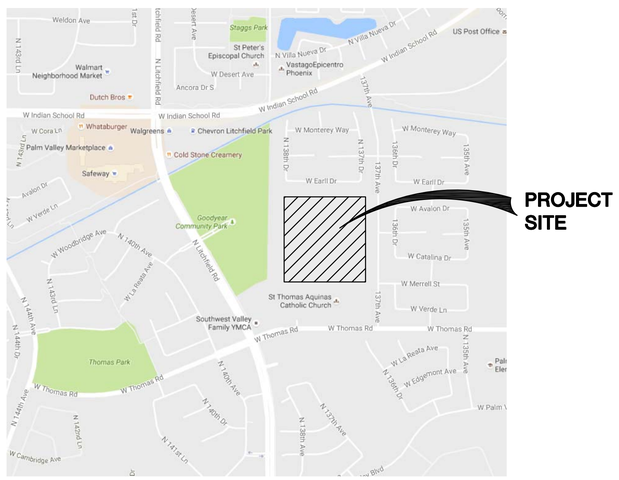
SAINT JOHN PAUL II HIGH SCHOOL

137TH AVE. AND THOMAS ROAD, AVONDALE, ARIZONA

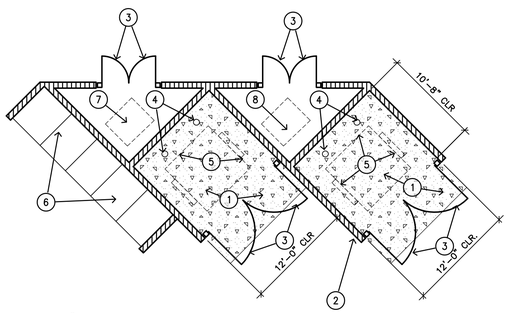
SITE PLAN AND DESIGN REVIEW

VICINITY MAP



VICINITY PLAN

NOT TO SCALE



1. 6" THICK REINFORCED CONCRETE SLAB.
2. 8" CMU BLOCK FENCE 6'-0" HIGH.
3. 6'-0" HIGH ORNAMENTAL STEEL FENCE.
4. 6" DIA. CONC FILLED STEEL BOLLARD.
5. TRASH RECEPTICAL.
6. SERVICE ENTRANCE SECTION.
7. TRANSFORMER.
8. SEWER LIFT STATION.

1 TRASH ENCLOSURE PLAN

SCALE: 1/8" = 1'-0"

PROJECT DATA

PROJECT ADDRESS	137TH AVE. AND THOMAS ROAD AVONDALE, ARIZONA
OWNER	ROMAN CATHOLIC CHURCH DIOCESE OF PHOENIX 400 E. MONROE PHOENIX, ARIZONA 85004
PROJECT DESCRIPTION	MASTER SITE PLAN
ZONING	PLANNED AREA DEVELOPMENT DISTRICT NO. 501-71-531T SUNCOR DEVELOPMENT CO. MAXIMUN ALLOWABLE HEIGHT 35'
LEGAL DESCRIPTION	THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 1 WEST, GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING SHOWN AS LOT 1, MINOR LAND DIVISION MAP, ACCORDING TO BOOK 1087 OF MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA APN: 501-72-847
SETBACKS	FRONT YARD = 20'-0" SIDE YARD = 20'-0" REAR YARD = 15'-0"
SITE AREA	GROSS SITE AREA = 926,082 SF = 21.25 ACRES NET SITE AREA = 843,746 SF = 19.36 ACRES
LOT COVERAGE	PHASE 1 = 49,108 SF / 843,746 SF = 5.82 % (25% ALLOWABLE) FUTURE PHASES = 112,319 SF / 843,746 SF = 13.31 % (25% ALLOWABLE)
CONSTRUCTION TYPE	TYPE II B
OCCUPANCY	E EDUCATIONAL
BUILDING AREA	BUILDING 'A' - 3 STORIES - PHASE I = 105,423 SF BUILDING 'B' - SINGLE STORY - PHASE 1 = 13,402 SF BUILDING 'B' - 2 STORIES - FUTURE PHASE = 49,917 SF RESTROOMS - SINGLE STORY - FUTURE PHASE = 2,601 SF AUDITORIUM - SINGLE STORY - FUTURE PHASE = 32,405 SF
BUILDING HEIGHT	MAXIMUM ALLOWABLE 35' TO TOP OF ROOF
PARKING	**REQUIRED PHASE 1** 105,423 SF CLASSROOM BUILDING / 200 SF/SPACE = 528 SPACES **PROVIDED PHASE I** 65 ON SITE SPACES + 686 SHARED PARKING SPACES = 751 SPACES **REQUIRED FUTURE PHASES** 119,895 SF CLASSROOM BUILDING / 200 SF/SPACE = 600 SPACES **PROVIDED FUTURE PHASES** 253 ON SITE SPACES + 686 SHARED PARKING SPACES = 939 SPACES

