

LEGEND:

	EXISTING	PROPOSED
TRACT BOUNDARY	---	---
PROPERTY LINE	---	---
RIGHT-OF-WAY	---	---
CENTERLINE	---	---
CURB	---	---
CURB & GUTTER	---	---
FENCE-WOOD	---	---
EASEMENT	---	---
WATER LINE	W	W
FIRE SERVICE	FS	FS
SANITARY SEWER LINE	S	S
GAS LINE	G	G
ELECTRIC LINE	E	E
FIBER OPTICS	FO	FO
TELEPHONE	T	T
FIRE HYDRANT	FD	FD
WATER VALVE	FD	FD
FIRE DEPARTMENT CONNECTION	FD	FD
BENCHMARK	□	□
WATER METER	□	□
SEWER MANHOLE	○	○
YARD DRAIN	○	○
PAVEMENT ELEVATION	*P:60.43	*P:60.43
NATURAL GROUND ELEVATION	*NG:60.43	*NG:60.43
CONCRETE ELEVATION	*C:60.43	*C:60.43
TOP OF CURB ELEVATION	*TC:60.50	*TC:60.50
GUTTER ELEVATION	*G:60.00	*G:60.00
FLOW ARROW	→	→
CONTOUR LINE	20	20
ADA ACCESS ROUTE	●	●
CATCH BASIN	■	■
UNDERGROUND RETENTION RISER	○	○
STORM DRAIN MANHOLE	○	○
SEWER CLEANOUT	○	○

ABBREVIATIONS:

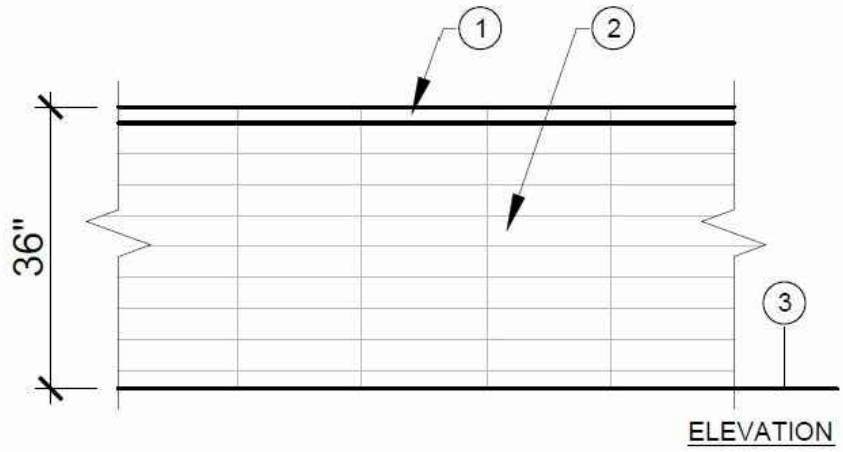
APN	ASSESSOR PARCEL NUMBER.
B.C.H.H.	BRASS CAP IN HANDHOLE.
B.O.B.	BASIS OF BEARING.
B.C.F.	BRASS CAP FLUSH.
CO	CURB OPENING.
CTV	CABLE TELEVISION RISER.
CVAE	CONTROLLED VEHICULAR-ACCESS EASEMENT.
EM	ELECTRIC METER.
ET	ELECTRIC TRANSFORMER.
FH	FIRE HYDRANT.
(M)	MEASURED.
PC	PROPERTY CORNER.
PDE	POWER DISTRIBUTION EASEMENT.
P/L	PROPERTY LINE.
PUFE	PUBLIC UTILITY AND FACILITIES EASEMENT.
RAE	RECIPROCAL ACCESS EASEMENT.
(R)	RECORD.
RE	REFUSE ENCLOSURE.
R/W	RIGHT OF WAY.
R.L.S.	REGISTERED LAND SURVEYOR.
SMH	SEWER MANHOLE.
SDMH	STORM DRAIN MANHOLE.
SCO	SEWER CLEANOUT.
TDE	TEMPORARY DRAINAGE EASEMENT.
TR	TELEPHONE RISER.

