

PROJECT DATA

DATE: OCTOBER 24, 2023

PROJECT TITLE: MOUNTAIN VIEW CHURCH LOCATED AT 2150 E LINDA VISTA DR FLAGSTAFF, AZ 86004

DEVELOPMENT REQUEST / DESCRIPTION:
OWNER SEEKS TO CONNECT A NEW WORSHIP ASSEMBLY SPACE TO THE EXISTING STRUCTURE. SPACES WITHIN VARY FROM AIRLOCK/CONNECTOR, SANCTUARY, WARMING KITCHEN, MEETING ROOMS & OFFICES, RESTROOMS & STORAGE, ETC. ADDITIONAL PARKING HAS BEEN PROPOSED TO OCCUR PRIMARILY ON THE NORTH SIDE OF THE PROPERTY WHERE IT CAN BE LARGELY SCREENED BY THE EXISTING AND PROPOSED BUILDINGS FROM PUBLIC VIEW. FOR FURTHER INFORMATION, REFER TO THE SITE PLAN.

APN: 108-01-001V

LEGAL DESCRIPTION:
SIXTEENTH, NW QUARTER, NW SECTION, 12 TOWNSHIP, 21N RANGE 7 E

SITE ACREAGE:
GROSS: 2.99 ACRES = 130,215 SF
NET: 130,215 SF - 11,967 SF = 118,248 SF = 2.72 ACRES NET (NO DEDICATIONS INTENDED)

EXISTING BUILDING SQUARE FOOTAGE:
LEVEL 1 = 5,525 SF
LEVEL 2 = 2,700 SF
TOTAL = 8,225 SF

PROPOSED BUILDING SQUARE FOOTAGE:
LEVEL 1 = 6,674 SF
LEVEL 2 = 1,875 SF
TOTAL = 8,549 SF

LOT COVERAGE:
EXISTING ASSEMBLY BUILDING: 5,525 SF
NEW FACILITY FOOTPRINT: 6,674 SF
TOTAL: 12,199 SF

6,674 SF / 130,215 = 5.1% NEW BUILDING COVER
12,199 SF / 130,215 = 9.4% LOT COVER TOTAL ON SITE

FAR:
EXISTING FACILITY F.A.R. = 8,225 / 130,215 = .063
NEW FACILITY F.A.R. = 6,674 / 130,215 = .051
COMBINED = 14,900 / 130,215 = .114
ALLOWED FOR RR ZONE: = 20% MAX.

KNOWN HERITAGE RESOURCES:
NONE KNOWN

MATERIAL MANAGEMENT STRATEGIES:
SEE MATERIALS MANAGEMENT PLAN

STORMWATER MANAGEMENT PROPOSAL:
SEE CONCEPT PLAN/ CIVIL WITHIN SUBJECT SITE

PARKING CALCULATIONS

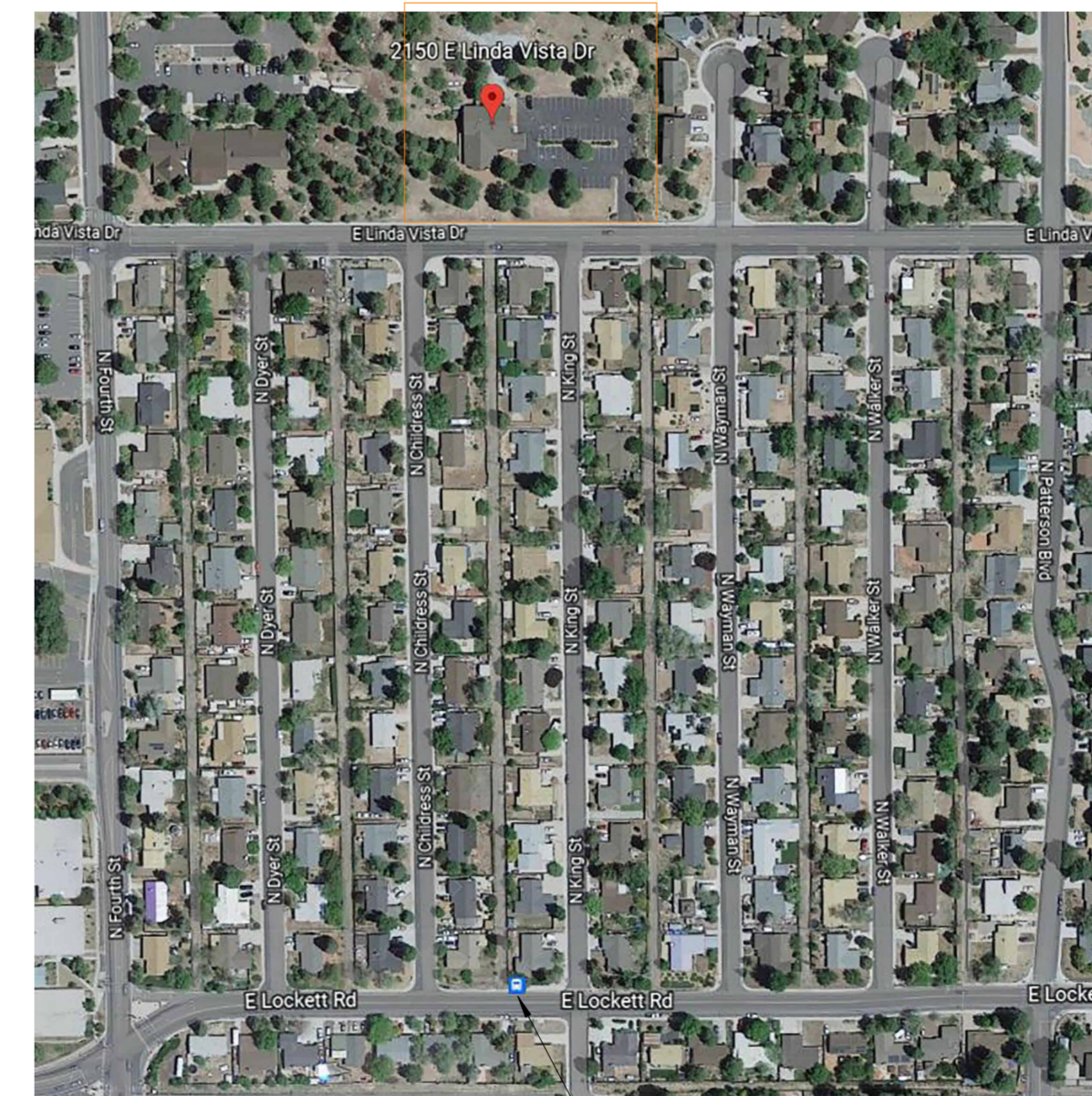
REQUIREMENT: 1 PER 60 GSF IN MAIN SANCTUARY
PER TABLE Table 10-50.80.040.A.: Number of Motor Vehicle Parking Spaces Required
(NEW) LARGEST ASSEMBLY AREA: 4,200 GROSS sf + 60 = 70 spaces required.

EXISTING SPACES: 48
EXISTING SPACES TO REMAIN: 44 (2 REMOVED @ NEW TRASH ENCL. & 2 @ ENDCAPS)
NEW SPACES: 42
TOTAL ON SITE: 86 SPACES PROVIDED (INCLUDING 7 ACCESSIBLE)

BICYCLE PARKING

5% x 86 VEHICLE PARKING SPACES = 4 BICYCLE PARKING SPACES REQ.
BICYCLE PARKING SHALL BE A POWDER-COATED TUBE STL FRAME AS PROVIDED BY HELIX BIKE RACKS (SEE SPEC)
ALL SETBACKS AND CLEARANCES SHALL CONFORM TO CITY OF FLAGSTAFF ZONING CODE FOR BICYCLE PARKING 10-50.80.050
VERIFY IN-FIELD

VICINITY MAP



ZONING & USE

ZONING: RURAL RESIDENTIAL (RR)

USE: ASSEMBLY / PLACE OF WORSHIP

CONSTRUCTION TYPE: VB

BUILDING SETBACKS: 75' F.Y.
10' S.Y.
10' R.Y.

