

PLOT DATE: Wednesday, December 9, 2020 8:41:14 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)

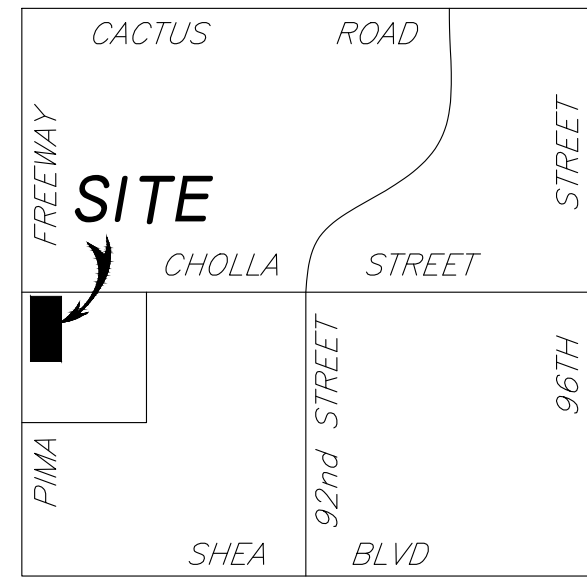
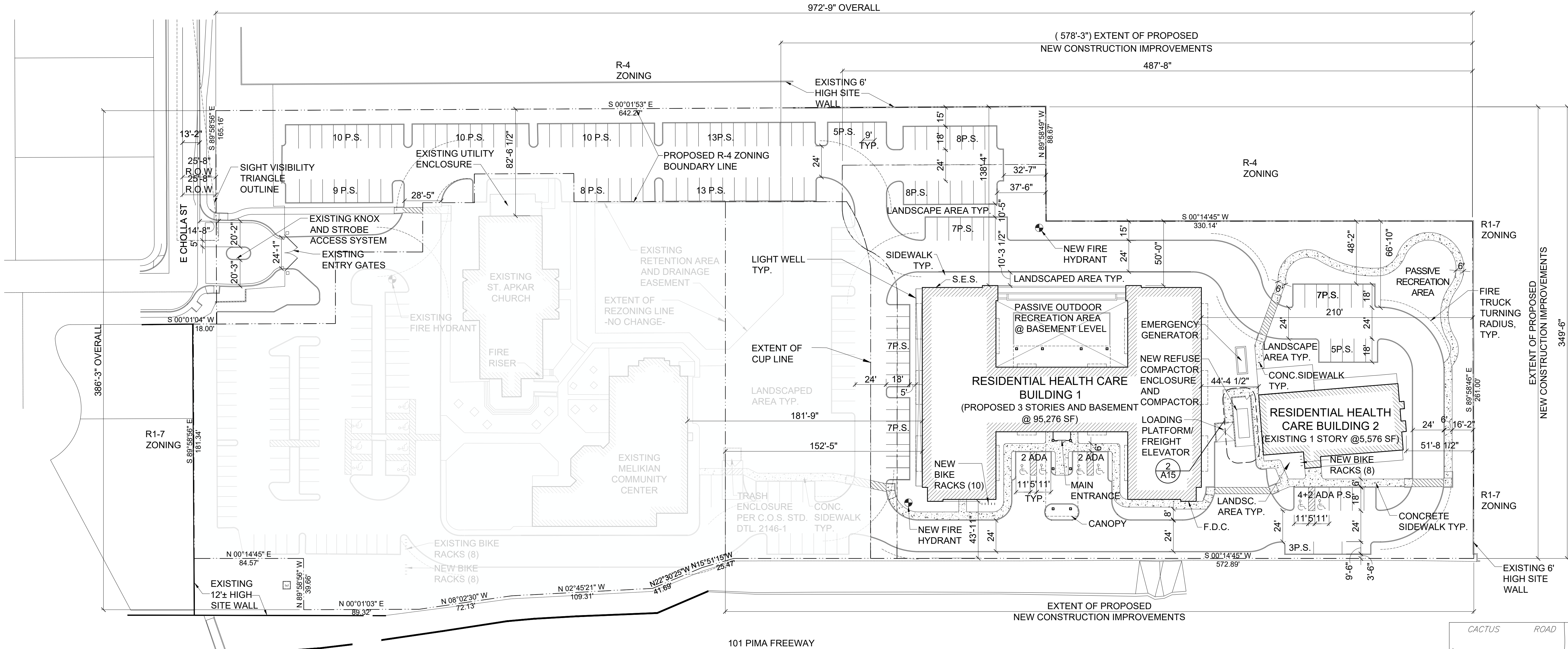
PROJECT DATA: CONDITIONAL USE PERMIT (CUP) DENSITY SUMMARY

