

CITY SITE NOTES

A. SITE IS LOCATED IN THE AIRPORT OVERFLIGHT AREA, PLEASE
COORDINATE WITH TONY BIANCHI, PLANNING MANAGER FOR
PHOENIX-MESA GATEWAY AIRPORT AUTHORITY (480)988-7649 OR
TBIANCHI@GATEWAYAIRPORT.COM.

ADA ACCESSIBLE / PEDESTRIAN WALKWAYS
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→→→→→ ADA ACCESSIBLE WALK WAYS

NOTE: WALK WAYS ARE MIN 5' WIDE 6" RAISED CONCRETE SIDEWALKS OUT OF THE LINE OF TRAFFIC. SIDEWALK WALK LOCATIONS THAT CROSS A DRIVE LANE, ARE RAISE 3" AND ARE BUILT OUT OF STAMPED CONCRETE.

PARKING CALCULATIONS	

PER PAD	REQUIRED	PROVIDED
BUILDING A: 1,177,561 SF / 1350 = 873		843
BUILDING C: 517,029 SF / 1350 = 383		518
BUILDING D: 476,229 SF / 1350 = 353		520
	REQUIRED	PROVIDED
TOTAL: 2,170,819 SF	1,609	1,881
ACCESSIBLE PARKING	32	64

BICYCLE PARKING REQUIRED: 22 (1:100 PER PAD)
PROVIDED: 32 (2 SPACES AT EACH ENTRY
POINT OF BUILDING)

COMMON SPACE CALCS

PER PAD	REQUIRED	PROVIDED
BUILDING A: 1,177,561 SF X 1% =	11,776	23,998
BUILDING C: 517,029 SF X 1% =	5,170	11,563
BUILDING D: 476,229 SF X 1% =	4,762	11,450
TOTAL: 2,170,819 SF	21,708	47,011

* REFER TO ENLARGED SITE PLAN SHEET AS-132

ERRC SURVEY

EMERGENCY RESPONDER RADIO FREQUENCY SURVEY SHALL BE PERFORMED AT TIME OF BUILDING ENVELOPE COMPLETION.

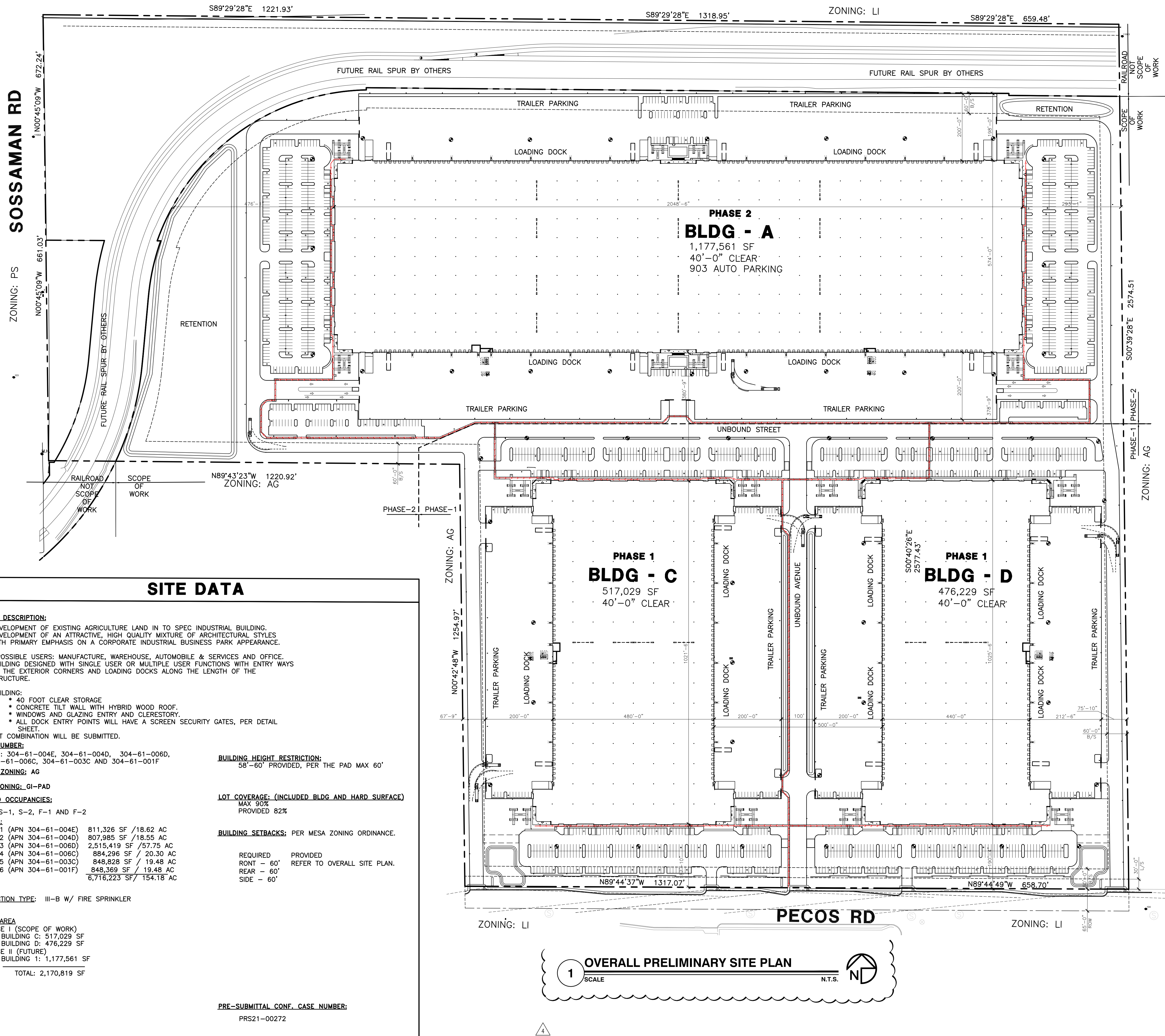
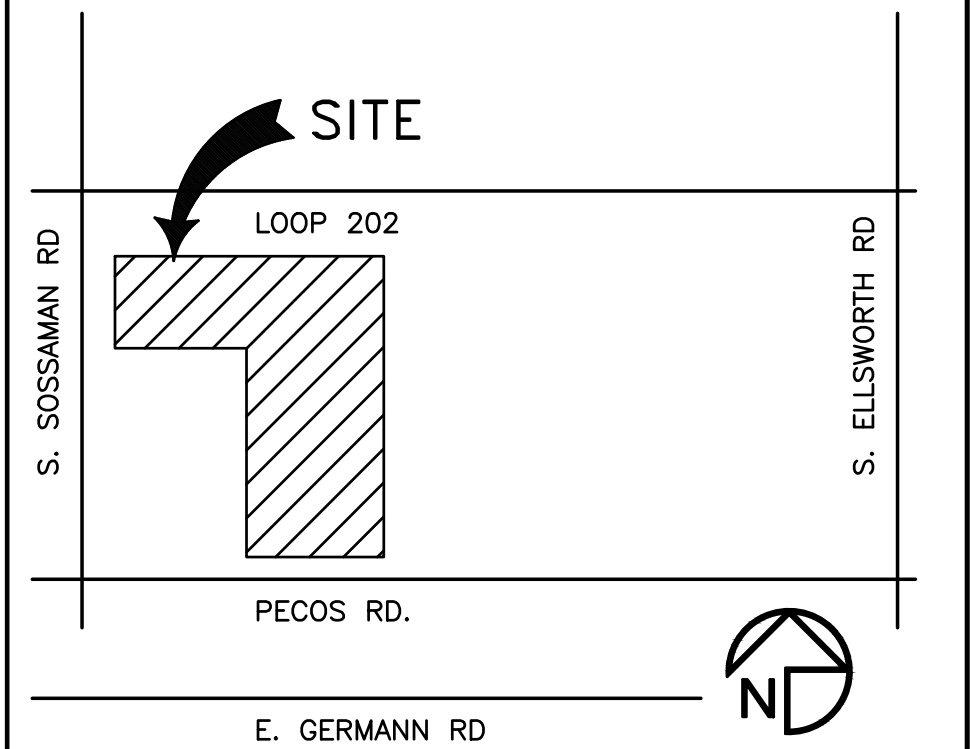
PROJECT TEAM

<u>OWNER:</u>	<u>ARCHITECT</u>
GREYSTAR	DEUTSCH ARCHITECTURE GROUP
2525 EAST CAMELBACK RD. #500	4600 E. INDIAN SCHOOL RD.
PHOENIX, AZ 85016	PHOENIX, AZ 85016
PHONE: 602-694-5175	PHONE: 602-840-2929
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	DAVID CALVERTERA

CIVIL ENGINEER:
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CONTACT: JAKE EARLEY
JEFF HUNTER

<u>LANDSCAPE ARCHITECT</u>	<u>ELECTRICAL CONSULTANT</u>
GILMORE PARSONS LAND DESIGN GROUP 2211 NORTH 7TH STREET PHOENIX, AZ 85016 PHONE: 602-266-5622 FAX: 602-266-5707 E-MAIL: jjgilmore@getgilmore.com CONTACT: JACK GILMORE TOM BRIGGS	REESE ENGINEERING GROUP, LLC 1830 S. ALMA SCHOOL RD. #120 MESA, ARIZONA 85210 PHONE: 480-222-8805 FAX: 480-222-8836 E-MAIL: shyamuk@zenengroup.com CONTACT: SHYAMUK SIDHWA, P.E.

