

PHASE 1 INCLUDES WARNER RD.
HALF STREET IMPROVEMENTS

WARNER ROAD (FUTURE)

PHASE 1 INCLUDES WARNER RD.
HALF STREET IMPROVEMENTS

SOSSAMAN ROAD

1" = 100'

0 50 100 200 500

SITE PHASING PLAN

SCALE: 1"=100'-0"

THE HUB AT 202

S. SOSSAMAN ROAD
MESA, ARIZONA

PHASING PLAN

DATE

REMARKS

PA / PM:

B. SANDSTROM

DRAWN BY:

A.S.

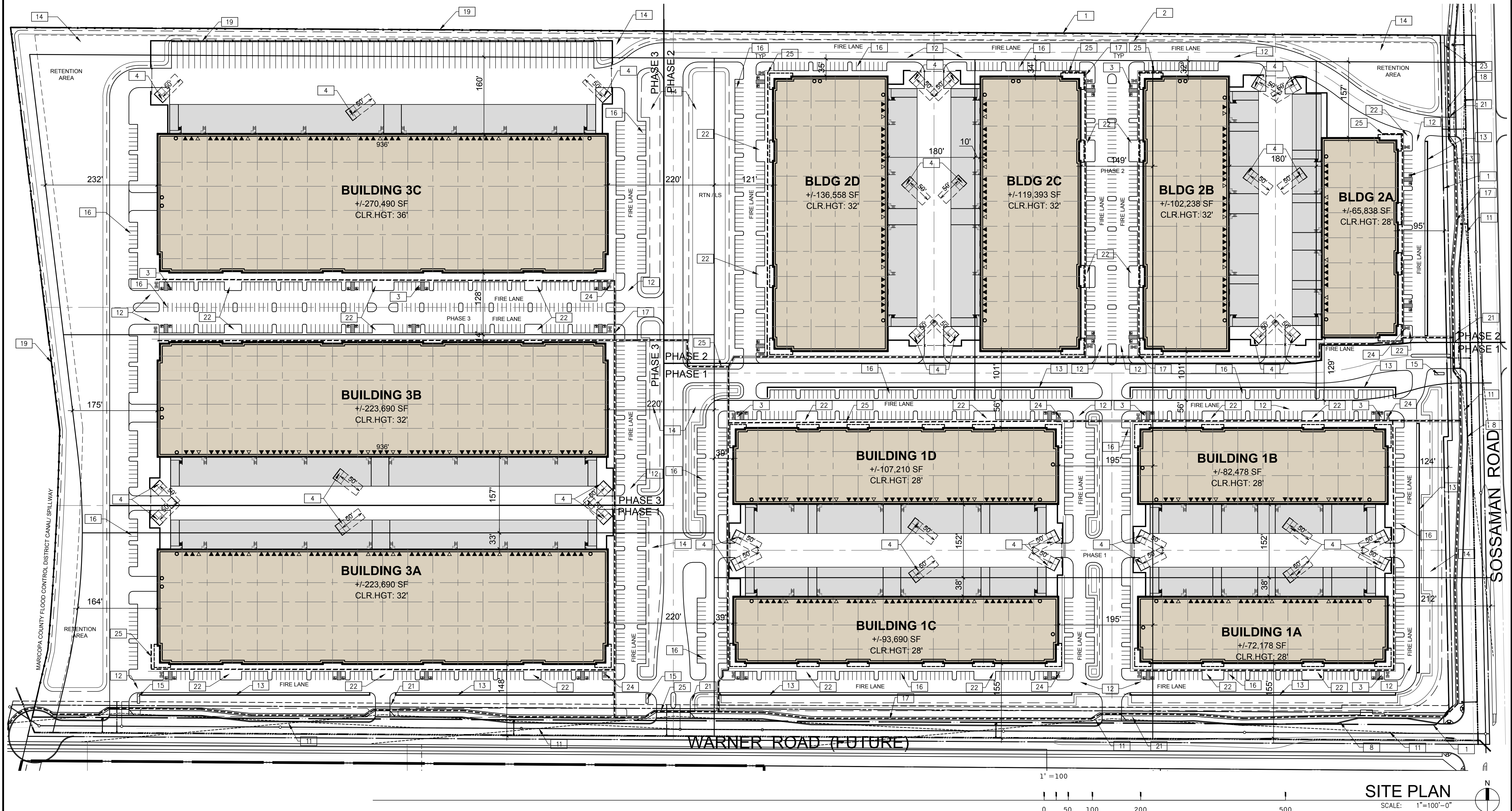
JOB NO.:

