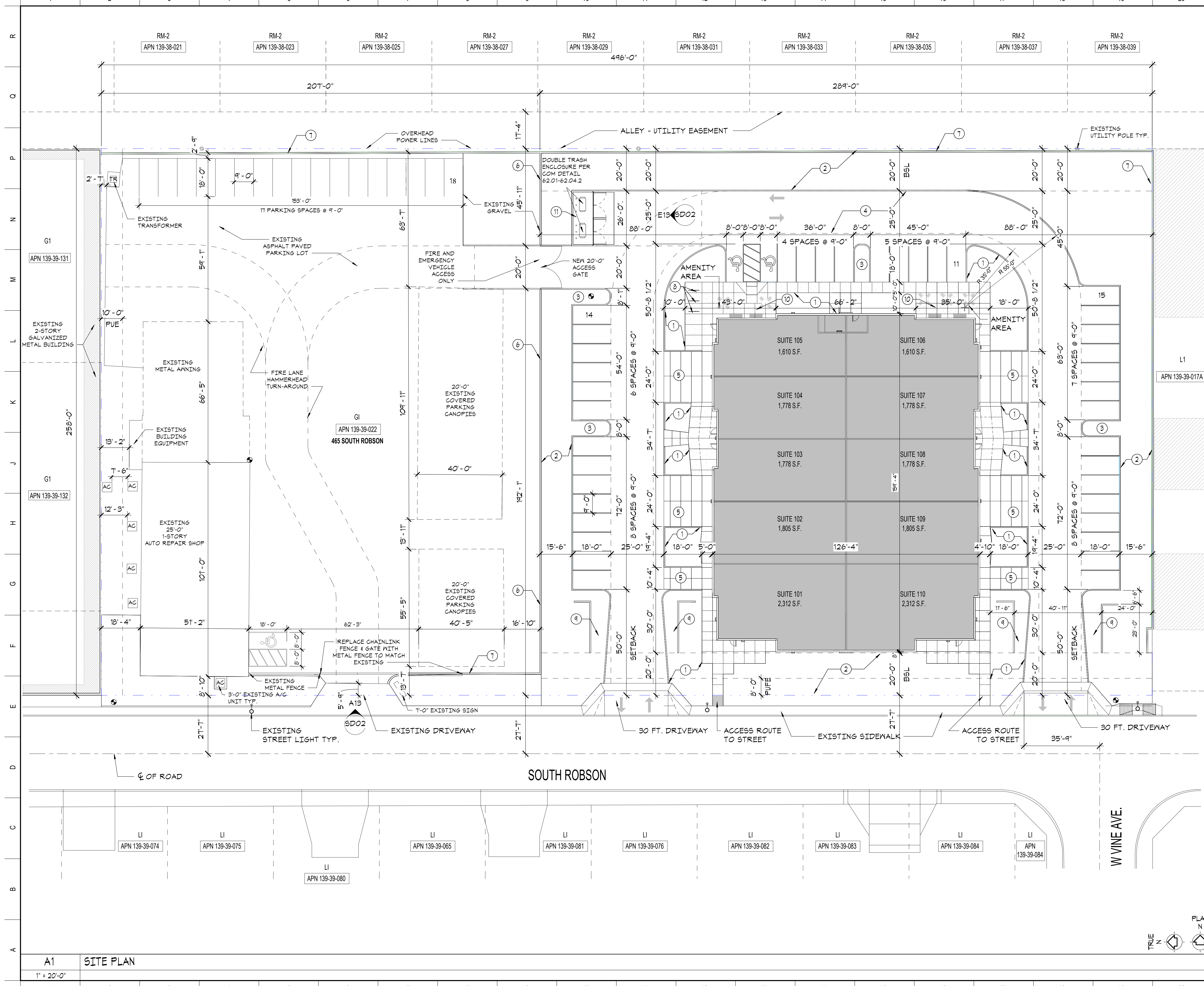


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### SITE DATA TABLE

<b>PARCEL NO.:</b>	APN 139-39-022
<b>TOTAL LAND AREA:</b>	127,968 S.F. (2.94 ACRES)
<b>NORTH LOT:</b>	53,406 S.F. (1.23 ACRES)
<b>SOUTH LOT:</b>	74,562 S.F. (1.71 ACRES)
<b>EXISTING ZONING:</b>	GI
<b>PROPOSED ZONING:</b>	GI
<b>SETBACKS:</b>	20' FRONT / 0' SIDE / 20' REAR
<b>GROSS FLOOR AREA:</b>	19,402 S.F.
<b>BUILDING HEIGHT:</b>	20'-0"
<b>TOTAL LOT COVERAGE:</b>	79%
<b>NORTH COVERAGE:</b>	= 94%
<b>SOUTH COVERAGE:</b>	= 68%
<b>REQUIRED PARKING:</b>	
<b>SOUTH LOT:</b>	
<b>GENERAL INDUSTRIAL</b>	
1 SPACE / 600 @ 19,656 S.F.	= 33 SPACES
<b>TOTAL SPACES REQUIRED:</b>	= 33 SPACES
<b>TOTAL SPACES PROVIDED:</b>	= 40 SPACES
<b>ACCESSIBLE SPACES REQUIRED = 2 SPACES</b>	
<b>ACCESSIBLE SPACES PROVIDED = 2 SPACES</b>	
<b>NORTH LOT:</b>	
<b>GENERAL INDUSTRIAL</b>	
1 SPACE / 600 @ 8,600 S.F.	= 15 SPACES
<b>TOTAL SPACES REQUIRED:</b>	= 15 SPACES
<b>TOTAL SPACES PROVIDED:</b>	= 18 SPACES
<b>ACCESSIBLE SPACES PROVIDED = 1 SPACES</b>	

### KEYNOTES

- FOUNDATION LANDSCAPE AREA
- LANDSCAPE YARDS
- 8'-0" WIDE LANDSCAPE ISLAND
- 20'-0" FIRE LANE
- LOADING AISLE
- 8'-0" CMU MALL
- EXISTING 6'-0" CMU MALL TO BE RAISED TO 8'-0"
- BICYCLE RACKS
- 3'-0" CMU SCREEN WALL
- AMENITY AREA - SEE SHEET A100
- DUMPSTER ENCLOSURE - SEE DETAIL A9/SD02

#	REVISIONS / SUBMISSIONS	DATE
2	3RD COMMENT RESPONSE	01/09/2024
1	2ND COMMENT RESPONSE	12/06/2023

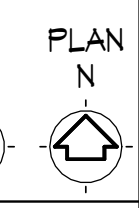
**TK COWELY INVESTMENTS, LLLP**  
**ROBSON INDUSTRIAL BUILDING**  
 511 S ROBSON, MESA, AZ 85210



