

WARE MALCOMB
Leading Design for Commercial Real Estate

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planning
interiors
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E202
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SITE PLAN

DATE	REMARKS
1 11.06.2020	DR SUBMITTAL
2 12.14.2020	PLANNING RESUBMITTAL

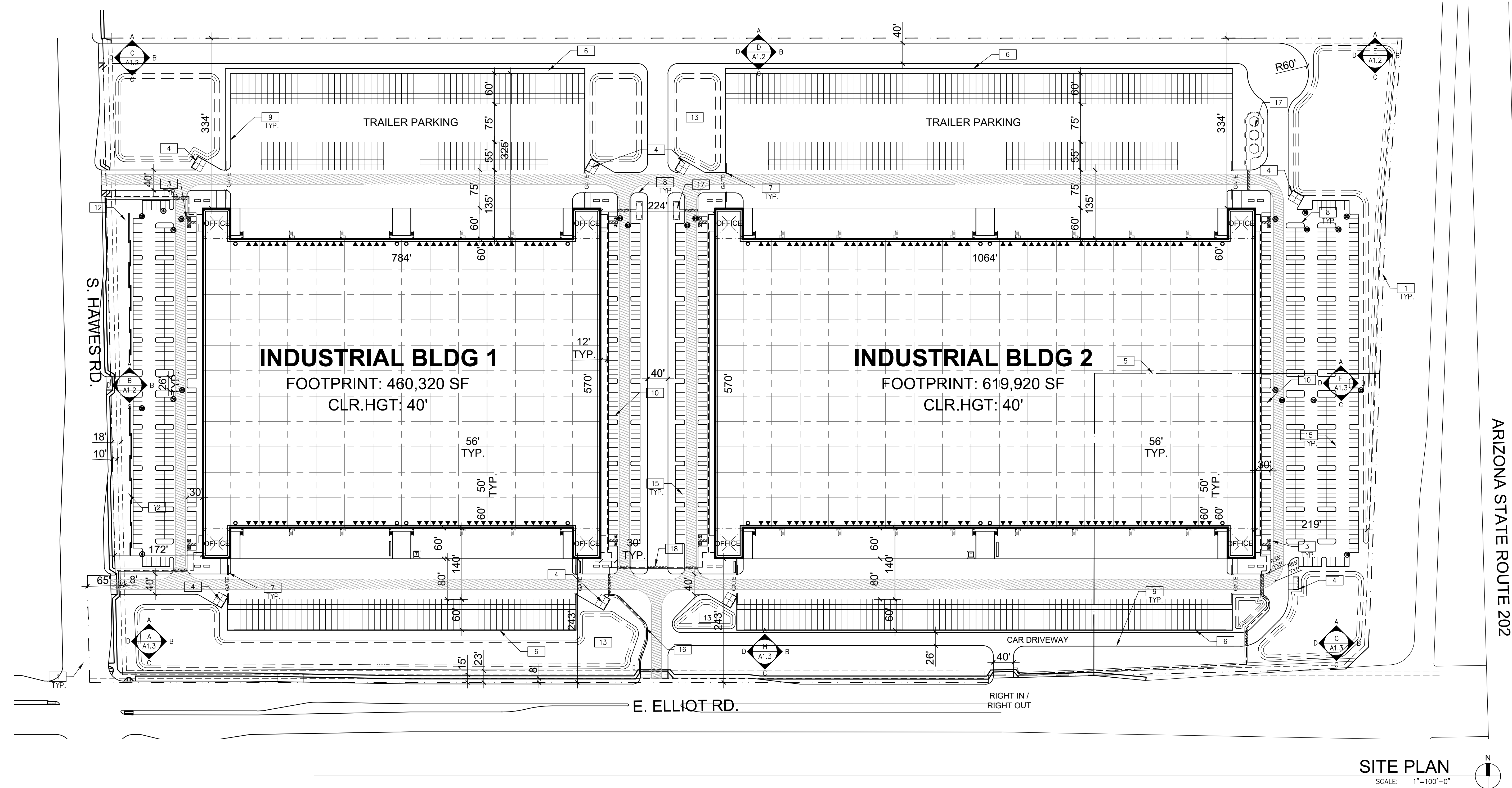
PA / PM: E. ZITNY
DRAWN BY: MM
JOB NO.: PHX20-0053-00