HEIGHT REQUIREMENT: 35' MAX ALLOWED
31' PROPOSED

DEVELOPER NAME: TBD

OCCUPANT LOAD FACTOR: 7 NET FOR ASSEMBLY USE

EXISTING SANCTUARY SEATING CAPACITY: 1,550 sf IN MAIN SANCTUARY + 7sf per SEAT = 221 SEATS

NEW SANCTUARY SEATING CAPACITY: 2,450 sf IN MAIN SANCTUARY + 7sf per SEAT = 362 SEATS

CONDITIONAL USE PERMIT REQUIRED:
PER CITY OF FLAGSTAFF

ARCHITECTURAL DESIGN STANDARDS:
SHALL CONFORM WITH 10-50.20.020A

OUTDOOR LIGHTING STANDARDS:
SHALL CONFORM WITH 10-50.70
APPLICATION SHALL BE SUBMITTED WITH BUILDING PERMIT APPLICATION

FIRE PROTECTION:
NEW STRUCTURE TO BE SPRINKLERED.
RATED SEPARATION/ VESTIBULE FROM EXISTING OF 20'+

III.9 PRELIM. LOGISTICS

- STAGING AREA AND STORAGE OF MATERIALS IS OUTLINED IN RED, AS SHOWN ON THE SITE PLAN. THIS AREA WILL BE AVAILABLE AFTER ROUGH GRADING OF PARKING AREA, WHICH WILL ALSO PROVIDE ACCESS TO THE CONSTRUCTION SITE FROM EXISTING PARKING.
- ALL CONSTRUCTION WORKERS WILL PARK ON CHURCH PROPERTY.
- ALL DELIVERIES WILL BE MADE ON THE CHURCH PROPERTY, NOT IN ANY RIGHT-OF-WAY. IT WILL NOT BE NECESSARY TO HAVE ANY EQUIPMENT OPERATING IN THE RIGHT-OF-WAY. CLOSURES OF ANY RIGHT-OF-WAY WILL NOT BE NECESSARY.
- NO CONSTRUCTION WORK WILL TAKE PLACE ON SUNDAY. THEREFORE NO EXISTING CHURCH PARKING WILL BE USED DURING A SUNDAY SERVICE.
- SINCE THERE ARE NO PEDESTRIAN ROUTES OR TRAILS ON OR ADJACENT TO THE PROPERTY, NONE WILL BE RESTRICTED BY CONSTRUCTION ACTIVITIES.
- CONSTRUCTION ACTIVITIES WILL TAKE PLACE NEAR CHURCH PROPERTY LINES ON THE WEST, NORTH, AND EAST SIDE BUT WILL REMAIN ON THE CHURCH PROPERTY.
- A LETTER OF NOTIFICATION WILL BE DISTRIBUTED TO THE OWNERS OF THE ADJACENT PROPERTIES TO THE WEST, NORTH, AND EAST AT LEAST 15 DAYS BEFORE CONSTRUCTION BEGINS INFORMING THEM ABOUT THE PROJECT AND HOURS OF OPERATION. LETTER WILL ALSO INCLUDE CONTACT INFORMATION FOR QUESTIONS OR COMPLAINTS.
- ROLL-OFF UNIT FOR TRASH WILL BE LOCATED NORTH OF PROPOSED BUILDING IN THE FUTURE PARKING AREA.
- RIP-RAP (OUTLINED IN BLUE) WILL BE PLACED NORTH OF THE EASTERN EDGE OF THE EXISTING PARKING LOT ON GRADED RAMP TO FUTURE PARKING TO PREVENT TRACKING ON CHURCH PARKING LOT OR STREET.

II.2 CONCEPT PLAN
1" = 20'-0"

E. LINDA VISTA DR.



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**MOUNTAINVIEW CHURCH
NEW SANCTUARY**
2150 East Linda Vista Drive



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REVISIONS:

TITLE: SITE PLAN
SCALE: As indicated
DATE: 2023-10-24
JOB NO: 21721

A1.0

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MOUNTAINVIEW CHURCH NEW SANCTUARY

2150 East Linda Vista Drive



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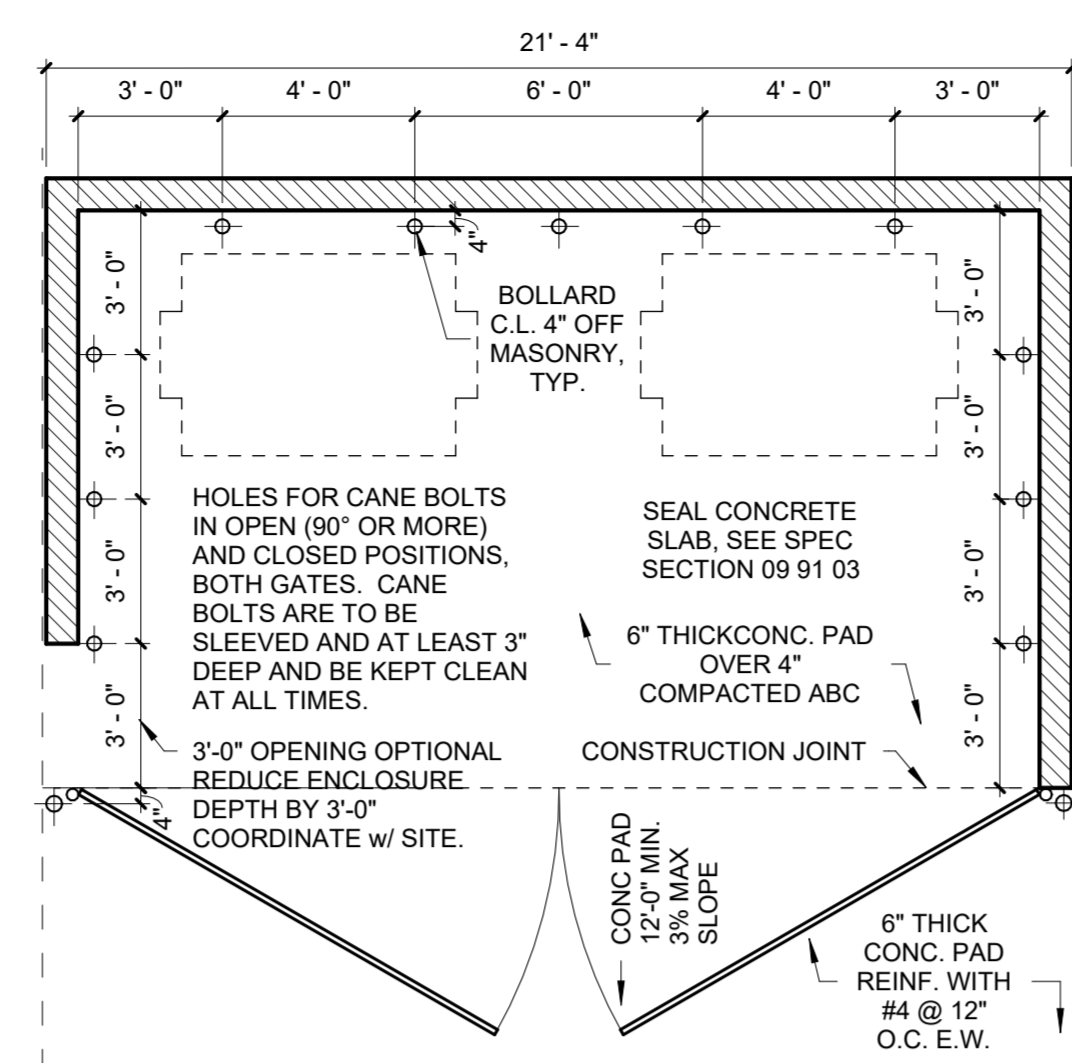
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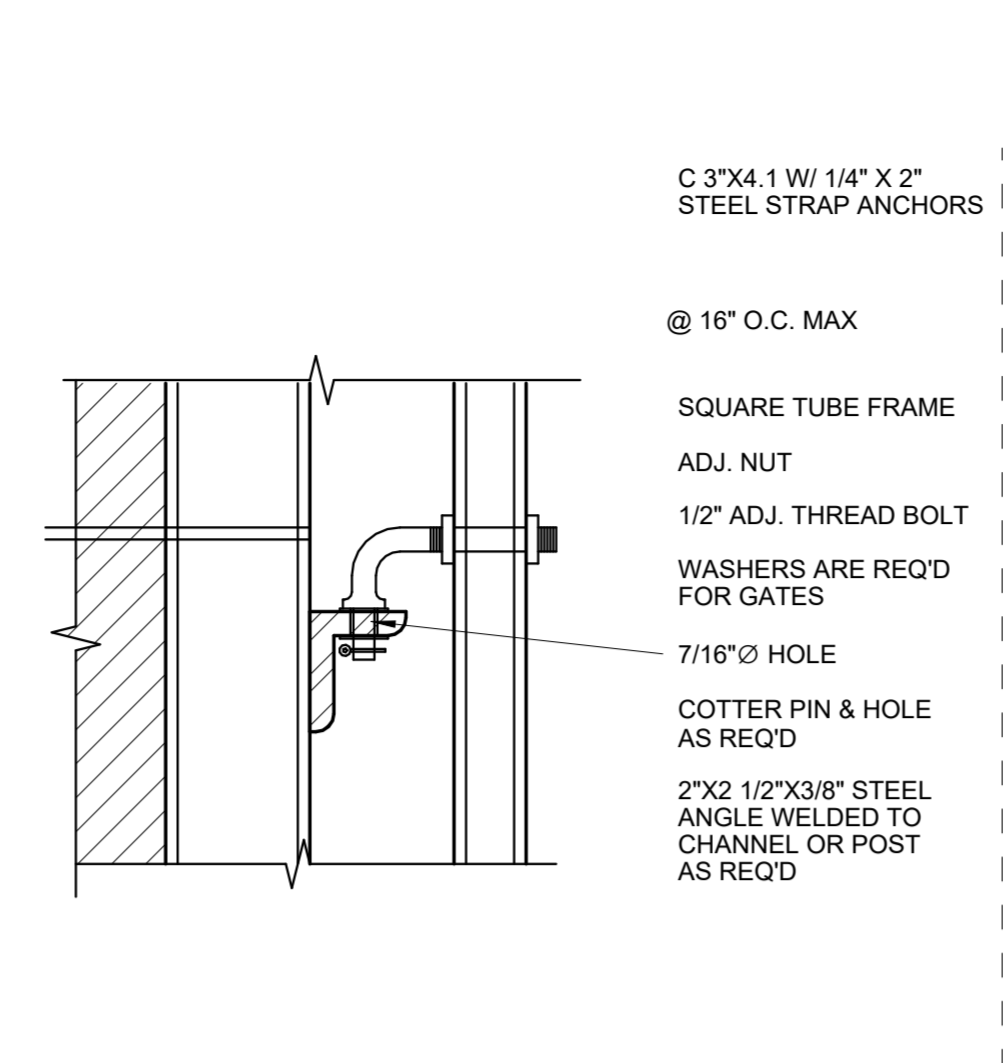
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JOB NO: 21721