VICINITY MAP



CSC GROUP






 Expires 06/30/24

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UNBOUND GATEWAY

**SOSSAMAN AND PECOS
MESA, AZ**

1ST ISSUED: 6/28/21

Revisions		
NO.	DATE	DESCRIPTION
1	8/9/21	DRB COMMENTS
2	8/25/21	DRB COMMENTS
3	12-2-21	DRB COMMENTS
4	1-10-22	P&Z COMMENTS

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OVERALL SITE PLAN

AS-110

21108 00- INBOUND GATEWAY - DRR SUBMITTAL -6-28-2021 - PRS21-00272

SOSSAMAN RD

11002

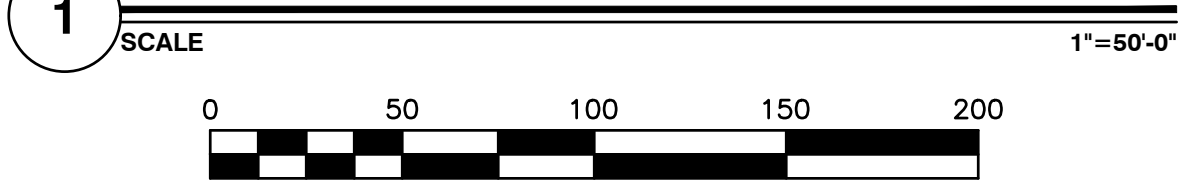
RAILROAD PROPERTY FUTURE RAIL SPUR

RAILROAD PROPERTY FUTURE RAIL SPUR

MATCH LINE AS-112

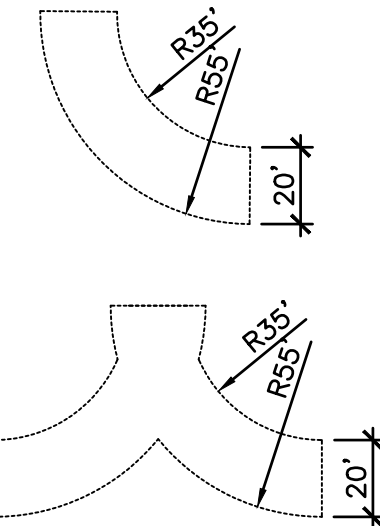
MATCH LINE AS-114

ENLARGED SITE PLAN



SITE PLAN LEGEND (FOR ALL SITE PLAN SHEETS)

FIRE TRUCK TURNING RADIUS



B/S - BUILDING SETBACK
L/S - LANDSCAPE SETBACK
ROW - RIGHT OF WAY
C/E - COUNTY EASEMENT

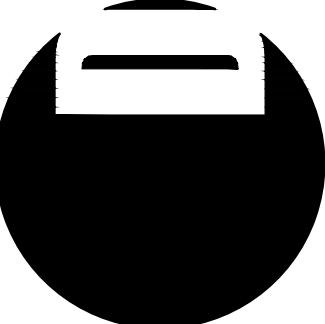
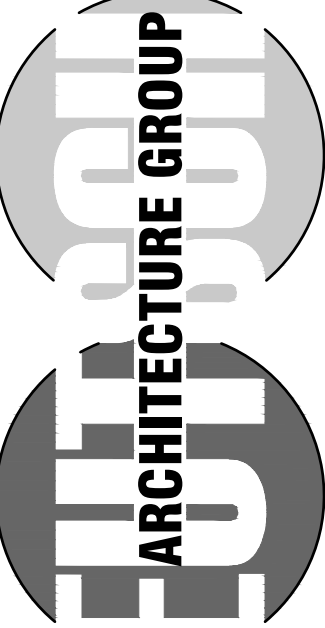
SITE LIGHTING - REFER TO ELECTRICAL PLANS

PRELIMINARY FIRE HYDRANT LOCATIONS PER CIVIL PLANS. PROVIDED (4) PIPE BOLLARDS AROUND EACH FH IN DOCK YARD.

KEYNOTES

- ** KEYNOTES FOR ALL SITE PLAN SHEETS **
1. PROPOSED CONCRETE TILT PANEL BUILDING WITH STEEL COLUMNS.
 2. FIRE PUMP ROOM.
 3. HOUSE ELECTRICAL ROOM WITH ROOF ACCESS.
 4. SES LOCATION WITH UTILITY TRANSFORMER.
 5. CONCRETE RAMPS WITH GUARDRAIL.
 6. TYPICAL REFUSE AREA FOR PROSPECTIVE TENANTS.
 7. PROPOSED COMMON OPEN SPACE WITH LANDSCAPE.
 8. REFER TO LANDSCAPE PLANS FOR DETAILS.
 9. 8" HIGH MASONRY SCREEN WALL.
 10. 3'-4" HIGH MASONRY SCREEN WALL.
 11. RECESSED STOREFRONT ENTRY WAY WITH CANOPIES.
 12. ADA ACCESSIBILITY RAMP 1:12 SLOPE, REFER TO DETAILS.
 13. TRAFFIC VISIBILITY TRIANGLES
 14. 6" CONCRETE CURB.
 15. CONCRETE SIDE WALK MIN 5' WIDE.
 16. OFFSET CONCRETE SIDE WALK WITH CURB AND GUTTER PER CITY STANDARDS.
 17. LANDSCAPE AREA - REFER TO LANDSCAPE PLANS.
 18. PRELIMINARY MONUMENT SIGN LOCATION - SEPARATE PERMIT REQUIRED.
 19. PAVEMENT PER CIVIL PLANS.
 20. 4" PAINTED STRIPE ISLAND.
 21. PRELIMINARY BIKE PARKING.
 40. 8" HIGH WROUGHT IRON GATE WITH PERFORATED METAL SCREEN.
 42. CONCRETE ROLLED CURB.
 43. DECOMPOSED COMPACTED GRANITE FOR FIRE LANE.

