















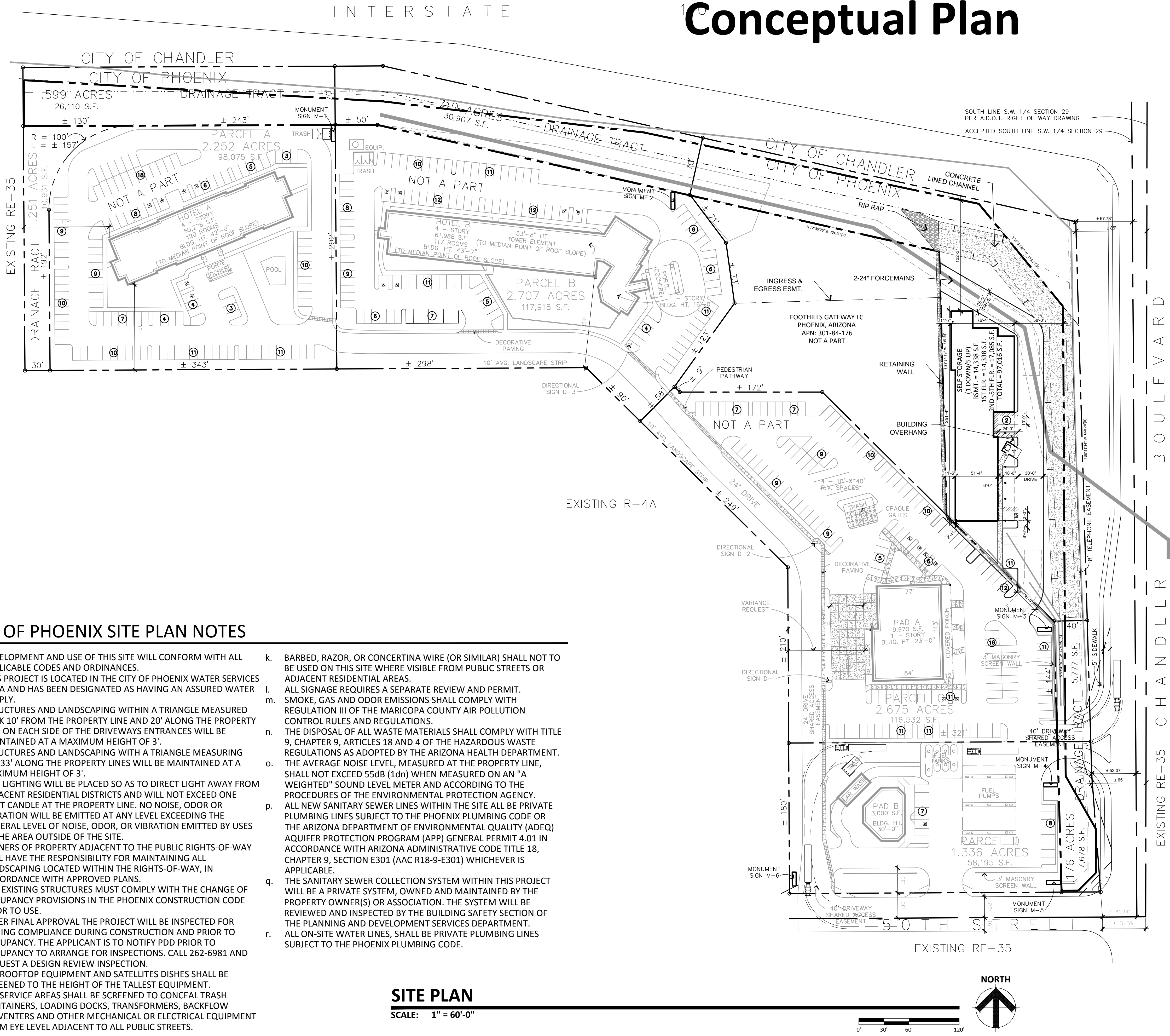






1

# Conceptual Plan



## CITY OF PHOENIX SITE PLAN NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- STRUCTURES AND LANDSCAPING WITH A TRIANGLE MEASURING 33'X33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- THE EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE PHOENIX CONSTRUCTION CODE PRIOR TO USE.
- AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY PDD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6981 AND REQUEST A DESIGN REVIEW INSPECTION.
- ALL ROOFTOP EQUIPMENT AND SATELLITES DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT TO BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT.
- SMOKE, GAS AND ODOR EMISSIONS SHALL COMPLY WITH REGULATION III OF THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS.
- THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 9, CHAPTER 9, ARTICLES 18 AND 4 OF THE HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT.
- THE AVERAGE NOISE LEVEL, MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED 55dB (1dn) WHEN MEASURED ON AN "A WEIGHTED" SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.
