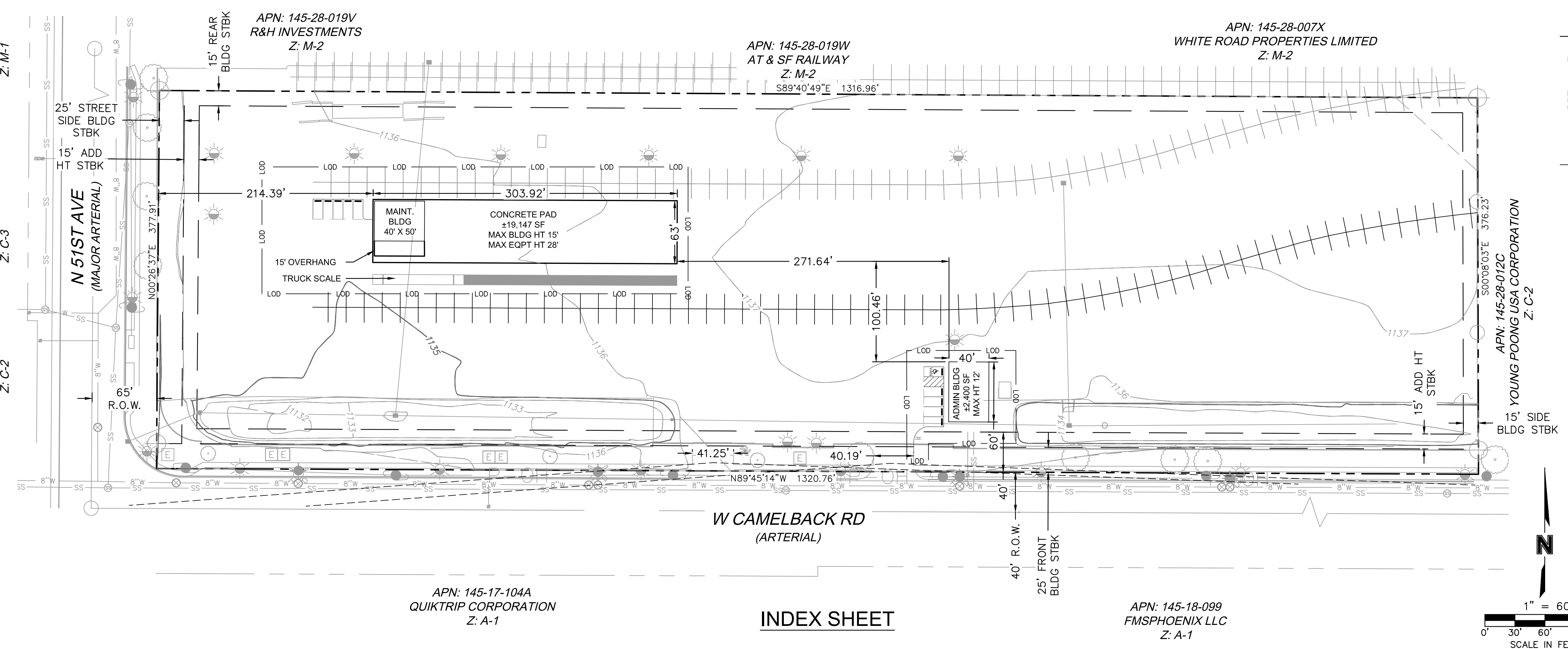
