

## REGIONAL LOCATION

Self-Storage Facility - Bear Valley Road and Itoya Vista Road  
Town of Apple Valley, California



**PROJECT SITE**

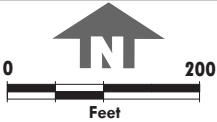
**Bear Valley Rd**

**De Varian Ln**

**Itoya Vista Rd**

**Sweet Grass Cir**

**Sequoia St**



**LILBURN**  
CORPORATION

**PROJECT LOCATION**

Self-Storage Facility - Bear Valley Road and Itoya Vista Road  
Town of Apple Valley, California

**FIGURE 2**



**12050 ITOYA VISTA ROAD SELF-STORAGE**  
SITE DEVELOPMENT

**SITE PLAN**  
12050 ITOYA VISTA ROAD  
APPLE VALLEY, CA 92308

REV.	DATE	DESCRIPTION

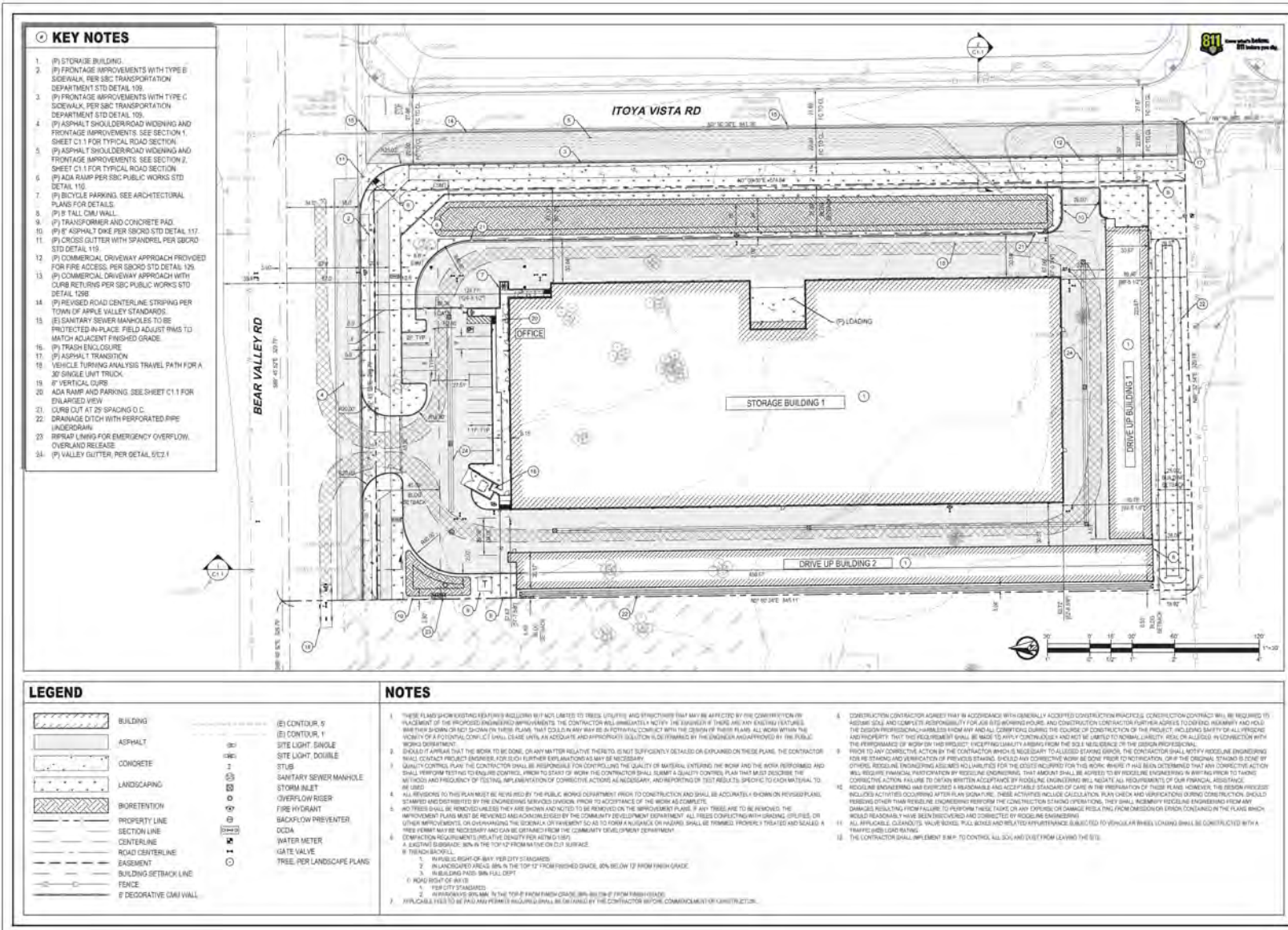
PROJECT NO.: 226-080  
DRAWN BY: MA  
CHECKED BY: JB/JRW  
DATE: 2/19/24  
SHEET NO.:  
**C1.0**  
SHEET: 1 OF 9

