

DEVELOPMENT STANDARDS:

ZONING: LI
 MAX. F.A.R.: TBD
 MAX. COVERAGE: 90%
 MAX. BLDG. HT.: 40 FT

BUILDING SETBACKS:
 FRONT: 15 FT¹
 SIDE: 2
 REAR: 2

LANDSCAPE SETBACKS:³
 FRONT: 15 FT
 SIDE: 15 FT
 REAR: 15 FT

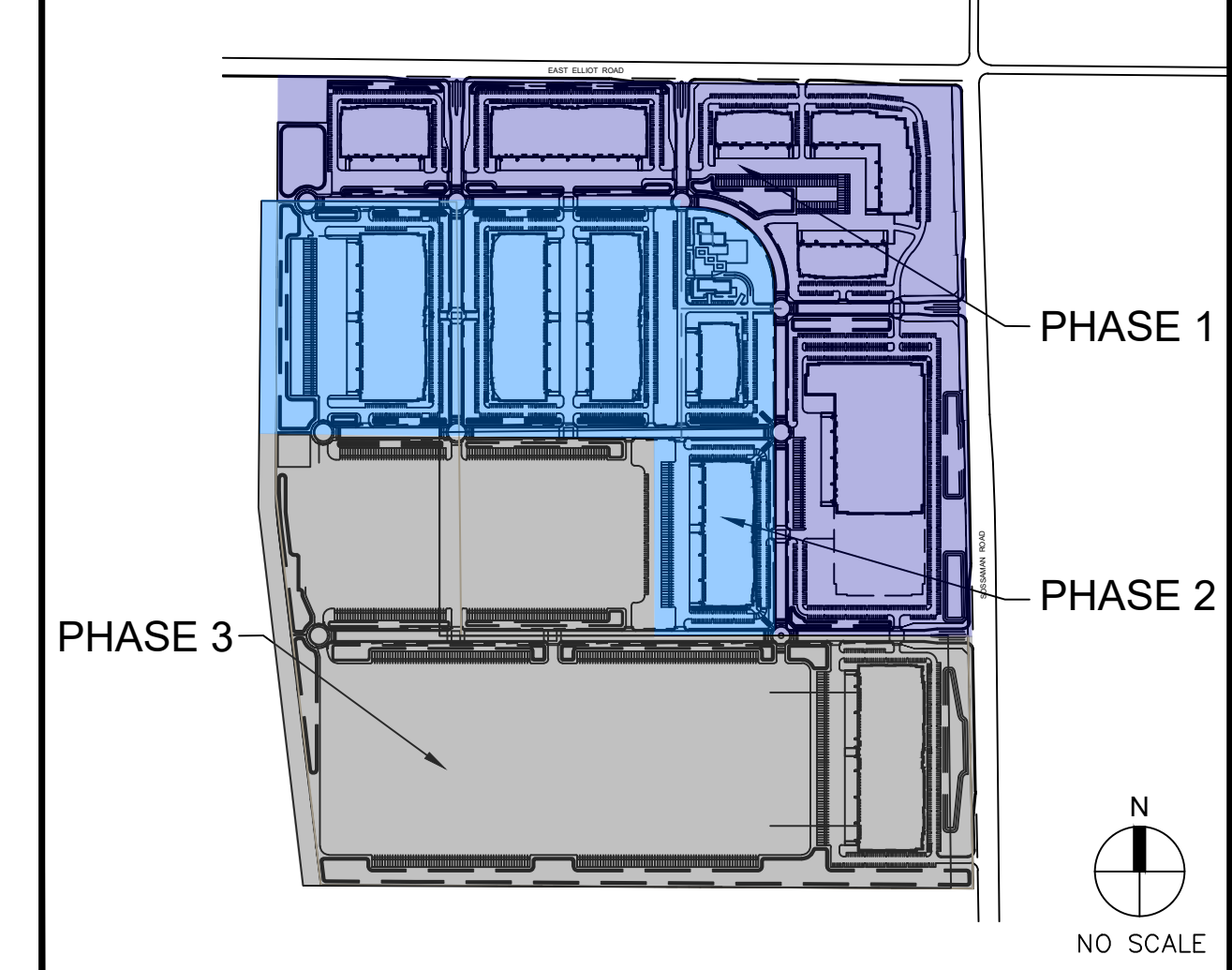
LANDSCAPE REQ.:⁴

OFF-STREET PARKING:
 STANDARD: 9X18
 COMPACT: 9X16
 COMPACT %: 20%⁵
 DRIVE AISLE: 24 FT
 FIRE LANE: TBD
 OVERHANG: TBD
 TREE WELL: TBD⁶

