

OWNER/DEVELOPER
DSV REAL ESTATE PHOENIX LLC.
200 S WOOD AVE, 08830
ISELIN, NJ 08830
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ENGINEER
HILGARTWILSON
2141 E HIGHLAND AVE SUITE #250
PHOENIX, AZ 85016
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ARCHITECT
SCALAPLUS
53 W JACKSON BLVD, SUITE #1462
CHICAGO, IL 60604
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CONTACT: JOHN MANAVES

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1 SP-1 SITE PLAN - COVER SHEET
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3 SP-3 SITE PLAN

SITE DATA

CURRENT ZONING: LI-PAD (ZON22-00268)
PROPOSED ZONING: LI-PAD
APN: 313-25-879
GROSS SITE AREA = 3,789,719 SF, 86.99 ACRES
NET SITE AREA = 3,621,095 SF, 83.12 ACRES
MAIN OFFICE: (2-STORY) - 15,000 SF X 2 = 30,000 SF
WAREHOUSE: 1,662,315 SF
4 SATELLITE OFFICES: 2,580 SF X 4 = 10,320 SF
TOTAL BUILDING AREA: 1,702,635 SF
MAX BUILDING HEIGHT ALLOWED: 60'
PROPOSED BUILDING HEIGHT: 60'
BUILDING COVERAGE: (1,687,635 SF / 3,789,719 SF) = 44.53%
OPEN SPACE REQUIRED (1%): 16,876 SF
PARKING SPACES REQUIRED:
INDUSTRIAL (1/1500): 1,108
OFFICE (1/375): 80
PARKING PROVIDED: (PER LOKAHI GROUP 2023 PARKING ANALYSIS)
420 EMPLOYEE/VISITOR
HANDICAP PARKING PROVIDED: 8
BICYCLE PARKING PROVIDED:
20 LONG TERM
10 SHORT TERM

SITE PLAN

DSV LEGACY BUSINESS PARK

9560 E. PECOS ROAD
MESA, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

BENCHMARK

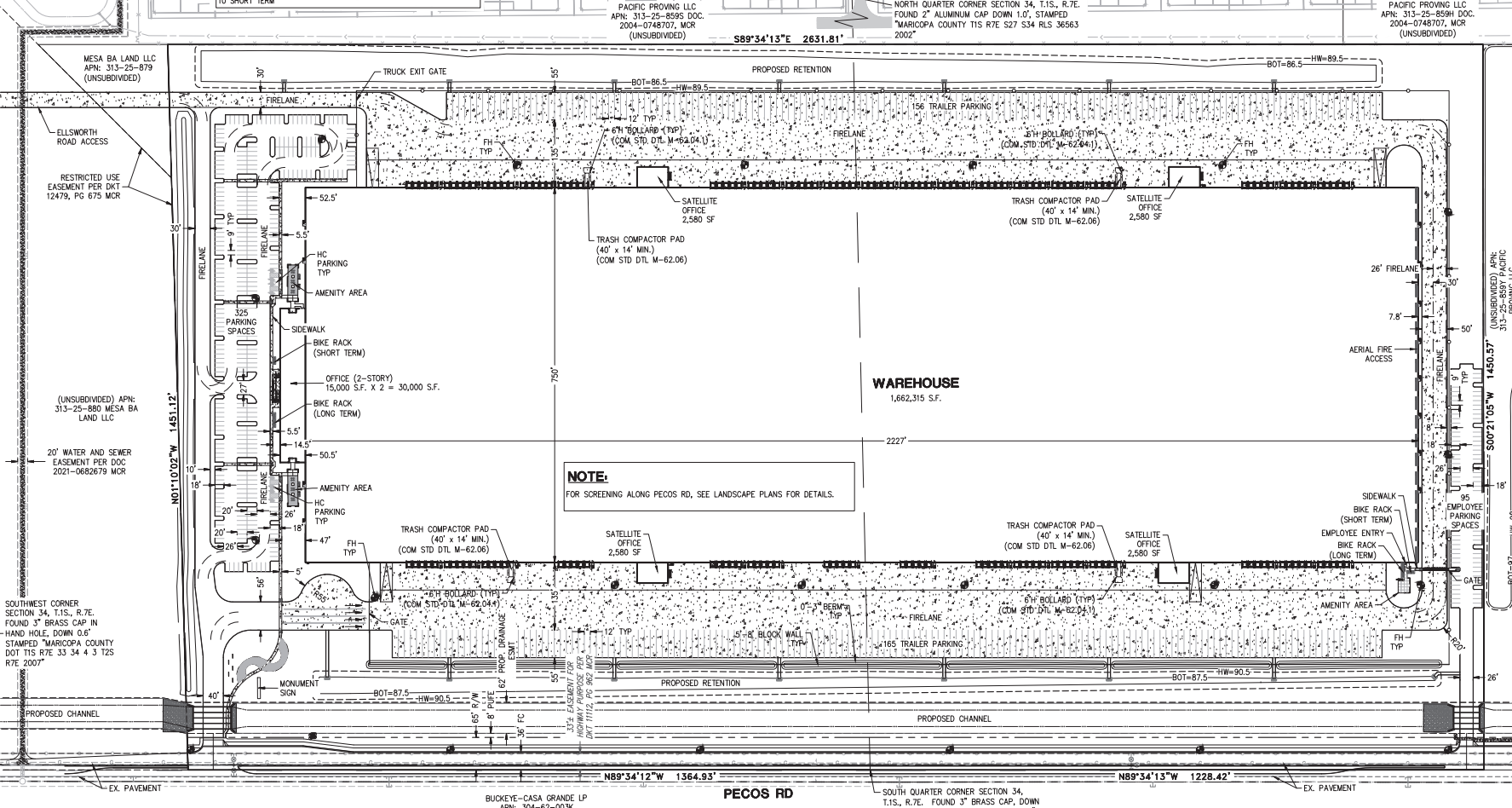
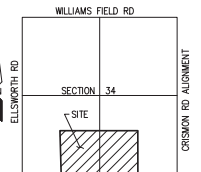
BENCHMARK IS A FOUND CONCRETE NAIL W/ TAG, STAMPED "COM BM", LOCATED AT THE NORTHEAST CORNER OF SIGNAL BUTTE ROAD & WARNER ROAD, ELEVATION: 1453.68' DATUM: NAVD88