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ENLARGED SITE PLAN

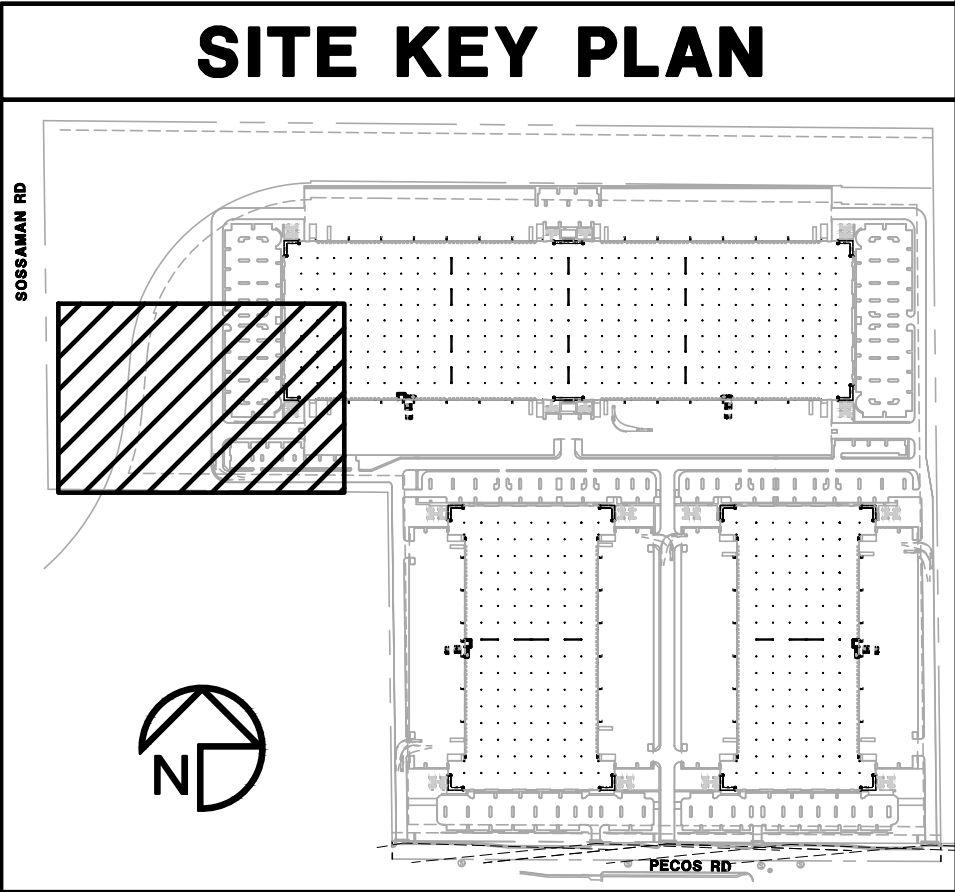
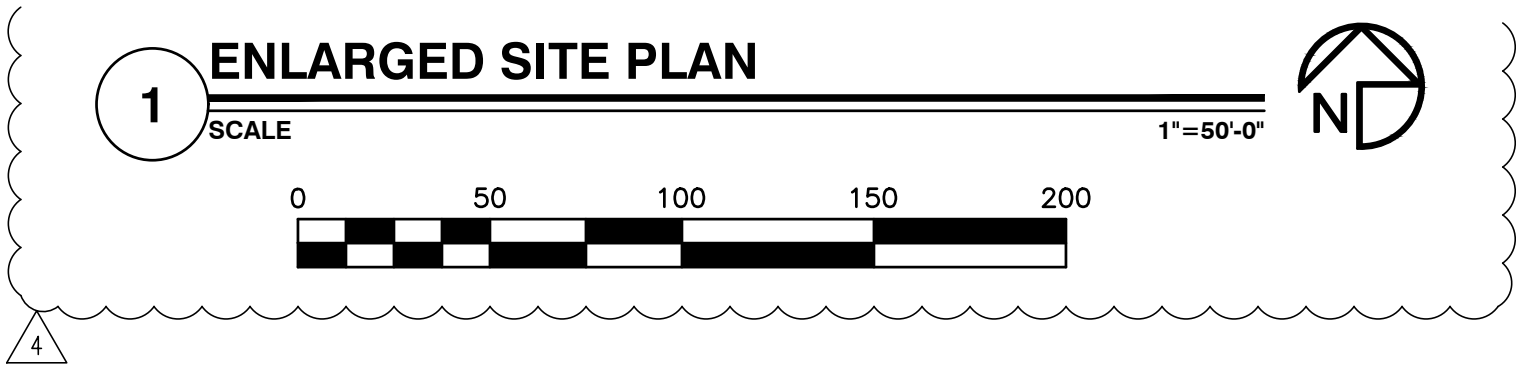
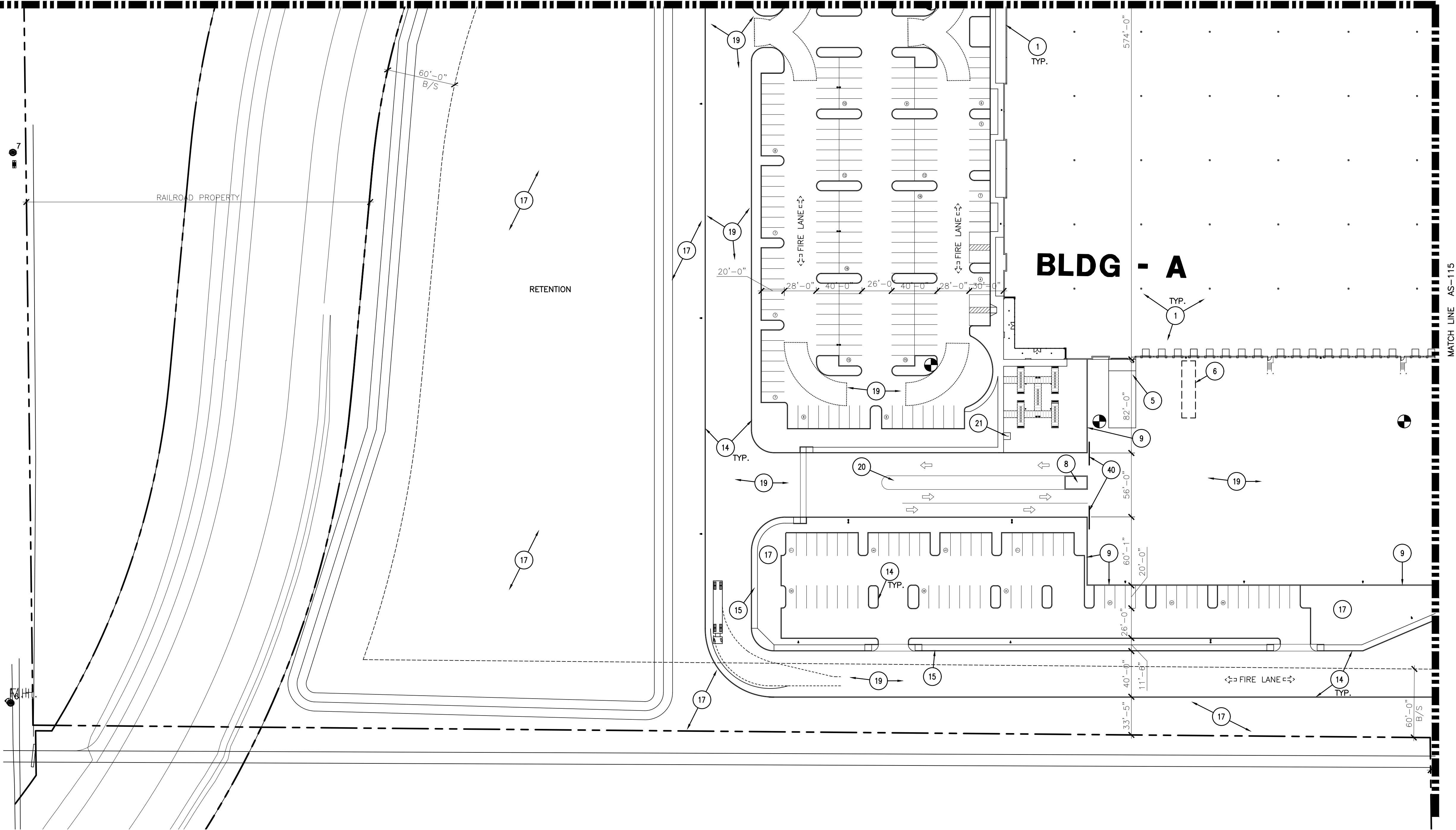
AS-111

21108.00-UNBOUND GATEWAY - DRB SUBMITTAL-6-28-2021 - PRS21-00272

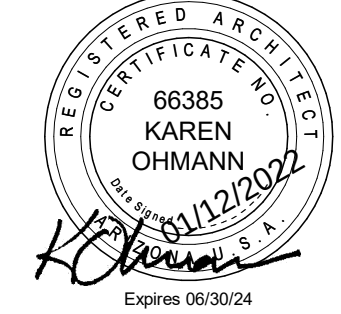
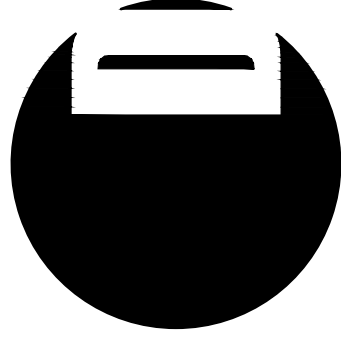
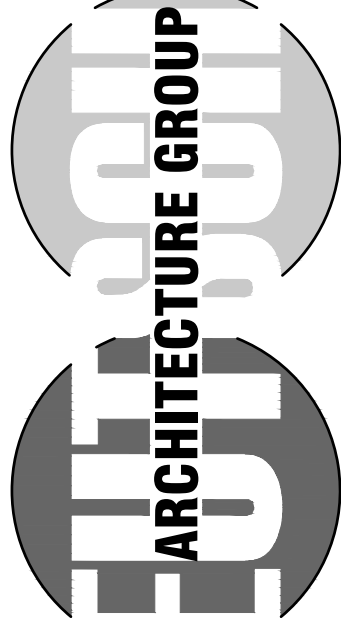
NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION: THIS CONTRACT ALLOWS THE OWNER TO CERRY AND APPROVE BILLINGS AND ESTIMATES WITHIN 30 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR

SOSSAMAN RD

MATCH LINE AS-111



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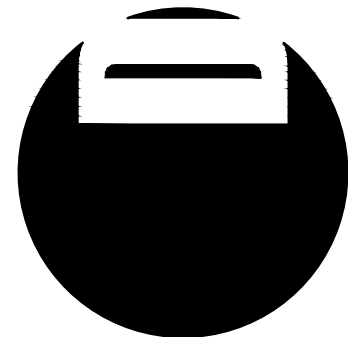
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ENLARGED SITE
PLAN