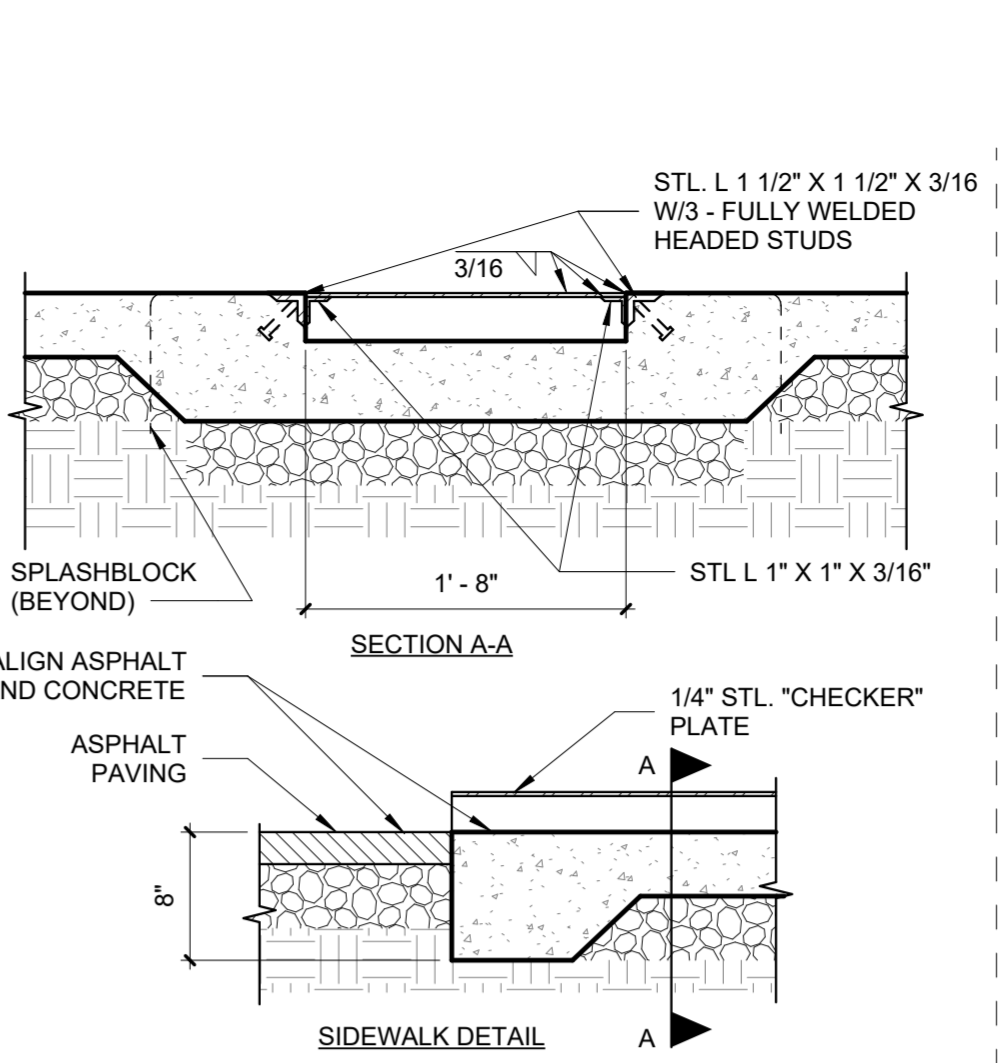
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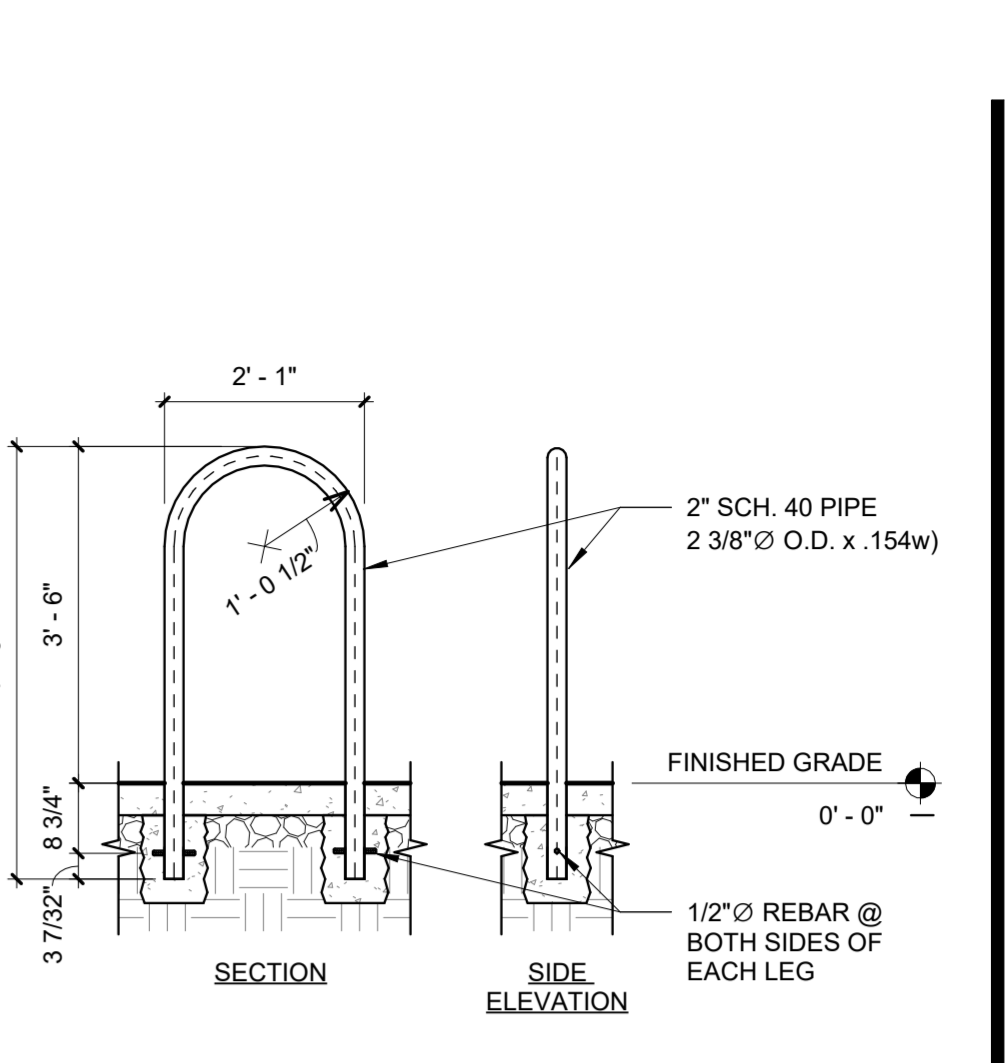
15 TRASH DUMPSTER ENCLOSURE
1/4" = 1'-0"



