

# PROJECT TRACKING SHEET

12/23/2002

PRE-APP NO. 88-PA-2001-2  
PROJECT NAME Scottsdale First Assembly of God - Dream Center  
LOCATION Pima Rd & Via Dona

## CIRCULATION REVIEW COMMENTS

Sent the new site plan to Phil Kercher on 11/25/2002 to review the right of way dedication requirements along the south property line. Phil will meet with the LAMPs program staff in Trans. to determine the need for r/w along the south property line. On 12/17/02, it was determined that 25 feet of right of way dedication will be required along the south property line. ( 12/5/2002 DGER )

## MISSING SUBMITTAL REQUIREMENTS

No native plant submittal was found on file. Please provide required items in conformance with Sec. 7.500 through 7.506 of the Zoning Ordinance in addition to any materials required by City or staff policy. ( 12/4/2002 SHMURRAY )

No submittal checklist was found on file. Cannot determine the items requested from the applicant. Missing submittal comments will only detail items needed to complete the tech review. ( 12/4/2002 SHMURRAY )

No digital submittal was found on file. ( 12/4/2002 SHMURRAY )

Site sections should include the tower. ( 12/4/2002 SHMURRAY )

Please provide cut sheets of all lighting fixtures, to include building mounted, pole mounted, and landscape fixtures. Please also revise the combined photometric and lighting plan so that the type of fixtures and fc levels are all legible. ( 12/4/2002 SHMURRAY )

## PLANNING REVIEW COMMENTS

The proposed seed mix should only be used supplementally to landscape in the revegetation areas. Trees, shrubs, and salvaged plants should be the primary treatment. If the applicant still intends the use of seed mix with the other materials, proper irrigation will be needed to bring about germination (drip or spray). Please revise the landscape plan to address the aforementioned comments. ( 12/9/2002 SHMURRAY )

Provide additional information on the intended lighting treatment for the lantern on the cooling tower / steeple. i.e. fixture cut sheets, wattage, light source, mounting detail. ( 12/6/2002 SHMURRAY )

6 inch concrete curbs shall be provided between parking and landscape areas. Please revise the plan set to clearly indicate this treatment. ( 12/6/2002 SHMURRAY )

The landscape plan needs to distinguish between new trees, relocated trees, existing trees to remain, and existing trees to be relocated for each specie by graphic convention and legend content. The specific treatment of revegetated areas needs to be graphically depicted. Proposed irrigation treatment also needs to be discussed. ( 12/6/2002 SHMURRAY )

Parking lot could use pedestrian enhancements. For safety and comfort during large events, incorporate walks on the sides of the parking lot areas, and through widened landscape islands towards the building entrance. Please revise the site plan or provide a separate pedestrian circulation plan that clearly shows the location and surface treatment of pedestrian facilities. Finally, provide distinct surface treatment (i.e. decorative pavers), to call out pedestrian ways across drive aisles. ( 12/6/2002 SHMURRAY )

The rawhide wash shall also be designated as a Vista Corridor Easement. ( 12/6/2002 SHMURRAY )

Public use trail locations shall be shown on the site plan. Trail locations are subject to the Trails Coordinator. ( 12/6/2002 SHMURRAY )

Photometric and lighting plan: Design should result in initial max horizontal illuminance of 6 fc and average of 1.5 fc. If building mounted and site lighting is contemplated, the photometric and lighting plan should be revised to indicate the locations, types, and impact of these fixtures. cut-sheets and details will also be needed for such fixtures. The horizontal illuminance levels should be indicated for the entire site. All exterior site lighting shall be hps or incandescent. ( 12/6/2002 SHMURRAY )

Note the minimum size requirements of plant materials as required by the Zoning Ordinance. The final landscape plan will need to specify sizes of plants in conformance with these requirements. All plants in the palette must be from the ADWR LWU plant list. In addition to the ADWR list, all plants should be native for the ESL area. Some were not found in the list. ( 12/6/2002 SHMURRAY )

