East Gelding Drive

PROJECT DATA

PROJECT SCOPE: CONDITIONAL USE PERMIT AMMENDMENT - MARIJUANA CULTIVATION

PROJECT ADDRESS: 1640 EAST GELDING DRIVE, SCOTTSDALE, AZ 85260

PROJECT # 626-PA-2021 KEYCODE C9833 OLD PROJECT * 10-UP-2013-4

TENANT/OCCUPANT: FLOWER LAUNCH CULTIVATION 1655 EAST EVANS ROAD SCOTTSDALE, AZ 85260

BUILDING AREA: LOT 185 / 1655 EAST EVANS RD. 16,141,3 G.S.F. EXISTING ONE STORY BUILDING 2,846 G.S.F. PROPOSED SECOND LEVEL ADDITION FUTURE TOTAL BUILDING AREA: 18,987.3 G.S.F. BUILDING OCCUPANCY: F-1/5-1

BUILDING AREA: LOTS 186 & 187 / 7640 EAST GELDING DRIVE/1645 EAST EVANS RD. 13,869.9 G.SF. EXISTING ONE STORY BUILDING LOT 186 13,975.8 G.S.F. EXISTING ONE STORY BUILDING LOT 187 27,845.7 G.S.F. S.F. COMBINED BOTH LOTS BUILDING OCCUPANCY: F-1

OFF STREET PARKING/INDUSTRIAL-MANUFACTURING-7655 E. EVANS MANUFACTURING PARKING REQUIRED: 1:500 G.S.F.

WAREHOUSE PARKING REQUIRED:1:800 G.S.F. PARKING REQUIRED 3,000 S.F. EXISTING MANUFACTURING / 500 = 6 SPACES PARKING REQUIRED 15,000 SF. EXISTING WAREHOUSE / 800 = 15 SPACE PARKING REQUIRED 2,846 S.F. NEW/FUTURE MANUFACTURING / 500 = 6 SPACES

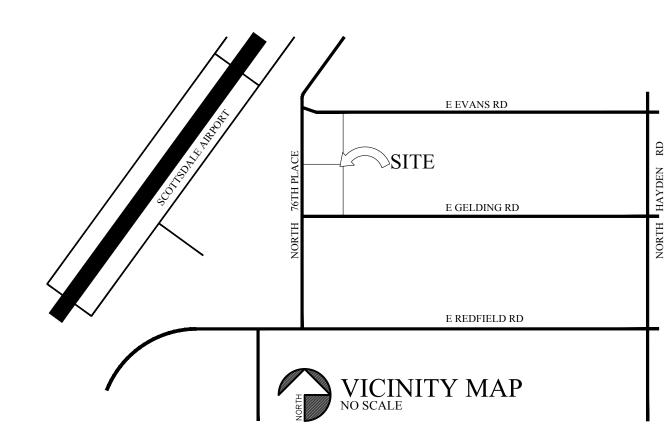
PARKING REQUIRED: 27 SPACES PARKING PROVIDED 30 SPACES (EXISTING) INCL. (I)HANDICAP ACCESSIBLE SPACE

OFF STREET PARKING/INDUSTRIAL-MANUFACTURING-7640 EAST GELDING // 1645 EAST EVANS RD. PARKING REQUIRED: 1:500 G.S.F. PARKING REQUIRED 27,845.8 S.F. MANUFACTURING / 500 = 55.69

PARKING REQUIRED: 56 SPACES PARKING PROVIDED 59 SPACES (EXISTING) INCL. (2) HANDICAP ACCESSIBLE SPACES

OFF STREET PARKING/INDUSTRIAL-MANUFACTURING/WAREHOUSE-COMBINED MFG PARKING REQUIRED: 1:500 G.S.F. W.H. PARKING REQUIRED:1:800 G.S.F.