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# SITE PLAN

**Self-Storage Facility - Bear Valley Road and Itoya Vista Road**  
Town of Apple Valley, California

**FIGURE 3**



- KEY NOTES**
- (P) STORAGE BUILDING.
  - (P) FRONTAGE IMPROVEMENTS WITH TYPE B SIDEWALK, PER SBC TRANSPORTATION DEPARTMENT STD DETAIL 109.
  - (P) FRONTAGE IMPROVEMENTS WITH TYPE C SIDEWALK, PER SBC TRANSPORTATION DEPARTMENT STD DETAIL 109.
  - (P) ASPHALT SHOULDER/ROAD WIDENING AND FRONTAGE IMPROVEMENTS. SEE SECTION 1, SHEET C1.1 FOR TYPICAL ROAD SECTION.
  - (P) ASPHALT SHOULDER/ROAD WIDENING AND FRONTAGE IMPROVEMENTS. SEE SECTION 2, SHEET C1.1 FOR TYPICAL ROAD SECTION.
  - (P) ADA RAMP PER SBC PUBLIC WORKS STD DETAIL 119.
  - (P) BICYCLE PARKING. SEE ARCHITECTURAL PLANS FOR DETAILS.
  - (P) 9' TALL CMU WALL.
  - (P) TRANSFORMER AND CONCRETE PAD.
  - (P) ASPHALT DRIVE PER SBC STD DETAIL 117.
  - (P) CROSS GLITTER WITH SPANDREL PER SBC STD DETAIL 119.
  - (P) COMMERCIAL DRIVEWAY APPROACH PROVIDED FOR FIRE ACCESS. PER SBC STD DETAIL 126.
  - (P) COMMERCIAL DRIVEWAY APPROACH WITH CURB RETURNS PER SBC PUBLIC WORKS STD DETAIL 126B.
  - (P) REVISED ROAD CENTERLINE STRIPING PER TOWN OF APPLE VALLEY STANDARDS.
  - (E) SANITARY SEWER MANHOLES TO BE PROTECTED IN-PLACE. FIELD ADJUST RIMS TO MATCH ADJACENT FINISH GRADE.
  - (P) TRASH ENCLOSURE.
  - (P) ASPHALT TRANSITION.
  - VEHICLE TURNING ANALYSIS TRAVEL PATH FOR A 30' SINGLE UNIT TRUCK.
  - IF VERTICAL CURBS.
  - ADA RAMP AND PARKING. SEE SHEET C1.1 FOR ENLARGED VIEW.
  - CURB CUT AT 25' SPACING O.C.
  - DRAINAGE DITCH WITH PERFORATED PIPE UNDERDRAIN.
  - WRECK LAMPS FOR EMERGENCY OVERFLOW, OVERLAND RELEASE.
  - (P) VALLEY GLITTER, PER DETAIL 512.1.

**LEGEND**

	BUILDING		(E) CONTOUR, 5'
	ASPHALT		(E) CONTOUR, 1'
	CONCRETE		SITE LIGHT, SINGLE
	LANDSCAPING		SITE LIGHT, DOUBLE
	BORERSTATION		STUB
	PROPERTY LINE		SANITARY SEWER MANHOLE
	SECTION LINE		STORM INLET
	CENTERLINE		OVERFLOW RISER
	ROAD CENTERLINE		FIRE HYDRANT
	EASEMENT		BACKFLOW PREVENTER
	BUILDING SETBACK LINE		CCDA
	FENCE		WATER METER
	DECORATIVE CMU WALL		GATE VALVE
			TREE, PER LANDSCAPE PLANS