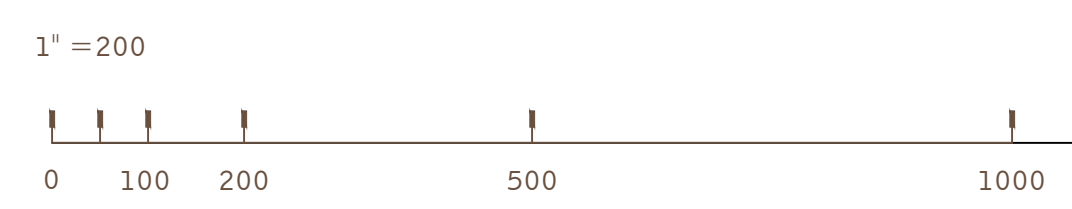
REQ. PARKING RATIO BY USE:
 WAREHOUSE: 1/900 SF
 MANUF.: 1/600 SF
 RETAIL: 1/375 SF
 OFFICE: 1/375 SF
 SHELL BLDG.: 1/275 SF⁷

- NOTES:**
- 15 ft if adjacent to arterial street (E Pecos Rd)
 - Adjacent to AG: 1 ft of setback for each foot of building height with min. 20 ft setback
Adjacent to LI: None
 - Also, where vehicular cross-access is provided between adjoining properties that are not part of group commercial, office, industrial development, a 15-foot-wide perimeter landscape yard shall be provided, except where drive aisle occurs.
 - 50% of all required open space shall contain live plant material.
 - On a site with at least 10 required parking spaces
 - 4 ft X 4 ft tree well for thoroughfare assemblies
 - No specified use

PHASE PLAN



OVERALL SITE PLAN
 SCALE: 1" = 200'-0"
 1



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THE BLOCK ON ELLIOT
EAST ELLIOT ROAD
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OVERALL SITE PLAN

