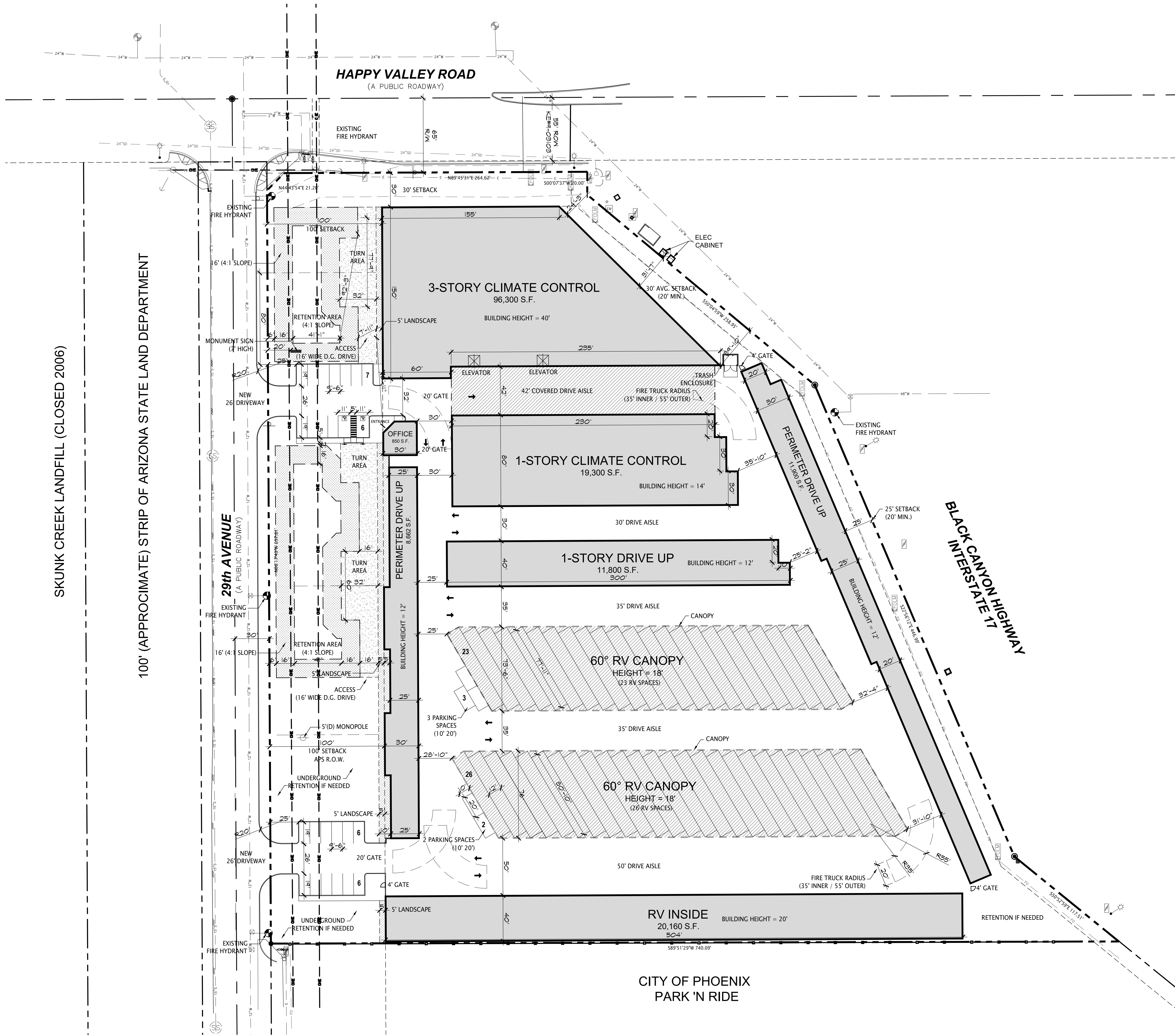




project directory

ARCHITECT:  
KERPAN ARCHITECTS, LLC  
4777 S. FULTON RANCH BLVD. UNIT 2134  
CHANDLER, ARIZONA 85248  
CONTACT: KEVIN D. KERPAN  
PHONE: (602) 329-0192  
E-MAIL: kevin@kerpanarchitects.com

site data

PROPERTY ADDRESS: NONE ASSIGNED  
MARICOPA COUNTY APN: NONE ASSIGNED

SITE ACREAGE: 8.086 ACRES

EXISTING ZONING: RE-35  
PROPOSED ZONING: C2-SF

ADJACENT ZONING:  
NORTH (HAPPY VALLEY ROAD): RE-35  
WEST (29TH AVENUE): RE-35  
SOUTH (METRO PARK-N-RIDE): C-2  
EAST (ADOT I-17): RIGHT OF WAY

LOT SALES: NO

LANDSCAPING: AS REQUIRED IN THE SUP IN ALL  
SETBACKS, PERIMETER EASEMENTS AND RETENTION BASIN  
SLOPES.

FIRE HYDRANTS: 3 EXISTING ALONG PROPERTY LINE.  
ADDITIONAL AS REQUIRED.

PARKING DATA:

TOTAL PARKING REQUIRED: 30  
(1050 UNITS @ 1/35 = 30 SPACES)

TOTAL PARKING PROVIDED: 30

ACCESSIBLE SPACES REQUIRED: 2  
ACCESSIBLE SPACES PROVIDED: 2

LOT COVERAGE:

LOT SIZE: 352,230 S.F. (8.086 ACRES)  
ENCLOSED BUILDINGS FOOTPRINT: 103,922 S.F. (29.5%)  
RV CANOPIES: 50,638 S.F. (14.4%)  
DRIVE AISLE CANOPY: 9,660 S.F. (2.7%)

TOTAL: 164,220 S.F. (46.6%)

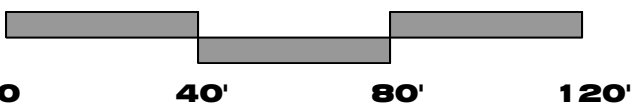
vicinity map

scale: n.t.s.

NOTE:  
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.

site plan

scale: 1" = 40'-0"



NEW COMMERCIAL DEVELOPMENT  
PROPOSED SELF STORAGE AND RV  
SWC HAPPY VALLEY ROAD AND INTERSTATE 17  
PHOENIX, ARIZONA 85085

MTM DEVELOPERS, LLC

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
OR  
RECORDING

KERPAN  
ARCHITECTS

4777 S. FULTON RANCH BLVD.  
UNIT 2134  
CHANDLER, ARIZONA 85248  
PHONE: (602) 329-0192  
PHONE: (602) 329-0192  
www.kerpanarchitects.com

OWNERSHIP OF INSTRUMENTS OF SERVICE: All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by Kerpan Architects as instruments of service shall remain the property of Kerpan Architects. Kerpan Architects shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights therein. These documents are instruments of service and are not to be reproduced or used for the purpose other than originally intended, unless authorized in writing by Kerpan Architects.