

PLOT DATE Wednesday, December 9, 2020 8:39:29 AM

BASIS OF BEARING

S00°01'20"E ALONG THE MONUMENT
LINE OF 92ND STREET AS MEASURED
BETWEEN MONUMENTS NUMBERED
#9 AND #10

NOTE: THIS INFORMATION IS TAKEN
FROM DAVID EVANS AND ASSOCIATES
INC. (CASE#3632-07-1, 106-DR-2006,
PLAN CHECK-ZN). JOB # AAKA0000-0001

BENCHMARK

BM #1 = C.O.S. CPS POINT 8194
92ND STR & CHOLLA STR
EL=1385.480(NAVD '88)

BM #2 = C.O.S. GPS POINT 8301
92ND STR & SHEA BLVD STR
EL=1372.195(NAVD '88)

BM #3 = C.O.S. GPS POINT 3251
84TH STR & SHEA
EL= 1364.881(NAVD '88)

PROJECT DATA: COMBINED (R1-35 + R-4 + CUP)

PARCEL NUMBER (APN)	217-26-949
EXISTING ZONING	R1-35
PROPOSED ZONING (PER DRAWING DELINEATION)	R-4
GROSS LOT AREA (COMBINED)	355,463 SF 8.16 AC
NET LOT AREA (COMBINED)	322,490 SF 7.40 AC
PARKING AREA (COMBINED)	124,122 SF 2.85 AC

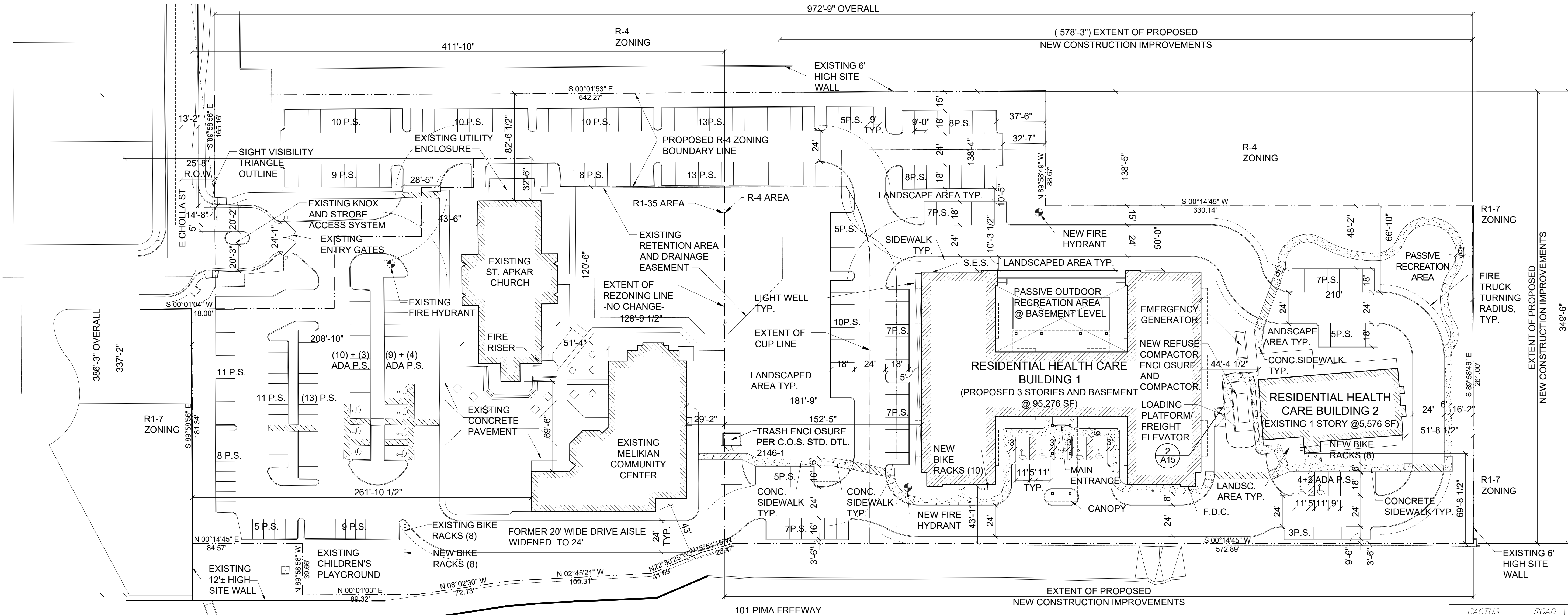
AUTOMOBILE + BICYCLE PARKING	
MINIMAL RESIDENTIAL HEALTHCARE (RESIDENTIAL HEALTH CARE BUILDING 1)	(48 DU x 1.25) = 60 SPACES
SPECIALIZED RESIDENTIAL HEALTH CARE (RESIDENTIAL HEALTH CARE BUILDING 1)	(38 BEDS x 0.7 = 26.6) ~ 27 SPACES
SPECIALIZED RESIDENTIAL HEALTH CARE (RESIDENTIAL HEALTH CARE BUILDING 2)	(10 BEDS x 0.7) = 7 SPACES
TOTAL PARKING REQUIRED (R-4 OR CONDITIONAL USE PERMIT)	94 SPACES
TOTAL PARKING REQUIRED (R1-35 PER 106-DR-2006 AND PLAN CHECK #3632-07-1,2)	153 SPACES
TOTAL COMBINED PARKING REQUIRED	247 SPACES
TOTAL COMBINED PARKING PROVIDED	251 SPACES