PHX21-0063

SHEET

A1.1b

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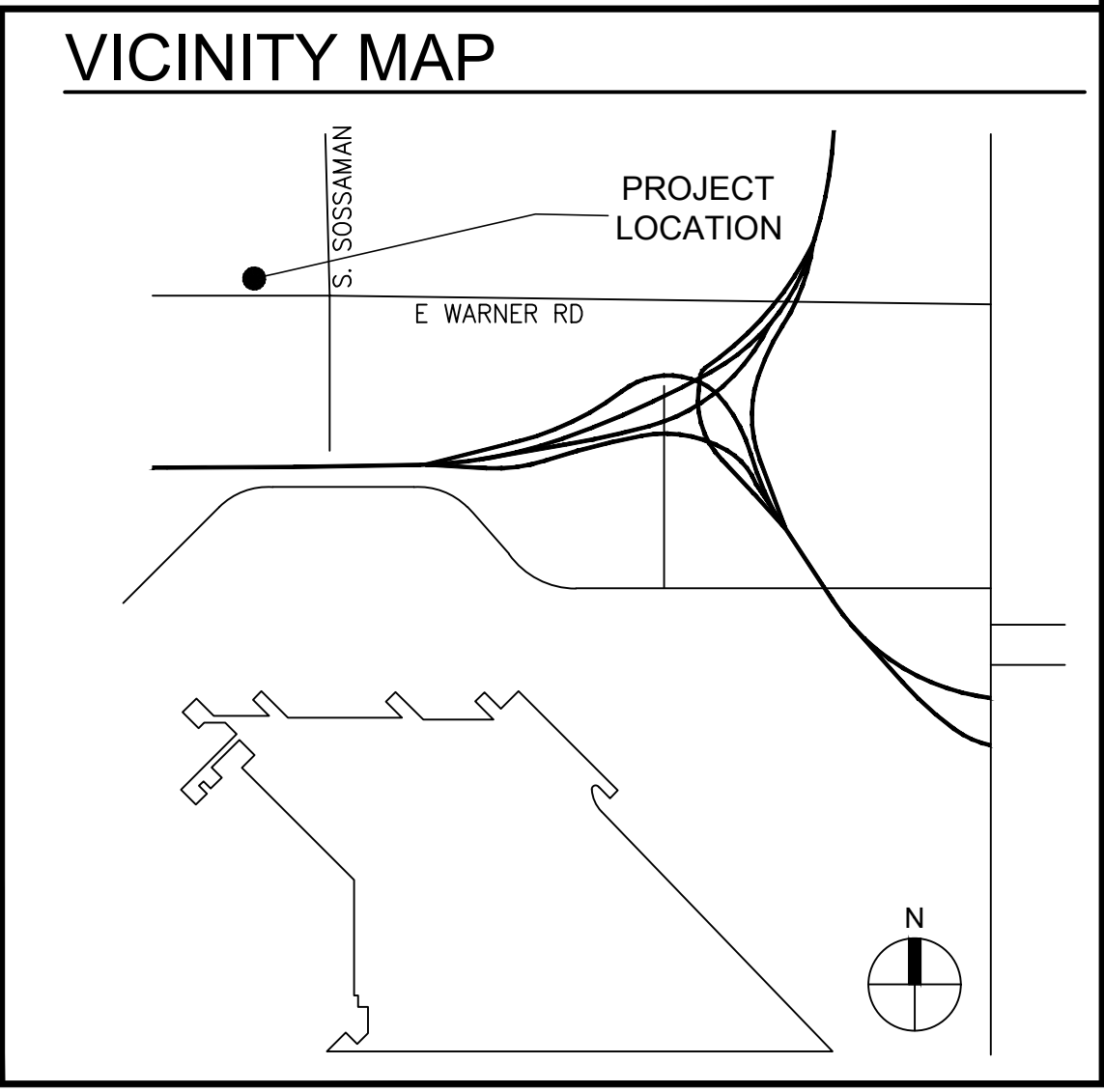
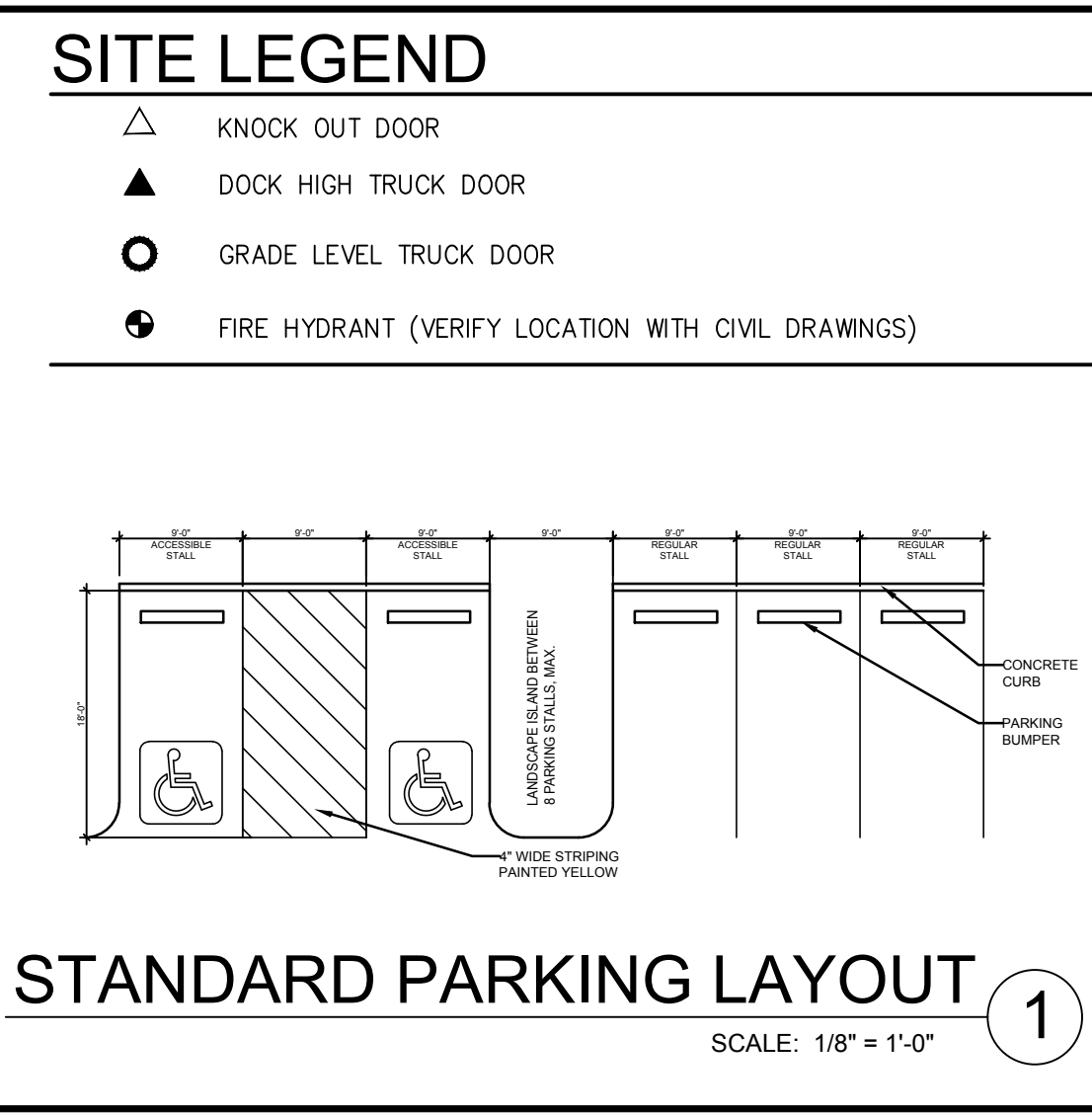
- ### SITE PLAN KEYNOTES
- PROPERTY LINE (- - - -)
 - LANDSCAPE SET BACK
 - ADA PARKING STALL
 - CITY STD. CMU TRASH ENCLOSURE, SEE DETAIL 8/A6.0
 - EXISTING PROPERTY LINE
 - 8' CMU SCREEN WALL, SEE DETAIL 11/A6.0
 - SOLD 8' B-DECK GATE, SEE DETAIL 12/A6.0
 - NEW 6" CURB, SEE CIVIL
 - NEW 12" CURB, SEE CIVIL
 - NEW PARKING STRIPING TO MATCH CITY STANDARDS
 - VISIBILITY TRIANGLE, SEE CIVIL
 - 26' - 0" MIN. CLEAR FIRE LANE PROVIDED TO FRONT BUILDINGS, PER COM STANDARD
 - PARKING SCREEN WALL
 - RETENTION BASIN
 - PROPOSED FUTURE MONUMENT SIGN LOCATION. 20' WIDE TYP.
 - 9'-0" x 18'-0" TYPICAL PARKING STALL. SEE DETAIL 1/A1.1
 - SIDEWALK. 5'-0" MIN. WIDE

