Simulations
Records Packet
Photos
All Graphics (no plans)



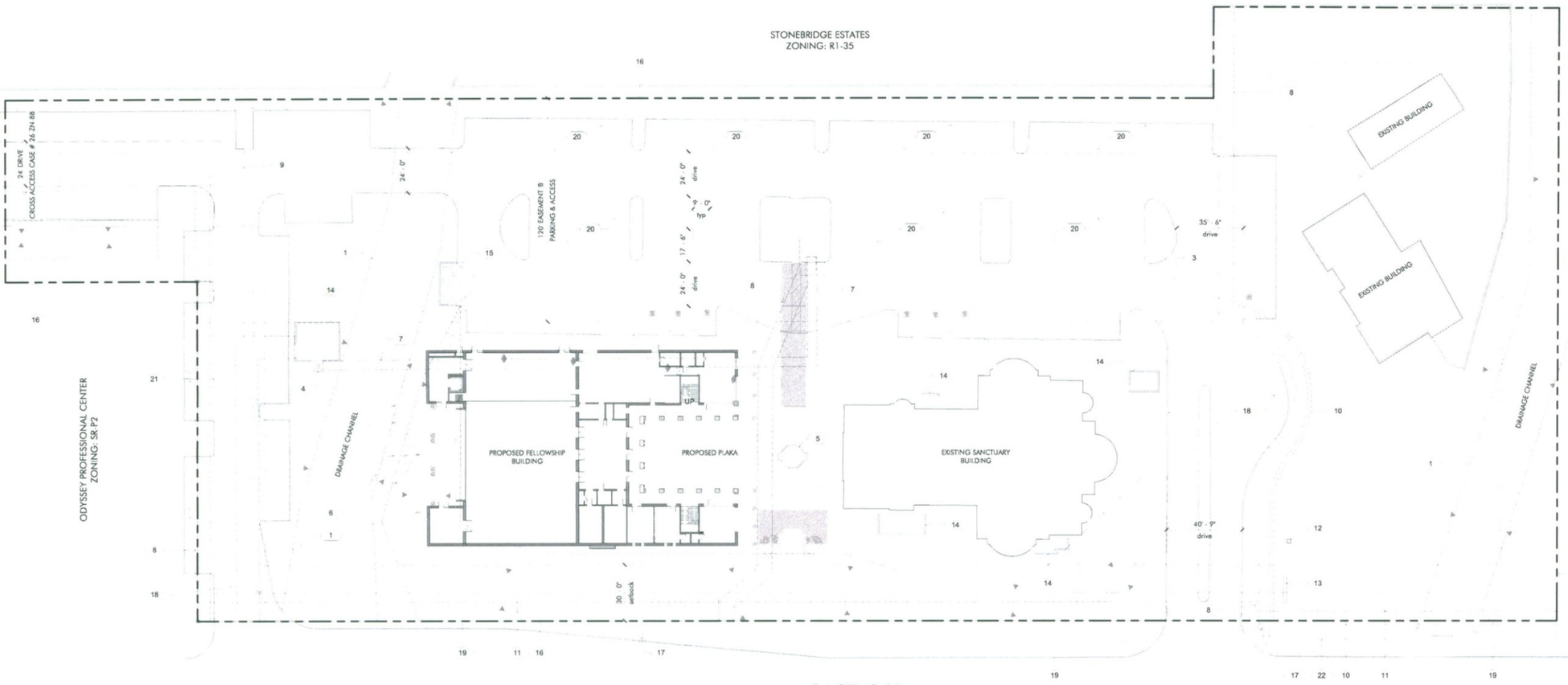
ASSUMPTION FELLOWSHIP CENTER

#24. Context Aerial with Proposed Site Improvements Superimposed

2-ZN-2016
1/19/16

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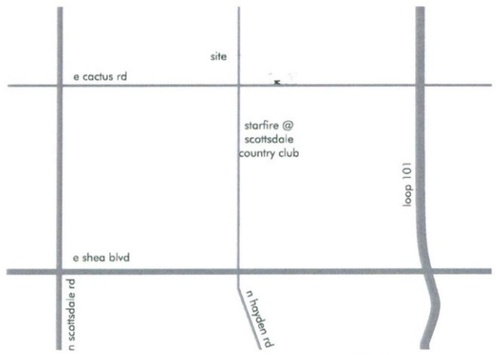
This design is for conceptual purposes only. Not to be used for construction.



