

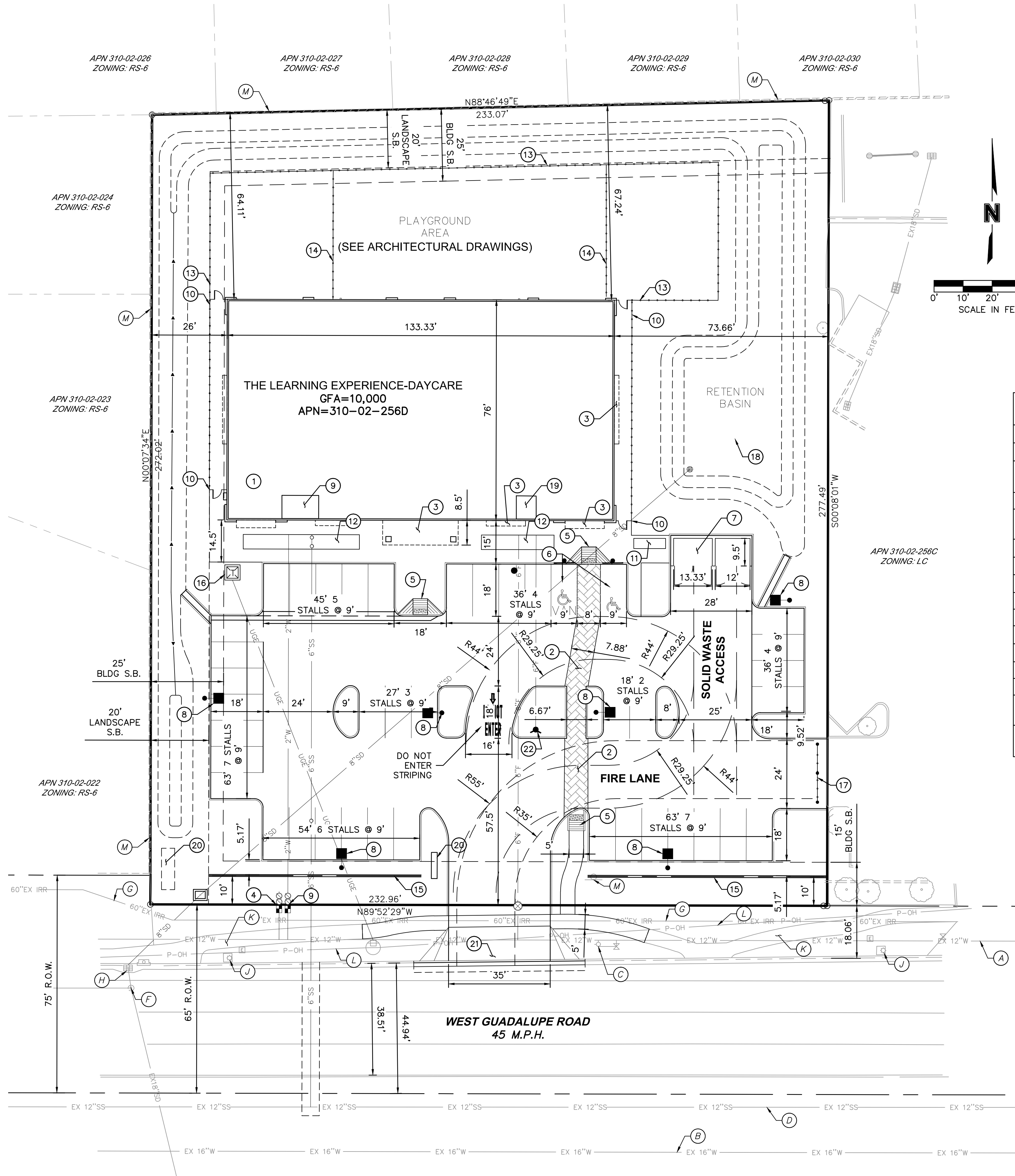
DWG: F:\2017\2001-2500\017-2345\40-Design\AutoCAD\ Preliminary Plans\ Sheets\ GNC\ C101_SITE_PRE_72345.dwg
DATE: Oct 02, 2017 1:29pm
XREFS: C_TBLK_PRE_72345 C_PBASE_PRE_72345 C_XBASE_PRE_72345
USER: sveseler
ANDREA_K_PAGE_AZ

