



DEVELOPMENT STANDARDS		
Zoning		
Jurisdiction	Apache Junction, AZ	
Zoning Designation	B-5 <sup>1</sup>	
Max Height	42 FT	
Req. Landscape	10% <sup>2</sup>	
Building Setbacks	Front	20 FT
	Side	10 FT
	Rear	10 FT
Landscape Setbacks	Front	10 FT <sup>3</sup>
	Side	TBD
	Rear	TBD
Parking Standards	Min Stall Size	9x18
	Drive Aisle	24 FT
	Fire Lane	20 FT
	Landscape Islands	5 FT <sup>4</sup>
Required Parking	Office	1/300 SF
	Manufacturing	1/1000 SF
	Warehouse	1/1000 SF

PROJECT DATA		
Site Summary		
Gross Site Area		APN(s): 10220008C & 10220008A
		1,594,330 SF
		36.60 AC
Total Building Area(s)	Gross Floor Area	65,740 SF
	Footprint	58,340 SF
Coverage	Gross	4%
	FAR	0.04
Industrial Building		
Building Area(s)	Footprint	58,340 SF
	Second Level	7,400 SF
	Gross Floor Area	65,740 SF
	Office SF	14,800 SF
	Warehouse SF	50,940 SF
Cars Required		100 Stalls
		101 Stalls
Cars Provided		5 Stalls
		8
Drive-in Doors		

- Notes**
- Existing zoning: RS-GR. Rezoning to B-5: Industrial use.
  - Parking lots containing 10 or more parking spaces shall comply with the following: A minimum of 10% of the parking lot shall be landscaped.
  - Required trees and shrubs shall be planted within a 10 foot wide planting strip adjacent to and parallel with the street right-of-way. Also 10 ft min. front setback for parking is required.
  - Landscape islands or peninsulas shall be installed at least every 12 consecutive parking spaces with a minimum 5 foot width and minimum 50 square foot area.

### SITE PLAN NOTES

- PROPERTY LINE
- RETENTION BASIN
- STANDARD PARKING STALL
- ACCESSIBLE PARKING STALL
- 9' MASONRY SCREEN WALL
- FUTURE MONUMENT SIGNAGE LOCATION
- MATERIAL STAGING
- 6' CHAIN LINK FENCE ALONG PROPERTY LINE AND LIMITS OF CONSTRUCTION
- FIRE HYDRANT LOCATION, TYP. - REFER TO CIVIL DRAWINGS
- REMOTE FIRE DEPARTMENT CONNECTION (FDC) WITHIN 100' OF FIRE HYDRANT

