

Owner/developer shall obtain a license from Salt River Valley User Assoc. Project to construct the north half of Encinas Lane in their right-of-way.

1 SITE PLAN
SCALE: 1" = 60'-0"

GENERAL SITE PLAN NOTES

Development and use of this site will conform with all applicable codes and ordinances. All new or relocated utilities will be placed underground.

Structures and landscaping within a triangle measured back 10' from the property line and 20' along the property line on each side of the driveway entrances will be maintained at a maximum height of 3'.

Structures and landscaping within a triangle measuring 33' x 33' along the property lines will be maintained at a maximum height of 3'.

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 site.

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.

All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment.

All service areas shall be screened to conceal trash containers, loading docks, transformers,

backflow preventers and other mechanical or electrical equipment from eye level adjacent to all public streets.

Barbed, razor, or concertina wire (or similar) shall not be used on this site where visible from public streets or adjacent residential areas.

All signage requires separate reviews, approvals, and permits. No signs are approved per this plan.

Gates are to remain open, or are to open automatically, between the hours of ____ and ____.

This project is located in the City of Phoenix water service area and has been designated as having an assured water supply.

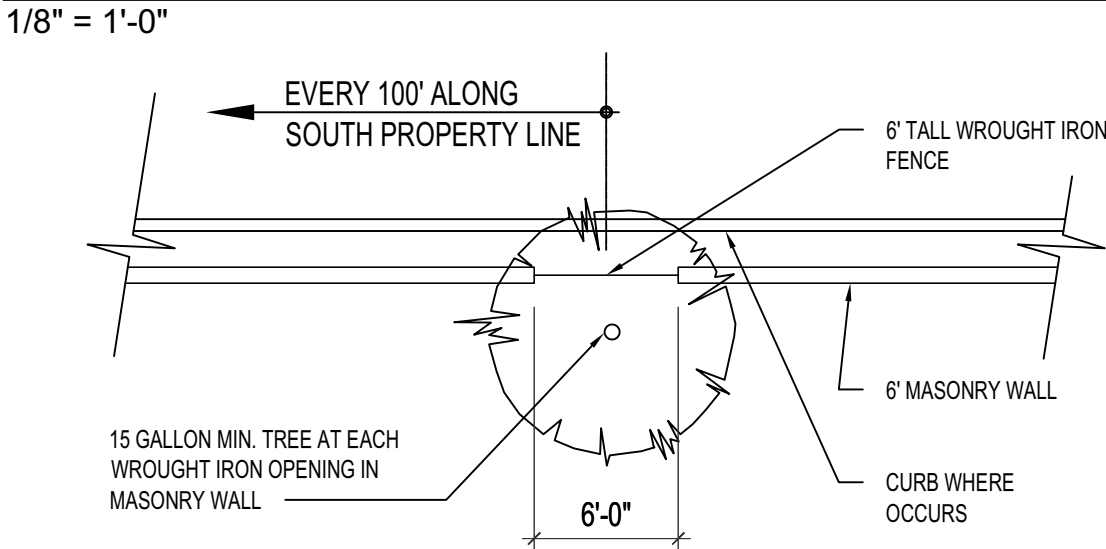
All paths of exit discharge shall have a slip resistant surface per IBC 103.4.

PARKING LIGHT FIXTURES:
Per Section 507 TAB A.II.A.8.3 all parking lot light fixtures on this site will be installed to be maximum 15' above finished grade.

PROJECT DESCRIPTION

Three new office / warehouse buildings with site improvements on two vacant parcels totaling 10.86 acres.

DETAIL PER CASE Z-73-90 STIP #7



PROJECT INFORMATION

PROJECT NAME: HARRISON PROPERTIES PHOENIX SITE

PROJECT ADDRESS: 4022 & 4025 18TH STREET
PHOENIX, AZ

PROPERTY OWNER: PHOENIX JONES PARTNERS
5112 N. 40TH STREET, SUITE 105
PHOENIX, AZ 85018

DEVELOPER: HARRISON PROPERTIES
5112 N. 40TH STREET, SUITE 105
PHOENIX, AZ 85018

ARCHITECT: DALKE DESIGN GROUP, LLC
2039 E. RICE DRIVE
TEMPE, AZ 85283
480-589-3793
VINCE@DALKEDESIGNGROUP.COM

PROJECT DATA

PARCEL NUMBERS: 122-38-149, 122-38-153A

CURRENT ZONING: IND. PK, CP/GCP (RIO SALADO INTERIM OVERLAY DIST.)

GROSS SITE AREA: 11.80 ACRES (514,163 S.F.)

NET SITE AREA: 10.77 ACRES (469,076 S.F.)

