

PROJECT DIRECTORY

ARCHITECT:
RKA
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2233 EAST THOMAS ROAD
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SITE DATA

PARCEL NUMBER: PINAL COUNTY 510-71-030D
ADDRESS: 40955 W HONEYCUTT ROAD, MARICOPA, AZ 85138
EXISTING ZONING: CB-2 (MARICOPA CITY)
SITE AREA: PER ALTA 3.13 ACRES (136,521 S.F.)
OPEN SPACE REQUIRED: 10% (13,652.1 S.F.)
OPEN SPACE PROVIDED: 14.81% (20,231.2 S.F.)
MAX. HEIGHT REQUIRED: TOP OF ROOF 35'-0"
MAX. HEIGHT PROVIDED: TOP OF ROOF 33'-0"
MAX. BUILDING HT REQUIRED: TOP OF SCREEN (35' + 4') 39'-0"
MAX. BUILDING HT PROVIDED: TOP OF SCREENING 39'-0"
CONSTRUCTION TYPE: TYPE II-B - SPRINKLERED

PROPOSED USE: STORAGE

BUILDING AREA:
BUILDING-A: 1ST FLOOR OFFICE 900 S.F.
BUILDING-A: 1ST FLOOR STORAGE 41,625 S.F.
BUILDING-A: 2ND FLOOR STORAGE 45,485 S.F.
BUILDING-A: 3RD FLOOR STORAGE 45,485 S.F.
BUILDING-B: 2,308 S.F.
BUILDING-C: 5,015 S.F.
BUILDING-D: 5,038 S.F.
BUILDING-E: 5,015 S.F.
BUILDING-F: 2,308 S.F.

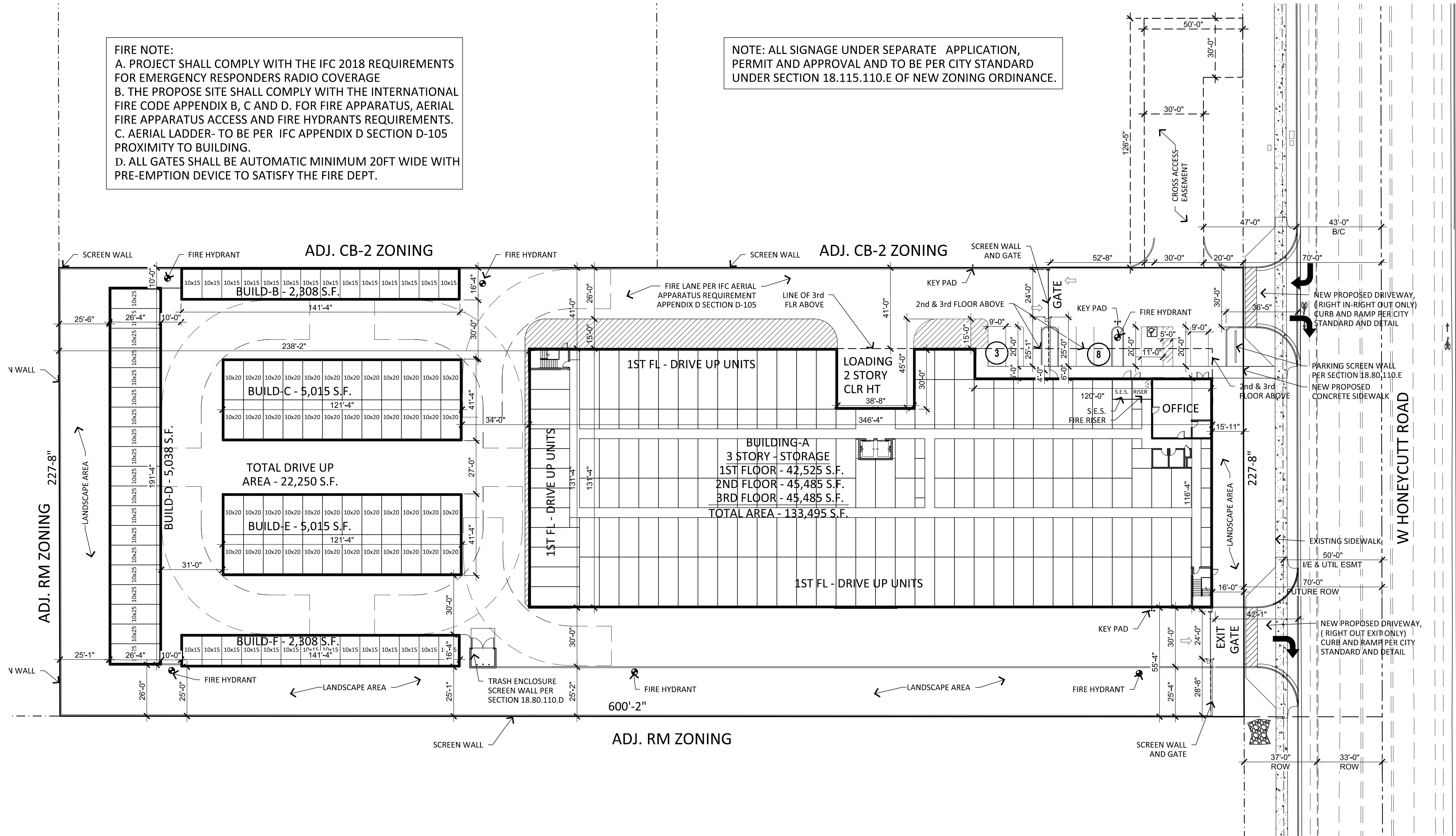
TOTAL BUILDING AREA: 153,199 S.F.
1ST FLOOR LOADING AREA: 1,160 S.F.
TOTAL GROSS AREA: 154,359 S.F.