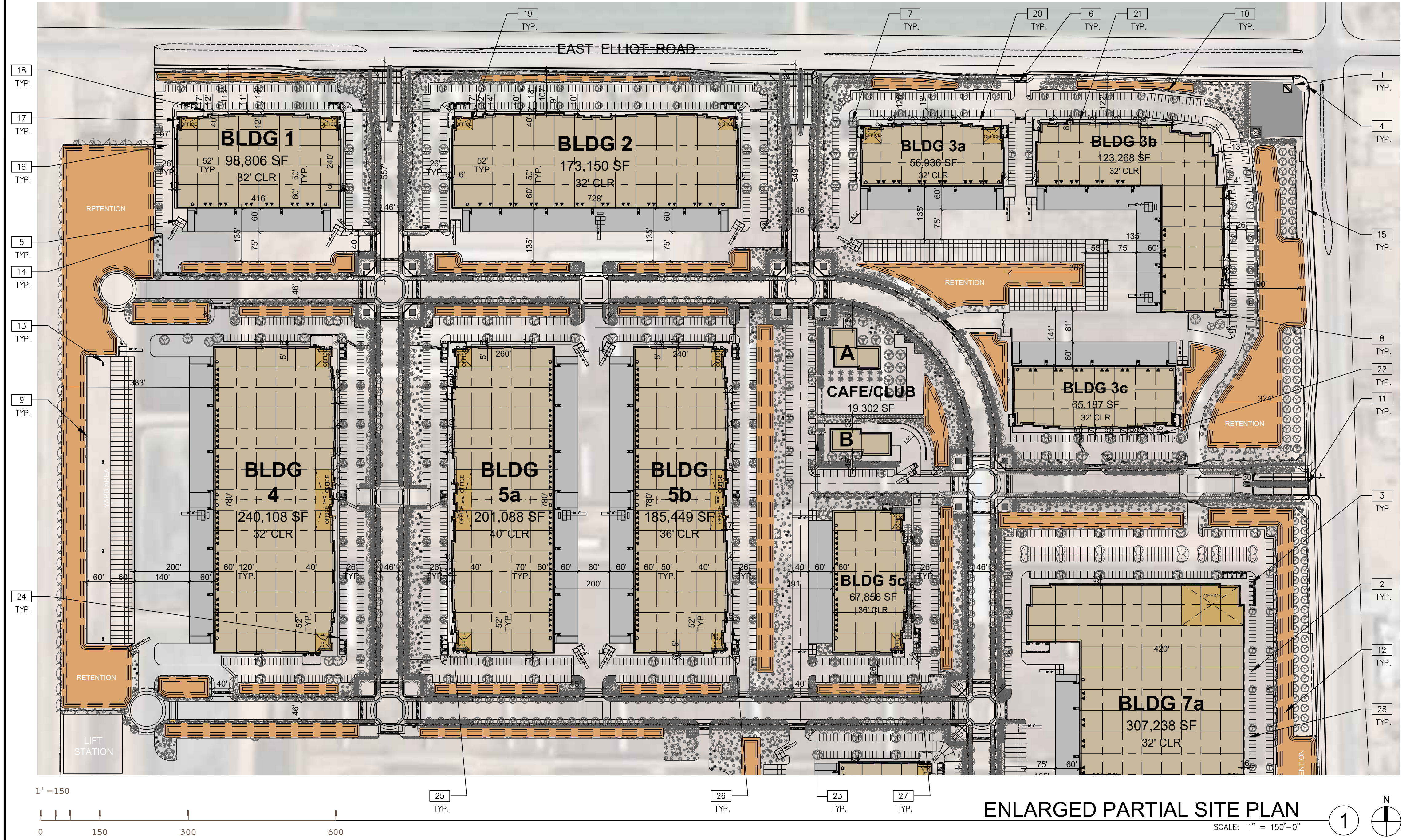
DATE	REMARKS

PA / PM:	D.COUTURE
DRAWN BY:	CG / CG / RH
JOB NO.:	PHX22-0166-00

SHEET
A100

SITE PLAN KEYNOTES

- 1 PROPERTY LINE, (-----)
- 2 9'-0" x 18'-0" TYPICAL PARKING STALL
- 3 ADA PARKING STALL
- 4 ADA RAMPS
- 5 COMMERCIAL RECYCLING & TRASH COMPACTORS. TO BE IN COMPLIANCE WITH COM SOLID WASTE STANDARDS M-62.01 THRU M-62.04.2. SEE DETAIL 8/A500. TURNING RADII OF 35'/55" ACCESS.
- 6 CONCRETE WALKWAY ACROSS DRIVE AISLE. TYP. WALKWAYS SHALL BE HARD-SURFACED WITH A MATERIAL THAT DIFFERS FROM THE DRIVE AISLE. ACCESS WALKWAY SHALL PROVIDE AT LEAST 5 FEET (6'-0" PROVIDED) OF UNOBSTRUCTED WIDTH. SEE DETAIL 13/A500.
- 7 BICYCLE PARKING RACK. PARKING IS IN COMPLIANCE WITH SECTION 11-32-8(A)(1)(A) OF THE M20. SEE SHEETS A105 AND A106 FOR MORE DETAILS.
- 8 COMMON OPEN SPACE, WITH MINIMUM OF 50% SHADE COVERAGE. SEATING, BENCHES, TABLES, TABLES. 75% LIVE PLANT MATTER. TRASH CANS.
- 9 8' CMU SCREEN WALL FOR TRUCK WELLS. SEE DETAIL 12/A500
- 10 3' CMU SCREEN WALL FOR AUTO PARKING. SEE DETAIL 12/A500
- 11 PROPOSED FUTURE MONUMENT SIGNAGE AND ENTRY SIGNAGE
- 12 RETENTION BASIN
- 13 PROPOSED STREET/ PEDESTRIAN LIGHTING
- 14 PROPOSED FIRE HYDRANT LOCATIONS.
- 15 6'-0" WIDE SIDEWALK.
- 16 FIRE APPARATUS ACCESS ROAD. MUST BE MINIMUM OF 26' WIDE AND IN COMPLIANCE WITH COM AMENDED FIRE CODE FOR AERIAL APPARATUS REQUIREMENTS.
- 17 SPECIAL HARDSCAPE, SUCH AS PAVERS, STAINED CONCRETE, AND STONE, SHOULD BE USED TO IDENTIFY PATHWAYS AND GATHERING PLACES, INCLUDING BUILDING ENTRANCES.
- 18 31'-0" IS THE AVERAGE DISTANCE FROM THE FRONT OF BUILDING 1 TO THE AERIAL FIRE APPARATUS ACCESS ROAD.
- 19 30'-0" IS THE AVERAGE DISTANCE FROM THE FRONT OF BUILDING 2 TO THE AERIAL FIRE APPARATUS ACCESS ROAD.
- 20 34'-0" IS THE AVERAGE DISTANCE FROM THE FRONT OF BUILDING 3A TO THE AERIAL FIRE APPARATUS ACCESS ROAD.
- 21 29'-6" IS THE AVERAGE DISTANCE FROM THE FRONT OF BUILDING 3B TO THE AERIAL FIRE APPARATUS ACCESS ROAD.
- 22 36'-6" IS THE AVERAGE DISTANCE FROM THE FRONT OF BUILDING 3C TO THE AERIAL FIRE APPARATUS ACCESS ROAD.
- 23 54' IS THE AVERAGE DISTANCE FROM THE FRONT OF CAFE A + B TO THE AERIAL FIRE APPARATUS ACCESS ROAD.
- 24 31'-0" IS THE AVERAGE DISTANCE FROM THE FRONT OF BUILDING 4 TO THE AERIAL FIRE APPARATUS ACCESS ROAD.
- 25 30'-0" IS THE AVERAGE DISTANCE FROM THE FRONT OF BUILDING 5A TO THE AERIAL FIRE APPARATUS ACCESS ROAD.
- 26 31'-0" IS THE AVERAGE DISTANCE FROM THE FRONT OF BUILDING 5B TO THE AERIAL FIRE APPARATUS ACCESS ROAD.
- 27 35'-0" IS THE AVERAGE DISTANCE FROM THE FRONT OF BUILDING 5C TO THE AERIAL FIRE APPARATUS ACCESS ROAD.
- 28 30'-6" IS THE AVERAGE DISTANCE FROM THE FRONT OF BUILDING 7A TO THE AERIAL FIRE APPARATUS ACCESS ROAD.



