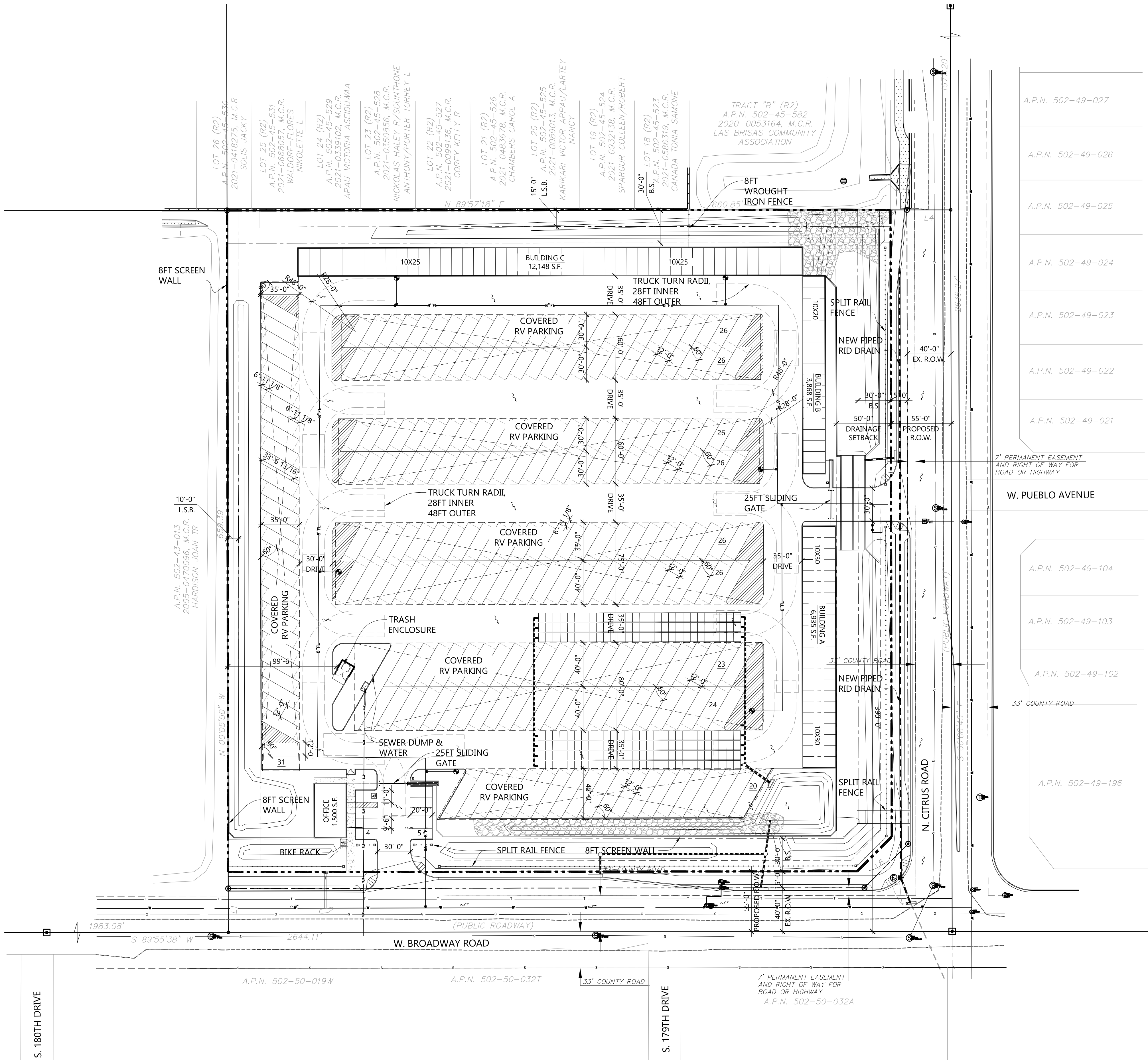




PRELIMINARY SITE PLAN

SCALE: 1" = 50'-0"

PROJECT DIRECTORY:

DEVELOPER:

1784 CAPITAL HOLDINGS, LLC
8777 N. GAINES CENTER DR., SUITE 191
SCOTTSDALE, ARIZONA 85258
POINT OF CONTACT: KELLY MCKONE
PHONE: (602) 828-7679
EMAIL: kmckone@1784holdings.com

ARCHITECT:

EAPC ARCHITECTS ENGINEERS
901 E. MADISON ST.
PHOENIX, ARIZONA 85034
POINT OF CONTACT: MICHELLE BACH
PHONE: (602) 441-4505
EMAIL: michelle.bach@eapc.net

SITE PLAN DATA:

EXISTING ZONING: AU
PROPOSED ZONING: C-2 SUP
APN: 502-43-012

GROSS SITE AREA: 10 ACRES (435,709 S.F.)
NET SITE AREA: 8.81 ACRES (383,705 S.F.)

