

FLOOR & DECOR

OVERALL SITE PLAN AND KEYMAP

15475 N. NORTHSIGHT BLVD, SCOTTSDALE, ARIZONA, 85260
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3
NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER

SONORA VILLAGE, LLC
15475 N. 84TH STREET
SCOTTSDALE, AZ 85260
PHONE: 480-387-5678
ATTN. DAN DAHL
EMAIL: DDahl@YAMPROPERTIES.COM

DEVELOPER

FLOOR AND DECOR
2500 WINDY RIDGE PKWY SE
ATLANTA, GA 30339
PHONE: 770-617-4262
ATTN. PHILIP COCHRAN
EMAIL: PHILIP.COCHRAN@FLOORANDDECOR.COM

CIVIL ENGINEER

SUSTAINABILITY ENGINEERING GROUP
5240 N. 16TH ST. #105
PHOENIX, ARIZONA 85016
PHONE: 480-588-7226
ATTN. ALI FAKIH, P.E.
ALI@AZSEG.COM

ARCHITECT

SBLM ARCHITECTS
33 WALT WHITMAN ROAD, SUITE 300A
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PHONE: 631-683-5588, x409
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CLLEWELLYN@SBLM.COM

LANDSCAPE ARCHITECT

HARRINGTON PLANNING & DESIGN
4711 E. FALCON DRIVE, SUITE 222
MESA, ARIZONA 85215.
PHONE: 480-250-0116
ATTN: JASON HARRINGTON
JASON@HARRINGTONPLANNINGDESIGN.COM