- NOTES**
- WHERE PLANS SHOW EXISTING FEATURES IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTORS SHALL BE REQUIRED TO ADDRESS AND COMPLETE RESPONSIBILITY FOR JOB SITE WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO COVERING NEIGHBORLY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL COSTS INCURRED DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL BUSINESS HOURS OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN PROFESSIONAL.
  - WHICH TO ANY CONSTRUCTIVE ACTION IN THE CONTRACT WHICH IS NECESSARY TO ACHIEVE STAVING CONTROL, THE CONTRACTOR SHALL NOTIFY RIDGELINE ENGINEERING FOR HIS STANDING AND VERIFICATION OF PROPOSED STAVING. SHOULD ANY CONSTRUCTIVE WORK BE DONE PRIOR TO NOTIFICATION, OR IF THE ORIGINAL STAVING IS DONE BY OTHERS, RIDGELINE ENGINEERING ASSUMES NO LIABILITY FOR THE COSTS INCURRED FOR THIS WORK, UNLESS IT HAS BEEN DETERMINED THAT ANY CONSTRUCTIVE ACTION WILL REQUIRE FINANCIAL PARTICIPATION BY RIDGELINE ENGINEERING. THAT AMOUNT SHALL BE AGREED TO BY RIDGELINE ENGINEERING IN WRITING PRIOR TO TAKING CORRECTIVE ACTION. FAILURE TO OBTAIN WRITTEN ACCEPTANCE BY RIDGELINE ENGINEERING WILL WAIVE ALL REQUIREMENTS OF OUR FINANCIAL ASSISTANCE.
  - RIDGELINE ENGINEERING HAS ENGINEERED A REASONABLE AND ACCEPTABLE STANDARD OF CARE IN THE PREPARATION OF THESE PLANS. HOWEVER, THE DESIGN PROFESSIONAL INCLUDES ACTIVITIES OCCURRING AFTER PLAN SIGNATURE. THESE ACTIVITIES INCLUDE QUALIFICATION PLAN CHECK AND VERIFICATION DURING CONSTRUCTION. SHOULD PASSING OTHER THAN RIDGELINE ENGINEERING REFORM THE CONSTRUCTION STAVING OPERATIONS, THEY SHALL INDEMNIFY RIDGELINE ENGINEERING FROM ANY DAMAGES RESULTING FROM FAILURE TO PERFORM THESE PLANS ON ANY CHANGES OR DAMAGE RESULTING FROM DESIGN OR ERROR CONTAINED IN THE PLANS WHICH WOULD REASONABLY HAVE BEEN ANTICIPATED AND CORRECTED BY RIDGELINE ENGINEERING.
  - ALL APPLICABLE CLEANWATER, VALUE BOXES, PULL BOXES AND RELATED APPURTENANCES SUBJECT TO VEHICULAR TRAVEL LOADING SHALL BE CONSTRUCTED WITH A TRAFFIC WEAR SURFING.
  - THE CONTRACTOR SHALL IMPLEMENT ERM TO CONTROL ALL SOIL AND DUST FROM LEAVING THE SITE.
  - WHERE PLANS SHOW EXISTING FEATURES IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTORS SHALL BE REQUIRED TO ADDRESS AND COMPLETE RESPONSIBILITY FOR JOB SITE WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO COVERING NEIGHBORLY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL COSTS INCURRED DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL BUSINESS HOURS OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN PROFESSIONAL.
  - SHOULD IT APPEAR THAT THE WORK TO BE DONE, ON ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT PROJECT ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
  - QUALITY CONTROL PLANS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING THE QUALITY OF MATERIAL, ENTERING THE WORK AND THE WORK PERFORMED AND SHALL PERFORM TESTING TO ENSURE COMPLIANCE WITH ALL CITY AND STATE REQUIREMENTS. ALL TEST RESULTS SPECIFIED TO EACH MATERIAL TO BE USED.
  - ALL REQUESTS TO THESE PLANS MUST BE REVIEWED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON PROFESSIONAL STAMPS AND DISTRIBUTED BY THE ENGINEERING SURVEY DIVISION PRIOR TO ACCEPTANCE OF THE WORK AS COMPLETE.
  - NO TREES SHALL BE REMOVED UNLESS THEY ARE BROWN AND DROPPED TO BE REMOVED ON THE IMPROVEMENT PLANS. IF ANY TREES ARE TO BE REMOVED, THE IMPROVEMENT PLANS MUST BE REVISED AND APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT. ALL TREES CUTTING WITH GRADING, UTILITIES, OR OTHER IMPROVEMENTS, OR OBTAINING THE SIGNATURE OR APPROVAL TO AS TO FORM A NOTICE ON HAZARD SHALL BE TRIMMED, PROTECTED, TREATED AND SEALED. A TREE PERMIT MAY BE NECESSARY AND CAN BE OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT.
  - CONSTRUCTION REQUIREMENTS (RELATIVE DENSITY PER AFD 15P):  
 1. EXISTING SUBSISTANCE: 80% IN THE TOP 8" FROM FINISH GRADE ON LOT SURFACE.  
 2. TRENCH BACKFILL:  
 a. FILL WITH 80% OR BETTER CITY STANDARDS.  
 b. UNLANDSCAPED AREAS: 80% IN THE TOP 12" FROM FINISH GRADE, 80% BELOW 12" FROM FINISH GRADE.  
 c. BUILDING FOOTING: 90% FULL DEPTH.  
 d. ROAD HEIGHT OF 8" OR 8".  
 e. PER CITY STANDARDS.  
 3. IMPROVEMENTS: 80% IN THE TOP 8" FROM FINISH GRADE, 80% BELOW 12" FROM FINISH GRADE.  
 4. APPLICABLE: 80% TO BE PAID AND PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR BEFORE COMMENCEMENT OF CONSTRUCTION.