- ALL NEW SANITARY SEWER LINES WITHIN THE SITE ALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC R18-9-E301) WHICHEVER IS APPLICABLE.
- THE SANITARY SEWER COLLECTION SYSTEM WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- ALL ON-SITE WATER LINES, SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.

## SITE PLAN

SCALE: 1" = 60'-0"

## PROPOSED SELF STORAGE

NWC INTERSTATE 10 AND CHANDLER BLVD.

PHOENIX, ARIZONA

DATE: 09-21-2018 (PRELIMINARY)

## PROJECT DIRECTORY

DEVELOPER:  
GUARDIAN SELF STORAGE  
4915 EASE BASELINE ROAD, STE. 105  
GILBERT, ARIZONA 85234  
CONTACT: JOHN HARTMAN  
PHONE: (480) 305-7002  
E-MAIL: john@landmark.net

ARCHITECT:  
RKA ARCHITECTS, INC.  
2233 EAST THOMAS ROAD  
PHOENIX, ARIZONA 85016  
CONTACT: ROBERT KUBICEK  
PHONE: (602) 955-3900  
FAX: (602) 955-0496  
E-MAIL: rkubicek@rkaa.com

## SITE DATA

EXISTING ZONING: CP/GCP  
GROSS SITE AREA: 3.74 ACRES (163,125 S.F.)  
NET SITE AREA: 2.65 ACRES (115,392 S.F.)  
APN: 301-84-177A  
PROPOSED USE: SELF STORAGE  
BUILDING HEIGHT: 56 FEET

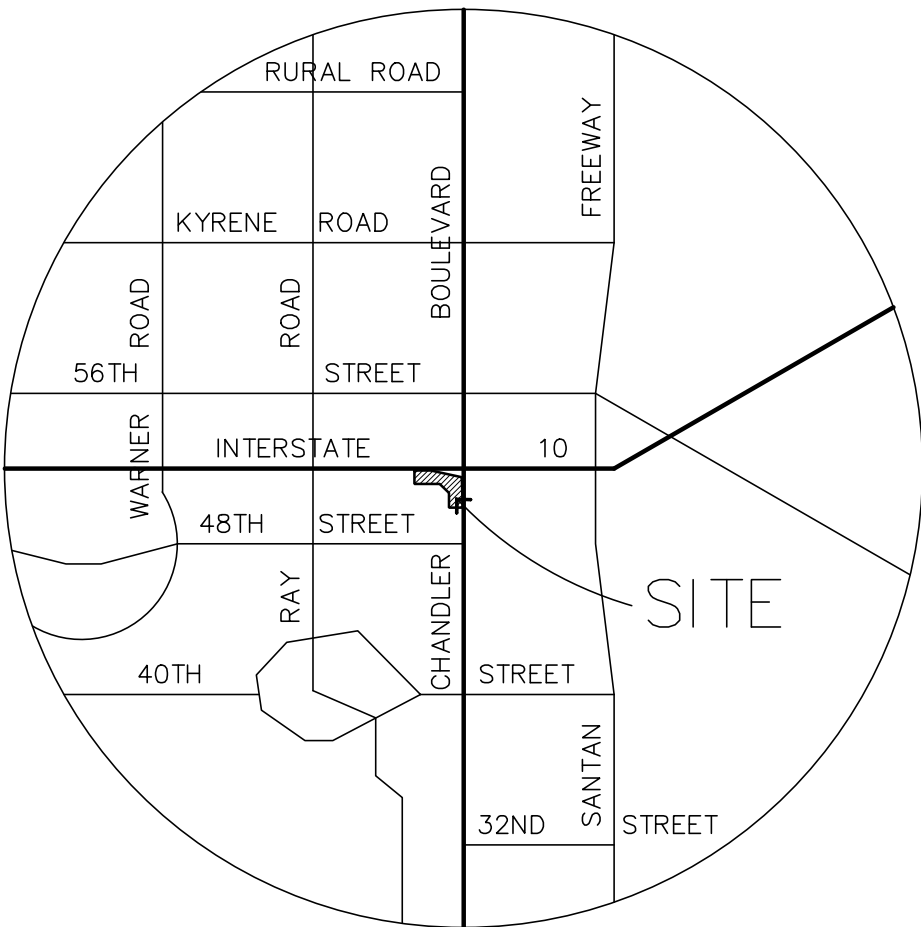
BUILDING AREA: (1 DOWN/5 UP) 97,016 S.F.  
SITE COVERAGE: (50% MAX) 15%  
PARKING LOT LANDSCAPING: (10% MIN) (624 S.F.) 28%  
2,169 S.F. X 0.10 = 217 S.F. REQUIRED

