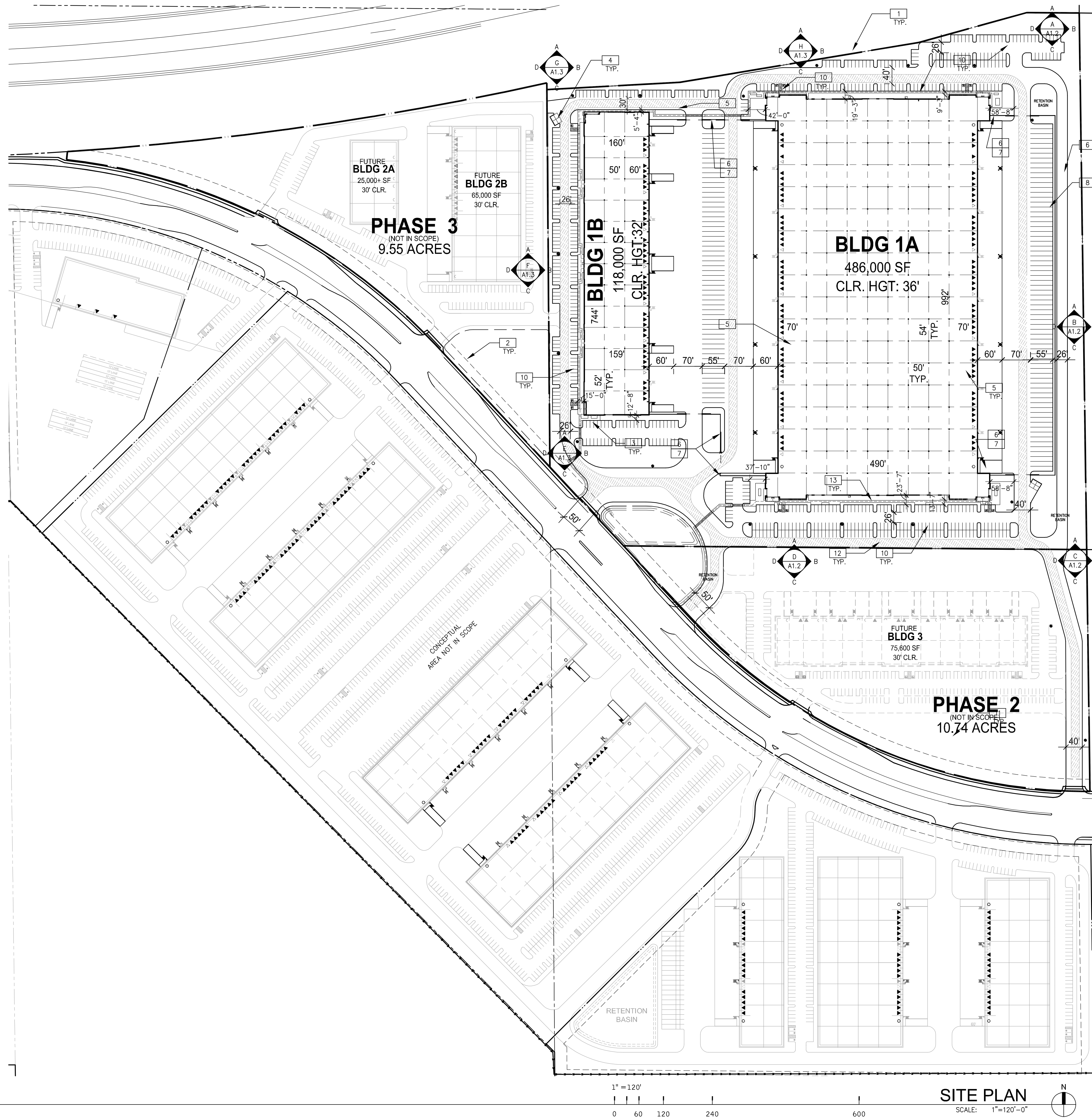




SITE PLAN KEYNOTES

- 1 PROPERTY LINE, (---)
- 2 LANDSCAPE SET BACK
- 3 ADA PARKING STALL
- 4 CITY STD. CMU TRASH ENCLOSURE
- 5 EXISTING PROPERTY LINE TO BE REMOVED
- 6 8' CMU SCREEN WALL
- 7 SOLD B-DECK GATE
- 8 NEW 6" CURB, SEE CIVIL
- 9 NEW 12" CURB, SEE CIVIL
- 10 NEW PARKING STRIPING TO MATCH CITY STANDARDS
- 11 VISIBILITY TRIANGLE, SEE CIVIL
- 12 FIRE LANE, HATCHED (20' WIDE; 35' INSIDE RADIUS, 55' OUTSIDE RADIUS, TYP.)
- 13 DASHED LINE INDICATES ADA PATH OF TRAVEL TO R.O.W.

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE ERECTION OF TWO NEW INDUSTRIAL WAREHOUSE BUILDINGS, ROAD IMPROVEMENTS, AND PARKING ACCOMMODATION. FUTURE PHASED CONSTRUCTION HAS BEEN MASTER PLANNED INTO THE SITE.