SHEET

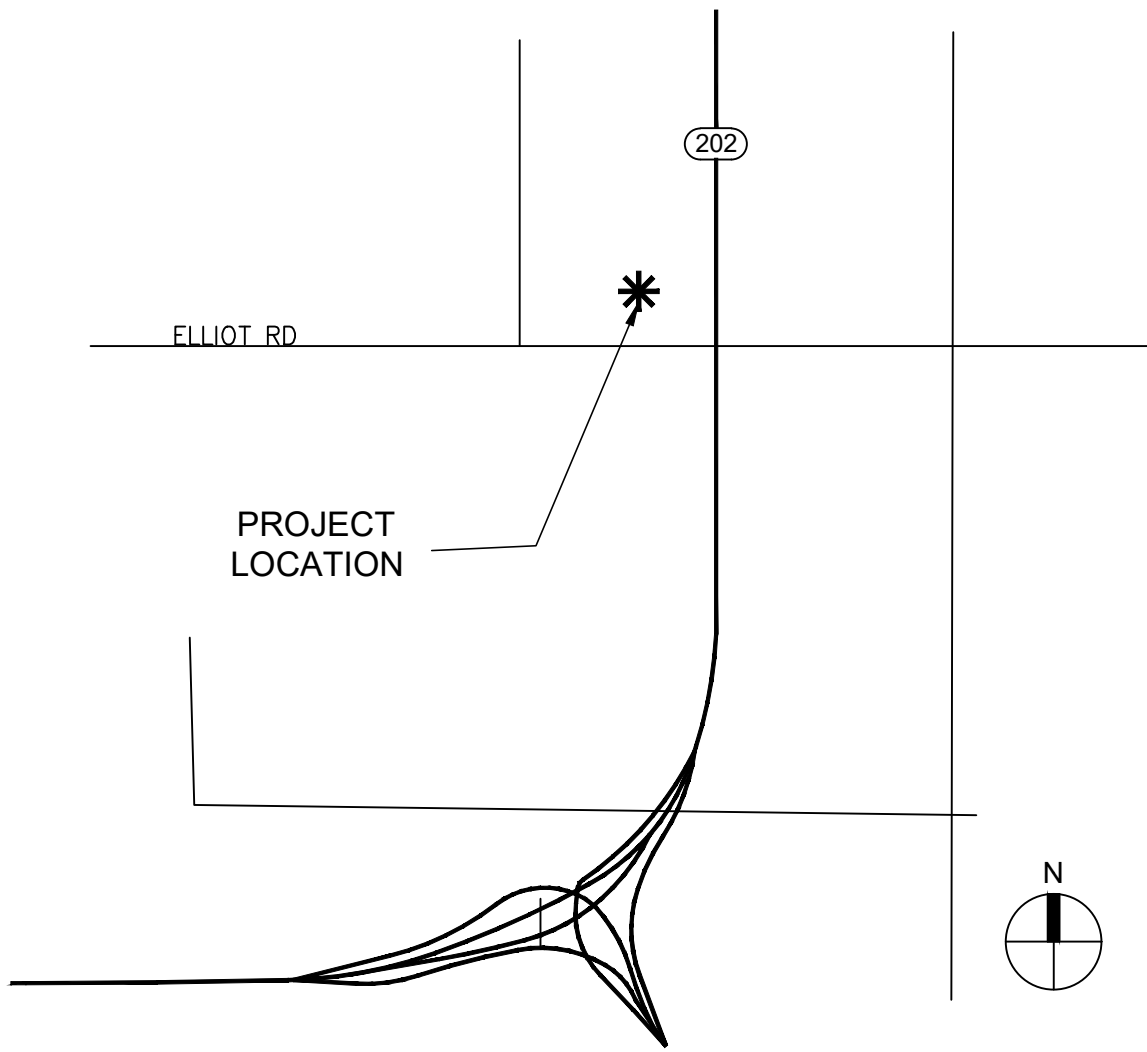
A1.0

Mon, 14 Dec 2020

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VICINITY MAP



SITE PLAN KEYNOTES

- 1

PROPERTY LINE, (———)
- 2

SET BACK (- - - - -)
- 3

ADA PARKING STALL
- 4

CITY STD. CMU TRASH ENCLOSURE, SEE DETAIL 8/A6.0
- 5

EXISTING PROPERTY LINE TO BE REMOVED
- 6

8' CMU SCREEN WALL, SEE DETAIL 11/A6.0
- 7

SOLD 8' B-DECK GATE, FOR SCREENING PURPOSES. GATES TYPICALLY TO BE OPERATIONAL DURING NORMAL BUSINESS OPERATING HOURS PENING FUTURE TENANT NEEDS, SEE DETAIL 12/A6.0, GATE PERMIT SUBMITTAL TO BE PROVIDED.
- 8

NEW 6" CURB, SEE CIVIL
- 9

NEW 12" CURB, SEE CIVIL
- 10

NEW PARKING STRIPING TO MATCH CITY STANDARDS
- 11

FIRE LANE, HATCHED (20' WIDE; 35' INSIDE RADIUS, 55' OUTSIDE RADIUS, TYP.)
- 12

PARKING SCREEN WALL
- 13

RETENTION BASIN
- 14

PROPOSED FUTURE MONUMENT SIGN LOCATION
- 15

9'-0" x 18'-0" TYPICAL PARKING STALL

16

6'-0" WIDE SIDEWALK

17

COMMON OPEN SPACE

18

STRIPED CONCRETE WALKWAY ACROSS DRIVE AISLE, TYP.

PROPERTY DATA

ADDRESS: TBD

GROSS SITE AREA 3,165,022 SF (72.66 ACRES)
RETENTION AREA: 300,784 SF @ 10%
NET SITE AREA: 2,864,238 SF (65.75 ACRES)

EXISTING ZONING TO REMAIN: PAD MM (LI)
CONSTRUCTION TYPE: V-B

BUILDING AREA:
WAREHOUSE 1,051,289 SF
OFFICE 28,951 SF
TOTAL FOOTPRINT: 1,080,240 SF

LOT COVERAGE:
PROPOSED: GROSS: 34% NET 38%

PARKING TOTALS:
REQUIRED PER PAD 857 SPACES
WAREHOUSE (1:1350) 779 SPACES
OFFICE (1:375) 78 SPACES

PROVIDED: 873 SPACES
STANDARD 859 SPACES
ACCESSIBLE 16 SPACES
TRAILER 380 SPACES

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.

SITE LEGEND

- ▲ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- ▨ FIRE LANE HATCH (20' WIDE, TYP.)