



HAYDEN ROAD

DEVELOPMENT DATA

LOT AREA:	50,230 SF (1.153 AC)
ZONING:	PCP-AMU
BUILDING HEIGHT:	36'-0"
BUILDING AREA:	
FIRST FLOOR	7,600 SF
SECOND FLOOR	7,600 SF
TOTAL	15,200 SF
PARKING REQUIRED:	
BUILDING AREA - 15,200/300 =	51 SPACES
PARKING PROVIDED:	58 SPACES
OPEN SPACE REQUIRED:	
GENERAL	
BASE - 50,230 X 10% =	5,023 SF
+12' - (36' - 12') X 0.3% = 7.2% = TOTAL	3,617 SF
GEN. O.S. REQ'D.	8,640 SF
PARKING	
15% X 17,140 SF =	2,571 SF
TOTAL O.S. REQ'D.	11,211 SF
PARK. OPEN SPACE PROV:	2,715 SF
GEN. OPEN SPACE PROV:	17,520 SF
TOTAL OPEN SPACE PROV:	20,236 SF

SITE PLAN KEY NOTES

- A** ASPHALT CONC. PAVING
- B** PARKING SPACE PER C.O.S. STD. 9' X 18' MIN. (9' X 16' W/ 24" O.H.) 9' X 21' @ PARALLEL PARK. SPACE
- C** 3' HIGH C.M.U. PARK. SCREEN
- D** C.I.P. CONCRETE CURB
- E** COLORED CONCRETE WALK
- F** FIRE TRUCK ACCESS CLEARANCES SEE SCOTTSDALE FIRE TRUCK DET.
- G** BICYCLE PARKING AREA W/ BIKE RACKS PER C.O.S. STD DET. 2285
- H** REFUSE ENCLOSURE W/ GATES PER C.O.S. STD DET. 2146-1.

PLANNING NOTES

1. NO SIGNS SHALL BE ALLOWED WITHIN A BUILDING WHICH CAN BE SEEN FROM ADJACENT PROPERTIES THROUGH OVERHEAD DOORS.
2. REFUSE ENCLOSURES SHALL BE SCREENED BY MATERIALS COMPATIBLE WITH THE BUILDING MATERIALS. COLOR AND TEXTURE SHALL MATCH THE BUILDING, BOTH SIDES.
3. NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
4. ALL ROOFTOP MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE MIN. 1' BELOW PARAPET & COMPLETELY SCREENED BY PARAPET WALLS WITH COLOR AND TEXTURE TO MATCH THE BUILDING.
5. ALL GROUND MOUNTED MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS AT LEAST 1'-0" ABOVE HEIGHT OF TALLEST UNIT WITH COLOR AND TEXTURE TO MATCH THE BUILDING.
6. ALL POLE MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
7. SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
8. NO EXTERIOR LADDERS SHALL BE VISIBLE.
9. FLAG POLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
10. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
11. A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTITENANT BUILDINGS.
12. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
13. ALL EQUIPMENT, UTILITIES OR OTHER APURTANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR & TEXTURE.
14. NO CHAIN LINK FENCING SHALL BE ALLOWED.
15. NO TURF AREAS SHALL BE PROVIDED.

FIRE ORDINANCE REQUIREMENTS

1. MINIMUM DRIVE WIDTHS FOR FIRE ACCESS - 24' - Fire Ordinance 4045, 503.2.1
2. KEY SWITCH/PRE-EMPTION SENSOR @ GATE - Fire Ordinance 4045, 503.6.1.
3. EXIST. FIRE HYDRANT, SPACING IN COMPLIANCE WITH - Fire Ordinance 4045, 507.5.1.2.
4. FDC LOCATION - Fire Ordinance 4045, 912. PER MAG DET. 2367 - MIN. 36" ABOVE GRADE WALL MOUNT - NOTE: CMU APPROX. 36" HIGH SEE DET. 4/SD6 - MAINTAIN. SHRUBS @ 18'
5. FIRE TRUCK TURNING RADIUS IN COMPLIANCE WITH DSPM 2-1-602(5) - SEE DETAIL - SHT. SD-4
6. FIRE LANE BEARING CAPACITY SHALL BE 83,000 lb. PER DSPM 2-1-602(3).
7. FIRE SPRINKLER RISER ROOM PER DSPM 6-1-504(1) - MAG STD 2368 SEE 1st FLOOR PLAN - SHT. A-1
8. AIRCRAFT HANGAR - NFPA 409 - Group III

NORTH
CONCEPTUAL SITE PLAN
SCALE: 1" = 20'

DATE: 9.22.21
REVISED:

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