KEY NOTES:

1 NEW 6" CONCRETE CURB	16 NEW FLAG POLE
2 NEW MOUNTABLE CURB	17 NEW MAIL BOX
3 RETENTION BASIN	18 NEW CATCH BASIN
4 NEW REFUSE ENCLOSURE	19 NEW STORMTECH RISER
5 NEW ASPHALT PAVEMENT	20 NEW SECONDARY ELECTRICAL SERVICE
6 NEW SIDEWALK	21 NEW GAS METER
7 NEW SIDEWALK RAMP	22 NEW STORM DRAIN MANHOLE
8 NEW ADA ACCESS ROUTE	23 NEW DOMESTIC/LANDSCAPE METERS WITH BACKFLOW ASSEMBLIES
9 NEW LANDSCAPE AREA	24 NEW MONUMENT SIGN
10 NEW SCREEN WALL, SEE DETAIL 1 ON THIS SHEET	25 NEW TRANSFORMER
11 NEW BIKE RACK AREA	26 NEW STORMTECH CHAMBER INSPECTION PORT
12 TRUCK ROUTE	27 NEW SEWER CLEANOUT
13 EXISTING CELL PHONE TOWER	28 NEW REMOTE FDC
14 LOADING AREA	29 NEW 6" MOUNTABLE CURB
15 NEW PERIMETER WALL, SEE DETAIL 2 ON THIS SHEET	30 NO PARKING VERIZON ACCESS EASEMENT
	31 NEW STOP SIGN

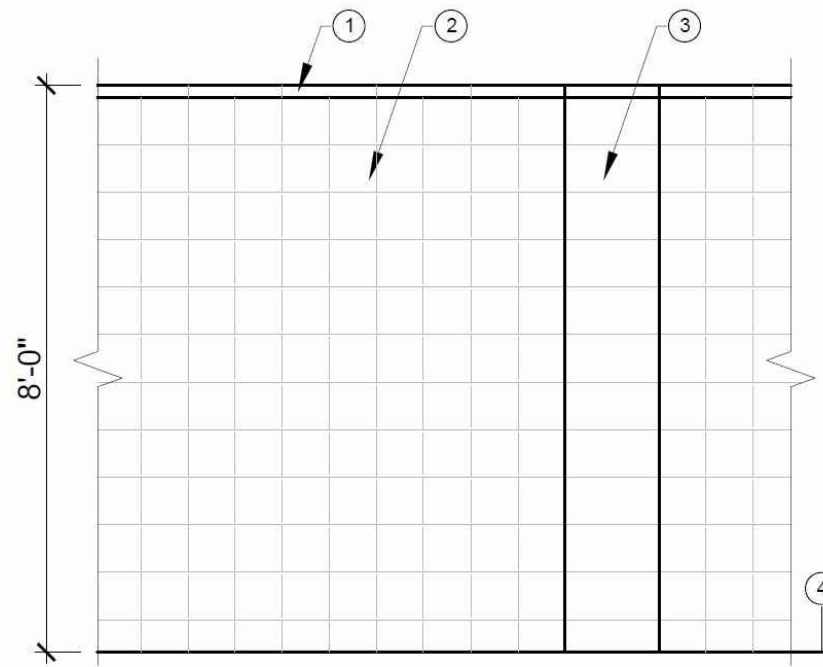
PRELIMINARY SITE PLAN
FOR:
BIOLIFE PLASMA SERVICES CENTER
7538 E. HAMPTON AVE.
MESA, ARIZONA 85203

OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 31,
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA.



