

## PROJECT DIRECTORY

ARCHITECT:  
RKAA ARCHITECTS, INC.  
2233 EAST THOMAS ROAD  
PHOENIX, ARIZONA 85016  
CONTACT: NEIL FEASER  
PHONE: (602) 955-3900  
FAX: (602) 955-0496  
E-MAIL: nfeaser@rkaa.com

OWNER / DEVELOPER:  
PLATINUM CONSTRUCTION  
1450 TL TOWNSEND DR.  
STE 100  
ROCKWALL, TX 75032  
CONTACT: SHAWN VALK  
PHONE: 469-222-1597  
E-MAIL: shawnvalk@gmail.com

## SITE PLAN PLATINUM STORAGE GOODYEAR

LOT 3, GOODYEAR COMMERCIAL PARK,  
LYING IN THE NORTHWEST QUARTER OF SECTION 10,  
TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA

201 N. LITCHFIELD RD.  
GOODYEAR, AZ 85338  
DATE: 07-31-2020 (REVISED)

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

## LEGAL DESCRIPTION

**PARCEL NO. 1**  
LOT 3, OF GOODYEAR COMMERCIAL PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED BOOK 184 OF MAPS, PAGE 4.  
EXCEPT ALL ORES AND MINERALS AND OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AS RESERVED IN DEED RECORDED IN DOCKET #109, PAGE 282.

**PARCEL NO. 2**  
NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND PARKING AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 11688, PAGE 674 AND AMENDED IN DOCKET 12423, PAGE 1330, RECORDS OF MARICOPA COUNTY, ARIZONA.

## SITE GENERAL INFO

**PROJECT DESCRIPTION:**  
THE REDEVELOPMENT OF A VACANT BUILDING (FORMERLY GOODWILL) IN THE GOODYEAR COMMERCIAL PARK CENTER ON THE SEC OF W VAN BUREN STREET AND N LITCHFIELD ROAD INTO A SELF-STORAGE FACILITY. THE CURRENT BUILDING FOOTPRINT IS TO REMAIN, AND TWO ADDITIONAL FLOORS ARE TO BE ADDED. ALL STORAGE TO BE ACCESSED INTERNALLY IN A CLIMATE CONTROLLED ENVIRONMENT.

**USE:** SELF STORAGE

**OCCUPANCY TYPE:** S-1

**CONSTRUCTION TYPE:** VB

**SITE DATA:**  
**PARCEL NUMBER:** 500-08-074  
**ZONING:** C-2  
**GROSS SITE AREA:** 113,076 S.F. (2.6 ACRES)  
**NET SITE AREA:** 113,076 S.F. (2.6 ACRES)

**BUILDING AREA:** 105,012 S.F.  
**1ST FLOOR:** 35,004  
**2ND FLOOR:** 35,004  
**3RD FLOOR:** 35,004

**SITE COVERAGE:** BLDG./NET SITE AREA (35,004 S.F. / 113,076 S.F.) 30.96 %

**PARKING REQUIRED:**  
MINI STORAGE (1/50 STORAGE UNITS) 673 UNITS 14 SPACES  
OFFICE (1/300 S.F.) 1,000 S.F. 04 SPACES  
**TOTAL PARKING REQUIRED:** 18 SPACES