PROJECT DESCRIPTION

THIS PROJECT IS FOR THE MASTER PLANNING OF 11 NEW SHELL INDUSTRIAL BUILDINGS BUILT OVER 3 SEPARATE PHASES. MASTER PLANNING FOR THE ENTIRE PROJECT IS PART OF THIS SCOPE. BUILDINGS 1A-D AND 3A (PHASE 1) ARE ALSO PART OF THIS SCOPE. SITE PARCEL NUMBER: 304-17-014K.

SITE PERVIOUS & IMPERVIOUS AREAS PROVIDED:
 PERVIOUS AREA (LANDSCAPE & RETENTION): 668,370 SF
 PERCENTAGE PERVIOUS (LANDSCAPE & RETENTION) AREA: 15.10% (GROSS) 15.41% (NET)
 IMPERVIOUS AREA (CONCRETE & ASPHALT): 2,225,963 SF
 IMPERVIOUS PERCENTAGE (CONC. & ASPHALT): 50.68%
 IMPERVIOUS AREA (BUILDINGS): 1,497,453 SF
 IMPERVIOUS PERCENTAGE (BUILDINGS): 34.10%

PHX21-0063-00 THE HUB AT 202 TABULAR DATA	CITY OF MESA STANDARD	PAD PROPOSED / PROVIDED
BUILDING AREA		
BUILDING 1A (PHASE 1)	82,478	82,478
BUILDING 1B (PHASE 1)	93,690	93,690
BUILDING 1C (PHASE 1)	107,210	107,210
BUILDING 1D (PHASE 1)	107,210	107,210
BUILDING 2A (PHASE 2)	65,838	65,838
BUILDING 2B (PHASE 2)	102,238	102,238
BUILDING 2C (PHASE 2)	119,393	119,393
BUILDING 2D (PHASE 2)	136,558	136,558
BUILDING 3A (PHASE 3)	223,690	223,690
BUILDING 3B (PHASE 3)	223,690	223,690
BUILDING 3C (PHASE 3)	270,490	270,490
TOTAL BUILDING AREA:	1,497,453	1,497,453
DEVELOPMENT STANDARDS (U)		
LOT AND DENSITY STANDARDS		
EXISTING ZONING	RI-43	(1) WITH PAD
MINIMUM SITE AREA (GROSS)	3.0 ACRES	4,351,806 SF (100.82 ACRES)
MINIMUM SITE AREA (NET)		4,335,962 SF (99.54 ACRES) NET
MINIMUM LOT WIDTH (FEET)	100	
MINIMUM LOT DEPTH (FEET)	100	
MINIMUM LOT COVERAGE (% OF LOT)	90	27% GROSS, 29% NET
BUILDING FORM AND LOCATION		
MAXIMUM HEIGHT	40'-0"	50'-0"
CONSTRUCTION TYPE		UNLIMITED
MINIMUM SETBACK ALONG PROPERTY LINES OR BUILDING AND PARKING AREAS	20'-0"	20'-0"
FRONT & STREET FACING (INDUSTRIAL / COMMERCIAL COLLECTOR)	20'-0"	20'-0"
INTERIOR SIDE AND REAR (ADJACENT TO U, GI OR HI DISTRICTS)	PLAN SPECIFIC	
APPLICABLE SUPPLEMENTAL STANDARDS		
LANDSCAPING	15' WIDE AT SITE PERIMETER	20'-0"
OFF-STREET PARKING	WAREHOUSE: 1,700 SF (SHELL BUILDING) TOTAL REQUIRED: 1,664	1,429 STANDARD 73 TRAILER
TYPICAL PARKING SPACE DIMENSION (90 DEGREE, STANDARD VEHICLES)	9'-0" x 18'-0"	9' x 18'
1 SPACE PER 30 CAR PARKING + 50		
1 SPACE PER 20 CAR PARKING AFTER 50 BICYCLE PARKING PROVIDED + 110		
TOTAL BICYCLE PARKING REQUIRED: 108		
BICYCLE PARKING	20'-0"	30 SPACES PER BUILDING = 110
FIRE ACCESS LANE WIDTH	20'-0"	20'-0"
DISTANCE FROM FIRE LANE TO BUILDING	15'-0" TO 30'-0"	15'-0" TO 30'-0"