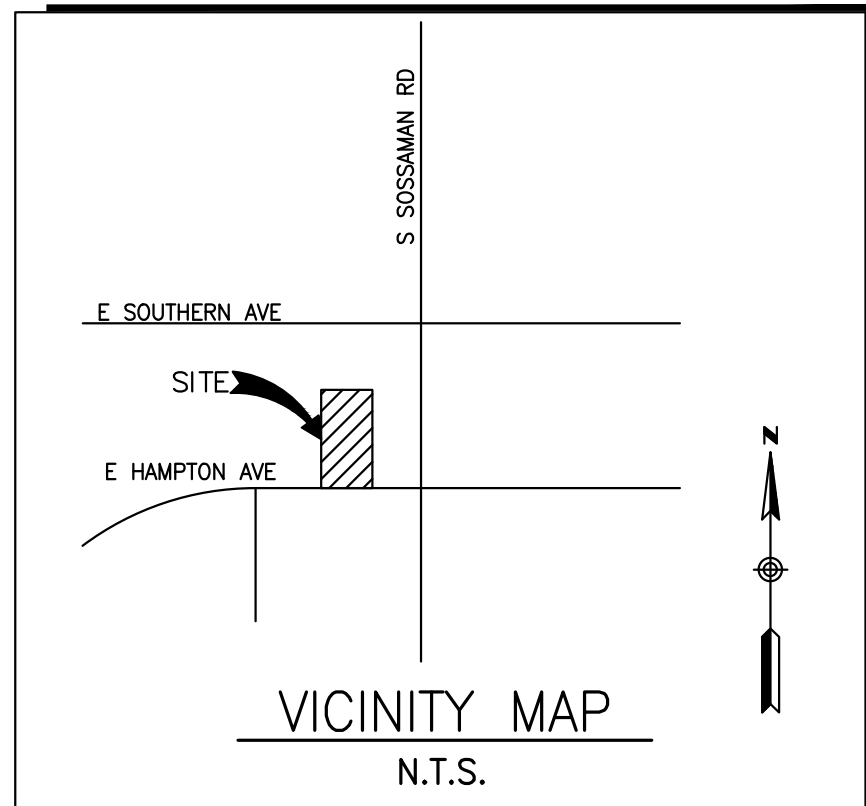
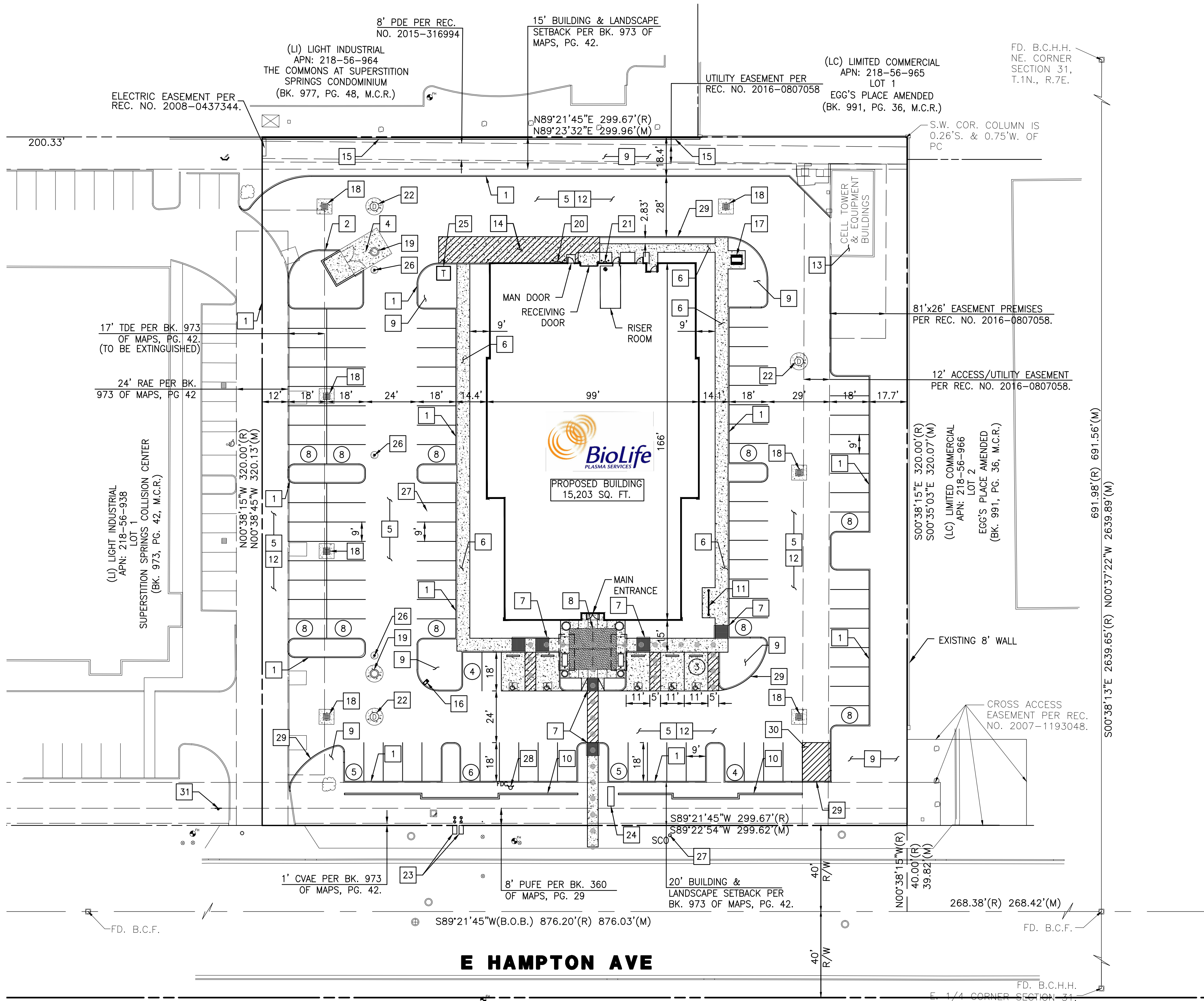
- 8x2x16 SOLID CMU TOP CAP. COLOR: CHARCOAL.
- 8x4x16 INTEGRALLY COLORED CMU BLOCK. STACKED BOND PATTERN. COLOR: CHARCOAL.
- FINISH GRADE.

