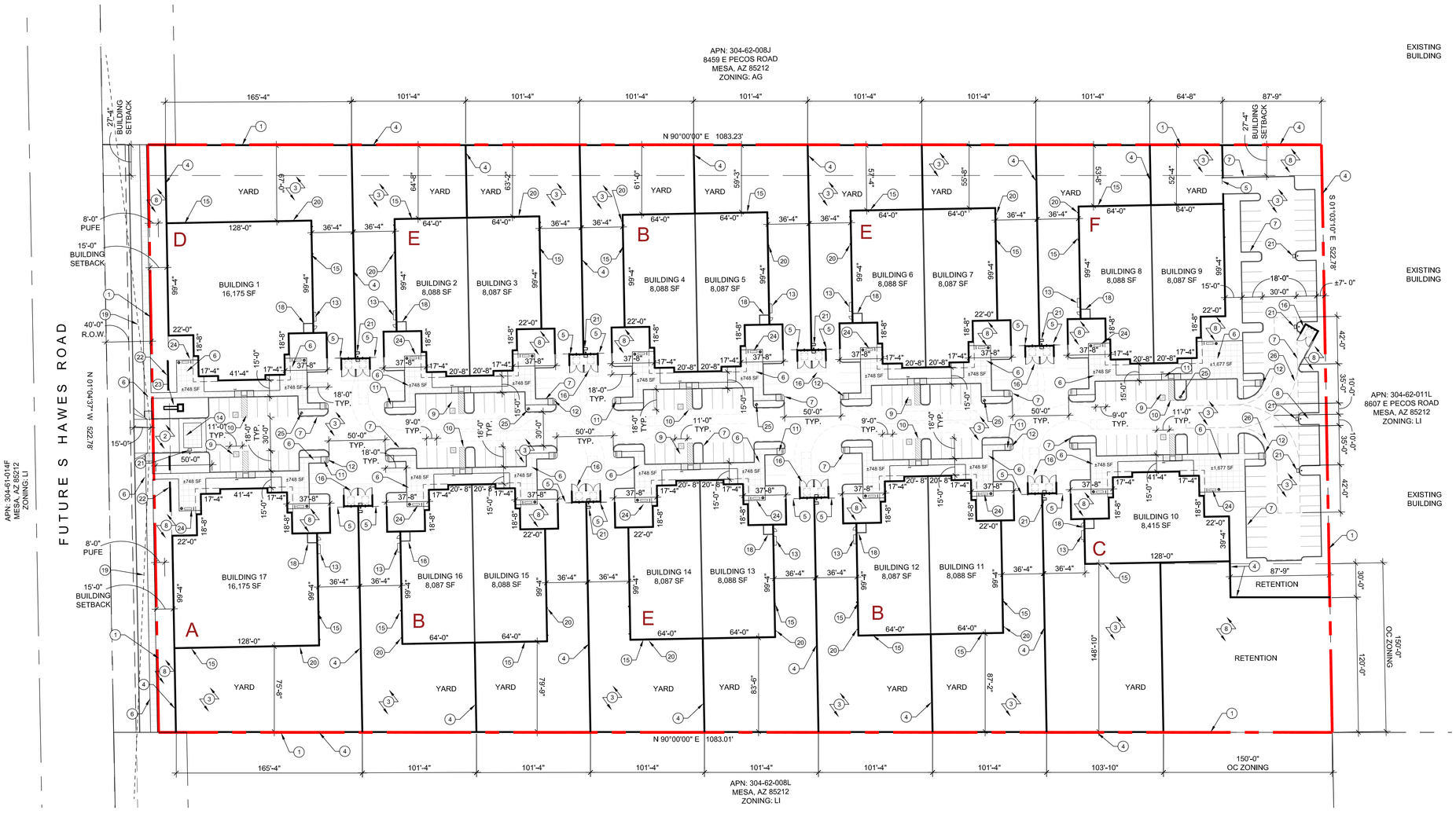


CONCEPTUAL SITE PLAN

SCALE:1"=50'-0"

