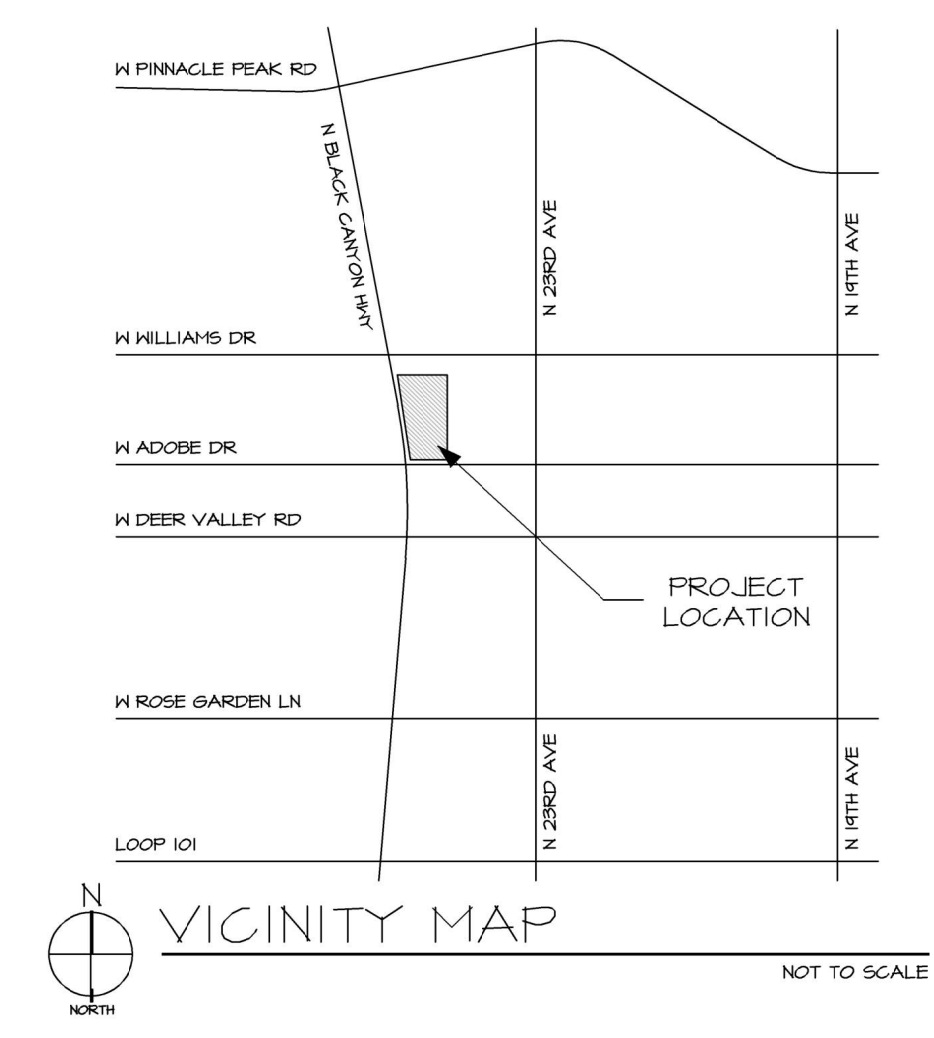


CONCEPTUAL SITE PLAN
SCALE: 1"=50'-0"