TOTAL PARKING REQUIRED: 22 SPACES

SELF STORAGE (97,016 S.F.)  
SELF STORAGE @ 1/35 UNITS = (750 UNITS) 22 SPACES

TOTAL PARKING PROVIDED: 13 SPACES

ACCESSIBLE SPACES REQUIRED: 1 SPACES  
ACCESSIBLE SPACES PROVIDED: 1 SPACES



## VICINITY MAP

N.T.S.

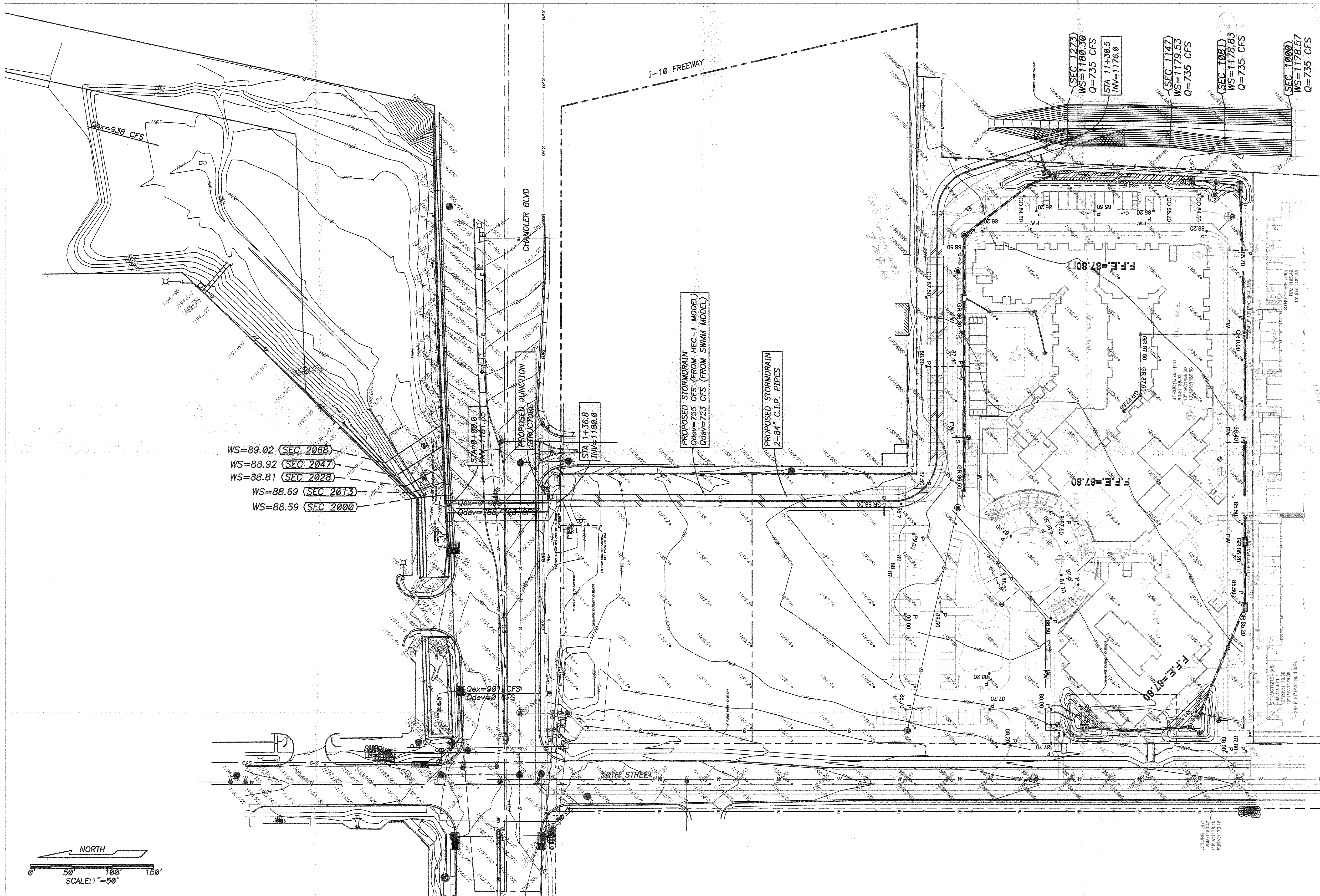
© 2018 RKA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKA ARCHITECTS, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