AS-114

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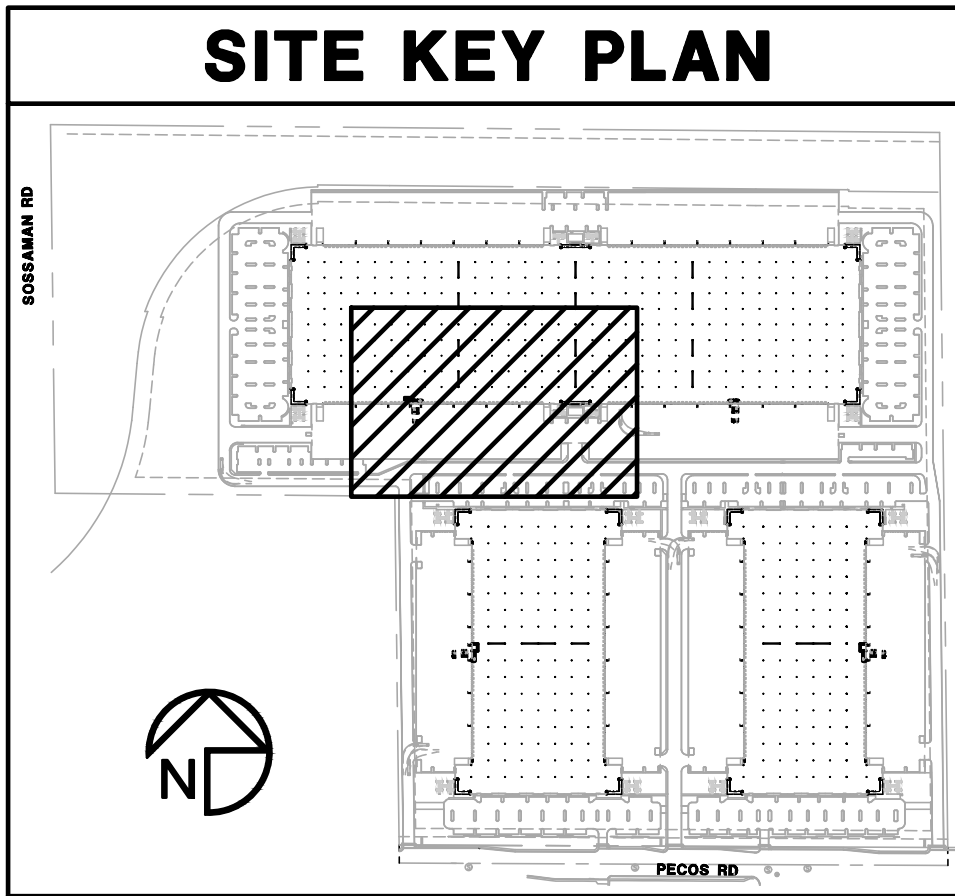
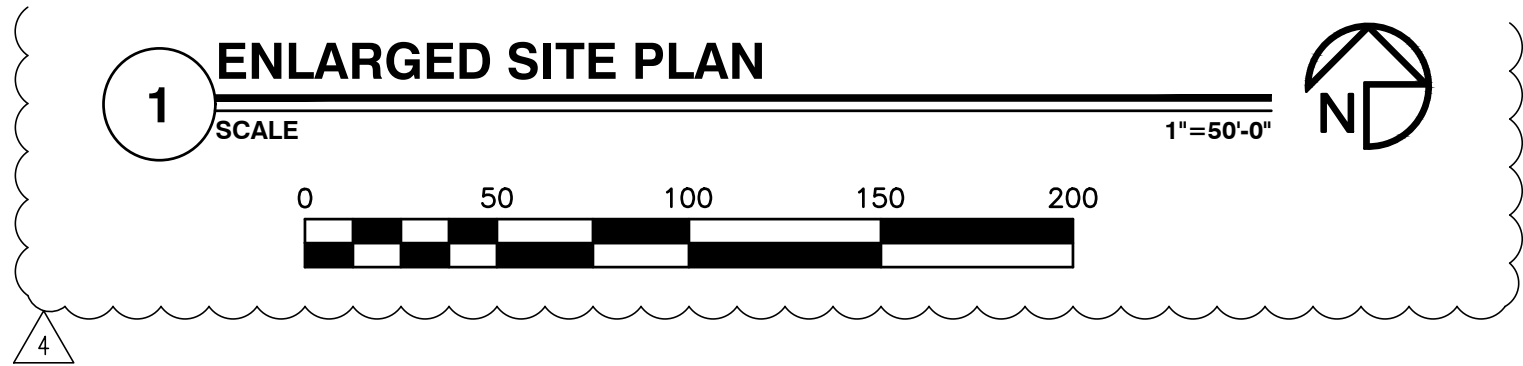
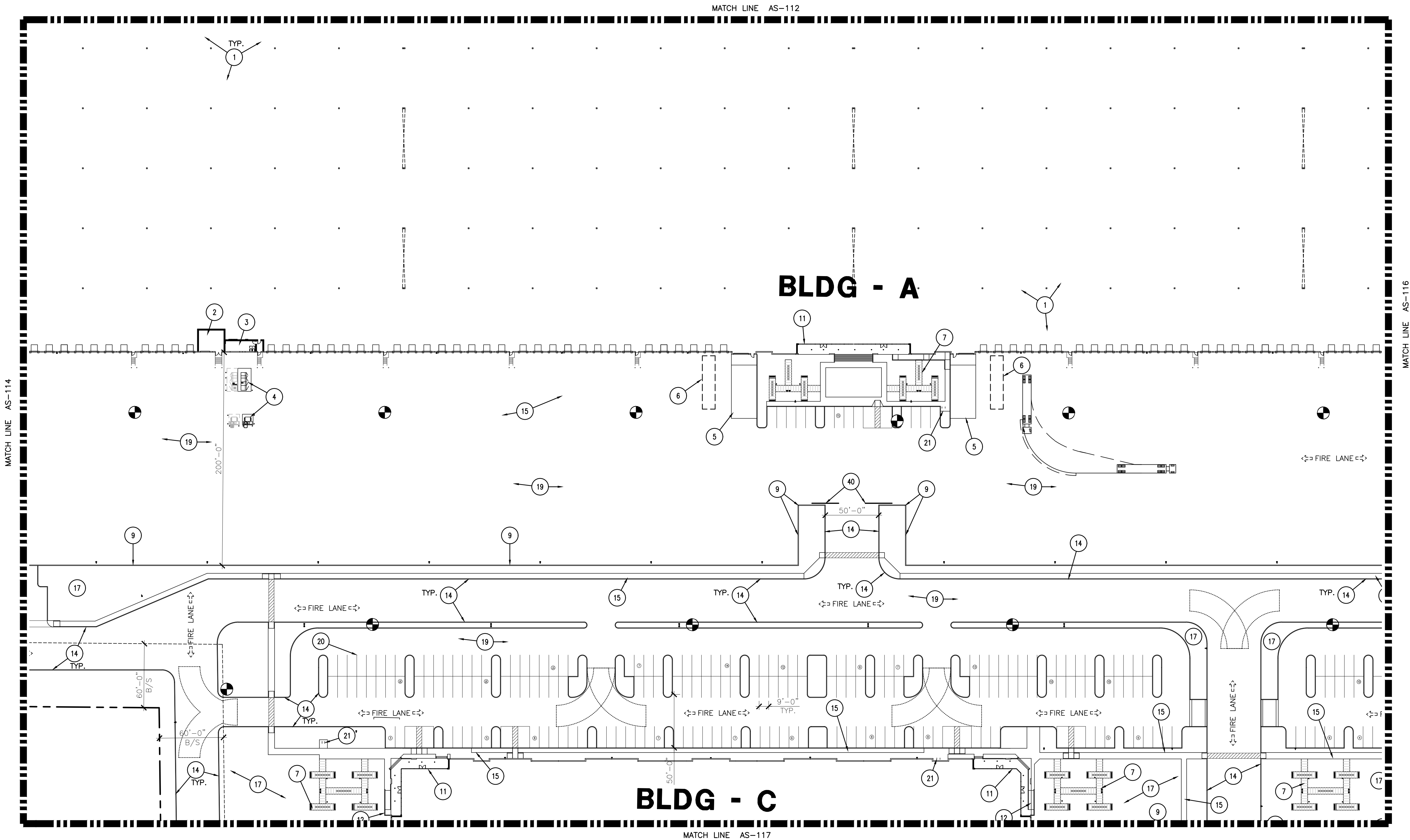
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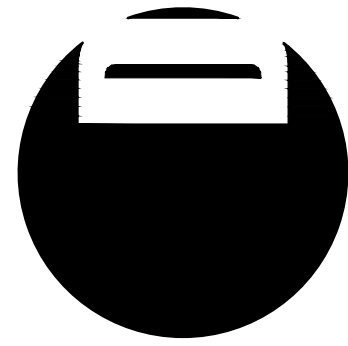
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AS-115

