

CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"

PROJECT DIRECTORY:

DEVELOPER:

RAN PROPERTIES, LLC
6501 E. GREENWAY PARKWAY, 103-577
SCOTTSDALE, ARIZONA 85254
POINT OF CONTACT: RJ DELORTO
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ARCHITECT:

EAPC ARCHITECTS ENGINEERS
901 E. MADISON ST.
PHOENIX, ARIZONA 85034
POINT OF CONTACT: MICHELLE BACH
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LANDSCAPE ARCHITECT:

T.J. MCQUEEN & ASSOCIATES, INC.
10450 N. 74TH ST., SUITE 120
SCOTTSDALE, ARIZONA 85258
POINT OF CONTACT: TIM MCQUEEN
PHONE: (602) 265-0320
EMAIL: timmcqueen@tjmla.net

CIVIL ENGINEER:

LARSON ENGINEERING, INC.
6380 E THOMAS RD., SUITE 300
SCOTTSDALE, ARIZONA 85251
POINT OF CONTACT: DILLON CORRINGTON
PHONE: (623) 473-8345
EMAIL: dcorrington@larsonenr.com

SITE PLAN DATA:

EXISTING ZONING: I - 1 (FOLLOWING I-G DEVELOPMENT STANDARDS)
PROPOSED ZONING: I - 1 (FOLLOWING I-G DEVELOPMENT STANDARDS)
PAST ZONING CASE: ORDINANCE 1812 CASE 108-Z-84
APN: 217-25-002Q
GROSS SITE AREA: 1.48 ACRES (64,479 S.F.)
NET SITE AREA: 1.38 ACRES (60,297 S.F.)

PROPOSED LAND USE: INTERNALIZED COMMUNITY STORAGE

BUILDING HEIGHT ALLOWED: 14FT FOR SINGLE STORY, 22FT FOR 2-STORY
BUILDING HEIGHT PROPOSED: STRUCTURES PER ORDINANCE 1812 CASE 108-Z-84
22 FT

BUILDING AREA:
TOTAL BUILDING AREA: 92,300 S.F. (2 UP/2 DOWN)

ALLOWED FAR (0.6 MAX): 36,178 S.F. / 60%
*REQUESTED FAR (0.8 MAX): 48,238 S.F. / 80%
PROVIDED FAR (ABOVE GROUND): 46,150 S.F.
FAR PERCENTAGE: 77%
BUILDING AREA (BELOW GROUND): 46,150 S.F.

LOT COVERAGE ALLOWED: 50% / 30,149 S.F.
LOT COVERAGE PROVIDED: 38% / 23,075 S.F.

PARKING CALCULATION:

REQUIRED PARKING:
1/2500 S.F. OF ABOVE GRADE
INTERNALIZED COMMUNITY STORAGE
46,150 S.F. @ 1/2,500 = 19 SPACES

PROVIDED PARKING: 19 SPACES

REQUIRED ADA PARKING: 1 SPACES
ADA PARKING PROVIDED: 2 SPACES
BIKE PARKING PROVIDED: 2 SPACES

PARKING LOT LANDSCAPING:
PARKING LOT AREA: 3,394 S.F.
PARKING LOT LANDSCAPING REQUIRED (15%): 510 S.F.
PARKING LOT LANDSCAPING PROVIDED: 623 S.F.

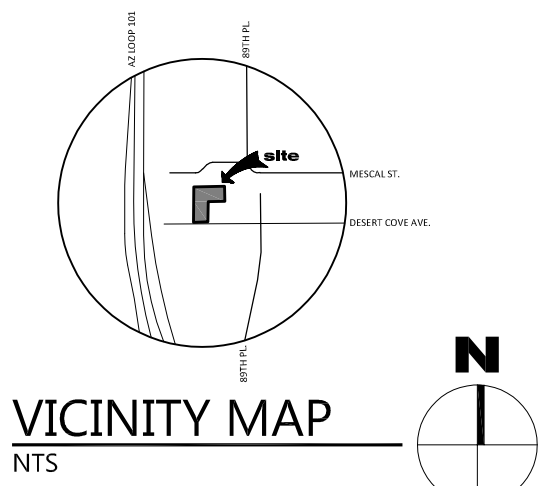
33% OF PARKING LOT LANDSCAPE AREA MUST BE >7'-0" WIDE
33% OF LANDSCAPE AREA PROVIDED = 0.33 X 623 S.F. = 206 S.F. REQUIRED
623 S.F. PROVIDED

OPEN SPACE:
REQUIRED OPEN SPACE (24%) : 14,471 S.F.

FRONT OPEN SPACE PROVIDED: 4,405 S.F.
OTHER OPEN SPACE PROVIDED: 16,089 S.F.
TOTAL OPEN SPACE PROVIDED: 20,494 S.F.

SITE NOTES:

- FIRE LANE SURFACES SHALL BE DESIGNED FOR ALL WEATHER USE AND WILL SUPPORT 83,000 LB GVW, IN ACCORDANCE WITH THE DESIGN STANDARDS & POLICIES MANUAL, SECTION 2-1.802(3)
- ALL BACK FLOW PREVENTERS ARE TO BE PER COS 2354
- GATES ON DOUBLE REFUSE ENCLOSURE WILL BE LOCKED FROM PUBLIC USE



LEGAL DESCRIPTION:

That portion of the Northwest quarter of the Southwest quarter of the Southwest quarter (Government Lot 4) of Section 19, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows;

COMMENCING at the Northwest corner of the Northwest quarter of the Southwest quarter of the Southwest quarter of said Section 19, from which the Southwest corner of said Section 19 bears South 00 degrees 20 minutes 21 seconds West, 1320.40 feet;

Thence South 89 degrees 52 minutes 33 seconds East, along the North line of the Northwest quarter of the Southwest quarter of the Southwest quarter of said Section 19, a distance of 365.39 feet to the Point of Beginning;

Thence continuing South 89 degrees 52 minutes 33 seconds East, 237.99 feet to the Northwest corner of Edwards Business Park, a subdivision recorded in Book 287 of Maps, page 20, Maricopa County Records;

Thence South 00 degrees 11 minutes 34 seconds West, along the west line of said Edwards Business Park, 145.00 feet;

Thence North 89 degrees 52 minutes 33 seconds West, parallel with the North line of the Northwest quarter of the Southwest quarter of the Southwest quarter, 137.00 feet;

Thence South 00 degrees 11 minutes 34 seconds West, a distance of 180.00 feet;

Thence North 89 degrees 52 minutes 33 seconds West, parallel with the North line of the Northwest quarter of the Southwest quarter of the Southwest quarter, a distance of 136.99 feet;

Thence North 00 degrees 11 minutes 34 seconds East, 325.00 feet to the Point of Beginning.



Architecture	Engineering
Interior Design	Industrial

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CONSULTANTS

CLIENT

RAN Properties, LLC.

PROJECT DESCRIPTION

PROPOSED
INTERNALIZED
COMMUNITY STORAGE

CITY SCOTTSDALE
STATE ARIZONA

ISSUE DATES

DP	PC HEARING	01-16-2022
DP	2ND ZONING SUBMITTAL	07-22-2022
DP	ZONING SUBMITTAL	12-01-2021
SP	PRE-APPLICATION	07-16-2021
MARK	DESCRIPTION	DATE

PROJECT NO: 20213970

DRAWN BY: AAB

CHECKED BY: MAB

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STAMP

DRAWING TITLE

SITE PLAN

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