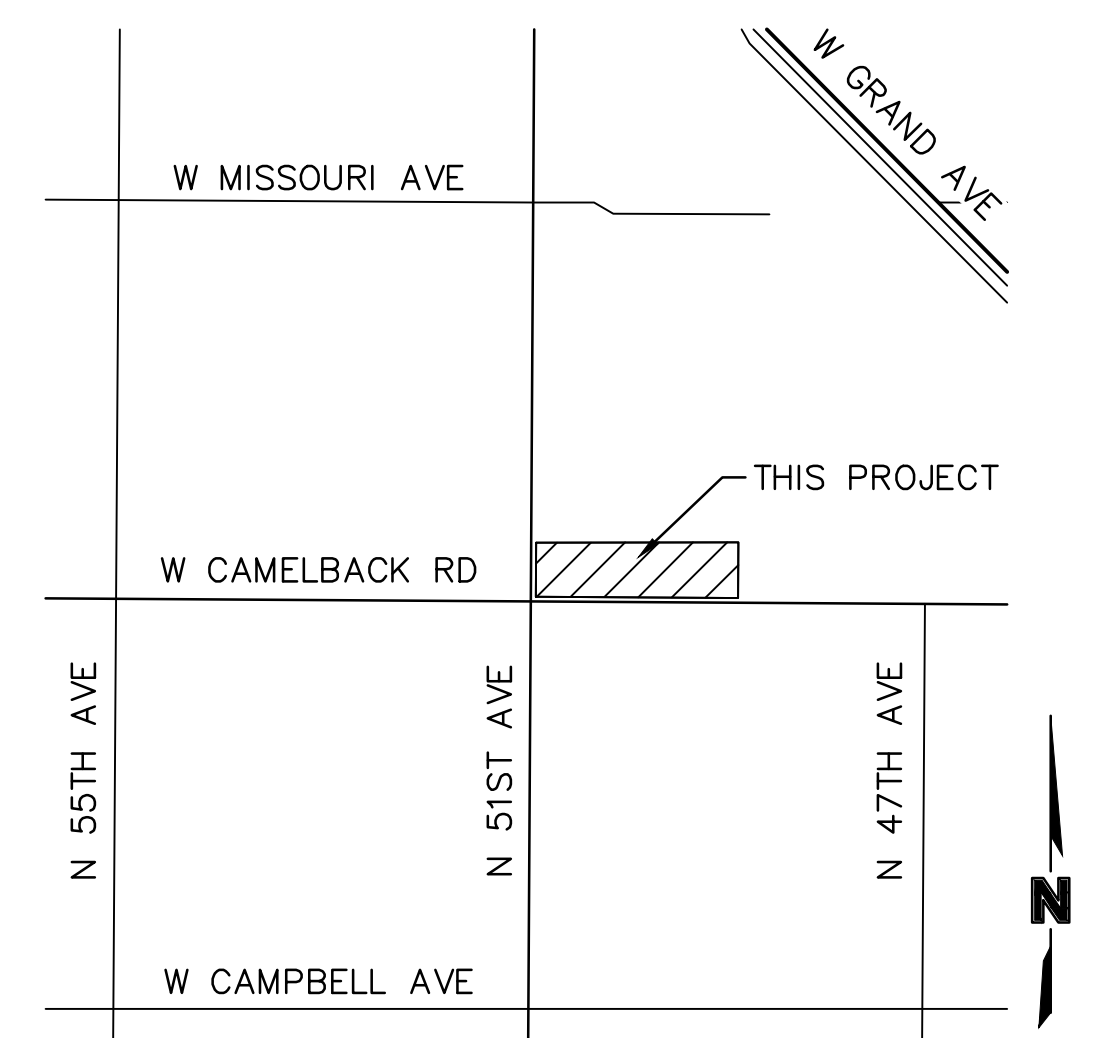