PROJECT CONTACTS

	ADDRESS	CONTACT	PHONE
OWNER	ROMAN CATHOLIC DIOCESE OF PHOENIX 400 E. MONROE PHOENIX, AZ 85004	PATRICK HINTZE	602-354-2162
ARCHITECT	HDA ARCHITECTS LLC 459 N. GILBERT RD. C-200 GILBERT, AZ 85234	PAUL HOLLAND	480-539-8800
GENERAL CONTRACTOR	DOUBLE AA BUILIDERS 6040 E. THOMAS RD. SCOTTSDALE, AZ 85251	PATRICK GREINER	480-994-0400
SOILS ENGINEER	R.A.M.M. 2105 S. HARDY DRIVE #13 TEMPE, AZ 85282	KEN RICKER .	480-921-8100
CIVIL ENGINEER	HUBBARD ENGINEERING 1201 S. ALMA SCHOOL RD. #1200 MESA, AZ 85210	MICHAEL WOLF	480-892-3313
LANDSCAPE ARCHITECT	G.K. FLANAGAN 4626 N. 44TH ST. PHOENIX, AZ 85018	GREG FLANAGAN	602-912-9691
TRAFFIC ENGINEER	CIV TECH 10605 N. HAYDEN RD. #140 SCOTTSDALE, AZ 85260	DAVID DUFFY	480-659-4250
MPE	KRAEMER CONSULTING ENG. 2050 W. WHISPERING WIND DR. #158 PHOENIX, AZ 85085	RICK REDMOND	602-285-1669
STRUCTURAL ENGINEER	PK ASSOC. LLC 7434 E. MCDONALD DR. SCOTTSDALE, AZ 85250	JACK KOEHLER	480-922-8854

SHEET INDEX

ARCHITECTURAL

SP001	COVER SHEET
SP100	OVERALL SITE PLAN – PHASE I
SP101	OVERALL SITE PLAN – FUTURE PHASES
SP102	COMPREHENSIVE SIGN PLAN
SP301	BUILDING 'A' – EXTERIOR ELEVATIONS
SP302	BUILDING 'B' – EXTEIROR ELEVATIONS
SP303	EXTERIOR ELEVATIONS SOUTHWEST STREET PERSPECTIVE
SP304	EXTERIOR ELEVATIONS NORTHEAST STREET PERSPECTIVE

CIVIL

SV2.01	MINOR LAND DIVISISION MAP
SHT1	ALTA/NSPS LAND TITLE SURVEY
SHT2	ALTA/NSPS LAND TITLE SURVEY
C101	CIVIL COVER SHEET
C201	CIVIL KEY MAP
C301	GRADING AND DRAINAGE PLAN
C302	GRADING AND DRAINAGE PLAN
C303	GRADING AND DRAINAGE PLAN
C304	GRADING AND DRAINAGE PLAN
C305	GRADING AND DRAINAGE PLAN
C306	GRADING AND DRAINAGE PLAN
C307	GRADING AND DRAINAGE PLAN
C401	SITE UTILITIES PLAN
C402	SITE UTILITIES PLAN