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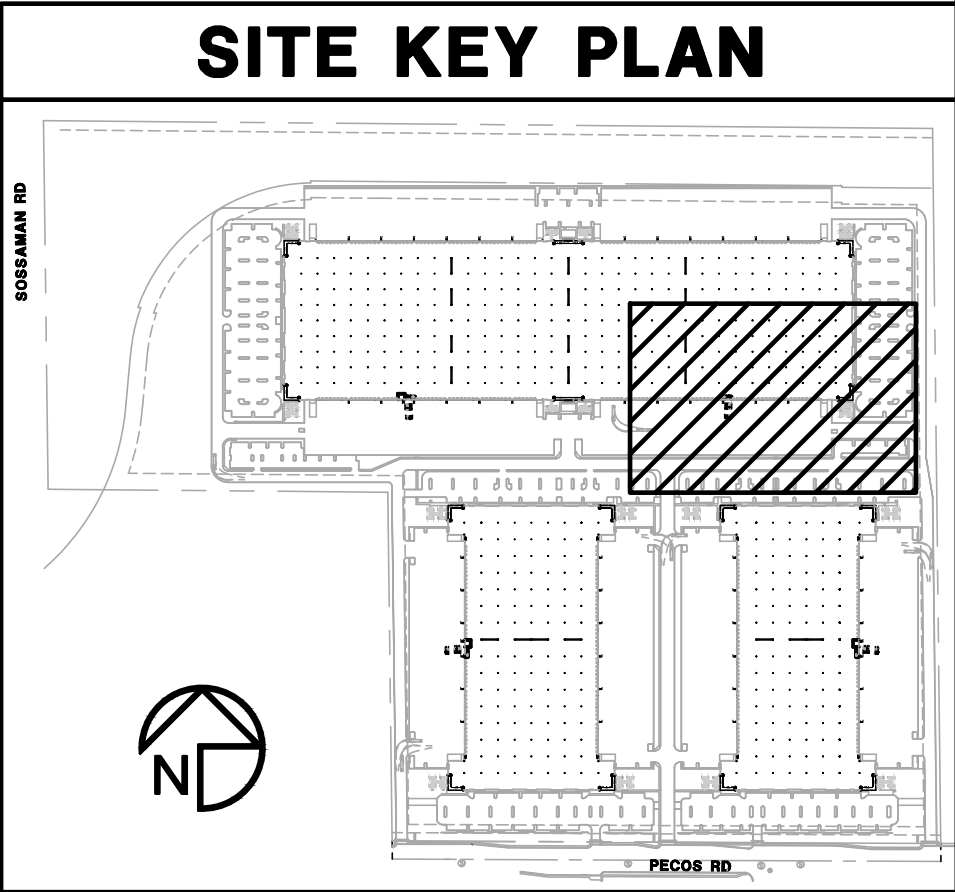
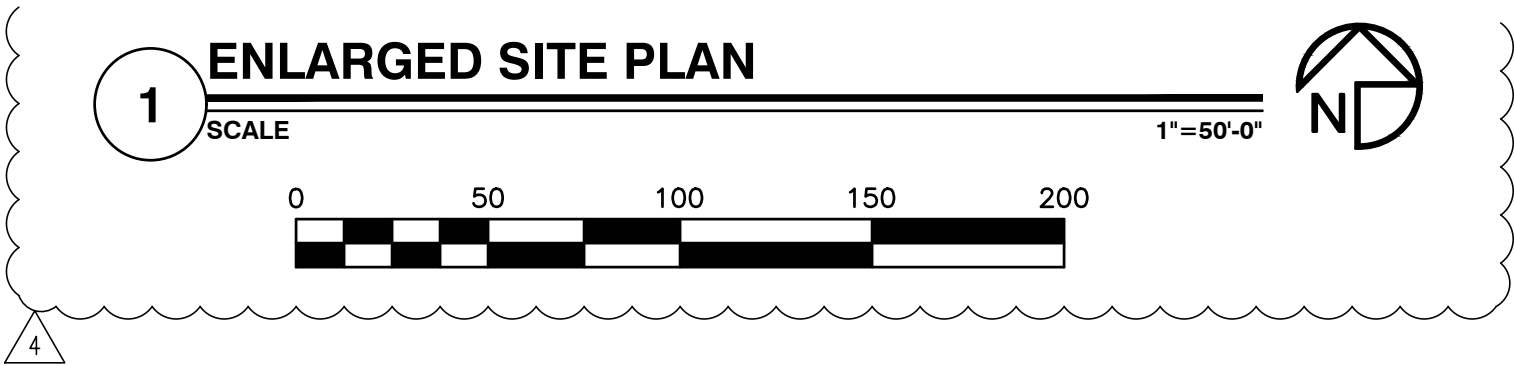
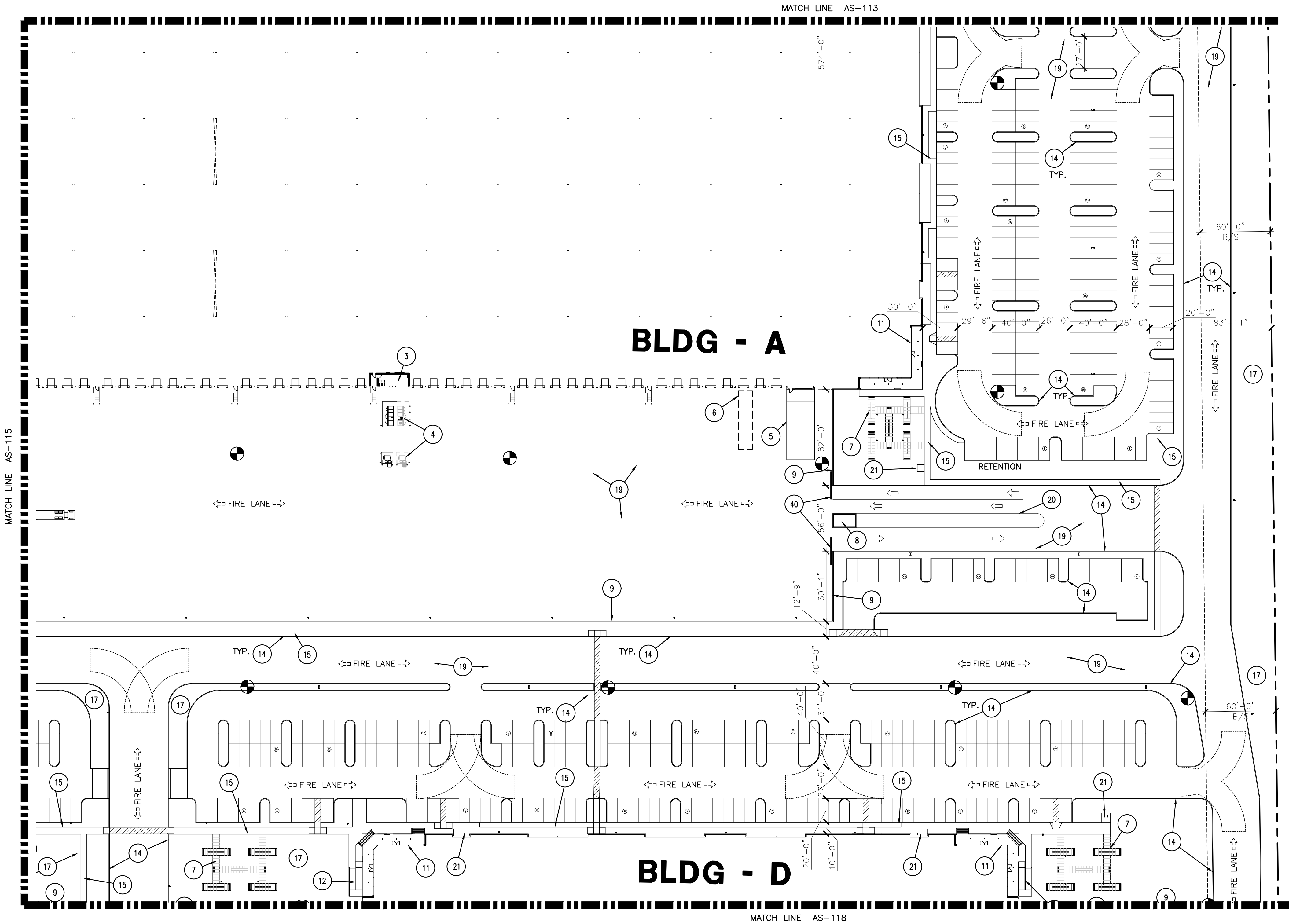
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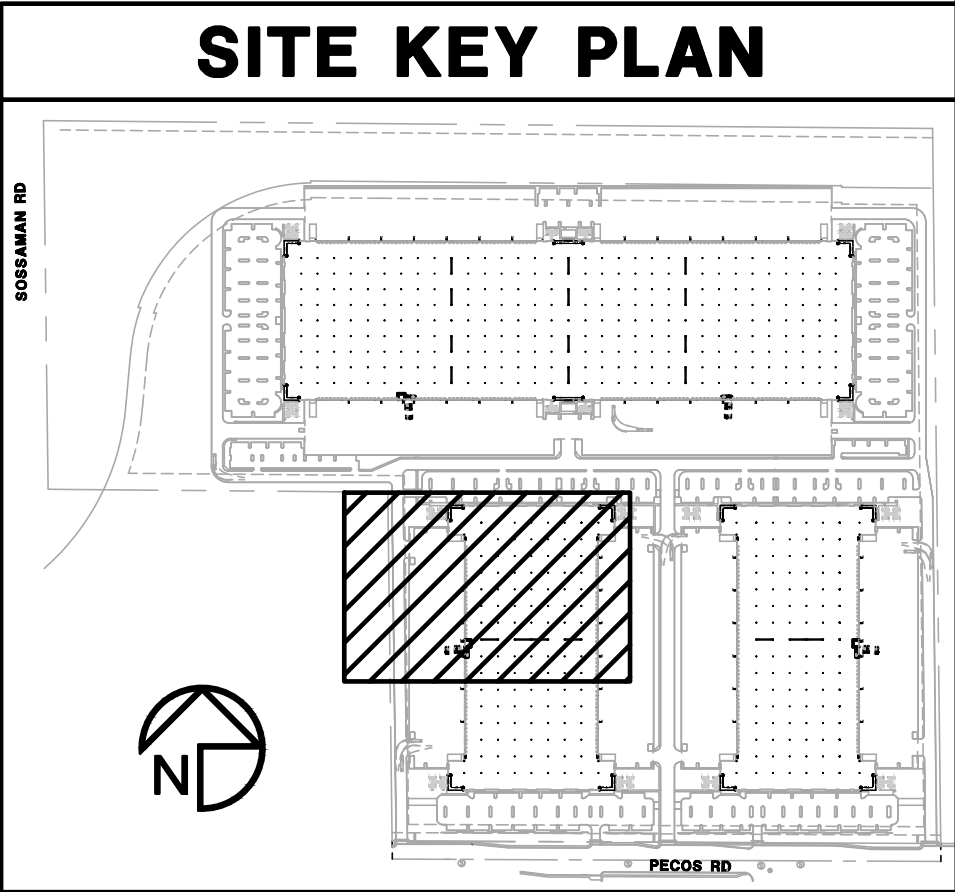
