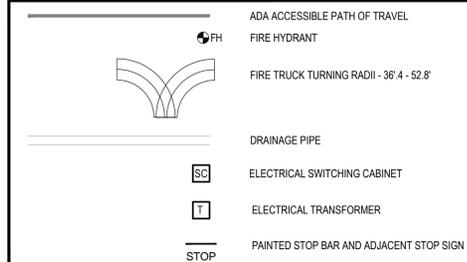


LEGEND



APPLICABLE CODES

APPLICABLE CODES:
 ALL WORK SHALL COMPLY WITH THE FOLLOWING ADOPTED CODES AND ORDINANCES, AS AMENDED BY THE CITY OF SURPRISE
 2018 INTERNATIONAL BUILDING CODE
 2018 INTERNATIONAL PLUMBING CODE
 2018 INTERNATIONAL MECHANICAL CODE
 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 2018 INTERNATIONAL FIRE CODE
 2017 NATIONAL ELECTRIC CODE
 2010 ADA STANDARDS
 2009 ICC A117.1

SITE PLAN NOTE:
 A. PER IFC 510 AN ERRC RADIO SURVEY TEST WILL BE CONDUCTED PRIOR TO C OF O. IF THE TEST FAILS AN ERRC RADIO SYSTEMS SHALL BE INSTALLED.

PROJECT TEAM

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PROJECT DATA

PROJECT DESCRIPTION:
 SITE IMPROVEMENT OF AN EXISTING LOT WITHIN "LITCHFIELD PLACE" DEVELOPMENT. THE SITE WILL PROVIDE FOR A MULTI-TENANT INDUSTRIAL USE BUILDING

LEGALS DESCRIPTION:
 LOT 2 OF THE REPLAT OF SURPRISE SELF STORAGE, AS RECORDED IN THE BOOK 1612 OF MAPS, PAGE 35, M.C.R.

PARCEL NUMBER : 509-17-926

ZONING : SIERRA VERDE PAD

LOT 8 : 154,860 SF / 3.55 AC

PAD G (INDUSTRIAL) : 49,380 S.F.
 TOTAL BUILDING AREA : 49,380 S.F.

TOTAL PARKING REQUIRED :
 WAREHOUSE
 1 SPACE PER 1000 S.F. (FOR FIRST 10,000 SF)
 1 SPACE PER 5000 S.F. (FOR REMAINING SF)
 1 SPACE PER 250 S.F. (FOR OFFICE)

PAD G : 49,380 SF
 49,380 x 15% = 7,407 S.F. / 250 = 30 SPACES (OFFICE)
 41,973 S.F. WAREHOUSE =
 10 SPACES (1ST 10K) + 7 SPACES (REMAINING 31,973)

TOTAL PARKING REQUIRED : 47 SPACES

TOTAL PARKING PROVIDED (PAD G): 180 SPACES (2.3 / 1000)

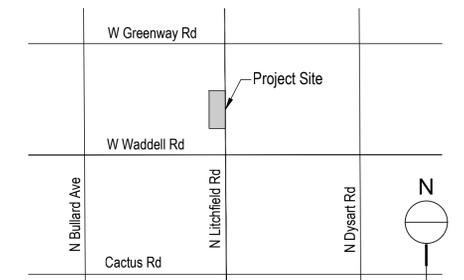
IMPERVIOUS AREA

TOTAL AREA OF THE SITE	153,237 S.F.
TOTAL IMPERVIOUS AREA OF THE SITE	141,778 S.F.
ADJUSTED TOTAL OF PERVIOUS AREA OF THE SITE	11,459 S.F.
PERCENTAGE OF IMPERVIOUS AREA OF THE SITE	92.5%

