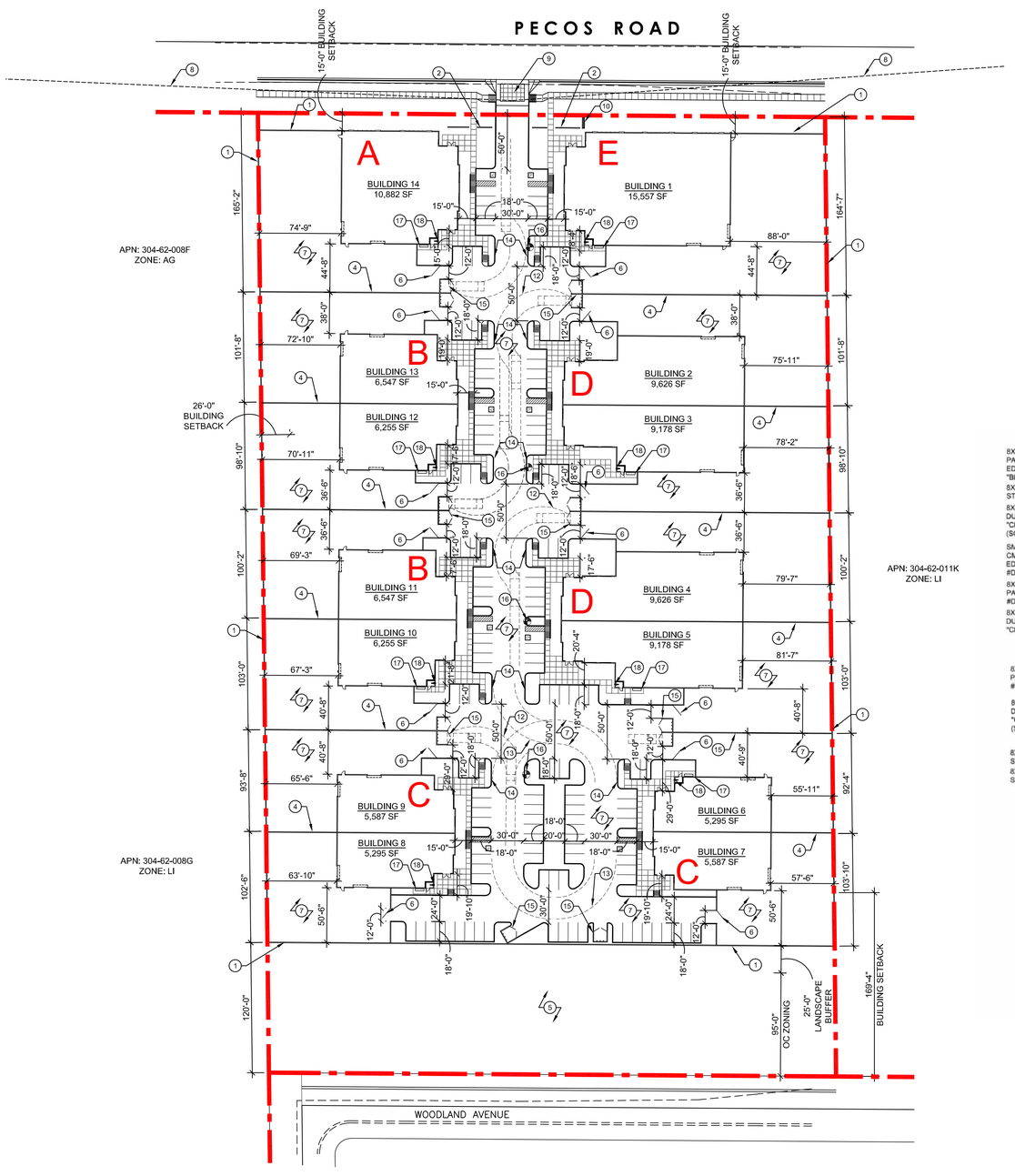


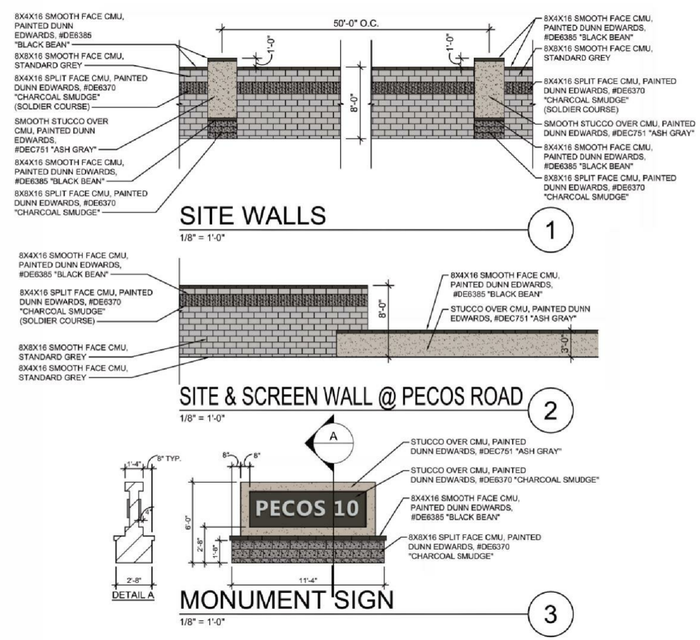

N SITE PLAN

SCALE:1"=60'-0"

## SITE PLAN KEY NOTES

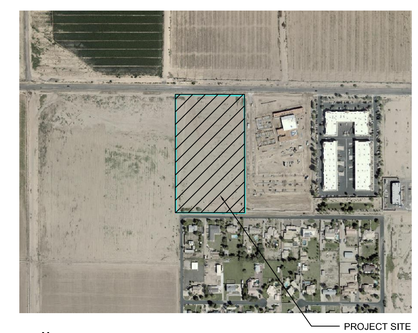
1. 8'-0" HIGH SITE WALL. SEE WALL ELEVATIONS 2/DR-1.
2. 3' SCREEN WALL. SEE WALL ELEVATIONS 2/DR-1.
3. NOT USED
4. STANDARD 6' CMU BLOCK WALL
5. RETENTION / LANDSCAPE AREA
6. GATE
7. PAVED ASPHALT
8. SITE VISIBILITY LINE
9. DECORATIVE CONCRETE ENTRY
10. MONUMENT SIGN LOCATION
11. NOT USED
12. REFUSE TRUCK TURNING RADIUS
13. FIRE TRUCK 35' / 55' TURNING RADIUS
14. FIRE LANE
15. REFUSE ENCLOSURE
16. FIRE HYDRANT
17. SES LOCATION
18. FDC

NOTES:
1. A MAXIMUM OF 50% OF EACH YARD CAN BE USED AS STORAGE SPACE.



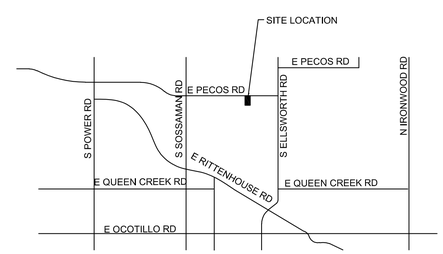

## PROJECT DATA

| | |
|---|---|
| APN #: | 304-62-011L |
| EXISTING ZONING: | AG |
| PROPOSED ZONING: | LI |
| LOT AREA: | GROSS: ±512,201 SF<br>NET: ±462,493 SF (10.617 ACRES) |
| EXISTING LAND USE: | VACANT |
| LOT COVERAGE: | ±111,415 / ±462,493 = 24.09% |
