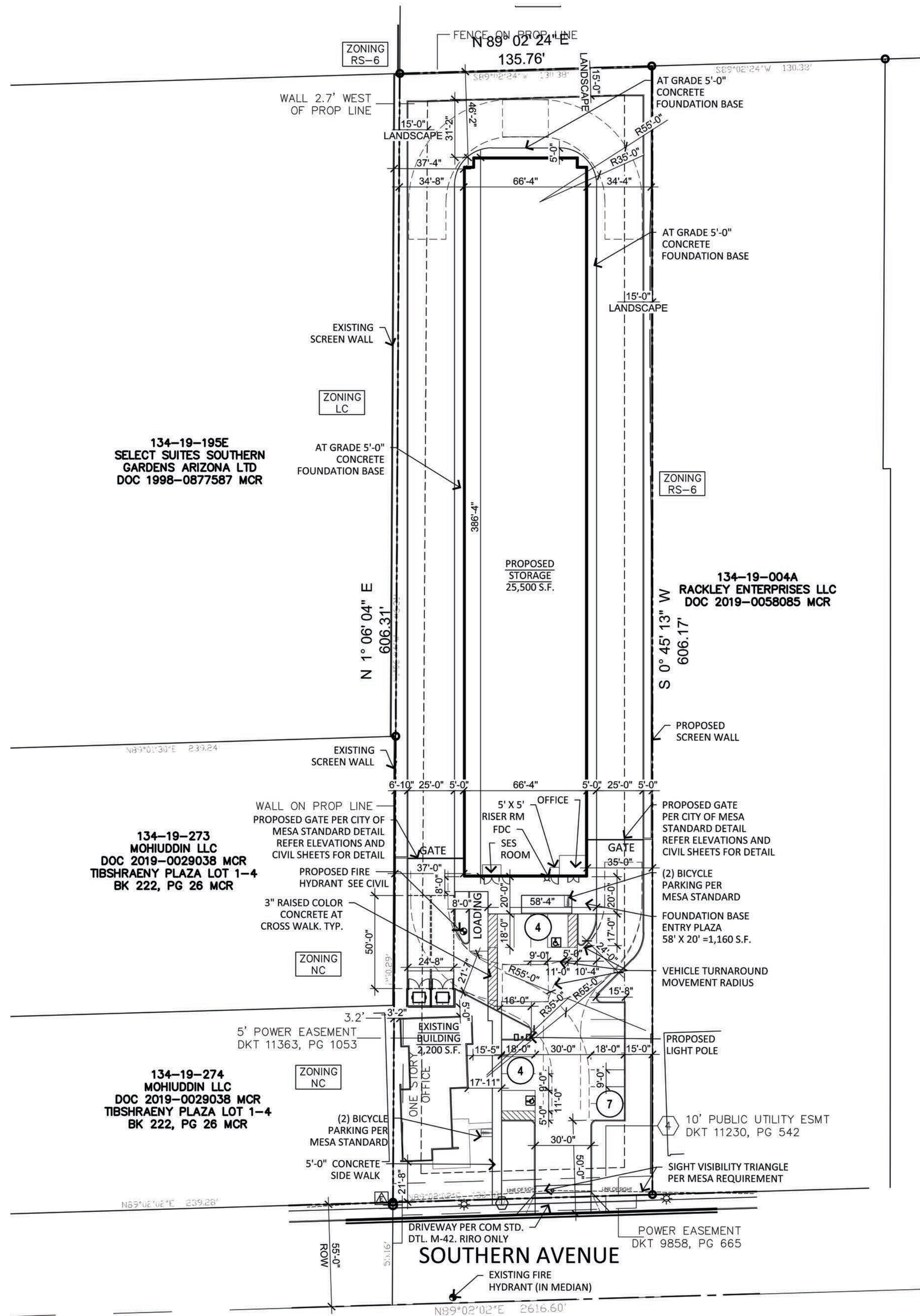
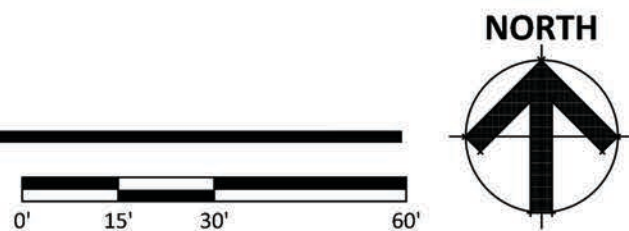




SITE PLAN

SCALE: 1" = 30'-0"



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.

PROJECT 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

SITE DATA

PARCEL NUMBER: 134-19-010
EXISTING ZONING: LC (REAR) / NC (FRONT)
PROPOSED ZONING: LC WITH BIZ OVERLAY
SITE AREA: 1.83ACRES (79,845S.F.)