1 3' SCREEN WALL
NTS



- 8x2x16 SOLID CMU TOP CAP. COLOR: GRAY.
- 8x4x16 INTEGRALLY COLORED, VERTICALLY SCORED CMU BLOCK. COLOR: GRAY.
- 16x8x16 INTEGRALLY COLORED CMU COLUMN BLOCK. COLOR: GRAY.
- FINISH GRADE.

2 REAR PERIMETER SCREEN WALL
NTS



OWNER/ DEVELOPER:

BUILD TO SUIT, INC.
1805 STATE STREET, SUITE 101
BETTENDORF, IA 52722
CONTACT: JASON HARDER
PHONE: (563) 355-2022

ENGINEER:

RICK ENGINEERING COMPANY
6150 N 16TH STREET
PHOENIX, ARIZONA 85016
CONTACT: JOSEPH M. CIRONE, PE
PHONE: (602) 957-3350
EMAIL: JCIRONE@RICKENGINEERING.COM

ARCHITECT:

OPN ARCHITECTS
200 5TH AVE. SE #201
CEDAR RAPIDS, IA 52401
CONTACT: DOUG ELSBURY
PHONE: (319) 363-6018

APN:

218-56-939

AREA:

95,963± SQ. FT. OR 2.203 ACRES (M)

LEGAL DESCRIPTION:

BEING LOT 2 SHOWN ON THE FINAL PLAT OF
SUPERSTITION SPRINGS COLLISION CENTER, RECORDED
02/19/2008 IN BOOK 973, PAGE 42 OF THE
MARICOPA COUNTY RECORDS.