1635 N Greenfield Rd, Suite 144, Mesa, AZ 85205 P 480.830.3838 www.emc2group.com

DRAWING TITLE: **SITE DEVELOPMENT PLAN** **FINAL**

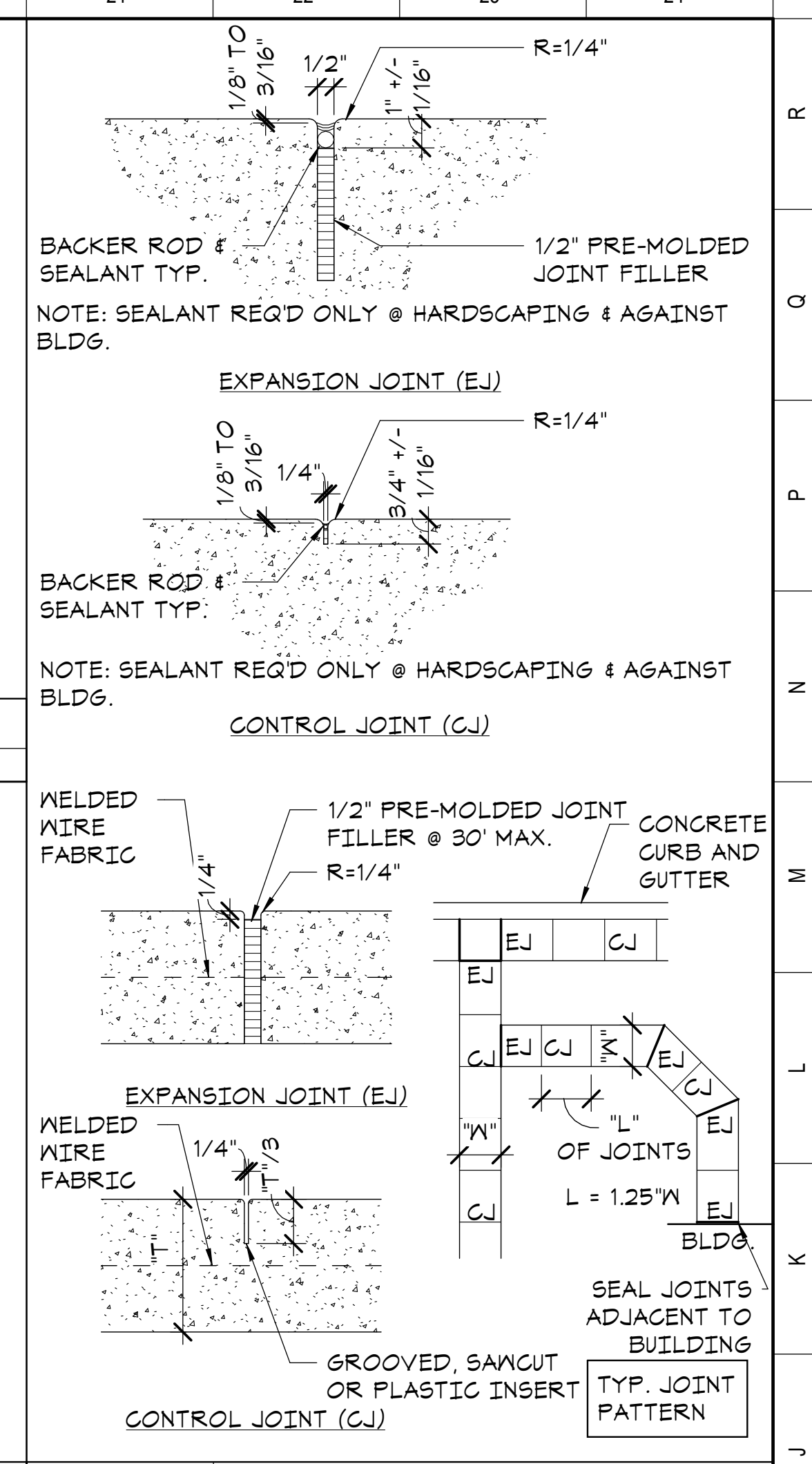
