

NO.	DATE	COMMENTS

REPUBLIC SERVICES
WEST WING TRANSFER FACILITY
MARICOPA COUNTY, ARIZONA 85373
GENERAL INFORMATION

DRAWN BY: SAH APPROVED BY: CMS

PROJECT NUMBER: 12189-079

DATE PRINTED: 02/AUG/2021

SHEET NUMBER: 0



PROJECT DATA

OWNER / DEVELOPER
WESTWING BUSINESS PARK, LLC.
P.O. BOX 7670
SURPRISE, AS 85374
PH: 208.514.4441
CONTACT: SILAS ECK

ENGINEER (SITE DESIGN, LANDSCAPING, PHOTOMETRIC)
LARSON DESIGN GROUP
CHRISTOPHER SHEAFFER, PE
1780 ROUTE 522
SELINGSGROVE, PA 17870
TEL: 570.374.5700
csheaffer@larsondesigngroup.com

ENGINEER (STORMWATER AND GRADING)
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
MIKE JACKSON, PE
11811 N. TATUM BLVD. STE. 3057
PHOENIX, AZ 85028
TEL: 602.760.2324

ARCHITECT
LARSON DESIGN GROUP
1000 COMMERCE PARK DRIVE, SUITE 201
WILLIAMSPORT, PA 17701
TEL: 570.323.6603

PROJECT DESCRIPTION

THE PROJECT IS A PROPOSED 10 ACRE REFUSE AND RECYCLING TRANSFER STATION LOCATED WEST OF THE 303 OFF OF HAPPY VALLEY ROAD.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 89°55'48" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

EAST QUARTER CORNER SEC 11, T4N, R1W, FOUND STONE 0.2' UP MARKED 'X' ON TOP 1/2 ON WEST.

ELEVATION = 1307.674' (NAVD 88 DATUM)

LEGAL DESCRIPTION

PARCEL NO. 1
(TITLE REPORT OP-6-609365)

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID PORTION RECORDED IN DOCUMENT NUMBER 2004-0020286, AND 'RECORD OF SURVEY', BOOK 994 OF MAPS, PAGE 17, M.C.R.

PARCEL NO. 2
(TITLE REPORT 00019686-006-KR)

THE WEST 125 FEET OF THE SOUTH 125 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SITE SUMMARY

GROSS ACREAGE: 10.01 AC.
NET ACREAGE: 9.05 AC.
EXISTING ZONING & LAND USE: I-2 IUPD, VACANT LAND
PROPOSED ZONING & LAND USE: I-3 IUPD, REFUSE TRANSFER STATION

LOT COVERAGE

PARCEL AREA: 435,889 SQ.FT. (10.01 AC.)
PAVEMENT COVERAGE: 114,340 SQ.FT. (2.62 AC.) = 26.2%
LOT COVERAGE: 18,950 SQ.FT. (0.43 AC.) = 4.3%

FLOOD ZONE

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C1230L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X (SHADED).

ZONE X (SHADED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

REQUESTS

- OWNER REQUESTS A ZONE CHANGE FROM I-2 IUPD TO I-3 IUPD.
- OWNER REQUESTS A RELIEF FROM MINIMUM PARKING REQUIREMENT BASED ON FACILITY USE AS A TRANSFER STATION.

