

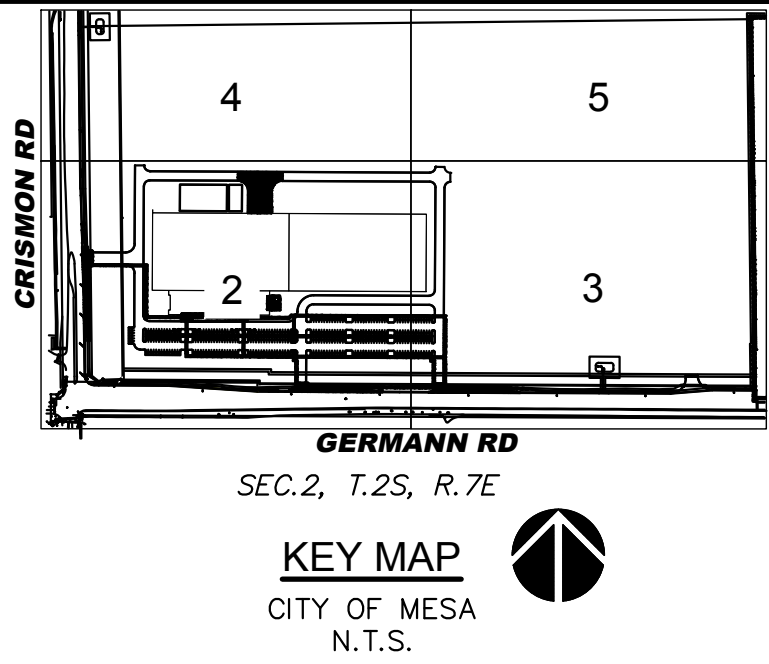
OWNER/DEVELOPER
JX NIPPON MINING AND METAL
10430 E GERMANN RD.
MESA, ARIZONA 85212
CONTACT: BRIAN VALLIERE

ARCHITECT
KAJIMA ASSOCIATES INC.
3490 PIEDMONT RD. NE, SUITE 900
ATLANTA, GA 30305
PHONE: (201) 518-1491
CONTACT: PETER SANCHEZ

ENGINEER
KIMLEY-HORN & ASSOCIATES
7740 N 16TH STREET, SUITE 300
PHOENIX, AZ 85020
PHONE: (602) 678-3403
CONTACT: JEFF BOYD, P.E.

PROJECT EARL PRELIMINARY SITE PLAN

SHEET INDEX	
SHEET 1	COVER SHEET
SHEET 2	PROPOSED SITE PLAN
SHEET 3	PROPOSED SITE PLAN
SHEET 4	PROPOSED SITE PLAN
SHEET 5	PROPOSED SITE PLAN



PROJECT DATA:
ASSESSOR'S PARCEL NUMBER: 304-63-006V
GROSS AREA: 63.63 ACRES (2,771,864 SF)
TOTAL BUILDING AREA: 266,400 SF
EXISTING ZONING: GI (GENERAL INDUSTRIAL)
PROPOSED ZONING: GI (GENERAL INDUSTRIAL)
JURISDICTION: CITY OF MESA, ARIZONA
CONSTRUCTION TYPE: TYPE II-B

OPEN SPACE
OPEN SPACE REQUIRED: 2,664 SF
1% OF BUILDING GROSS FLOOR AREA
(266,400 SF * 1% = 2,664 SF)
OPEN SPACE PROVIDED: 3,718 SF

SETBACKS
WEST PROPERTY LINE: 15 FEET LANDSCAPE
SOUTH PROPERTY LINE: 15 FEET LANDSCAPE
NORTH PROPERTY LINE: NONE
EAST PROPERTY LINE: NONE

PARKING REQUIRED
1 SPACE PER 600 S.F. OF INDUSTRIAL USE
1 SPACE PER 375 S.F. OF OFFICE USE
1 BICYCLE SP/ 10 PROVIDED STANDARD SPACES

PHASE 1 PROPOSED BUILDING USE:
WAREHOUSE: 0 S.F.
INDUSTRIAL: 119,600 S.F.
OFFICE: 27,200 S.F.
PHASE 2 PROPOSED BUILDING USE:
WAREHOUSE: 119,600 S.F.

