

AG ZONING

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S 80TH ST

OPEN SPACE

OPEN SPACE REQ. (1:300 S.F.)			OPEN SPACE PROVIDED		
BUILDING 1	92,847 S.F.	/ 300 = 309 S.F.	BUILDING 1	2,297 S.F.	OK
BUILDING 2	108,447 S.F.	/ 300 = 361 S.F.	BUILDING 2	2,297 S.F.	OK
BUILDING 3	124,047 S.F.	/ 300 = 413 S.F.	BUILDING 3	2,297 S.F.	OK
BUILDING 4	289,203 S.F.	/ 300 = 964 S.F.	BUILDING 4	3,541 S.F.	OK

SITE LEGEND

- ▲ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- ▨ FIRE LANE HATCH (20' WIDE, TYP.)

SITE PLAN

SCALE: 1"=100'-0"

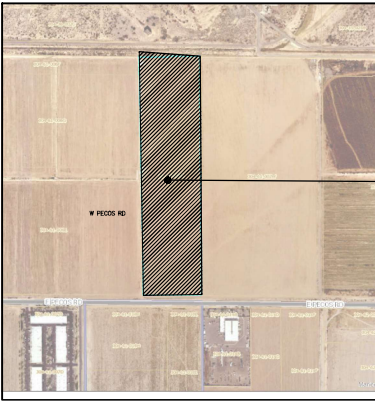
PROPERTY DATA

ADDRESS:	(EAST PECOS RD. & N. 80TH ST. MESA, AZ 85212)		
APN:	304-51-001E		
GROSS SITE AREA	1,895,494 SF	(38.29 ACRES)	
NET SITE AREA:	1,538,997 SF	(35.33 ACRES)	
ZONING:	AG		
MAX HEIGHT:	40'		
CONSTRUCTION:	V-B UNLIMITED AREA		
BUILDING AREA:		BUILDING HEIGHTS:	
BUILDING 1	92,847 SF	BUILDING 1	38'
BUILDING 2	108,447 SF	BUILDING 2	38'
BUILDING 3	124,047 SF	BUILDING 3	38'
BUILDING 4	289,203 SF	BUILDING 4	46'
TOTAL FOOTPRINT:	614,544 SF		
LOT COVERAGE:			
PROPOSED:	GROSS: 36% NET 40%		
IMPERVIOUS SURFACE LOT COVERAGE:	80%		
PARKING TOTALS:			
REQUIRED:			
WAREHOUSE (1:900) @ 95% (580,921)	646 SPACES		
OFFICE (1:375) @ 5% (30,575)	82 SPACES		
TOTAL	728 SPACES		
PROVIDED:			
TOTAL VEHICLE:	827 SPACES		
TRAILER:	63 STALLS		
ACCESSIBLE PARKING REQUIRED:			
	25 SPACES		
ACCESSIBLE PARKING PROVIDED:			
	26 SPACES		
BIKE PARKING REQUIRED:			
	(500/10 + 327/20 = 67 SPACES)		
BIKE PARKING PROVIDED:			
	68 SPACES (1 RACK EQUALS 2 BIKES)		

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE CONSTRUCTION OF FOUR COLD, DARK SHELL INDUSTRIAL WAREHOUSE BUILDINGS, INCLUDING NECESSARY STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SCOPE, AND ASSOCIATED SITE IMPROVEMENTS, INCLUDING GRADING, DRAINAGE, UTILITIES, AND OFFSETS AS REQUIRED.

VICINITY MAP



SITE PLAN KEYNOTES

- PROPERTY LINE, (---)
- BIKE RACKS ON CONC. SLAB. EA. RACK HOLDS UP TO 2 BIKES (TYP.)
- ADA SIDEWALK ACCESS RAMP (TYP.)
- ADA PARKING STALL W/ CROSS-HATCH LOADING ZONE (TYP.) SEE DETAIL 1/A1.4 FOR MORE INFO.
- 6'-0" HIGH CMU TRASH ENCLOSURE PER CITY OF MESA DETAIL STANDARDS. SEE DETAILS 15 & 16 /A1.4 FOR MORE INFORMATION AND REFER AND COMPLY WITH CITY OF MESA M-62.01 - M62.04.2
- NEW 6" CURB, REFER TO CIVIL DRAWINGS FOR MORE INFO. (TYP.)
- FIRE LANE, (20' WIDE; 35' INSIDE RADIUS, 55' OUTSIDE RADIUS, TYP.)
- RETENTION BASIN, REFER TO CIVIL DRAWINGS FOR MORE INFO.
- 9'-0" x 18'-0" TYPICAL PARKING STALL
- 5'-0" WIDE SIDEWALK
- NOT USED
- 8' CMU SCREEN WALL, SEE SITE DETAIL 7/A1.4 FOR MORE INFO.
- LANDSCAPE AREA (TYP.)
- PROPOSED FUTURE MONUMENT SIGN LOCATION
- DOCK-HIGH STEEL STAIRS & PLATFORM (TYP.)
- PAVED TRUCK COURT
- EDGE OF CONCRETE TRUCK APRON
- TRUCK YARD SERVICE RAMP (TYP.). SEE DETAIL 1/A1.6 FOR MORE INFO.
- FIRE HYDRANT. REFERENCE CIVIL DRAWINGS FOR MORE INFO. (TYP.)
- NOT USED
- EXTERIOR GRADE S.E.S. ON CONC. PAD.
- ELECTRICAL TRANSFORMER ON CONC. PAD.
- FIRE RISER LOCATION
- F.D.C. LOCATION
- PATH OF TRAVEL TO R.O.W.
- NOT USED
- STAGGERED & OFFSET 3'-4" HIGH CMU PARKING SCREEN WALL (TYP.) SEE DETAIL 4/A1.4 AND 3/A1.6 FOR MORE INFO.
- PROPOSED AREA OF PUBLIC AMENITIES BY FUTURE TENANT. (TYP.), SEE OPEN SPACE AREA PLAN A1.7 FOR MORE INFO
- NOT USED
- NEW DRIVEWAY ENTRY PER CITY OF MESA STANDARDS (TYP.)
- TRUCK COURT TRAILER PARKING STALLS (TYP.)
- CARPORT BY OTHERS, SHOWN SHADED.
- 40-YD ROLL-OFF DUMPSTER PER COM M-62 STANDARDS. PROVIDE EMPTY CONDUIT THROUGH WALL FOR FUTURE TRASH COMPACTOR CONNECTION.
- 2'-6" CMU RETAINING WALL, SEE SK-07.

PECOS GATEWAY
INDUSTRIAL
NEC E. PECOS RD. & S. 80TH ST.
MESA, ARIZONA

SITE PLAN

DATE	REMARKS
1 05/06/2022	PREAPPLICATION SUBMITTAL

PA / PM:	B. HENRY
DRAWN BY:	
JOB NO.:	PHX21-0149-00

SHEET
A1.1

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