

PROJECT DATA:			
SITE AREA:			
GROSS:		168.34 AC	7,332,746 SF
RETENTION:		@ 9%	659,597 SF
NET:			153.19 AC
			6,673,149 SF
BUILDING AREA:			
OFFICE		FOOTPRINT:	
BUILDING 1		52,751 SF	1,055,016 SF
BUILDING 2		21,079 SF	421,576 SF
BUILDING 3		19,763 SF	395,256 SF
BUILDING 4		41,579 SF	831,576 SF
TOTAL:		135,171 SF	2,703,424 SF
BUILDING USE:			
WAREHOUSE			2,568,253 SF
OFFICE		5%	135,171 SF
COVERAGE:			
GROSS:			37%
NET:			41%
BUILDING 1			
DOCK-HIGH DOORS			210
GRADE-LEVEL DOORS			4
PARKING REQUIRED:			
10,001SF & GREATER		1/1250 SF	802 STALLS
OFFICE		1/300 SF	176 STALLS
TOTAL			978 STALLS
PARKING PROVIDED:			
			552 STALLS
			@0.52/1000 SF
			11 STALLS
			272 STALLS
TRAILER:			
BUILDING 2			
DOCK-HIGH DOORS			92
GRADE-LEVEL DOORS			4
PARKING REQUIRED:			
WAREHOUSE			
10,001SF & GREATER		1/1250 SF	321 STALLS
OFFICE		1/300 SF	70 STALLS
TOTAL			391 STALLS
PARKING PROVIDED:			
			363 STALLS
			@0.86/1000 SF
			8 STALLS
			128 STALLS
TRAILER:			
BUILDING 3			
DOCK-HIGH DOORS			84
GRADE-LEVEL DOORS			4
PARKING REQUIRED:			
WAREHOUSE			
10,001SF & GREATER		1/1250 SF	292 STALLS
OFFICE		1/300 SF	66 STALLS
TOTAL			381 STALLS
PARKING PROVIDED:			
			249 STALLS
			@0.63/1000 SF
			7 STALLS
			118 STALLS
TRAILER:			
BUILDING 4			
DOCK-HIGH DOORS			162
GRADE-LEVEL DOORS			4
PARKING REQUIRED:			
WAREHOUSE			
10,001SF & GREATER		1/1250 SF	624 STALLS
OFFICE		1/300 SF	139 STALLS
TOTAL			785 STALLS
PARKING PROVIDED:			
			531 STALLS
			@0.64/1000 SF
			11 STALLS
			236 STALLS
TRAILER:			

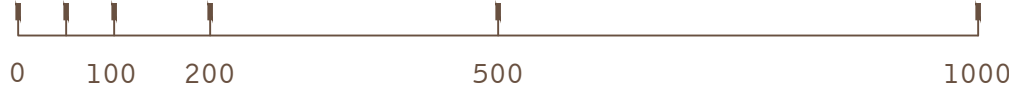
DEVELOPMENT STANDARDS:	
ZONING:	I-1
MAX. HEIGHT:	56 FT <sup>7</sup>
BUILDING SETBACKS:	
FRONT:	25 FT
SIDE:	0 FT <sup>6</sup>
REAR:	0 FT <sup>6</sup>
LANDSCAPE SETBACKS:	
AVG:	30 FT <sup>3</sup>
MIN:	25 FT
SIDE:	10 FT <sup>1</sup>
LANDSCAPE REQ.:	10% <sup>2</sup>
OFF-STREET PARKING:	
STANDARD:	8.5X18 <sup>4</sup>
COMPACT:	8X16 <sup>8</sup>
DRIVE AISLE:	24 FT
FIRE LANE:	26 FT
TREE WELL:	6 FT
REQ. PARKING RATIO BY USE:	
IND: (10,001SF AND GREATER)	1/1250 SF
OFFICE:	1/300 SF

- NOTES:
- 1 Min. 15 ft landscaped setback adjacent to residential
  - 2 10% of interior parking area in addition to required landscape setbacks.
  - 3 15 foot combination sidewalk/landscaped planter adjacent to parking lot w/ minimum 7.5 ft wide planter.
  - 4 9.5X18 for Commercial.
  - 5
  - 6 30 feet from residential. 150 feet if open use.
  - 7 Heights in excess of 56 feet allowed with approved CUP.
  - 8 Only allowed for spaces in excess of minimum required.

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.

Boundary Source:  
CIVIL CAD FILE

1" = 200



SCHEME: 06

Conceptual Site Plan

W McDowell Rd  
Phoenix, AZ

WARE MALCOMB

PHX21-0022-00  
09.13.2021

SHEET  
1