PROJECT INFORMATION	
PROPERTY OWNER:	BAKER DEVELOPMENT CORPORATION 2222 N. ELSTON AVENUE, SUITE 100 CHICAGO, IL 60614 CONTACT: WARREN BAKER PHONE: 773.755.0600 EMAIL: WBaker@bakerdevelopmentcorp.com
ARCHITECT:	PINNACLE DESIGN, INC. 1048 N. 44TH STREET - SUITE #200 PHOENIX, ARIZONA 85008 CONTACT: IAN MULICH PHONE: 602.952.8585 EMAIL: imulich@pdi-az.com
PROJECT DESCRIPTION:	PROPOSED 130,000 SF INDUSTRIAL BUILDING WITH OFFICE AND TRUCK LOADING
ADDRESS:	W ADOBE DR AND N BLACK CANYON ACC PHOENIX, AZ 85021
APN #:	209-04-036A/ 209-04-036B/ 209-04-074E/ 209-04-074D/ 209-04-040A
STIPULATIONS NUMBER:	Z-48-15
SITE ACREAGE:	GROSS: 19.02 AC (1343,108 SF) NET: 18.63 AC (1315,435 SF)
EXISTING ZONING:	A-1/C-2
PROPOSED ZONING:	A-1
EXISTING LAND USE:	VACANT
LOT COVERAGE:	133,125 / 1,375,935 = 135.41%
FAR:	10.35
LOT SALES:	NO
PROPOSED BUILDING HEIGHT:	34'-0"
PROPOSED BUILDING SF:	133,125 SF
PROPOSED BUILDING USE:	WAREHOUSE/OFFICE
CONSTRUCTION TYPE:	II-B
PARKING REQ:	WAREHOUSE @ 1 / 1,000 SF OFFICE @ 3 / 1,000 SF 147 SPACES
PARKING PROVIDED:	1203 SPACES INCLUDES (4) ADA SPACES

- SITE PLAN NOTES**
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
 - THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
 - ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
 - ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
 - ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE-FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES OUTSIDE OF THE
 - OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS

- SECTION 621E.1-5 DISTRICT REGULATIONS**
- SMOKE, GAS AND ODOR EMISSIONS SHALL COMPLY WITH REGULATION III OF THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS.
 - THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 9, CHAPTER 8, ARTICLES 18 AND 4 OF THE HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT.
 - THE AVERAGE NOISE LEVEL, MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED FIFTY-FIVE DB (L DN) WHEN MEASURED ON AN "A WEIGHTED" SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.
 - EXPLOSIVE OR HAZARDOUS PROCESSES: CERTIFICATION SHALL BE PROVIDED BY THE PHOENIX FIRE DEPARTMENT PREVENTION BUREAU THAT ALL MANUFACTURING, STORAGE AND WASTE PROCESSES ON THE SITE SHALL MEET SAFETY AND ENVIRONMENTAL STANDARDS AS ADMINISTERED BY THE BUREAU.
 - ALL DIRECT SOURCES OF ILLUMINATION, LUMINARIES, SHALL BE SHIELDED SO AS NOT TO BE VISIBLE FROM ADJACENT RESIDENTIALLY ZONED PROPERTY.

- SITE PLAN KEYNOTES**
- PROPERTY LINE
 - EXISTING BILLBOARD
 - EXISTING FIRE HYDRANT
 - EXISTING CMU BLOCK WALL
 - 6" CONCRETE CURB
 - ASPHALT PAVING
 - REFUSE ENCLOSURE PER CITY OF PHOENIX STANDARDS
 - LANDSCAPE AREA
 - NEW 8'-0" CMU BLOCK WALL
 - FDC / FIRE RISER ROOM
 - 10' X 20' TRAFFIC VISIBILITY TRIANGLE
 - 33' X 33' TRAFFIC VISIBILITY TRIANGLE
 - 35' AND 55' FIRE TRUCK TURNING RADIUS
 - 30'-0" ENTRY GATE
 - ADA PARKING SPACE
 - ACCESSIBLE CURB RAMP
 - 6'-0" WIDE CONCRETE SIDEWALK (4'-0" CLEAR SIDEWALK WITH 2'-0" CAR OVERHANG)
 - FIRE HYDRANT
 - 20'-0" POLE MOUNTED SITE LIGHTING
 - PROPOSED BUILDING ENTRY
 - EXISTING 25'-0" INGRESS/ EGRESS EASEMENT
 - SERVICE ENTRY SECTION

KIVA PROJECT #: 21-4517
SDEV #: [blank]
PAPP #: 2107166
MEETING DATE: [blank]

PROJECT #: 21-035.0
DATE: 12.8.21
DRAWN BY: IM
REV #DATE DESCRIPTION