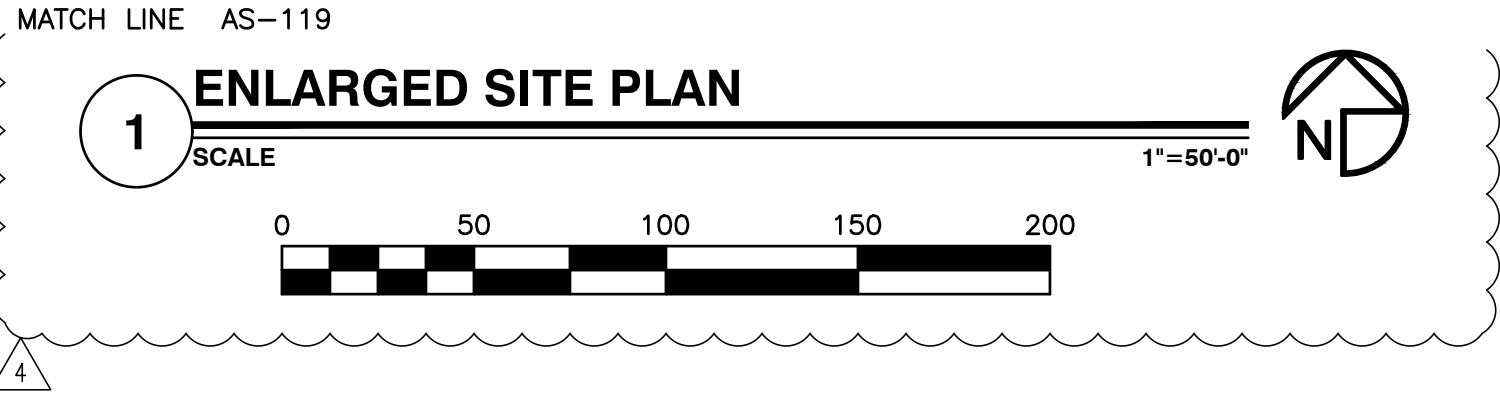
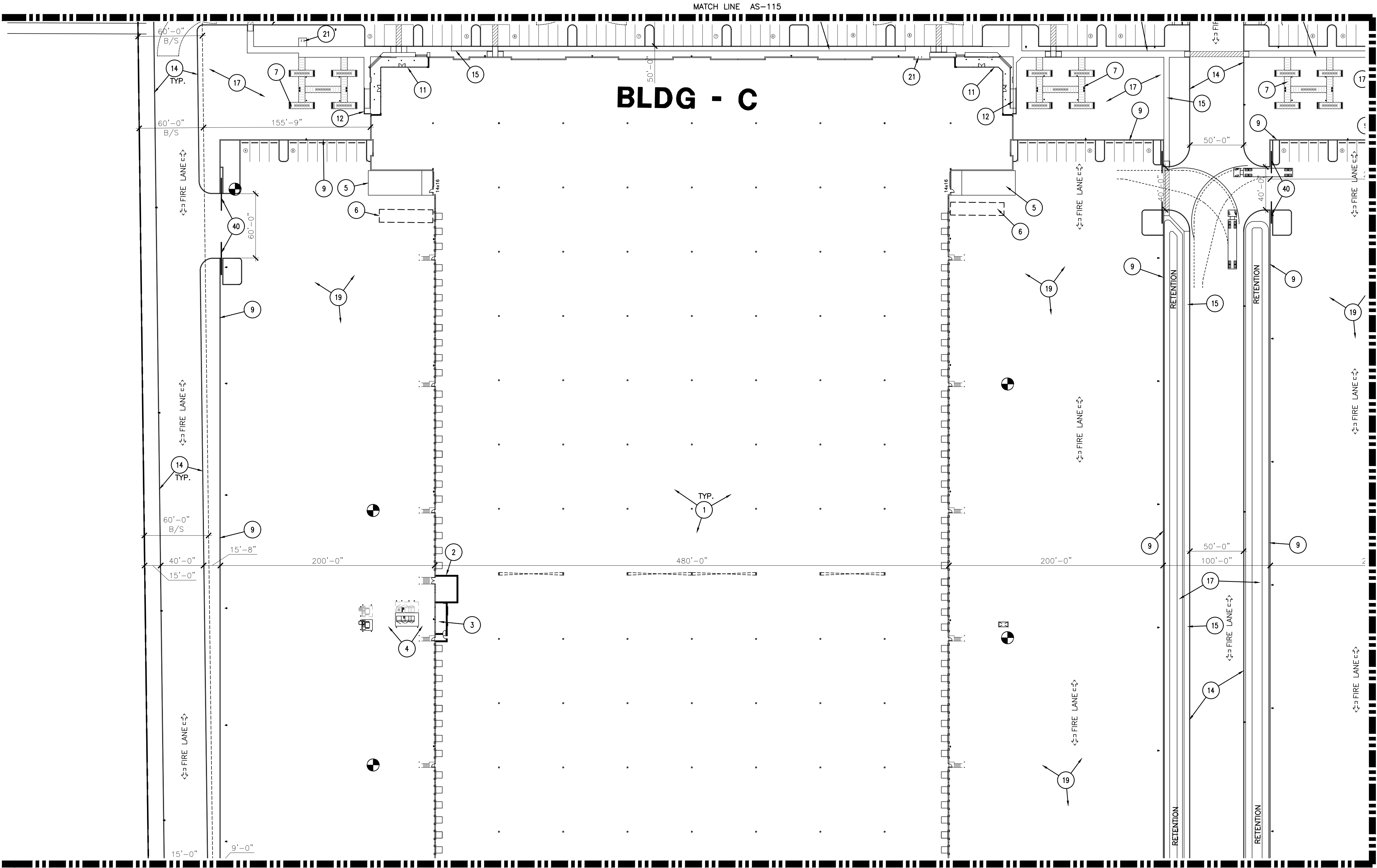
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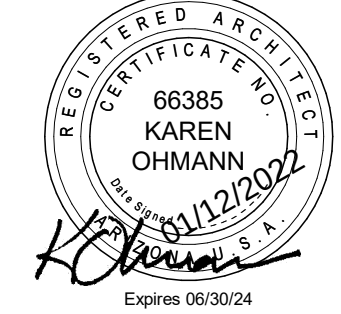
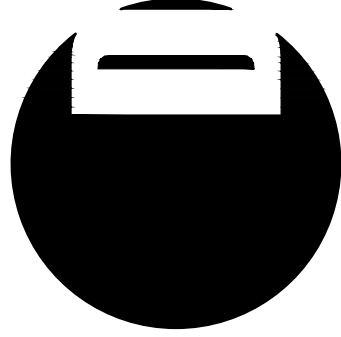
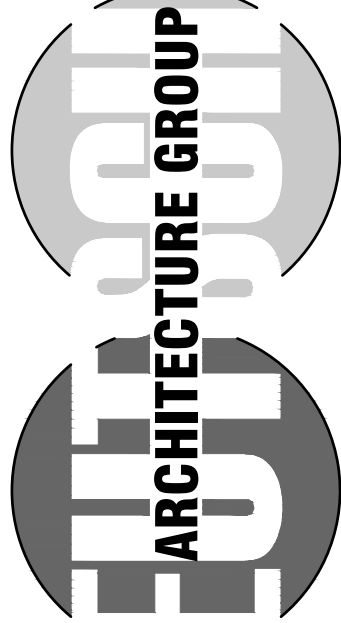
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