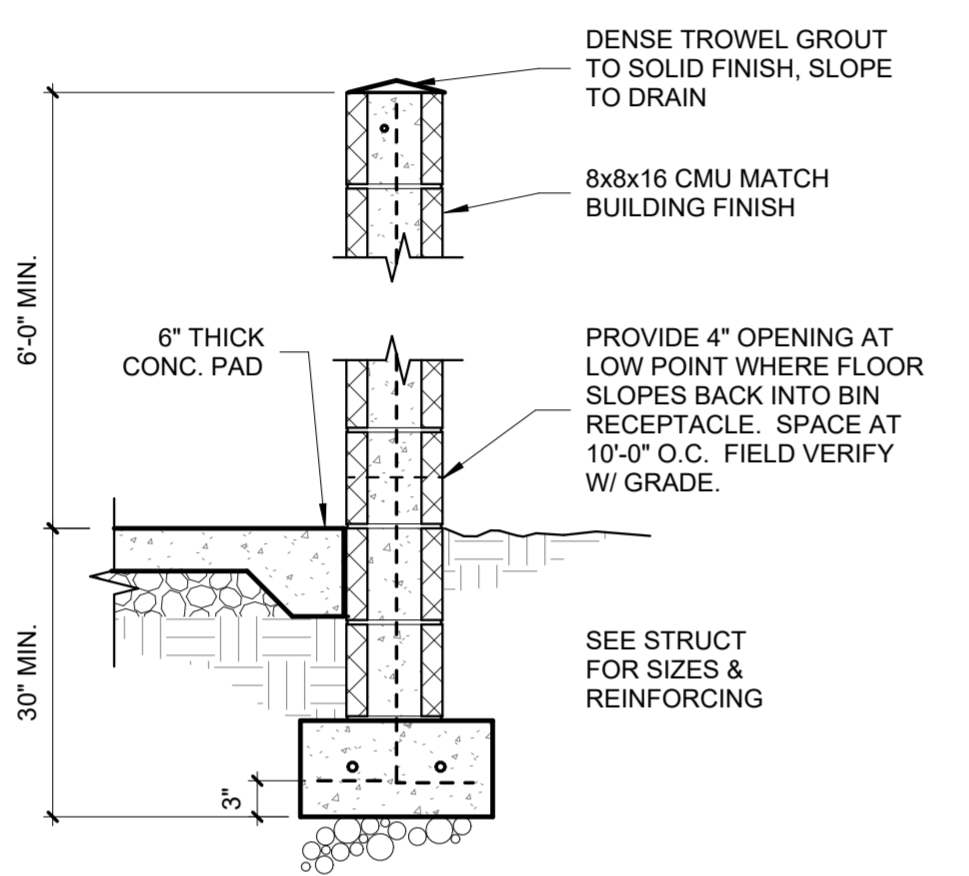
11 W.I. GATE BRACKET
3" = 1'-0"



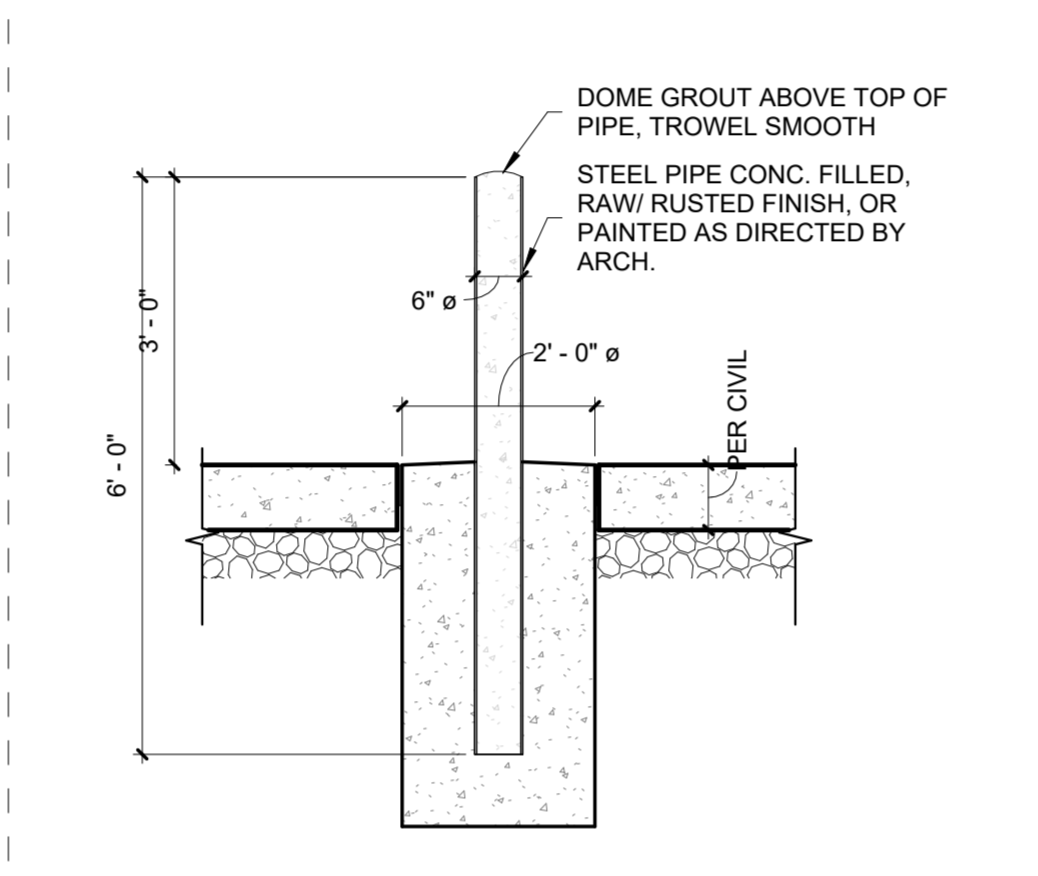
07 SCUPPER THRU SIDEWALK
1" = 1'-0"



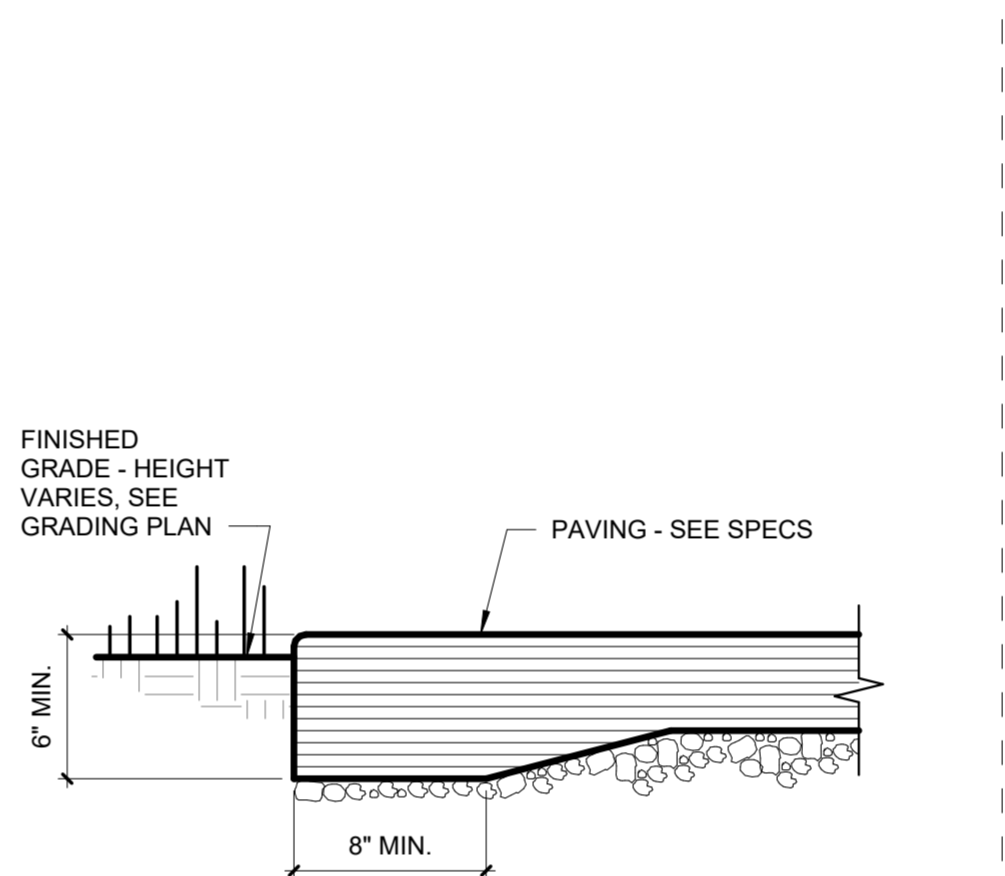
04 BIKE RACK - INVERTED "U"
1/2" = 1'-0"



