

1. SEE CIVIL DEMOLITION PLANS FOR SCOPE OF WORK REQUIRED FOR OVERALL SITE PLAN DEMOLITION. THIS SITE PLAN SHOWS FINAL SITE DEVELOPMENT REQUIRED.
2. ALL SITE DEVELOPMENT INCLUDING PAVING, CURBS, DRIVEWAYS, LANDSCAPE SIDEWALKS, OFF-SITE (SEE CIVIL), PARKING LAYOUT AND STRIPES, DISPLAYS AND PLAZAS, SCREEN WALLS & GATES, ETC. ARE PART OF THIS PERMIT SUBMITTAL.

1. FIRE LANES & EMERGENCY ACCESS SHALL BE MIN. 20' WIDE WITH AN OUTSIDE TURNING RADIUS OF 40' AND INSIDE TURNING RADIUS OF 20'. ALL CANOPIES OVER DRIVES SHALL BE MIN. 13'-0" VERTICAL CLEARANCE.
2. KNOW KEY ACCESS SYSTEM HAVEN FOR ALL GATES AT DESIGNATED FIRE LANES. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND PLACEMENT OF THE KNOX SYSTEM FOR CITY OF SIOUXFALLS FIRE DEPARTMENT AND AS REQUIRED BY THE APPLICABLE DESIGN REVIEW CHECK REFERENCE RCD-200-2003.
3. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE.
4. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISERS OF CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SIOUXFALLS SCHEMATIC CODE.
5. PROVIDE ALL WEATHER AREA COVER (MIN. 20' x 20') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
6. NUMBER OF NEW FIRE HYDRANTS REQUIRED, ONE (1), TOTAL NUMBER OF FIRE HYDRANTS ON THIS LAND-DIVISION SITE, SEVEN (7).

5" CONCRETE ON 4" COMPACTED A  
FINISH: 3/8" EXPOSED AGGREGATE

4" CONCRETE ON 4" COMPACTED A  
FINISH: 3/8" EXPOSED AGGREGATE

PRECAST CONCRETE PAVES OVER 1"  
BED ON 6" 4000 PSI CONCRETE W/  
12" O.C. EA WAY 2" MIN BELOW TOP  
S.L.B.

PAVER TO BE HOLLAND STONE "DESE  
BLEND" SET IN HERRING BONE PATT  
BORDERS AS SHOWN.

ALL CONCRETE FLATWORK FINISHES S  
CONFORM TO THE "ON SITE" CONSTR  
SAMPLE SLABS REVIEWED AND ACCEPT  
BY OWNER.

[illegible]

PARCEL 2: A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST, 1/4  
AND EAST HALF RANGE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID  
SECTION 1, WHICH IS ALSO THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY DESCRIBED IN WARRANTY DEEDS RECORDED IN DOCUMENT NO.  
BR45434, RECORDS OF MARICOPA COUNTY, ARIZONA.

THENCE NORTH 89 DEGREES 20 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF  
SECTION 1, WHICH LINE IS ALSO THE SOUTHER BOUNDARY OF THAT CERTAIN PROPERTY DESCRIBED IN THESE WARRANTY DEEDS RECORDED IN  
DOCUMENT NO. BR45434, DOCUMENT NO. BR45435 AND DOCUMENT NO. BR45436, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF  
138.96 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY DESCRIBED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF  
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THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CIRCLE, THROUGH A CERTAIN ANGLE OF 75.754 DEGREES 19 MINUTES 11 SECONDS, WHICH CURVE IS  
A PORTION OF A CIRCLE HAVING A RADIUS OF 175.754 FEET, TO A POINT ON THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF  
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THENCE SOUTH 50 DEGREES 17 MINUTES 30 SECONDS WEST ALONG SAID POINT TO A POINT, A DISTANCE OF 40.754 FEET TO THE EASTERN BOUNDARY LINE OF  
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NOTE: ALL SITE IMPROVEMENTS BY  
PREVIOUS PERMIT #14560, C28-127  
ALSO 763-05