**PROJECT DIRECTORY**

ARCHITECT:  
**RKAA ARCHITECTS, INC.**  
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 E-MAIL: neilfeaser@rkaa.com

OWNER:  
**ALIREZA KOOCHAMMANESH**  
 2 STIGES  
 LAGUNA NIGUEL, CA 92677  
 CONTACT: MATT MOUKARA  
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 E-MAIL: Matt@MKHill.com

**SITE DATA**

ASSESSOR PARCEL NO.	043404215
GROSS SITE AREA	4.4 ACRES (191,594.66 S.F.)
NET SITE AREA	2,290 ACRES (100,042.5 S.F.)
PROPERTY TYPE	SELF STORAGE
EXISTING ZONING	SC
PROPOSED ZONING	(UNCHANGED)
PROPOSED FLOOR RATIO	75.0% / 126.483 = 62.4%
MAIN BUILDING CLIMATE CONTROLLED SPACE	44,805 S.F. (CLIMATE CONTROLLED SPACE IS 88% S.F. INCLUDED)
MAIN BUILDINGS TOTAL SIZE	60,805 S.F.
DRIVE UP BUILDING 1	6,704 S.F.
DRIVE UP BUILDING 2	11,517 S.F.

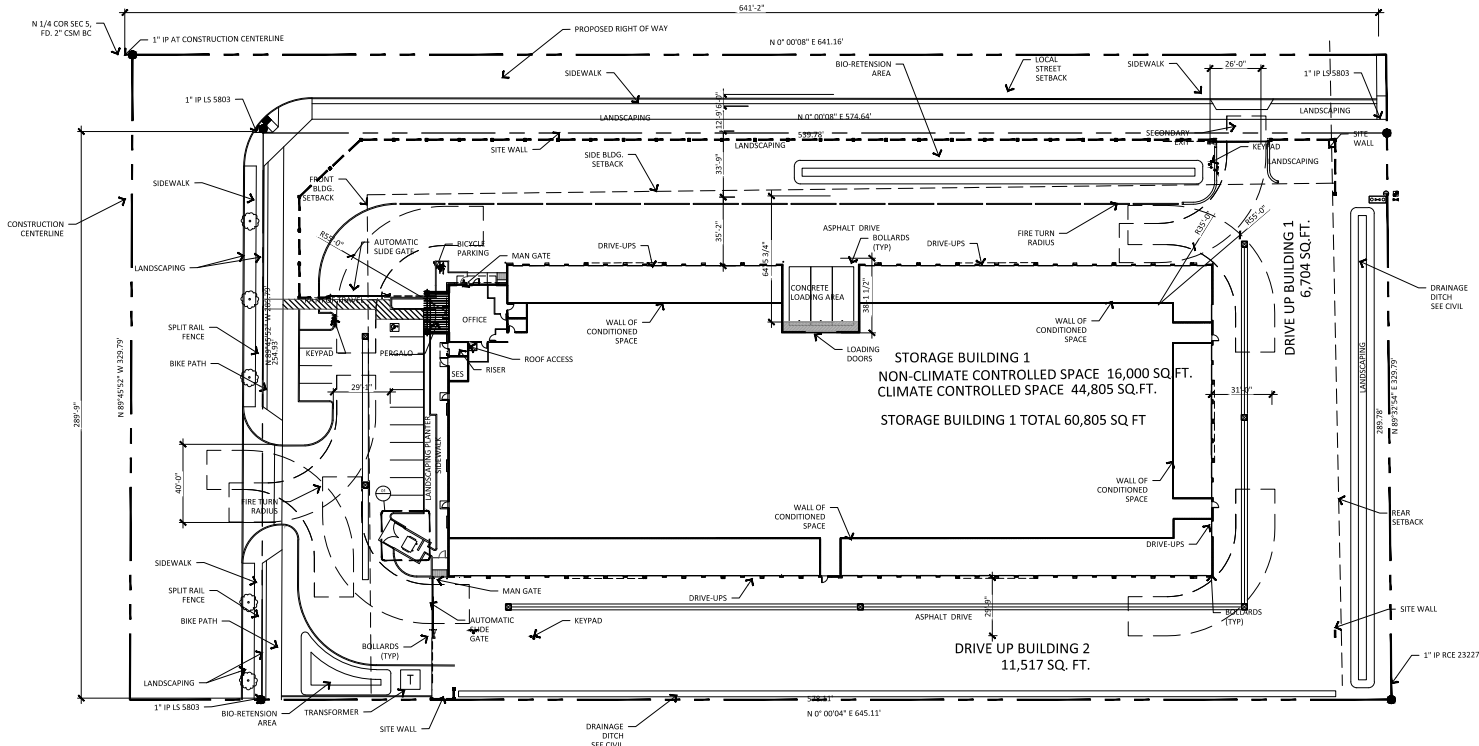
NOTE: SUBJECT TRACT IS A PART OF LARGER PROPERTY OWNED BY A SINGLE OWNER.