1 SITE PLAN

SCALE: 1" = 30'-0"

NORTH



VICINITY MAP

NORTH

GENERAL SITE PLAN NOTES

A. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTER AND LANDSCAPED AREAS.
B. REFER TO CIVIL DRAWINGS FOR GRADING, DRAINAGE AND ADDITIONAL TOPOGRAPHIC INFORMATION.
C. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES 5% MINIMUM FOR THE FIRST 10 FEET
D. AN APPROVED GRADING & DRAINAGE PLAN SHALL BE KEPT ON SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED REVISION.
E. REFER TO CIVIL FOR UTILITY INFORMATION. CONTRACTOR TO PROVIDE SOIL COMPACTION TEST RESULTS AS REQUIRED TO THE CITY ENGINEER'S OFFICE.
F. COORDINATE WITH ALL UTILITY COMPANIES FOR FINAL LOCATION OF METERS, DEVICES, AND ROUTING. CONTRACTOR TO PROVIDE ALL REQUIRED MATERIAL AND LABOR FOR INSTALLATION OF ALL REQUIRED UTILITIES.
G. MAINTAIN A MINIMUM DISTURBANCE OF SITE DURING CONSTRUCTION.
H. EXCESS FILL DIRT (IF ANY) TO BE HAULED AWAY OR DISPOSED OF PER THE OWNER'S REQUEST
I. VERIFY WITH THE OWNER THE DEMOLITION OR RELOCATION OF ALL EXISTING LANDSCAPE MATERIALS AND SITE ITEMS PRIOR TO COMMENCEMENT OF NEW CONSTRUCTION.
J. CONTRACTOR SHALL FIELD VERIFY ALL SITE ITEMS AND THE COORDINATION OF NEW CONSTRUCTION WITH ZONING SETBACK REQUIREMENTS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
K. VERIFY ALL GRADES IN FIELD.
L. SEE ELECTRICAL SHEETS FOR SWITCHING OF EXTERIOR ELECTRICAL.
M. SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY WITH CONCRETE SLAB OVER A.B.C. AS SPECIFIED ON THE STRUCTURAL DRAWINGS.
N. WATERPROOF ALL ABOVE-GROUND PLANTERS AND RETAINING WALLS.
O. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED, WHERE APPLICABLE, A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST PORTION OF THE EQUIPMENT, AND SHALL MATCH THE ADJACENT BUILDING MATERIAL.
P. USE A NATURAL PLACEMENT OF STONES HARVESTED FROM THE SITE AND INTERSPERSE WITH APPROPRIATE VEGETATION. THE STONES SHOULD NOT BE PILED ON THE GROUND BUT INSET INTO THE SOIL SPARINGLY SO THAT THE NET APPEARANCE IS 50% SOIL AND 50% VISIBLE STONE. VISIT DC RANCH SAMPLE YARD FOR BUILT EXAMPLE.
Q. PROVIDE 36" GUARDRAILS AT ALL CHANGE IN ELEVATIONS THAT ARE GREATER THAN 30" (R312).