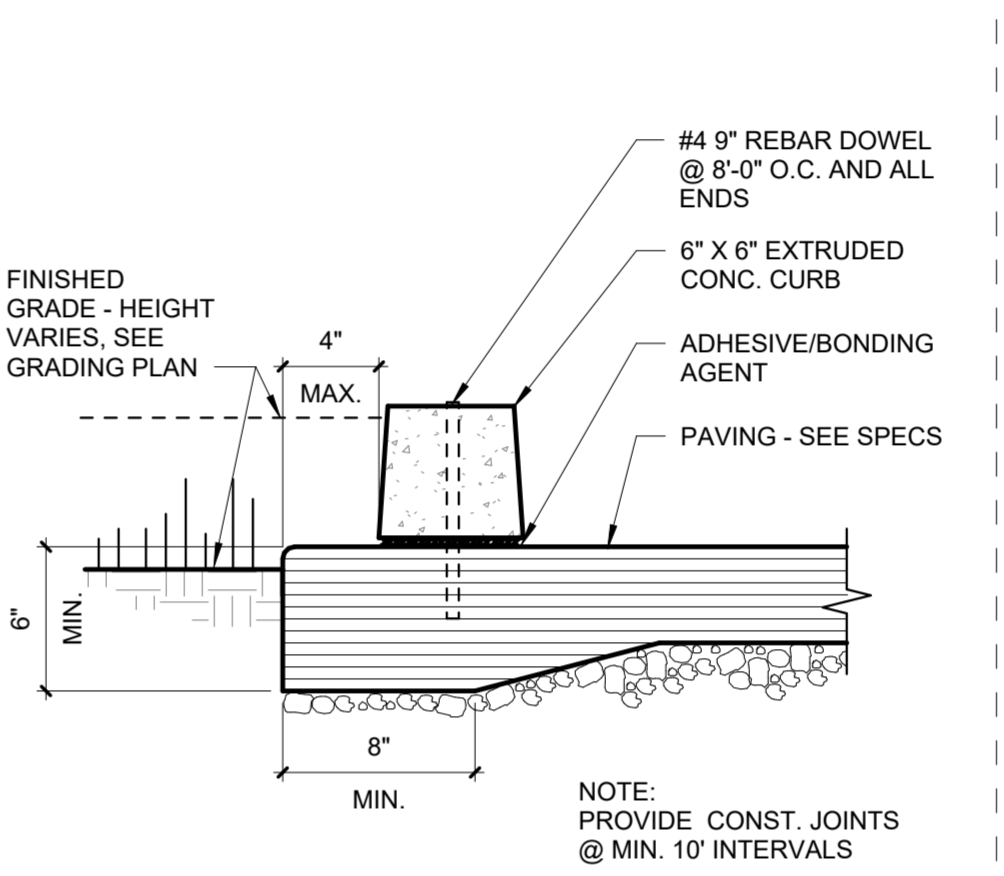
18 TRASH SCREEN WALL
3/4" = 1'-0"



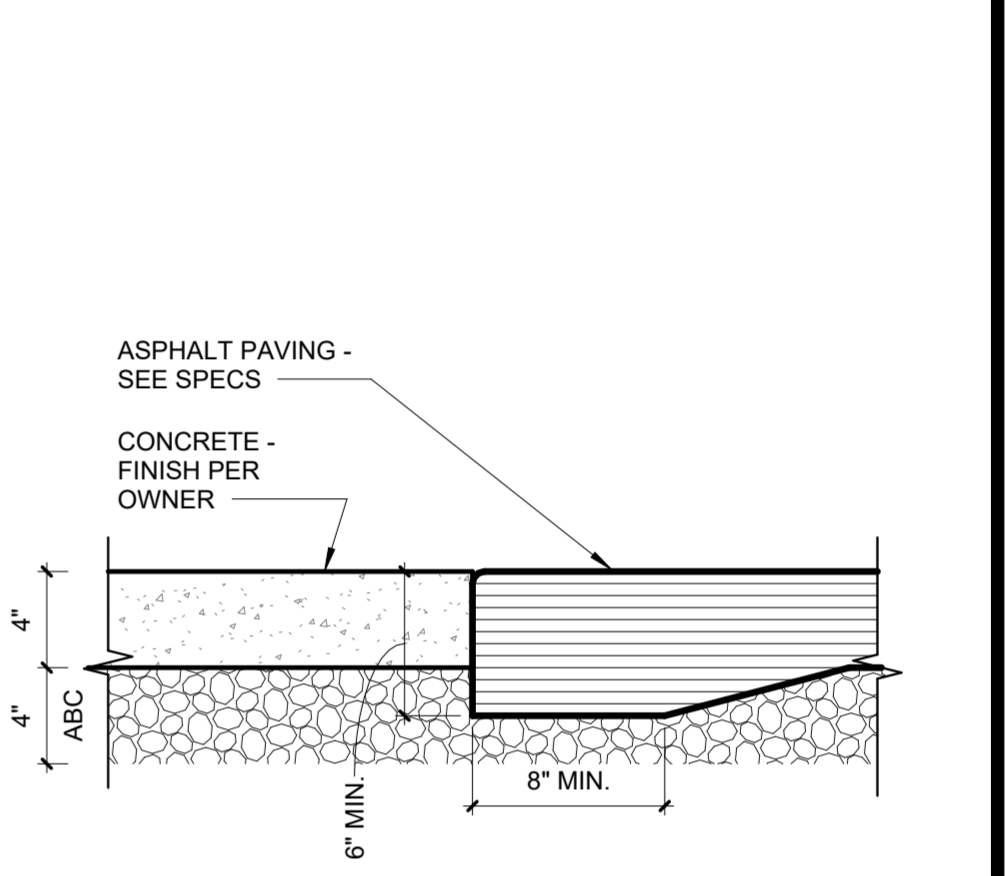
14 STL PIPE BLRD w/ FLUSH BASE
1/2" = 1'-0"



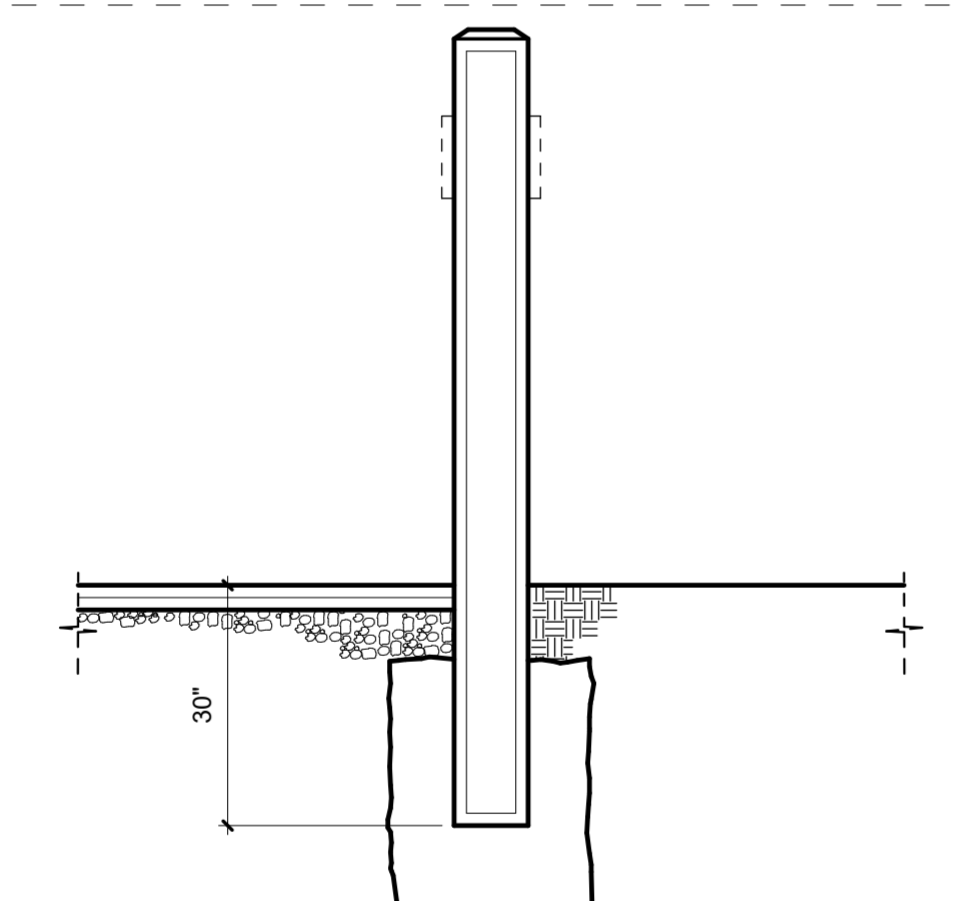
10 EDGE OF PAVING
1 1/2" = 1'-0"



