

George Burton

Subject: FW: Paradise Valley Medical Plaza
Attachments: 2019.04.03 - PVMC-A1.2 - Enlarged Site Plan.pdf; 2019.04.03 - PVMC-A1.1 - Overall Architectural Site Plan.pdf

From: Bill Cook <[REDACTED]>
Sent: Friday, April 5, 2019 11:10 AM
To: [REDACTED]
Cc: George Burton <gburton@paradisevalleyaz.gov>; Jeremy Knapp <jknapp@paradisevalleyaz.gov>
Subject: Paradise Valley Medical Plaza

Dear Neighbors,

At Tuesday evening's meeting, we indicated that we would send the revised site plan and a list of some of the items that were discussed. This is being sent to those who provided email addresses at the meeting. The updated site plan is attached. Following is a list of the items, many of which are reflected on the new site plan.

1. Concern about delivery trucks on west drive isle—a new truck loading zone will be added to main parking lot closer to Scottsdale Road and “no deliveries” signs will be added to west drive isle.
2. Concern about current/outdoor location for biohazardous waste/linens—this area will be moved from the current location south of existing operating rooms to a new location inside the new building.
3. Concern about size of building—the new building has been downsized from 10,000 SF to 8,800 SF.
4. Concern about proximity of new building to west property line—new building is now set back 96', which is 27 feet further to the east than the former building/pick-up area.
5. Concern about location of pick-up area—the existing and formerly-proposed location was on west side of the proposed building; the new location is south of the proposed building and 2 times further away from neighbors to the west.
6. Traffic concerns along Vista Drive—Town staff has indicated that a new speed bump could be installed on the east end of Vista Drive, subject to compliance with typical Town criteria for speed bumps. If the neighbors want this speed bump and the Town concurs, PV Medical Plaza will pay up to \$10,000.
7. Concern about traffic along western drive isle—to further reduce traffic, the “staff only” parking area will be expanded from the 9 existing parking spaces on far west side to include the existing non-ADA parking spaces to the south.
8. Concerns about landscaping along west side, some of which has died--30 new trees will be added in accordance with the a new landscape plan.
9. Other landscaping concerns--if any of neighbors adjacent to the west request, up to four (4) 24" box trees will be planted on each neighbor's property within 40 feet of property line.
10. Concerns about existing wall along west property line — the attached site plan shows new 8' wall that is offset 7' into the PV Medical Plaza property. If either of the adjacent neighbors prefer, the existing wall new wall will be moved to the common property line.
11. Concerns about generator noise—regardless of what happens with the current request, the generator enclosure is being upgraded to meet existing noise requirements. A building permit has already been submitted to the Town and the work will be done when the Town issues the permit.

Based on on-site traffic counts that were recently performed, an updated traffic report is being prepared by CivTech. That report will be sent to everyone receiving this email sometime next week.

Kindest regards,

Bill Cook

Senior Vice President
Brokerage Services

Plaza Companies, AMO®



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SITE DATA

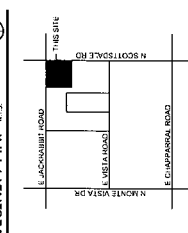
[illegible]

PARKING CALCULATIONS

BUILDING AREA CALCULATIONS		TOTAL	
1ST FLOOR	1074.5		
2ND FLOOR	1074.5		
3RD FLOOR	1074.5		
NEW BUILDING	8,521 S.F. (PNT)	8,521 S.F.	277
NEW BUILDING	5,166 S.F. (PNT)	5,166 S.F.	230
TOTAL S.F. (PNT)	13,687 S.F.		
PERCENTAGE FINANCING CALCULATIONS			
OCCUPANCY	S.F.		
EXISTING BLDGS	50,486 S.F.		
NEW BUILDING	8,521 S.F.		
TOTAL	59,007 S.F.		
PARKING PROVIDED			
TOTAL REGULAR SPACES (EXISTING)		25	
TOTAL REGULAR SPACES (NEW)		29	
TOTAL REGULAR SPACES (TOTAL)		54	
TOTAL ACCESSIBLE SPACES (EXISTING)		3	
TOTAL ACCESSIBLE SPACES (NEW)		3	
TOTAL ACCESSIBLE SPACES (TOTAL)		6	
TOTAL COVERED SPACES ON SITE		60	
TOTAL COVERED SPACES (FOR REFERENCE)		78	

LEGEND

	PROPERTY LINE		PAINT STRIPING ON PAVEMENT
	EASEMENT / SETBACK LINE		New FIRE HYDRANT
	LIMITS OF SURF ATTACHMENT		EXISTING FIRE HYDRANT
	CUR OVERLAP, REASURED		NEW DEPARTMENT CONNECTION
	RECONSTRUCTION OF DRIVEWAY		ACCURABLE
	DRAINAGE DITCHED ON RITE PLAN		ROUTE PATH
	4" CURB		CRACK NICKS
	4" SIDE WALK		

VICINITY MAP N 15

SITE PLAN

