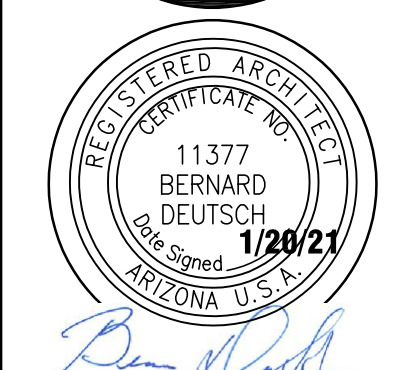
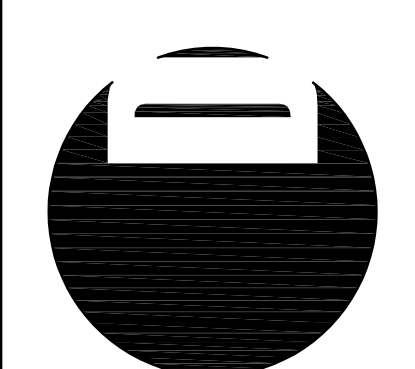




4600
EAST INDIAN SCHOOL RD
PHOENIX, ARIZONA 85018
602-840-2929 P
602-840-6646 F

**GATEWAY COMMERCE
CENTER**
7132 E. SEAGER AVE
MESA, AZ 85212

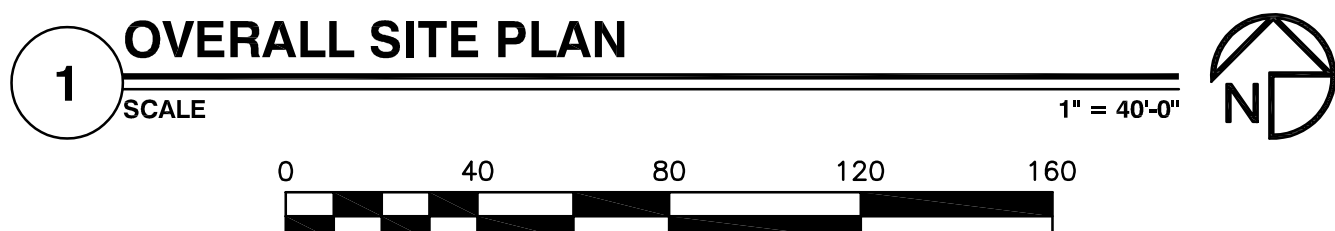
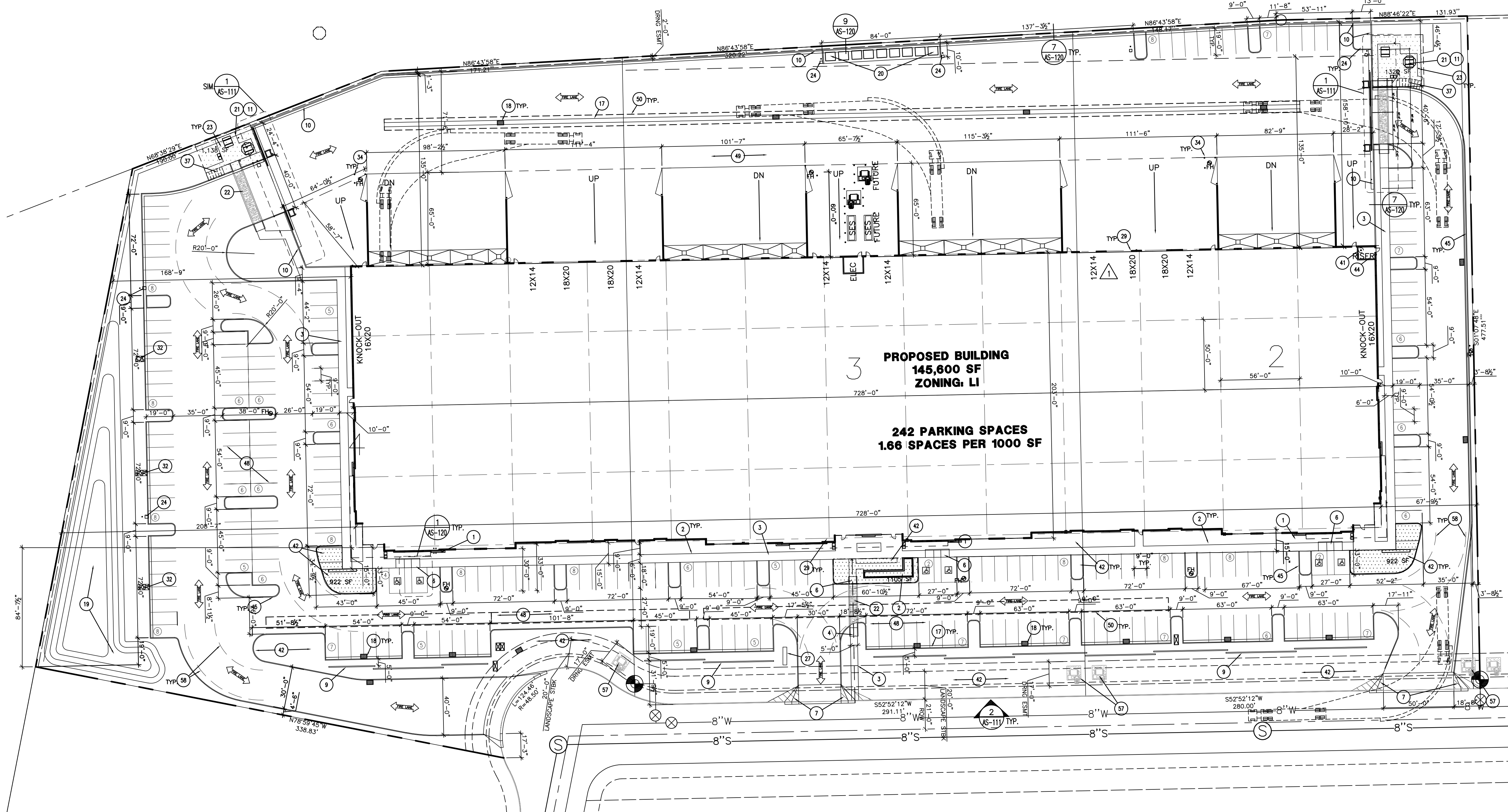
1ST ISSUED: 10/29/20
Revisions