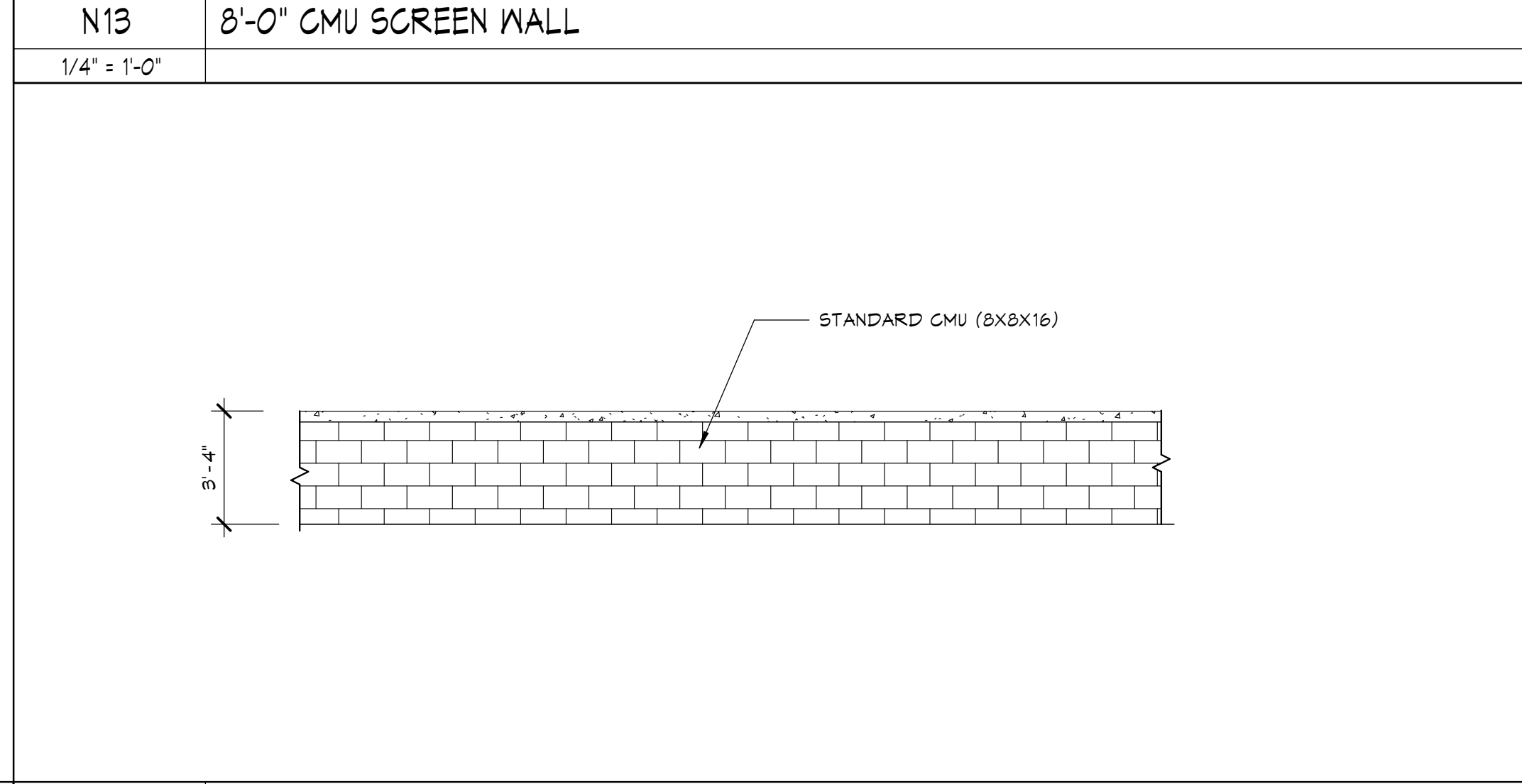
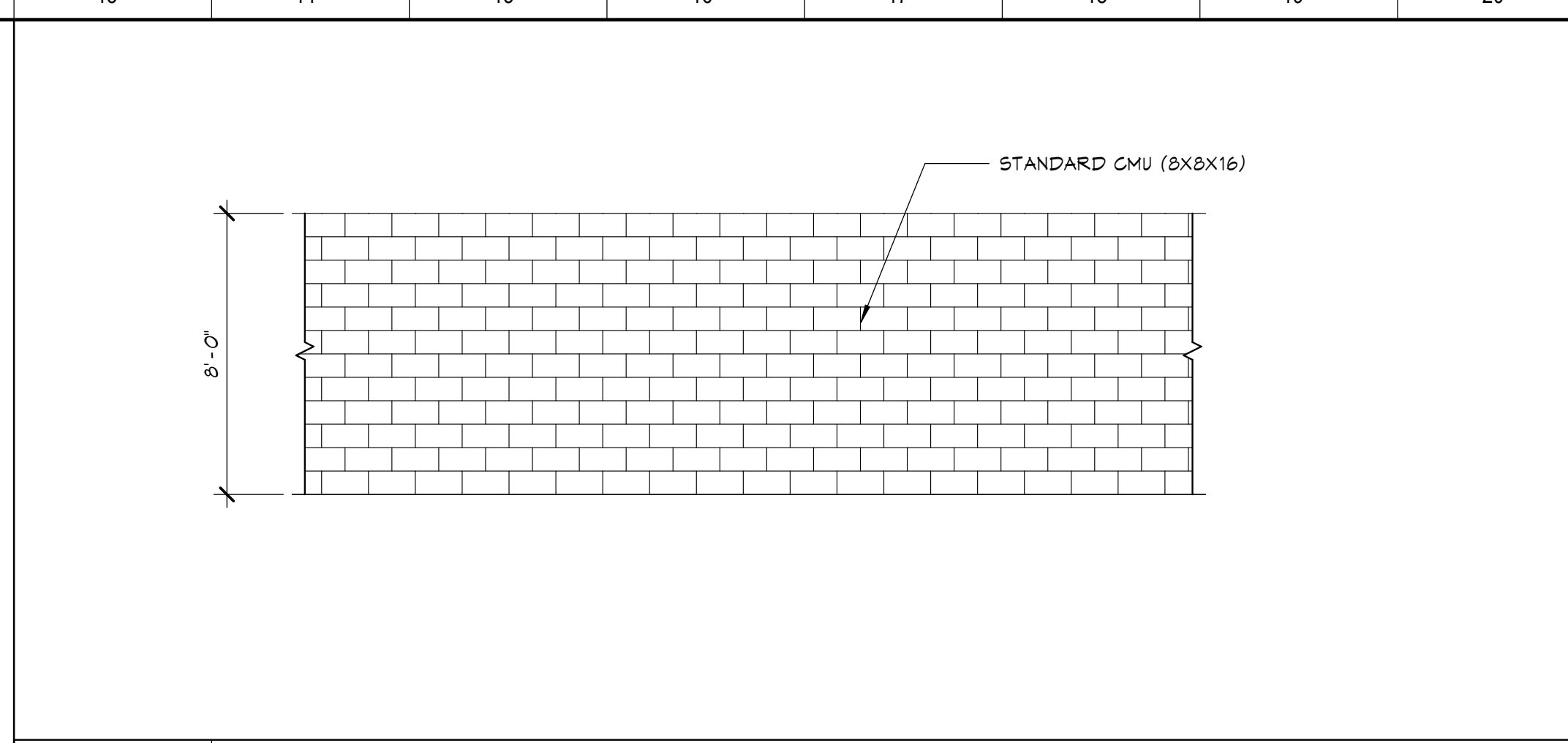
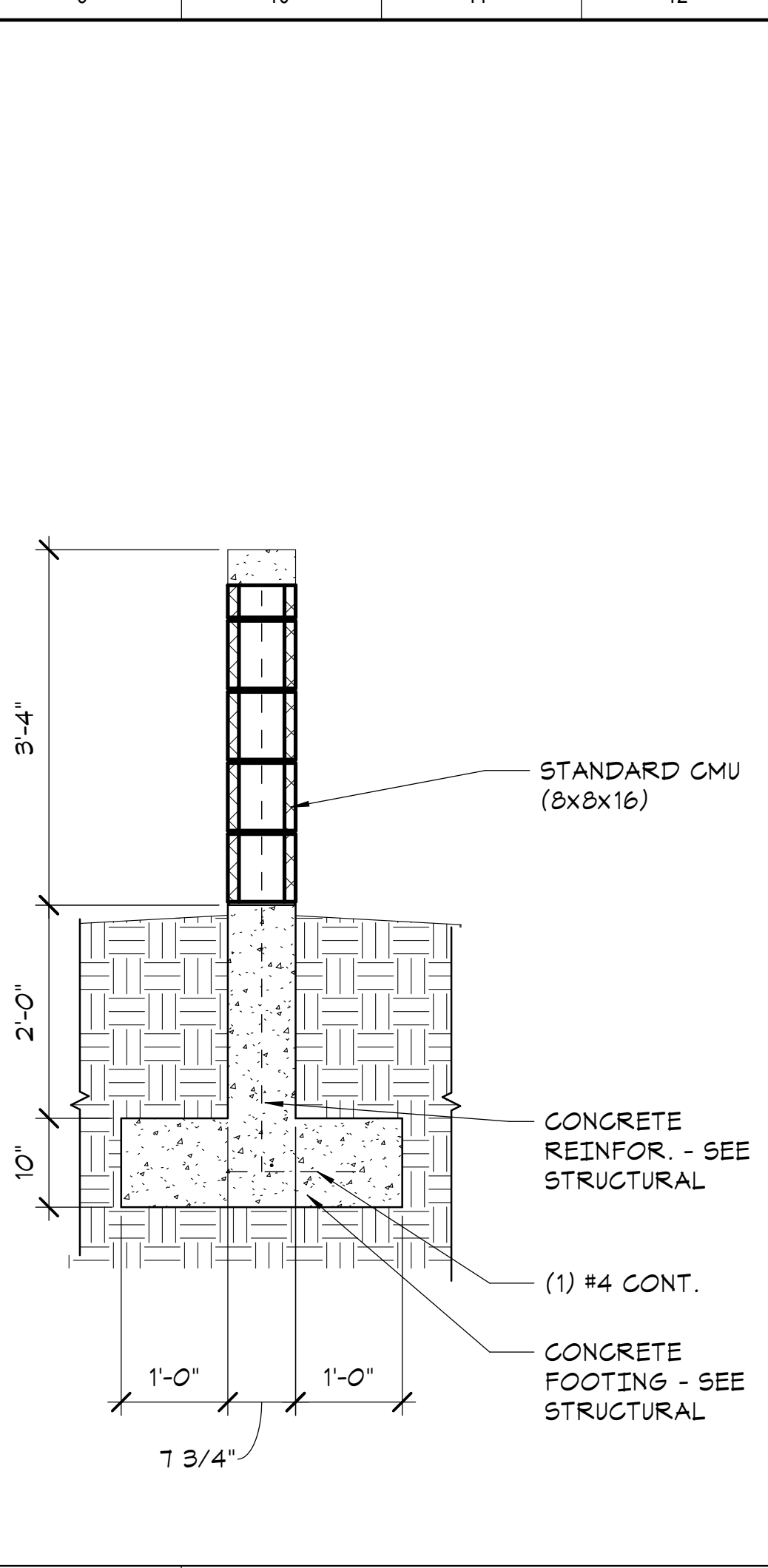
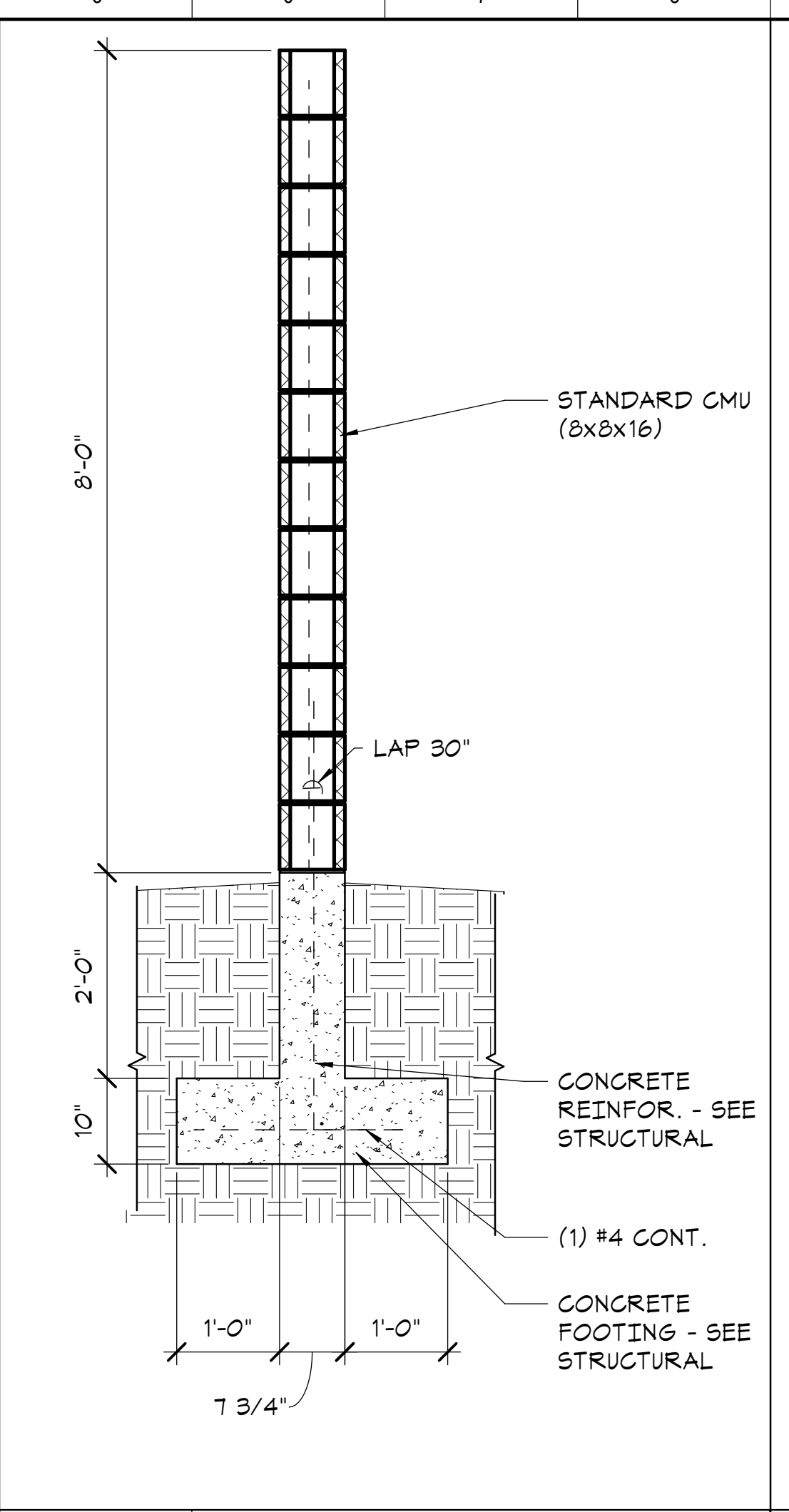