PROPOSED SITE PLAN KEYNOTES

- 1 S.E.S. LOCATION WILL BE INSIDE THE BUILDING UTILITY ROOM
- 2 ALTERNATE PAVEMENT
- 3 BUILDING OVERHANG
- 4 LANDSCAPE WATER METER AND BACK FLOW ASSEMBLY
- 5 ADA RAMP
- 6 ADA PARKING SPACES.
- 7 DOUBLE WIDE TRASH/RECYCLING ENCLOSURE LOCATION. SEE ARCHITECTURE DRAWINGS.
- 8 ONSITE LIGHT POLE.
- 9 DOMESTIC WATER METER AND BACK FLOW ASSEMBLY
- 10 4' HIGH VINYL FAUX WOOD SIDEWALK FENCE
- 11 BIKE RACK
- 12 LANDSCAPE PLANTER
- 13 6' HIGH VINYL FAUX WOOD FENCE
- 14 4' INTERIOR STEEL MESH FENCE
- 15 3' BLOCK SCREEN WALL
- 16 TRANSFORMER PAD LOCATION
- 17 POST AND CHAIN BARRICADE PER C.O.M. STD FIRE DTL FPD 506.1.1
- 18 DRYWELL
- 19 FIRE RISER ROOM
- 20 MONUMENT SIGN LOCATION (PER SEPARATE PERMIT). SEE ARCHITECTURAL DRAWINGS.
- 21 DRIVEWAY (PER C.O.M. STD. DTL. M-42)
- 22 FIRE DEPARTMENT CONNECTION

EXISTING SITE PLAN KEYNOTES

- A 12" ACP WATER LINE MAIN
- B 16" ACP WATER LINE MAIN
- C FIRE HYDRANT
- D 12" VCP SEWER MAIN
- E SEWER MANHOLE
- F STORM MANHOLE
- G 60" IRRIGATION LINE
- H STORM CATCH BASIN
- I NO PARKING SIGN (TO BE REMOVED)
- J LIGHT POLE
- K SIDEWALK
- L OVERHEAD POWER
- M EXISTING 6' HIGH MASONRY SCREEN WALL



PROJECT INFORMATION TABLE	
EXISTING/PROPOSED ZONING	LC - LIMITED COMMERCIAL
LAND USE EXISTING/PROPOSED	EMPTY LOT/DAYCARE
SITE AREA (NET/GROSS)	64,014 SF (1.47 AC)/ 79,164 SF (1.82 AC)
BUILDING GROSS FLOOR AREA	10,000 SF
BUILDING COVERAGE (% OF LOT)	15.50%
BUILDING CONSTRUCTION TYPE	V-B (FULLY SPRINKLED)
BUILDING HEIGHT	26'-10" MAX
LANDSCAPE AREA	20,530 SF
LANDSCAPE COVERAGE	32%
FRONT SETBACK	15'
SIDE SETBACK (EAST)	0'
SIDE SETBACK (WEST)	25'
REAR SETBACK	25'
ADA PARKING SPACES	REQUIRED= 2 PROVIDED= 2
TOTAL PARKING SPACES (DAYCARE 1 PER 275 SF)	REQUIRED= 37 SPACES PROVIDED= 40 SPACES
TOTAL BIKE PARKING (1 PER 3000 SF)	REQUIRED= 4 SPACES PROVIDED= 4 SPACES

PRELIMINARY IMPROVEMENT PLANS
SITE PLAN

THE LEARNING EXPERIENCE
430 WEST GUADALUPE ROAD

MESA, ARIZONA

2017

REVISIONS DESCRIPTION

REV. NO.

DATE

REVISIONS

drawn by: SS/SJV
designed by: EW/SJV
checked by: AP
project no.: 017-2345
date: 10.02.17

SHEET C101
2 of 4

CASE # PRS17-00057



EXPIRES 06/30/2020

MOLSSON
ASSOCIATES

7250 North 16th Street, Suite 210
Phoenix, AZ 85020-5282
TEL 602.748.1000
FAX 602.748.1001
www.olsonassociates.com

