PROJECT DESCRIPTION

THIS PROJECT IS FOR A NEW, GROUND-UP BUILDING TO HOUSE A FOODSERVICE WAREHOUSE THAT CATERS TO THE RESTAURANT/FOOD SERVICE INDUSTRY AND IS ALSO OPEN TO THE GENERAL PUBLIC. HOURS OF OPERATION ARE MONDAY THROUGH SATURDAY: 7AM TO 7 PM AND SUNDAY 8AM TO 6PM.

PRODUCTS AVAILABLE RANGE FROM RESTAURANT SUPPLIES, CANNED GOODS, AND CHEESE TO FROZEN VEGETABLES AND MEAT. ALL GOODS ARE SOLD PRE-PACKAGED. THERE WILL BE NO BAKERY, SLICING ROOM, NOR ANY PROCESSING OR SERVING OF FOODS AT THIS FACILITY.

PROJECT ADDRESS

3611 EAST INDUSTRIAL DRIVE, FLAGSTAFF, AZ 86004

APN

113-23-008B / 113-23-008C

PROPOSING BOTH THESE PARCELS BE COMBINED

ZONING

LI (LIGHT INDUSTRIAL)

PROJECT INFORMATION

LOT SIZE: 74,651 SF (1.71 Acres)

BUILDING AREA: Approximately 18,680 SF

BUILDING HEIGHT: +/- 25' (1 story) (75'-0" Allowable - Sprinklered)

FAR: 0.25 (max 0.30)

PROPOSED USE: Foodservice Warehouse (GENERAL RETAIL BUSINESS)

CONSTRUCTION TYPE: II-B (SPRINKLERED)

OCCUPANCY: M - Mercantile (Primary), B - Business, S-2 Storage (Secondary)

BUILDING CODES: 2018 Suite of Codes adopted by City of Flagstaff effective July 19, 2019.

SETBACKS

	REQUIRED	PROPOSED
FRONT:	25'	25'
SIDE:	0'	3.33'
REAR:	0'	20.5'

PARKING

REQUIRED (1 PER 300GSF):

APPROX. 18,680 SF / 300 GSF = 63 SPACES
BICYCLE PARKING = 6 SPACES (3 AFTER PARKING REDUCTION)
REQ'D ACCESSIBLE STALLS = 3 (INCLUDING MIN. 1 VAN ACCESSIBLE)

PROVIDED:

- 45 SPACES (INCLUDING 3 ACCESSIBLE STALLS)
  - IMPLEMENTING 30% REDUCTION FOR PARKING DEMAND STUDY (REPORT INCLUDED WITH SITE PLAN RESUBMITTAL)
- 4 BICYCLE PARKING

CIVIC SPACE

REQUIRED:

- NOT REQUIRED PER 10-30.60.090 OF FLAGSTAFF ZONING CODE SINCE THIS NON-RESIDENTIAL DEVELOPMENT IS UNDER 20,000 SF IN GROSS FLOOR AREA

PROVIDED:

- 5% X (PARKING LOT AREA + BUILDING FOOTPRINT)
- 0.05 X (36,320 + 18,680) SF = 2,750 SF
- ADDING 5% CIVIC SPACE ALLOWS FOR 5% REDUCTION IN LANDSCAPING

LEGAL DESCRIPTION

A PROPERTY LYING SOUTH OF INDUSTRIAL DRIVE DESCRIPTED AS:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 21 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE WEST QUARTER CORNER OF SAID SECTION 7, THENCE SOUTH 00° 28' 47" EAST ALONG THE WEST SECTION LINE OF SAID SECTION 7 FOR 1173.33 FEET (RECORD: SOUTH 00° 31' 50" EAST) TO A FOUND CITY OF FLAGSTAFF (COF) ALUMINUM CAP, SAID POINT BEING THE CENTERLINE INTERSECTION OF INDUSTRIAL DRIVE AND FANNING DRIVE;