LANDSCAPE

L000	LANDSCAPE COVER SHEET
L100	CONCEPTUAL PLANTING PLAN
L101	CONCEPTUAL PLANTING PLAN
L200	LANDSCAPE MAINTENANCE PLAN

ELECTRICAL

ES101	SITE LIGHTING PLAN
ES102	FIXTURE CUT SHEETS AND SCHEDULES

St. JOHN PAUL II HIGH SCHOOL
137TH AVE. & THOMAS ROAD
AVONDALE, AZ 85392

REGISTERED ARCHITECT
CERTIFICATE NO.
18917
PAUL DOUGLAS HOLLAND
Date Signed 11-22-16
ARIZONA, U.S.A.
Expires 03/31/18

Job No.	1527
Drawn	PDH
Checked	PDH
Date	11-22-16
Revised	

SITE PLAN SET

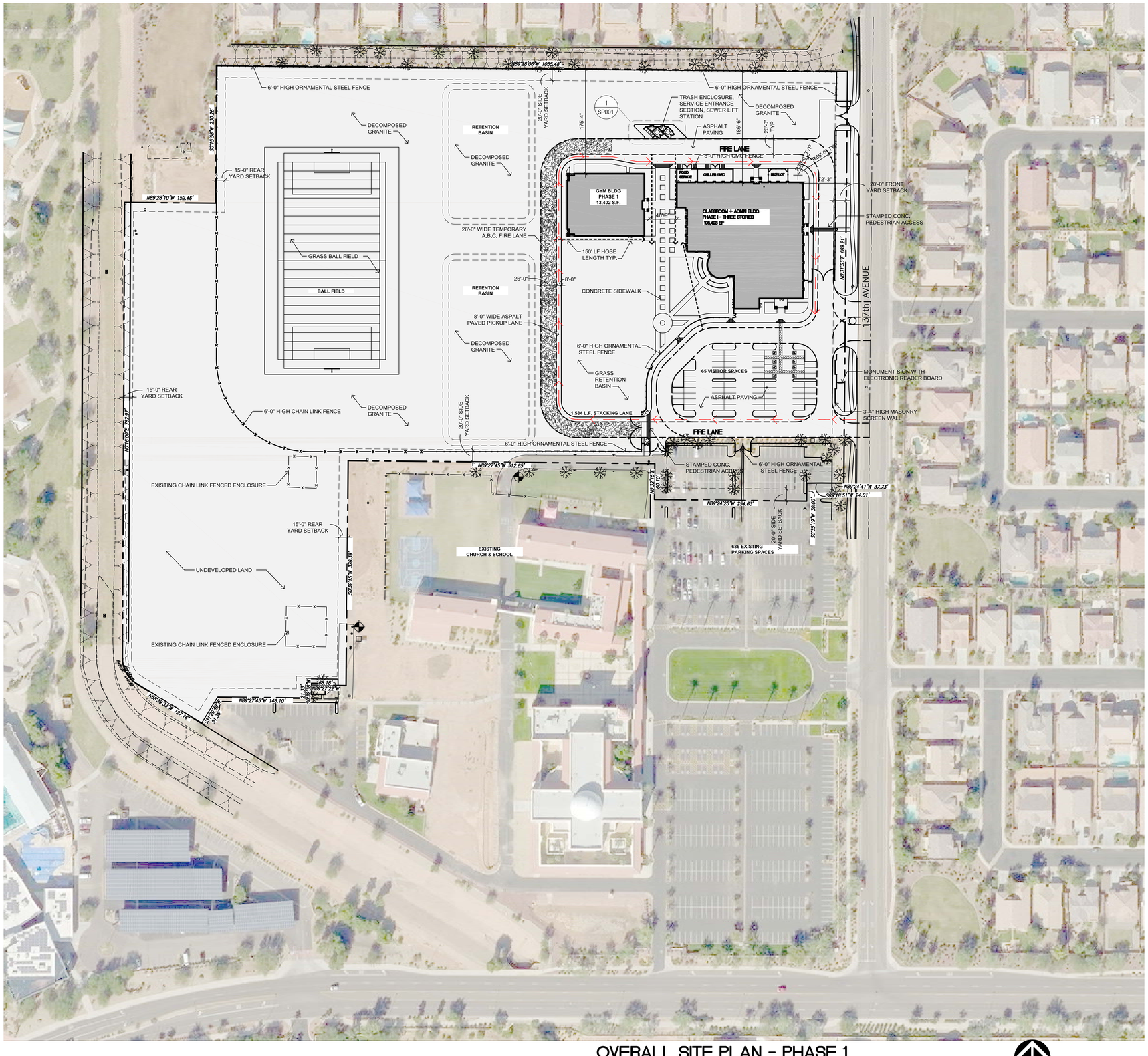
HDA ARCHITECTS, LLC.
459 N. Gilbert Road, Suite C-200, GILBERT, AZ 85234
TEL: (480) 539 8800 FAX: (480) 539 8608

COVER SHEET

HDA ARCHITECTS, LLC.

