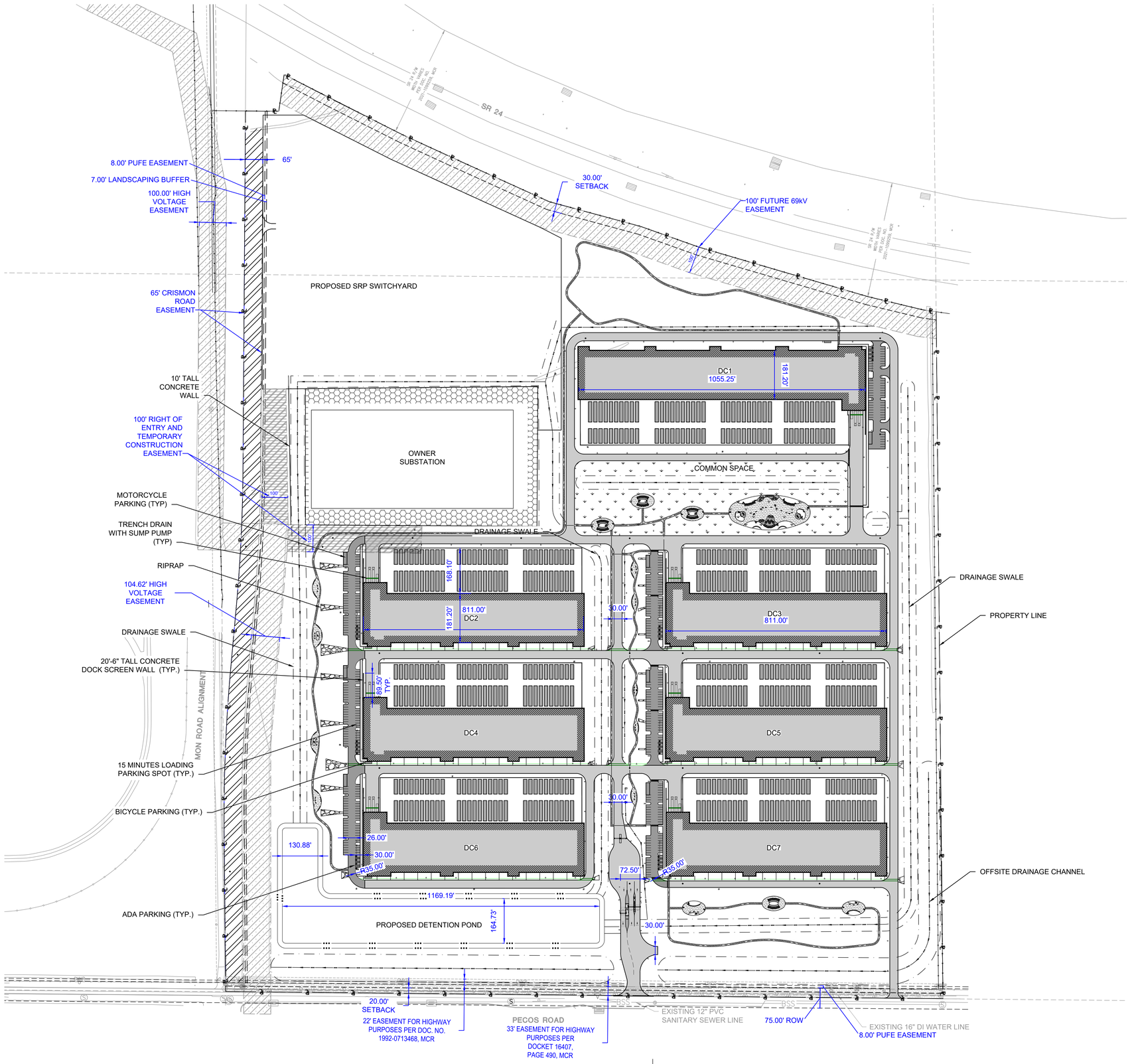

SITE PLAN

0 150' 300'
SCALE IN FEET

PROJECT DATA		
PROPOSED ZONING	LI WITH A PLANNED AREA DEVELOPMENT OVERLAY AND COUNCIL USE PERMIT	
APN#	313-25-962	
FLOOD ZONE	ZONE X	
GROSS SITE AREA	7,561,330 SF	173.584 AC
TOTAL BUILDING AREA	2,257,581	51.83 AC
BUILDING COVERAGE	15%	
LOT COVERAGE (IMPERVIOUS SURFACES)	54.50%	
COMMON SPACE REQUIRED		
DC1	399,753 SF @1%	3,997 SF
DC2	309,638 SF @ 1%	3,096 SF
DC3	309,638 SF @ 1%	3,096 SF
DC4	309,638 SF @ 1%	3,096 SF
DC5	309,638 SF @ 1%	3,096 SF
DC6	309,638 SF @ 1%	3,096 SF
DC7	309,638 SF @ 1%	3,096 SF
TOTAL COMMON SPACE REQUIRED		22,573 SF
TOTAL COMMON SPACE PROVIDED		228,251 SF
PARKING REQUIRED		
DC1		
OFFICE BUILDING AREA	33,303 @ 1/375 SF	89
WAREHOUSE AREA	366,450 @ 1/3,830 SF	96
TOTAL REQUIRED		185
PARKING PROVIDED		55
DC2		
OFFICE BUILDING AREA	33,303 @ 1/375 SF	89
WAREHOUSE AREA	276,335 @ 1/3,830 SF	73
TOTAL REQUIRED		162
PARKING PROVIDED		55
DC3		
OFFICE BUILDING AREA	33,303 @ 1/375 SF	89
WAREHOUSE AREA	276,335 @ 1/3,830 SF	73
TOTAL REQUIRED		162
PARKING PROVIDED		55
DC4		
OFFICE BUILDING AREA	33,303 @ 1/375 SF	89
WAREHOUSE AREA	276,335 @ 1/3,830 SF	73
TOTAL REQUIRED		162
PARKING PROVIDED		55
DC5		
OFFICE BUILDING AREA	33,303 @ 1/375 SF	89
WAREHOUSE AREA	276,335 @ 1/3,830 SF	73