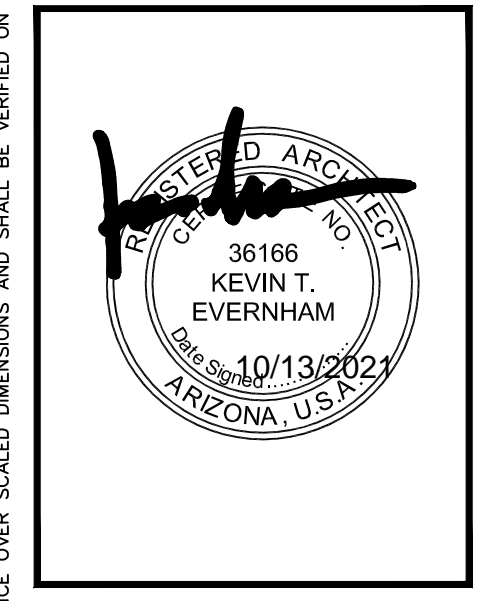


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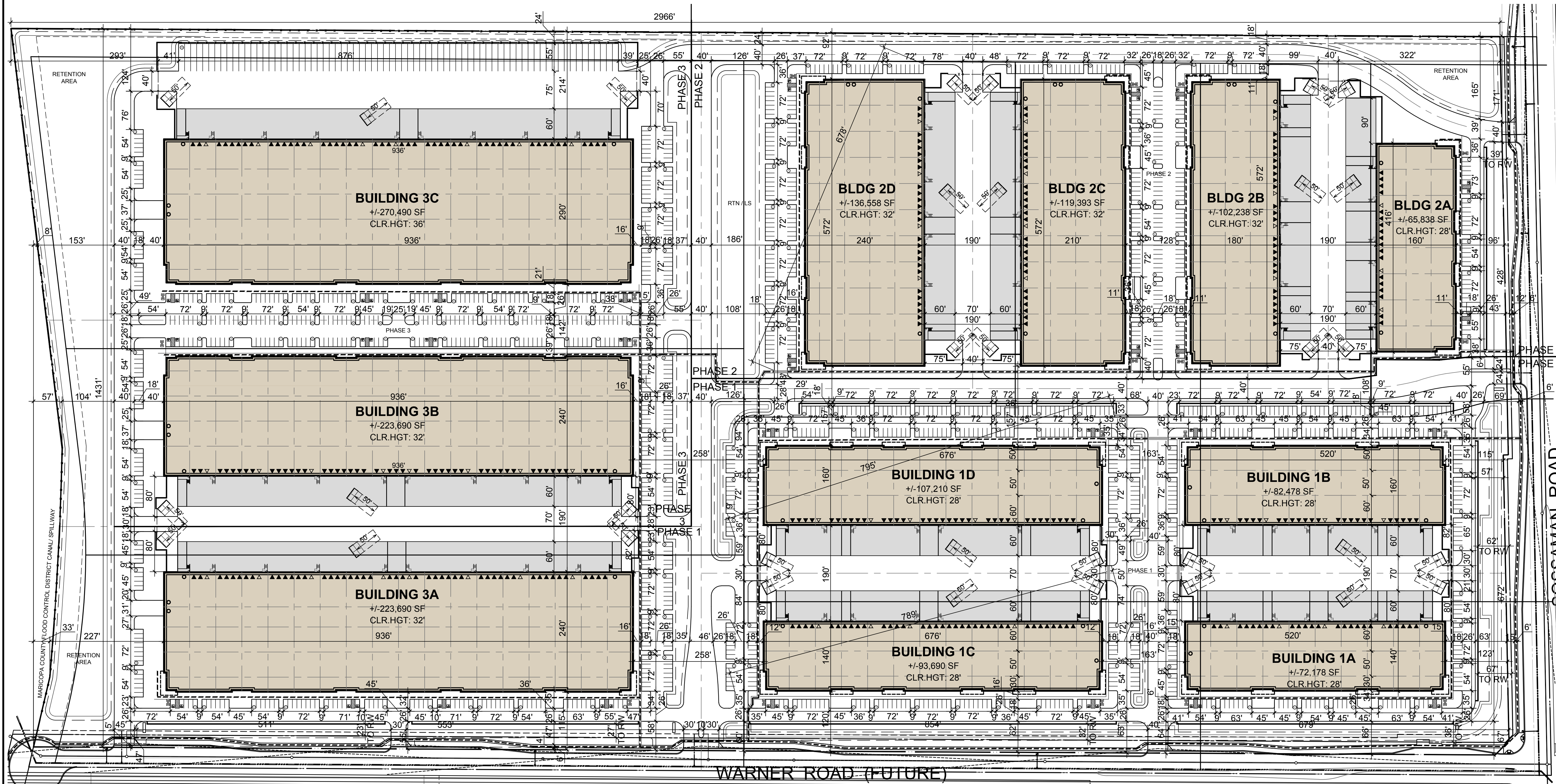
THE HUB AT 202

S. SOSSAMAN ROAD
MESA, ARIZONA

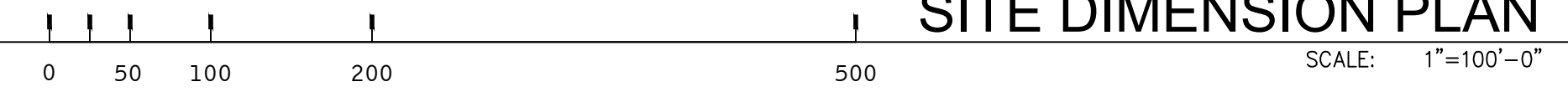
SITE PLAN	
DATE	REMARKS

PA / PM: B. SANDSTORM
 DRAWN BY: A.S.
 JOB NO.: PHX21-0063

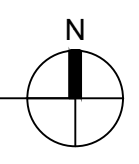
SHEET
A1.1



1" = 100'



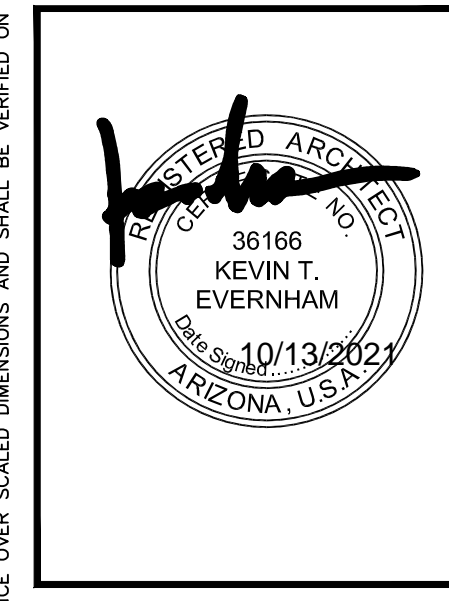
SITE DIMENSION PLAN



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SHEET
A1.1a



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