

01 ARCHITECTURAL SITE PLAN

SCALE: 1" = 80'-0"



SITE INFORMATION

ASSESSOR'S PARCEL NUMBER (APN): 314-10-777

SITE ZONING:
 EXISTING: PC
 PROPOSED: PC

ZONING OVERLAY / AIRPORT OVERFLIGHT AREA:
 AO-3: PHOENIX-MESA GATEWAY AIRPORT

EXISTING ADJACENT PARCEL ZONING:
 NORTH: 314-01-009A (AG), 314-01-009B (AG)
 EAST: 304-33-0055 (PC), 314-10-776 (PC)
 SOUTH: 313-28-798 (PC)
 WEST: 304-34-9793 (PC), 313-28-796 (PC)

GROSS SITE AREA: 1,870,458 SF / 42.94 ACRES
NET SITE ACREAGE: 1,863,458 SF / 42.79 ACRES

LOT COVERAGE: 24.9% (465,541 SF / 1,870,458 SF)
BUILDING HEIGHT ALLOWABLE: 50'-0" WITH SUPPLEMENTAL USE PERMIT
BUILDING HEIGHT PROVIDED: 41'-0"

BUILDING AREAS:
 BUILDING A: 229,304 SF WAREHOUSE & OFFICE
 BUILDING B: 229,304 SF WAREHOUSE & OFFICE (SEPARATE PERMIT)
 BUILDING C: 633 SF OFFICE (SEPARATE PERMIT)
 TOTAL BUILDING AREA = 465,541

REQUIRED SETBACKS (TRUE ORIENTATION):
 NORTH: 15'
 EAST: 6'
 SOUTH: 4'
 WEST: 6'

PROPOSED OCCUPANCIES: S1, B, A-3
 CONSTRUCTION TYPE: I-A (SPRINKLERED)

SHEET KEYNOTE LEGEND

KEY	KEYNOTE TEXT
001	PROPERTY LINE
002	7' HIGH WIRE MESH FENCE
003	8' HIGH MASONRY WALL
004	RIGHT-OF-WAY LINE
005	SITE MAIN ENTRANCE
006	FUEL CHARGING STATION
007	TYPICAL ACCESSIBLE VAN PARKING STALLS
009	FIRE LANE
011	REFUSE AND RECYCLE CONTAINERS AND SAFETY POSTS
012	TRUCK LOADING DOCK
013	MECHANICAL SCREEN WALL
014	STORMWATER RETENTION BASIN
017	MECHANICAL UNITS ON ROOF
018	EXHAUST ON ROOF
019	MONUMENT SIGN
020	EASEMENT
021	OUTDOOR PLATFORM WITH CHILLER EQUIPMENT
024	80x80' INTERSECTION SIGHT VISIBILITY TRIANGLE
025	TEMPORARY MOBILE GAS PLANT
026	PERMANENT SUBSTATION
027	SECURITY BUILDING
031	MOTORIZED SLIDING GATE
032	DROP ARM GATE
033	7' HIGH MASONRY DUMPSTER ENCLOSURE AND SAFETY POSTS
035	ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING FOR PEDESTRIAN ACCESS
040	ENTRANCE PLAZA
041	PARKING SHADE CANOPY
042	OUTDOOR AMENITY SPACES WITH SITE FURNISHINGS
043	4' HIGH CHAIN LINK FENCE
044	50' CLEARANCE ZONE (REFUSE AND RECYCLE TRUCK MANEUVERING AREA)
046	FOUNDATION AREA
047	BICYCLE PARKING

GENERAL NOTES - SITE PLAN

- REFER TO CIVIL FOR PERIMETER FENCE, SECONDARY FENCE, AND ENTRY GATE LAYOUT & DETAILS.
- REFER TO ARCHITECTURAL FOR GENERATOR YARD FENCING
- CHANGES INVOLVING SITE ACCESS MUST BE REVIEWED AND APPROVED BY AWS SECURITY.
- ACCESSIBLE PATH OF TRAVEL MAY NOT EXCEED 3% SLOPE AND 2% CROSS SLOPE. ACCESSIBLE LOADING AREAS MAY NOT EXCEED 2% SLOPE AND 2% CROSS SLOPE.