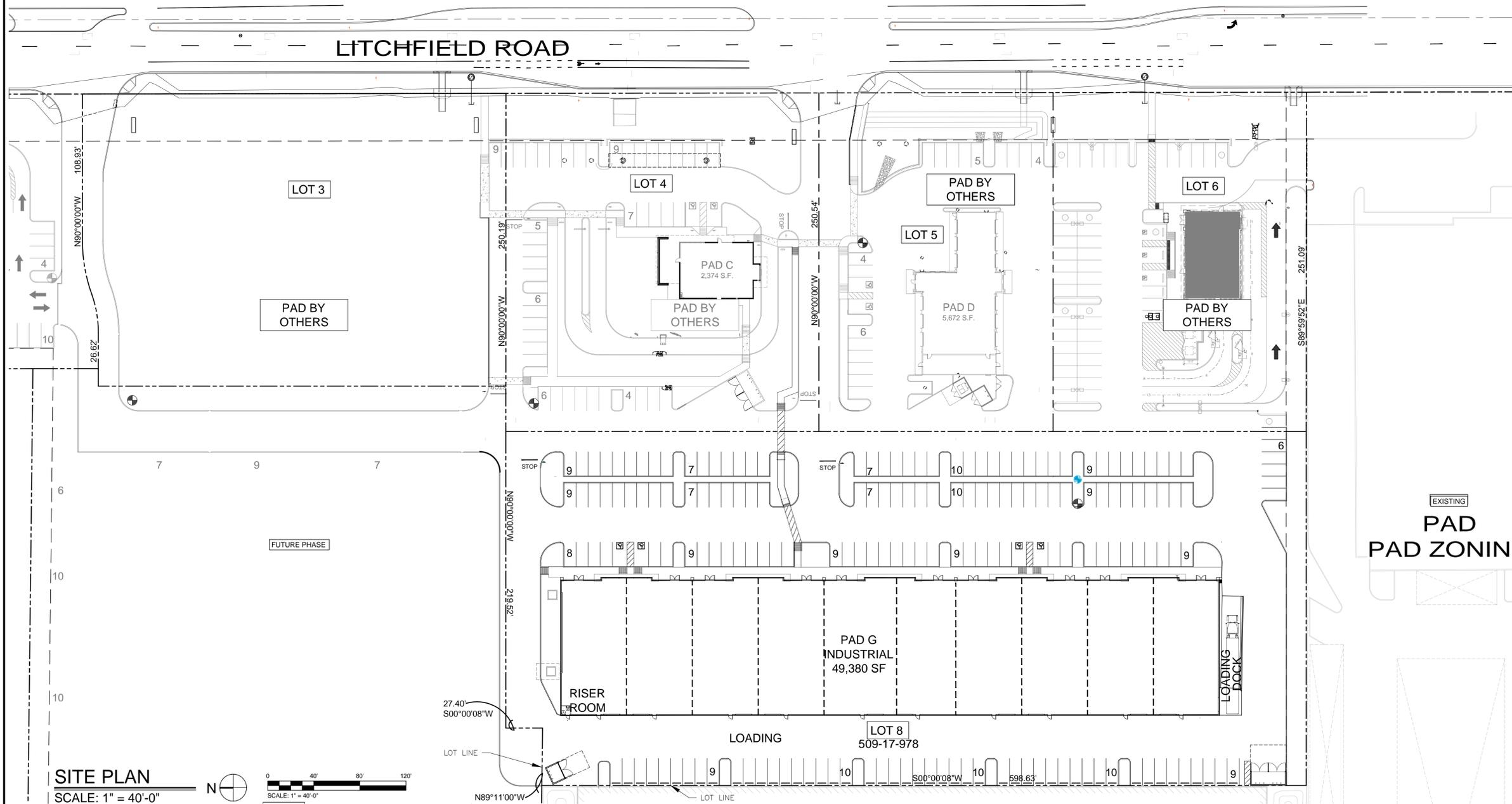
KEY NOTES - SITE

#

VICINITY MAP



CASE NUMBER: CR23-0977



**INDUSTRIAL SHELL BUILDING
 AT
 LITCHFIELD PLACE**

NWC Litchfield Road and Waddell Road, Surprise, AZ

03.09.2026
 PROJECT NO.: 23038



**UPWARD
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FS# 24 -0961