

1" = 120'
 0 60 120 240 600
SITE PLAN
 SCALE: 1"=120'-0"

SITE PLAN KEYNOTES

- 1 PROPERTY LINE, (---)
- 2 LANDSCAPE SET BACK
- 3 ADA PARKING STALL
- 4 CITY STD. CMU TRASH ENCLOSURE
- 5 EXISTING PROPERTY LINE TO BE REMOVED
- 6 8' CMU SCREEN WALL
- 7 SOLD B-DECK GATE
- 8 NEW 6" CURB, SEE CIVIL
- 9 NEW 12" CURB, SEE CIVIL
- 10 NEW PARKING STRIPING TO MATCH CITY STANDARDS
- 11 VISIBILITY TRIANGLE, SEE CIVIL
- 12 FIRE LANE, HATCHED (20' WIDE; 35' INSIDE RADIUS, 55' OUTSIDE RADIUS, TYP.)
- 13 DASHED LINE INDICATES ADA PATH OF TRAVEL TO R.O.W.

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE ERECTION OF TWO NEW INDUSTRIAL WAREHOUSE BUILDINGS, ROAD IMPROVEMENTS, AND PARKING ACCOMMODATION. FUTURE PHASED CONSTRUCTION HAS BEEN MASTER PLANNED INTO THE SITE.

PROPERTY DATA

ADDRESS: 7950 E RAY RD
 MESA, AZ 85212

(CURRENT) PHASE 1 APN: 304-30-025L, 304-30-025M, 304-30-025N
 (FUTURE) PHASE 2b APN: 304-30-020K (9.46 ACRES)
 (FUTURE) PHASE 2a APN: 304-30-014A (9.06 ACRES)

PHASE 1
 GROSS SITE AREA: 1,571,479 SF (36.07 ACRES)
 RETENTION AREA: 100,556 SF @ 6.4%
 NET SITE AREA: 1,470,923 SF (33.76 ACRES)

EXISTING ZONING: AG-AGRICULTURE
 PROPOSED ZONING: PAD (CHANGE EXISTING AG TO PAD)
 CONSTRUCTION TYPE: V-B

BUILDING AREA:
 WAREHOUSE 1A 486,000 SF
 WAREHOUSE 1B 118,000 SF
 TOTAL FOOTPRINT: 604,000 SF

LOT COVERAGE:
 PROPOSED: GROSS: 40% NET 44%

PARKING AREA: 208,723 SF
 PARKING LANDSCAPE AISLE AREA: 13,500 SF
 COVERAGE: 13,500 / 208,723 = 18.47%

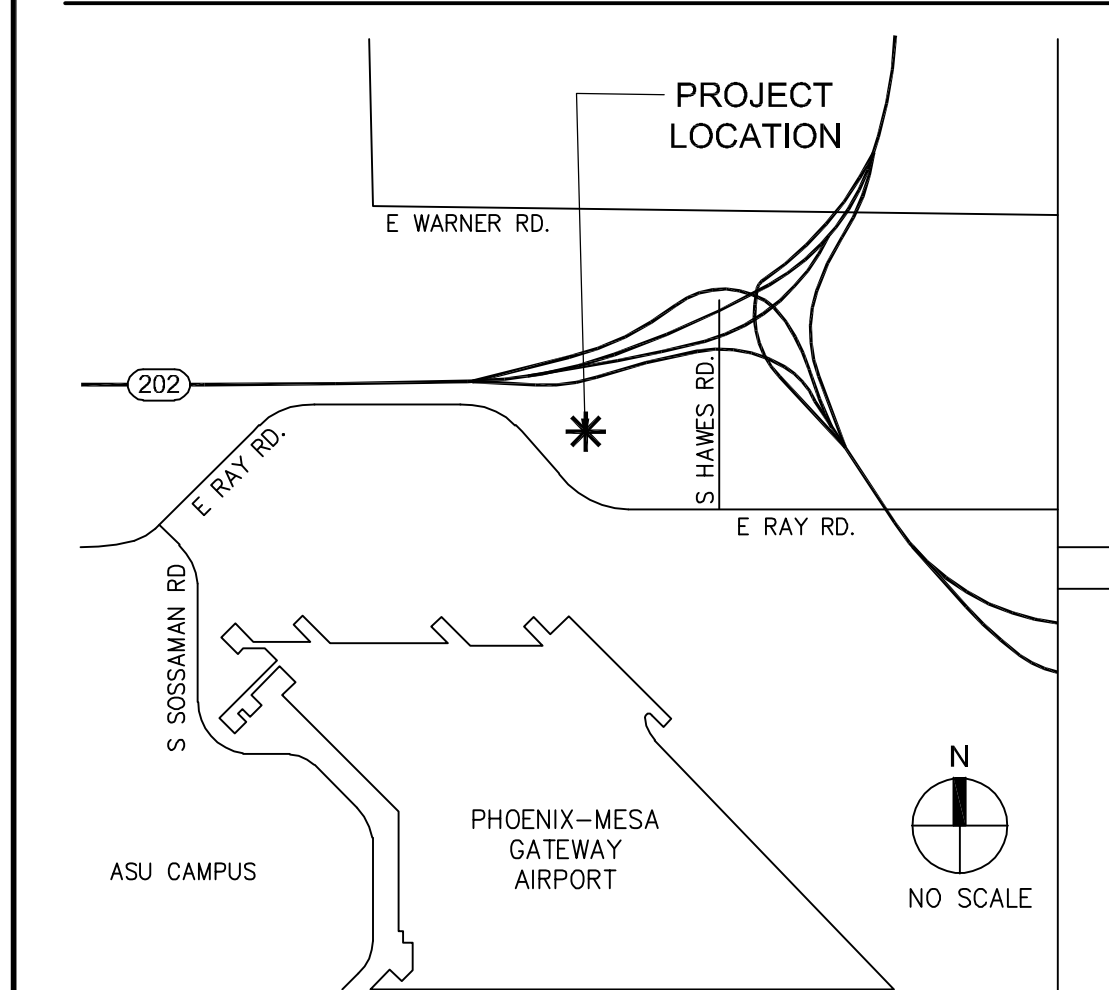
PARKING TOTALS:
 REQUIRED: 550 SPACES
 WAREHOUSE 1A (1:1100) 442 SPACES
 WAREHOUSE 1B (1:1100) 108 SPACES

PROVIDED: 565 SPACES (APX: .9 PER 1000 SF)
 STANDARD 554 SPACES
 ACCESSIBLE 11 SPACES
 *TRAILER 142 SPACES

SITE LEGEND

- ▲ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- ⊙ EXISTING FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)

VICINITY MAP



WARE MALCOMB
 Leading Design for Commercial Real Estate

architecture
 planning
 interiors
 graphics
 civil engineering
 2777 E Camelback Rd., Suite 325
 Phoenix, AZ 85016
 P 480.767.1001
 F 480.907.2388



THE LANDING 202
 EAST RAY ROAD
 GATEWAY MESA, AZ 85212

SITE PLAN

| DATE | REMARKS |
|------------|--------------------|
| 01/28/2019 | PLANNING SUBMITTAL |
| 02/20/2019 | ZONING RESUBMITTAL |
| 02/28/2019 | ZONING RESUBMITTAL |

PA / PM: E. ZITNY
 DRAWN BY: CZ
 JOB NO.: PHX18-0113-00

SHEET
A1.0
 Feb. 27 Feb. 2019

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.