MFG PARKING REQUIRED 27,845.7 G.S.F. + 5846 G.S.F. = 33691.7/500=67.38 SPACES REQUIRED WAREHOUSE PARKING REQUIRED 12,000 S.F. / 800 = 15 SPACES REQUIRED PARKING REQUIRED: 83 SPACES PARKING PROVIDED 89 SPACES (EXISTING) INCL. (3)
HANDICAP ACCESSIBLE SPACES



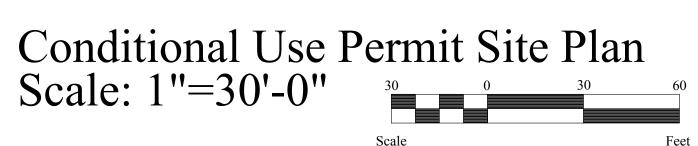
KEYNOTES

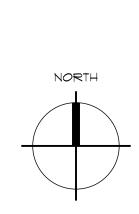
- PROPERTY LINE, TYPICAL. BUILDING SETBACK LINE
- EXISTING STRUCTURE.

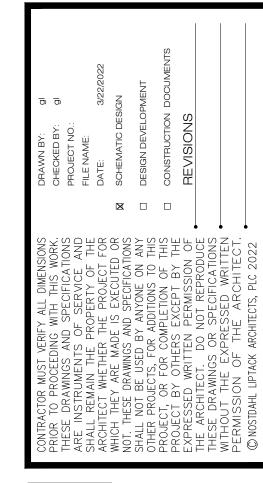
6. EXISTING PARKING - NO CHANGE.

- 4. LANDSCAPE AREA EXISTING NO CHANGE. 5. EXISTING ASPHALT PAVEMENT.
- 1. FUTURE/PENDING R.O.W. IMPROVEMENTS BY THE CITY OF SCOTTSDALE, THIS AREA. 8. EXISTING R.O.W.
- 9. SITE LIGHTING WALL MOUNTED LED WALL-PACK EXISTING. 10. PUBLIC UTILITY EASEMENT.
- 11. NEW/RELOCATED REFUSE ENCLOSURE. 6' TALL CMU ENCLOSURE PER CITY OF
- SCOTTSDALE TYPICAL DETAILS.

 12. EXISTING SITE LIGHTING WALL MOUNTED WALL PACK ON PARAPET WALL, THIS 13. NEW EXTERIOR BUILDING MOUNTED SITE/SECURITY LIGHTING, THIS LOCATION.
- TYPICAL OF (4). 14. MASONRY INFILL OF EXISTING EXTERIOR DOOR/WINDOW OPENING TYPICAL U.N.O. FOR EGRESS DOORS.
- 15. EXISTING OVERHEAD GARAGE ENTRY DOOR TO REMAIN. THIS LOCATION. 16. EXISTING LOT/PROPERTY LINE TO BE RE-DEDICATED/ELIMINATED WITH A LOT
- COMBINATION OF PARCELS 186 AND 187, THIS LOCATION. 17. NEW 8' TALL DECORATIVE IRON SITE / SECURITY FENCE, THIS LOCATION. 18. NEW 8' TALL DECORATIVE IRON GATE THIS LOCATION WITH KNOX BOX AND
- KEYPAD ENTRY SYSTEM. 19. NEW H.C. ACCESSIBLE PARKING STALL STRIPING AND PEDESTRIAN ACCESS TO
- 20. NEW 14' WIDE ONE WAY ASPHALT PAVED DRIVE AISLE BETWEEN EXISTING CURB CUTS/ENTRY DRIVES.
- 21. EXISTING SITE ENTRY DRIVES/CURB CUT AND SIDEWALK. 22. PROPOSED EGRESS/SECURE EXIT DOOR THIS LOCATION. 23. PROPERTY LINE - PROPOSED NEW CROSS ACCESS AGREEMENT AND ASPHALT
- PAYEMENT BETWEEN PARCELS, THIS LOCATION. 24. SECURE ROUTE BETWEEN BUILDINGS BEHIND SECURITY FENCING.







EXPIRES 6/30/2022 Site Plan Scale: 1"=30'-0" SHEET NO.