

CONCEPTUAL SITE PLAN
FOR
DESERT SPRINGS COMMUNITY CHURCH
GOODYEAR, ARIZONA

A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH,
RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA
14440 W. INDIAN SCHOOL ROAD

OWNER:
DESERT SPRINGS COMMUNITY CHURCH
4870 N. LITCHFIELD RD. SUITE 101
LITCHFIELD PARK, AZ 85340
ATTN: SHAWN JOENS
EMAIL: SHAWN@DSCCHURCH.COM

ENGINEER:
RCC DESIGN GROUP, LLC
ATTN: JULIE S. RAYBURN, P.E.
16815 S. DESERT FOOTHILLS PKWY., SUITE 138
PHOENIX, AZ 85048
480.598.0270
480.598.0273 FAX

PROPERTY LEGAL DESCRIPTION:
TRACT B, PALM VALLEY PHASE IIIB, ACCORDING TO
BOOK 523, PAGE 21, RECORDS OF MARICOPA
COUNTY, ARIZONA
CONTAINING 8.5415 ACRES (372,069 S.F.) MORE OR
LESS.

SURVEY INFORMATION:
DATE OF SURVEY 10/27/2021

BENCHMARK:
G363, INDIAN SCHOOL ROAD BULLARD ROAD COG
BCHH BR, CAP IN HANDHOLE.
ELEV: 1031.52 (NAVD88)

G348, N:899,407 E: 565,386 ELEV: 998.65 (NAVD88)
3" TOG BCHH BR, CAP IN HANDOLE, NOT LOCATED

BASIS OF BEARING:
THE MONUMENT LINE OF 144TH AVENUE AS
MONUMENTED AND SHOWN HEREON BEARING
N00°15'26"E

SITE INFORMATION:
MARICOPA COUNTY ASSESSOR'S PARCEL NO.:
508-01-783
ADDRESS: 14440 W. INDIAN SCHOOL RD.,
GOODYEAR, AZ 85395
LOT AREA: 372,069 S.F. (8.54 ACRES)
ZONING: PAD

W. WHITTON AVE.
(75' ROW)

SUNRISE
MFR-482-35
ZONED PAD

14
APN: 508-01-014

15
APN: 508-01-015

16
APN: 508-01-016

17
APN: 508-01-017

18
APN: 508-01-018

19
APN: 508-01-019

SITE PLAN NOTES:
1. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY,
TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE
FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY
IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT
TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY
INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES,
CURB, GUTTER, SIDEWALKS, RAMPS, DRIVEWAYS, TURN
BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND
STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED
UNDER SEPERATE NOTE:
A. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL
IMPROVEMENTS FOR A PERIOD OF TWO YEARS
BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE
NOTIFICATION OF APPROVAL FOR THE PROJECT.
B. DURING THE MAINTENANCE AND WARRANTY PERIOD,
THE DEVELOPER SHALL BE RESPONSIBLE FOR
MAINTAINING ADEQUATE PROTECTION OF ALL
IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS
SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT
THE DEVELOPERS EXPENSE.
C. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO
STREET SWEEPING, APPLICATIONS OF SEALANT IN
ALL PAVEMENT CRACKS AND JOINTS, AND
APPLICATION OF SEALANT OVER ALL ASPHALT
PAVEMENTS.
D. AT THE TERMINATION OF THE MAINTENANCE AND
WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE
UNDAMAGED AND SHALL MEET CITY STANDARDS.
E. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE
END OF THE TWO-YEAR PERIOD, THE MAINTENANCE
AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE
IMPROVEMENTS MEET CITY APPROVAL.