PROPERTY DATA

ADDRESS: 7950 E RAY RD
MESA, AZ 85212

(CURRENT) PHASE 1 APN: 304-30-025L, 304-30-025M, 304-30-025N
(FUTURE) PHASE 2a APN: 304-30-020K (9.46 ACRES)
(FUTURE) PHASE 2a APN: 304-30-014A (9.06 ACRES)

PHASE 1
GROSS SITE AREA: 1,571,479 SF (36.07 ACRES)
RETENTION AREA: 100,556 SF @ 6.4%
NET SITE AREA: 1,470,923 SF (33.76 ACRES)
EXISTING ZONING: AG-AGRICULTURE
PROPOSED ZONING: PAD (CHANGE EXISTING AG TO PAD)
CONSTRUCTION TYPE: V-B

BUILDING AREA:
WAREHOUSE 1A: 486,000 SF
WAREHOUSE 1B: 118,000 SF
TOTAL FOOTPRINT: 604,000 SF

LOT COVERAGE:

PROPOSED: GROSS: 40% NET 44%

PARKING AREA: 208,723 SF
PARKING LANDSCAPE AISLE AREA: 13,500 SF
COVERAGE: 13,500 / 208,723 = 18.47%

PARKING TOTALS:

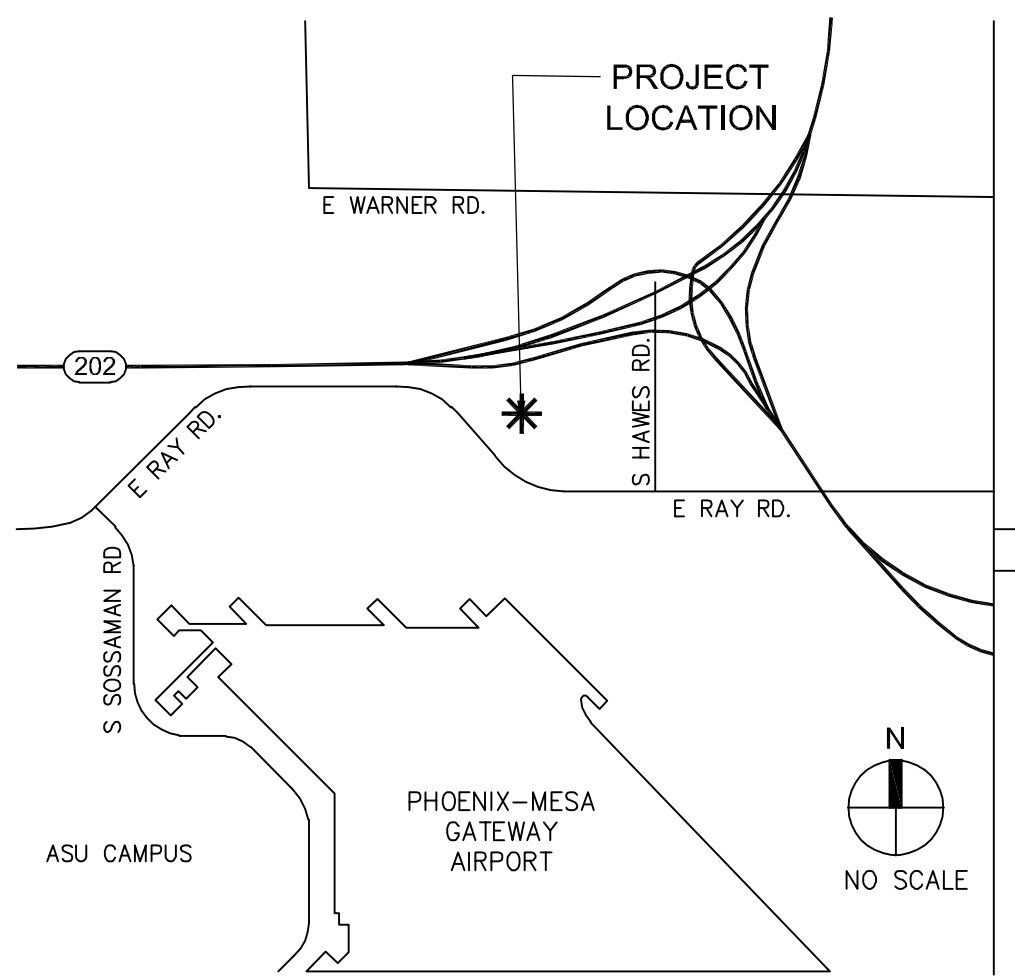
REQUIRED: 550 SPACES
WAREHOUSE 1A: (1:1100) 442 SPACES
WAREHOUSE 1B: (1:1100) 108 SPACES

PROVIDED: 565 SPACES (APX: .9 PER 1000 SF)
STANDARD: 554 SPACES
ACCESSIBLE: 11 SPACES
*TRAILER: 142 SPACES

SITE LEGEND

- ▲ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- EXISTING FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)

VICINITY MAP



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THE LANDING 202
EAST RAY ROAD
GATEWAY MESA, AZ 85212

SITE PLAN

DATE	REMARKS
01/28/2019	PLANNING SUBMITTAL
02/20/2019	ZONING RESUBMITTAL
02/28/2019	ZONING RESUBMITTAL

PA / PM:	E. ZITNY
DRAWN BY:	CZ
JOB NO.:	PHX18-0113-00

SHEET

A1.0