SP-1

RKAA# 18198.50

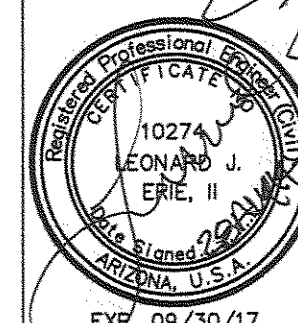




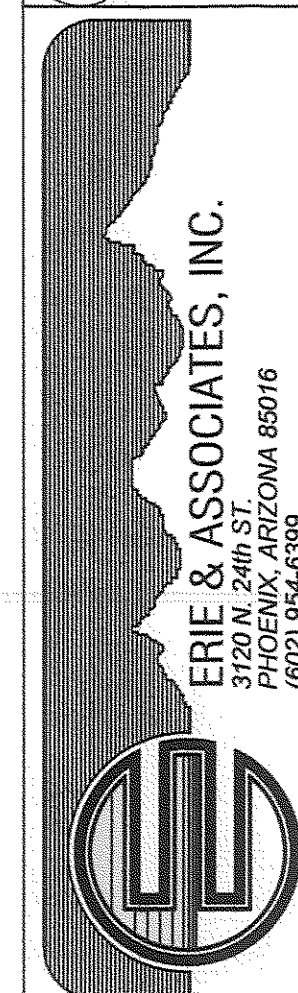


# 50TH STREET & CHANDLER BLVD MASTER DRAINAGE PLAN/HYDRAULIC WORKMAP

1981-2011  
30  
YEARS OF  
EXCELLENCE  
ERIE &  
ASSOCIATES



EXP. 08/30/17



JOB NO. 2173.01  
DATE: 08/27/2014  
SCALE: 1"=50'  
DRAWN: J.A.L.  
DESIGN: L.J.E.  
CHECKED: L.J.E.  
SHEET NO.

PLATE 4







TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: A-105598, WITH AN EFFECTIVE DATE OF JULY 11, 2018 AT 5:00 P.M.

