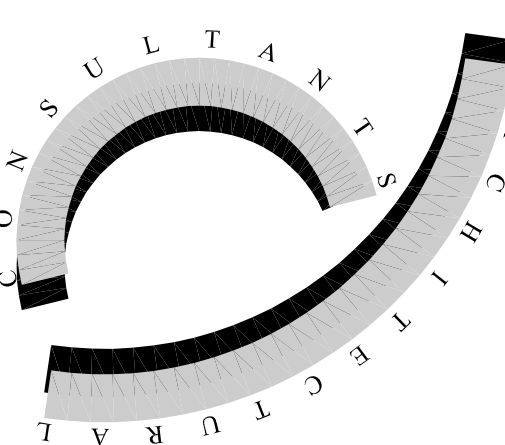


ARC Services Inc.
14010 N SUSSEX PLAZA
Fountain Hills, Arizona 85268
phone (480)-837-0761
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SEAL

HW STORAGE
OFFICE AND RV
3815 SOUTH SOSSAMAN ROAD
MESA, ARIZONA
85212

Title

SITE PLAN

Date: 07/15/22

Project number: HW2206

Drawn by: RL

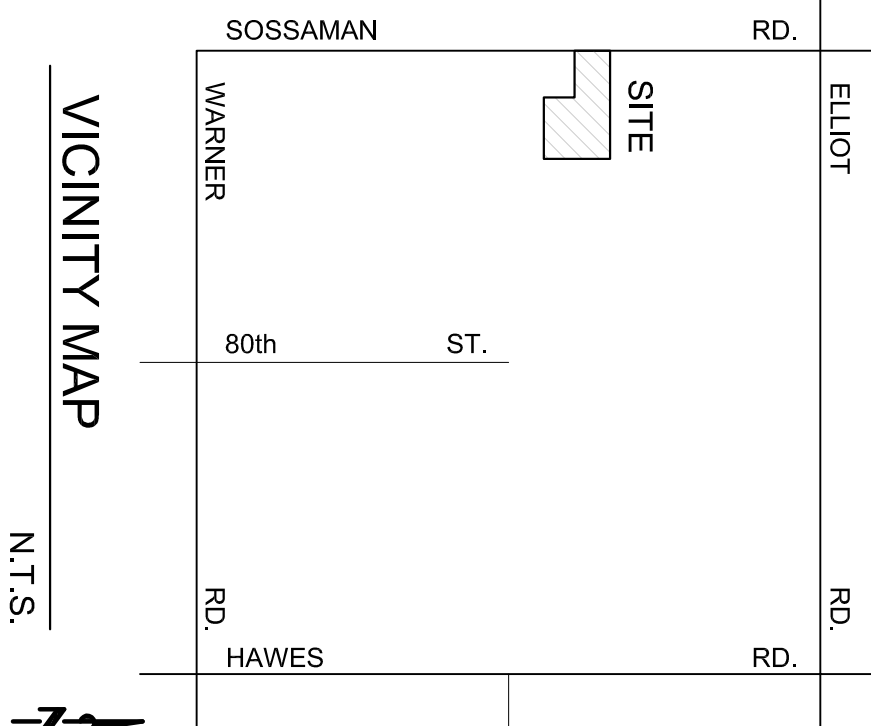
Checked by: PG

CAD file: 18125 SP1

- ☒ Design Development
☐ Progress Const. Docs.
☐ City Submittal
☐ Bid Package
☐ Construction Issue
☐ Record Drawings

Sheet Number

SP1



VICINITY MAP

N.T.S.