BASIS OF BEARING

BASIS OF BEARING IS S00°41'42"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGEND

- UTILITY POLE
- GUY ANCHOR
- ELECTRIC PULL BOX
- ELECTRIC CABINET
- LIGHT POLE
- TRAFFIC SIGNAL WITH ARM
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL PULL BOX
- WATER METER
- GAS MARKER
- SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- WATER BACK FLOW PREVENTER
- FIRE HYDRANT
- MANHOLE (UNKNOWN TYPE)
- TELEPHONE PEDESTAL
- FIBER OPTICS PULL BOX
- GRATE
- STORM DRAIN MANHOLE
- AIR RELEASE VALVE
- WATER VALVE
- GAS VALVE
- FACE OF CURB
- RIGHT OF WAY
- FIRE HYDRANT
- EASEMENT
- PUBLIC UTILITY FACILITY EASEMENT
- CHAIN LINK FENCE
- BARB WIRE FENCE
- BOUNDARY LINE
- EASEMENT LINE
- SECTION LINE
- FIRE TRUCK TURNING RADIUS



HILGARTWILSON
REGISTERED PROFESSIONAL ENGINEER
47372
CASEY R.
WHITEMAN
9/27/23
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PHOENIX, AZ 85016
www.hilgartwilson.com



DSV LEGACY BUSINESS PARK
9560 E. PECOS ROAD
MESA, ARIZONA

FINAL SITE PLAN COVER SHEET

HILGARTWILSON

PROJ NO.: 2063.10
DATE: SEP 2023
SCALE: 1" = 100'
DRAWN: CM
DESIGNED: DB
APPROVED: CM

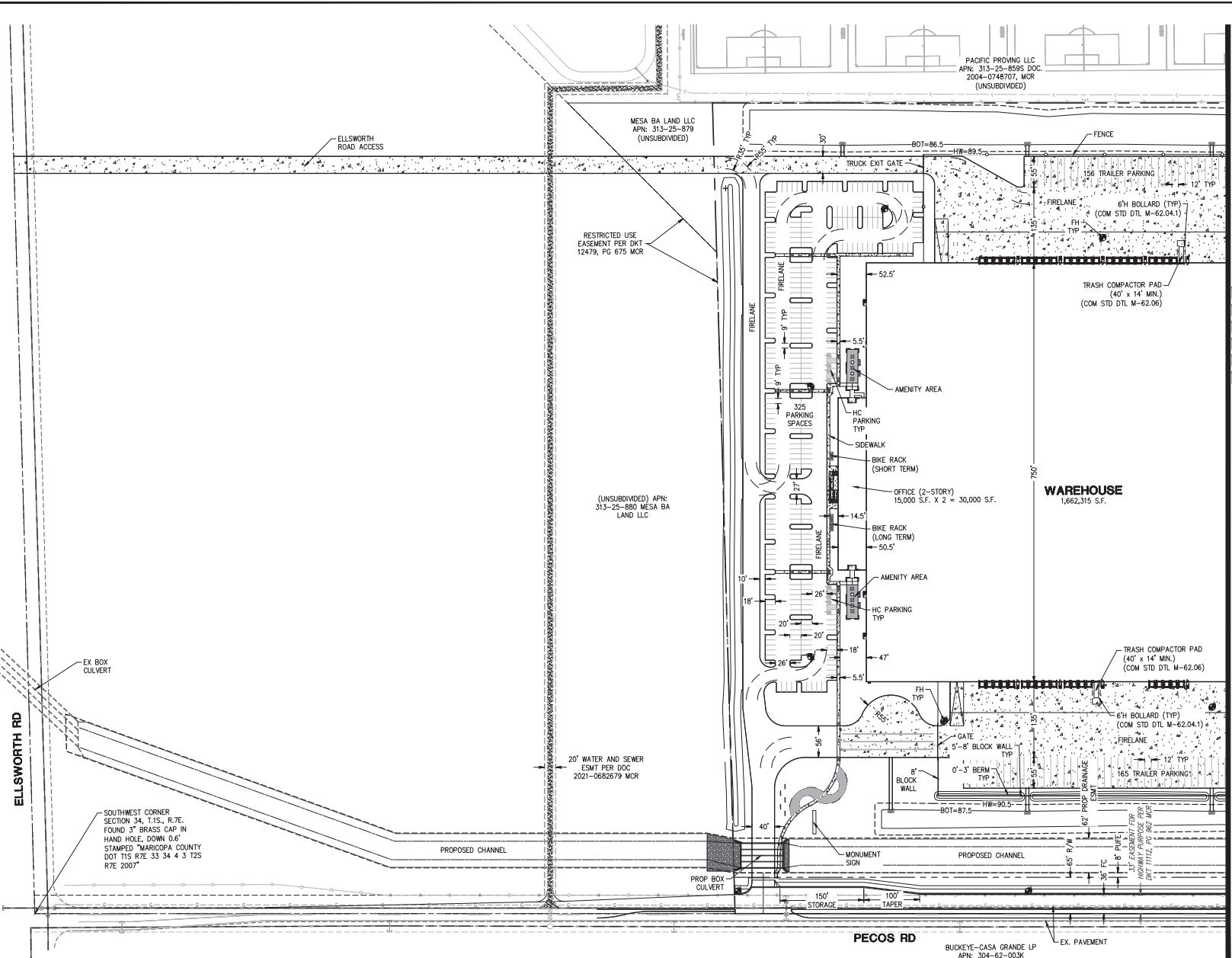
DWG. NO. **SP-1**

SHT. 1 OF 3

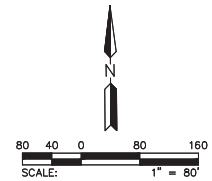
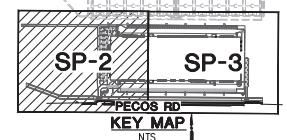
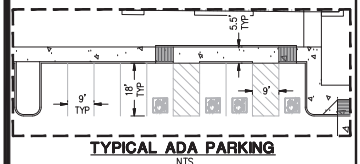
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ELLSWORTH RD