LEGAL DESCRIPTION

TRACT B, EL DORADO FOOTHILLS GATEWAY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 442 OF MAPS, PAGE 19;  
EXCEPT THAT PORTION LYING WITHIN THAT CERTAIN PROPERTY CONVEYED TO THE STATE OF ARIZONA BY WARRANTY DEED RECORDED APRIL 27, 2001 IN DOCUMENT NO. 2001-348492.

NOTES CORRESPONDING TO SCHEDULE B

7. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, SET BACK LINES AND ALL OTHER MATTERS AS SET FORTH ON THE PLAT OF EL DORADO FOOTHILLS GATEWAY, RECORDED IN BOOK 442 OF MAPS, PAGE 19, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. (AFFECTS, PLOTTED AND SHOWN)
8. EASEMENT FOR TELEPHONE AND TELEGRAPH LINES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 6032, PAGE 263. (AFFECTS, PLOTTED AND SHOWN)
9. EASEMENT FOR WATER AND SEWER LINE AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 83-386457. (AFFECTS, PLOTTED AND SHOWN)
10. TERMS, RESTRICTIONS, COVENANTS, CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN AN INSTRUMENT ENTITLED DECLARATION OF ACCESS EASEMENT, RECORDED IN DOCUMENT NO. 97-286374. (AFFECTS, PLOTTED AND SHOWN)
11. EASEMENT FOR INGRESS AND EGRESS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 97-374924. (AFFECTS, PLOTTED AND SHOWN)
12. RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS OR PARTY WALLS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT RECORDED IN DOCUMENT NO. 97-485058, AND THEREAFTER RE-RECORDED IN DOCUMENT NO. 97-879034. (AFFECTS, BLANKET IN NATURE)
13. THE RIGHT OF THE STATE OF ARIZONA TO PROHIBIT, LIMIT OR CONTROL ACCESS TO INTERSTATE 10, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2001-348492. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
14. EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2001-348493. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
15. TERMS, RESTRICTIONS, COVENANTS, CONDITIONS, LIABILITIES AND OBLIGATIONS CONTAINED IN AN INSTRUMENT ENTITLED GRANT OF EASEMENT AND MEMORANDUM OF AGREEMENT, RECORDED IN DOCUMENT NO. 2010-765061. (AFFECTS, BLANKET IN NATURE)
16. ANY ACTION THAT MAY BE TAKEN BY THE DEPARTMENT OF TRANSPORTATION TO ACQUIRE RIGHT OF WAY FOR ROAD OR HIGHWAY AS DISCLOSED BY RESOLUTION RECORDED IN DOCUMENT NO. 2016-356843. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
17. THE RIGHTS OF FOOTHILLS GATEWAY, L.C., AN ARIZONA LIMITED LIABILITY COMPANY, WHO MAY HAVE HAD A RIGHT TO REDEEM THE PROPERTY DESCRIBED IN SCHEDULE A BY REASON OF ANY INSUFFICIENCY IN THE SALE PROCEEDINGS LEADING UP TO THE ISSUANCE OF THE TREASURER'S DEED DATED JULY 9, 2014, RECORDED JULY 11, 2014, IN DOCUMENT NO. 2014-455061. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