BENCHMARK

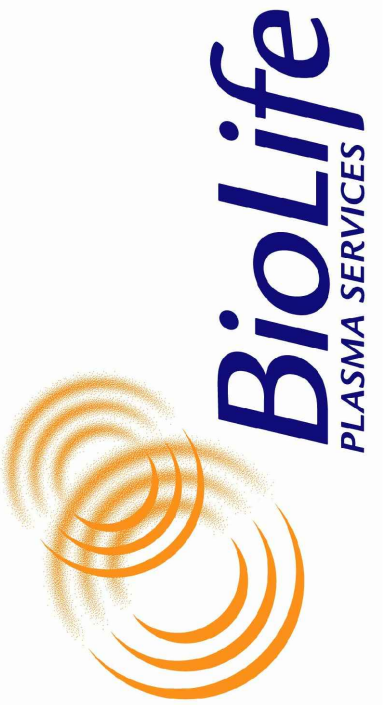
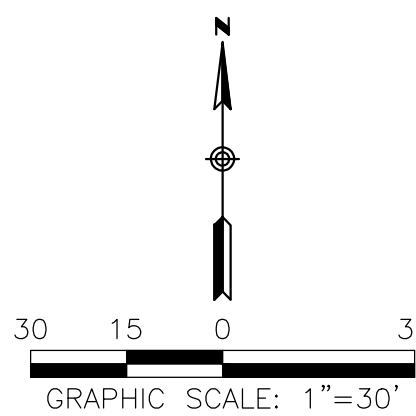
BRASS TAG ON TOP OF CURB IN THE NORTHEAST
CORNER OF THE INTERSECTION OF SOSSAMAN ROAD
AND SOUTHERN AVENUE.
ELEVATION: 1408.69 NAVD88 (CITY OF MESA DATUM)

PROJECT DATA:	
PROPOSED USE	PLASMA DONATION FACILITY
ZONING	LI-PAD (LIGHT INDUSTRIAL PAD)
GROSS LOT AREA	107,881 SQ. FT.
NET LOT AREA	95,894 SQ. FT.
LOT COVERAGE REQUIRED	LESS THAN 60% OF NET LOT AREA
LOT COVERAGE PROVIDED	15.9%
BUILDING AREA	15,203 SQ. FT.
BUILDING OCCUPANCY	B
CONSTRUCTION TYPE	IIB - SPRINKLERED
PARKING DATA:	
PARKING REQUIRED	77 SPACES (1 SPACE/200 SF)
PARKING PROVIDED*	107 SPACES (INCLUDING 5 ACCESSIBLE) (1 SPACE/142 SF)
ACCESSIBLE PARKING REQUIRED	5 SPACES
ACCESSIBLE PARKING PROVIDED	5 SPACES
BICYCLE PARKING PROVIDED	9 SPACES

*ADMINISTRATIVE USE PERMIT REQUIRED, PROJECT REQUIRES MINIMUM OF 77 PARKING SPACES. PROJECT SHALL HAVE MAXIMUM OF 125% OF THE MINIMUM REQUIRED (97 SPACES). PROJECT PROPOSES 139% OF MINIMUM REQUIRED (107 SPACES).

BUILDING & LANDSCAPE SETBACKS*	
NORTH	15'
EAST	0'
WEST	0'
SOUTH	20'

*PER BK. 973 OF MAPS, PG. 42



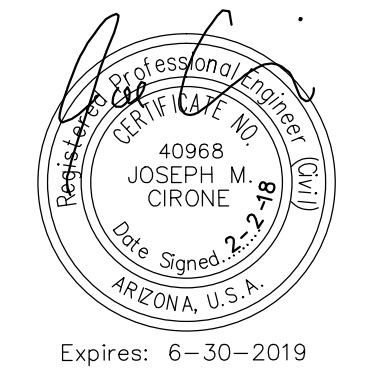
BIOLIFE PLASMA SERVICES CENTER

MESA, ARIZONA

PRELIMINARY SITE PLAN

RICK
ENGINEERING COMPANY

6150 NORTH 16TH STREET
PHOENIX, AZ 85016
602.957.3350
(FAX) 602.285.2396
Tucson - San Diego - Riverside - Orange
Sacramento - San Luis Obispo - Denver
rickengineering.com



REV	DESCRIPTION	DATE

Contact Arizona 811 at least two full
working days before you begin excavation
ARIZONA
Call 811 or click Arizona811.com

DATE: FEBRUARY 02, 2018
DRAWN: MSG
DESIGNED: JMC
PROJ. NO. 4883
SHT 1 OF 1