PARKING REQUIRED
(239,200 SF * 1 SP/600 SF) 400 SPACES
(27,200 SF * 1 SP/375 SF) 73 SPACES
TOTAL PARKING REQUIRED: 473 SPACES

PARKING PROVIDED
TOTAL PROPOSED STANDARD PARKING PROVIDED* 300 SPACES

*A 20% PARKING REDUCTION HAS BEEN APPLIED TO ACHIEVE LEED CERTIFICATION FOR PARKING

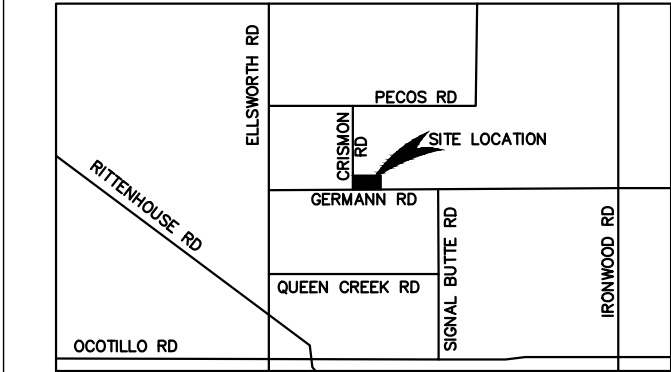
ACCESSIBLE PARKING REQUIRED
REQUIRED ACCESSIBLE PARKING 8 SPACES
REQUIRED VAN ACCESSIBLE PARKING 2 SPACES

ACCESSIBLE PARKING PROVIDED
TOTAL PROPOSED PROVIDED ACCESSIBLE PARKING 9 SPACES

REQUIRED BICYCLE PARKING
(300 SPACES * 1 SP/ 10 STANDARD SPACES): 30 SPACES

PROVIDED BICYCLE PARKING
TOTAL PROPOSED BICYCLE SPACES 30 SPACES

VICINITY MAP



LEGAL DESCRIPTION:

LOT 5, THE CUBES AT MESA GATEWAY SUBDIVISION, A PORTION OF THE WEST HALF OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PROJECT DESCRIPTION

THE PROPOSED PROJECT WILL INCLUDE THE CONSTRUCTION OF TWO NEW INDUSTRIAL BUILDINGS, OFFICE BUILDING, AND TRUCK LOADING AND DOCK. NEW EMPLOYEE PARKING WILL BE LOCATED TO THE SOUTH OF THE PROPOSED NEW BUILDING DEVELOPMENT.

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JX NIPPON MINING AND METAL
10430 E. GERMANN RD, MESA,
ARIZONA 85212
PROJECT EARL

DATE # REMARKS

REVISIONS:

SHEET TITLE:

PROJECT NO.: 291550002

PROJECT MANAGER:

PROJECT DESIGNER:

DRAWN BY: MKC

CHECKED BY: JCB

SCALE: 1"=100'

**PRELIMINARY SITE
PLAN COVER
SHEET**

SHEET:

PRE-SP 1

1 OF 5



PRINTED ON: 4/11/2022

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2790L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

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REVISIONS:

PRELIMINARY SITE PLAN

SHEET TITLE:

PROJECT NO.: 291550002
PROJECT MANAGER: _____
PROJECT DESIGNER: _____
DRAWN BY: MKC
CHECKED BY: JCB
SCALE: 1"=50'

SHEET:

PRE-SP 2
2 OF 5

MATCH LINE - SEE SHEET 4

FIRE TURNING RADIUS

LEGEND

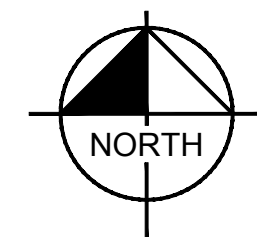
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---	PROPOSED IMPROVEMENTS
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---	STREET CENTERLINE
F	EXISTING FIRELINE
W	EXISTING WATER MAIN/SERVICE
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---	EXISTING STORM DRAIN
---	PROPOSED STORM DRAIN
⊙	EXISTING SANITARY SEWER MANHOLE
⊙	EXISTING FIRE HYDRANT
⊙	PROPOSED FIRE DEPARTMENT CONNECTION
⊙	PROPOSED STORM MANHOLE
⊙	PROPOSED CATCH BASIN
---	PROPOSED CONCRETE PAVEMENT
---	PROPOSED ASPHALT PAVEMENT

MATCH LINE - SEE SHEET 3

NOTES

- ADD 0.5' TO PAVEMENT (P) ELEVATIONS FOR TOP OF CURB ELEVATIONS FOR VERTICAL CURBS.
- ALL SPOT ELEVATIONS ARE FINISHED GRADE PAVEMENT (P), GUTTER/GRADE (G), TOP OF CURB (TC), OR SIDEWALK (SW) ELEVATIONS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL USE SPOT ELEVATIONS, PROPOSED CONTOURS, AND SLOPES TO ESTABLISH GRADES.
- SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% AND LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
- REFER TO LANDSCAPE PLANS FOR SLOPE TREATMENT.
- ALL FILL SLOPES SHALL BE COMPACTED TO 95% RELATIVE DENSITY.
- REFER TO BUILDING ARCHITECTURE AND STRUCTURAL PLANS FOR EXACT BUILDING FOUNDATION THICKNESS CHANGES.
- TRASH ENCLOSURES PER COM STD DET M-62.01 THRU M-62.04.2.

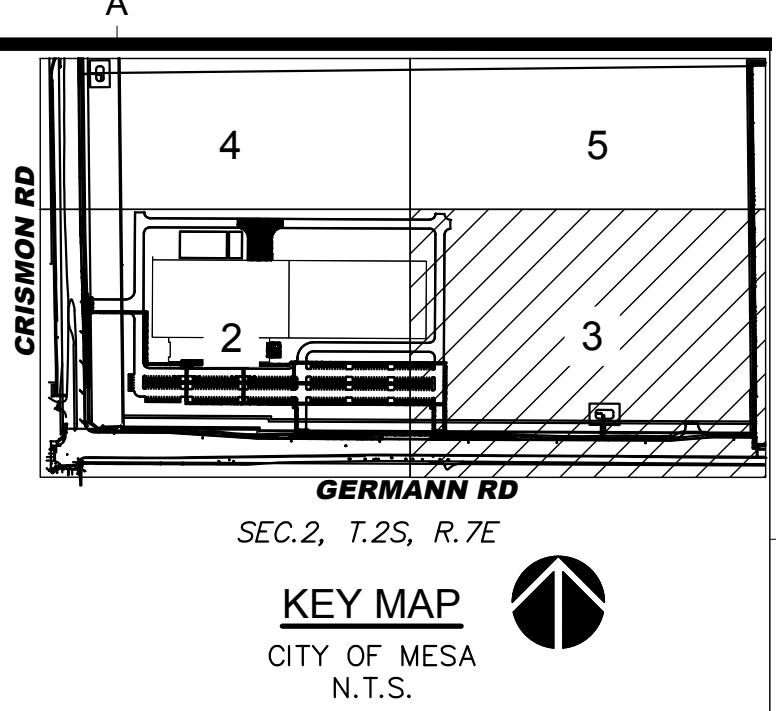
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MATCH LINE - SEE SHEET 5