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PROJECT DATA:		SITE					BUILDING					GROSS	NET	PARKING					▲	●		
SITE	SITE AREA (SF)	SITE AREA (ACRE)	RETENTION (SF)	RETENTION (%)	NET SITE AREA (SF)	BLDG.	BUILDING AREA (SF)	GROSS F.A.R.	BUILDING USE:			GROSS COVERAGE	NET COVERAGE	PARKING REQUIRED			PARKING PROVIDED	PARKING RATIO	REQ. ACC. STALLS	TRAILER PARKING	DOCK-HIGH DOORS	GRADE-LEVEL DOORS
									MFG/WHSE (SF)	%	OFFICE (SF)			MFG/WHSE	OFFICE	TOTAL						
									1/900 SF	1/375 SF												
1	366,350	8.41	75,070	20.5%	291,280	1	98,806	0.27	93,866	5%	4,940	27.0%	33.9%	104	13	117	161	@1.47/900 SF	6 STALLS	-	22	2
2	490,746	11.27	20,530	4.2%	470,216	2	173,150	0.35	164,493	5%	8,658	35.3%	36.8%	183	23	206	281	@1.46/900 SF	7 STALLS	-	43	2
3	1,049,813	24.10	37,953	3.6%	1,011,860	3a	56,936	0.16	54,089	5%	2,847	15.5%	19.5%	60	8	68	130	@2.05/900 SF	5 STALLS	34	12	2
						3b	123,268	0.25	117,105	5%	6,163	25.1%	26.2%	130	9	139	191	@1.39/900 SF	6 STALLS	27	16	2
						3c	65,187	0.06	61,928	5%	3,259	6.2%	6.4%	69	9	78	72	@0.99/900 SF	3 STALLS	16	12	2
4	801,900	18.41	87,046	10.9%	714,854	4	240,108		228,103	5%	12,005	29.9%	33.6%	253	32	285	253	@0.95/900 SF	7 STALLS	60	44	4
						A, B	19,302	0.30	-	100%	19,302			-	51	51	85	@3.96/900 SF	4 STALLS	-	-	-
						5a	201,088		191,034	5%	10,054	14.3%	14.8%	212	27	239	287	@1.28/900 SF	7 STALLS	-	44	4
5	1,406,410	32.29	43,372	3.1%	1,363,038	5b	185,449		176,177	5%	9,272			196	25	220	276	@1.34/900 SF	7 STALLS	-	44	4
						5c	67,856	0.14	64,463	5%	3,393			72	9	81	159	@2.11/900 SF	6 STALLS	-	18	2
						Future	584,160		554,952	5%	29,208	29.2%	31.2%	617	78	695	350	@0.54/900 SF	8 STALLS	88	56	4
6	2,001,708	45.95	129,202	6.5%	1,872,506	6	164,154	0.29	155,946	5%	8,208			173	22	195	265	@1.45/900 SF	7 STALLS	56	40	4
						7a	307,238		291,876	5%	15,362	26.0%	29.0%	324	41	365	419	@1.23/900 SF	9 STALLS	34	25	2
						7b	167,580	0.26	159,201	5%	8,379			177	22	199	284	@1.53/900 SF	7 STALLS	-	-	-
8	3,481,177	79.92	434,463	12.5%	3,046,714	Future	820,995		779,945	5%	41,050	23.6%	26.9%	867	109	976	572	@0.63/900 SF	11 STALLS	122	84	4
						8	266,126	0.24	252,820	5%	13,306			281	35	316	339	@1.15/900 SF	8 STALLS	67	46	4
						TOTAL	859,954	19.74	-	0.0%	859,954	-	-	0.0%	0.0%	-	-	-	-	-	-	-
TOTAL	11,638,613	267	1,250,629	10.7%	10,689,755	-	3,541,403	0.30	3,364,333	5%	177,070	30.4%	33.1%	3,718	513	4,231	4,124	@1.11/1000 SF	110 STALLS	504	506	42