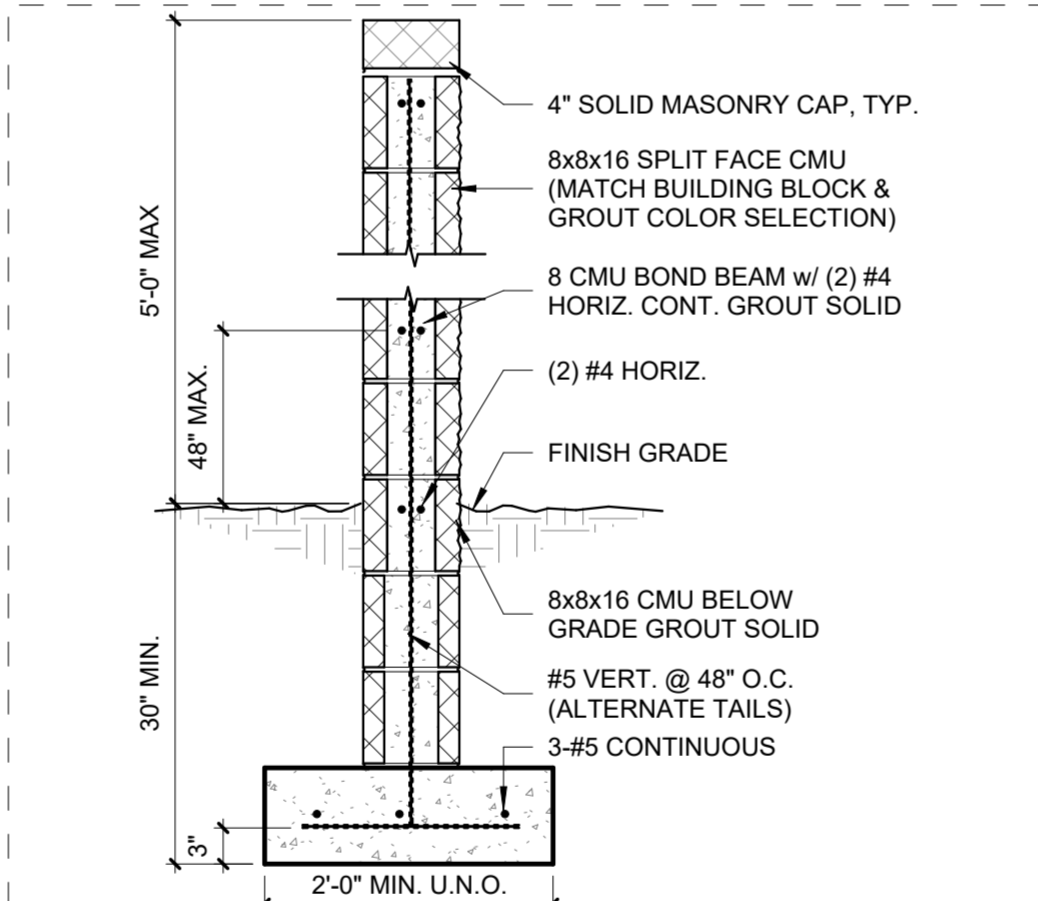
06 EXTRUDED CURB
1 1/2" = 1'-0"



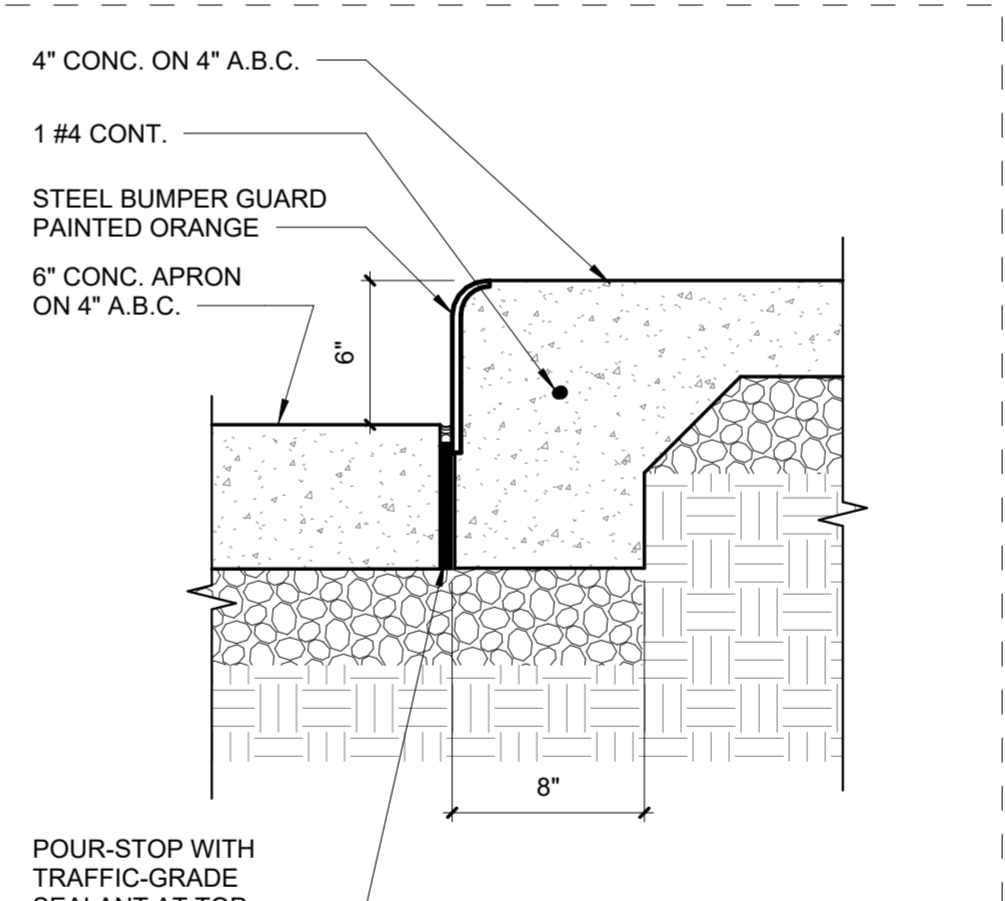
03 ASPHALT CONCRETE - FLUSH
1 1/2" = 1'-0"