| LANSCAPE AREA: | ±31,476 / ±462,493 = 6.80% |
| USE: | INDUSTRIAL CONDOS |
| BUILDING SF: | BUILDING A:<br>GROSS: 10,882 SF X 1 = 10,882 SF<br>BUILDING B:<br>GROSS: 12,802 SF X 2 = 25,604 SF<br>BUILDING C:<br>GROSS: 10,882 SF X 2 = 21,764 SF<br>BUILDING D:<br>GROSS: 18,804 SF X 2 = 37,608 SF<br>BUILDING E:<br>GROSS: 15,557 SF X 1 = 15,557 SF |
| BUILDING HEIGHT: | ±24'-0" |
| PARKING REQUIRED: | 75% AT 1/500: 167.12<br>25% AT 1/375: 74.27<br>TOTAL REQUIRED: 242 SPACES<br><br>TOTAL PROVIDED = 145 SPACES<br>(INCLUDES (8) ADA SPACES) |




N AERIAL

NOT TO SCALE




N VICINITY MAP

NOT TO SCALE

CAVAN COMMERCIAL

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

REGISTERED ARCHITECT
CERTIFICATE NO. 50504
JOHN H McKELVEY JR
Date signed 8/10/20
State of ARIZONA

# PECOS 10

8607 E. PECOS ROAD, MESA, AZ

# CONCEPTUAL SITE PLAN

PROJECT #: 18-009.0
DATE: 8.10.20
DRAWN BY: CB / CH / IM

| REV # | DATE | DESCRIPTION |
|---|---|---|

SHEET

DR-1

PLEASE RECYCLE