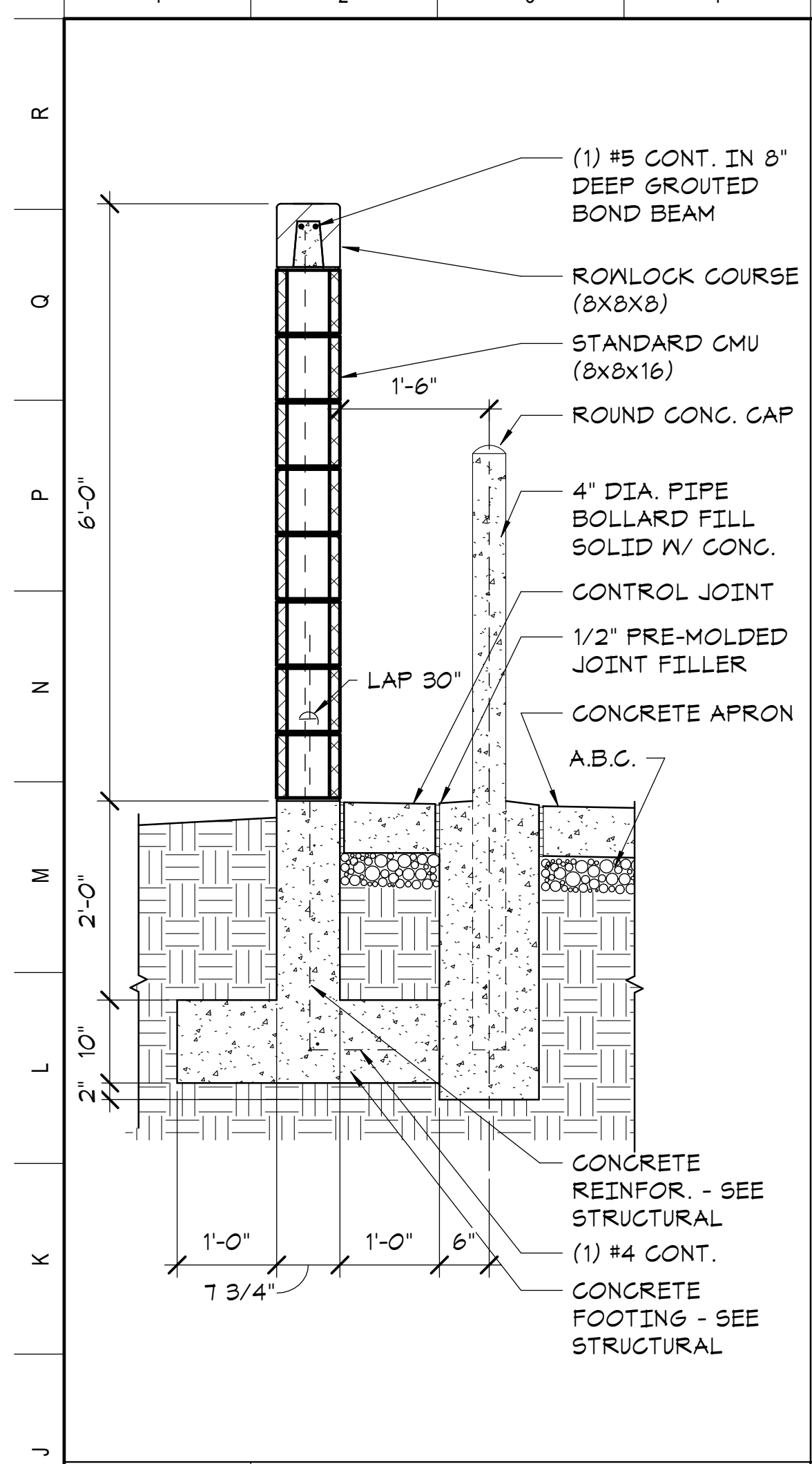
DESIGNED BY: EMC2	PROJECT NO. 18523966.00
CHECKED BY: EMC2	SCALE: As Indicated
DATE: 1/14/2024	DRAWING NO. <b>SD01</b>