PROJECT DATA

APN#	175-11-0003G
Address	8202 E. Cactus Road Scottsdale, Arizona 85260
Site Area	224,182 sf / 5.1465 Acres
Easements:	-Drainage Easement -Emergency & Service Vehicle Access -Access Easement -Access & Utility Easement -Utility (Cell Tower) Easement -Electric Easement -Trail Easement -Public Utility Easement (PUE) -Right of Way Easement (ROW) -Water Easement -Parking & Access Easement -Public Utilities, Equestrian, Bicycle & Pedestrian Path Easement
Related Cases:	26-ZN-88, 26-ZN-88#2
Zoning District:	R1-35
Use:	Community/Recreation Building
Setbacks:	30' N. Cactus Rd
Proposed Height:	30'-0"
Bldg Height Allowed :	8' above natural grade
Proposed Bldg. Area:	20,891 sf
Gross Floor Area:	13,376 sf 1st Floor 7,515 sf 2nd Floor 20,891 sf
Parking Required:	304 Spaces
Reciprocal Easement Agreement:	113 Additional Spaces (A)
Total Parking Provided:	177 Spaces 14 Spaces on West +7 ADA Spaces 198 Spaces Provided on Site Existing (B)
TOTAL PROVIDED: A+B: 113+198= 311 Spaces Total	
Accessible Parking Required:	4% of Provided (191) = 7 Spaces
Total Accessible Parking Provided:	7 Spaces (Existing)

C.O. SCOTTSDALE NOTES

A. SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM THE NEAREST STREET LINE ELEVATION.

B. TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.

C. THE TEMPORARY /SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY /SECURITY FENCE LOCATION SHALL NOT BE WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES INSPECTION SERVICES DIVISION.

D. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

E. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.

F. A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.

G. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.

H. FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.

I. NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.

J. PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.

K. ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF THE TALLEST UNIT (DETAILS ARE STILL REQUIRED.)

L. ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.

M. NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.

N. ALL POLE-MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20' IN HEIGHT.

O. NO CHAIN LINK FENCING SHALL BE ALLOWED.

P. NO TURF AREAS SHALL BE PROVIDED.

KEYNOTES

1	DRAINAGE EASEMENT
2	ACCESS & UTILITY EASEMENT
3	ACCESS EASEMENT
4	CELL TOWER
5	EXISTING GAZEBO
6	NEW TERRACED AMPHITHEATRE LANDSCAPE DRAWINGS
7	UTILITY/CELL TOWER EASEMENT
8	ELECTRIC EASEMENT
9	PUBLIC & EMERGENCY VEHICLE EASEMENT
10	PUE EASEMENT
11	TRAIL EASEMENT
12	EXISTING CROSS
13	EXISTING SIGNAGE
14	SITE WALL
15	EXISTING TRASH ENCLOSURE
16	PROPERTY LINE
17	EXISTING FIRE HYDRANT
18	EXISTING DRIVEWAY
19	EXISTING CONCRETE SIDEWALK
20	9' X 17'-6" PARKING SPACE. TYP
21	WATER EASMENT
22	PUBLIC UTILITIES, EQUESTRIAN, BICYCLE & PEDESTRIAN PATH EASEMENT