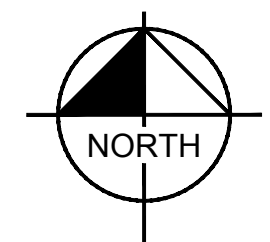
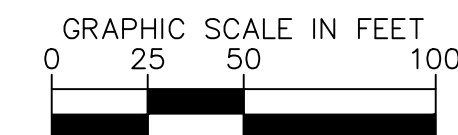
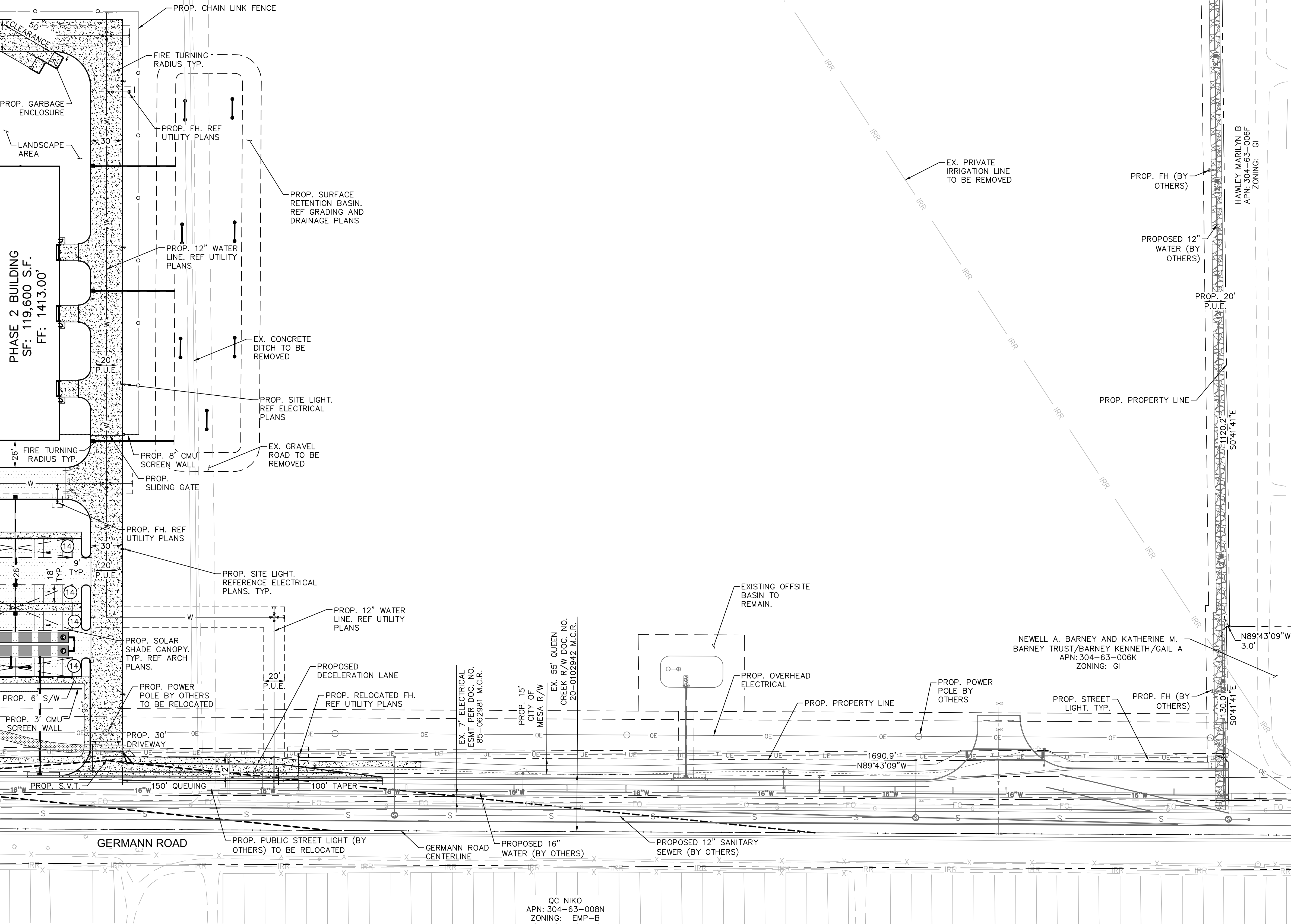
FIRE TURNING RADIUS