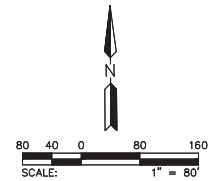
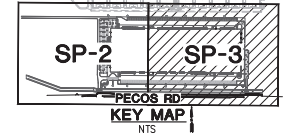
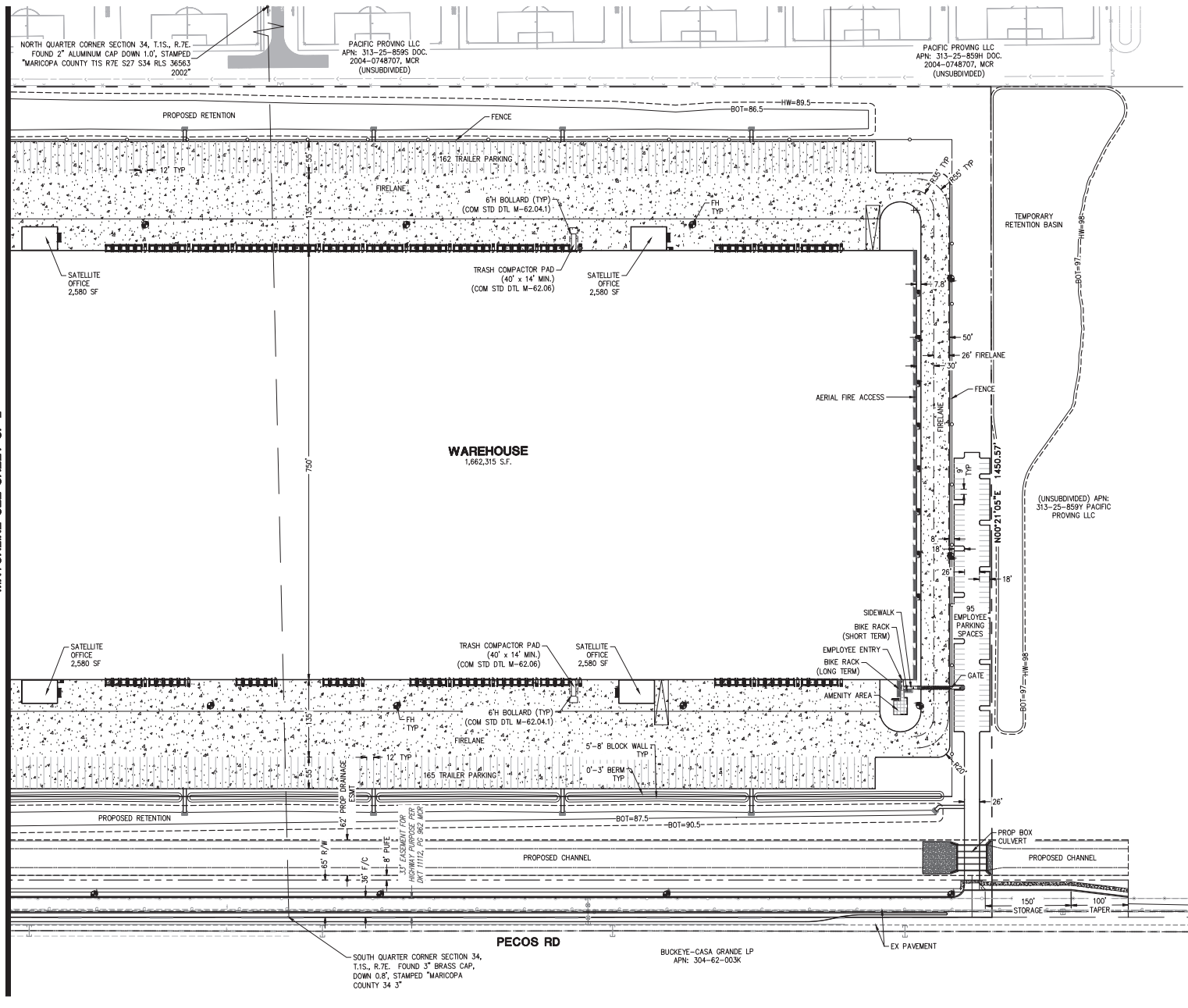
MATCHLINE SEE SHEET SP-3



| | |
|-------------------------------------|--------------|
| DSV LEGACY BUSINESS PARK | |
| 9560 E. PECOS ROAD MESA, ARIZONA | |
| SITE PLAN | |
| PROJ. NO. | 2063.10 |
| DATE | SEP 2023 |
| SCALE: | 1" = 80' |
| DESIGNED: DB | DRAWN: CM |
| REV. | APPROVED: CW |
| | DWG. NO. |
| | SP-2 |
| | SHT. 2 OF 3 |

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MATCHLINE SEE SHEET SP-2



DSV LEGACY BUSINESS PARK
 9560 E. PECOS ROAD
 MESA, ARIZONA
SITE PLAN

| | | | | | |
|-----------|----------|--------|----|-----------|-------------|
| PROJ. NO. | 2063.10 | | | | |
| DATE: | SEP 2023 | | | | |
| SCALE: | 1" = 80' | | | | |
| DESIGNED: | DB | DRAWN: | CM | APPROVED: | CW |
| REV. | | | | | DWG. NO. |
| | | | | | SP-3 |
| | | | | | SHT. 3 OF 3 |