Sheet No.
SP001

Plot Date: 11-22-16 10:10am Drawing scale: 1:1 By: pauln
Drawing file: G:\1527\1527_Arch\1527_SP001
Last Saved: 11-22-16 10:10am



OVERALL SITE PLAN - PHASE 1

SCALE: 1 " = 80'-0"

NOTES

1.

SITE PLAN NOTES

A. ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.
B. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
C. PLANTS LOCATED WITHIN REQUIRED AASHTO SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIALS SHALL BE MAINTAINED TO BE LOWWER THAN 2' (SHURBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).
D. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED WITH A MINIMUM OF 2" THICK DECOMPOSED GRANITE FOR DUST CONTROL AT TIME OF DEVELOPMENT.
E. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF THE CITY OF AVONDALE.
F. THIS PROJECT IS SUBJECT TO THE CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS (AND MAG SUPPLEMENTAL REGULATIONS), COMMERCIAL/INDUSTRIAL/MULTI-FAMILY DESIGN MANUAL, ZONING ORDINANCE, GENERAL PLAN, AVPONDALE STREET TREE MASTER PLAN, AND ANY APPLICABLE SPECIFIC PLANS.

0 40' 80' 160'

1" = 80'-0"

St. JOHN PAUL II HIGH SCHOOL

137TH AVE. & THOMAS ROAD
AVONDALE, AZ 85392

REGISTERED ARCHITECT
CERTIFICATE NO.
18917
PAUL DOUGLAS HOLLAND
Date Signed 11-22-16
ARIZONA, U.S.A.
Expires 03/31/18

Job No.	1527
Drawn	PDH
Checked	PDH
Date	11-22-16
Revised	

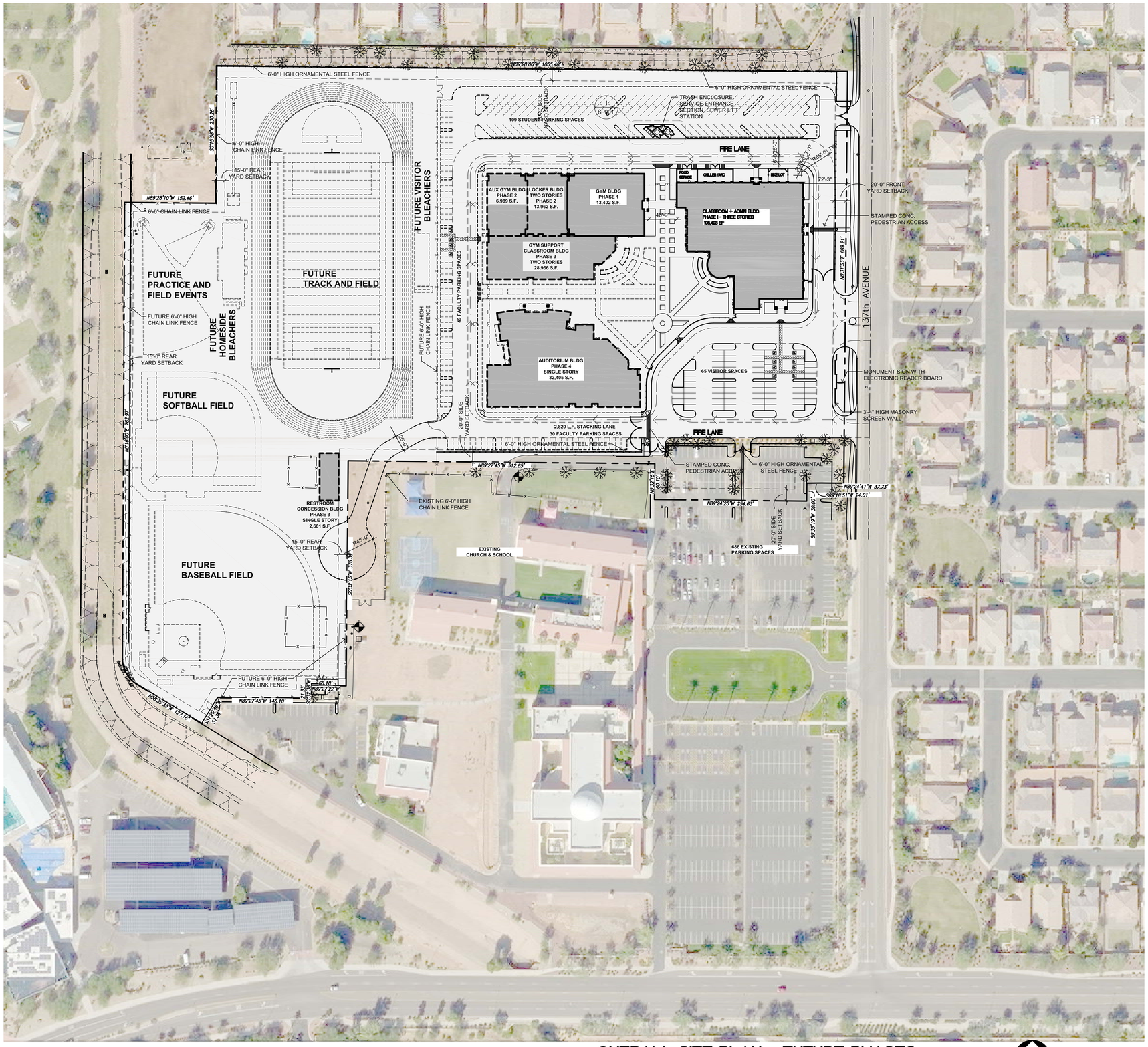
SITE PLAN SET

HDA ARCHITECTS, LLC.
459 N. Gilbert Road, Suite C-200, GILBERT, AZ 85234