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ENLARGED SITE PLAN

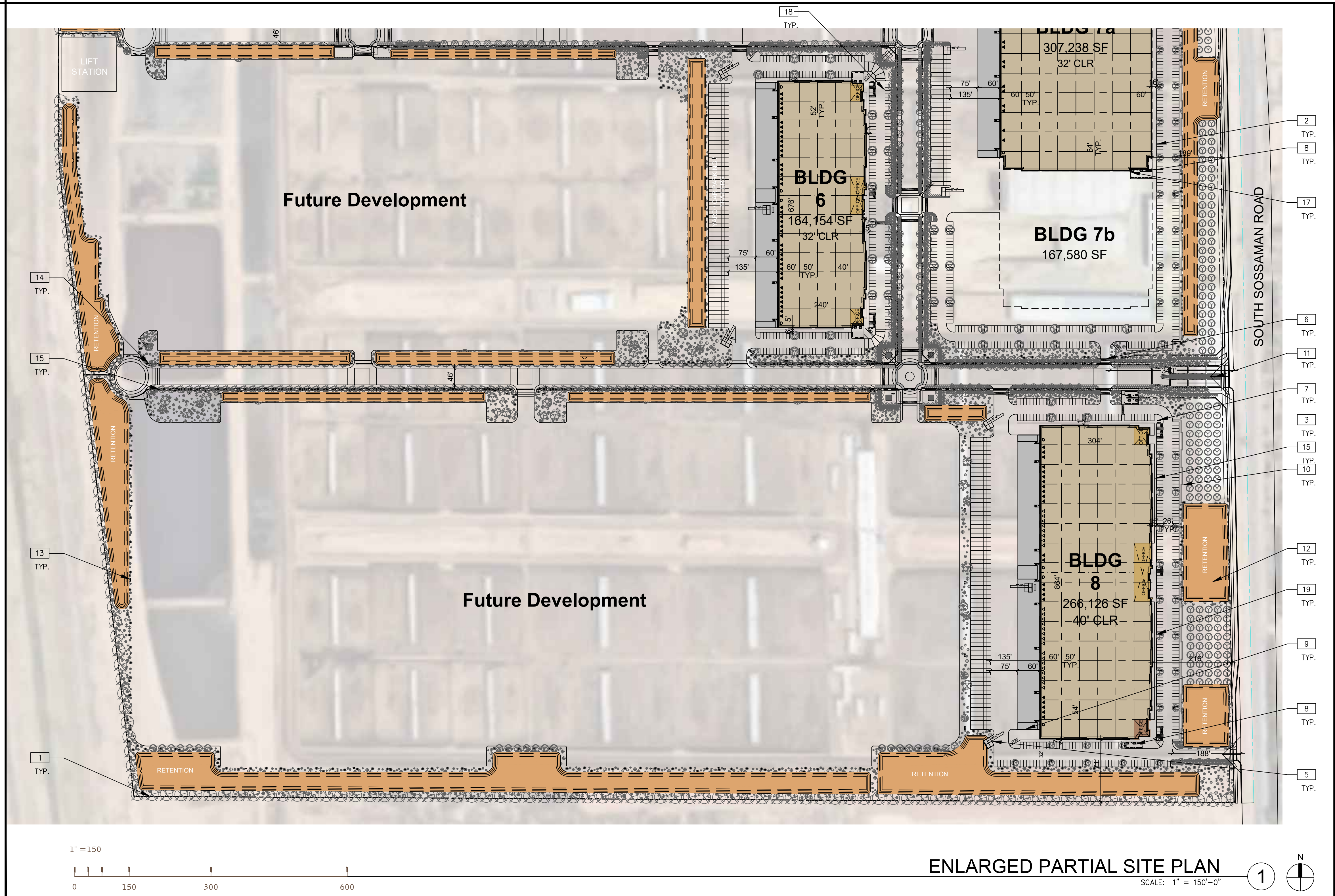
DATE	REMARKS

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DRAWN BY:	CG / CG / RH
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SITE PLAN KEYNOTES

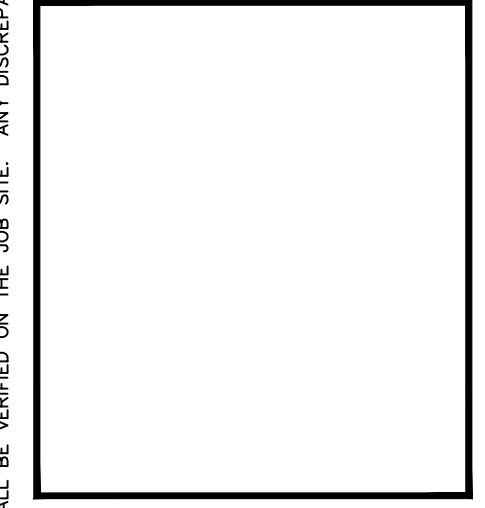
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- 18 27'-0" IS THE AVERAGE DISTANCE FROM THE FRONT OF BUILDING 6 TO THE AERIAL FIRE APPARATUS ACCESS ROAD.
- 19 31'-0" IS THE AVERAGE DISTANCE FROM THE FRONT OF BUILDING 8 TO THE AERIAL FIRE APPARATUS ACCESS ROAD.