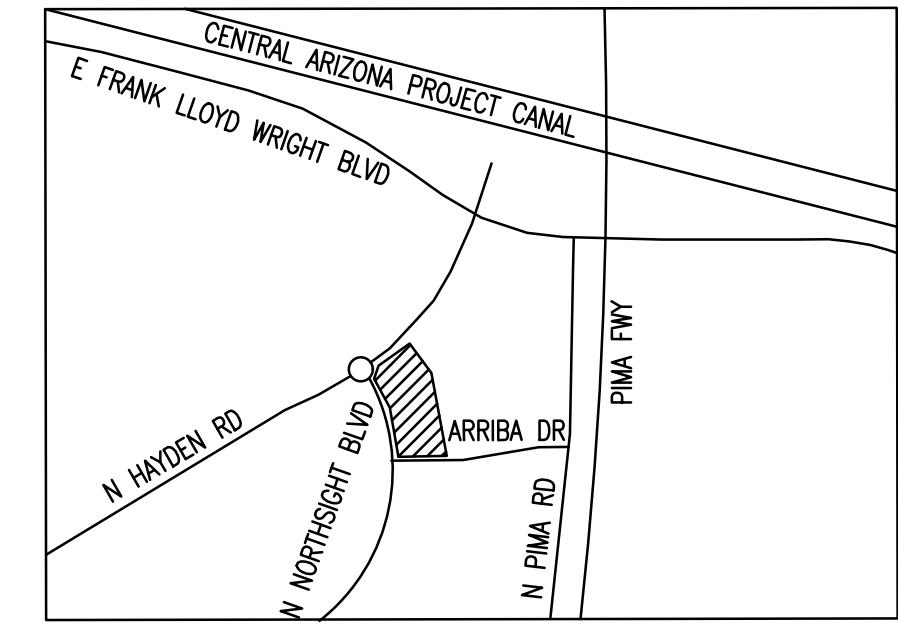
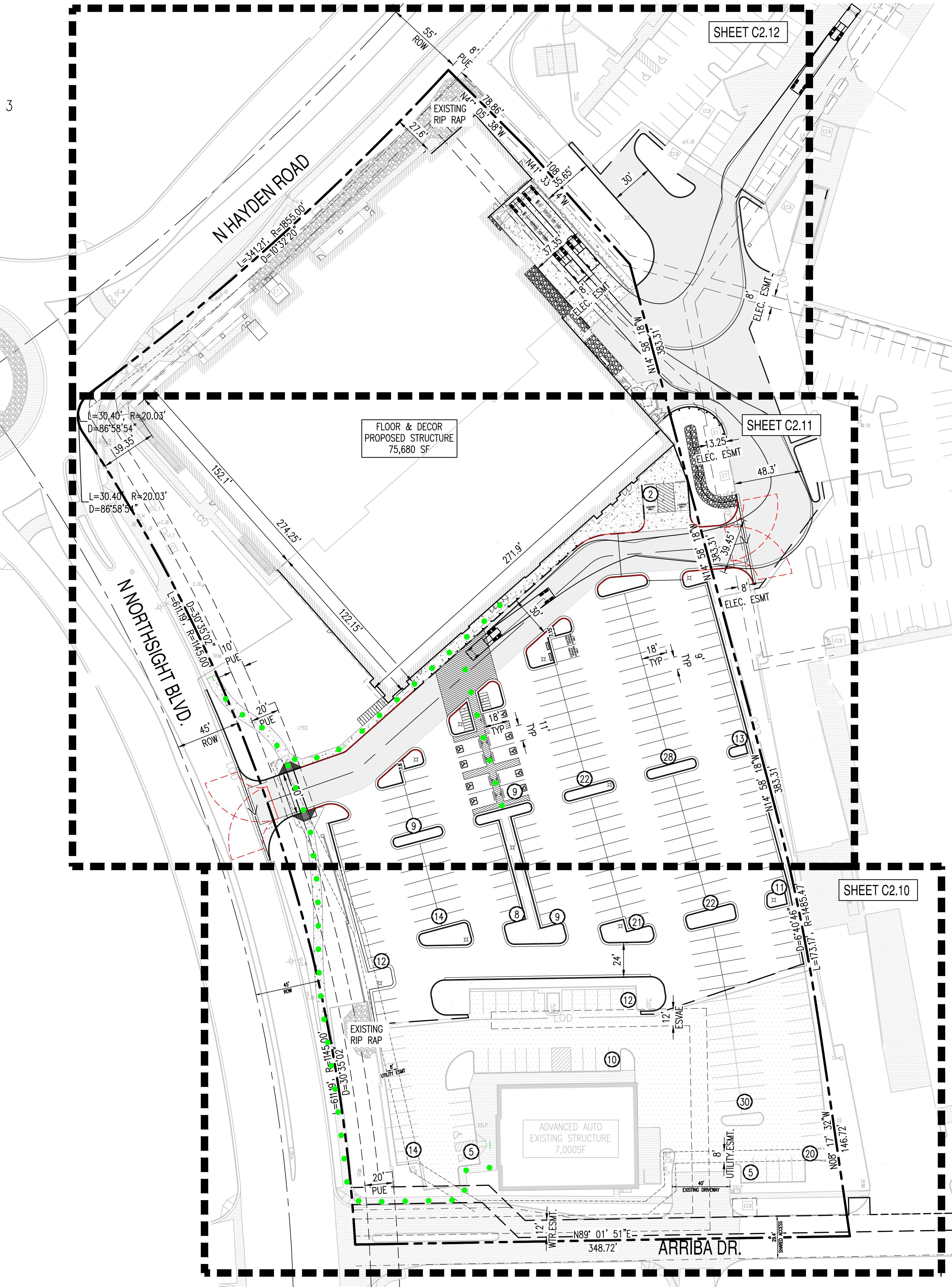
SURVEYOR

AW LAND SURVEYING, LLC
P.O. BOX 2170
CHANDLER, AZ 85244
PHONE: 480-244-7630
ATTN: DANIEL D. ARMijo, RLS
DARMijo@awlandsurvey.com

PROPOSED LEGEND:

- CURB AND GUTTER
- VERTICAL CURB
- PROPERTY LINE
- SAWCUT LINE
- ACCESSIBLE PATH
- FIRE LANE RED PAINTED CURB
- SIGN
- PAVEMENT STRIPING
- CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- STEEL BOLLARD
- PARKING COUNT

FIRE TURNING TEMPLATE
(NTS)



