

# 103rd AVENUE

1189.86'(R1) 1189.62'(C)

**CITY OF AVONDALE SITE PLAN NOTES**  
 A. ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.  
 B. ALL GROUND-MOUNTED AND ROOF MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.  
 C. PLANTS LOCATED WITHIN REQUIRED AASHTO SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIALS SHALL BE MAINTAINED TO BE LOWER THAN 2' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).  
 D. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED WITH A MINIMUM OF 2" THICK DECOMPOSED GRANITE FOR DUST CONTROL AT TIME OF DEVELOPMENT.  
 E. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF THE CITY OF AVONDALE.  
 F. THIS PROJECT IS SUBJECT TO THE CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS (AND MAC SUPPLEMENTAL REGULATIONS), COMMERCIAL/INDUSTRIAL/MULTI-FAMILY DESIGN MANUAL, ZONING ORDINANCE, GENERAL PLAN, AND ANY APPLICABLE SPECIFIC PLANS.  
 G. ANY FUTURE EXPANSION OF THE FACILITY NOT SHOWN ON THE SITE PLAN WILL BE SUBJECT TO AN ADDITIONAL SITE PLAN/DESIGN REVIEW APPLICATION AND APPROVAL BY THE CITY OF AVONDALE.

## PROPOSED BUILDING 145,263 SF 35' TO ROOF RIDGE FFE 1012.15

STORAGE & MANUFACTURING  
139,865 SF

OFFICE  
5,398 SF

BOILER/COMPRESSOR ROOM

MATERIAL STORAGE

TESTING AREA

W ROOSEVELT STREET

W PIERCE STREET

# 105th AVENUE

ZONING: PAD



**SITE PLAN**  
SCALE: 1"=40'-0"

### SITE LEGEND

- 1 PARKING STALL COUNT
- ▲ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- 26' FIRE LANE  
MINIMUM INSIDE TURNING RADIUS OF 35'  
AND OUTSIDE TURNING RADIUS OF 55'
- PROPOSED SITE LIGHT POLE
- PROPOSED BUILDING MOUNTED LIGHT FIXTURE
- FIRE HYDRANT

### SITE DATA

APN: 102-55-016  
 TOTAL PARCEL AREA: (1,522,743 SF) 34.96 AC  
 PROPOSED AREA TO BE DEVELOPED: (598,101 SF) 13.73 AC  
 PROPOSED OFFICE: 5,398 SF  
 PROPOSED STOR/MFG AREA: 139,865 SF  
 TOTAL BUILDING AREA: 145,263 SF  
 PROPOSED COVERAGE: 24%  
 BASED ON DEVELOPED AREA  
 LOT ZONING: CP  
**PARKING TABLE**  
 REQUIRED PARKING: 372 STALLS  
 MFG 1/400 (139,865 SF) 350 STALLS  
 OFFICE 1/250 (5,398 SF) 22 STALLS  
 PROPOSED PARKING: 158 STALLS 163 STALLS  
 STANDARD ACCESSIBLE 9 STALLS  
 PROPOSED BICYCLE RACK: 3  
 \*PLEASE SEE SUBMITTED PARKING DEMAND STUDY FOR PARKING REDUCTION JUSTIFICATION

### SITE PLAN NOTES

- 1 PROPERTY LINE.
- 2 SETBACK LINE.
- 3 8'-0" HIGH CMU WALL (HONED & SPLIT-FACE)
- 4 PROPOSED LANDSCAPE SCREENING AT AUTO PARKING
- 5 ACCESSIBLE CONCRETE SIDEWALK TO ROW
- 6 10'x20' STANDARD PARKING STALL
- 7 11'x20' ACCESSIBLE PARKING STALL
- 8 RETENTION AREA
- 9 8'-0" HIGH CORRUGATED ROLLING GATE. MBCI-7.2, "ASH GRAY"
- 10 8'-0" HIGH CORRUGATED METAL SWINGING GATE FOR FD ACCESS ONLY. MBCI-7.2, "ASH GRAY"
- 11 RECESSED CONCRETE TRUCK WELL
- 12 FIRE DEPARTMENT ACCESS DRIVE
- 13 PROPOSED LINE OF DEVELOPMENT
- 14 FUTURE LAND AREA TO BE DEVELOPED
- 15 SHADED BICYCLE PARKING
- 16 COVERED OUTDOOR BREAK AREA
- 17 PROPOSED COMPACTOR. 40-YARDS, MODEL RJ-400C. 23'-0"L X 8'-8"H
- 18 PROPOSED MECHANICAL UNIT LOCATION. UNIT IS 5'-0"L X 5'-0"W X 5'-0"H ON 6" HOUSEKEEPING PAD WITH 24"x24" DUCTWORK EXTENDING TO 10'-0" AFF.
- 19 LOCATION OF COVERED PARKING. 10% OF PARKING (18 STALLS).
- 20 PROPOSED FIRE PUMP ROOM
- 21 DASHED LINE REPRESENTS 150' OF HOSE STRETCH FROM HYDRANT TO THE BUILDING.
- 22 COLORED CONCRETE CROSSING
- 23 PROPOSED OUTDOOR STORAGE AREA, BEHIND SCREENWALL.
- 24 FUTURE BUILDING EXPANSION AREA.

### VICINITY MAP



### LEGAL DESCRIPTION

LEGAL DESCRIPTION: LOT 1, THREE RIVERS COMMERCE PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 899 OF MAPS, PAGE 13 AND AMENDMENT TO THE PLAT RECORDED FEBRUARY 11, 2008 AS 2008-117784, OF OFFICIAL RECORDS.

### PROJECT CONTACTS

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| DATE      | REVISIONS                 | REMARKS |
|-----------|---------------------------|---------|
| 7.13.2015 | PRELIMINARY               |         |
| 8.13.2015 | DESIGN REVIEW SUBMITTAL   |         |
| 8.31.2015 | FOR RESUBMITTAL           |         |
| 1.13.2016 | MINOR SITE PLAN AMENDMENT |         |

PA / PM:  
 DRAWN BY: codd  
 JOB NO.: PHX15-0001-00

# A1.1

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