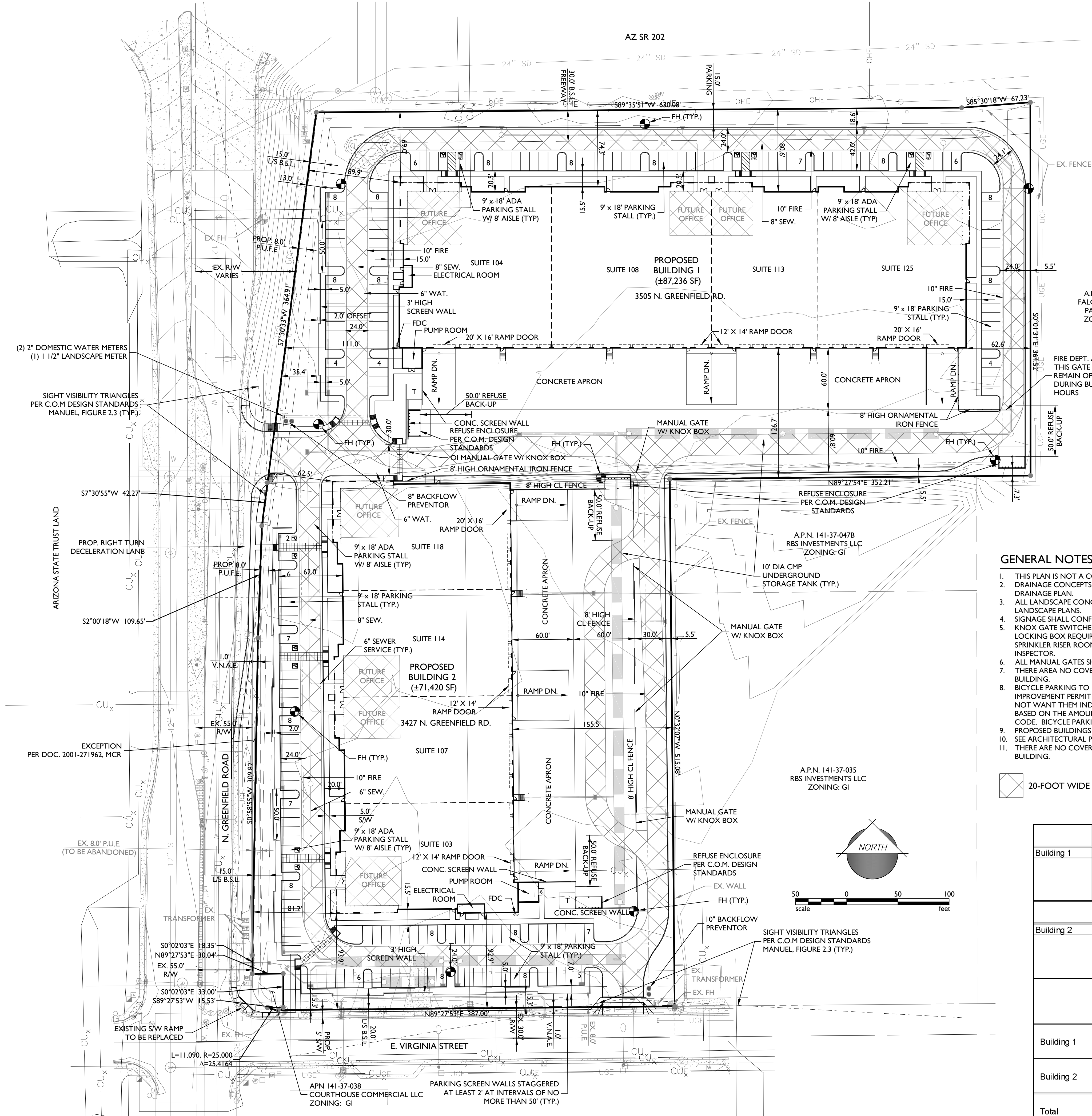




GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING & DRAINAGE PLAN.
- ALL LANDSCAPE CONCEPTS ARE SHOWN ON THE PRELIMINARY LANDSCAPE PLANS.
- SIGNAGE SHALL CONFORM TO THE CITY OF MESA ZONING ORDINANCE.
- KNOX GATE SWITCHES REQUIRED ON ALL AUTOMATED GATES. KNOX LOCKING BOX REQUIRED AT ALL MAIN ENTRIES, FIRE PUMP ROOMS, FIRE SPRINKLER RISER ROOMS, AND OTHER AREAS REQUIRED BY FIELD INSPECTOR.
- ALL MANUAL GATES SHALL REMAIN OPEN DURING BUSINESS HOURS.
- THERE AREA NO COVERED PARKING STALL PROVIDED WITH THE SHALL BUILDING.
- BICYCLE PARKING TO BE PROVIDED INDOORS DURING THE TENANT IMPROVEMENT PERMIT PLANS AND SIGN POSTED. IF THE TENANT DOES NOT WANT THEM INDOORS, THEN THEY SHALL BE INSTALLED OUTDOORS BASED ON THE AMOUNT OF PARKING THE TENANT IS REQUIRED PER CODE. BICYCLE PARKING STALLS SHALL BE 2' X 6'.