NORTH
VICINITY MAP
NTS

DEVELOPMENT SUMMARY TABLE:		
PROJECT LOCATION:	SCOTTSDALE, ARIZONA	
15475 N. NORTHSIGHT BLVD, SCOTTSDALE, ARIZONA, 85260.		
PROJECT DESCRIPTION:		
NEW RETAIL BUILDING		
PROPOSED USE:	BUILDING MATERIALS RETAIL < 100,000 SF	
PROPOSED LOT SIZE: (GROSS)	266,975 SF	6.13 AC
FLOOR & DECOR		
STUDIO MOVIE GRILL	41,277.50 SF	
BUILDING ADDITION	31,778.50 SF	
NEW FLOOR & DECOR BUILDING AREA	73,056.00 SF	
REQUIRED PARKING	244	1 space per 300 sf gfa
PROVIDED PARKING	253	
REQUIRED ADA PARKING	8	
PROPOSED ADA PARKING	9 (INCLUDED)	
PROPOSED EV PARKING	2 (INCLUDED)	
REQUIRED BIKE PARKING	25	
PROPOSED BIKE PARKING	26	
ADVANCED AUTO EXISTING STRUCTURE		
PAD "D" (ADVANCE AUTO)	7,000 SF	
APPROVED PARKING	23	
PROVIDED PARKING	23	
REQUIRED ADA PARKING	1	
PROPOSED ADA PARKING	2 (INCLUDED)	
TOTAL SITE BUILDING AREA	82,680 SF	
FLOOR AREA RATIO (F.A.R.)	0.31	
TOTAL SITE PARKING PROVIDED	276	

SITE PLAN NOTES:

- ALL SITE IMPROVEMENTS INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
- THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.
- SIGNS REQUIRE SEPARATE PERMIT.
- THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
- ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH BUILDING COLOR.
- ALL WALLS OVER 7 IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.
- LIGHT FIXTURES ARE NOT TO ENCRAGE TRASH ENCLOSURE WALLS.



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DRAWN	BK/GA 06/27/2023
DESIGNED	DK 06/27/2023
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FINAL QC	EG 06/27/2023
PROL. MGR.	AF 06/27/2023
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REVISION NO.:	
JOB NO.:	230311
SHEET TITLE:	OVERALL SITE PLAN AND KEYMAP
PAGE NO.:	1 OF 6
SHEET NO.:	C2.00