TOTAL REQUIRED		162
PARKING PROVIDED		55
DC6		
OFFICE BUILDING AREA	33,303 @ 1/375 SF	89
WAREHOUSE AREA	276,335 @ 1/3,830 SF	73
TOTAL REQUIRED		162
PARKING PROVIDED		55
DC7		
OFFICE BUILDING AREA	33,303 @ 1/375 SF	89
WAREHOUSE AREA	276,335 @ 1/3,830 SF	73
TOTAL REQUIRED		162
PARKING PROVIDED		55
BICYCLE PARKING		
CODE REQUIRED	385@1/10	39
PROVIDED		39

LEGEND:

- PROPERTY LINE
- SWALE FLOWLINE
- BUILDING ENTRANCE FACILITY (6'X8'X7')
- TELECOMM MAINTENANCE HOLE (TMH 12'X12'X8')
- ZERO VAULT (10'X12'X8')
- EXISTING WATER LINE
- EXISTING NATURAL GAS LINE
- EXISTING GATE VALVE
- EXISTING SEWER MANHOLE
- SETBACK
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- RIPRAP
- TOP OF SWALE
- TRENCH DRAIN
- CONCRETE CHANNEL
- LIGHT POLE
- BOLLARDS
- ADA PARKING
- CRISMON PROPOSED AREA
- FUTURE 100' ELECTRICAL EASEMENT
- ENTRY AND TEMPORARY CONSTRUCTION EASEMENT

no.	date	by	ckd	description

BURNS McDONNELL
9400 WARD PARKWAY
KANSAS CITY, MO 64114
816-333-9400
Burns & McDonnell Engineering Co, Inc.
LICENSEE NO. 000165

date	detailed
11/24/2025	SE
designed	checked
SA	CAK

PRELIMINARY - NOT FOR CONSTRUCTION

10010 E PECOS RD, MESA, ARIZONA, 85212

CONCEPTUAL PLAN

project	contract
187028	

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