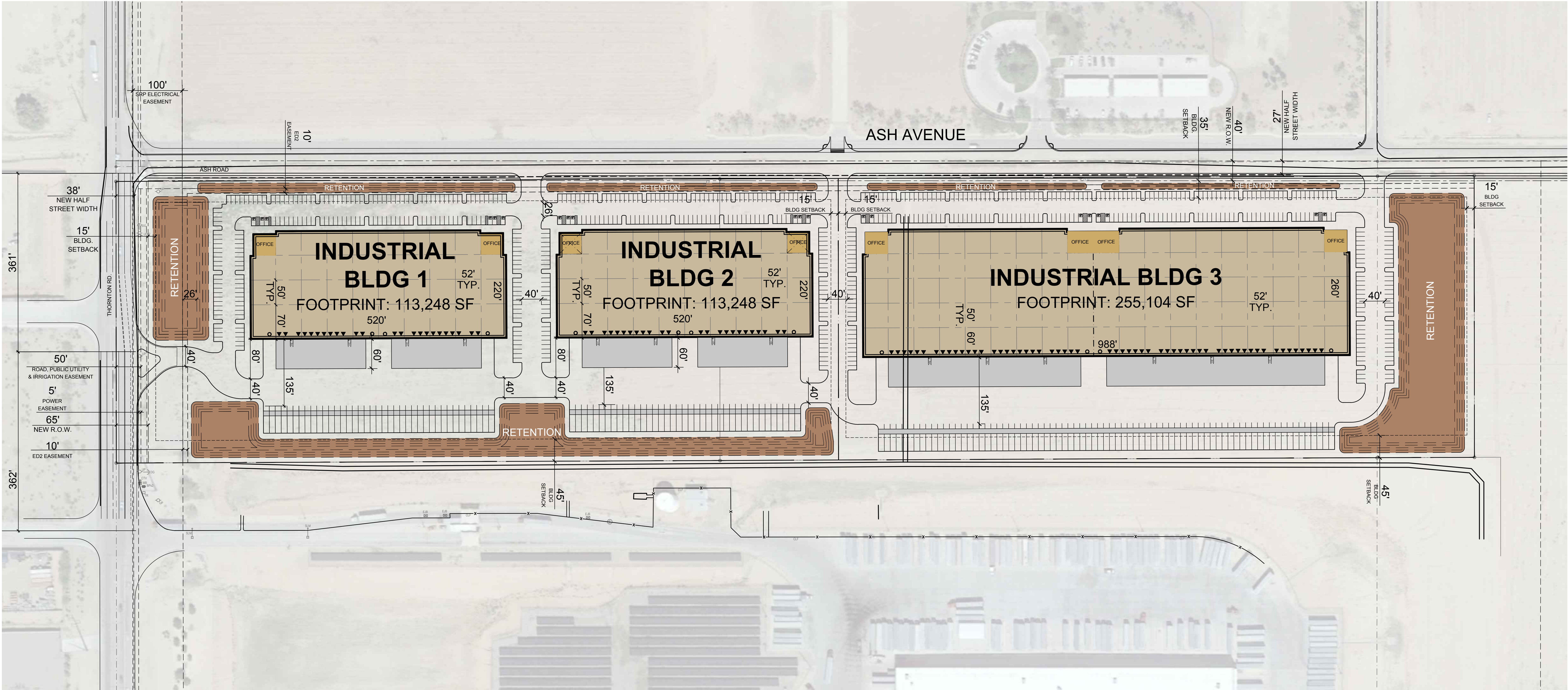




PROJECT DATA:

SITE AREA:			
GROSS:		35.99 AC	
		1,567,775 SF	
RETENTION:	@ 12%	194,771 SF	
NET:		31.52 AC	
		1,373,004 SF	

BUILDING AREA:	OFFICE	FOOTPRINT:	
BUILDING 1	10,192 SF	113,248 SF	
BUILDING 2	10,192 SF	113,248 SF	
BUILDING 3	22,959 SF	255,104 SF	
TOTAL:	43,344 SF	481,600 SF	