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A1 SITE PLAN  
1" = 20'-0"

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J1 TRASH ENCLOSURE SECTION  
3/4" = 1'-0"

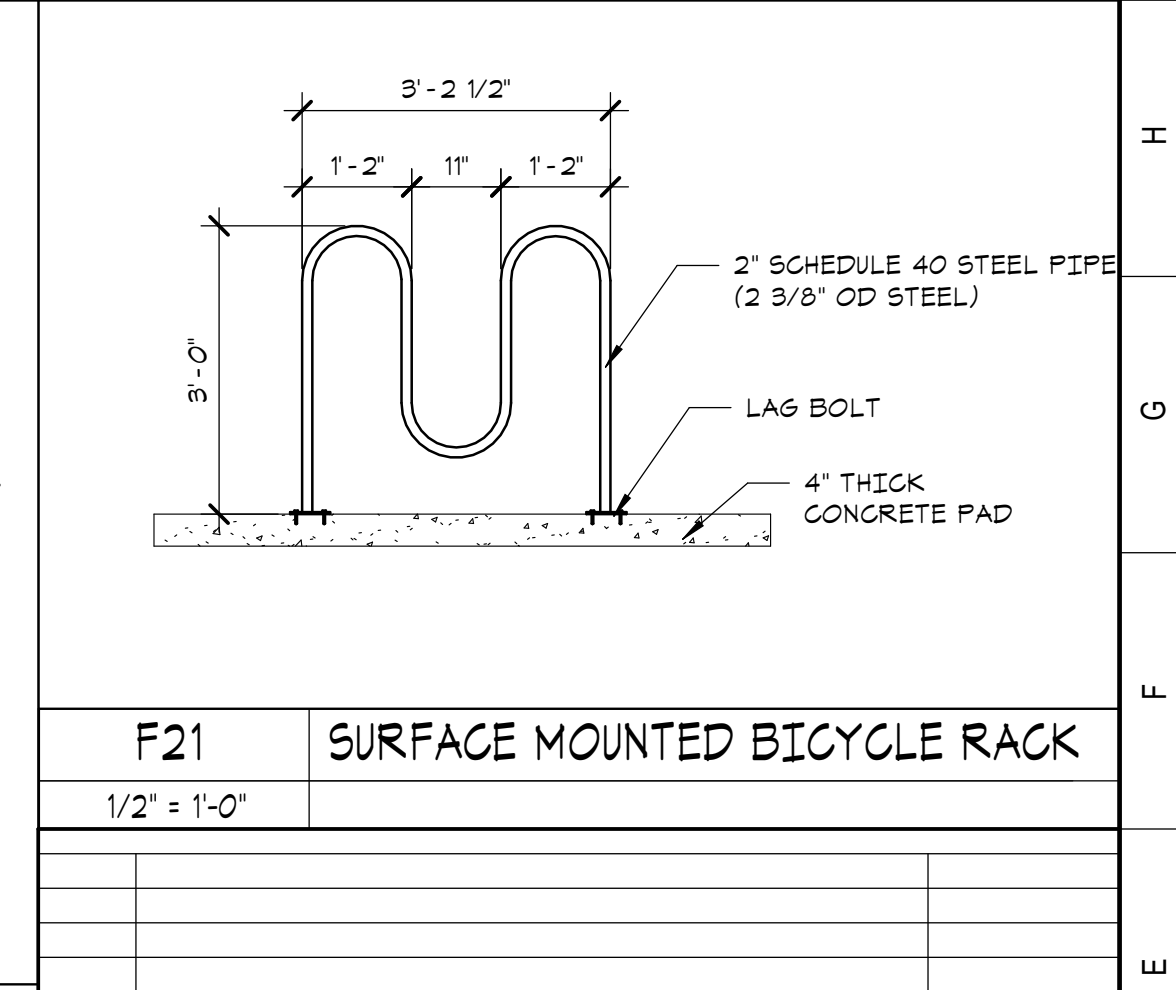
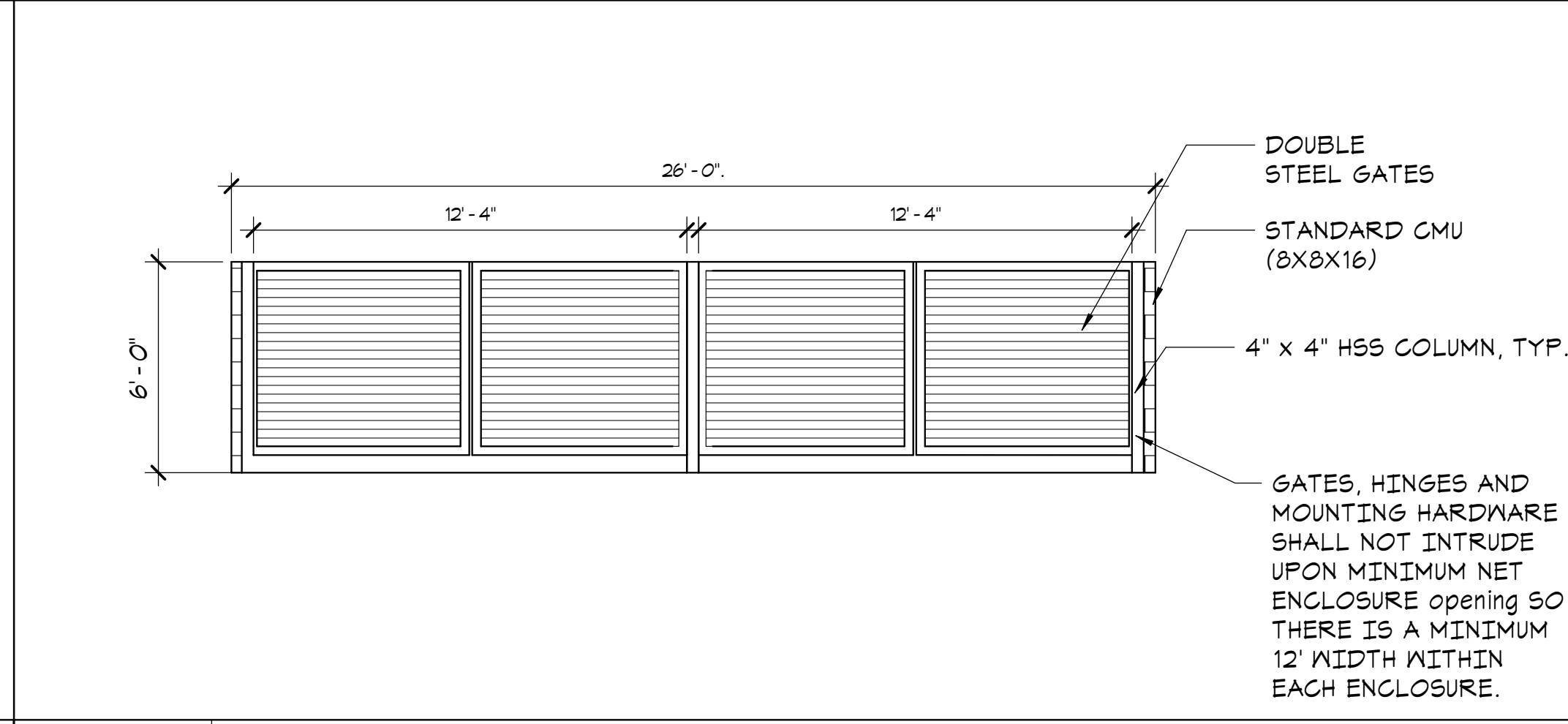
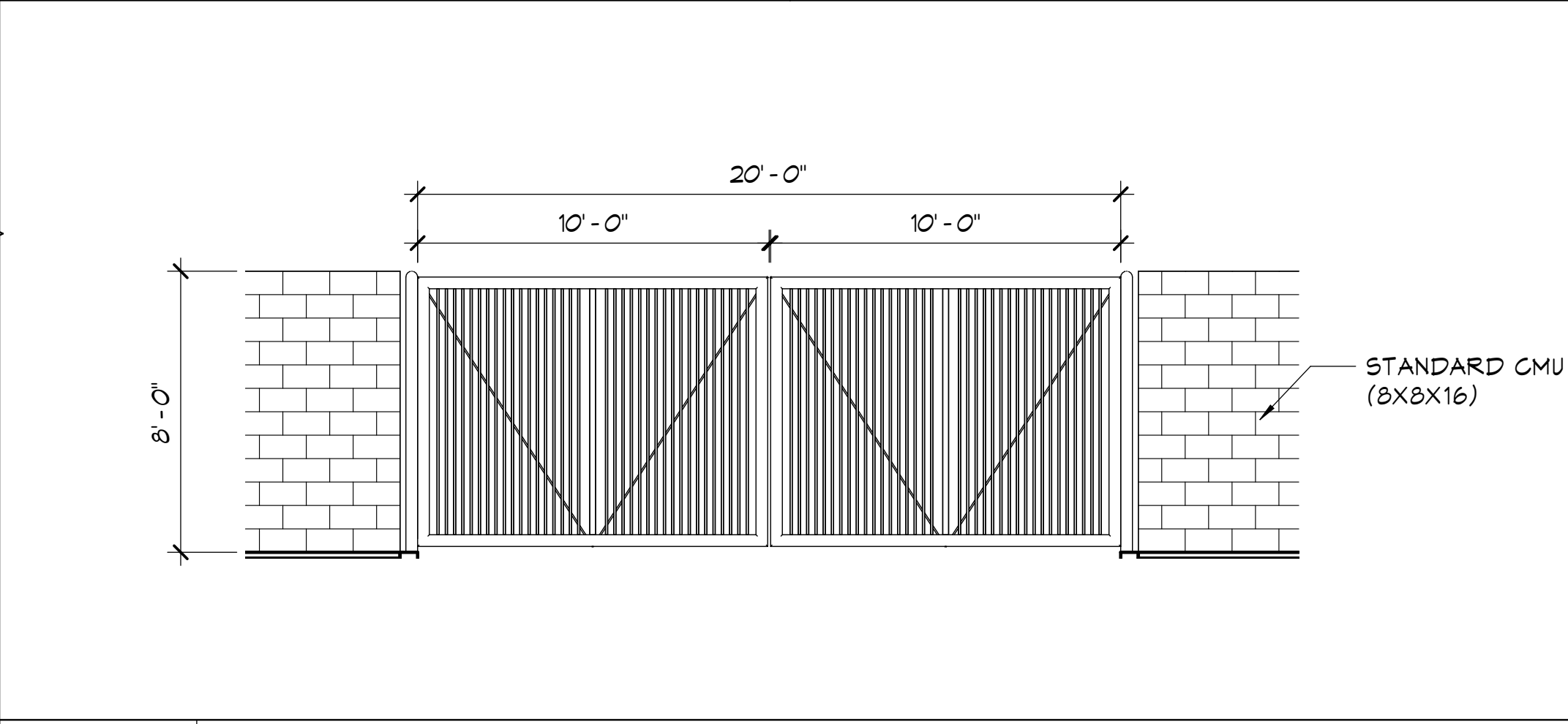
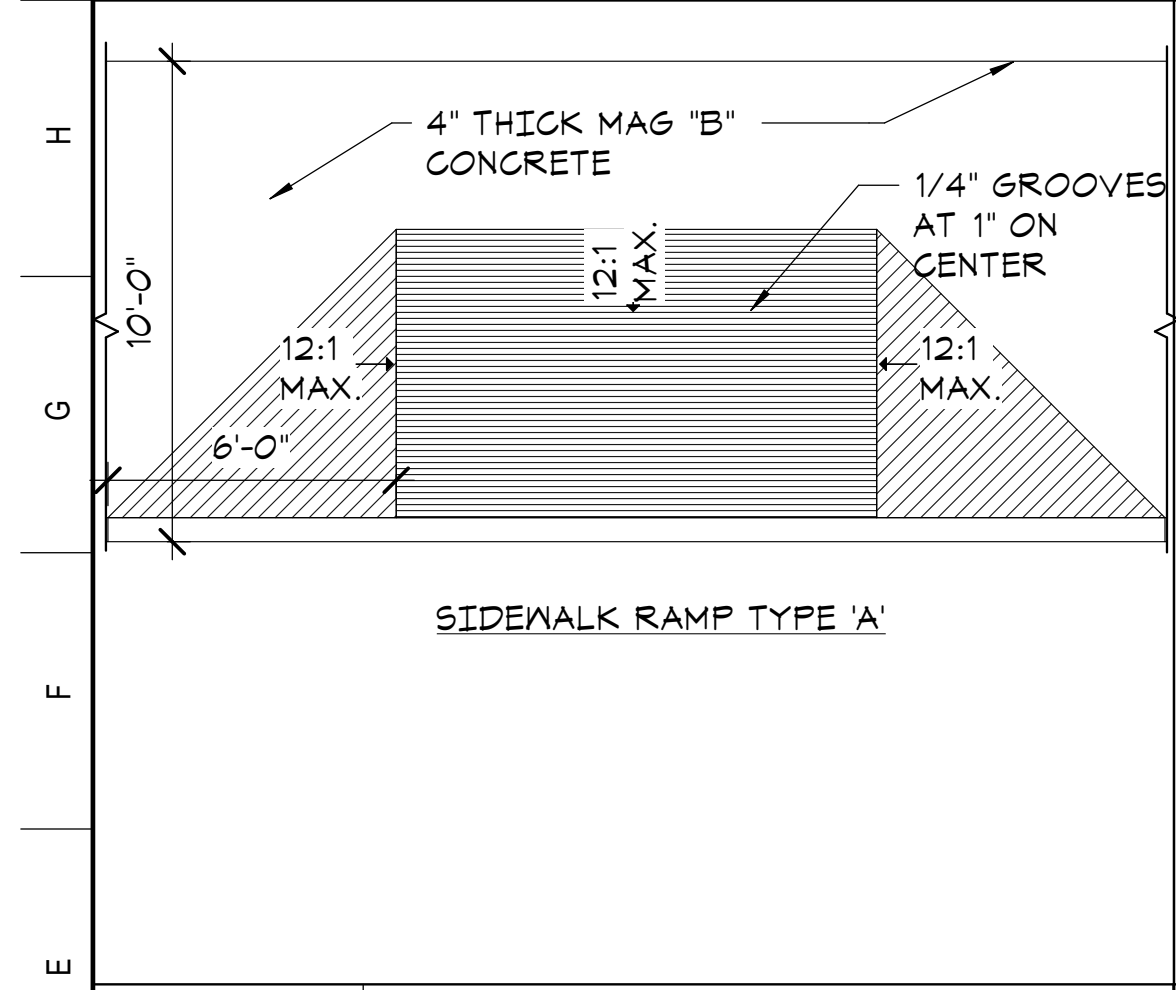
J5 CMU SCREEN WALL SECTION  
3/4" = 1'-0"

