

LEGAL DESCRIPTION

PARCELS A-1, A-2, AND B, HONEYCUTT BUSINESS PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET H, SLIDE 76.

PROJECT DIRECTORY

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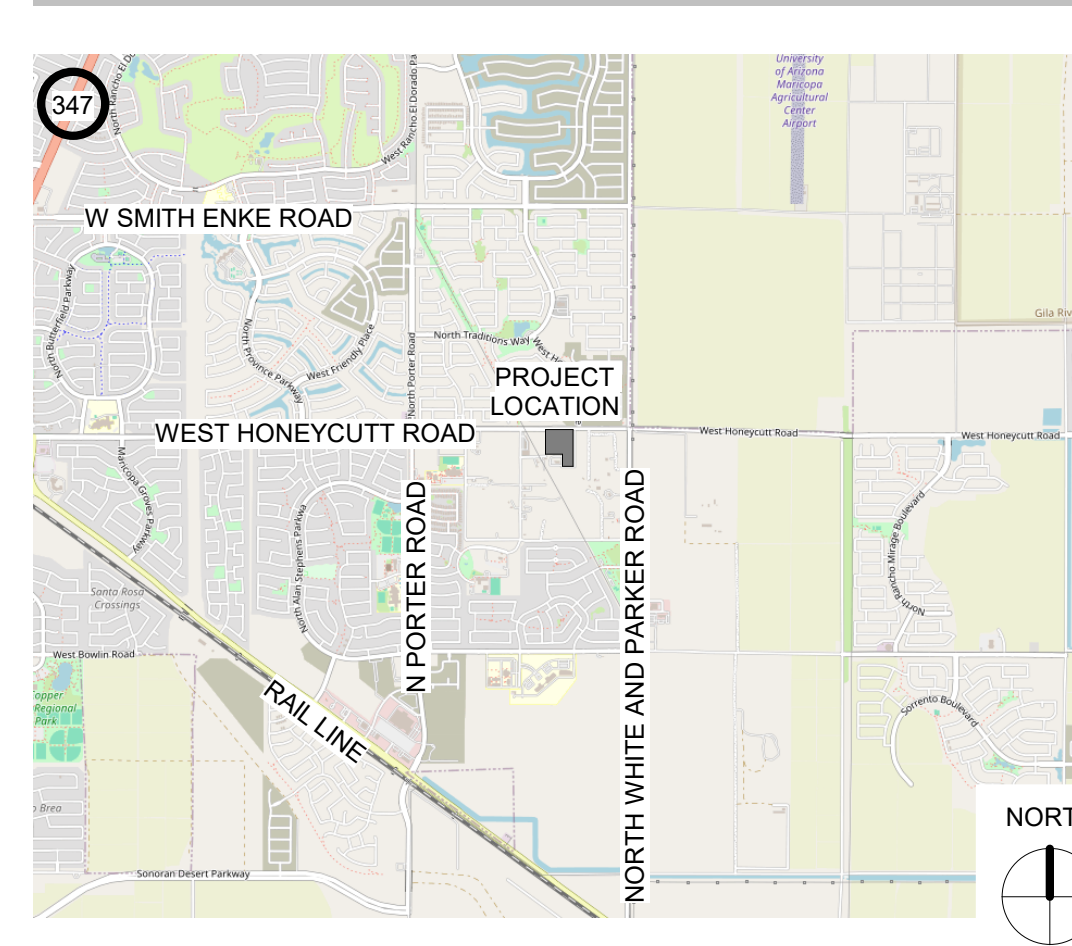
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REFERENCE KEYNOTES

- POTENTIAL MONUMENT SIGN LOCATION. SIGNAGE TO BE COMPLETED BY OTHERS UNDER SEPARATE PERMIT.
- RELOCATED POWER AND VAULT
- RELOCATED FIRE HYDRANT
- SHUNTING LANES
- 3'-0" PARKING SCREEN WALL
- HORIZONTAL DOCK BUMPER
- DOCK LEVELER
- MINIMUM REAR YARD PER SEC 1608 OF CB-2 ZONING
- MINIMUM FRONT YARD PER SEC 1606 OF CB-2 ZONING
- PRIVATE INGRESS/EGRESS AND UTILITY EASEMENT
- BICYCLE STALLS
- 2 BICYCLE STALLS
- FIRE LANE CURB, TYPICAL
- EXISTING FIRE HYDRANT
- BUILDING ENTRANCE
- 30' SINGLE-LEAF ROOF HATCH/SMOKE VENT
- CANOPY
- EXISTING COMMUNICATIONS RISER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING SIGN
- SECURITY FENCE
- EXISTING UNDERGROUND VAULT