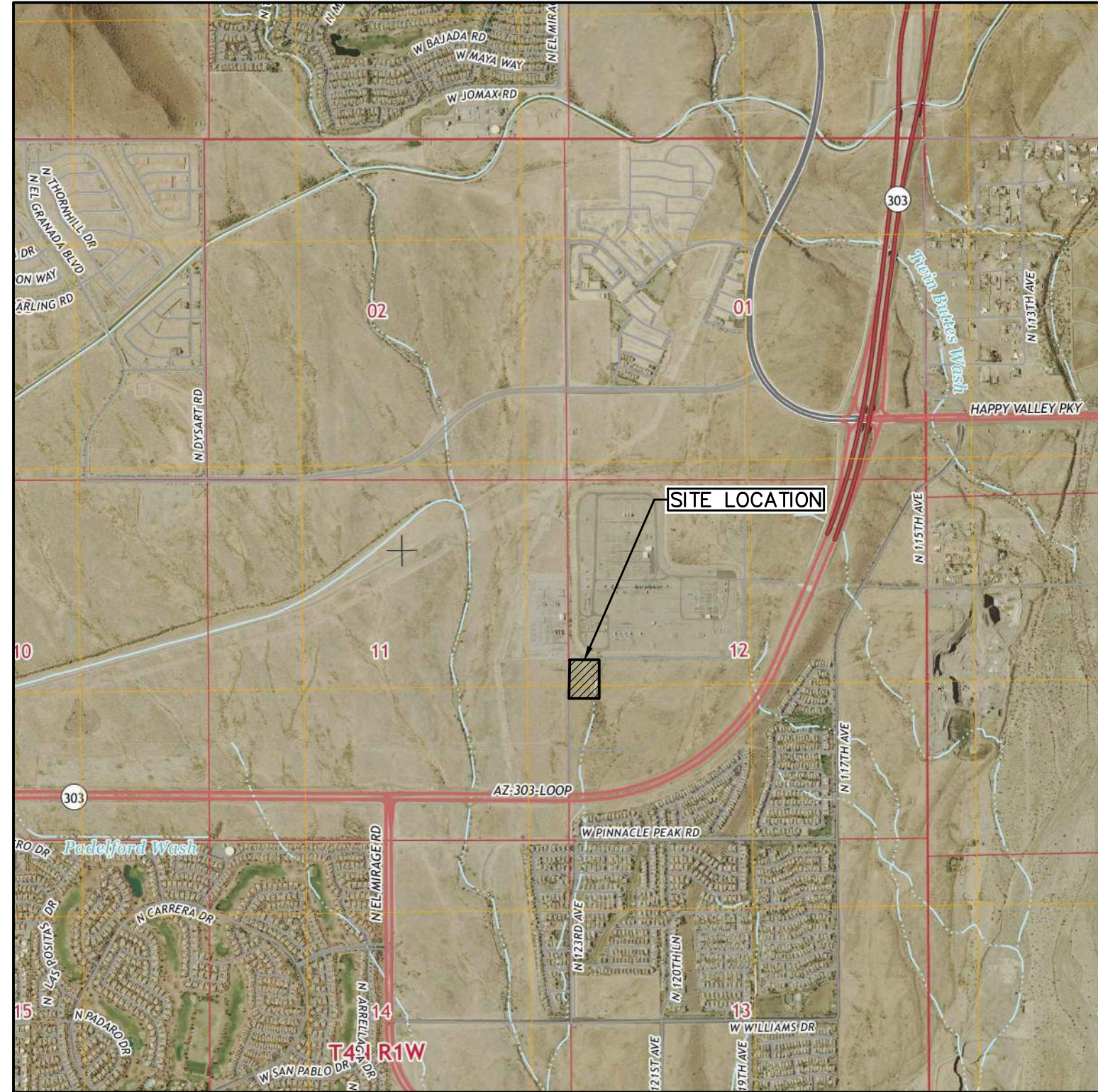
PARKING CALCULATION

REQUIRED PER ZONING (BASED ON INDUSTRIAL USE CRITERIA):
1 STALL PER 600 SQ.FT. FLOOR AREA

FLOOR AREA
SCALE HOUSE = 640 SQ.FT.
TRANSFER STATION = 17,064 SQ.FT.
TOTAL = 17,704 SQ.FT.

