

**FIRE NOTES:**

1. APPLICABLE CITY OF PEORIA CODES, IFC 2018 WITH LOCAL AMENDMENTS AND PEORIA ENGINEERING STANDARDS MANUAL.
2. FIRE HYDRANTS SHALL COMPLY AS PER IFC 2018 AND PEORIA ENGINEERING STANDARDS MANUAL, MINIMUM 26' FIRE LANE WITH FIRE HYDRANTS (300' MAXIMUM AND 1000' MAXIMUM ARTERIAL LAKE PLEASANT PARKWAY).
3. IDENTIFY DEFERRALS ON COVER SHEET TO INCLUDE FIRE SUPPRESSION KITCHEN, FIRE ACCESS GATES, ACCESS CONTROL.
4. PROVIDE FIRE SPRINKLER AND FIRE ALARM WITH BUILDING SUBMITTAL.
5. WATER SUPPLY SHALL COMPLY AS PER IFC 2018 AND NFPA 13 2016 (INCLUDE WATER FLOW TEST AND DURATION) DURING CONSTRUCTION DOCUMENTATION SUBMITTAL.
6. GATES SHALL COMPLY AS PER IFC 2018.

**SITE DATA**

PARCEL NUMBER: 201-08-412  
 EXISTING ZONING CLASSIFICATION: PAD  
 TOTAL LOT SITE AREA: 58,375 S.F. (1.34 AC)  
 GROSS: 36,619 S.F. (0.84 AC)  
 PROPOSED CONSTRUCTION TYPE: VB W/ A.F.E.S.  
 PROPOSED USE: RESTAURANT W/ DRIVE THRU  
 PROPOSED GROSS BUILDING AREA: PAD G - 3,519 S.F.  
 PROPOSED LOT COVERAGE: 3,519 S.F. / 36,619.08 S.F. = 9.80%  
 PARKING REQUIRED: RESTAURANT 'PAD G' (1 PER 250 SF) 3,519 / 250 = 15 TOTAL PARKING REQUIRED: 15 SPACES  
 PARKING PROVIDED: RESTAURANT 'PAD G' = 30 STANDARD STALLS + 4 COMPACT STALLS TOTAL PARKING PROVIDED: 34 SPACES  
 PARKING RATIOS: RESTAURANT 'PAD G' = 9.66 SPACES / 1,000 S.F.