# DESIGN REVIEW

## PENCCO MANUFACTURING PLANT

A PORTION OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 2 NORTH,  
RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA



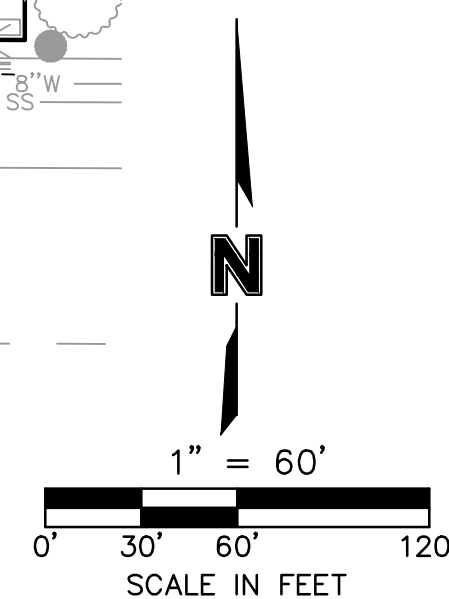
**KEY MAP (NTS)**

**OWNER**  
PENCCO INC  
803 W ST CHARLES AVE  
PHOENIX, AZ 85041  
(509) 968-1126  
ATTN: ADAM HAWKINS

**ARCHITECT**  
KENNETH HAHN ARCHITECTS  
1343 S 75TH ST  
OMAHA, NE 68124  
(402) 391-2111  
ATTN: STEVEN SMITH

**ENGINEER/LAND ARCH**  
OLSSON, INC  
7878 N 16TH ST, SUITE 105  
PHOENIX, AZ 85020  
(602) 748-1000  
ENG: RODNEY HANSON, PE  
LSCP: AMY SCHWENNER, PLA

**SURVEYOR**  
AERO LAND SURVEYORS  
3700 N ROBERT RD, SUITE 2  
PRESCOTT VALLEY, AZ 86314  
(888) 838-2376  
ATTN: RANDY RUSSELL, RLS



### INDEX SHEET

DWG: F:\2023\05501-06000\023-05948\40-design\AutoCAD\Civil\preliminary\plans\Sheets\C001\_PRE-TTL\_02305948.dwg  
 DATE: Dec 15, 2023 12:00pm  
 XREFS: C:\KMP\_02305948  
 C:\PRE-PBASE\_02305948  
 C:\XCNT\_02305948  
 USER: jcrantti  
 OMA\_OA\_24x36\_Horizontal-ct4

LEGEND	
LINES TYPES	
PROPERTY LINE	---
RIGHT OF WAY	---
EASEMENT LINE	---
SETBACK LINE	---
CENTER LINE	---
WATER LINE	W W
SEWER LINE	SS SS
STORM LINE	SD SD
UG POWER	P-UG
OVERHEAD POWER	P-OH
UG GAS	GAS
UG COMMUNICATION	COMM
UG TELEPHONE	TEL
EXISTING WATER	EX W
EXISTING SEWER	EX SS
EXISTING STORM	EX SD
FIRE ROUTE TURN RADIUS	(Dashed arc symbol)
TRUCK PARKING	(Hatched area symbol)

SYMBOLS		EXISTING	PROPOSED
FIRE HYDRANT	(Circle with cross)	(Circle with cross)	(Circle with cross)
WATER VALVE	(X)	(X)	(X)
WATER METER	(Square with X)	(Square with X)	(Square with X)
BACK FLOW DEVICE	(Circle with X)	(Circle with X)	(Circle with X)
FDC	(Circle with dot)	(Circle with dot)	(Circle with dot)
SANITARY MANHOLE	(Circle with dot)	(Circle with dot)	(Circle with dot)
SANITARY CLEANOUT	(Circle with dot)	(Circle with dot)	(Circle with dot)
STORM MANHOLE	(Circle with dot)	(Circle with dot)	(Circle with dot)
GRATE INLET	(Square with X)	(Square with X)	(Square with X)
CURB INLET	(Square with X)	(Square with X)	(Square with X)
LIGHT POLE	(Circle with dot)	(Circle with dot)	(Circle with dot)
TRANSFORMER PAD	(Square with X)	(Square with X)	(Square with X)
ELECTRIC BOX	(Square with X)	(Square with X)	(Square with X)
ELECTRIC CABINET	(Square with X)	(Square with X)	(Square with X)
TELE PEDESTAL	(Square with X)	(Square with X)	(Square with X)
POST SIGN	(Square with X)	(Square with X)	(Square with X)
BARRICADE	(Square with X)	(Square with X)	(Square with X)