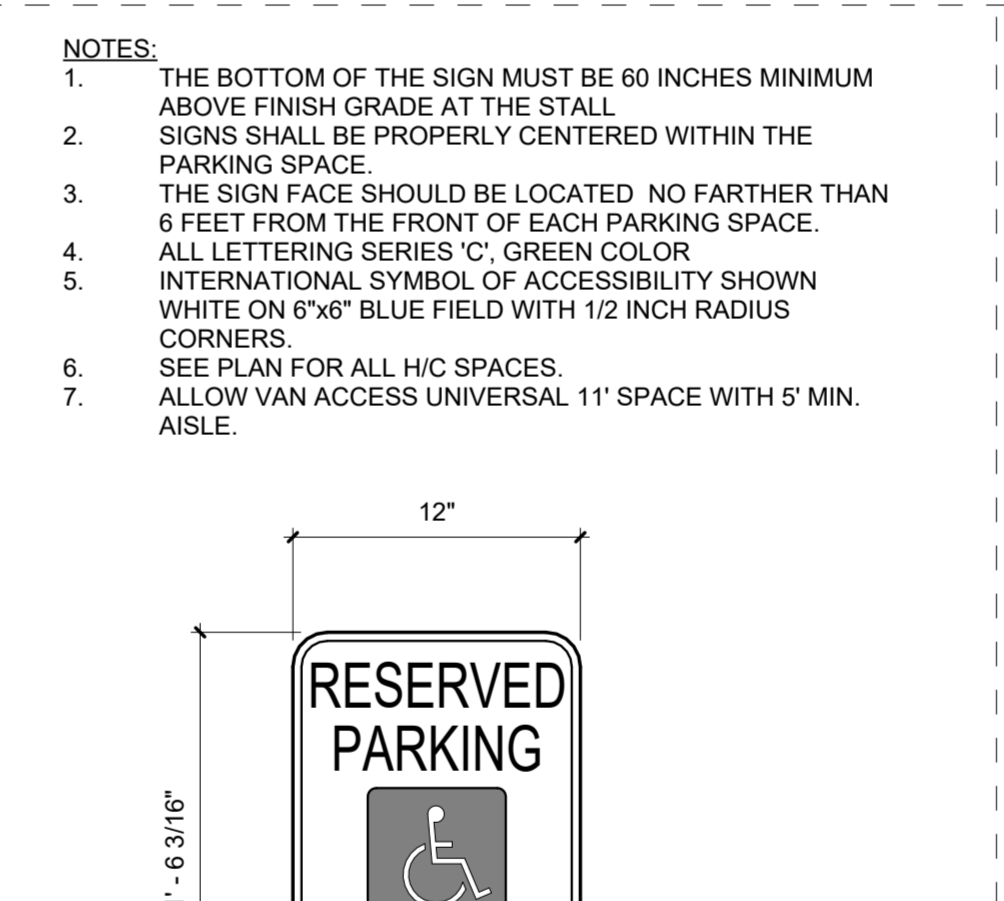
17 TRASH SAFETY POST
1/2" = 1'-0"



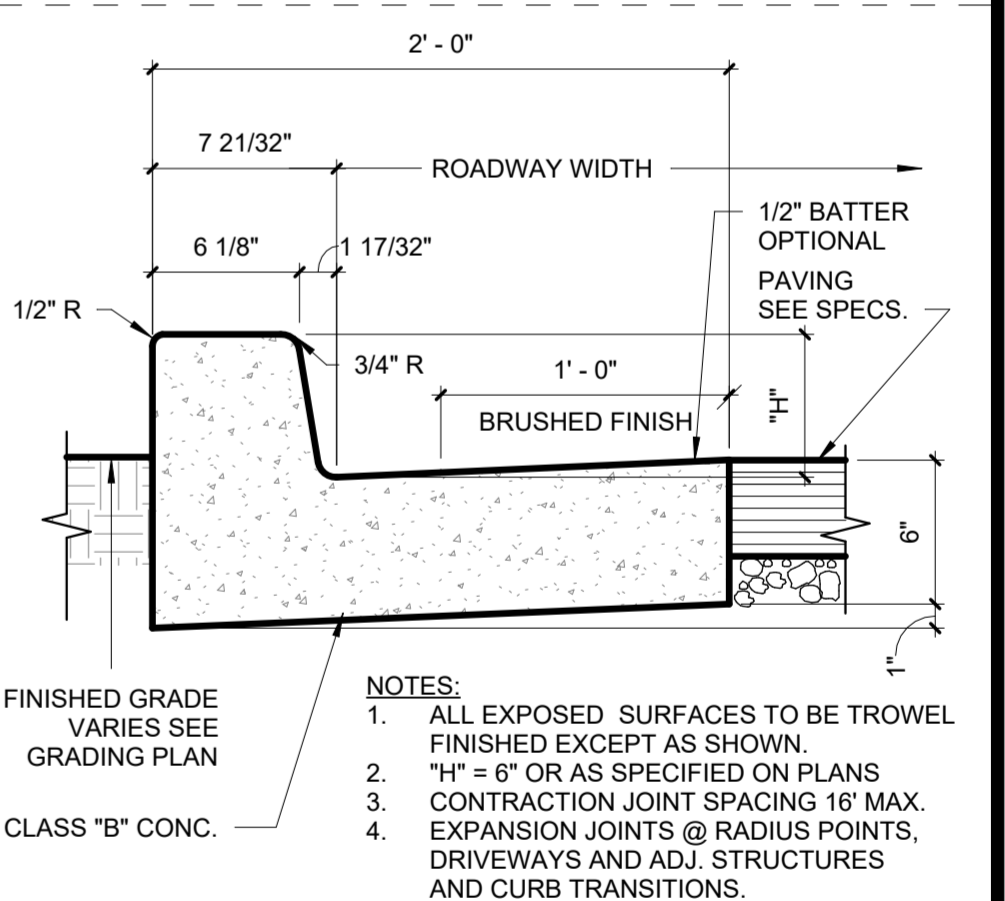
13 5'-0" SITE WALL
3/4" = 1'-0"



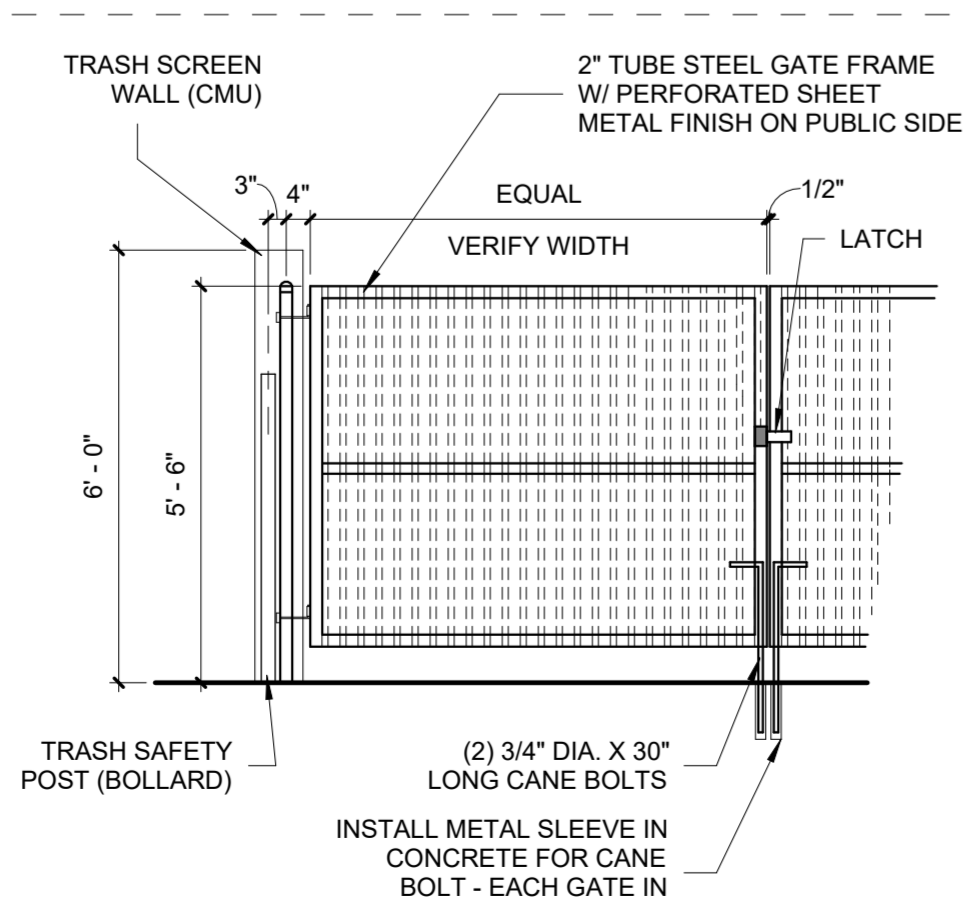
09 CURB AT SIDEWALK
1 1/2" = 1'-0"