VICINITY MAP



LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE SETBACK
- EASEMENT SETBACK
- SITE UTILITIES
- LIMITS OF CONSTRUCTION
- FIRE DEPARTMENT CONNECTION
- EMERGENCY KEY BOX

PROJECT INFORMATION

A. SITE AND BUILDING INFORMATION	
CITY	MARICOPA, AZ
ZONING (EXISTING)	CB-2
EXISTING USE	VACANT COMMERCIAL LAND
PROPOSED USE	STORAGE / OFFICE / RETAIL
ASSESSORS PARCEL NUMBERS	510710400, 510710410, 510710430
LOT SIZE	436,907 SF
GROSS ACREAGE	10.0 ACRES
NET ACREAGE	10.0 ACRES
PROPOSED BUILDING AREA	115,761 SF
PERSONAL STORAGE	111,268 SF
RETAIL SALES (SMALL-SCALE)	2,765 SF
INDOOR WAREHOUSING AND STORAGE	1,495 SF
OFFICE	233 SF
NUMBER OF LEVELS	3
PROPOSED BUILDING AREA (BUILDING B)	25,372 SF
NUMBER OF LEVELS	1
PROPOSED BUILDING AREA (MINI'S)	28,500 SF
NUMBER OF LEVELS	1

B. YARD, HEIGHT, AND AREA REQUIREMENTS	
GROSS LOT AREA	436,907 SF
BUILDING SETBACKS	
FRONT YARD (1606 CB-2)	15'-0"
SIDE YARD (1607 CB-2)	0'-0"
REAR YARD (1608 CB-2)	10'-0"
LOT COVERAGE	26% 115,761 SF
MAX. BUILDING HEIGHT (TABLE 18.40.030)	40'-0"
PROPOSED BUILDING HEIGHT (BUILDING A)	41'-6"
PROPOSED HEIGHT (BUILDING B)	41'-6"
PROPOSED HEIGHT (MINI'S)	10'-0"

C. PARKING DIMENSIONS AND CALCULATIONS	
STANDARD PARKING SPACE DIMENSIONS	9' X 18' STANDARD 9' X 20' STANDARD PROVIDED 11' X 20' ADA
BUILDING A	TABLE 18.105.040.A VEHICLE
PERSONAL STORAGE USE	
4 + 1 PER 20,000 SF (4 + 111268 SF/300)	10
RETAIL SALES (SMALL-SCALE) USE	
1 PER 300 SF (2765 SF/300)	10
INDOOR WAREHOUSING AND STORAGE USE	
1 PER 5000 SF (1495 SF/5000)	1
OFFICE USE	
1 PER 375 SF (233 SF/375)	1
VEHICLE PARKING REQUIRED	22
VEHICLE PARKING PROVIDED	23
BUILDING B	TABLE 18.105.040.A VEHICLE
INDOOR WAREHOUSING AND STORAGE	
1 PER 5000 SF (25372 SF/5000)	6
VEHICLE PARKING REQUIRED	6
VEHICLE PARKING PROVIDED	7
MINI'S	*PARKING PROVIDED IN FRONT OF UNITS
VEHICLE PARKING REQUIRED	1
ACCESSIBLE PARKING REQUIRED	1
PARKING REQUIRED/PROVIDED:	BICYCLE 18.105.080.A.1 1 PER 10 VEHICLE SPACES, 3 MINIMUM 3
BICYCLE PARKING REQUIRED	3
BICYCLE PARKING PROVIDED	6

PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE DEVELOPMENT OF EXISTING UNDEVELOPED PARCELS OF LAND LOCATED ON PARCELS A-1, A-2, AND B OF THE HONEYCUTT BUSINESS PARK IN THE CITY OF MARICOPA, ARIZONA. THE TOTAL PROJECT WILL INCLUDE DEVELOPMENT OF A 3-STORY SELF STORAGE FACILITY (BUILDING 'A') TALLING APPROXIMATELY 115,761 SF ON PARCEL A-1 & A-2, A SINGLE-STORY STORAGE BUILDING (BUILDING 'B') TALLING APPROXIMATELY 25,372 SF ON PARCEL B, AND APPROXIMATELY 27 STANDALONE MINI-STORAGE BUILDINGS TALLING APPROXIMATELY 28,500 SF ON PARCEL B. THE BUILDINGS ON PARCEL B ARE SHOWN FOR REFERENCE AND ARE INTENDED TO BE COMPLETED BY OTHERS UNDER SEPARATE PERMITS.



DISCLAIMER
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PROJECT INFORMATION

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PROJECT #: 24015

ISSUE
DRP SUBMISSION

ISSUE DATE
07/19/2024

ISSUE REVISIONS
Date Description

SHEET NAME
ARCHITECTURAL SITE PLAN

AS110