FOUNDATION BASE AREA CALCULATIONS

BUILDING	AREA REQUIRED	AREA PROVIDED	AVERAGE DEPTH
BUILDING A (1000 LF)	15,000 SF	20,800 SF	20.8 LF
BUILDING B (1000 LF)	15,000 SF	20,800 SF	20.8 LF
BUILDING C (130 LF)	1,860 SF	4,700 SF	36.1 LF

COMMON AREA CALCULATIONS

AREA	ACTIVE HARDSCAPE (SF)	LANDSCAPE AREA (SF)	TOTAL SF (#600 SF REQUIRED)
SEATING	2,060 SF	3,500 SF	5,560 SF
ENTRY	530 SF	430 SF	960 SF
TOTAL	2,590 SF	3,930 SF	6,510 SF

PARKING CALCULATIONS

PARKING REQUIRED PER BUILDING
 OFFICE USE (B1-A3): 1 STALL PER 375 SF
 7,469 + 2,525 SF = 8,324 (975 SF = 25 SPACES PER BUILDING)

WAREHOUSE USE (S-1): 1 STALL PER 800 SF
 94,860 SF / 800 SF = 106 SPACES PER BUILDING
 TOTAL REQUIRED = 26 + 106 = 132 SPACES PER BUILDING (PER MZO 11-32-3)

ENTIRE SITE TOTAL: 132 SPACES x 2 BUILDINGS = 264 SPACES

PARKING PROVIDED:
 TOTAL PROVIDED = 162 SPACES
 (APPLICATION FOR PARKING REDUCTION SUP TO BE SUBMITTED)

BICYCLE PARKING REQUIRED:
 NONRESIDENTIAL: 1 BICYCLE SPACE / 10 VEHICLES
 152 VEHICLES / 10 = 15.2 = 16 BICYCLE SPACES (PER MZO 11-32-8A)

BICYCLE PARKING PROVIDED:
 TOTAL PROVIDED = 16 BICYCLE SPACES

PARKING TOTALS

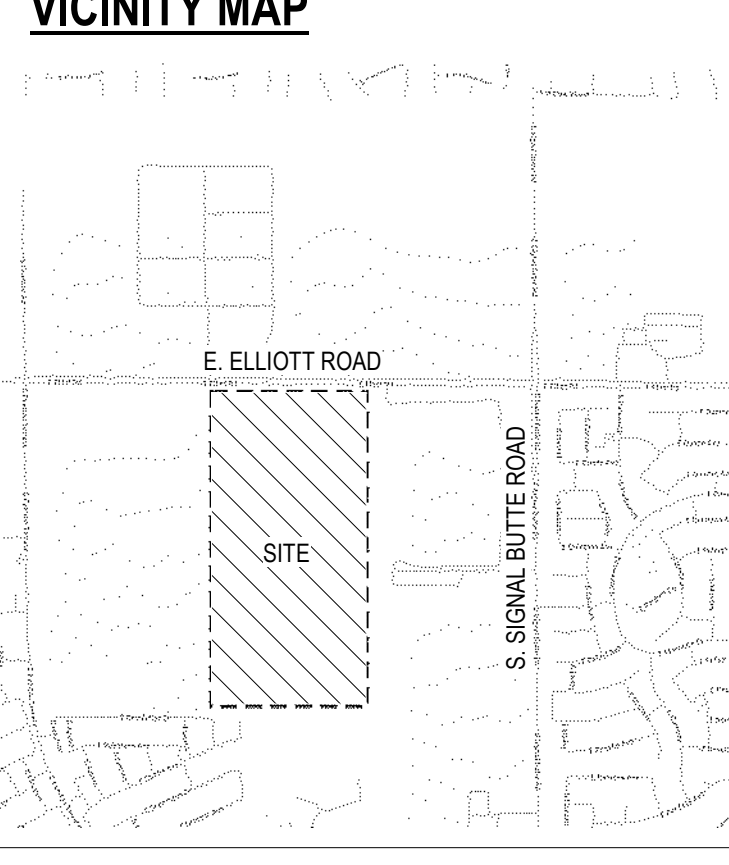
PARKING STALL TYPE	COUNT
ACCESSIBLE VAN PARKING STALL	5
EV PARKING STALL	8
PARKING STALL	139
TOTAL PARKING STALLS PROVIDED:	152

NOTE: LOADING DOCK AREA INCLUDES 2 LOADING DOCK SPACES

SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- RIGHT-OF-WAY LINE
- CMU SCREEN
- WIRE MESH SCREEN
- CHAIN LINK FENCE
- EASEMENT
- REFUSE ACCESS
- PEDESTRIAN PATH
- FOUNDATION BASE
- LIGHT POLE
- PARKING SHADE CANOPY OUTLINE

