

CRASH CHAMPIONS
Lot 1C W. Autoshow Dr.
Surprise, AZ 85388

PREPARED FOR:
**CRASH
CHAMPIONS**
LRG INVESTORS
Lot 1C W. Autoshow Dr.
Surprise, AZ 85388

REVISIONS

No. Description Date

Project No.: 2024-052
Drawn By: DRZ
Reviewed By: DJZ
Date: 2/18/2025

003

ARCHITECTURAL
SITE PLAN

A0.50

SITE ANALYSIS:

SITE AREA: 139,392 S.F.
Hardscape/Pavement Area: 93,760 S.F. (±68%)
Open Space/Landscape Area: 22,915 S.F. (±16%)

OFFICE:
REQUIRED: 1 SPACE PER 250 S.F. GROSS FLOOR AREA
(±2,600 S.F. / 250 = 11 REQUIRED)
PROVIDED: 11 PROVIDED

VEHICLE SERVICE REPAIR MAJOR & MINOR:
REQUIRED: 1 SPACE PER 500 S.F. GROSS FLOOR AREA
(±16,000 / 500 = 32 REQUIRED)
PROVIDED: 33 PROVIDED (10 TECH BAYS TO ACCOUNT TOWARDS
PUBLIC PARKING REQUIREMENTS)

ADA PARKING SPACES REQUIRED: 2
ADA PARKING SPACES PROVIDED: 3

BIKE PARKING REQUIRED: 1 SPACE FOR EVERY 20 VEHICLE PARKING SPACES (3 MIN.)
BIKE PARKING PROVIDED: 4

SITE PLAN LEGEND

	PROPERTY LINE
	SITE EASEMENT
	TYPE 2 WALL SEE SITE DETAILS FOR WALL TYPE
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	Landscape area see landscape drawings.

KEYNOTE SCHEDULE - ARCHITECTURAL SITE PLAN

- EXISTING ELECTRICAL TRANSFORMER
- EXISTING IRRIGATION CONTROLS. SEE LANDSCAPE PLANS FOR MORE INFORMATION.
- EXISTING HYDRANT TO REMAIN.
- EXISTING UTILITY POLE. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION
- EXISTING TYPE 3 WALL BY OTHERS.
- NEW EXTERIOR WALL PER LEGEND.
- EXISTING CONCRETE WALL TO REMAIN.
- CONCRETE PAD FOR ROLL-OFF DUMPSTER
- EXISTING WATER UTILITY. SEE PLUMBING AND CIVIL DRAWINGS FOR MORE INFORMATION
- 4'-0"X14'-0" PROPOSED MONUMENT SIGN LOCATION UNDER SEPARATE PERMIT. PROVIDE STUBBED UNDERGROUND CONDUIT.
- BIKE PARKING LOCATON.
- CONCRETE BROOM FINISH WITH BLACK COLOR AT PED CROSSING.
- GARBAGE TRUCK T TURN CLEARANCE
- 6'-0" IRON FENCING WITH BLACK POWDER COATED FINISH. SEE LANDSCAPE DRAWINGS FOR FENCE TYPE.
- FIRE RISER ROOM LOCATION. RE: CIVIL DRAWINGS FOR UNDERGROUND UTILITY INFORMATION & MEP DRAWINGS FOR BUILDING CONNECTION DETAILS.
- LOCATION FOR UNDERGROUND STORM DRAIN DETENTION TANK SYSTEM. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
- APPROXIMATE LOCATION OF GREACE INTERCEPTOR. RE: CIVIL & PLUMBING DRAWINGS FOR MORE INFORMATION.
- DRAINAGE DITCH LOCATION. RE: CIVIL DRAWINGS FOR MORE INFORMATION.