LEGEND

- | | |
|-----|-------------------------------------|
| --- | EXISTING IMPROVEMENTS |
| --- | PROPOSED IMPROVEMENTS |
| --- | EXISTING EASEMENT |
| --- | STREET CENTERLINE |
| F | EXISTING FIRELINE |
| W | EXISTING WATER MAIN/SERVICE |
| S | EXISTING SANITARY SEWER LINE |
| G | EXISTING GAS |
| E | EXISTING ELECTRIC |
| S | PROPOSED SANITARY SEWER LINE |
| F | PROPOSED FIRELINE |
| W | PROPOSED WATER SERVICE/SERVICE |
| X | EXISTING FENCE |
| IRR | EXISTING IRRIGATION LINE |
| O | PROPOSED FENCE |
| OE | PROPOSED OVERHEAD ELECTRICAL |
| --- | EXISTING STORM DRAIN |
| --- | PROPOSED STORM DRAIN |
| --- | EXISTING SANITARY SEWER MANHOLE |
| --- | EXISTING FIRE HYDRANT |
| --- | PROPOSED FIRE DEPARTMENT CONNECTION |
| --- | PROPOSED STORM MANHOLE |
| --- | PROPOSED CATCH BASIN |
| --- | PROPOSED CONCRETE PAVEMENT |
| --- | PROPOSED ASPHALT PAVEMENT |

MATCH LINE - SEE SHEET 2

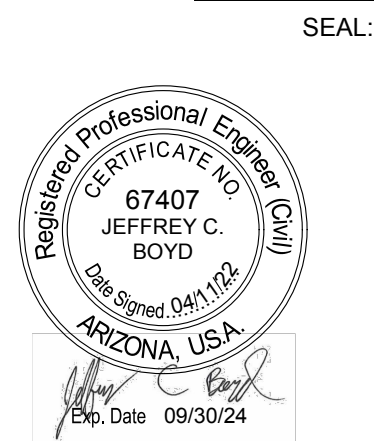


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JX
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PROJECT EARL

DATE # REMARKS

REVISIONS:

PRELIMINARY SITE PLAN

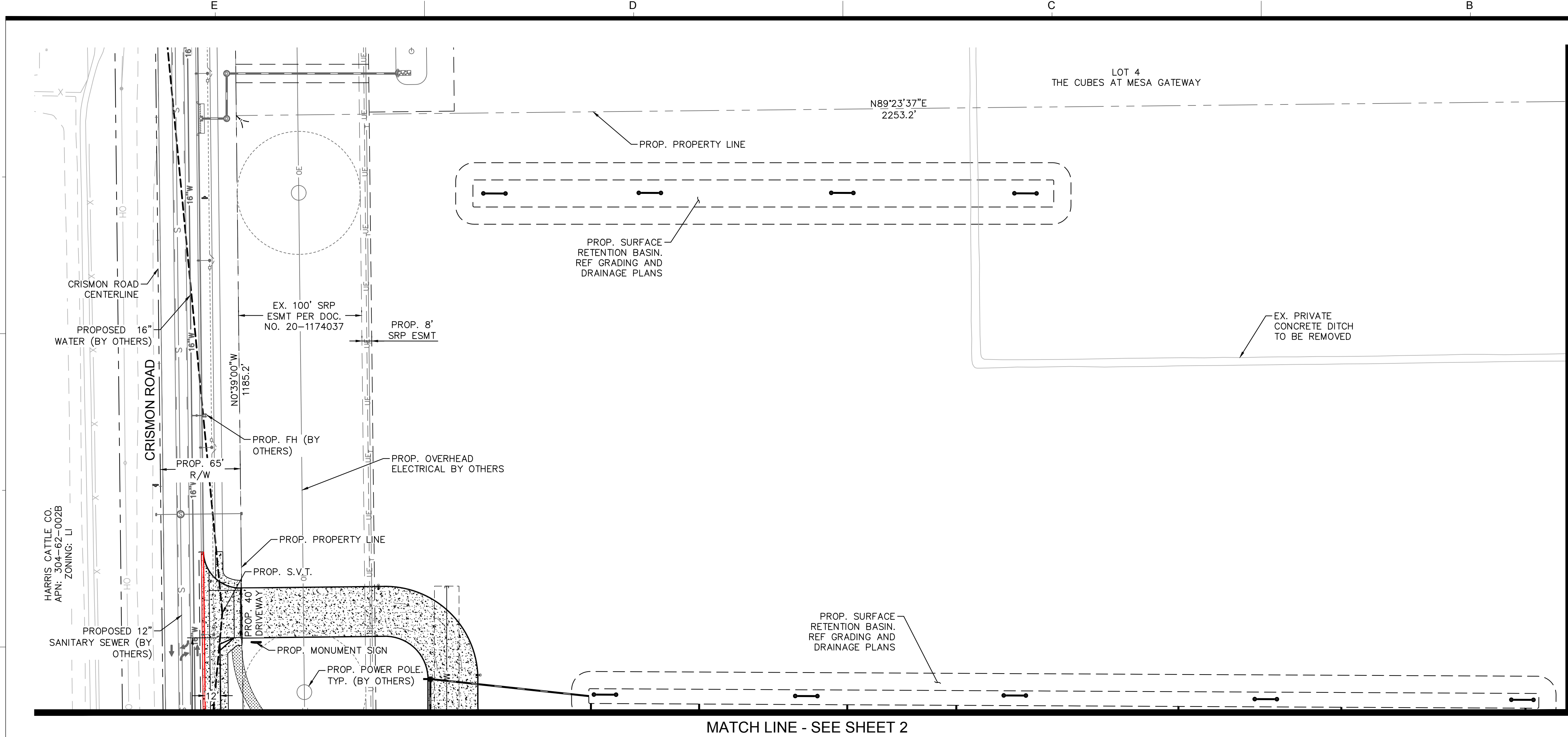
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PROJECT NO.: 291550002
PROJECT MANAGER: _____
PROJECT DESIGNER: _____
DRAWN BY: MKC
CHECKED BY: JCB
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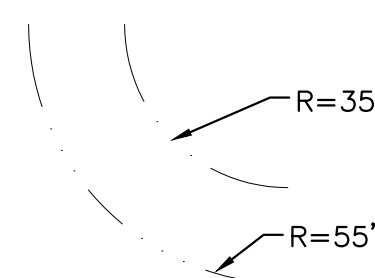
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PRE-SP 3
3 OF 5

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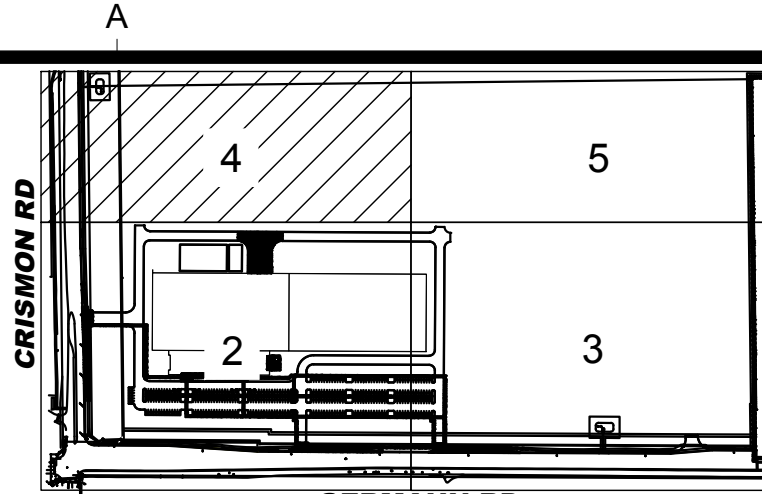