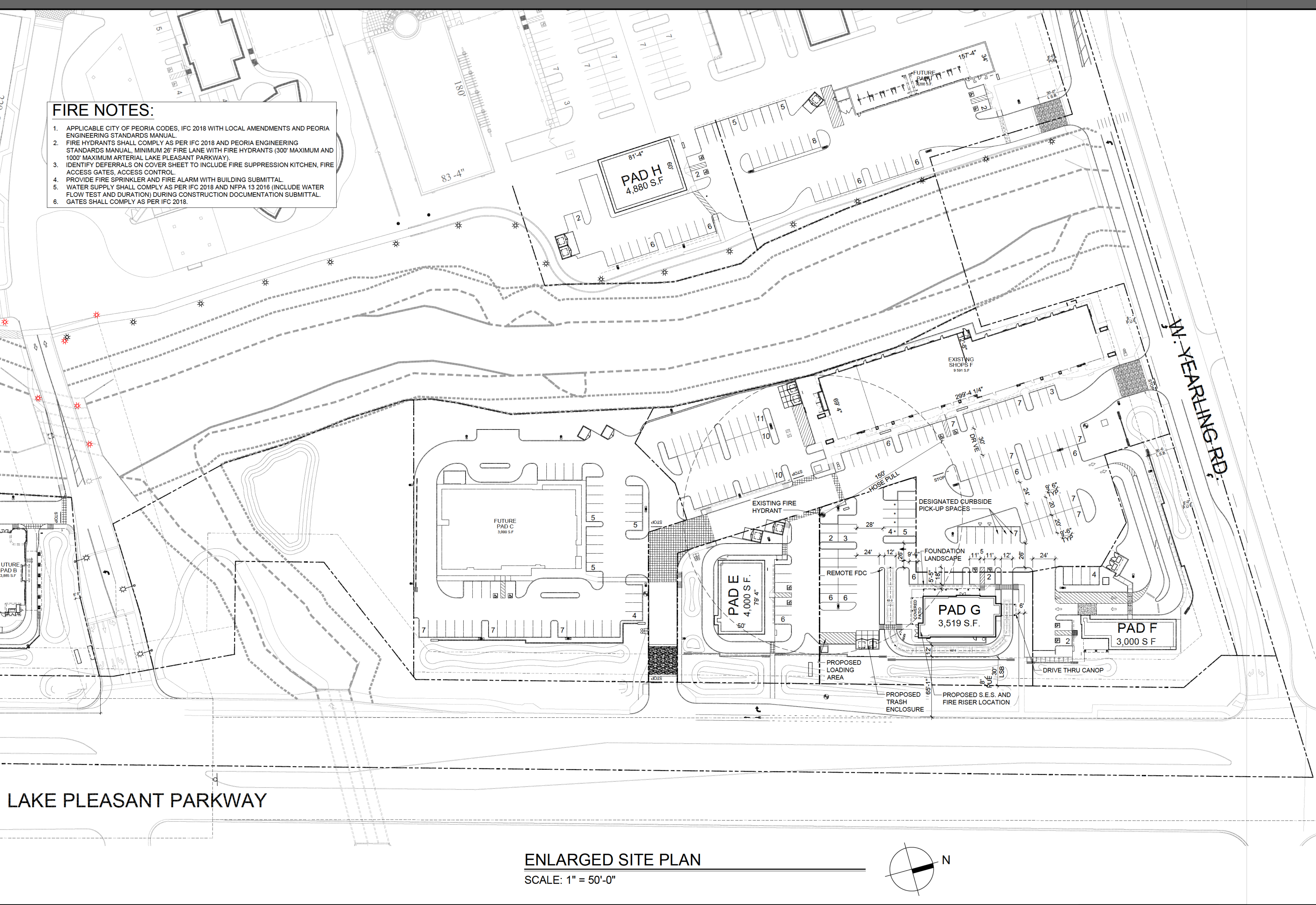
Location	Gross Floor Area	Floor Area	Parking Requirement Shopping Center > 50,000 sf	Required Parking Spaces
Shops A	1,920	1,728	1 per 250 SF	8
Pad A	2,899	2,609	1 per 250 SF	12
Pad A - Patio	-	-	1 per 250 SF	-
Pad B	3,885	3,497	1 per 250 SF	16
Pad B - Patio	-	-	1 per 250 SF	-
Pad C	13,000	11,700	1 per 250 SF	52
Pad E	4,000	3,600	1 per 250 SF	16
Pad E - Patio	400	-	1 per 250 SF	2
Shops F	20,114	18,103	1 per 250 SF	81
Shops F - Patio	800	-	1 per 250 SF	3
Pad G	3,519	-	1 per 250 SF	15
Pad G - Patio	346	-	1 per 250 SF	2
Pad F	3,000	2,700	1 per 250 SF	12
Pad F - Patio	405	-	1 per 250 SF	2
Pad J	5,200	4,680	1 per 250 SF	21
Total Parking Spaces Required	59,488	48,617	1 per 249 SF	238
Total Parking Spaces Provided				371
Surplus (Deficiency)				133

**LEGEND**

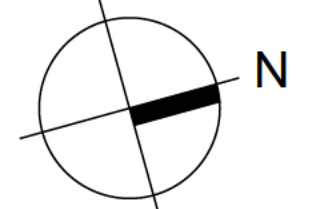
- EXISTING FLOODWAY
- EXISTING FLOODPLAIN / FLOODWAY
- 25' PRESERVATION BUFFER
- EROSION SETBACK
- EXISTING ENHANCED DRIVE ENTRIES
- LIGHT POLES
- INTEGRAL COLORED CONCRETE CROSSWALK/DRIVE INTERSECTION TO MATCH EXISTING
- 4" WIDE DIAGONAL STRIPING AT 24" O.C. AT ACCESS BLE STALLS
- EXISTING FIRE HYDRANT

**SITE PLAN NOTES**

1. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
2. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
3. THE OVERALL SITE IMPROVEMENTS MUST BE COMPLETED AND APPROVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION FOR ANY OF THE BUILDINGS ONSITE.
4. ALL EXTERIOR ROOF, WALL, AND GROUND-MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY A PARAPET OR SCREEN WALL THAT MATCHES THE BUILDING'S ARCHITECTURAL COLORS, MATERIALS, AND FINISHES.
5. ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES THAT ARE ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.
6. SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS AND ANY INTERSECTIONS PER THE PEORIA UNIFORM STANDARD DETAILS (PE-090 AND PE-091 AS APPLICABLE). AREA WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2.5 FEET.
7. NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.



**ENLARGED SITE PLAN**  
 SCALE: 1" = 50'-0"



**Someburros (Pad G) Happy Valley & Lake Pleasant Pkwy - [REDACTED] CU25-01**  
 SWC Yearling Road and Lake Pleasant Parkway  
 Peoria, AZ

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 PROJECT NO. 24013

**Exhibit 4 : Site Plan**