ZONING:		C-4	
NET LOT AREA:			
SPLIT PARCEL 1 - CHEVROLET			52,370 SF. 11.99
SPLIT PARCEL 2 - CHEVROLET			27,050 SF. 6.33
		79,420 SF. 18.32	
<b>AREA CALCULATIONS:</b>			
BLDG.	NET FLOOR AREA	GROSS FLOOR AREA	BUILDING HEIGHT
1 (EXIST'NG) HD	28,385 S.F.	32,572 S.F.	24'
2 (EXIST'NG) HD	1,280 S.F.	1,376 S.F.	18'
3 (EXIST'NG) NA	NA	6,230 S.F.	18'
4 (EXIST'NG) NA	NA	6,230 S.F.	18'
5 (EXIST'NG) NA	NA	6,230 S.F.	18'
6 (EXIST'NG) NA	19,498 S.F.	24,584 S.F.	27'
7 (EXIST'NG) NA	1,275 S.F.	1,573 S.F.	27'
8 (EXIST'NG) NA	1,234 S.F.	1,793 S.F.	20'
9 (EXIST'NG) NA	NA	1,685 S.F.	20'
TOTALS		124,578 S.F.	2,803,635 S.F.
NET FLOOR AREA ALLOWED:			
79,829 X 8 = 638,632 SF.			
NET FLOOR AREA PROVIDED: 124,578 SF.			
BUILDING VOLUME ALLOWED:			
79,829 X 8.6 = 740,036 CF.			
BUILDING VOLUME PROVIDED: 2,803,635 CF.			
NET FLOOR AREA: 72,265 SF.			
COMBINED OPEN SPACE AND LANDSCAPE CALCULATIONS:			
TOTAL OPEN SPACE REQUIRED: 122,628 SF.			
TOTAL OPEN SPACE PROVIDED: 130,568 SF.			
FRONT OPEN SPACE REQUIRED: 84,420 SF.			
FRONT OPEN SPACE PROVIDED: 87,688 SF.			
TOTAL LANDSCAPING CALCULATIONS:			
STANDARD: 104.52 SQ. FT. (0' (0' (4"=12") = 282,150 SF.			
LANDSCAPE: 60 SQ. FT. X 422 SF. (0' (4"=12") = 25,620 SF.			
TOTAL: 120.02 X 24,000 SF. = 2,880,480 SF.			
LANDSCAPING PROVIDED: 15,104 SF.			
TOTAL LANDSCAPING REQUIRED: 16,688 SF.			
TOTAL LANDSCAPING PROVIDED: 46,511 SF.			