THENCE SOUTH 00° 32' 24" EAST ALONG SAID WEST SECTION LINE FOR 38.91 FEET TO THE PROJECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF INDUSTRIAL DRIVE; THENCE NORTH 57° 09' 30" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 192.72 FEET [RECORD: NORTH 57° 09' 30" EAST FOR 195.04 FEET (DOCKET 539, PAGE 724 (C.C.R.))] TO THE TRUE
POINT OF BEGINNING;

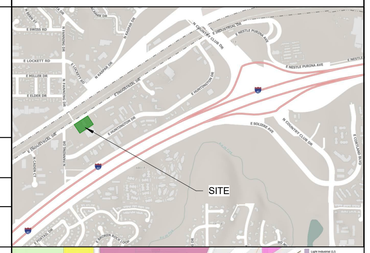
THENCE CONTINUE NORTH 57° 09' 30" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY FOR 351.03 FEET;

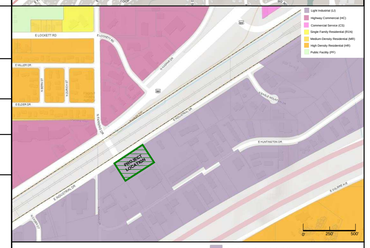
THENCE SOUTH 33° 28' 04" EAST FOR 212.56 FEET;

THENCE SOUTH 57° 09' 25" WEST FOR 351.20 FEET [RECORD: SOUTH 57° 09' 30" WEST DOCKET 385, PAGE 237 (C.C.R.))];

THENCE NORTH 33° 25' 21" WEST FOR 212.56 FEET [RECORD: NORTH 33° 25' 21" WEST FOR 212.93 FEET (DOCKET 385, PAGE 237 (C.C.R.))] TO THE TRUE POINT OF BEGINNING.

VICINITY MAP





ZONING/VICINITY MAP AND LEGEND

- Light Industrial (LI)
- Highway Commercial (HC)
- Commercial Service (CS)
- Single Family Residential (R1N)
- Medium-Density Residential (MR)
- High Density Residential (HR)
- Public Facility (PF)