PRELIMINARY
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SUSTAINABILITY
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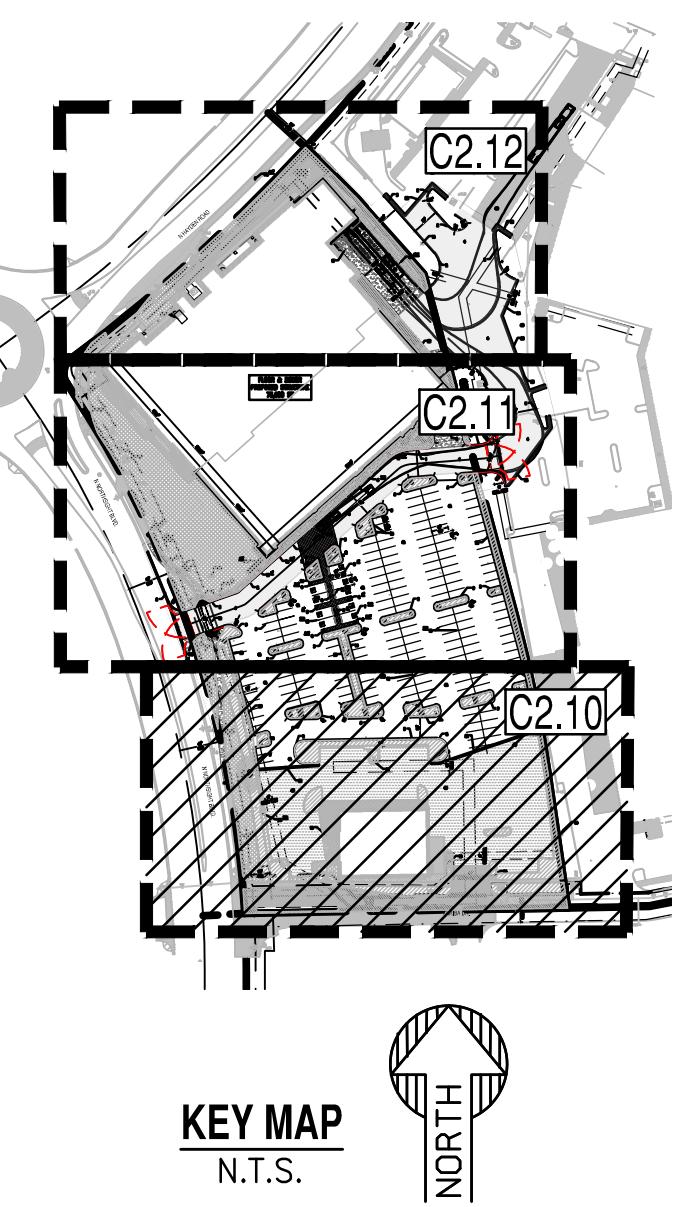
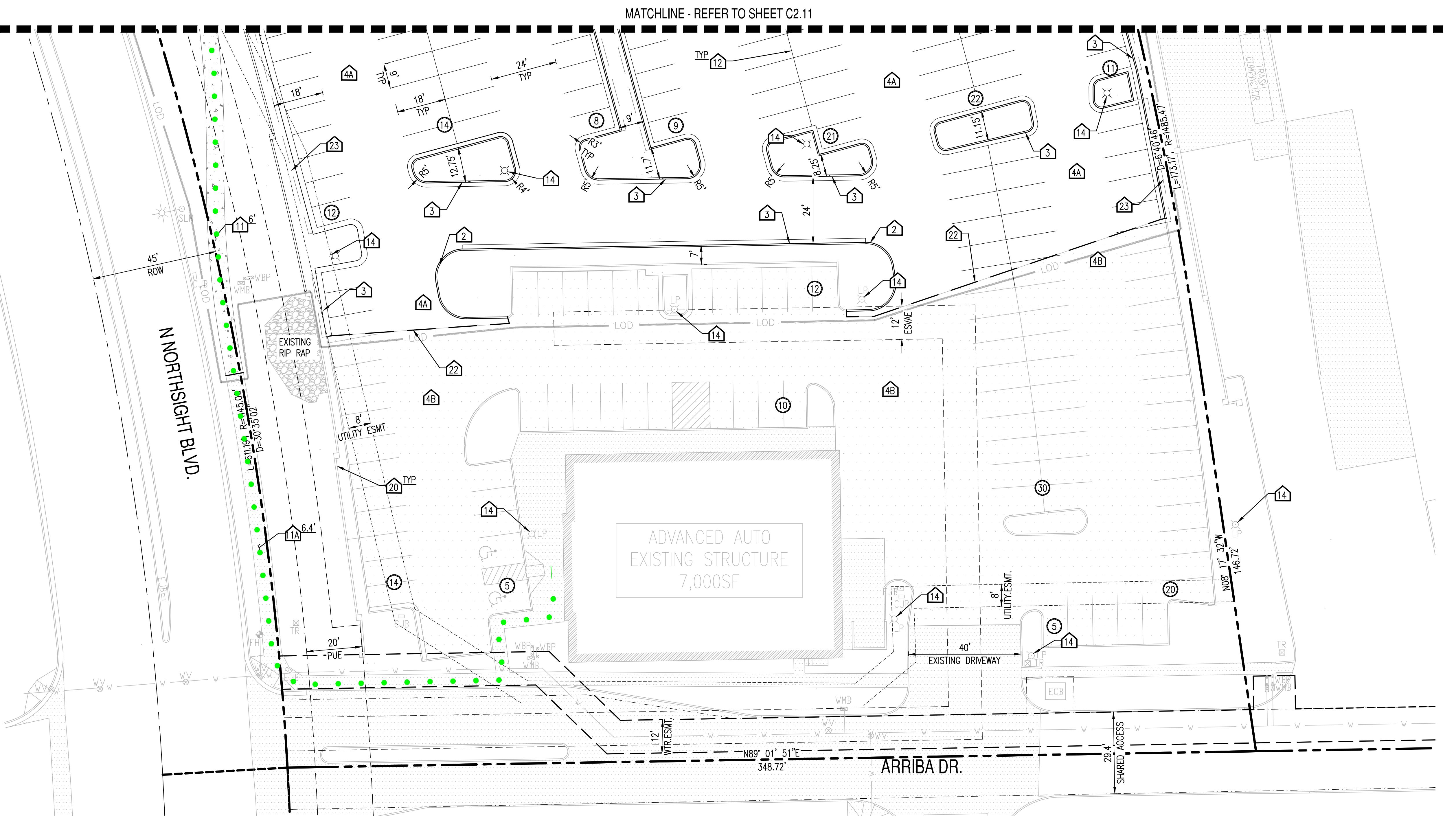
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FLOOR & DECOR