Parking lot landscaping requirements cannot be determined until the revised parking calculations are received. ( 12/6/2002 SHMURRAY )

Please provide standard notes and other notes indicating the intent of proposed landscape plans. The notes shall include discussion of maintenance responsibility for landscaped ROW areas. Please also indicate the landscape area in square feet on site, ROW, parking area, landscape buffer, and any other appropriate areas designated. Please also distinguish by graphic convention between areas for seed mix and revegetation plants. Finally, indicate the topping treatment of landscaped areas. ( 12/6/2002 SHMURRAY )

The site plan indicates that there are 384 spaces provided. Please recount and revise as necessary. Please also revise the site plan to provide the required parking, as determined by the corrected floor plan worksheet and parking calculations. ( 12/6/2002 SHMURRAY )

Please recalculate required bicycle parking after corrections to the parking calculations and indicate their location on the site plan. ( 12/6/2002 SHMURRAY )

Height restrictions in ESL are measured from natural grade. To qualify for the height exception under the R-190 standards for churches, when applicable, the tower must be part of the main building. ( 12/5/2002 SHMURRAY )

The NAOS designated areas on the site plan and landscape plan are inconsistent. ( 12/5/2002 SHMURRAY )

Exterior lighting in ESL districts shall be low-scale and directed downward, recessed or shielded so that the light source is not visible from residential development in the area or from a public viewpoint. The tower lighting does not appear to be in conformance with this preceding design standard. Please provide additional information as detailed in the comments on lighting plans. ( 12/5/2002 SHMURRAY )

The parking calculations are incorrect. Please revise as follows: The entire area of the sanctuary to the interior face walls must be included in the calculation (including the platform); All meeting areas must be included at the 1:300 ratio - including all spaces that may be used for gatherings, both small and large. There is an area on the west end of the main level that is not described. There is also an area at the east end that illustrates tables. Please revise all plans as necessary ( 12/5/2002 SHMURRAY )

Please revise the site plan to improve scale and legibility. A scale similar to the landscape plan would be acceptable. Consider removing the topo contours from the site plan, as this content is available on other plan sheets that also indicate the location of proposed improvements. ( 12/5/2002 SHMURRAY )

Does the applicant intend to dedicate the building setback lines on the map of dedication. Please revise the proposed map of dedication to clarify intent to dedicate. ( 12/5/2002 SHMURRAY )

Please remove the exterior site improvement content from the floor plans. ( 12/5/2002 SHMURRAY )

Consider taking NAOS credit for the 100 year floodplain (Wash E). Please also provide an NAOS plan that accomplishes the following in conformance with the Zoning Ordinance: distinguishes between areas to remain undisturbed and those to be revegetated; demonstrates compliance through calculations with the minimum undisturbed area requirement; includes a planting program; illustrates the location of NAOS easements immediately adjacent to the site. ( 12/5/2002 SHMURRAY )

The slope analysis is incorrect. Please correct. We suggest a graduated light grey scale thematic shading scheme. The topo contours should be visible through the shading. Please also provide a digital copy of the slope analysis with the contours represented as linear features. Without the aforementioned corrections, conformance with NAOS requirements cannot be determined. ( 12/5/2002 SHMURRAY )

Need corrected finished floor elevations for the tower and building sections to determine actual building height. Also need for natural grade to be shown on the elevations so that ESL height can be determined. This information will permit the determination of open space and building height requirements under the zoning ordinance. ( 12/4/2002 SHMURRAY )

There shall be a 3 feet high landscape berm along all frontage where parking occurs. Natural grade screening may be used if it can be demonstrated that the screening achieves the same effect. ( 12/4/2002 SHMURRAY )

#### **TECHNICAL SCREENING MEETING COMMENTS**

Need 360 degree access for fire around building.

Look at scale of lighting of tower. Tower may not meet height requirements. ( 12/4/2002 DSTALEY )