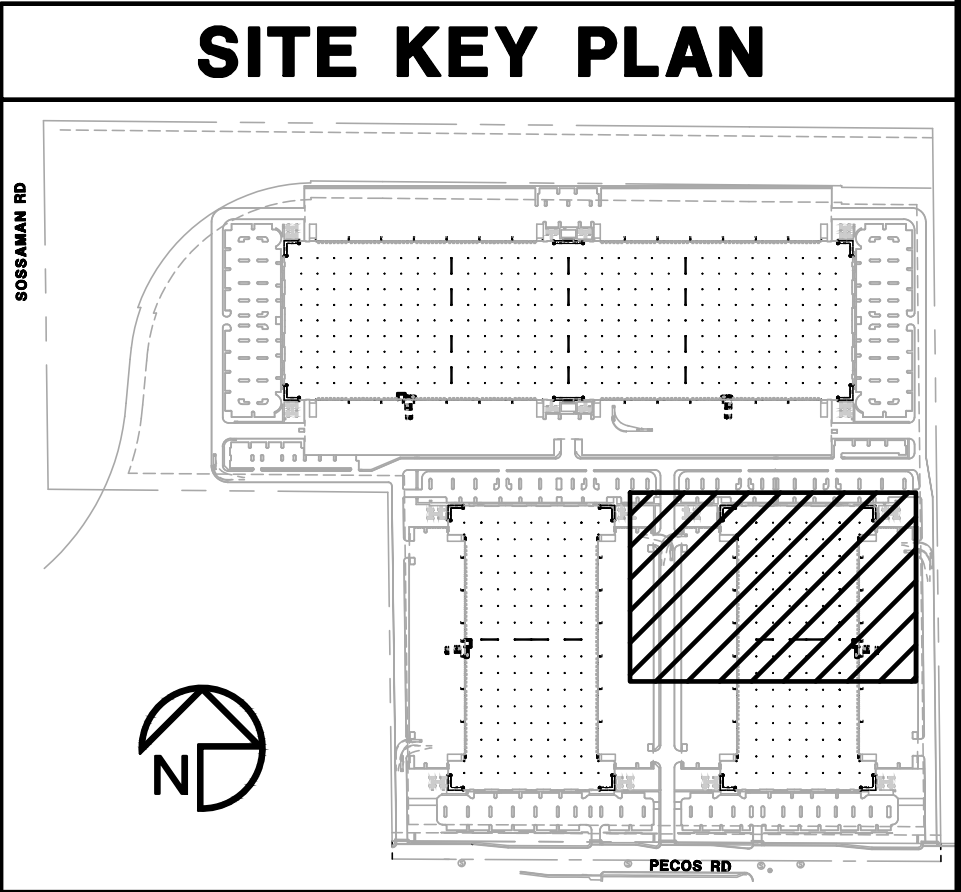
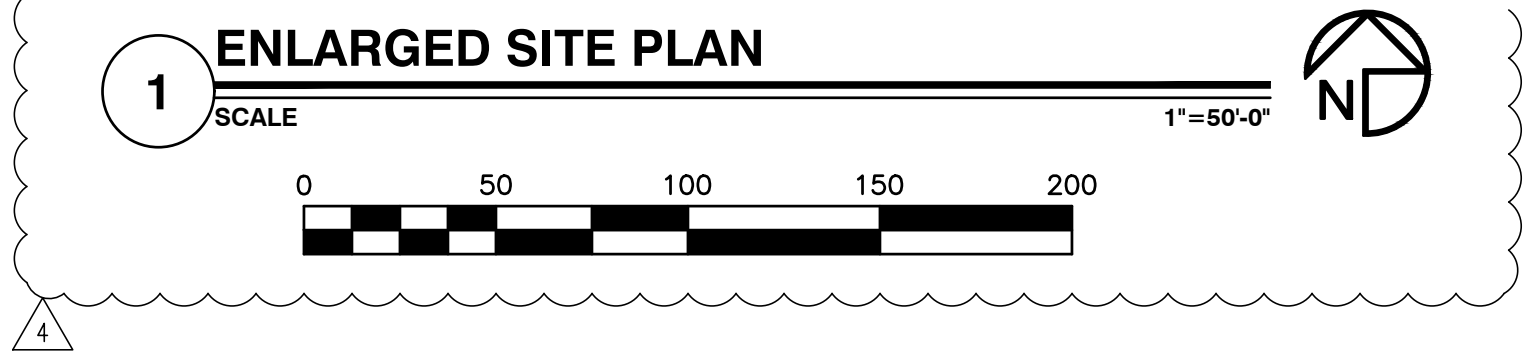
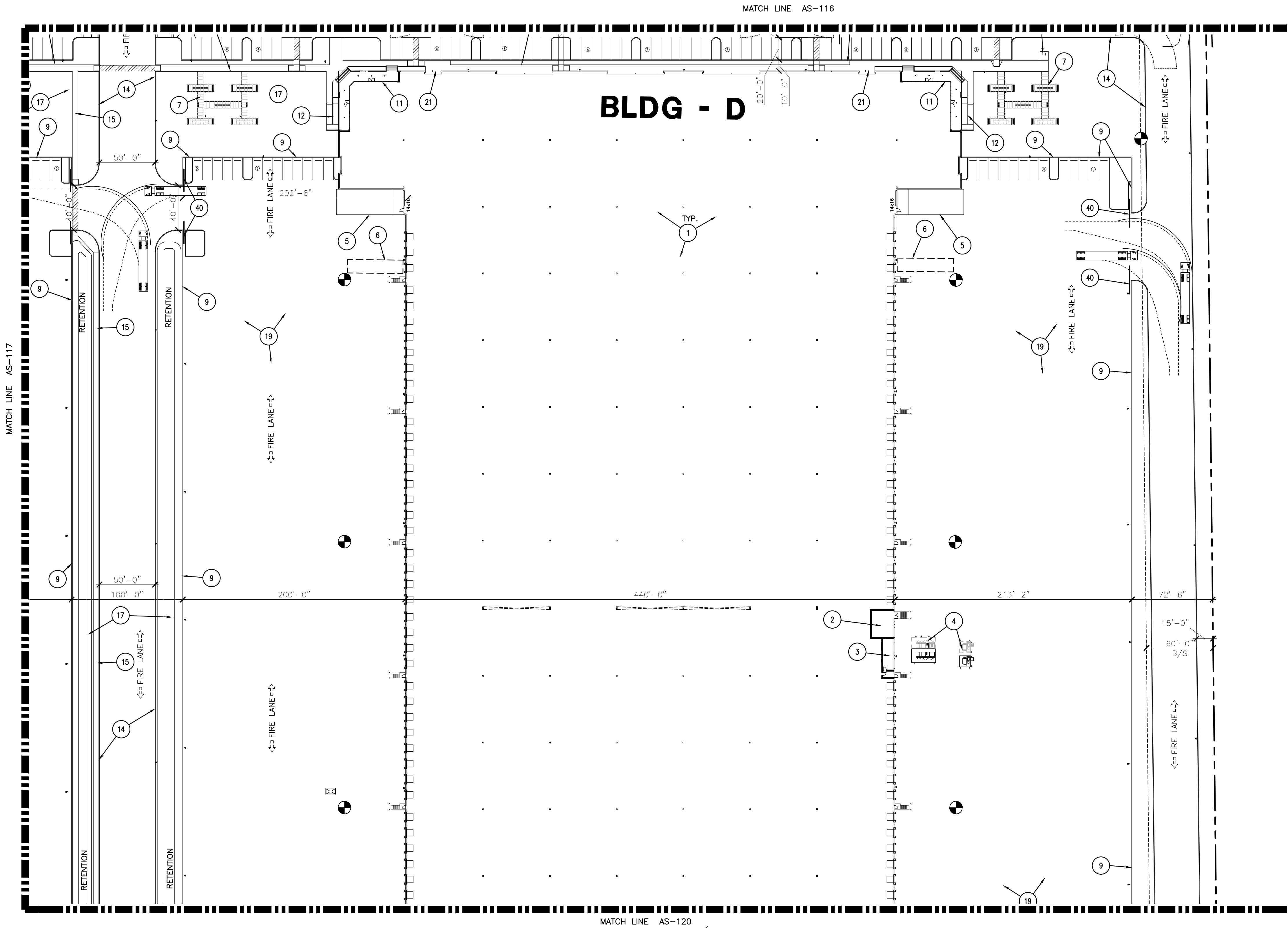
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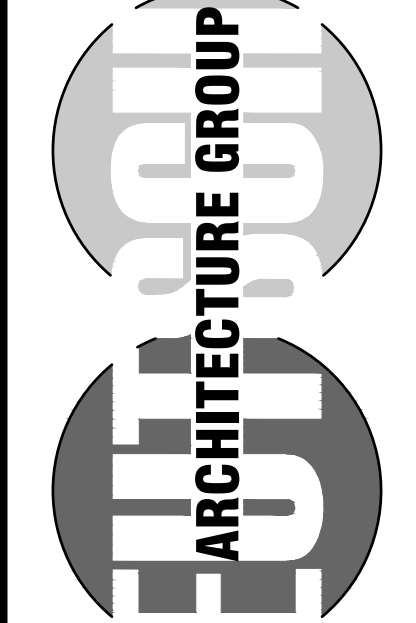
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AS-118

