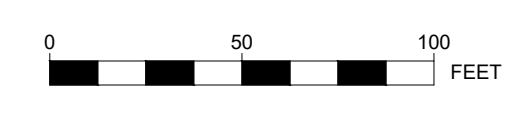


Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA 811
 Call 811 or click Arizona811.com

DOC. REL.#	DATE	DESCRIPTION
1	02/29/2024	PRE-PROPOSAL DOCUMENTS
2	03/13/2024	PROPOSAL DOCUMENTS
3	04/01/2024	PROPOSAL DOCUMENTS
6	05/29/2024	PROPOSAL DOCUMENTS
8	08/21/2024	PERMIT DOCUMENTS
10	09/23/2024	PERMIT DOCUMENTS
	10/18/2024	PERMIT DOCUMENTS



SITE LEGEND

- PROPERTY LINE
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PRECAST CONC. BRIDGE W/ CONCRETE TOPPING, MASONRY WALL, & RAISED SIDEWALK
- RIP-RAP CHANNEL (EROSION CONTROL)
- GROUND STABILIZATION AND DUST CONTROL (SEE LANDSCAPING)
- STABILIZED COMPACTED GRAVEL SURFACING
- CHAIN LINK FENCE
- PROPOSED FIRE HYDRANT
- PROPERTY LINE SETBACK

NOTES:

1. REFER TO GENERAL NOTES SHEET C-001.
2. CHAIN LINK FENCE AND GATE ARE PER MAG STD DTL 160.
3. REFER TO C-401 THROUGH C-404 FOR SITE DIMENSIONS.
4. REFER TO LANDSCAPING DRAWINGS FOR ALL UNPAVED GROUND COVER SURFACING REQUIREMENTS.

PROPOSED BUILDINGS AND STRUCTURES LEGEND

ID #	DESCRIPTION	FLOOR AREA (SF)	HEIGHT (FT)
B-14	ISO FILLING, LAB, DCS AND ELECTRICAL BUILDING (HYDROGEN PEROXIDE)	19,922	58'-0"
B-15	RAW MATERIAL TANK SHELTER	3,018	64'-0"
B-16	PURIFICATION BUILDING	2,095	28'-4"
B-17	REWORK AND pH TANK SHELTER	6,814	48'-0"
B-18	PRODUCT TANK SHELTER (HYDROGEN PEROXIDE)	8,401	55'-0"
B-21	UTILITY BUILDING	2,795	40'-0"
B-22	UTILITY SHELTER	1,716	40'-0"
B-24	AMMONIA TANK SHELTER	2,429	31'-0"
B-25	EXHAUST GAS TREATMENT AND UTILITY SHELTER (AMMONIA)	1,545	32'-0"
B-26	MIXING TANK SHELTER	433	34'-0"
B-27	PRODUCT TANK SHELTER (AMMONIA)	2,389	44'-0"
B-28	ISO FILLING BUILDING (AMMONIA)	379	44'-0"
B-29	ISO FILLING SHELTER (AMMONIA)	918	29'-0"
B-30	ISO MAINTENANCE SHELTER (AMMONIA)	1,750	26'-0"
B-32	WAREHOUSE	2,880	41'-0"
B-34	ISO MAINTENANCE SB & JB BUILDING	425	26'-0"

CITY OF MESA SITE INFORMATION TABLE (11-7-3)

A. TOTAL PROPERTY AREA	26.06 ACRES (1,135,390 FT ²)
B. MAX LOT COVERAGE	90%
C. MAX BUILDING COVERAGE	90%
D. ZONING	HI
E. ADJACENT ZONING	GI
F. PROPOSED USE	CHEMICAL MFG.
G. SETBACKS FOR EACH SIDE PER CODE	15 FT & 20 FT (SEE PLAN)
H. MAX BUILDING HEIGHT	50 FT
I. EXISTING BUILDING AREA	35,921 FT ² WAREHOUSE 13,933 FT ² INDUSTRIAL 14,379 FT ² OFFICE
J. PROPOSED BUILDING AREA	27,560 FT ² WAREHOUSE 3,530 FT ² INDUSTRIAL
K. PARKING SUMMARY	
I. PARKING REQUIREMENT PER CODE	1 PER 600 FT ² INDUSTRIAL 1 PER 900 FT ² WAREHOUSE
II. PARKING REQUIRED WITH CALCULATION	140 (107 CURRENT)
III. PARKING PROVIDED THIS PHASE	33
IV. BICYCLE PARKING REQUIRED PER CODE	1 PER 10 < 50, 1 PER 20 > 50
V. PARKING REQUIRED WITH CALCULATION	10
VI. PARKING PROVIDED THIS PHASE	4



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 Facsimile: (859) 252-5300
**Food & Beverage | Manufacturing
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CORP. SEAL

**A NEW MANUFACTURING FACILITY FOR:
 MPCA AZ4 EXPANSION**

6560 S. Mountain Rd., Mesa AZ 85212

OVERALL SITE PLAN

JOB NUMBER	SHEET NUMBER
2024045	C-400

NOT FOR CONSTRUCTION

