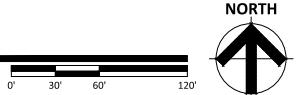


SITE PLAN

SCALE: 1" = 60'-0"



SITE DATA

ZONING:	C3 (HIGHWAY COMMERCIAL) WITH CUP
APN:	215-51-026
NET SITE AREA:	3.378 ACRES (147,161 S.F.)
PROPOSED USE:	INTERNALIZED COMMUNITY STORAGE
GROSS BUILDING AREA	
BASEMENT (STORAGE)	30,355 S.F.
1ST FLOOR:	
OFFICE	900 S.F.
RV GARAGES	8,337 S.F.
STORAGE	29,136 S.F.
2ND FLOOR:	
STORAGE	30,061 S.F.
3RD FLOOR:	
STORAGE	30,355 S.F.
TOTAL:	129,144 S.F.
F.A.R. MAXIMUM: (.8 X NET SITE AREA)	117,729 S.F.
F.A.R. PROVIDED:	98,822 S.F.
SITE COVERAGE: (NET SITE AREA / BUILDING AREA)	26.1%
BUILDING HEIGHT ALLOWABLE:	36' - 0"
BUILDING HEIGHT PROPOSED:	38' - 0"
SCOTTSDALE AIRPORT INFLUENCE AREA:	AC-2

SITE CALCULATIONS

PARKING REQUIRED		
STORAGE (1 / 2,500 S.F.)	89,552 S.F.	36 SPACES
OFFICE (1 / 300 S.F.)	900 S.F.	3 SPACES
TOTAL		39 SPACES
PARKING PROVIDED		
STANDARD:		60 SPACES
TOTAL PARKING PROVIDED:		60 SPACES
ACCESSIBLE SPACES REQUIRED (4% OF REQ'D):		2 SPACES
ACCESSIBLE SPACES PROVIDED:		2 SPACES
BICYCLE PARKING REQUIRED:		06.2 SPACES
(1 / 10 PROVIDED VEHICULAR PARKING SPACES)		
BICYCLE PARKING PROVIDED:		06 SPACES
OPEN SPACE		
REQUIRED OPEN SPACE* MINIMUM:		28,843 S.F.
(.10 X 147,161 S.F.) + (.004(24') X 147,161 S.F.)		
(14,716.1 S.F.) + (14,127 S.F.)		
PROVIDED OPEN SPACE:	29,613.97 S.F.	
REQUIRED FRONTAGE OPEN SPACE:		14,421.5 S.F.
(.5 X REQ'D OPEN SPACE MIN.)=		
PROVIDED FRONTAGE OPEN SPACE:	16,273.99 S.F.	
PARKING LOT LANDSCAPE SPACE		
REQUIRED PARKING LOT LANDSCAPING:		
PARKING LOT AREA x 15%		1,579.5 S.F.
(10,530 S.F. x .15)=		
PROVIDED PARKING LOT LANDSCAPING:	2,341.63 S.F.	

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 1;

THENCE SOUTH 00°08'16" WEST ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 734.61 FEET TO THE SOUTHERLY LINE OF THE CAWCD AQUEDUCT RIGHT-OF-WAY;

THENCE NORTH 76°27'37" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 97.86 FEET TO THE SOUTHEAST CORNER OF THE ABANDONED RIGHT-OF-WAY AS DESCRIBED IN RECORDED DOCUMENT 88-012452, IN THE RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE POINT-OF-BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE CONTINUING NORTH 76°27'37" WEST ALONG THE SOUTHERLY LINE OF SAID CAWCD AQUEDUCT AND THE SOUTHERLY LINE OF SAID ABANDONED RIGHT-OF-WAY, A DISTANCE OF 1452.85 FEET TO A POINT, SAID POINT LIES ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3065.00 FEET AND WHOSE CENTER BEARS SOUTH 29°16'56" WEST FROM THE LAST DESCRIBED POINT;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY LINE OF SAID ABANDONED RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 08°29'29", AN ARC LENGTH OF 450.68 FEET TO A POINT OF NONTANGENCY;

THENCE SOUTH 76°27'37" EAST PARALLEL WITH AND 20.00 FEET SOUTHERLY OF THE AFOREMENTIONED ABANDONED RIGHT-OF-WAY, A DISTANCE OF 1872.59 FEET;

THENCE SOUTH 00°08'16" WEST PARALLEL WITH AND 95.00 FEET WEST OF THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 92.52 FEET TO THE POINT-OF-BEGINNING.

EXCEPTING, FOR THE PURPOSES OF INGRESS AND EGRESS, THE EAST 240 FEET OF THE ABOVE DESCRIBED PARCEL.

AREA: ±147,160 SQ. FT. (±3.38 AC.)

KEYNOTES

- TRASH ENCLOSURE PER CITY OF SCOTTSDALE STANDARD DETAIL # 2146-1.
- ENTRY KEYPAD, KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR GATES PER FIRE ORD. 4283 SEC. 503.6.1
- EXIT KEYPAD, KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR GATES PER FIRE ORD. 4283 SEC. 503.6.1
- BICYCLE PARKING
- EMERGENCY ACCESS / REFUSE-EXIT ONLY GATE
- 6' CMU WALL
- SHORT TERM LOADING ZONE
- FIRE HYDRANT LOCATION
- SEE DETAIL 1 ON SP-3 SHEET
- SEE DETAIL 2 ON SP-3 SHEET
- SEE DETAIL 3 ON SP-3 SHEET
- FIRE RISER ROOM
- FDC LOCATION

DIRECTORY

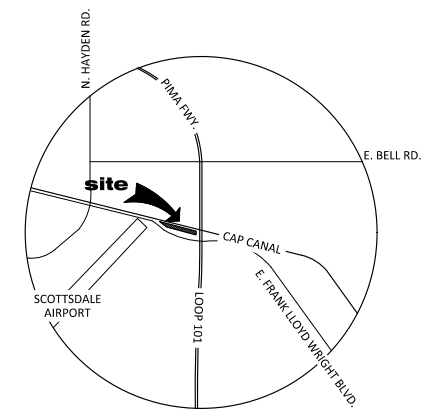
ARCHITECT:
RKA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

OWNER/DEVELOPER:

CONTACT:
PHONE:
FAX:
E-MAIL:

CIVIL:
HELIX ENGINEERING, LLC
3240 E. UNION HILLS SUITE 113
PHOENIX, AZ 85050
CONTACT: STEVE BOWSER
PHONE: (602) 788 - 2616
WEB: www.hxeng.com
E-MAIL: sb@hxeng.com

LANDSCAPE:
T.J. MCQUEEN & ASSOCIATES, INC.
10450 N. 74TH ST. SUITE 120
SCOTTSDALE, AZ 85258
CONTACT: TIM MCQUEEN
PHONE: (602) 265 - 0320
E-MAIL: timmqueen@tjmla.net



VICINITY MAP

SCALE: N.T.S.



PROPOSED SELF-STORAGE

NWC N. PIMA RD. AND E. FRANK LLOYD WRIGHT BOULEVARD
SCOTTSDALE, ARIZONA 85260
DATE: 06-13-2022 (PRELIMINARY)

8-ZN-2021
16-UP-2021
6/16/2022

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SP-1
SITE PLAN

RKAA# 19120.50