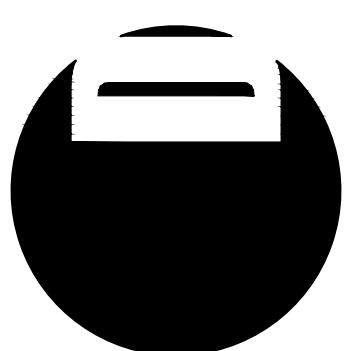
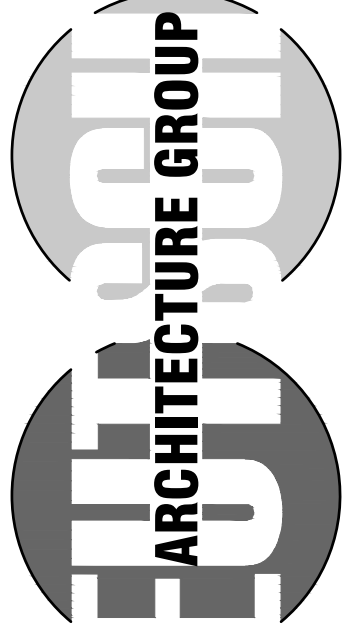
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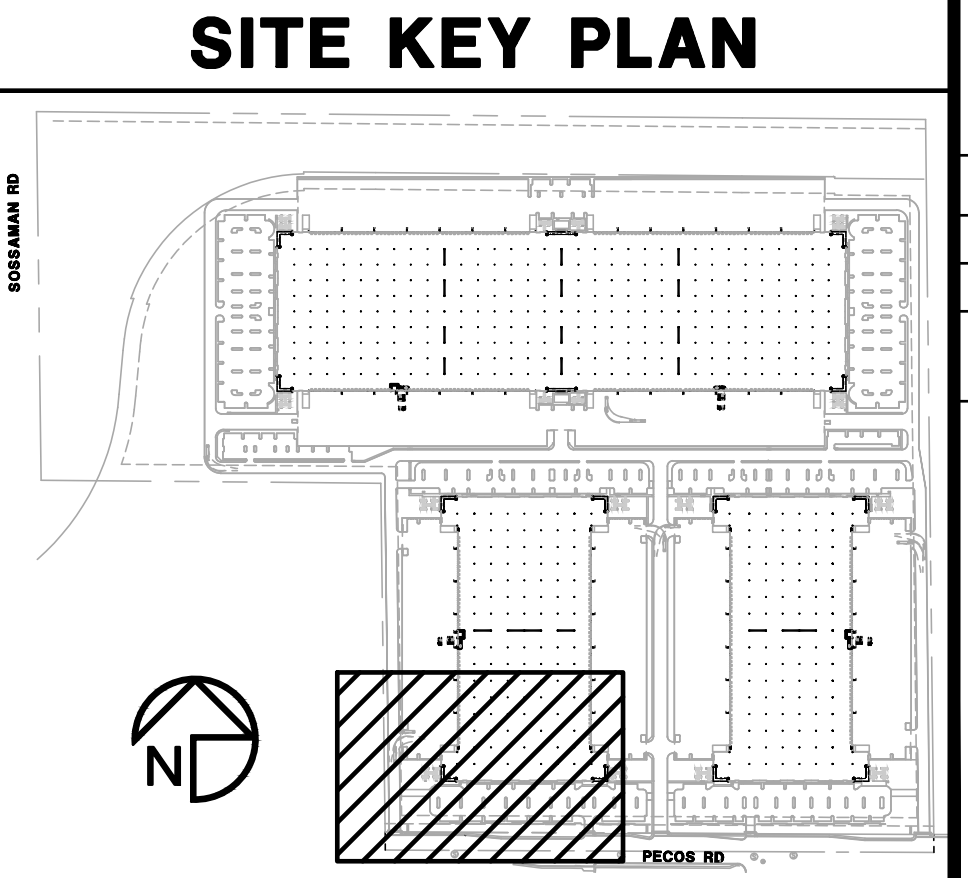
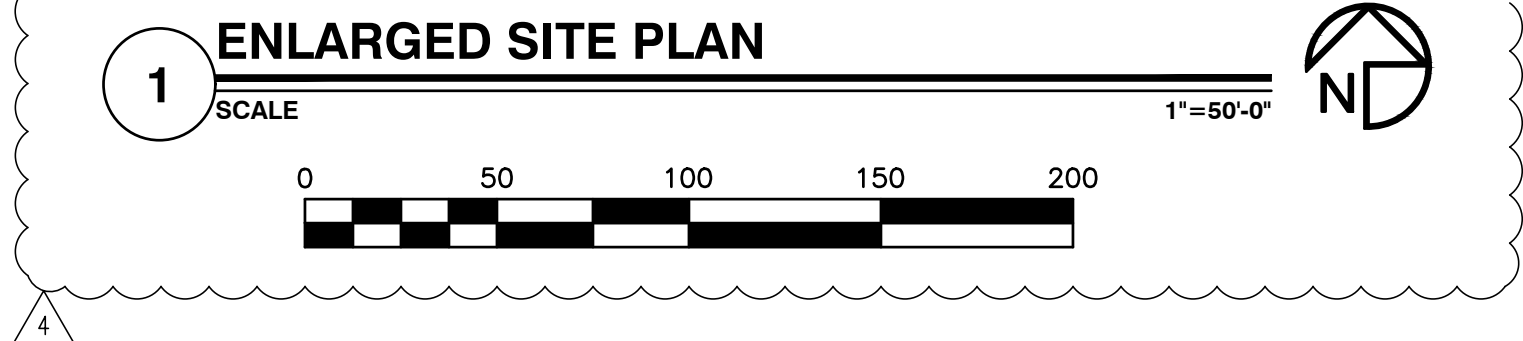
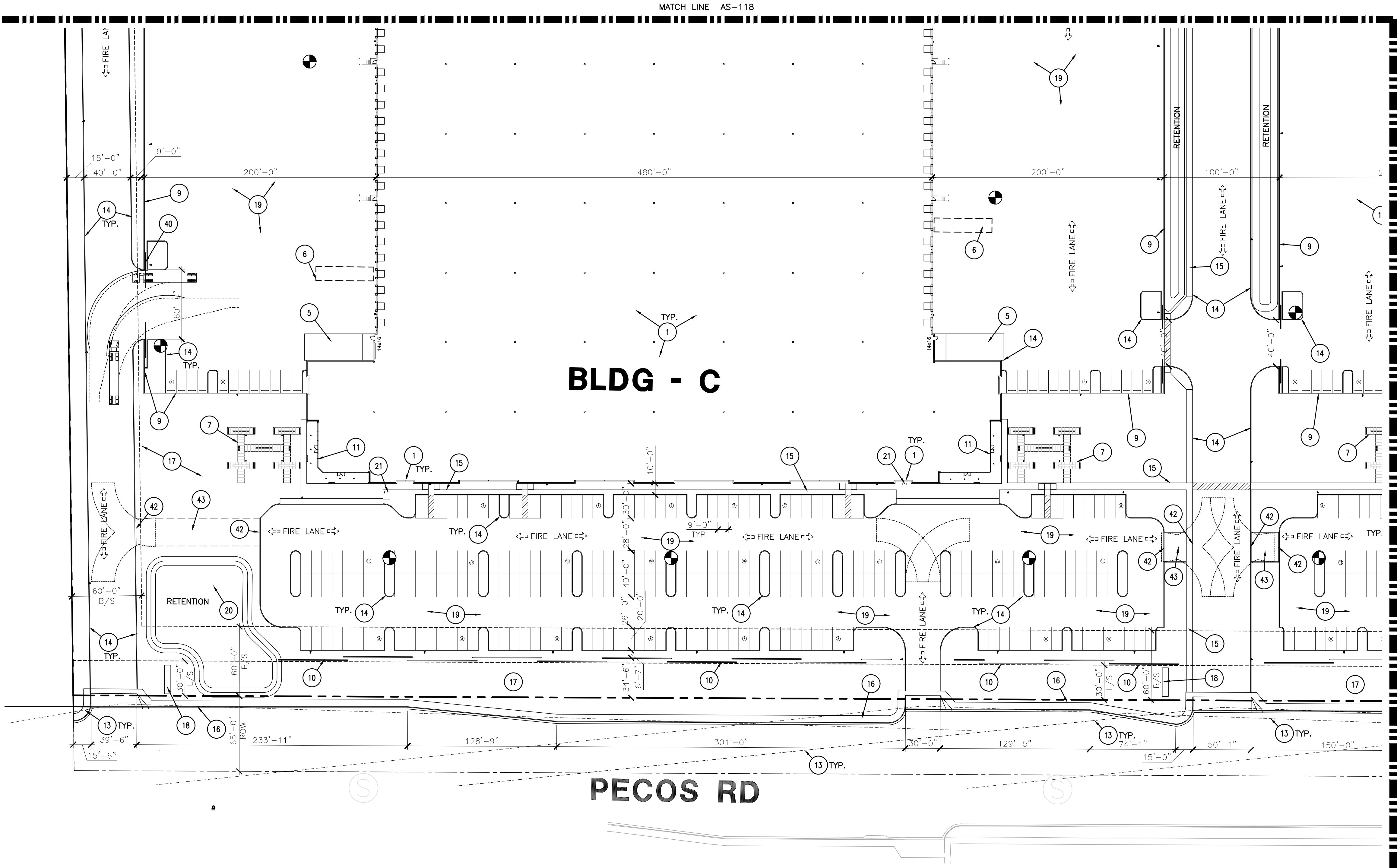
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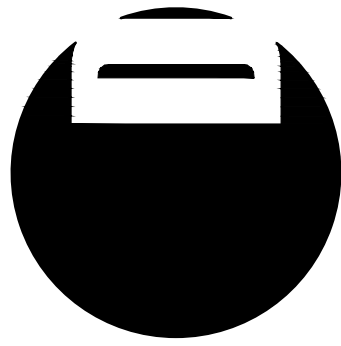
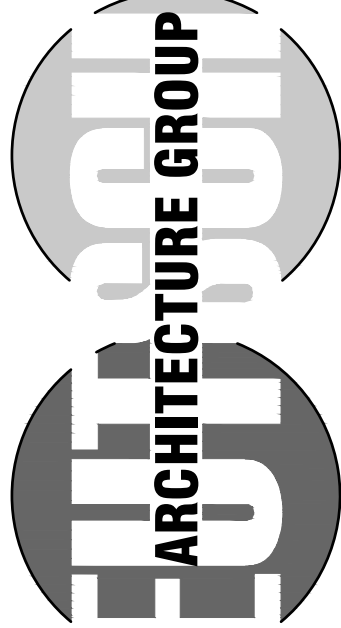
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ENLARGED SITE
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AS-120