**TOTAL EXISTING PARKING:** 140 SPACES  
**TOTAL PROPOSED PARKING:** 115 SPACES

**ACCESSIBLE SPACES REQUIRED:** 01 SPACES  
**ACCESSIBLE SPACES PROVIDED:** 02 SPACES

**BICYCLE PARKING REQUIRED:** 04 SPACES  
**BICYCLE PARKING PROVIDED:** 05 SPACES

**GOODYEAR COMMERCIAL CENTER TOTAL PARKING CALCULATIONS:**

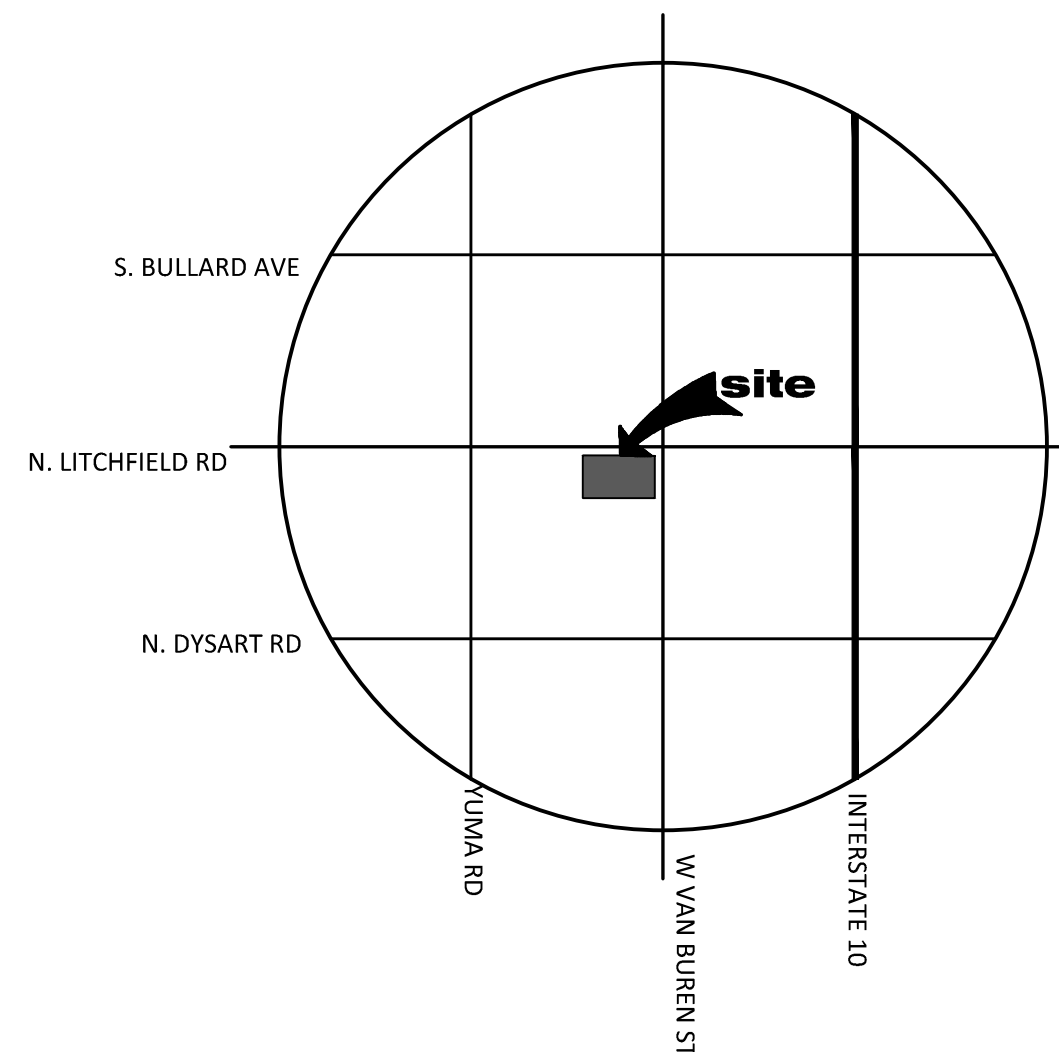
PARCEL	APPROX. BLDG SQ. FT.	PARKING RATIO	REQUIRED PARKING SPACES
1. 500 - 08 - 001G	2,849 SQ. FT.	1:300	10
2. 500 - 08 - 072	1,962 SQ. FT.	1:50 DINING / 1:50 KITCHEN	27
3. 500 - 08 - 073	8,734 SQ. FT.	1:300	30
4. 500 - 08 - 074	105,012 SQ. FT.	1:50 UNITS / 1:300 OFFICE	18
5. 500 - 08 - 075	15,158 SQ. FT.	1:300	51
6. 500 - 08 - 076	13,540 SQ. FT.	1:300	46
7. 500 - 08 - 077	10,160 SQ. FT.	1:300	34
<b>TOTAL REQUIRED PARKING SPACES</b>			<b>216</b>
<b>TOTAL PROVIDED PARKING SPACES</b>			<b>221</b>

## LEGEND

- NEW LANDSCAPING
- EXISTING LANDSCAPING
- LAS PALMAS DRIVE LANDSCAPING
- PROPERTY CORNER
- BRASS CAP IN HANDHOLE
- DRYWELL
- IRRIGATION CONTROL VALVE
- SEWER CLEANOUT
- BACKFLOW PREVENTER
- EXISTING FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS VALVE
- GAS LINE MARKER
- CATV BOX
- SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- ELECTRIC VAULT
- SIGN
- LIGHT POLE
- TELEPHONE JUNCTION BOX

## SITE PLAN KEYNOTES

- PROPERTY LINE
- WATER EASEMENT
- EXISTING TRANSFORMER
- NEW FIRE HYDRANT
- TRASH ENCLOSURE
- BIKE PARKING
- ACCESSIBLE PARKING
- LOADING AREA
- PATH OF ACCESSIBLE TRAVEL
- TRUCK TURNING RADIUS
- LANDSCAPE AREA
- DOUBLE-MOUNTED "FIRE LANE - NO PARKING" SIGN - REFER TO SD-1
- ELECTRIC VAULT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE LANE
- KNOX BOX
- 12'-0" X 21'-6" X 6" THICK CONCRETE APPROACH SLAB PER CITY OF GOODYEAR STANDARD DETAILS G-3160 & G-3164-1
- ELECTRICAL EASEMENT
- PUBLIC UTILITIES EASEMENT



## VICINITY MAP

SCALE: N.T.S.

## SITE PLAN

SCALE: 1" = 40'-0"

## SITE PLAN NOTES

**EMERGENCY RESPONDERS RADIO COVERAGE:**  
AN ERRC SYSTEM MAY BE REQUIRED FOR THE BUILDING AND 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

1. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENTS 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:

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.

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.

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.

d. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAUNAGED AND SHALL MEET CITY STANDARDS.

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. City of Goodyear, Arizona Engineering Design Standards and Policies Manual Chapter 8 - Site Development 2017 Page 3 of 11

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.

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.

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.

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.

e. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAUNAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.

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.

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SP-1  
SITE PLAN

RKAA# 19329.00

**RKAA**  
ARCHITECTS, INC.

CASE # 20-60000023