2. LANDSCAPED AREA THAT WILL BE MAINTAINED IN THE
FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY
IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT
TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY
INCLUDE RETENTION BASINS, PARKS, RIGHT-OF-WAY, AND
STREET CENTER MEDIAN LANDSCAPING.
A. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL
LANDSCAPE IMPROVEMENTS, INCLUDING PLANTED
AREAS AND IRRIGATION SYSTEMS, FOR A PERIOD OF
TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY
ISSUES THE NOTIFICATION OF APPROVAL FOR THE
PROJECT.
B. DURING THE MAINTENANCE AND WARRANTY PERIOD,
THE DEVELOPER SHALL BE RESPONSIBLE FOR
MAINTAINING ADEQUATE PROTECTION TO ALL AREAS.
ANY DAMAGED PLANTING AND/OR IRRIGATION
SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR
REPLACED AT THE DEVELOPERS EXPENSE.
C. MAINTENANCE SHALL INCLUDE CONTINUOUS
OPERATIONS OF WATERING, WEEDING, REMOVAL OF
DEAD PLANT MATERIAL, MOWING, ROLLING,
FERTILIZING, SPRAYING, INSECT AND PEST CONTROL,
RE-SEEDING, REPLACEMENT, AND ALL OTHER
MEASURES NECESSARY TO ENSURE NORMAL HEALTHY
GROWTH.
D. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT
STRUCTURE AND HAS OBTAINED AN APPROXIMATE
HEIGHT OF 3 INCHES, MOWING SHALL BEGIN
IMMEDIATELY TO ACHIEVE A TURF HEIGHT OF 2
INCHES; THE TURF SHALL BE MOWED THEREAFTER TO
SAFELY MAINTAIN THE 2-INCH HEIGHT.
E. AT THE TERMINATION OF THE MAINTENANCE AND
WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE,
HEALTHY, UNDAIMAGED, AND FREE OF INFESTATIONS.
ALL AREAS SHALL BE COMPLETELY VOID OF BARREN
SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
F. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END
OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND
WARRANTY PERIOD SHALL CONTINUE UNTIL THE
LANDSCAPING MEETS CITY APPROVAL.

LEGEND

CURB AND GUTTER
REVERSE GUTTER
MANHOLE
CURB / YARD DROP INLET
FLARED END SECTION
FIRE HYDRANT
VALVE
REDUCER
TEE
BEND
SIAMESE CONNECTION
TAPPING SLEEVE AND VALVE
STORM DRAINAGE LINE
SANITARY SEWER LINE
WATER LINE
CLEANOUT
SPOT ELEVATION

CONCRETE WALK
HEAVY DUTY CONCRETE
HEAVY DUTY PAVEMENT
PAVEMENT RESTORATION
SWALE
PROPERTY LINE
ROADWAY CENTERLINE
LIGHTPOLE
WATER METER
BACKFLOW PREVENTER
1' CONTOUR
10' CONTOUR
INLET PROTECTION
DRAINAGE FLOW DIRECTION

PROPOSED

TC = TOP OF CURB
TB = TOP OF BANK
FL = FLOW LINE
EP = EDGE OF PAVEMENT
TW = TOP OF WALL
P = PAVEMENT

COMMUNITY NUMBER		FEMA DATA		SUFFIX		FIRM DATE		FIRM ZONE		BASE FLOOD ELEV (AO ZONE/DEPTH)	
040046	04013C2155	10/16/13	M	9/18/20	X					N/A	
FLOOD ZONE DESCRIPTION: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.											

BUILDING IDENTITY		PARKING CALCULATIONS		PARKING REQUIRED		SPACES REQUIRED	
CLASSROOMS	28,071	1 SP PER 375 SF	75				
ASSEMBLY	2,170	1 SP PER 300 SF	7				
AUDITORIUM	22,008	1 SP PER 75 SF	293				
FUTURE ASSEMBLY	10,355	1 SP PER 300 SF	35				
PRAYER PAVILION	4,510	1 SP PER 300 SF	15				
TOTAL PARKING		STANDARD SPACES 413 SPACES		ADA ACCESSIBLE SPACES 10 EX + 2 NEW SP		TOTAL SPACES 425 SP	

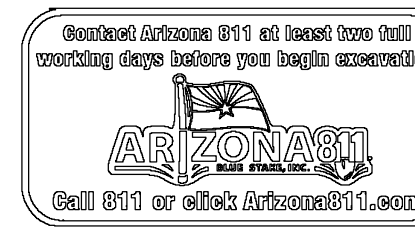
LOT COVERAGE CALC:

TOTAL LOT SF= 372,069 S.F.
TOTAL BUILDING FOOTPRINT S.F.:
1. EXISTING BUILDING W/ PROPOSED ADDITION: 25,506 S.F. + 760 S.F.
2. FUTURE AUDITORIUM: 20,495 S.F.
3. EXISTING EXTERIOR PAVILION: 4,510 S.F.

(51,271 / 372,069) X 100 = 13.78%



16815 S. DESERT FOOTHILLS PKWY.
SUITE 138
PHOENIX, AZ 85048
480.598.0270
480.598.0273 FAX
CIVIL & SITE ENGINEERING SERVICES



CONCEPTUAL SITE PLAN
FOR
DESERT SPRINGS COMMUNITY CHURCH
14440 W. INDIAN SCHOOL RD.
GOODYEAR
ARIZONA

PROJECT NO. 21-040-50
DRAWING NO. 00000
DATE: 03/03/22
DRAWN BY: JSR/SWR
CHECKED BY: JSR/SWR
REVISIONS:

SHEET NO.

C1SP
1 OF 1
CONCEPTUAL
SITE PLAN