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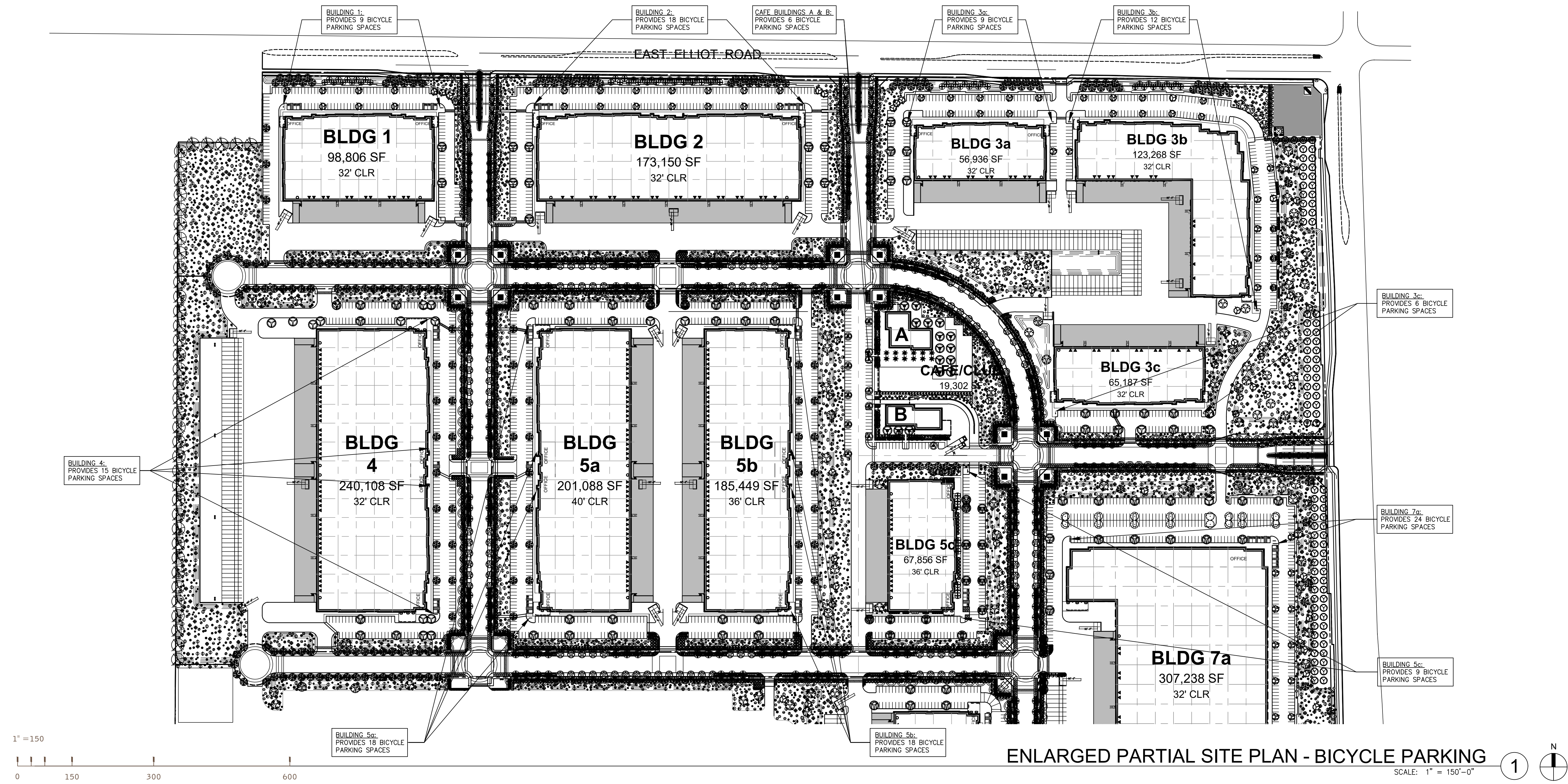
SITE	SITE					BLDG.	BUILDING					GROSS COVERAGE	NET COVERAGE	PARKING					TRAILER PARKING	DOCK-HIGH DOORS	GRADE-LEVEL DOORS		
	SITE AREA (SF)	SITE AREA (ACRE)	RETENTION (SF)	RETENTION (%)	NET SITE AREA (SF)		BUILDING AREA (SF)	GROSS F.A.R.	BUILDING USE:					PARKING REQUIRED			PARKING PROVIDED	PARKING RATIO				REQ. ACC. STALLS	
									MFG/WHSE (SF)	%	OFFICE (SF)			MFG/WHSE	OFFICE	TOTAL							
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						6	164,154		155,946	5%	8,208			617	78								173
7	1,180,555	27.10	121,222	10.3%	1,059,333	7a	307,238	0.26	291,876	5%	15,362	26.0%	29.0%	1/900 SF	1/375 SF	365	419	@1.23/900 SF	9 STALLS	34	25	2	
						7b	167,580		159,201	5%	8,379			324	41								177
8	3,481,177	79.92	434,463	12.5%	3,046,714	Future	820,995	0.24	779,945	5%	41,050	23.6%	26.9%	1/900 SF	1/375 SF	976	572	@0.63/900 SF	11 STALLS	122	84	4	
						8	266,126		252,820	5%	13,306			281	35								316
ROAD	859,954	19.74	-	0.0%	859,954	-	-	0.00	-	0%	-	0.0%	0.0%	-	-	-	-	-	-	-	-	-	-
TOTAL	11,638,613	267	1,250,629	10.7%	10,689,755	-	3,541,403	0.30	3,364,333	5%	177,070	30.4%	33.1%	3,718	513	4,231	4,124	@1.11/1000 SF	110 STALLS	504	506	42	