OVERALL SITE PLAN AND KEYMAP

15475 N NORTHSIGHT BLVD, SCOTTSDALE, ARIZONA, 85260

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



SITE PLAN NOTES:

- ② 6" VERTICAL CURB PER CIVIL PLANS.
- ③ 6" VERTICAL CURB AND GUTTER PER CIVIL PLANS.
- ④A LIGHT DUTY ASPHALT.
- ④B EXISTING ASPHALT.
- ⑪ NEW CONCRETE SIDEWALK, WIDTH PER PLAN.
- ⑮ EXISTING CONCRETE SIDEWALK, WIDTH PER PLAN.
- ⑫ PROVIDE 4" WIDE WHITE PAINTED STRIPING.
- ⑯ EXISTING LIGHT POLE TO BE PROTECTED IN PLACE.
- ⑳ 3' EXISTING SCREEN WALL TO REMAIN.
- ㉑ SAWCUT LINE PER CIVIL PLANS.
- ㉓ 2' PARKING OVERHANG.

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SCALE: 1" = 20'

ENLARGED SITE PLAN

PAGE NO.: 3 OF 6

Sheet No.: C2.10

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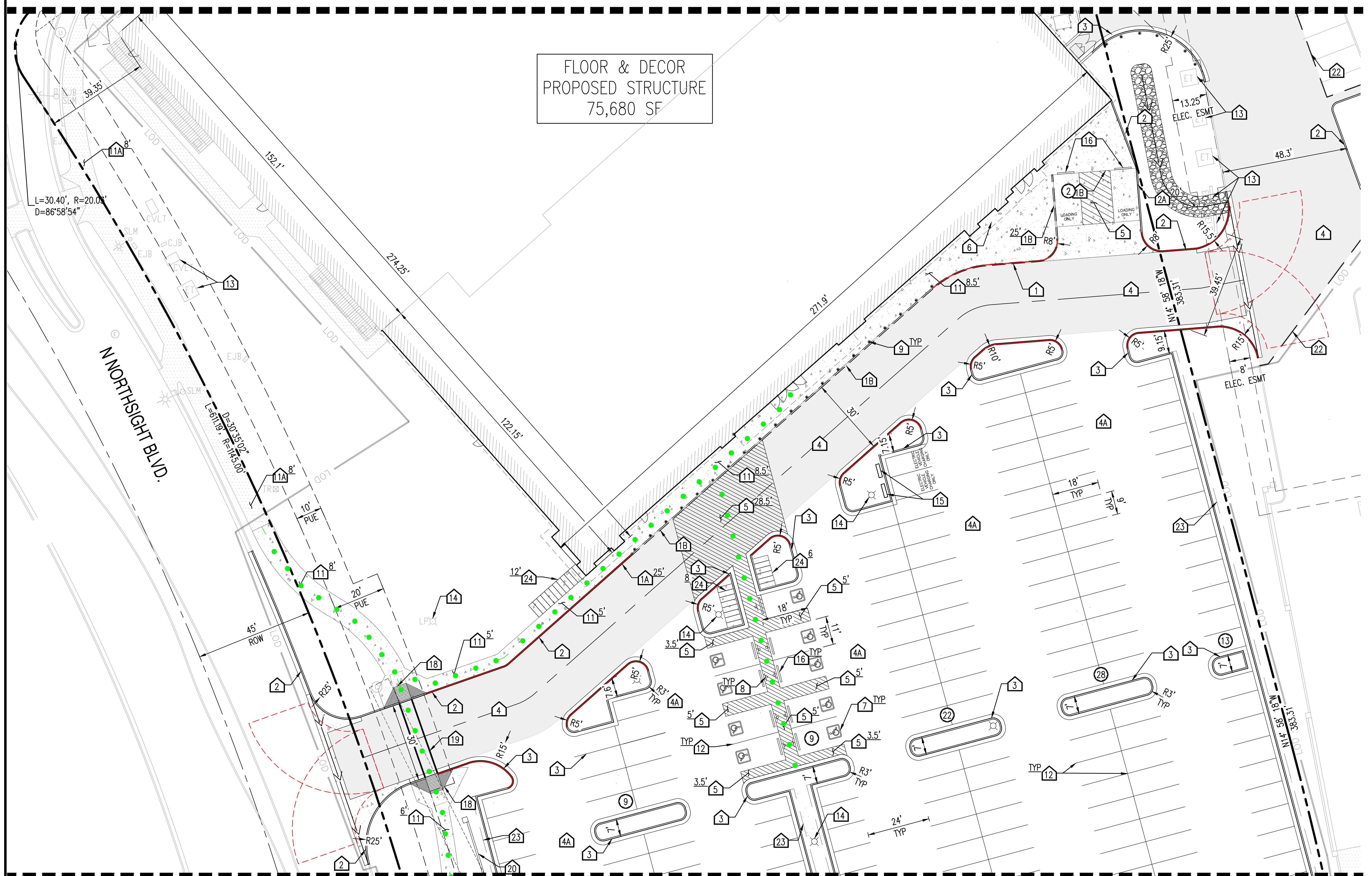
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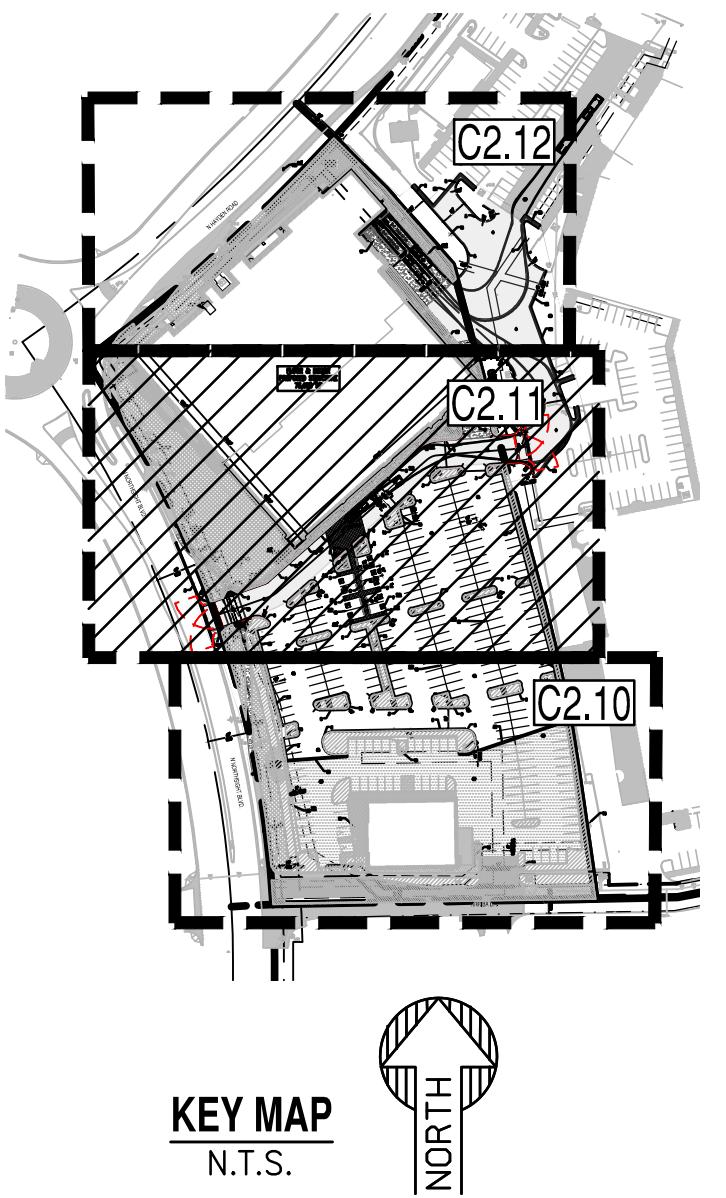
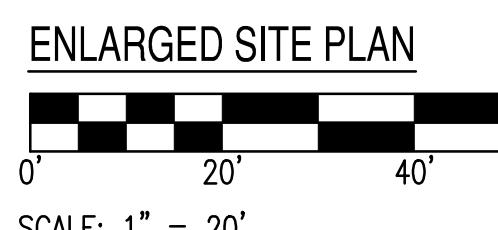
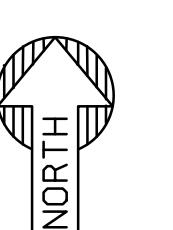
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MATCHLINE - REFER TO SHEET C2.12