TEL: (480) 539 8800 FAX: (480) 539 8608

OVERALL SITE PLAN
PHASE 1

HDA ARCHITECTS, LLC.

Sheet No.
SP100



OVERALL SITE PLAN - FUTURE PHASES

SCALE: 1 " = 80'-0"

NOTES

SITE PLAN NOTES

A. ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.
B. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
C. PLANTS LOCATED WITHIN REQUIRED AASHTO SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIALS SHALL BE MAINTAINED TO BE LOWWER THAN 2' (SHURBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).
D. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED WITH A MINIMUM OF 2" THICK DECOMPOSED GRANITE FOR DUST CONTROL AT TIME OF DEVELOPMENT.
E. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF THE CITY OF AVONDALE.
F. THIS PROJECT IS SUBJECT TO THE CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS (AND MAG SUPPLEMENTAL REGULATIONS), COMMERCIAL/INDUSTRIAL/MULTI-FAMILY DESIGN MANUAL, ZONING ORDINANCE, GENERAL PLAN, AVPONDALE STREET TREE MASTER PLAN, AND ANY APPLICABLE SPECIFIC PLANS.

0 40' 80' 160'

1" = 80'-0"

St. JOHN PAUL II HIGH SCHOOL
137TH AVE. & THOMAS ROAD
AVONDALE, AZ 85392

REGISTERED ARCHITECT
CERTIFICATE NO.
18917
PAUL DOUGLAS HOLLAND
Date Signed 3-17-18
ARIZONA, U.S.A.
Expires 03/31/18

Job No.	1527
Drawn	PDH
Checked	PDH
Date	11-22-16
Revised	

SITE PLAN SET

HDA ARCHITECTS, LLC.
459 N. Gilbert Road, Suite C-200, GILBERT, AZ 85234
TEL: (480) 539 8800 FAX: (480) 539 8608

OVERALL SITE PLAN
FUTURE PHASES

HDA ARCHITECTS, LLC.

Sheet No.
SP101