BUILDING USE:			
WAREHOUSE		438,256 SF	
OFFICE	9%	43,344 SF	

COVERAGE:			
GROSS:		31%	
NET:		35%	

BUILDING 1			
DOCK-HIGH DOORS		32	
GRADE-LEVEL DOORS		2	

PARKING REQUIRED:			
WAREHOUSE			
1ST 150 KSF	1/1000 SF	103 STALLS	
OFFICE			
1ST 5KSF	1/250 SF	20 STALLS	
5-20 KSF	3.5/1000 SF	18 STALLS	
TOTAL		141 STALLS	
PARKING PROVIDED:		188 STALLS	
		@1.66/1000 SF	
REQ. ACCESSIBLE		6 STALLS	
TRAILER:		46 STALLS	

BUILDING 2			
DOCK-HIGH DOORS		36	
GRADE-LEVEL DOORS		4	

PARKING REQUIRED:			
WAREHOUSE			
1ST 150 KSF	1/1000 SF	103 STALLS	
OFFICE			
1ST 5KSF	1/250 SF	20 STALLS	
5-20 KSF	3.5/1000 SF	18 STALLS	
TOTAL		141 STALLS	
PARKING PROVIDED:		161 STALLS	
		@1.42/1000 SF	
REQ. ACCESSIBLE		6 STALLS	
TRAILER:		39 STALLS	

BUILDING 3			
DOCK-HIGH DOORS		54	
GRADE-LEVEL DOORS		4	

PARKING REQUIRED:			
WAREHOUSE			
1ST 150 KSF	1/1000 SF	150 STALLS	
150-500 KSF	1/2000 SF	41 STALLS	
OFFICE			
1ST 5KSF	1/250 SF	20 STALLS	
5-20 KSF	3.5/1000 SF	63 STALLS	
TOTAL		274 STALLS	
PARKING PROVIDED:		286 STALLS	
		@1.12/1000 SF	
REQ. ACCESSIBLE		7 STALLS	
TRAILER:		77 STALLS	

DEVELOPMENT STANDARDS:

ZONING: I-1

MAX. BLDG. HT.: 45 FT

BUILDING SETBACKS:
FRONT: 35 FT
SIDE: 15 FT
REAR: 45 FT

LANDSCAPE SETBACKS:
FRONT: 4 FT
SIDE: 3 FT
REAR: 3 FT

LANDSCAPE REQ.: 2

OFF-STREET PARKING:
STANDARD: 9X18
DRIVE AISLE: 25 FT
FIRE LANE: 20 FT
TREE WELL: 5 FT

REQ. PARKING RATIO BY USE:
WAREHOUSE: 1/1000 SF
MANUF.: 1/750 SF
OFFICE: 1/250 SF

NOTES:
1 30 feet for corner side yards
2 One tree and three shrubs for every 5 parking spaces provided on the site.
3 1 space/750 sf for the first 20,000 sf
1 space/1000 sf for floor area between 20,001 and 100,000
1 space/1500 sf of floor area over 100,000 sf
or 1 space per employee on the shift with the highest number of employees, whichever is greater.
Accessory warehouse to be calculated 1/15000 sf
4 Minimum 4 spaces, and
Floor area 0-5,000 sf - 4/1000sf
Floor area 5,000-20,000 sf - 3.5/1000sf
Floor area over 20,000 sf - 3/1000sf
5 0-150,000 sf - 1 per 1000
150,001-500,000 sf - 1 per 2,000
Over 500,000 sf - 1 per 2,500

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:
PDF ALTA SURVEY



Scheme: 17

Conceptual Site Plan

Thornton Road
Casa Grande, AZ 85122

WARE MALCOMB

PHX22-0208-00
06.26.2023

SHEET
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