J9 STUCCO SCREEN WALL SECTION  
3/4" = 1'-0"

J13 8'-0" CMU SCREEN WALL  
1/4" = 1'-0"

J13 3'-4" CMU SCREEN WALL  
1/4" = 1'-0"

J21 SIDEWALK JOINING DETAILS (TYP.)  
3" = 1'-0"



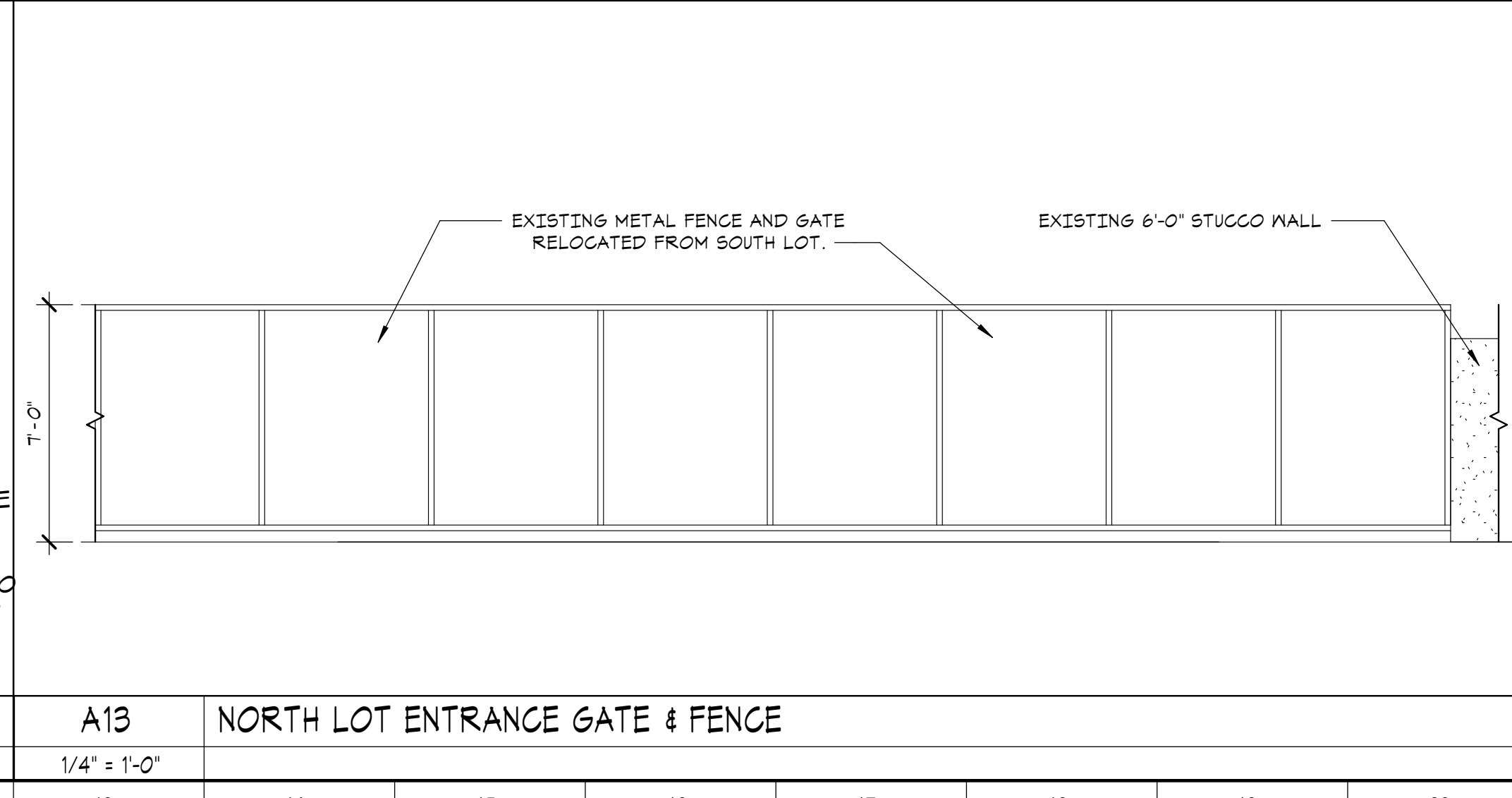
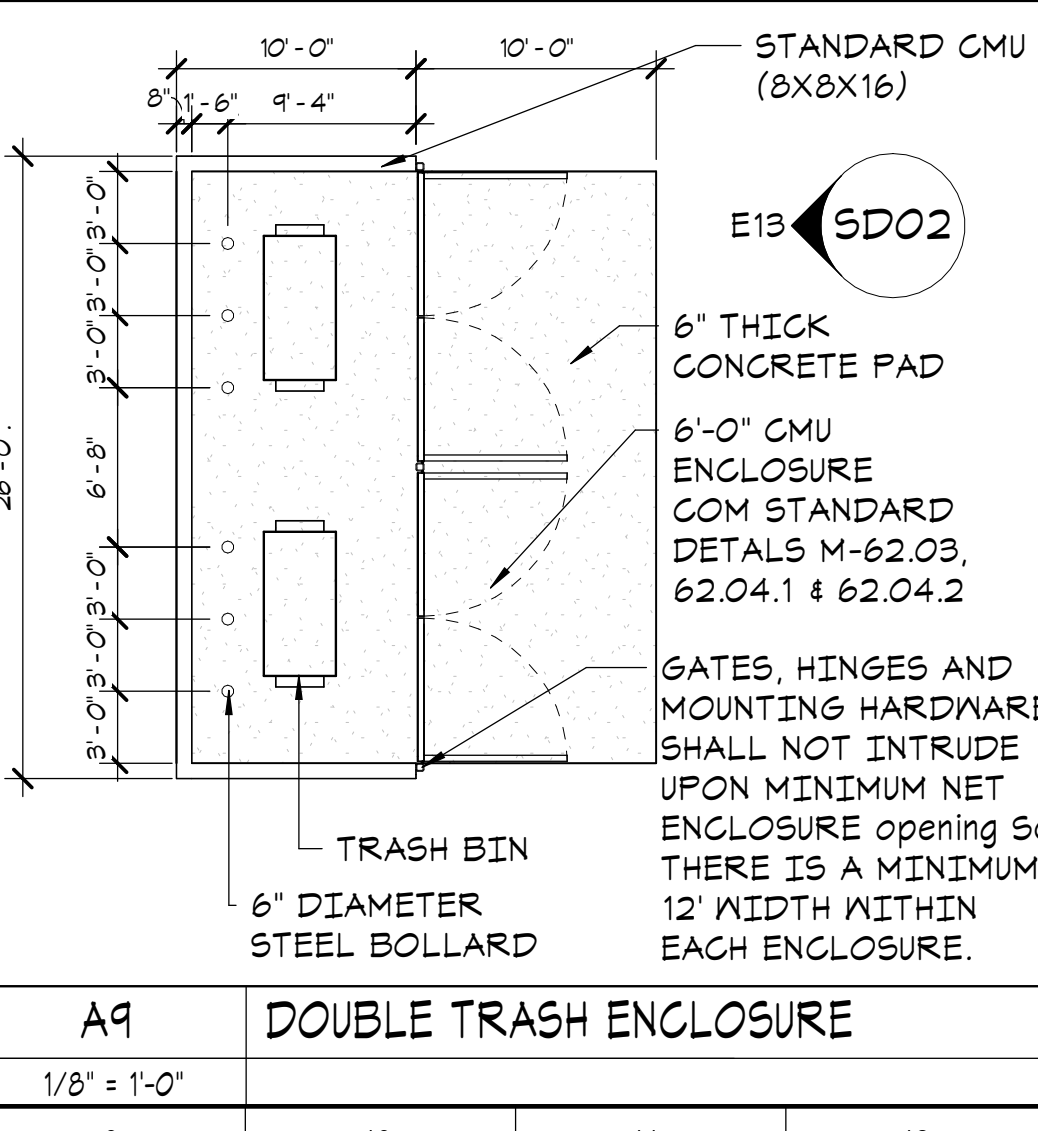
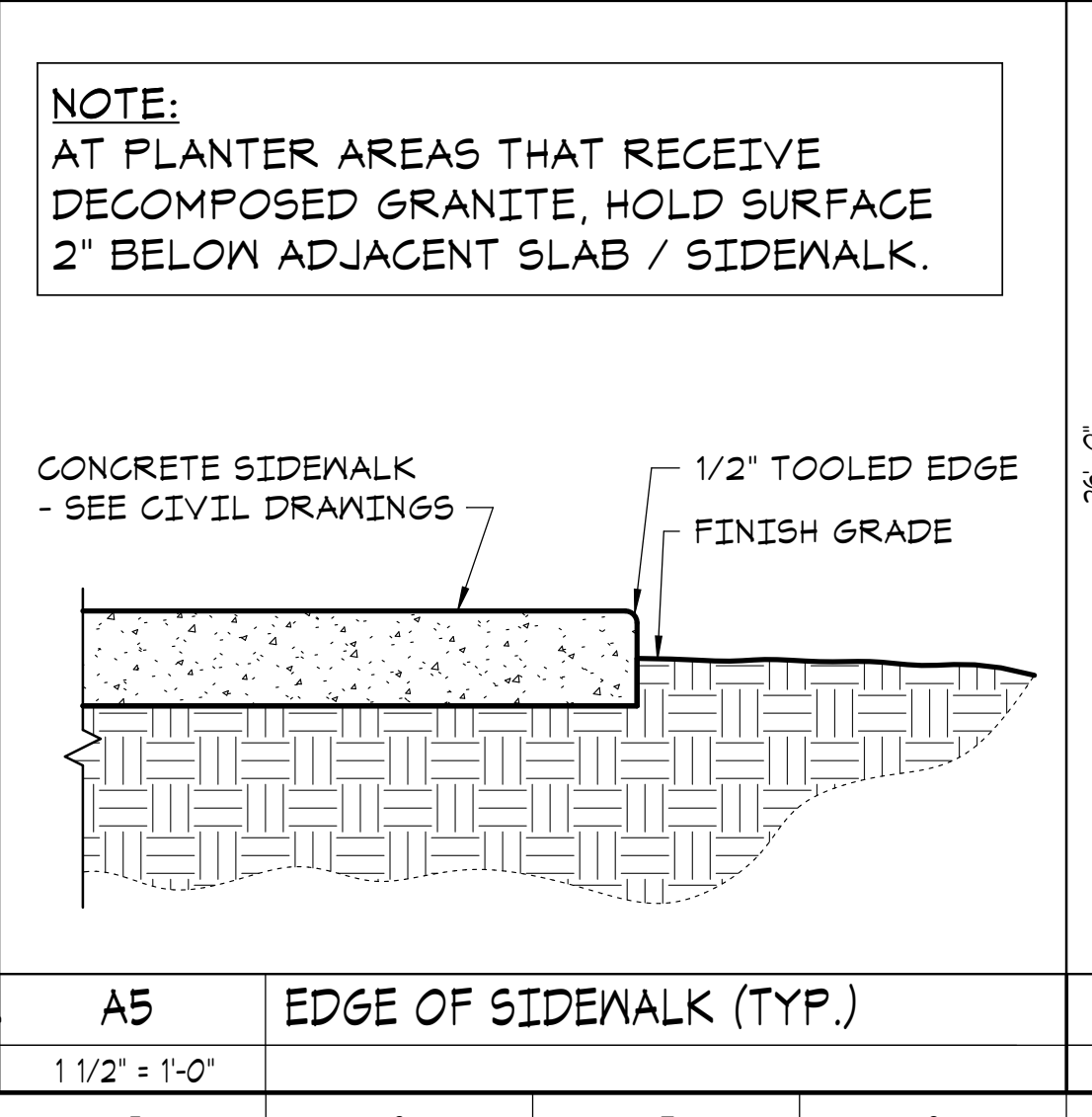
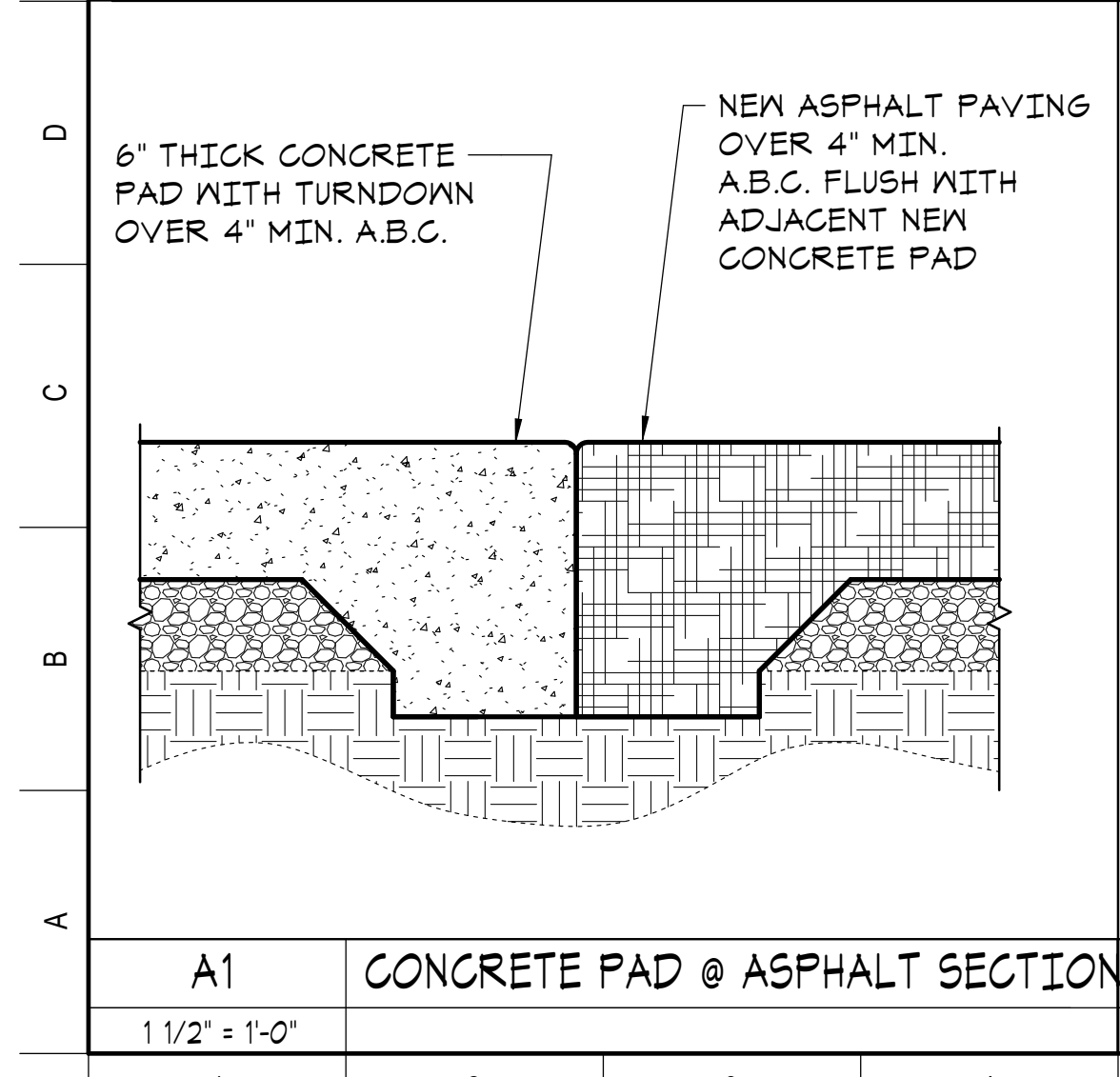
E1 SIDEWALK RAMP TYPE (TYP.)  
1/4" = 1'-0"