- CITY OF GLENDALE SITE PLAN NOTES**
- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ON SITE.
  - PURSUANT TO CHAPTER 32.5 OF THE GLENDALE CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND.
  - ALL UTILITY BOXES, VAULTS AND BACKFLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING AND SCREENED FROM PUBLIC VIEW BY A MASONRY WALL OR A ROUND-TOPPED WIRE MESH ENCLOSURE, PAINTED TO MATCH THE ADJACENT WALL.
  - SIGHT DISTANCE REQUIREMENTS OF COG DETAIL G-447 (LOCAL STREETS) OR G-448 (ARTERIAL AND COLLECTOR STREETS) ARE MET FOR ALL DRIVEWAYS AND STREETS.
  - STREETLIGHTS INSTALLED BY THE DEVELOPER MAY BE REQUIRED FOR CONSTRUCTION PLAN APPROVAL.
  - ON-SITE LIGHTING WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL USES AND MUST NOT EXCEED ONE-FOOT CANDLE AT THE PROPERTY LINE. THE HEIGHT OF THE PARKING LOT LIGHTS WITHIN 150' OF RESIDENTIAL USE TO BE 15'. HIGH PRESSURE SODIUM (HPS) LIGHTING REQUIRED ADJACENT TO RESIDENCE.
  - ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE.
  - MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING VOICE) AT PROPERTY LINE.
  - CONVENIENCE USES SHALL BE SUBJECT TO A SEPARATE CITIZEN PARTICIPATION AND CONDITIONAL USE PERMIT PROCESS.
  - THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LANDSCAPING IN ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.

PROJECT INFORMATION TABLE	
EXISTING APN:	145-28-008A
GENERAL PLAN EXISTING/PROPOSED	HI - HEAVY INDUSTRIAL
ZONING EXISTING/PROPOSED	M-2 HEAVY INDUSTRIAL
PROPOSED USE	CHEMICAL MANUFACTURING FACILITY / RAIL YARD
SITE AREA (NET/GROSS)	506,780 SF (11.63 AC)
BUILDING GROSS FLOOR AREA	4,450 SF
FLOOR AREA RATIO (BLDG/SITE AREA) (MAX 0.5)	0.01
BUILDING CONSTRUCTION TYPE	**
BUILDING HEIGHT (56' MAX)	15'
OVERALL LANDSCAPE AREA (MIN 5% NO BUFFER REQUIRED)	46,173 SF
FRONT/STREET SIDE SETBACK (SOUTH & WEST)	25'
SIDE/REAR SETBACK (EAST & NORTH)	15'
ADDITIONAL ARTERIAL SETBACK (1'/BLDG HT)	15'
ADA PARKING SPACES	REQUIRED= 1 PROVIDED= 1
MIN PARKING 1 STALL PER 600 SF (MANUFACTURING/ASSEMBLY WHOLESALE/WAREHOUSE) MAX PARKING 1 STALL PER 300 SF	REQUIRED= 8 SPACES PROVIDED= 11 SPACES
DRAINAGE REQUIREMENTS	EXISTING DRAINAGE PATTERNS WILL NOT BE ALTERED WITH THE ADDITION OF THE NEW FACILITY

Engineering - Arizona COA #10861-01  
2111 South 67th Street, Suite 200  
Omaha, NE 68106

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REV. NO.	DATE	REVISIONS DESCRIPTION
B	12/15/2023	ISSUED FOR DESIGN REVIEW
A	12/08/2023	ISSUED FOR CLIENT REVIEW

REVISIONS

**DESIGN REVIEW COVER**

**PENCCO MANUFACTURING PLANT**  
5090 W CAMELBACK RD

GLENDAL, AZ 85301

2023

drawn by: ALS/jc  
checked by: LW  
approved by: RLH  
QA/QC by: LW  
project no.: 023-05948  
drawing no.: C001\_PRE-TTL  
date: 12/15/2023

**SHEET C001**  
1 of 6

COG: SR23-0445