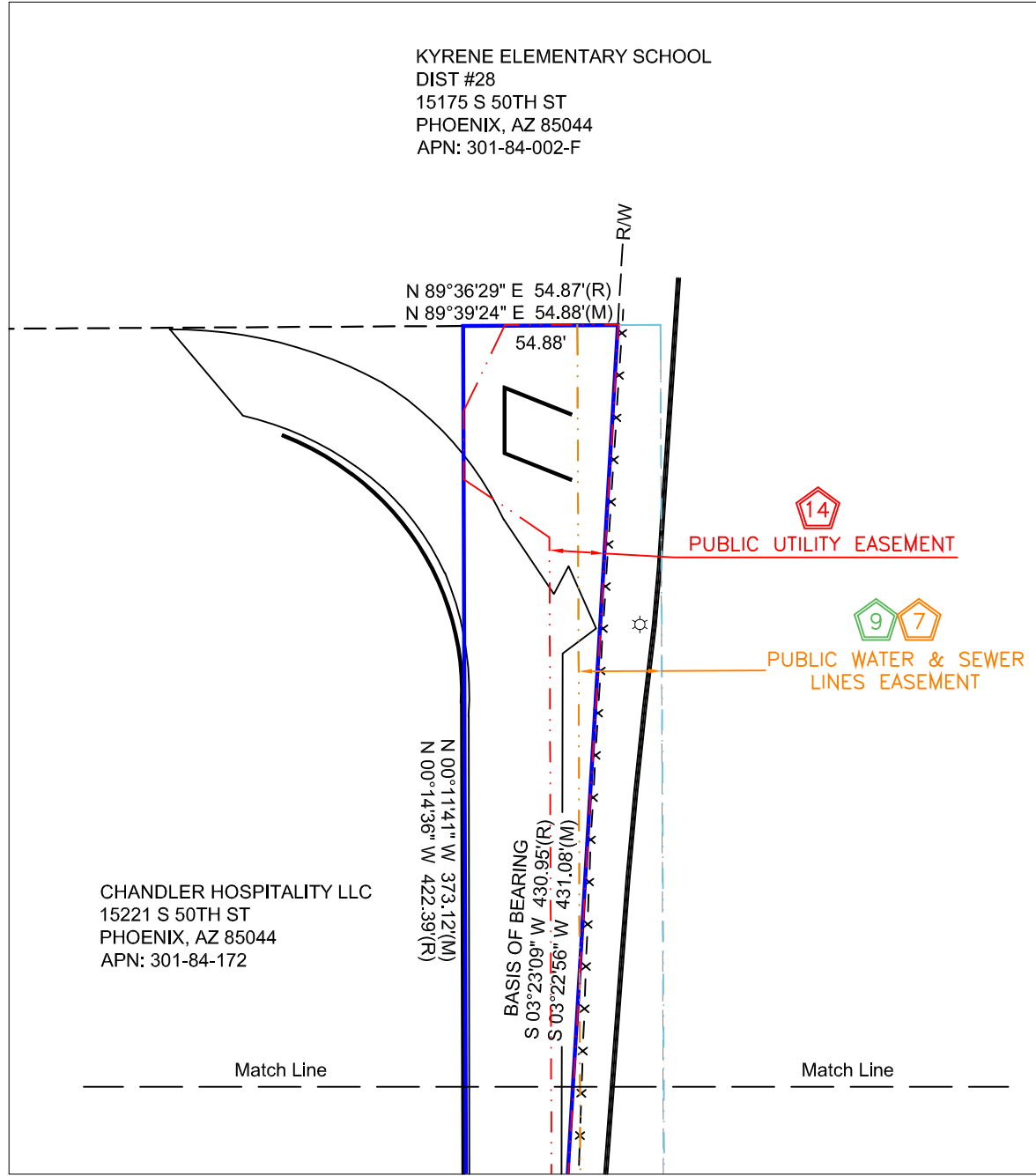
STATEMENT OF ENCROACHMENTS

NONE OBSERVED

LEGEND

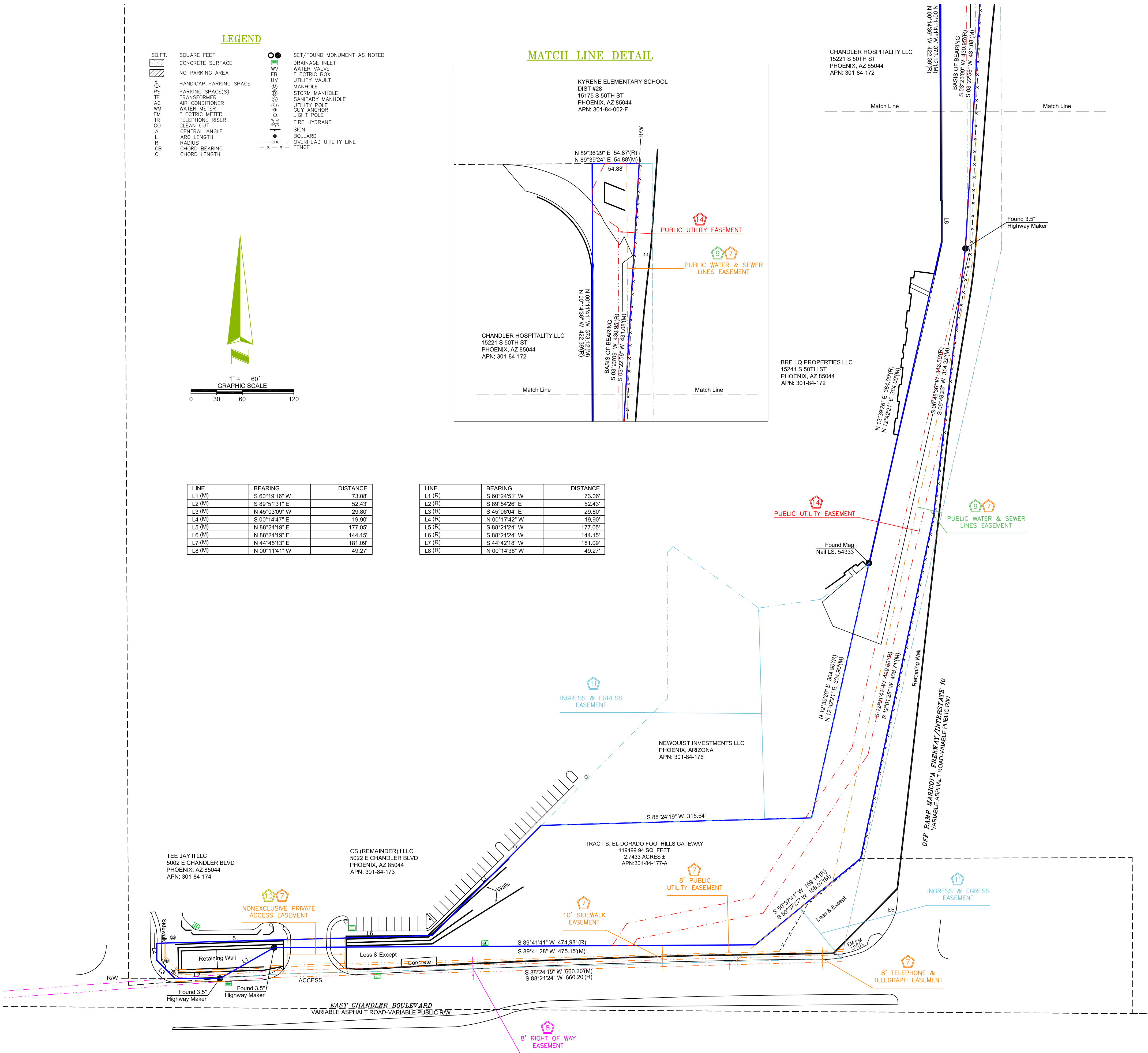
- |                        |                 |    |                             |
|------------------------|-----------------|----|-----------------------------|
| SO.FT.                 | SQUARE FEET     | ●● | SET/ROUND MONUMENT AS NOTED |
| CONCRETE SURFACE       |                 | DI | DRAINAGE INLET              |
| NO PARKING AREA        |                 | WB | WATER VALVE                 |
| HANDICAP PARKING SPACE |                 | UV | UTILITY VAULT               |
| PARKING SPACE(S)       |                 | ○  | MANHOLE                     |
| PS                     | TRANSFORMER     | ○  | STORM MANHOLE               |
| TF                     | AIR CONDITIONER | ○  | SANITARY MANHOLE            |
| WM                     | WATER METER     | ○  | UTILITY POLE                |
| EM                     | TELEPHONE RISER | ○  | OUT ANCHOR                  |
| TR                     | CLEAN OUT       | ○  | ELECTRIC METER              |
| CO                     | CENTRAL ANGLE   | ○  | LIGHT POLE                  |
| L                      | ARC LENGTH      | ○  | FIRE HYDRANT                |
| R                      | RADIUS          | ○  | SIGN                        |
| CB                     | CHORD BEARING   | ○  | BOLLARD                     |
| C                      | CHORD LENGTH    | ○  | OVERHEAD UTILITY LINE       |
|                        |                 | ○  | FENCE                       |