PARKING REQUIRED:

PARKING REQUIRED: 04 SPACES
+ 1 PER 20,000 S.F. OF NON-DRIVEUP 07 SPACES
TOTAL PARKING REQUIRED: 11 SPACES

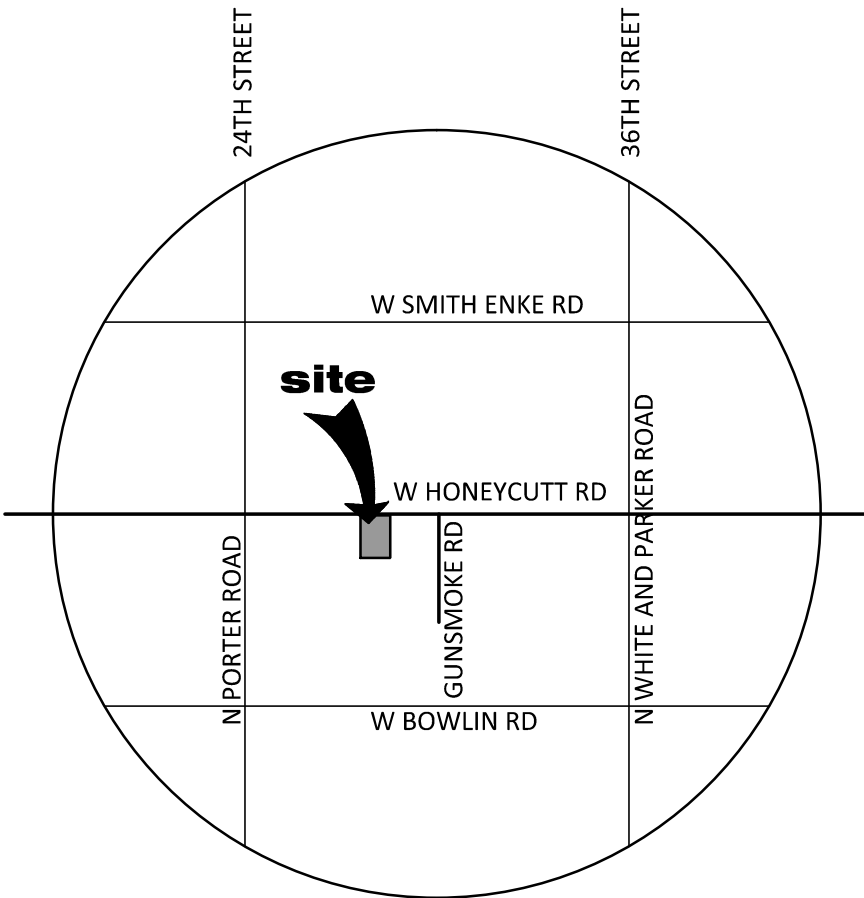
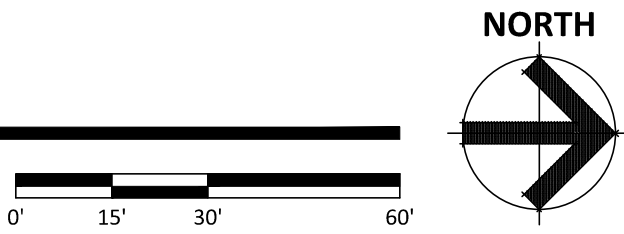
TOTAL PARKING PROVIDED: 11 SPACES

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



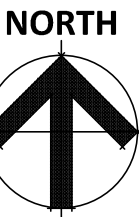
SITE PLAN

SCALE: 1" = 30'-0"



VICINITY MAP

SCALE: N.T.S.



STORAGE 365 - HONEYCUTT ROAD

E OF SEC OF HONEYDUTT ROAD AND PORTER ROAD
40955 W HONEYCUTT RD, MARICOPA ARIZONA 85138
DATE: 02-02-2023 (PRELIMINARY)



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SP-1

RKAA# 22168.50



CASE # DRP22-28 STORAGE 365

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.