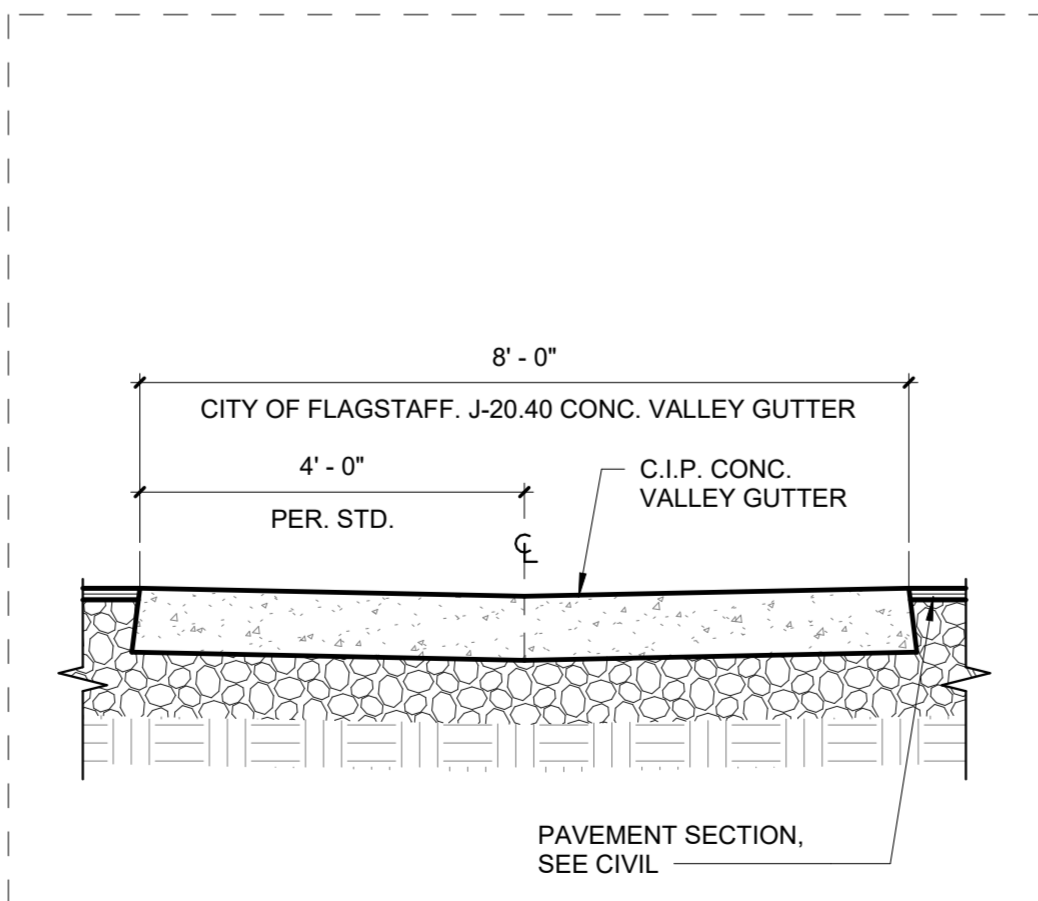
05 ACCESSIBLE PARKING SIGN
1 1/2" = 1'-0"



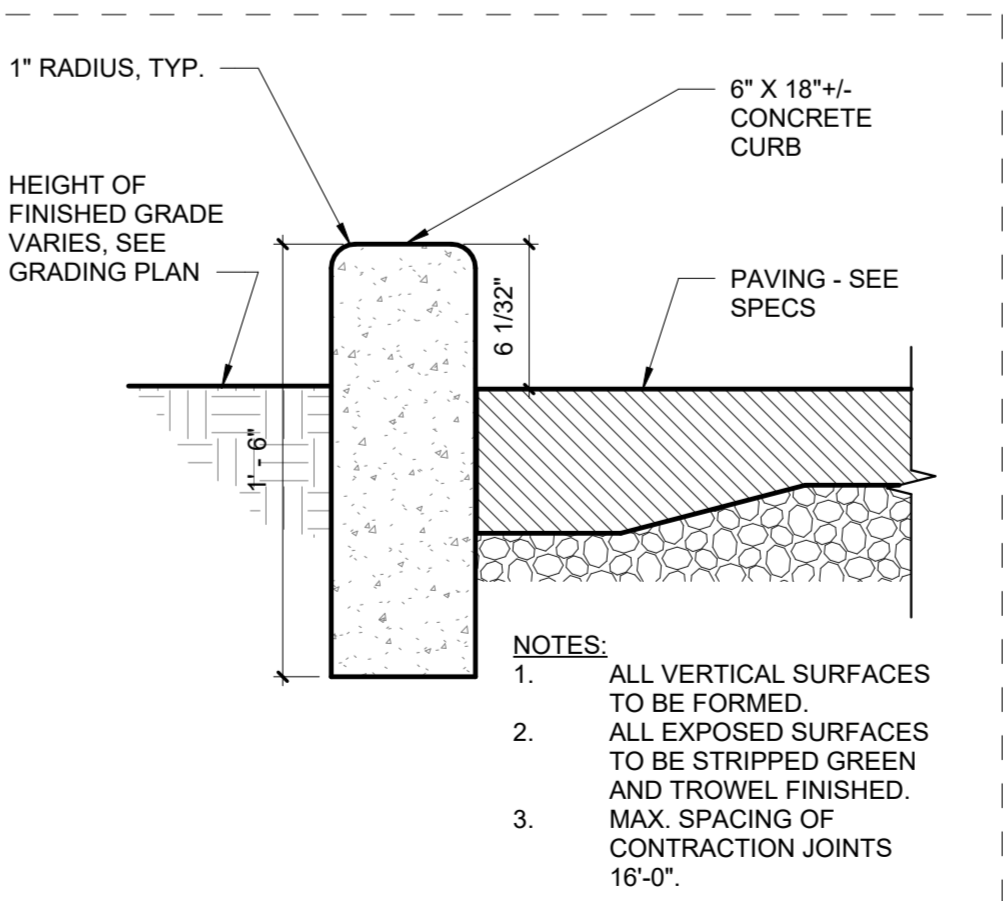
02 CONCRETE CURB / GUTTER
1 1/2" = 1'-0"



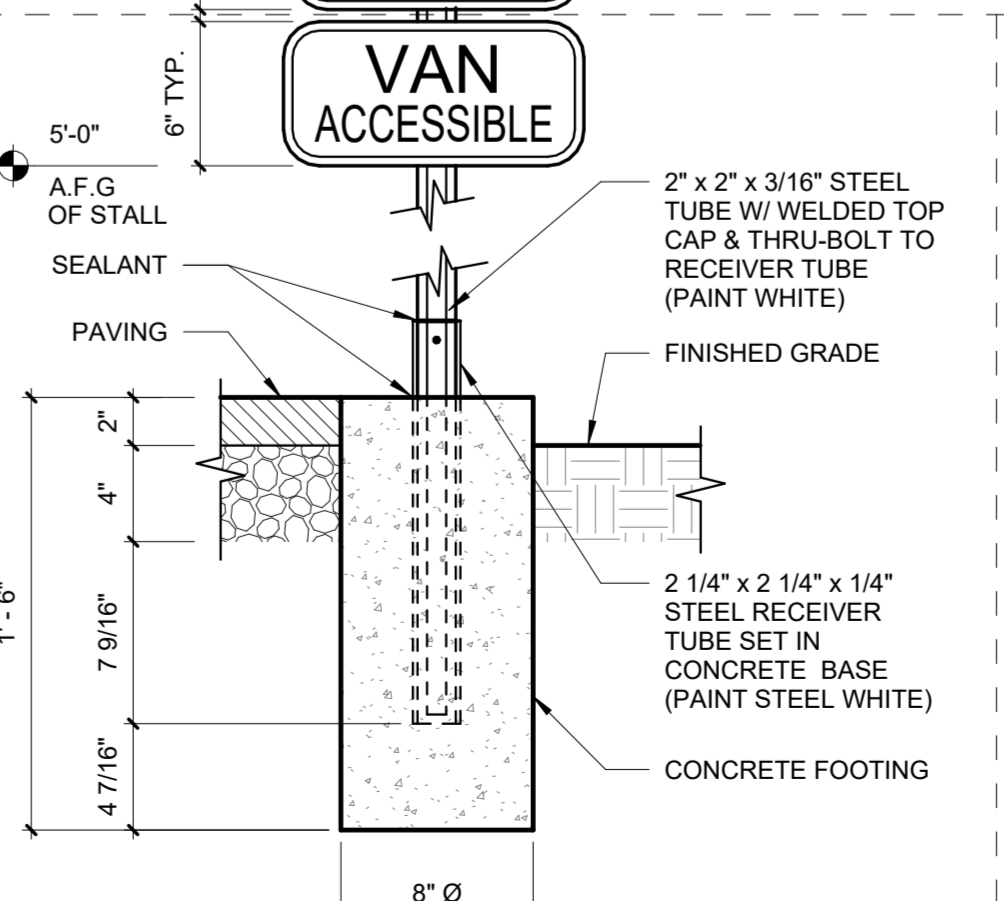
16 TRASH GATE
3/8" = 1'-0"



12 VALLEY GUTTER
1/2" = 1'-0"



08 CONCRETE CURB FOR VEHICLES
1 1/2" = 1'-0"



01 INTERNAT. HANDICAP SYMBOL
1/2" = 1'-0"

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