MATCH LINE DETAIL



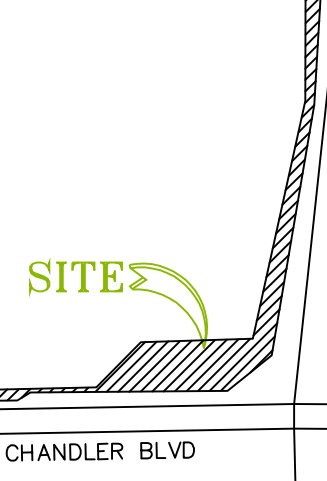
LINE	BEARING	DISTANCE
L1 (M)	S 89°10'16" W	73.08'
L2 (M)	S 89°51'31" E	52.43'
L3 (M)	N 45°03'09" W	29.80'
L4 (M)	S 00°14'47" E	19.90'
L5 (M)	N 88°24'19" E	177.05'
L6 (M)	N 89°24'19" E	144.15'
L7 (M)	N 44°45'13" E	181.09'
L8 (M)	N 00°11'41" W	49.27'

LINE	BEARING	DISTANCE
L1 (R)	S 60°24'51" W	73.08'
L2 (R)	S 89°54'26" E	52.43'
L3 (R)	S 45°06'04" E	29.80'
L4 (R)	N 00°17'42" W	19.90'
L5 (R)	S 88°21'24" W	177.05'
L6 (R)	S 89°21'24" W	144.15'
L7 (R)	S 44°42'18" W	181.09'
L8 (R)	N 00°14'36" W	49.27'



VICINITY MAP

NOT TO SCALE



SHEET 1 OF 1

LAND AREA

119499.94 Sq. Feet  
2.74 Acres ±

PARKING

NO STRIPED PARKING

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 04013C2715L, WHICH BEARS AN EFFECTIVE DATE OF 10/16/2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS ARIZONA STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD83, USING GPS OBSERVATIONS, BEING THE EAST LINE OF THE SUBJECT PROPERTY, BEARING S 03°22'56" W.

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO EAST CHANDLER BOULEVARD, A DEDICATED PUBLIC STREET OR HIGHWAY.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL LICENSED SURVEYOR AND MAPPER ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.
12. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF E CHANDLER BLVD AND S 50TH ST, WHICH IS APPROXIMATELY 81' FROM THE SW CORNER OF THE SUBJECT PROPERTY.

ALTA/NSPS LAND TITLE SURVEY

AEI JOB #392122

15451 SOUTH 50TH STREET  
MARICOPA COUNTY, PHOENIX ARIZONA 85044

SITE PICTURE

COORDINATED BY:

AEI CONSULTANTS  
2500 CAMINO DIABLO  
WALNUT CREEK, CA 94597  
TELEPHONE: 925.746.6000  
EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD AND PRACTICE REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, AS SET FORTH IN THE STANDARD AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, 6, 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THIS SURVEY WAS COMPLETED ON 08/01/2018. DATE OF PLAT OR MAP: 08/01/2018.

REGISTERED SURVEYOR: BUCKLEY D. BLEW  
PROFESSIONAL AND SURVEYOR NO.: 59542  
STATE OF ARIZONA

DATED

SURVEYED BY:

BLEW & ASSOCIATES, P.A.  
3825 N SHILOH DRIVE  
FAYETTEVILLE, AR 72703.  
SURVEY@BLEWINC.COM

DATE

REVISION HISTORY

8/21

CLIENT COMMENTS

BY

AK

SURVEYOR JOB NUMBER

18-2667

SCALE:

1" = 60'

DRAWN BY:

LT

APPROVED BY:

AK