ENLARGED SITE PLAN

DATE	REMARKS

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BICYCLE PARKING PLAN CALCULATIONS

• PER SECTION 11-32-8(A)(1)(A) OF THE MZO, BICYCLE PARKING IS REQUIRED FOR MULTI-UNIT RESIDENTIAL BUILDINGS AND NONRESIDENTIAL DEVELOPMENT. BUILDINGS AND USES SUBJECT TO BICYCLE PARKING REQUIREMENTS MUST PROVIDE AT LEAST 3 BICYCLE PARKING SPACES OR AT LEAST 1 BICYCLE SPACE PER 10 ON-SITE VEHICLE PARKING SPACES ACTUALLY PROVIDED, WHICHEVER IS GREATER. AFTER THE FIRST 50 BICYCLE PARKING SPACES ARE PROVIDED, THE REQUIRED NUMBER OF ADDITIONAL BICYCLE PARKING SPACES IS 1 SPACE PER 20 VEHICLE PARKING SPACES.

• THE PARKING HAS BEEN PRORATED PER PARKING STALLS PER BUILDING.
PARKING STALLS RATIO = # OF BUILDING PARKING STALLS DIVIDED BY # OF TOTAL SITE PARKING STALLS.

TOTAL COMBINED BICYCLE PARKING SPACES PROVIDED:
2919 TOTAL SITE VEHICLE PARKING—
500 (FIRST 50 BICYCLE SPACES)= 2419/20 = 121+50=171
REQUIRED: = 171 BICYCLE PARKING SPACES
PROVIDED: = 180

