

Boundary Source: This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design:

REGRID PARCEL DATA

TO BE DETERMINED

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**Conceptual Site Plan** SCHEME: 09 **Sundt OSM Facility** NWC E. Auto Center Dr. & S. Cactus Rd. Apache Junction, AZ

Jurisdiction		Apache Junction, AZ	
Zoning Designation		B-5	
Max Height		42 FT	
Req. Landscape		10%	
<b>Building Setbacks</b>			
	Front	20 FT	
	Side	10 FT	
	Rear	10 FT	
Landscape Setbacks			
	Front	10 FT	
	Side	TBD	
	Rear	TBD	
Parking Standards			
	Min Stall Size	9x18	
	Drive Aisle	24 FT	
	Fire Lane	20 FT	
	Landscape Islands	5 FT	
Required Parking			
	Office	1/300 SF	
	Manufacturing	1/1000 SF	
	Warehouse	1/1000 SF	
PROJECT DATA			
Site Summary	APN(s): 10220008C & 10220008A		
Gross Site Area	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	Gross	0.04	

**Notes** 

Industrial Building

1. Existing zoning: RS-GR. Rezoning to B-5: Industrial use.

Building Area(s)

Cars Required

Cars Provided

Drive-in Doors

2. Parking lots containing 10 or more parking spaces shall comply with the following: A minimum of 10% of the parking lot shall be landscaped.

Footprint

Office SF

Second Level

Warehouse SF

Req. Accessible

Gross Floor Area

58,340 SF

7,400 SF

65,740 SF

14,800 SF

50,940 SF

100 Stalls

101 Stalls

5 Stalls

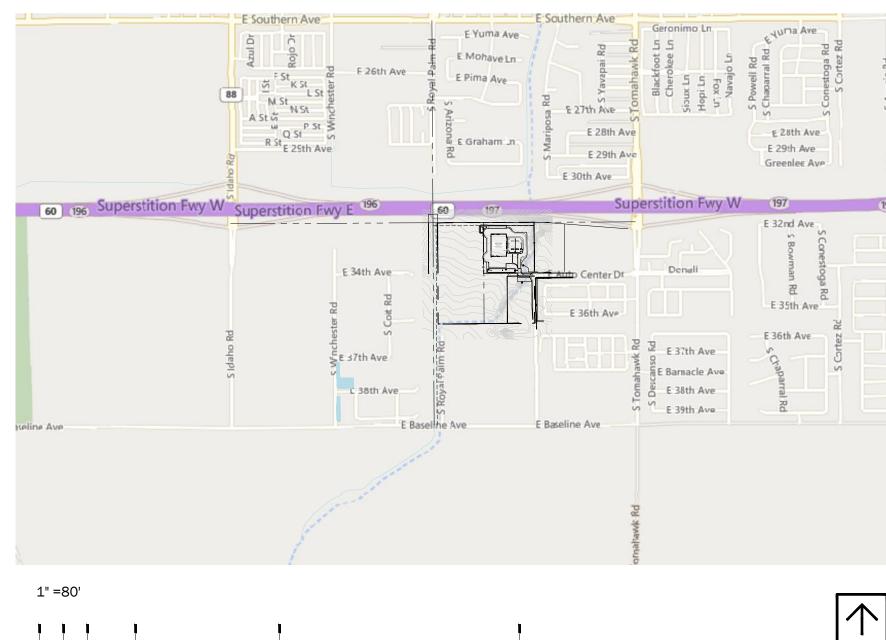
3. Required trees and shrubs shall be planted within a 10 foot wide planting strip adjacent to and parallel with the street right-of-way. Also 10 ft min. front setback for parking is required.

4. 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

1 PROPERTY LINE 2 RETENTION BASIN 3 STANDARD PARKING STALL 4 ACCESSIBLE PARKING STALL 5 9' MASONRY SCREEN WALL 6 FUTURE MONUMENT SIGNAGE LOCATION 7 MATERIAL STAGING 8 6' CHAIN LINK FENCE ALONG PROPERTY LINE AND LIMITS OF CONSTRUCTION 9 FIRE HYDRANT LOCATION, TYP. - REFER TO CIVIL DRAWINGS

10 REMOTE FIRE DEPARTMENT CONNECTION (FDC) WITHIN 100' OF FIRE HYDRANT



200

0 40 80

400

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