-OF-WAY ONLY. THIS APPROVAL IS VALID FOR A PERIOD OF ONE YEAR. CONSTRUCTION PERMITS SHALL BE OBTAINED DURING THIS PERIOD OR THE PLANS SHALL BE RESUBMITTED FOR REVIEW AND APPROVAL.
- AN APPROVED SET OF PLANS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
- THE CITY CONSTRUCTION INSPECTOR SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AND INSPECTIONS (623-882-1819). CONSTRUCTION WORK CONCEALED WITHOUT INSPECTION BY THE CITY CONSTRUCTION INSPECTOR SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.
- ANY WORK PERFORMED WITHOUT THE APPROVAL OF THE CITY ENGINEER, OR DESIGNER, AND ANY WORK/MATERIAL NOT IN CONFORMANCE WITH CITY ENGINEERING STANDARDS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- RIGHT-OF-WAY IMPROVEMENTS SHALL NOT BE ACCEPTED UNTIL 'AS-BUILT' PLANS HAVE BEEN SUBMITTED AND APPROVED BY THE CITY (SEE AS-BUILT REQUIREMENTS).
- THE DEVELOPER IS RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ALL OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY PRIOR TO STARTING NEW CONSTRUCTION.
- THE DEVELOPER IS RESPONSIBLE FOR ARRANGING THE RELOCATION OF ALL UTILITIES. A UTILITY RELOCATION SCHEDULE SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF PERMITS.
- THE DEVELOPER IS RESPONSIBLE FOR OBTAINING OR DEDICATING ALL REQUIRED RIGHTS-OF-WAY AND EASEMENTS TO THE CITY PRIOR TO ISSUANCE OF PERMITS.
- THE CONTRACTOR SHALL CONTACT BLUE STAKE (602-263-1000) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL LOCATE ALL CONFLICTS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BARRICADE CONSTRUCTION SITES AT ALL TIMES PER THE CITY OF PHOENIX TRAFFIC BARRICADE MANUAL. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE CITY FOR APPROVAL IN ADVANCE OF CONSTRUCTION.
- POTABLE WATER IS NOT AVAILABLE FOR CONSTRUCTION USE OTHER THAN THE FILLING AND TESTING OF NEW LINES. THE UNLAWFUL REMOVAL OF WATER FROM A FIRE HYDRANT OR ANY OTHER SOURCE IS A VIOLATION OF THE MUNICIPAL CODE, PUNISHABLE BY FINE AND/OR IMPRISONMENT.
- PRIOR TO MOVING OR DESTROYING PROTECTED NATIVE PLANT SPECIES, THE CONTRACTOR SHALL FILE A FORMAL NOTICE OF INTENT WITH THE ARIZONA DEPARTMENT OF AGRICULTURE (602-542-6408).
- THE CONTRACTOR SHALL COMPLY WITH THE ENVIRONMENTAL PROTECTION AGENCY NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER REQUIREMENTS ESTABLISHED FOR CONSTRUCTION SITES. ADEQ GENERAL PERMIT FOR DISCHARGE FROM CONSTRUCTION ACTIVITIES, AND THE CITY OF GOODYEAR STORM WATER MANAGEMENT PLAN.
- NO PERSON SHALL USE ANY MECHANICAL EQUIPMENT FOR LAND LEVELING OR CLEARING, ROAD CONSTRUCTION, TRENCHING, EXCAVATING, DEMOLITION, NOR ENGAGE IN ANY EARTHMOVING ACTIVITY WITHOUT FIRST OBTAINING A PERMIT FROM THE MARICOPA COUNTY AIR QUALITY DEPARTMENT (602-506-0666), 1001 N. CENTRAL AVENUE, SUITE 150, PHOENIX, AZ 85002. (THIS NOTICE IS ISSUED PURSUANT TO A.R.S. 36-113.01, NOTICE OF BUILDING AGENCIES).
- THESE PLANS REFLECT CONDITIONS AS THEY EXIST AT THE TIME OF DESIGN. IF EXISTING CONDITIONS HAVE CHANGED BY THE TIME OF CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE CITY AND DESIGN THESE PLANS MAY HAVE TO BE AMENDED

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INTERO MONTESSORI SCHOOL
NORTHWEST CORNER OF SARIVAL AND VAN BUREN
TALENT EDUCATION
GOODYEAR, ARIZONA

Map 2-2015
EXPIRES: 6/30/2015

Drawing Name:

Minor Site Plan Amendment
Revisions

Date: 02/06/15

Project Number:

Drawing No:

SP1.0