

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, Stormwater Management Design: and is intended merely to assist in exploring how the project might be developed.

SCHEME: 09

REGRID PARCEL DATA

TO BE DETERMINED

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

Zoning Jurisdiction		Apache Junction, A
Zoning Designation	Apache Junction, A	
Max Height		42
Reg. Landscape		10
Building Setbacks		10
building octodors	Front	20
	Side	10
	Rear	10
Landscape Setbacks	Near	10
	Front	10
	Side	TE
	Rear	TE
Parking Standards	rtour	
ranning otanidardo	Min Stall Size	9x2
	Drive Aisle	24
	Fire Lane	20
	Landscape Islands	5
Required Parking		_
, qu ou	Office	1/300 \$
	Manufacturing	1/1000 \$
	Warehouse	1/1000 \$
PROJECT DATA		_,
Site Summary	APN(s): 10220008C & 10220008	
Gross Site Area	1,594,330 SF	36.60 /
Total Building Area(s)	Gross Floor Area	65,740 \$
	Footprint	58,340
Coverage	Gross	4
FAR	Gross	0.0
Industrial Building		
Building Area(s)	Footprint	58,340 \$
	Second Level	7,400 \$
	Gross Floor Area	65,740 \$
	Office SF	14,800 \$

Notes

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

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.

Warehouse SF

Req. Accessible

50,940 SF

100 Stalls

101 Stalls

5 Stalls

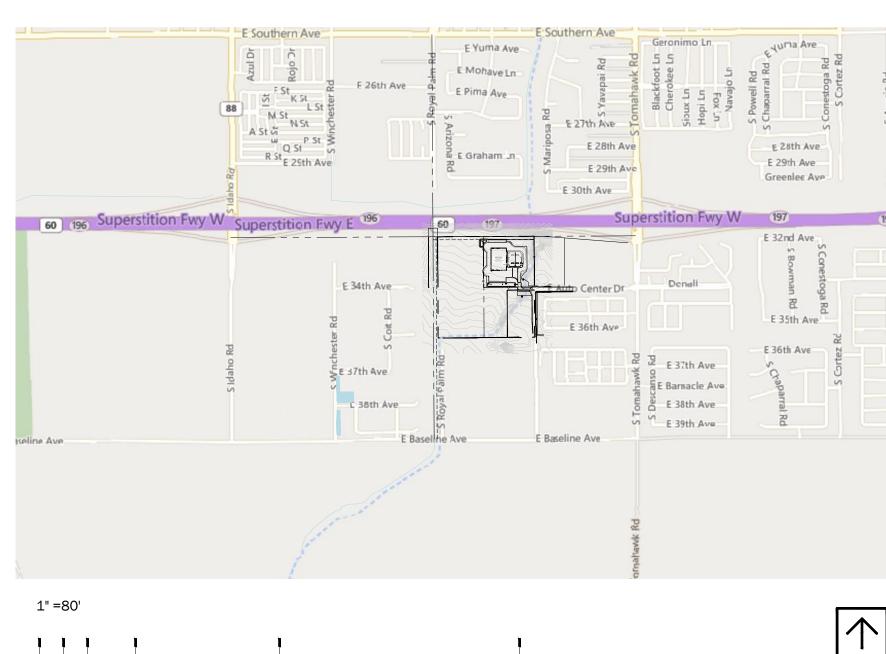
3. Required trees and shrubs shall be planted within a 10 foot wide planting strip adjacent to and parallel with the street right-of-way. Also 10 ft min. front setback for parking is required.

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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