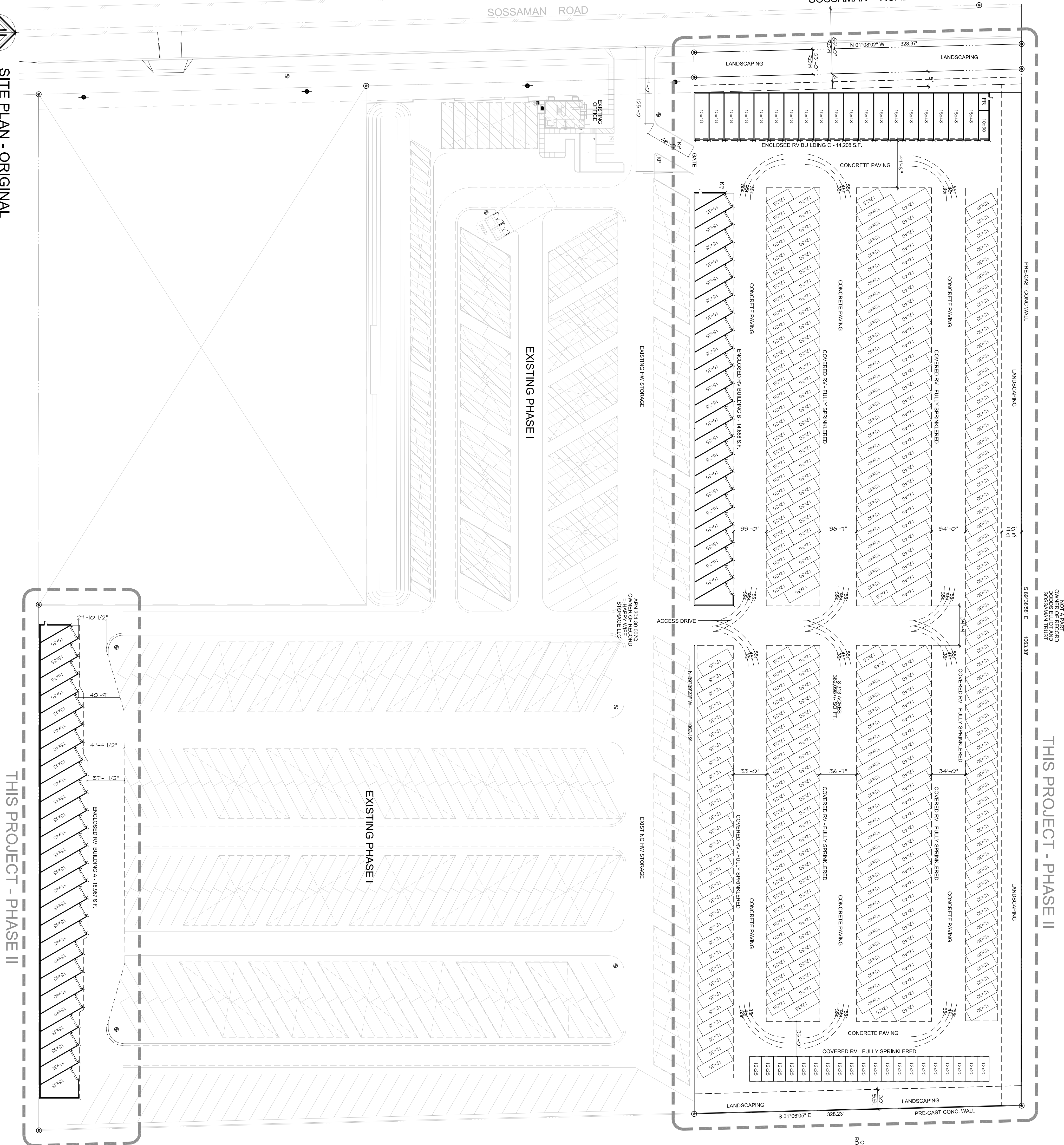
SITE DATA

HW STORAGE AND RV
PROJECT ADDRESS:
3815 SOUTH SOSSAMAN ROAD
MESA, ARIZONA 85212
ZONING: L-1, LIGHT INDUSTRIAL
APN: 304-30-0073

SITE AREAS

PHASE I:
GROSS SITE AREA PER SURVEY = 533,542 S.F. = 12.24ACRE
NET SITE AREA = 512,229 S.F. = 11.84ACRE
PHASE II:
GROSS SITE AREA PER SURVEY = 362,098 S.F. = 8.34ACRE
NET SITE AREA = 335,749 S.F. = 7.71ACRE
STRUCTURES:
ENCLOSED RV STORAGE BUILDINGS = 47,833 S.F.
COVERED RV STORAGE SPACES (CANOPIES) = 179,302 S.F.
LOT COVERAGEPHASE I:
GROSS BUILDING AREA = 18,967/533,542 = 3.6%
PHASE II:
GROSS BUILDING AREA = 28,866/362,098 = 8.0%
GROSS CANOPY AREA = 153,002/362,098 = 42.3%
TOTAL COVERED AREA = 181,868/521,340 = 34.9%
GROSS BUILDING AREA = 47,833/895,640 = 5.3%
GROSS CANOPY AREA = 153,002/895,640 = 17.1%USE GROUP = S-1 SELF STORAGE FACILITY
CONSTRUCTION TYPE II-B (AUTOMATIC SPRINKLER SYSTEM)
MAX. BUILDING HEIGHT = 40'-0"
PROPOSED MAX. BUILDING HEIGHT = 22'-0"

ALLOWABLE AREA INCREASE 2018 IBC TABLE 503

17,500 S.F. + (17,500 S.F. X 2) = 52,000 S.F. MULTI STORY
17,500 S.F. + (17,500 S.F. X 3) = 70,000 S.F. SINGLE STORY

SITE PLAN - ORIGINAL

SCALE: 1" = 50'-0"

50 0 100 150 200
SCALE: 1" = 50'