**PARKING DATA**

TOTAL PARKING REQUIRED:	15 SPACES
SEE STORAGE - REQUIRED	2000/800 S.F. = 12 SPACES
TOTAL PARKING PROVIDED:	15 SPACES
ACCESSIBLE SPACES REQUIRED:	1 SPACES
ACCESSIBLE SPACES PROVIDED:	1 SPACES
OFFICE PARKING REQUIREMENTS:	300/948 = 3 SPACES
TOTAL OFFICE PARKING PROVIDED:	3 SPACES
BICYCLE SPACES REQUIRED:	1 SPACES
1:10 VEHICLE	2 SPACES
BICYCLE SPACES PROVIDED:	15 SPACES

**GENERAL NOTES**

- MAX. SIZE UNIT:  
 MAX HEIGHT: 25'  
 SETBACKS: FRONT: 45' MAJOR OR SECONDARY STREETS, 35' FROM LOCAL STREETS / SIDE (RES: 25' / SIDE (NONRES): 25' / REAR 25'; MIN LANDSCAPE: FRONT: 25' / SIDE (RES): 40' / SIDE (NONRES): 20' / REAR (RES): 40'  
 LANDSCAPE W: 15' OF NET AREA  
 MIN. WIDTH OF DRIVE: 40'  
 TURNING RADIUS INT: 35'  
 TURNING RADIUS EXT: 55'  
 1. ALL PROVISIONS OF GROUNDWATER MANAGEMENT ACT OF 1981 AND SUBSEQUENT LEGISLATION AND ADMINISTRATIVE RULES MUST BE COMPLIED WITH  
 2. OVERHEAD UTILITY LINES LESS THAN 69 KV, INCLUDING ALL OTHER UTILITY LINES ATTACHED TO SUCH POLES, MUST BE PLACED UNDERGROUND (INCLUDING "UNDER BUILT" ELECTRIC AND OTHER UTILITY LINES ATTACHED TO 69 KV POLES)  
 3. FIRE ALARM CONTROL PANEL SHALL BE INSTALLED WITHIN FIRE RISER ROOM  
 4. ALL ADA PARKING SHALL COMPLY WITH 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 208  
 5. BI DIRECTIONAL AMPLIFICATION FOR EMERGENCY RESPONDER RADIO COVERAGE WILL BE REQUIRED  
 6. FIRE APPARATUS ROADS NEED TO COMPLY WITH 2018 IFC AND SECTION 103 IN ITS ENTIRETY  
 7. FIRE LINES SHALL COMPLY WITH 2018 IFC AND REGULATION 12-0103.6 F  
 8. FIRE SPRINKLER WATER SUPPLY SHALL BE A SEPARATE CONNECTION TO LOOPEO PUBLIC WATER SUPPLY SYSTEM AND SHALL NOT SERVE DOMESTIC WATER SERVICE SUPPLY LINES OR FIRE HYDRANTS  
 9. PROVIDE MINIMUM REQUIRED FIRE FLOW AND FIRE HYDRANTS BASED ON BUILDING CONSTRUCTION TYPE AND APPENDIX B & C OF 2018 IFC  
 10. A SEPARATE COMPREHENSIVE WATER PLAN SHALL BE PROVIDED WITH ALL FIRE LINES, FIRE HYDRANTS NEW AND EXISTING, SIZE AND LOCATION OF ALL DOMESTIC AND LANDSCAPE METERS, IDENTIFY ALL FIRE HYDRANTS WITHIN THE FIRE AND LIFE SAFETY PLAN FOR EMERGENCY RESPONDERS PRE-PLANNING  
 11. NO OTHER UTILITIES OR STORAGE PERMITTED WITHIN FIRE RISER ROOM  
 12. TESTABLE BACK-FLOW PREVENTER SHALL BE INSTALLED ON THE FIRE RISER WITHIN FIRE RISER ROOM FOR TOG DETAIL FSR-1 & 2  
 13. A COMPLETE BUILDING CODE ANALYSIS IS REQUIRED UPON SUBMITTAL OF CONSTRUCTION DOCUMENTS  
 14. THE FOLLOWING EQUIPMENT SHALL BE SCREENED FROM VIEW: GROUND/BUILDING/ROOF MOUNTED MECHANICAL AND UTILITY EQUIPMENT. SEE LDC S. 112.C FOR REQUIREMENTS  
 15. SINGLE CAR PULL-THROUGH PARKING SPACES ARE PROHIBITED  
 16. CONCRETE WHEEL STOPS ARE PROHIBITED EXCEPT WITHIN ADA PARKING STALLS  
 17. LIGHTING FOOT CANDLES MAY NOT EXCEED 4" AT PROPERTY LINES  
 18. BUILDING DRAINAGE MUST BE INTERNALIZED. NO EXTERNAL DOWNSPOUTS