PROPOSED LAND USE: SELF-STORAGE & COVERED RV PARKING
OCCUPANCY TYPE: B (BUSINESS), S-1 (MINI-STORAGE) & S-2 (OPEN PARKING GARAGE)
CONSTRUCTION TYPE: II-B

BUILDING HEIGHT ALLOWED: 56 FEET
BUILDING HEIGHT PROPOSED: 24 FEET

BUILDING AREA:

OFFICE BUILDING: 1,500 S.F.
RV CANOPY AREA: 133,192 S.F.
EXTERIOR ROLL UP UNITS: 18 (3,868 S.F.)
10X20 UNITS: 46 (12,148 S.F.)
10X25 UNITS: 22 (6,935 S.F.)
10X30 UNITS: 22 (6,935 S.F.)

TOTAL EXTERIOR UNIT AREA: 22,951 S.F.

LOT COVERAGE ALLOWED: 50% (182,820 S.F.)
LOT COVERAGE PROVIDED: 41% (157,643 S.F.)

PARKING CALCULATION:

REQUIRED PARKING: 7 SPACES

1 SPACE / 300 S.F. OF OFFICE AREA: 5 SPACES
1 SPACE / 50 STORAGE UNITS: 2 SPACES
86 STORAGE UNITS / 50 = 2 SPACES

PROVIDED PARKING: 9 SPACES

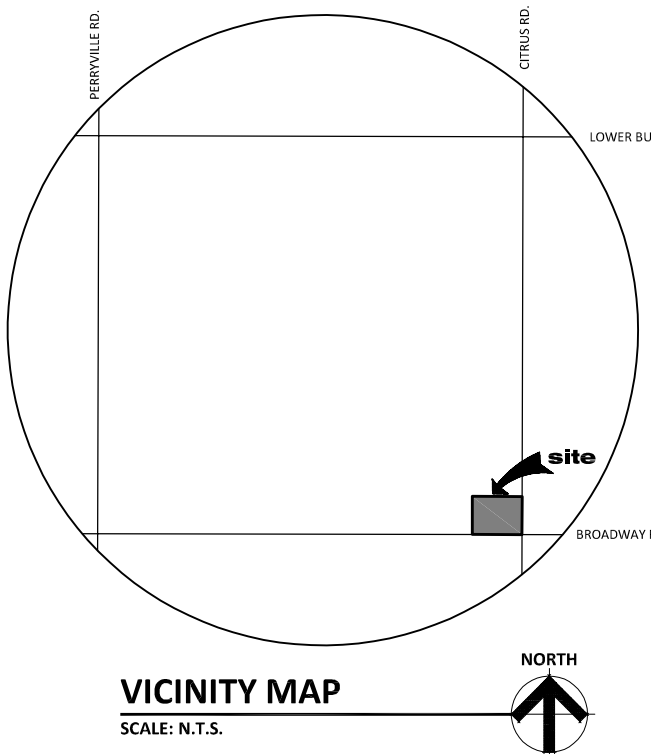
REQUIRED ADA PARKING: 1 SPACES
PROVIDED ADA PARKING: 1 SPACES

TOTAL RV PARKING PROVIDED: 254 SPACES

REQUIRED BICYCLE PARKING: 4 SPACES
PROVIDED BICYCLE PARKING: 4 SPACES

SITE PLAN RV PARKING MIX CANOPY COVERED PARKING SPACES

PARKING SIZE	TOTAL	S.F. PER	AREA
12 X 30	104	360	37440
12 X 35	57	420	23940
12 X 40	73	480	35040
12 X 45	20	540	10800



Architecture Engineering
Interior Design Industrial

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CONSULTANTS

CLIENT

1784 Holdings

PROJECT DESCRIPTION

PROPOSED
SELF-STORAGE &
COVERED RV PARKING

CITY GOODYEAR
STATE ARIZONA

ISSUE DATES

SP	SITE PLAN - 2ND SUBMITTAL	05-24-2023
SP	SITE PLAN	01-23-2023
SP	PRELIMINARY SITE PLAN	03-04-2022
MARK	DESCRIPTION	DATE

PROJECT NO: 20221690

DRAWN BY: AAB

CHECKED BY: MAB

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STAMP

DRAWING TITLE

SITE PLAN

A002