PROJECT INFORMATION

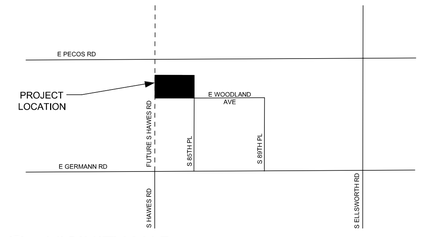
PROPERTY OWNER:	CAVAN COMMERCIAL 10632 NORTH SCOTTSDALE ROAD SUITE 200 SCOTTSDALE, ARIZONA 85254 CONTACT: DALE CAVAN PHONE: 602.390.4560 EMAIL: dale@cavancommercial.com
ARCHITECT:	PINNACLE DESIGN, INC. 1048 N. 44TH STREET - SUITE #200 PHOENIX, ARIZONA 85008 CONTACT: COLE BRUNO PHONE: 602.952.8585 EMAIL: cbruno@pdi-az.com
ADDRESS:	E PECOS ROAD & S HAWES ROAD MESA, AZ 85212
APN #:	304-62-008G
SITE ACREAGE:	NET: ±12.2 AC (±545,219 SF) GROSS: ±12.9 AC (±566,134 SF)
CURRENT LAND USE: PROPOSED LAND USE:	VACANT LIGHT INDUSTRIAL UNITS
EXISTING ZONING: PROPOSED ZONING: BUILDING SF COVERAGE:	LI LI ±153,990 SF / ±545,219 SF = 28.2%
IMPERVIOUS LOT COVERAGE:	±477,491 SF / ±545,219 SF = 87.6%
PROPOSED BUILDING USES: PROPOSED BUILDING HEIGHTS: PROPOSED CONSTRUCTION TYPE:	WAREHOUSE (UNSPECIFIED USE) ±27'-4" V-B
BUILDING 1 SF:	±16,175 SF
BUILDING 2 SF:	±8,088 SF
BUILDING 3 SF:	±8,087 SF
BUILDING 4 SF:	±8,088 SF
BUILDING 5 SF:	±8,087 SF
BUILDING 6 SF:	±8,088 SF
BUILDING 7 SF:	±8,087 SF
BUILDING 8 SF:	±8,088 SF
BUILDING 9 SF:	±8,087 SF
BUILDING 10 SF:	±8,415 SF
BUILDING 11 SF:	±8,088 SF
BUILDING 12 SF:	±8,087 SF
BUILDING 13 SF:	±8,088SF
BUILDING 14 SF:	±8,087 SF
BUILDING 15 SF:	±8,088 SF
BUILDING 16 SF:	±8,087 SF
BUILDING 17 SF:	±16,175 SF
TOTAL BUILDING SF:	±153,990 SF
PARKING REQ. (UNSPECIFIED WAREHOUSE USE):	25% SF: ±38,498 SF @ 1/375 = 102.6 75% SF: ±115,492 SF @ 1/500 = 230.9 333.5 (334 SPACES)
PARKING PROVIDED:	194 SPACES INCLUDES (10) ADA SPACES

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED MESA, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS: A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 01 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 1704.89 FEET ALONG THE WEST LINE OF SAID SECTION 4 TO THE TRUE POINT OF BEGINNING ; THENCE NORTH 01 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 522.78 FEET; THENCE WEST A DISTANCE OF 1083.58 FEET; THENCE SOUTH 01 DEGREES 03 MINUTES 26 SECONDS EAST, A DISTANCE OF 522.78 FEET; THENCE WEST , A DISTANCE OF 1083.40 FEET TO THE TRUE POINT OF BEGINNING.

SITE KEYNOTES

1 PROPERTY LINE
2 NEW ASPHALT ENTRY DRIVE
3 ASPHALT PAVEMENT
4 8'-0" SITE WALL
5 12'-0" CLEAR YARD GATE
6 CONCRETE SIDEWALK
7 6" CONCRETE CURB
8 LANDSCAPE AREA
9 ACCESSIBLE PARKING SPACE AND SIGNAGE
10 ADA STRIPING
11 ACCESSIBLE RAMP
12 DETECTABLE WARNING STRIP
13 SERVICE ENTRY SECTION
14 DECORATIVE CONCRETE ENTRY
15 12'-0" OVERHEAD DOOR
16 REFUSE ENCLOSURE PER MESA STANDARD DETAIL - NOTE: TENANTS ARE TO SHARE ENCLOSURES
17 35'-0" AND 55'-0" TURNING RADIUS
18 FIRE RISER ROOM AND FDC
19 SIGHT VISIBILITY TRIANGLES
20 WALL MOUNTED SITE LIGHT
21 POLE MOUNTED SITE LIGHT AT 25'-0"
22 3'-0" SITE SCREEN WALLS
23 MONUMENT SIGN
24 BICYCLE SPACE, BENCH, TRASH RECEPTACLE
25 FIRE HYDRANT
26 FIRE LANE TURNING RADIUS PER MESA FPD 503.2.4



VICINITY MAP

SCALE: N.T.S.

PINNACLE DESIGN INC
1048 N. 44th St. #200
Phoenix, AZ 85008
602.952.8585
www.pdi-az.com

CAVAN COMMERCIAL

HAWES COMMERCE PARK
MESA, ARIZONA 85212

CONCEPTUAL SITE PLAN

PROJECT #: 21-027.0
DATE: 1.18.2022
DRAWN BY: IM / MC
REV # DATE DESCRIPTION

SHEET
DR-1
PLEASE RECYCLE