VICINITY MAP



CONFIDENTIAL

PROJECT ADDRESS
 10437 E ELLIOTT ROAD
 MESA, ARIZONA 85212

PROJECT DELIVERY PACKAGE
SITE PLAN REVIEW

SEAL/SIGNATURE

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ISSUE DATE: 06MAY2024 PROJECT NO: 78.3116.000

DESIGNED: GENSLER ARCHITECT: PATRICK MAGNESS

REV.	DATE	DESCRIPTION
0	11DEC2023	SITE PLAN REVIEW - RESPONSE TO CITY COMMENTS
1	13FEB2024	SITE PLAN REVIEW - RESPONSE TO CITY COMMENTS
2	29MAR2024	SITE PLAN REVIEW - RESPONSE TO CITY COMMENTS
3	09MAY2024	SITE PLAN REVIEW - RESPONSE TO CITY COMMENTS

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STRUCTURAL ENGINEER:
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 MATTHEW WEST
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 DENVER, CO 80207

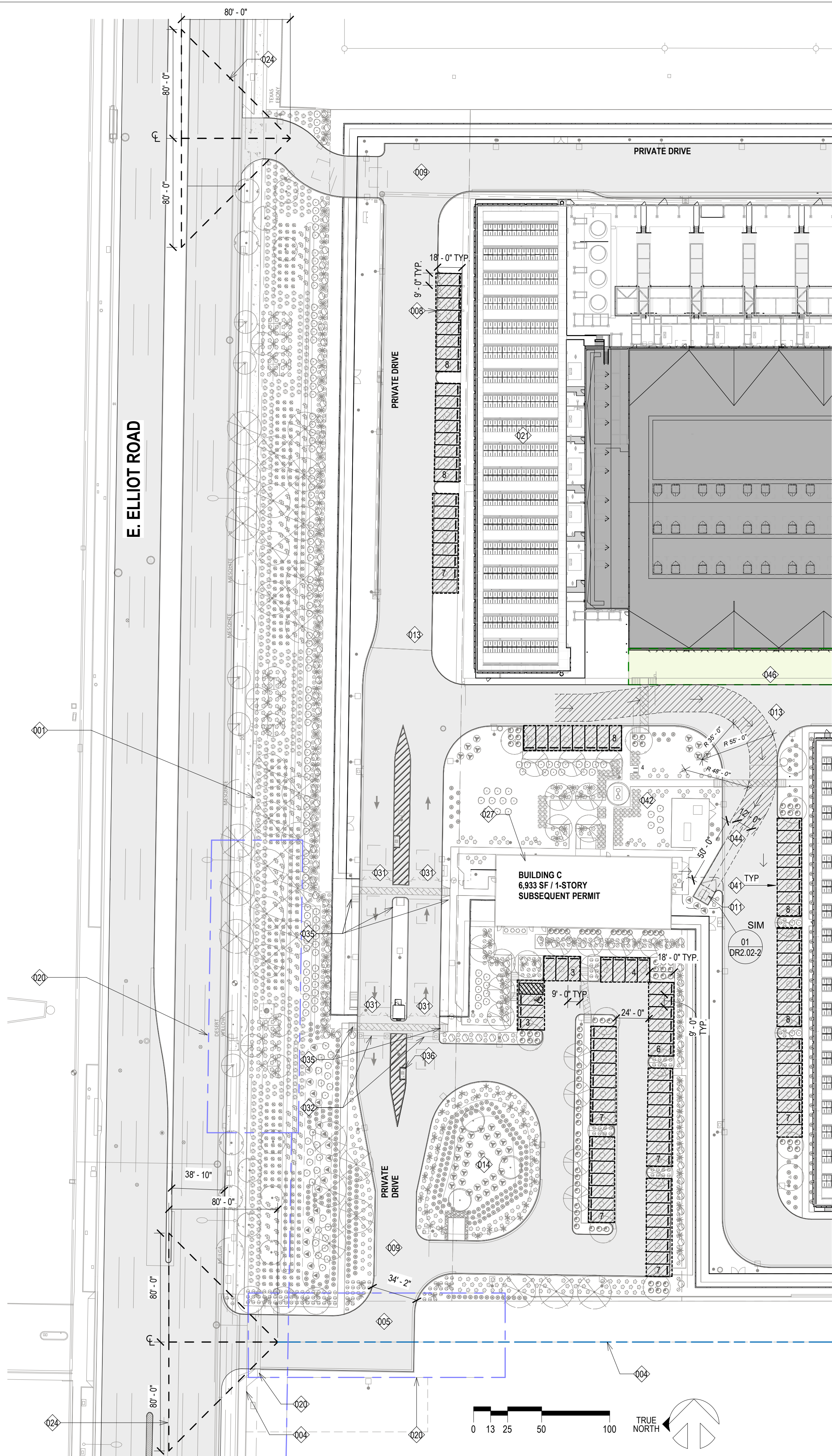
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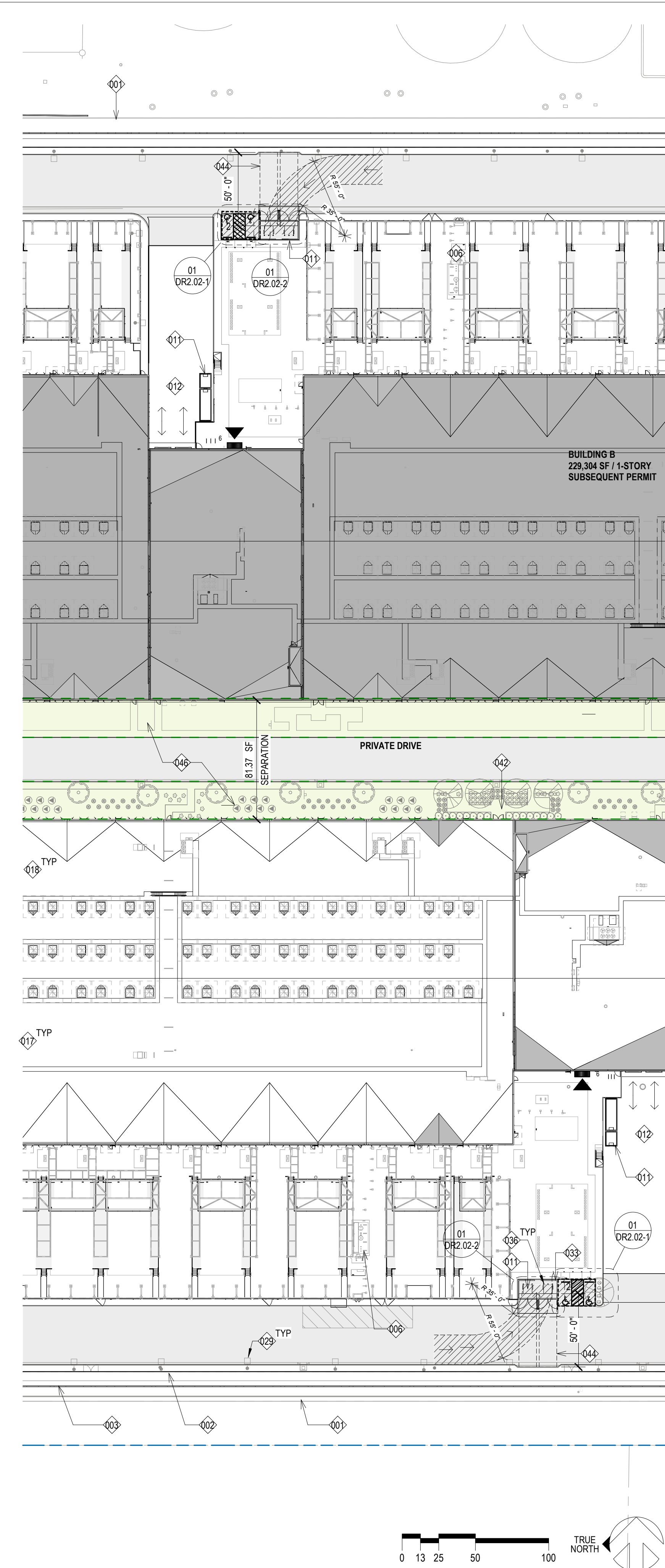
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ARCH E1	As indicated		3