- PROPOSED BUILDINGS SHALL BE EQUIPPED WITH ESFR FIRE SPRINKLERS.
- SEE ARCHITECTURAL PLANS FOR SCREEN WALL, FENCE, AND GATE DETAILS.
- THERE ARE NO COVERED PARKING STALLS PROVIDED WITH THE SHELL BUILDING.

20-FOOT WIDE FIRE ACCESS LANE

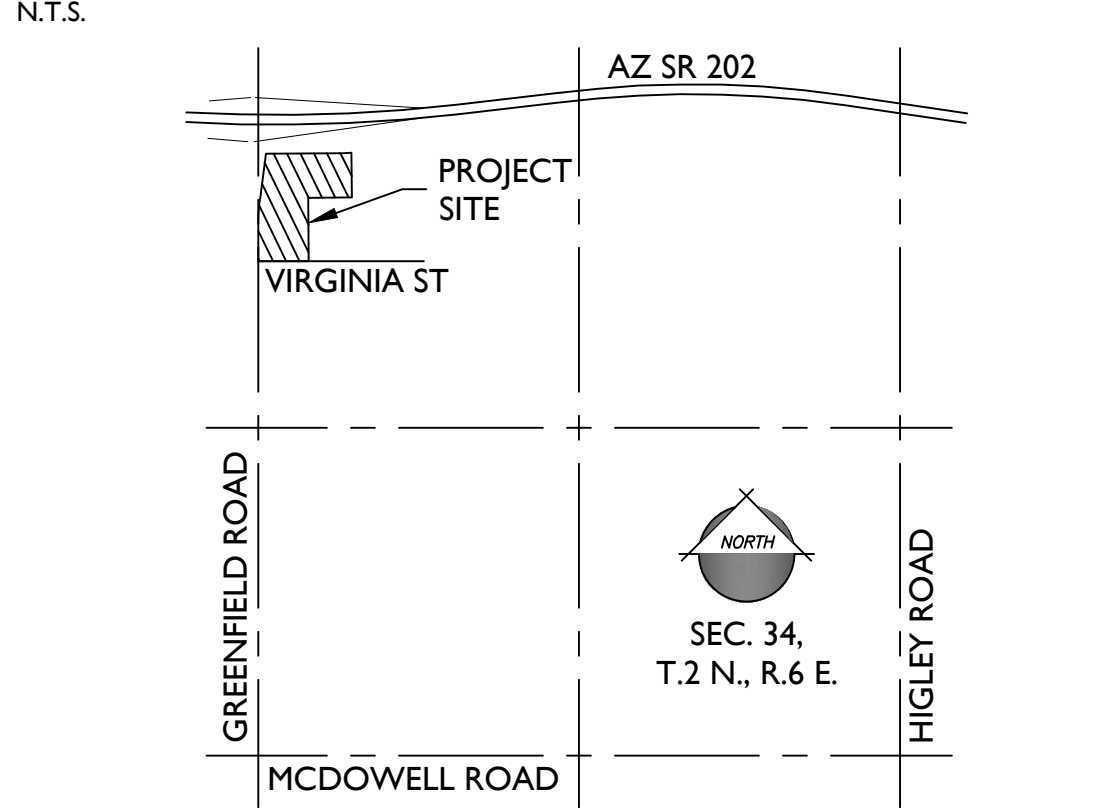
Mesa Az. Parking Requirement				Per # SF	Spaces Required	Spaces Provided	Over / Under
Building 1	Office	8.50%	7,415	375	19.8		
	Warehouse Balance		79,821	900	88.7		
	Total		87,236		109	109	0
Mesa Az. Parking Requirement				Per # SF	Spaces Required	Spaces Provided	Over / Under
Building 2	Office	9.40%	6,713	375	17.9		
	Warehouse Balance		64,707	900	71.9		
	Total		71,420		90	90	0