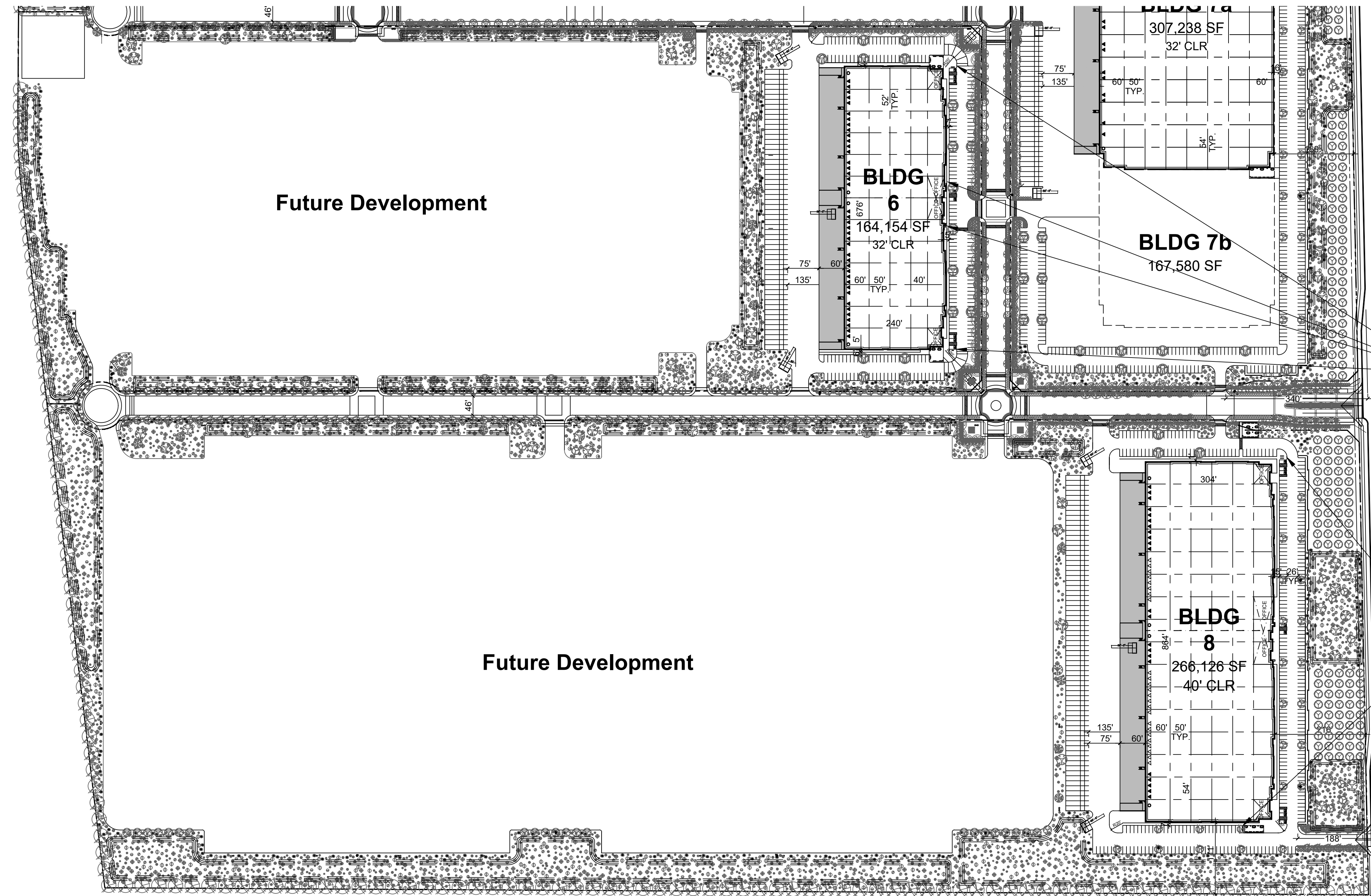
BUILDING 1: (PARKING RATIO = X%)	BUILDING 4:
REQUIRED: 161 / 2919 = .0551 x 171 = 9.43	REQUIRED: 253 / 2919 = .0866 x 171 = 14.82
PROVIDED: 9	PROVIDED: 15
BUILDING 2:	BUILDING 5A:
REQUIRED: 281 / 2919 = .0962 x 171 = 16.46	REQUIRED: 287 / 2919 = .0983 x 171 = 16.81
PROVIDED: 18	PROVIDED: 18
BUILDING 3A:	BUILDING 5B:
REQUIRED: 130 / 2919 = .0445 x 171 = 7.62	REQUIRED: 276 / 2919 = .0945 x 171 = 16.17
PROVIDED: 9	PROVIDED: 18
BUILDING 3B:	BUILDING 5C:
REQUIRED: 191 / 2919 = .0654 x 171 = 11.19	REQUIRED: 159 / 2919 = .0544 x 171 = 9.31
PROVIDED: 12	PROVIDED: 9
BUILDING 3C:	CAFE CLUB BUILDING A & B:
REQUIRED: 72 / 2919 = .0246 x 171 = 4.22	REQUIRED: 86 / 2919 = .0294 x 171 = 5.04
PROVIDED: 6	PROVIDED: 6

ENLARGED BICYCLE PARKING PLAN

DATE	REMARKS

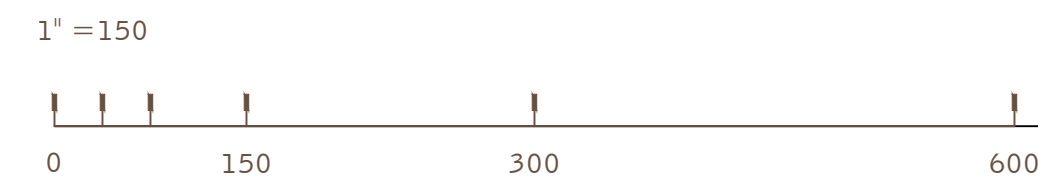
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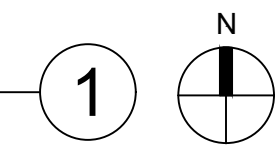


BUILDING 6:
PROVIDES 15 BICYCLE
PARKING SPACES

BUILDING 8:
PROVIDES 21 BICYCLE
PARKING SPACES



ENLARGED PARTIAL SITE PLAN - BICYCLE PARKING
SCALE: 1" = 150'-0"



BICYCLE PARKING CALCULATIONS

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BUILDING 6:	REQUIRED: 265 / 2919 = .0907 x 171 = 15.52	BUILDING 8:	REQUIRED: 339 / 2919 = .1161 x 171 = 19.86
PROVIDED: 15		PROVIDED: 21	

BUILDING 7A:	REQUIRED: 419 / 2919 = .1435 x 171 = 24.55	TOTAL COMBINED BICYCLE PARKING SPACES:	REQUIRED: TOTAL = 171 SPACES
PROVIDED: 24		PROVIDED: TOTAL = 180 SPACES	

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