FIRE TURNING RADIUS



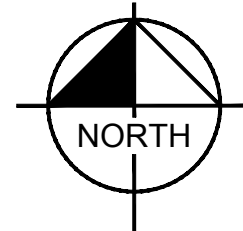
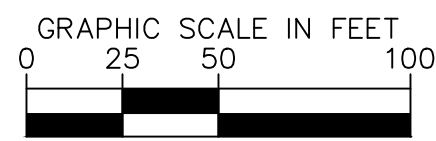
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---	EXISTING IMPROVEMENTS
---	PROPOSED IMPROVEMENTS
---	EXISTING EASEMENT
---	STREET CENTERLINE
---	EXISTING FIRELINE
---	EXISTING WATER MAIN/SERVICE
---	EXISTING SANITARY SEWER LINE
---	EXISTING GAS
---	EXISTING ELECTRIC
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---	EXISTING IRRIGATION LINE
---	PROPOSED FENCE
---	PROPOSED OVERHEAD ELECTRICAL
---	EXISTING STORM DRAIN
---	PROPOSED STORM DRAIN
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---	EXISTING FIRE HYDRANT
---	PROPOSED FIRE DEPARTMENT CONNECTION
---	PROPOSED STORM MANHOLE
---	PROPOSED CATCH BASIN
---	PROPOSED CONCRETE PAVEMENT
---	PROPOSED ASPHALT PAVEMENT



MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 2



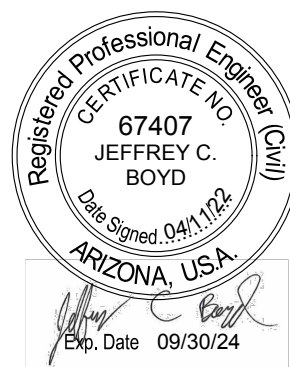
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ARIZONA 85212
PROJECT EARL

DATE # REMARKS

REVISIONS:

PRELIMINARY SITE PLAN

SHEET TITLE:

PROJECT NO.: 291550002

PROJECT MANAGER:

PROJECT DESIGNER:

DRAWN BY: MKC

CHECKED BY: JCB

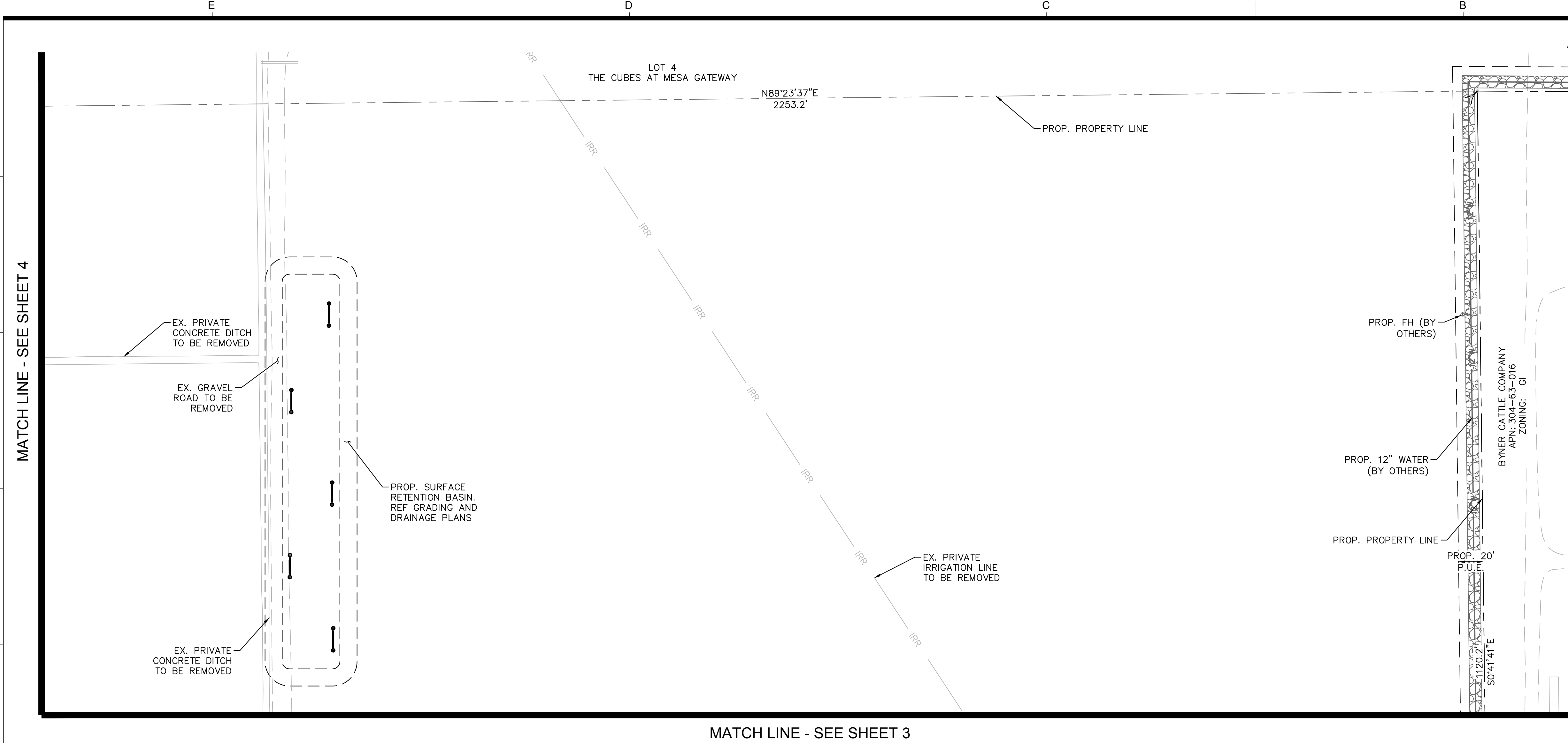
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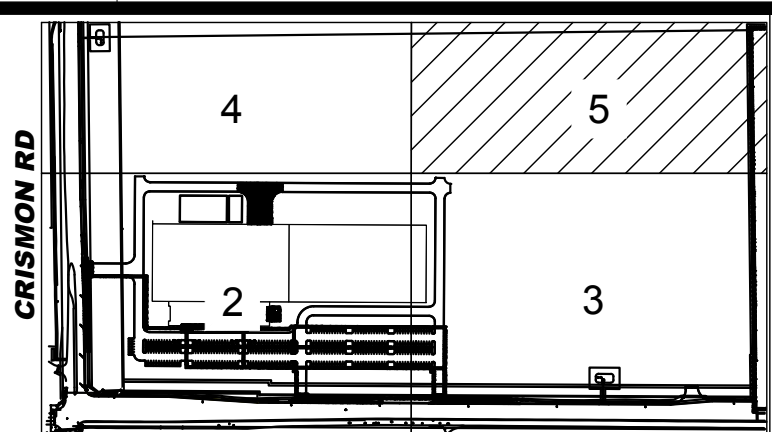
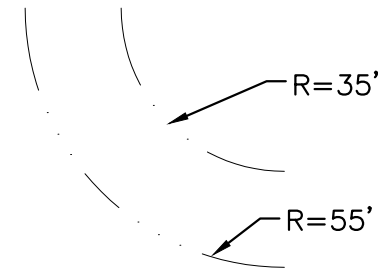
PRE-SP 4

4 OF 5

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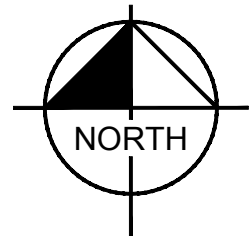
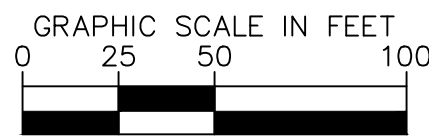
FIRE TURNING RADIUS



KEY MAP
CITY OF MESA
N.T.S.

LEGEND

---	EXISTING IMPROVEMENTS
---	PROPOSED IMPROVEMENTS
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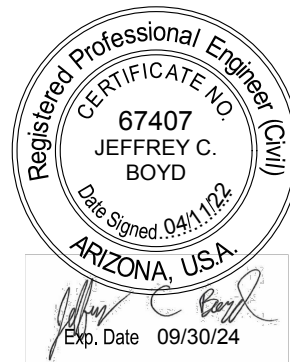
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PRE-SP 5
5 OF 5