**BUILDING 1 FLOOR UNIT MIX**

G.S.F. = 60,805 S.F.  
 L.S.F. = 51,575 S.F.  
 84.8%

**CLIMATE CONTROLLED UNIT MIX SUMMARY**

UNIT SIZE	TOTAL	S.F. PER	AREA
5x5	7	25	175
10x5	28	50	1400
10x10	116	100	11600
10x15	118	150	17700
10x20	11	200	2200
10x30	7	300	2100

**NON-CLIMATE CONTROLLED DRIVE-UP UNIT MIX SUMMARY**

10x20	82	200	16400
TOTAL	287		51575

**DRIVE UP 1 BLDG UNIT MIX**

G.S.F. = 6,704 S.F.  
 L.S.F. = 6,600 S.F.  
 98.4%

**NON-CLIMATE CONTROLLED UNIT MIX SUMMARY**

10x30	22	300	6600
TOTAL	22		6600

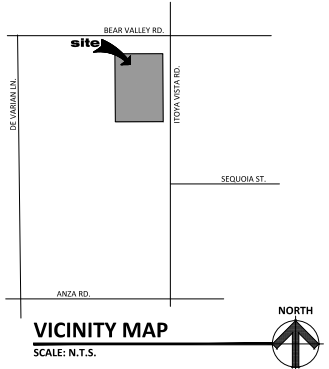
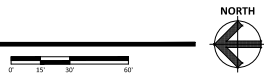
**DRIVE UP 2 BLDG UNIT MIX**

G.S.F. = 11,517 S.F.  
 L.S.F. = 11,250 S.F.  
 97.7%

**NON-CLIMATE CONTROLLED UNIT MIX SUMMARY**

10x25	45	250	11250
TOTAL	45		11250

**SITE PLAN**  
 SCALE: 1" = 30'-0"



**APPLE VALLEY STORAGE**  
 12050 ITOYA VISTA RD.  
 APPLE VALLEY, CA  
 DATE: 03/22/2024 (#4 CUP RESUBMITTAL)

SP-5  
 RAAA# 22190.00

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.