DENSITY CALCULATIONS SHOWN ARE SUPERSEDED BY SECTION 5.804.D.3 IN LIEU OF SECTION 1.403.P OF CITY OF SCOTTSDALE ZONING ORDINANCE

CLASSIFICATION OF CARE	MAXIMUM DENSITY PER ACRE	SITE AREA (IN ACRES)	MAXIMUM ALLOWABLE DENSITY PER ACRE	DENSITY PROVIDED RESIDENTIAL HEALTH CARE BUILDING 1	DENSITY PROVIDED RESIDENTIAL HEALTH CARE BUILDING 2	TOTAL DENSITY PROVIDED
SPECIALIZED RESIDENTIAL HEALTH CARE	28 BEDS PER ACRE	4.13 ACRES	115 BEDS	38 BEDS	10 BEDS	48 BEDS
MINIMAL RESIDENTIAL HEALTH CARE	14 DU PER ACRE	4.13 ACRES	57 DU	48 DU	N/A	48 DU

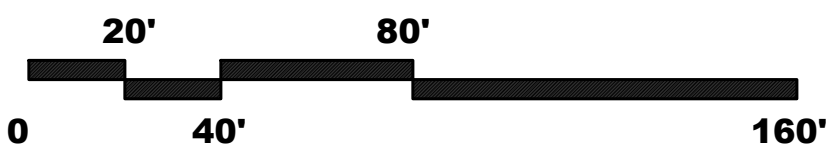
PROJECT DATA: CONDITIONAL USE PERMIT (CUP)

PARCEL NUMBER (APN)	217-26-949
EXISTING ZONING	R1-35
PROPOSED ZONING (PER DRAWING DELINEATION)	CONDITIONAL USE PERMIT (CUP)
GROSS LOT AREA	180,104 SF 4.13 AC
NET LOT AREA	180,104 SF 4.13 AC
PARKING AREA	75,860SF 1.74 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	94 SPACES
TOTAL PARKING PROVIDED	139 SPACES
ACCESSIBLE PARKING REQUIRED (4% OF TOTAL PARKING REQUIRED)	(94 x 0.04 = 3.8) ~ 4 SPACES
ACCESSIBLE PARKING PROVIDED	6 SPACES
BICYCLE PARKING REQUIRED (10% OF TOTAL PARKING REQUIRED)	(94 x 0.10 = 9.4) ~ 10 SPACES
BICYCLE PARKING PROVIDED	18 SPACES
OPEN SPACE	
OPEN SPACE REQUIRED (24% OF NET LOT AREA)	(180,104 x 0.24) = 43,225 SF 0.99 AC
OPEN SPACE PROVIDED	55,783 SF 1.28 AC
PARKING AREA LANDSCAPE	
PARKING AREA LANDSCAPE REQUIRED (15% OF PARKING AREA)	(75,860 x 0.15) = 11,379 SF 0.26 AC
PARKING AREA LANDSCAPE PROVIDED	16,620 SF 0.38 AC



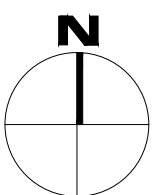
1 SITE PLAN: CONDITIONAL USE PERMIT

scale: 1"= 40'

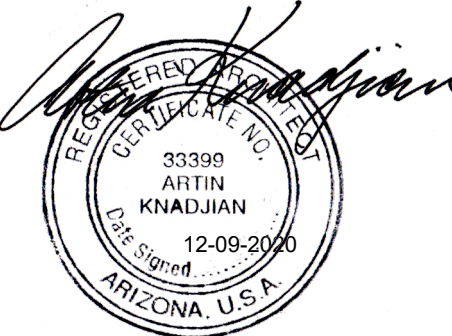


VICINITY MAP

N.T.S.



PRE-CONSTRUCTION PHASE	
NO.	ISSUED FOR: DATE
1	REZONING & C.U.P. 12-19-2018
2	REZONING & C.U.P. 10-06-2020
3	REZONING & C.U.P. 12-09-2020
CONSTRUCTION PHASE	
REV.	BULLETIN # DATE



SHEET TITLE

SITE PLAN - CUP

SCALE: DATE: 12/09/2020

JOB NUMBER: 1727-00

A02c

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