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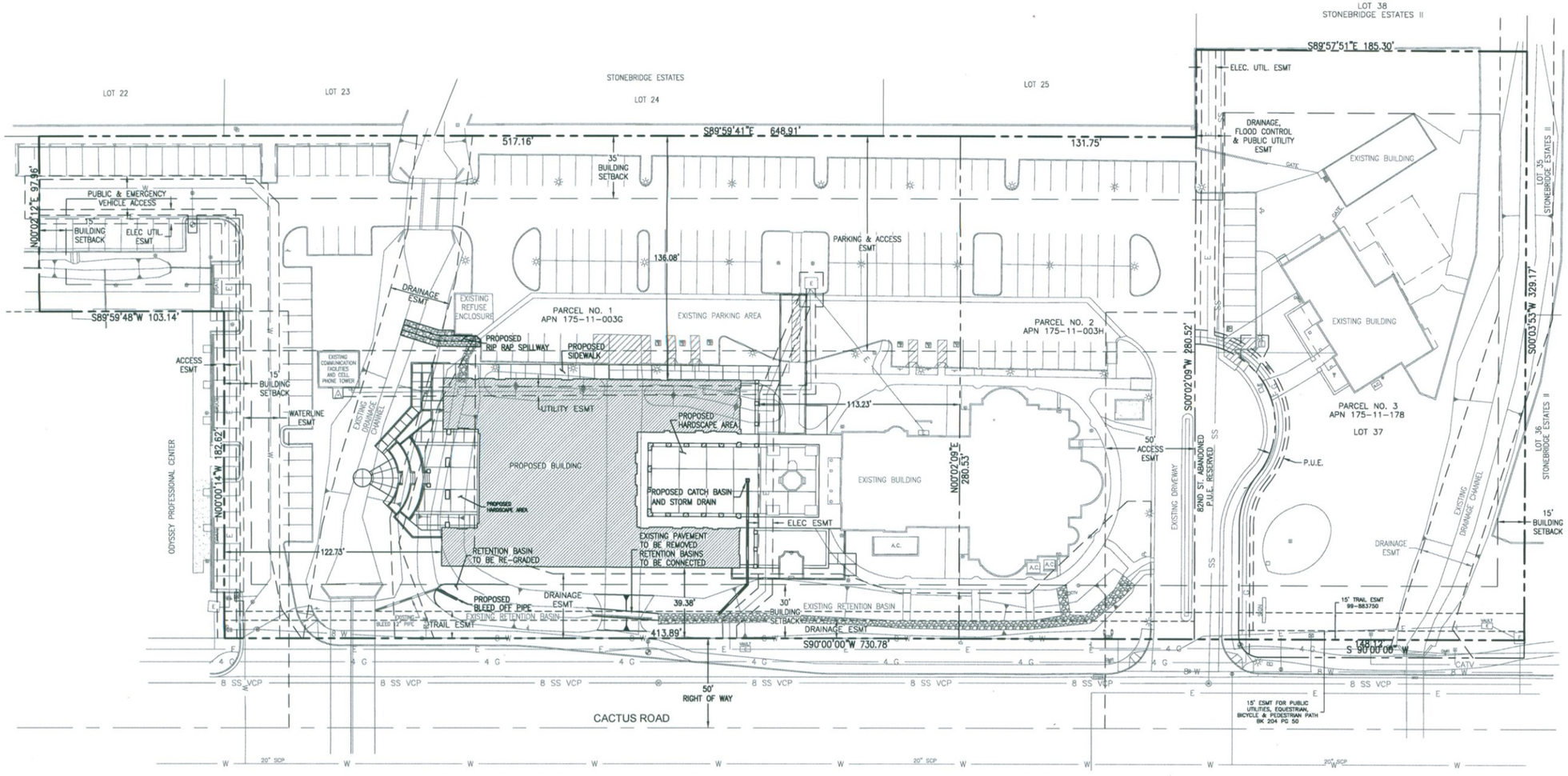
ASSUMPTION FELLOWSHIP HALL
Tenant Improvements
8202 E. Cactus Road, Scottsdale AZ 85260

NOT FOR CONSTRUCTION

REVISIONS:
2-ZN-2016
1/19/16

DRAWN BY: TEAM
PROJECT NO: 12101
DATE: November 03. 2015
CONTENTS: SITE PLAN
SCALE: As indicated
DRAWING NUMBER: A101

2-ZN-2016
1/19/16





VICINITY MAP
SCALE: NONE

N

SCALE
30' 0 15' 30'
1 inch = 30' ft.

Epsilon Design Group
13765 W. Auto Dr., SUITE 119
Goodyear, Arizona 85338
623.882.2828

Registered Professional Engineer (Civil)
CERTIFICATE NO.
38801
MAHDI M. SADEK
1/19/16
Date Signed
ARIZONA, U.S.A.
EXPIRES 3/31/18

ASSUMPTION GREEK ORTHODOX CHURCH

8202 E. CACTUS RD.
SCOTTSDALE, AZ 85260

SITE PLAN

No.	Revision/Issue	Date

Project 15-EEM-2317CIV
Date OCTOBER 18, 2016
Designed by MARCUS REED
Drawn by MARCUS REED
Checked by MAHDI SADEK, P.E.

SHEET
C-1
SHEET 1 OF 1