**FLOOR UNIT MIX**  
 Self-Storage Facility - Bear Valley Road and Itoya Vista Road  
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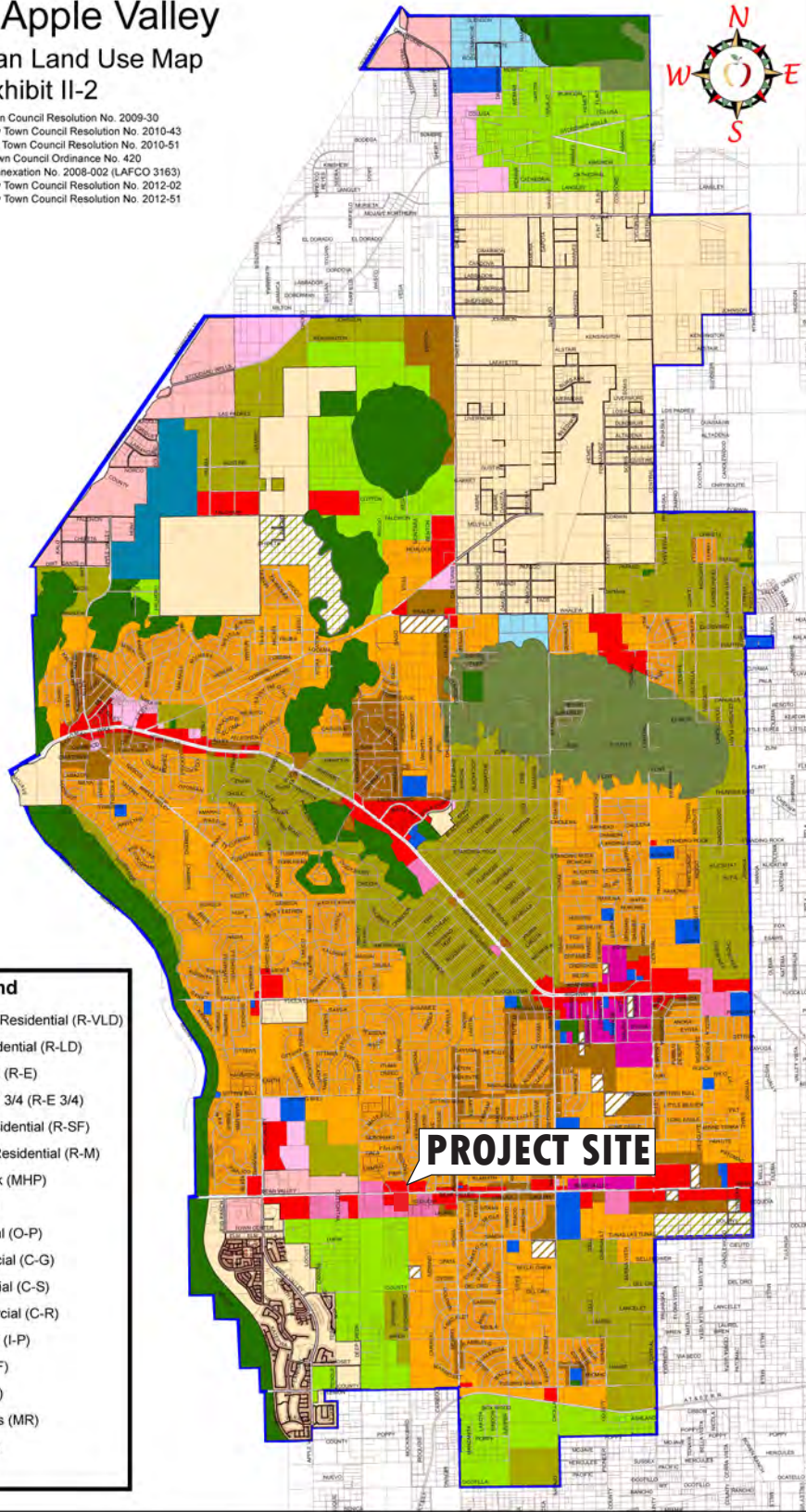
**FIGURE 4**

# Town of Apple Valley

## General Plan Land Use Map

### Exhibit II-2

Adopted April 27, 2010 by Town Council Resolution No. 2009-30  
 Amended October 28, 2010 by Town Council Resolution No. 2010-43  
 Amended January 11, 2011 by Town Council Resolution No. 2010-51  
 Amended April 26, 2011 by Town Council Ordinance No. 420  
 Amended June 22, 2011 by Annexation No. 2008-002 (LAFCO 3163)  
 Amended January 10, 2012 by Town Council Resolution No. 2012-02  
 Amended October 23, 2012 by Town Council Resolution No. 2012-51