ACCESSIBLE PARKING REQUIRED (4% OF TOTAL COMBINED PARKING REQUIRED)	(247 x 0.04 = 9.8) ~ 10 SPACES
ACCESSIBLE PARKING PROVIDED	13 SPACES

BICYCLE PARKING REQUIRED (10% OF TOTAL COMBINED PARKING REQUIRED)	(247 x 0.10 = 24.7) ~ 25 SPACES
BICYCLE PARKING PROVIDED	34 SPACES

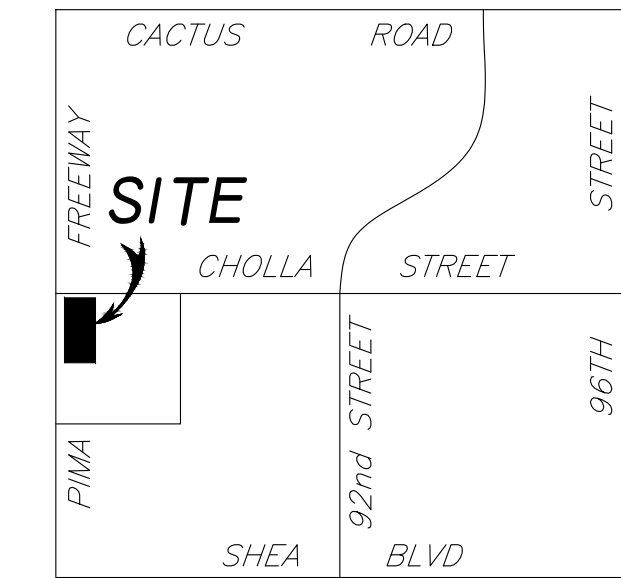
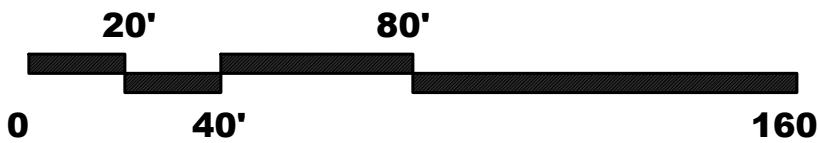
OPEN SPACE	
OPEN SPACE REQUIRED (R1-35 REQ. AREA + R4 REQ. AREA)	(30,832 + 46,293) = 77,125 SF 1.87 AC
OPEN SPACE PROVIDED	120,683 SF 2.77 AC

PARKING AREA LANDSCAPE	
PARKING AREA LANDSCAPE REQUIRED (15% OF COMBINED PARKING AREA)	(124,122 x 0.15) = 18,619 SF 0.43 AC
PARKING AREA LANDSCAPE PROVIDED	27,630 SF 0.63 AC



1 SITE PLAN: COMBINED

scale: 1"= 40'



VICINITY MAP

N.T.S.

**MEGERDICHIAN
SENIOR CENTER**
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

PRE-CONSTRUCTION PHASE		
NO.	ISSUED FOR:	DATE
1	REZONING & C.U.P.	12-13-2018
2	REZONING & C.U.P.	10-06-2020
3	REZONING & C.U.P.	12-09-2020

CONSTRUCTION PHASE		
REV.	BULLETIN #	DATE
1		
2		
3		



SHEET TITLE

SITE PLAN - COMBINED

SCALE: 12/09/2020
DATE: 12/15/2020
JOB NUMBER: 1727-00

A02d