02 ARCHITECTURAL SITE PLAN - ENLARGED ENTRY
SCALE: 1" = 50'-0"



01 ARCHITECTURAL SITE PLAN - ENLARGED OUTDOOR SEATING
SCALE: 1" = 50'-0"

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024	80'x80' INTERSECTION SIGHT VISIBILITY TRIANGLE
027	SECURITY BUILDING
029	LIGHTING (REFER TO ELECTRICAL)
031	MOTORIZED SLIDING GATE
032	DROP ARM GATE
033	17' HIGH MASONRY DUMPSTER ENCLOSURE AND SAFETY POSTS
035	ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING FOR PEDESTRIAN ACCESS
041	PARKING SHADE CANOPY
042	OUTDOOR AMENITY SPACES WITH SITE FURNISHINGS
044	50' CLEARANCE ZONE (REFUSE AND RECYCLE TRUCK MANUEVERING AREA)
046	FOUNDATION AREA

PARKING CALCULATIONS

PARKING REQUIRED, PER BUILDING
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7,499 ÷ 2,025 SF = 3.70 STALLS PER BUILDING
WAREHOUSE USE (S-1): 1 STALL PER 900 SF
94,980 SF ÷ 900 SF = 106 SPACES PER BUILDING
TOTAL REQUIRED = 26 + 106 = 132 SPACES PER BUILDING
(PER MZO 11-32-3)

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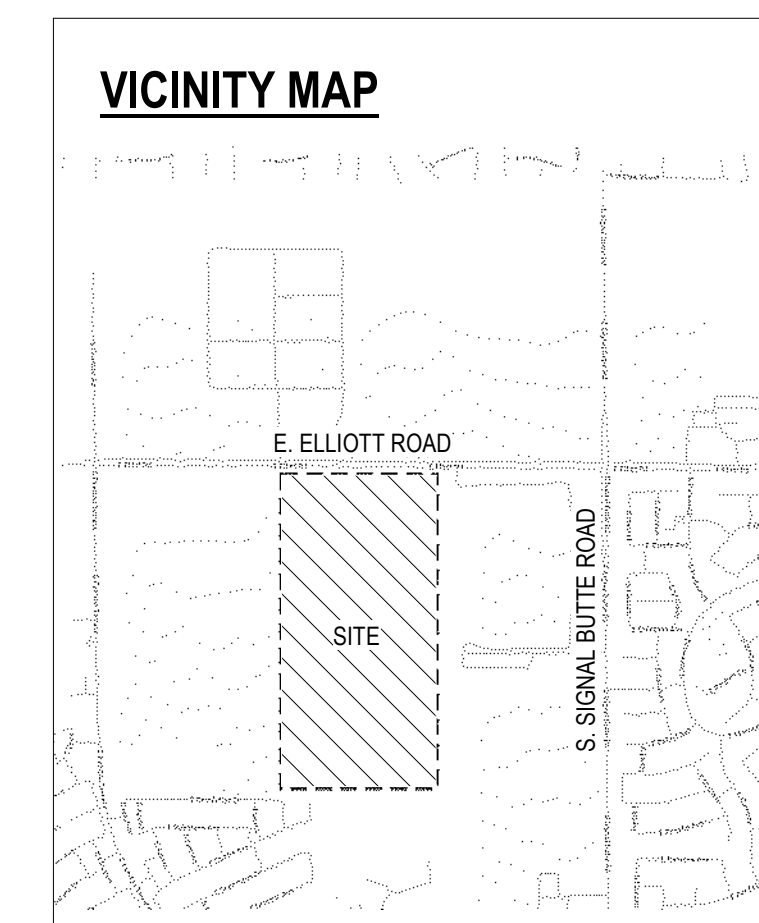
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COMMON AREA CALCULATIONS

AREA	ACTIVE HARDSCAPE (SF)	LANDSCAPE AREA (SF)	TOTAL SF (4600 SF REQUIRED)
SEATING	2,093 SF	3,500 SF	5,593 SF
ENTRY	530 SF	420 SF	950 SF
TOTAL	2,390 SF	3,920 SF	6,310 SF

SITE PLAN LEGEND	
	PROPERTY LINE
	BUILDING SETBACK
	RIGHT-OF-WAY LINE
	CMU SCREEN
	WIRE MESH SCREEN
	CHAIN LINK FENCE
	EASEMENT
	REFUSE ACCESS
	PEDESTRIAN PATH
	FOUNDATION BASE
	LIGHT POLE
	PARKING SHADE CANOPY OUTLINE



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PROJECT: DATA CENTER - 10437 E ELLIOT ROAD

TITLE: SITE PLAN - ENLARGED

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