	Site Area (Acres)	Building Area (SF)	Coverage (%)	Landscaped Provided (SF)	Landscaped Coverage (%)	Car Parking Required	Car Parking Provided (9'x18')	Bicycle Parking Required	Bicycle Parking Provided
Building 1	5.9249	87,236	33.80%	43,213	16.74%	109	109	11	(Installed inside with TI)
Building 2	4.8206	71,420	34.01%	33,168	15.80%	90	90	9	(Installed inside with TI)
Total	10.7455	158,656	33.90%	76,381	16.32%	199	199	20	(Installed inside with TI)

PRELIMINARY SITE PLAN
FOR
GREENFIELD INDUSTRIAL

A PORTION OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

DEVELOPER:
MAJESTIC REALTY CO.
2555 E. CAMELBACK RD., STE. 740
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TEL: (602)-369-3001
CONTACT: JACK CZERWINSKI
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TEL: (480)-503-2250
CONTACT: DANIEL AUXIER
daniel.auxier@epsgruoinc.com

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CONTACT: JEFF NOGLER
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MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: TOM SNYDER, RLA
tom.snyder@epsgruoinc.com

PROJECT DATA

A.P.N. 141-37-035
EXISTING GENERAL PLAN 141-37-042C; 048A; 047A; 037A; 036
EXISTING ZONING EMPLOYMENT
CURRENT LAND USE GENERAL INDUSTRIAL (GI)
PROPOSED USE VACANT / UNDEVELOPED WAREHOUSE / OFFICE

GROSS AREA ± 12.57 ACRES
NET AREA ± 10.74 ACRES

GROSS BUILDING AREA ± 87,236 SQ. FT.
BUILDING 1 ± 71,420 SQ. FT.
BUILDING 2 ± 158,656 SQ. FT.
TOTAL

BUILDING CONST. TYPE III-B

MAX. BLDG. HEIGHT ALLOWED 50'
PROPOSED BLDG. HEIGHT 42' (PARAPET) / 36' (ROOF CAP) 1-STORY

BUILDING SETBACKS
GREENFIELD (FRONT) 15'
LOOP 202 (REAR) 30' BUILDINGS - 15' PARKING
INDUSTRIAL COLLECTOR (SOUTH) 20'
INTERIOR SIDE 0'

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgruoinc.com

EPS GROUP

Project: Greenfield Industrial

Revisions:

DECEMBER 21, 2018 - 1ST SUBMITTAL	
FEBRUARY 5, 2019 - 2ND SUBMITTAL	
FEBRUARY 19, 2019 - 3RD SUBMITTAL	

Call at least two full working days before your design is finalized.

ARIZONA
Professional Engineer
50291 DANIEL B. AUXIER
TEL: 480-503-2250

Designer: -
Drawn by: DCH

Job No.
18-607

SP01

Sheet No.
1 of 1

CITY OF MESA CASE NUMBERS: ZON18-01010, DRB18-01009