E5 OPAQUE ACCESS GATE ELEVATION  
1/4" = 1'-0"

E13 DOUBLE TRASH ENCLOSURE ELEVATION  
1/4" = 1'-0"

E13 DOUBLE TRASH ENCLOSURE ELEVATION  
1/4" = 1'-0"

F21 SURFACE MOUNTED BICYCLE RACK  
1/2" = 1'-0"



A1 CONCRETE PAD @ ASPHALT SECTION  
1 1/2" = 1'-0"

A5 EDGE OF SIDEWALK (TYP.)  
1 1/2" = 1'-0"

A9 DOUBLE TRASH ENCLOSURE  
1/8" = 1'-0"

A13 NORTH LOT ENTRANCE GATE & FENCE  
1/4" = 1'-0"

#	REVISIONS / SUBMISSIONS	DATE
2	3RD COMMENT RESPONSE	01/09/2024
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**EMC2**  
 Learning Places & Growing Spaces  
 1635 N Greenfield Rd, Suite 144, Mesa, AZ 85205 P 480.830.3838 www.emc2group.com

DRAWING TITLE:  
**SITE DETAILS**

DESIGNED BY: EMC2	PROJECT NO. 18523966.00
CHECKED BY: EMC2	SCALE: As Indicated
DATE: 1/14/2024	DRAWING NO.

**SD02**

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