BUILDING AREA: 130,300 S.F. TOTAL
46,530 S.F. - BUILDING 1
69,480 S.F. - BUILDING 2
14,290 S.F. - BUILDING 3

LOT COVERAGE: 27.8%

F.A.R.: .278

STORIES: ONE

MAX BLDG HEIGHT: 75' TOP OF ROOF (PER C.O.P. DEFINITION)

OCCUPANCY: B/S-1

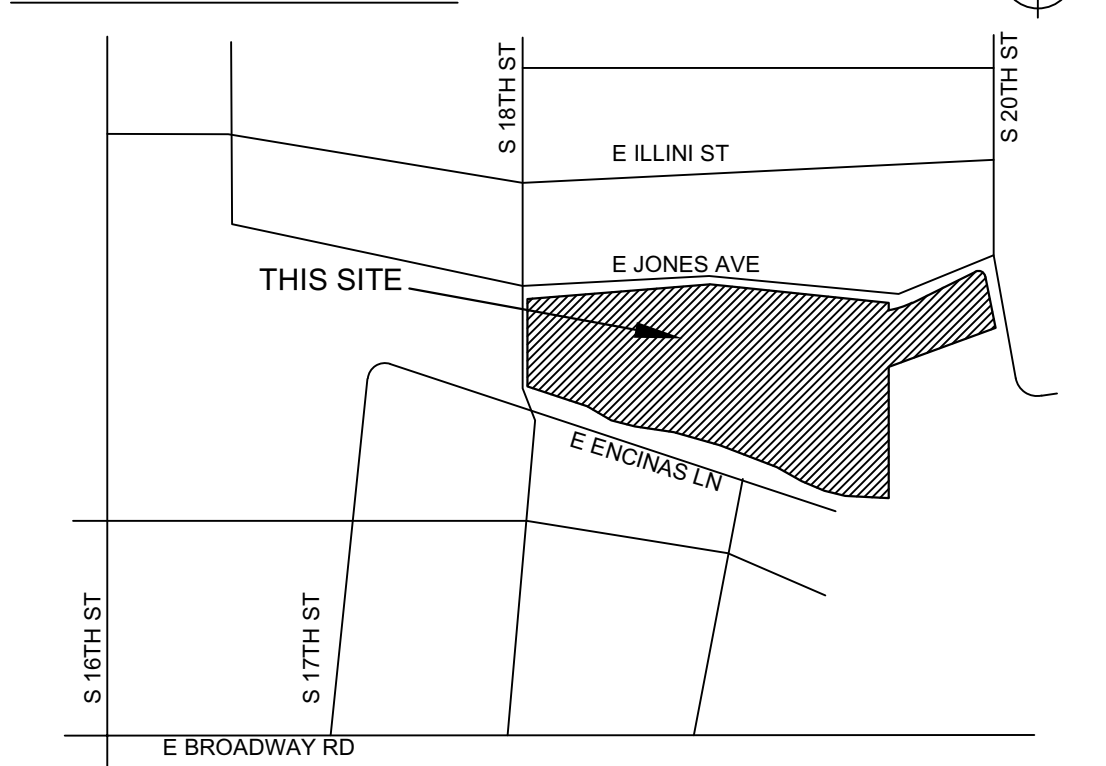
CONSTRUCTION TYPE: TYPE III-B (SPRINKLED)

REQUIRED PARKING:
USE: RATIO: SPACES:
OFFICE: 1 SP PER 300: 7,500 S.F. = 25 SPACES
WAREHOUSE: 1 SP PER 1,000: 122,800 S.F. = 123 SPACES
TOTAL PROVIDED: 148 SPACES

PROVIDED PARKING:
TOTAL REGULAR SPACES: 145 SPACES
TOTAL ACCESSIBLE SPACES: 5 SPACES
TOTAL PROVIDED: 150 SPACES
PARKING RATIO: 1.15 CARS/1000 S.F.

REQUIRED BICYCLE PARKING:
ONE BICYCLE SPACE PER 25 CAR SPACES: 6 SPACES
TOTAL PROVIDED: 6 SPACES

VICINITY MAP



APPROVAL

KIVA: 21-4997
SDEV: 2100494
PAPP: 2108583
Q.S.: Q5-31

ZONING CASE NO.: ZA73-90-8
ZONING CASE NO.: Z-73-90
ZONING CASE NO.: Z-63-85

City of Phoenix	
PLANNING & DEVELOPMENT DEPARTMENT	
This set of plans has been reviewed by the City of Phoenix Planning & Development Department for compliance with applicable City codes and ordinances and shall be kept at the construction site. Such review shall not prevent the City from requiring correction of errors in the plans where such errors are subsequently found to be in violation of any code, law, ordinance, health, safety, or other design issues.	
SITE - Dru Maynus 602-262-7403	
TRAFFIC - Christopher Reas	
FIRE - Luis Badilla 602-495-3664	
CIVIL - Darren Chapman 602-534-5741	



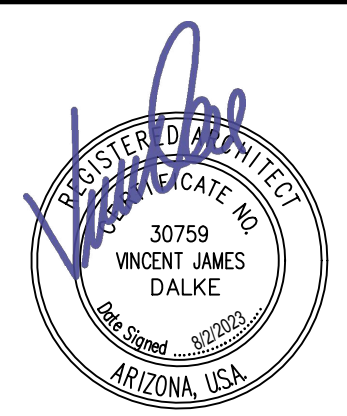
DALKE
DESIGN
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AZ, 85283
480-589-3793
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JONES INDUSTRIAL
18TH STREET AND JONES
PHOENIX, AZ

NUMBER	REVISION	DATE

SEAL



30759
VINCENT JAMES
DALKE
ARIZONA, USA
EXPIRES: 12/31/2023

SHEET TITLE SITE PLAN	
ISSUE DATE	08/05/2023
DRAWN	KAW
CHECKED BY	VJD
PROJECT NUMBER	-
DRAWING NO.	

A0.1
REV