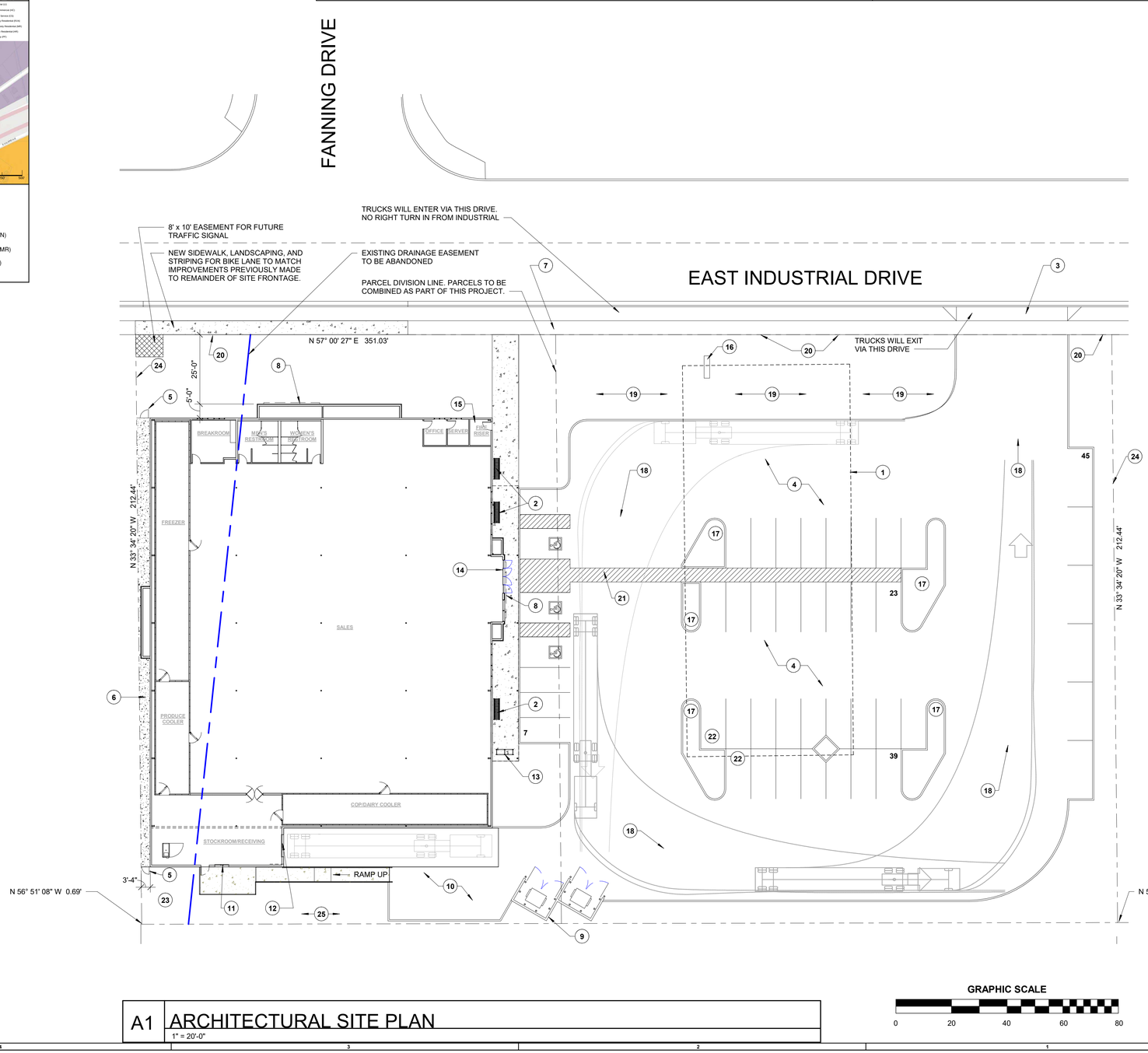
HATCH LEGEND

NEW CONCRETE

STRIPED PAVING

KEYNOTES

1. EXISTING BUILDING TO BE DEMOLISHED
2. BENCH
3. REPLACE EXISTING DRIVEWAY TO BE MINIMUM 150' SEPARATION FROM FANNING DRIVE
4. NEW PARKING LOT
5. GATED ACCESS TO REAR OF BUILDING
6. CONCRETE PAVING BETWEEN NEW BUILDING AND EXISTING FENCE
7. EXISTING SIDEWALK
8. PROPOSED WALL MOUNTED BUILDING SIGN
9. NEW CMU TRASH/RECYCLING ENCLOSURE
10. DSD DELIVERY PARKING
11. DSD DOOR
12. DOCK LEVELER
13. "U-BIKE" BICYCLE PARKING
14. MAIN CUSTOMER ENTRY
15. FIRE RISER ROOM LOCATION
16. PROPOSED MONUMENT SIGN
17. LANDSCAPE ISLAND
18. PROPOSED TRUCK PATH
19. LANDSCAPE SCREENING
20. EXISTING FENCE TO BE REMOVED
21. 5'-0" PEDESTRIAN AISLE
22. EV-READY PARKING STALL
23. AREA OF SCREENED MECHANICAL UNITS
24. EXISTING CHAIN LINK FENCE TO RECEIVE PLASTIC SLATS
25. DETENTION BASIN, REF CIVIL



NORTH

GRAPHIC SCALE
0 20 40 60 80

A1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

12/21/2021 9:14:23 AM

TEAM DIRECTORY

OWNER:
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CONSULTANT

CONSULTANT LOGO

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ISSUES & REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NAME

SHAMROCK FOODS FOODSERVICE WAREHOUSE FLAGSTAFF, AZ

PROJECT ADDRESS

3611 EAST INDUSTRIAL DR FLAGSTAFF, AZ 86004

Shamrock FOODSERVICE WAREHOUSE

PROJECT MANAGER: CJV
CHECKED BY: SV
DRAWN BY: CJV
DOCUMENT DATE: 6/22/2021

PROJECT NO. 62930973

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NO. **A001**

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