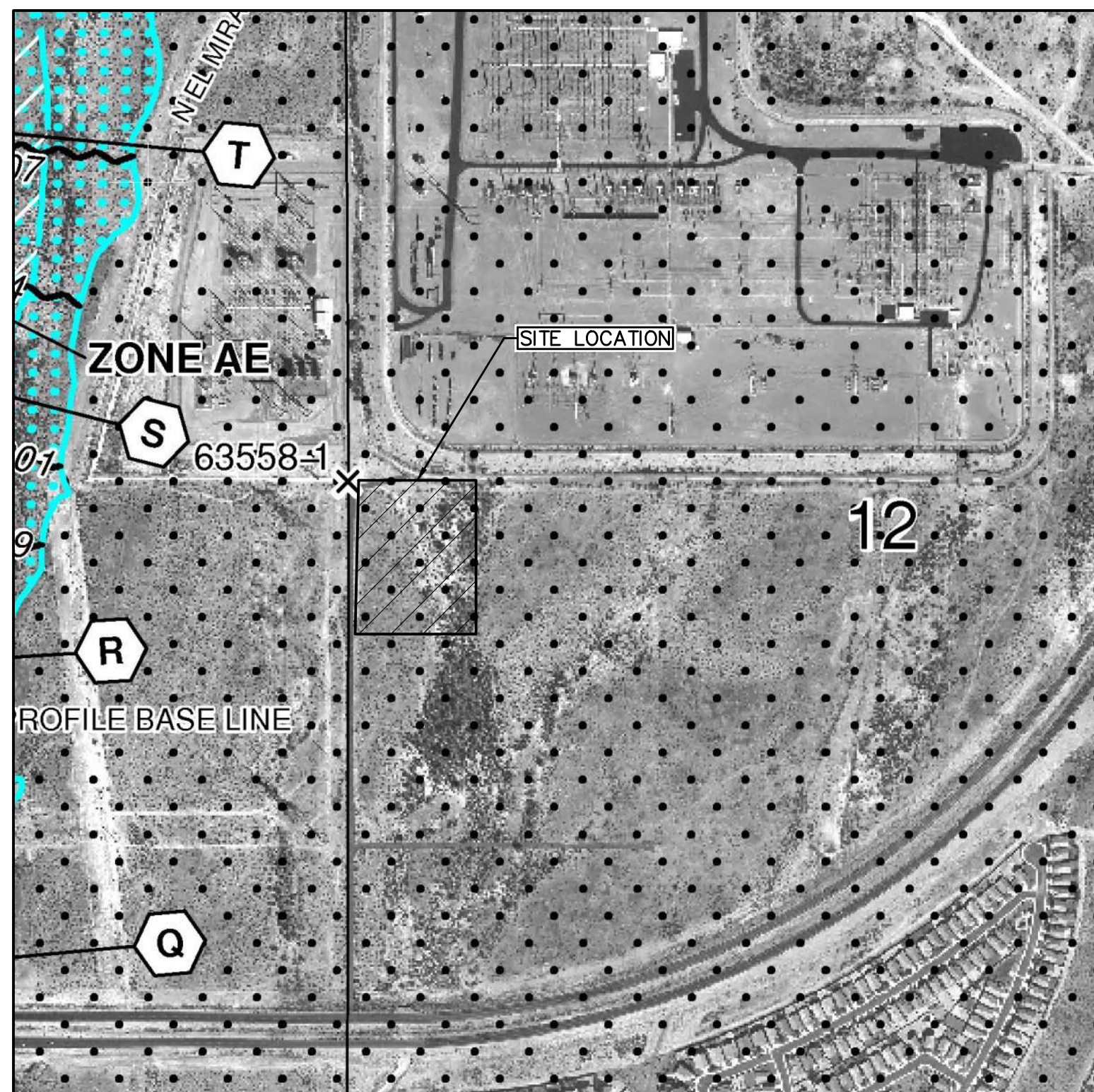
CALCULATED PARKING: 17,704 / 600 = 29.5 STALLS OR 30 STALLS

PROVIDED PARKING: 9 TOTAL
STANDARD: 7
ADA: 2



VICINITY MAP

USGS QUADRANGLE: CALDERWOOD BUTTE
SCALE: 1" = 2000'



FLOOD MAP

FEMA FIRM MAP: 04013C1230L
SCALE: 1" = 500'

UTILITY / SERVICE TABLE	
UTILITY / SERVICE	PROVIDER
ELECTRIC	APS
GAS	SOUTHWEST GAS
IRRIGATION	N/A
WATER	EPCOR
SANITARY SEWER	EPCOR
STORM SEWER	MARICOPA COUNTY
COMMUNICATIONS	COX COMMUNICATIONS
TELEPHONE	CENTURYLINK
FIRE PROTECTION	ARIZONA FIRE AND MEDICAL AUTHORITY
LAW ENFORCEMENT	MARICOPA COUNTY
REFUSE	REPUBLIC SERVICES
SCHOOL DISTRICT	PEORIA UNIFIED #11