PROPOSED USE: MEDICAL OFFICE / STORAGE
MAX. PROPOSED BUILD. HT. 20'-0"
CONSTRUCTION TYPE: IIB

BUILDING AREA: 2,075 S.F.
EXISTING MEDICAL OFFICE: 365 S.F.
EXIST. BUILDING COVERED WALKWAY: 25,575 S.F.
PROPOSED STORAGE:

TOTAL BUILDING AREA: 28,015 S.F.
SITE COVERAGE: 35.08 %

PARKING REQUIRED:
EXISTING MEDICAL OFFICE: 1 PER 200 = 2,075/200 11 SPACES
PROPOSED STORAGE: 4 SPACES 04 SPACES

TOTAL PARKING REQUIRED: 15 SPACES

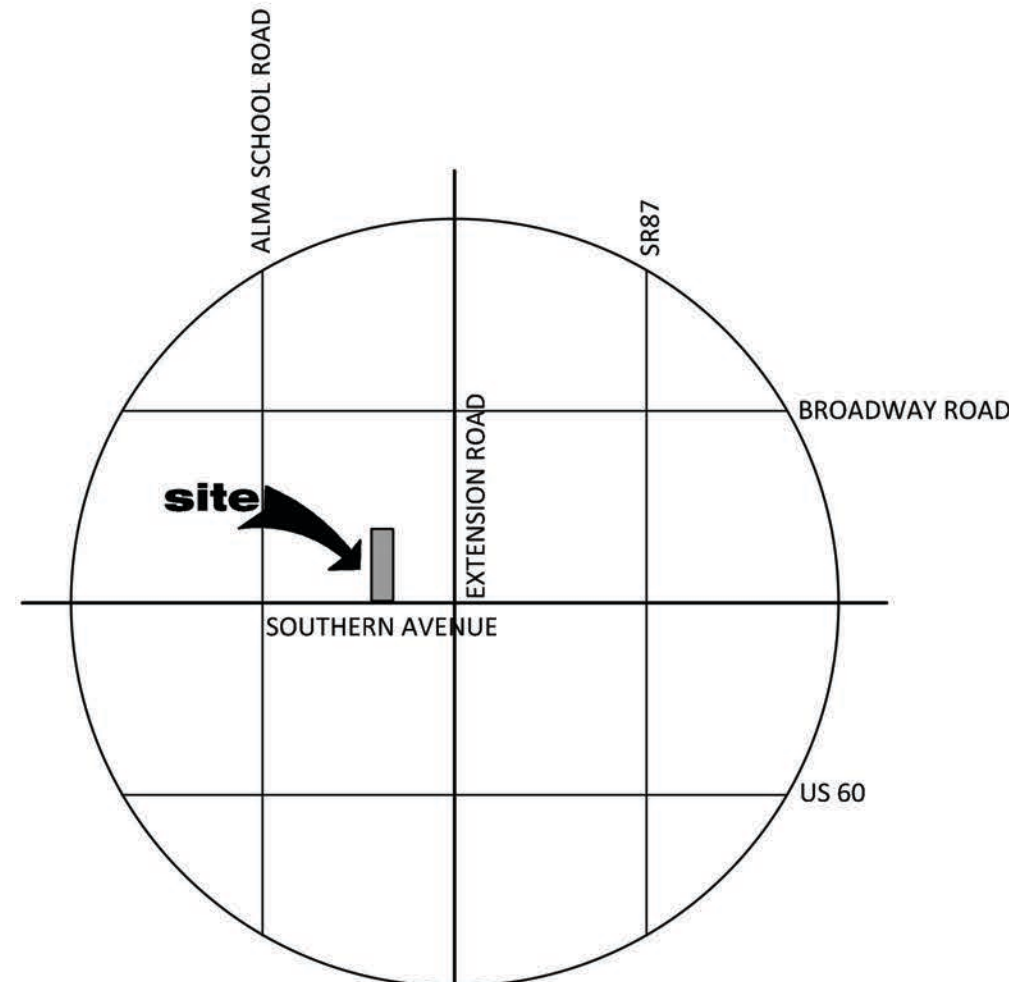
TOTAL PARKING PROVIDED: 15 SPACES

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

BICYCLE SPACES REQUIRED: 02 SPACES
BICYCLE SPACES PROVIDED: 04 SPACES

LEGAL DESCRIPTION:

THAT PART OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE WEST 2/10 OF THE WEST 4/10 OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER OF SECTION 28;
EXCEPT THE SOUTH 55 FEET FOR ROADWAY RECORDED IN DOCKET 572, PAGE 933.

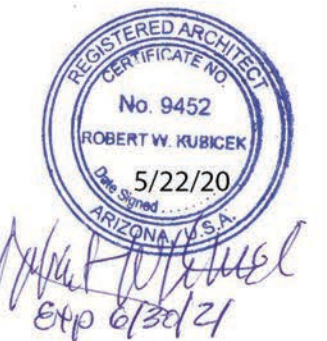


VICINITY MAP

SCALE: N.T.S.



RKA
ARCHITECTS, INC.
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900



1 / 2018 Application for	PRELIMINARY SITE PLAN
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NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLING OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNERS TO MAKE PAYMENT ON A MONTHLY BASIS. THE BILLING CYCLE SHALL BE CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES. A WRITTEN DESCRIPTION OF SUCH CYCLE BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.

SOUTHERN AVENUE STORAGE
860 W SOUTHERN AVENUE
MESA ARIZONA 85210

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design by: --
drawn by: --
checked by: --

SP-1
project: 20016
DATE: 05-19-2020

PRS19-00658, ZON20-00204, DRB20-00203