PROJECT NO:
DRAWN BY:
CHK'D BY:
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ARCHITECTURE GROUP

**OVERALL SITE
PLAN**

AS-110

SITE DATA	AERIAL FIRE APPARATUS ACCESS CALCS	KEYNOTES
PARCEL NUMBER: APN 304-30-046, 304-30-045, 304-30-044 CURRENT ZONING: LIGHT INDUSTRIAL (LI) IN PAD AND AIRFIELD OVERLAY (AIRPORT OVERFLIGHT AREA 2) USE RESTRICTIONS: AOA 2 HAS RESTRICTED USES PER MZO 11-7-2; COUNCIL USE PERMITS ARE REQUIRED FOR CERTAIN USES PER MZO 11-7-2 PROPOSED OCCUPANCIES: B, S-1, F-2 SITE AREA: LOT 2 (APN 304-30-044) 133,246 SF/3.0589 AC LOT 3 (APN 304-30-045) 148,995 SF/3.4205 AC LOT 4 (APN 304-30-046) 167,299 SF/3.8407 AC 449,541 SF/10.3201 AC CONSTRUCTION TYPE: V-B BUILDING AREA BUILDING: 146,887 SF (GROSS) CANOPIES: 1,087 SF TOTAL 148,974 SF BUILDING HEIGHT RESTRICTION: 40' MAX HEIGHT PER MZO 38'-45' PROVIDED	BUILDING SETBACKS: PER MZO MINIMUM FRONT BUILDING SETBACK = 20' SETBACK PROVIDED = 15-9 1/2" MINIMUM SIDE BUILDING SETBACK = 0'-0" EAST SETBACK PROVIDED = 62'-9" NORTH WEST SETBACK PROVIDED = 187'-8" NORTH MINIMUM REAR BUILDING SETBACK = 0'-0" SETBACK PROVIDED = 132'-6", 136'-3" LOT COVERAGE: BUILDING 146,887 SF PAVING 234,681 SF TOTAL 381,568 SF 380,281/449,541 = 84.8%	SOUTH BUILDING FRONTAGE: 728' 30' AERIAL FIRE APPARATUS ACCESS LANE: 460'/63% 33' AERIAL FIRE APPARATUS ACCESS LANE: 268'/37% EAST BUILDING FRONTAGE: 200' WEST BUILDING FRONTAGE: 200'
PARKING CALCULATIONS		
PARKING CALCULATIONS: PER MZO REQUIRED: 220 (75%) + 98 (25%) = 318 SPACES 242 SPACES (76 SPACES) ADA SPACES PROVIDED: 6 SPACES BIKE SPACES PROVIDED: 26 SPACES SPECIAL USE PERMIT REQUESTED-SEE PROJECT NARRATIVE		
ERRC SURVEY		
EMERGENCY RESPONDER RADIO FREQUENCY SURVEY SHALL BE PERFORMED AT TIME OF BUILDING ENVELOPE COMPLETION.		
PROJECT TEAM		
OWNER: WETTA VENTURES, LLC 3104 E. CAMELBACK RD, STE 957 PHOENIX, AZ 85018 PHONE: 602-478-3538 E-MAIL: DW@WETTAVENTURES.COM CONTACT: DAVID WETTA CIVIL ENGINEER: HUNTER ENGINEERING 10450 N. 74TH ST, STE 200 SCOTTSDALE, AZ 85258 PHONE: 480-294-6728 E-MAIL: LTBALBOTT@HUNTERENGINEERINGP C.COM CONTACT: LARRY TALBOTT, PE		
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DRB20-00826
ZON20-00738