REQUIRED PARKING NUMBERS BELOW HAVE BEEN ASSEMBLED BY BUILDING GROUPS FOR CHARGES THAT ARE PAID BY THE LAND OWNER. THESE TOTALS HAVE BEEN PROVIDED FOR THIS PERMIT			
(GROUP) CHEVROLET BUILDINGS 1-4	REQUIRED PARKING	PROVIDED	
OFFICE AND SALES (1/2000): 1075/2000 =	53.6		
PARTS WAREHOUSE (1/800): 1700/800 =	2.1		
EMPLOYEE 1 PER 200 DEPLOY: 65/200 =	0.3		
SUB TOTAL EMPLOYEE PARKING	86.2		64
SEWERAGE (3 PER BAY IN 1 BAY): 72.2 / 2 =	36.1		142
CUSTOMER 1 PER 20 DEPLOY: 65/20 =	3.2		5
TOTAL	230.4		211
ACCESSIBLE PARKING REQUIRED (230-146) = 1.04*	3.4		4
(GROUP) CHEVROLET BUILDING 5	REQUIRED PARKING	PROVIDED	
OFFICE AND SALES (1/2000): 1688/2000 =	84.4		
EMPLOYEE 1 PER 20 DEPLOY: 332/20 =	16.6		
SUB TOTAL EMPLOYEE PARKING	100.7		98
CUSTOMER 1 PER 20 DEPLOY: 332/20 =	16.6		
TOTAL	117.5		114
ACCESSIBLE PARKING REQUIRED (118 - 100) =	4.7		4
(GROUP) CHEVROLET BUILDINGS 6-8	REQUIRED PARKING	PROVIDED	
OFFICE AND SALES (1/2000): 10075/2000 =	60.4		
PARTS WAREHOUSE (1/800): 6200/800 =	7.8		
EMPLOYEE 1 PER 20 DEPLOY: 332/20 =	11.1		
SUB TOTAL EMPLOYEE PARKING	79.3		99
SEWERAGE (3 PER BAY IN 1 BAY): 42.2 / 2 =	21.1		10
CUSTOMER 1 PER 20 DEPLOY: 122 / 20 =	6.1		
TOTAL	176.4		200
ACCESSIBLE PARKING REQUIRED (176.4 - 166) = 1.04*	3.6		4
PARKING SUMMARY (SEE REPRESENT LAND INVENT) TOTALS			
PARKING SUMMARY (TOT-RET)	REQUIRED PARKING	PROVIDED	
TOTAL EMPLOYEE PARKING	265.2		261
TOTAL SERVICE PARKING	202.0		232
TOTAL CUSTOMER PARKING	31.9		33
TOTAL	525		526
(*)			
TOTAL REQUIRED PARKING REQUIRED (445)			
SERVICE VEHICLES ARE CONSIDERED "MULTI" PARKING AND HAVE BEEN SUBTRACTED FROM THE TOTAL REQUIRED PARKING IN CALCULATING ACCESSIBLE PARKING.			
TOTAL PARKING PROVIDED = 526 - 232 (SERVICE) = 294 (+45)			
ACCESSIBLE PARKING REQUIRED = 11.8 (SEE 12 SPACES)			
VAN ACCESSIBLE REQUIRED OF 12 SPACES:			
ACCESSIBLE PARKING (GROUP):	PROVIDED	- VAN ACCESSIBLE	
CHEVROLET BUILDINGS 1-4	3.4	4	2
SERVICE VEHICLES ARE CONSIDERED "MULTI" PARKING AND HAVE BEEN SUBTRACTED FROM THE TOTAL REQUIRED PARKING IN CALCULATING ACCESSIBLE PARKING.	4.7	4	1
CHEVROLET BUILDINGS 6-8	3.6	4	2
TOTAL	11.7	12	5
TOTAL CARS ON SITE:			
VEHICLE DISPLAY SPACES:	526		
VEHICLE STORAGE SPACES:	838		
TOTAL CARS ON SITE:	1366		
BIKE/PEDAL PARKING REQUIRED (100):	50.6		0
BIKE/PEDAL PARKING PROVIDED:	53		
<b>DISPLAY AREA CALCULATIONS:</b>			
DISPLAY SPACE:			
6' - 5059' 9"			
6' - 4460' 9"			
6' - 497' 9"			
6' - 2442' 9"			
17,688' ST. DISPLAY VAY REQUIRED:			
630 DISPLAY SPACES X 162.5' (9' X 18') = 103,515' ST.			
TOTAL DISPLAY AREA: 118,306' ST.			
MAXIMUM ALLOWED DISPLAY AREA: 205			
DISPLAY AREA PROVIDED:			
118,306' / 788.200 = 150'			

FRANK LLOYD WRIGHT BLVD  
AND HAYDEN ROAD

819 w. drake dr., suite 101 tempe, arizona 85283-4311

1819 w. drake dr., suite 101 tempe, arizona 85283-4311

0.0

PROJECT NO. 0802	
ISSUE DATE 02-10-07	
<div style="border: 1px solid black; padding: 5px; display: inline-block;">  </div> OWNER CHANGES 11-21-07	<div style="font-size: 48pt; font-weight: bold;">A1.0</div>
<div style="font-size: 24pt; font-weight: bold;">SITE PLAN</div>	