PROPOSED LEGEND:

CURB AND GUTTER
VERTICAL CURB
PROPERTY LINE
SAWCUT LINE
ACCESSIBLE PATH
FIRE LANE RED PAINTED CURB
SIGN
PAVEMENT STRIPING
CONCRETE PAVEMENT
HEAVY DUTY ASPHALT PAVEMENT
EXISTING ASPHALT PAVEMENT
LIGHT DUTY ASPHALT PAVEMENT
STEEL BOLLARD
PARKING COUNT



KEY MAP
N.T.S.

SITE PLAN NOTES:

- ① 6" TURN DOWN SLAB PER CIVIL PLANS.
- ② TURN DOWN SLAB TRANSITION FROM 6" HEIGHT TO 0" LENGTH PER PLAN.
- ③ 0" TURN DOWN SLAB PER CIVIL PLANS.
- ④ 6" VERTICAL CURB PER CIVIL PLANS.
- ⑤ CURB TRANSITION FROM 0" HEIGHT TO 6". LENGTH PER PLAN.
- ⑥ 3" VERTICAL CURB AND GUTTER PER CIVIL PLANS.
- ⑦ HEAVY DUTY PAVEMENT.
- ⑧ LIGHT DUTY ASPHALT.
- ⑨ PROVIDE 4" WIDE YELLOW PAINT STRIPING, 2' O.C. 45° WIDTH PER PLAN.
- ⑩ PROpane STORAGE.
- ⑪ PAINTED SYMBOL OF ACCESSIBILITY PER DET. 1/C2.20.
- ⑫ INSTALL ACCESSIBLE PARKING STALL SIGN PER DET. 1/C2.20.
- ⑬ STEEL BOLLARD PER DET. 2/C2.20.
- ⑭ NEW CONCRETE SIDEWALK, WIDTH PER PLAN.
- ⑮ EXISTING CONCRETE SIDEWALK, WIDTH PER PLAN.
- ⑯ PROVIDE 4" WIDE WHITE PAINTED STRIPING.
- ⑰ EXISTING ELECTRICAL EQUIPMENT TO BE PROTECTED IN PLACE.
- ⑱ EXISTING LIGHT POLE TO BE PROTECTED IN PLACE.
- ⑲ EV CHARGING STATION LOCATION, RE: ELECTRICAL PLANS.
- ⑳ WHEEL STOP PER DETAIL 3/C2.20.
- ㉑ ADA RAMP PER CIVIL PLANS.
- ㉒ 12" WIDE SOLID WHITE PAINTED STRIPING.
- ㉓ 3' EXISTING SCREEN WALL TO REMAIN.
- ㉔ 2' PARKING OVERHANG.
- ㉕ BIKE RACK PER DETAIL. 4/C2.30