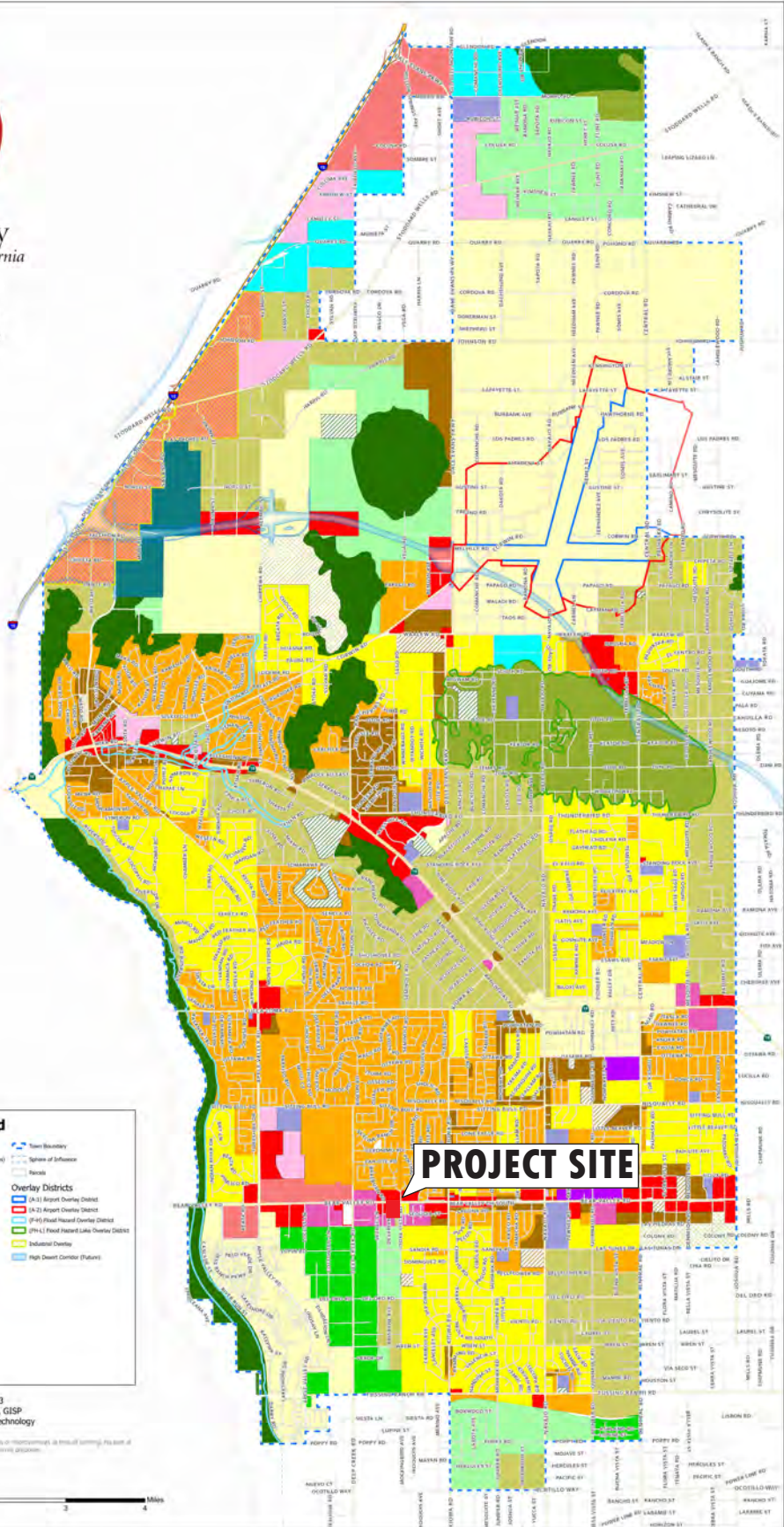
Legend	
	Very Low Density Residential (R-VLD)
	Low Density Residential (R-LD)
	Estate Residential (R-E)
	Estate Residential 3/4 (R-E 3/4)
	Single Family Residential (R-SF)
	Medium Density Residential (R-M)
	Mobile Home Park (MHP)
	Mixed Use (M-U)
	Office Professional (O-P)
	General Commercial (C-G)
	Service Commercial (C-S)
	Regional Commercial (C-R)
	Planned Industrial (I-P)
	Public Facility (P-F)
	Open Space (O-S)
	Mineral Resources (MR)
	Specific Plan (SP)
	Town Boundary

**LAND USE DESIGNATIONS**  
 Self-Storage Facility - Bear Valley Road and Itoya Vista Road  
 Town of Apple Valley, California



Town of Apple Valley California

Zoning Map Planning Department Last Amended: September 24, 2019

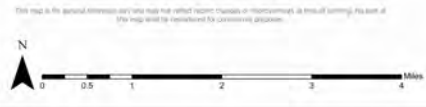


**PROJECT SITE**

**Legend**

<b>Zoning</b>	Town Boundary
(P-WD) Very Low Density Residential (1.5u/5 or more gross acres)	Sphere of Influence
(P-W) Residential Agriculture (1.5u/2.5 or more acres)	Parks
(R-1) Low Density Residential (1.5u/2.5 to 3 gross acres)	<b>Overlay Districts</b>
(R-2) Estate Residential (1.5u/3 to 2.5 gross acres)	(A-1) Airport Overlay District
(R-3) Medium Density Residential (1.5u/3 to 5 gross acres)	(A-2) Airport Overlay District
(R-4) Single-Family Residential (1.5u/4 to 8 gross acres)	(P-1) Flood Hazard Overlay District
(R-5) High-Family Residential (2 to 20 adjacent lots)	Industrial Overlay
(P-1) Public Home Park	High Density Corridor (Future)
(P-2) Planned Residential Development	
(C-1) General Commercial	
(C-2) Village Commercial	
(C-3) Service Commercial	
(C-4) Office Professional	
(C-5) Regional Commercial	
(I-1) Planned Industrial	
(R-1) Resource Enhancement	
(P-1) Public Facilities	
(O-1) Open Space Conservation	
(O-2) Open Space Recreation	
(H-1) Hazard Area	
(SP) Specific Plan	

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Dept. of Innovation and Technology



**ZONING**  
Self-Storage Facility - Bear Valley Road and Itoya Vista Road  
Town of Apple Valley, California