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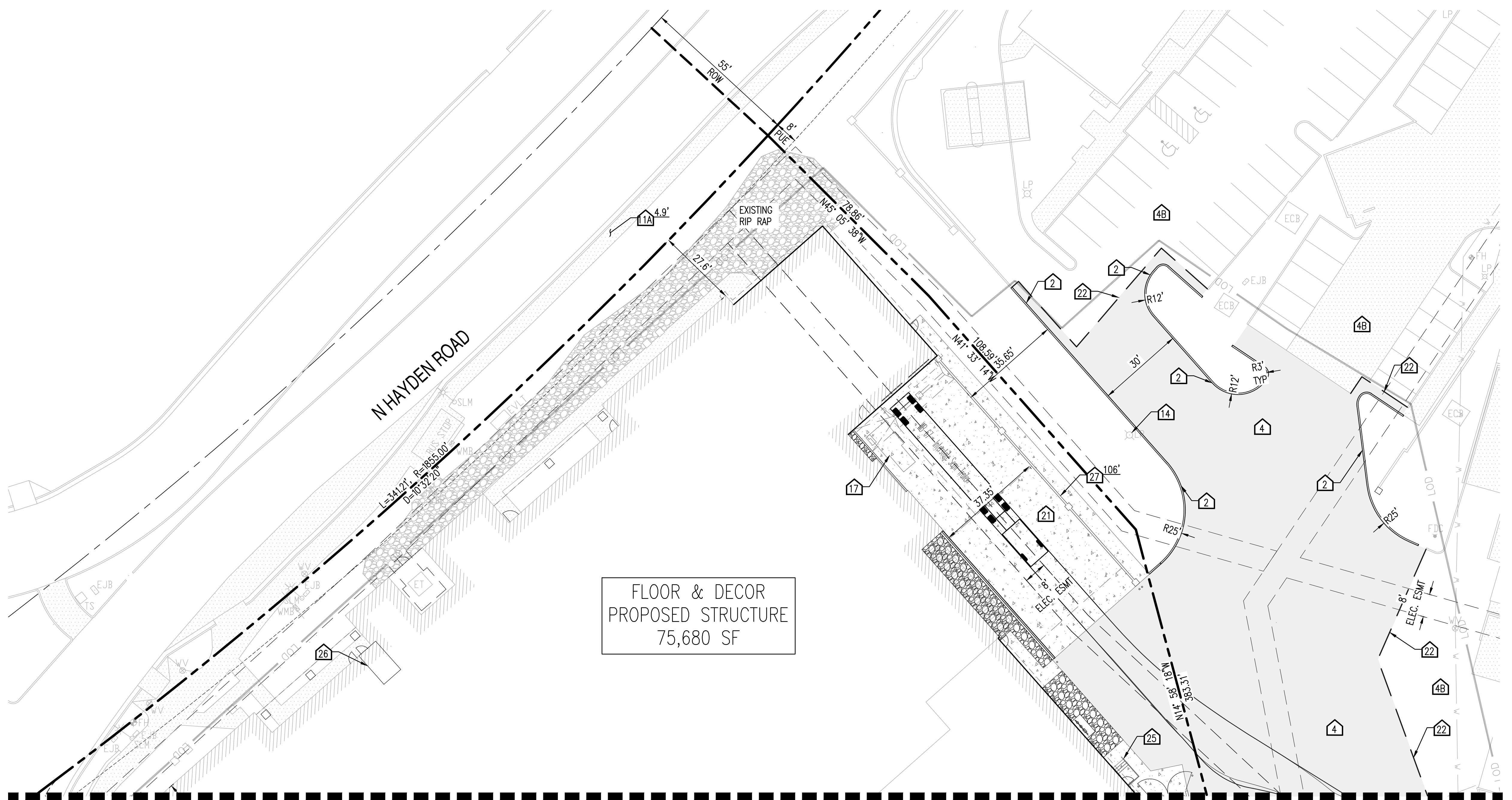
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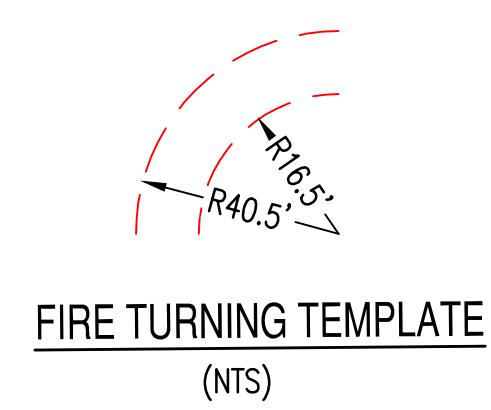
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