

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)

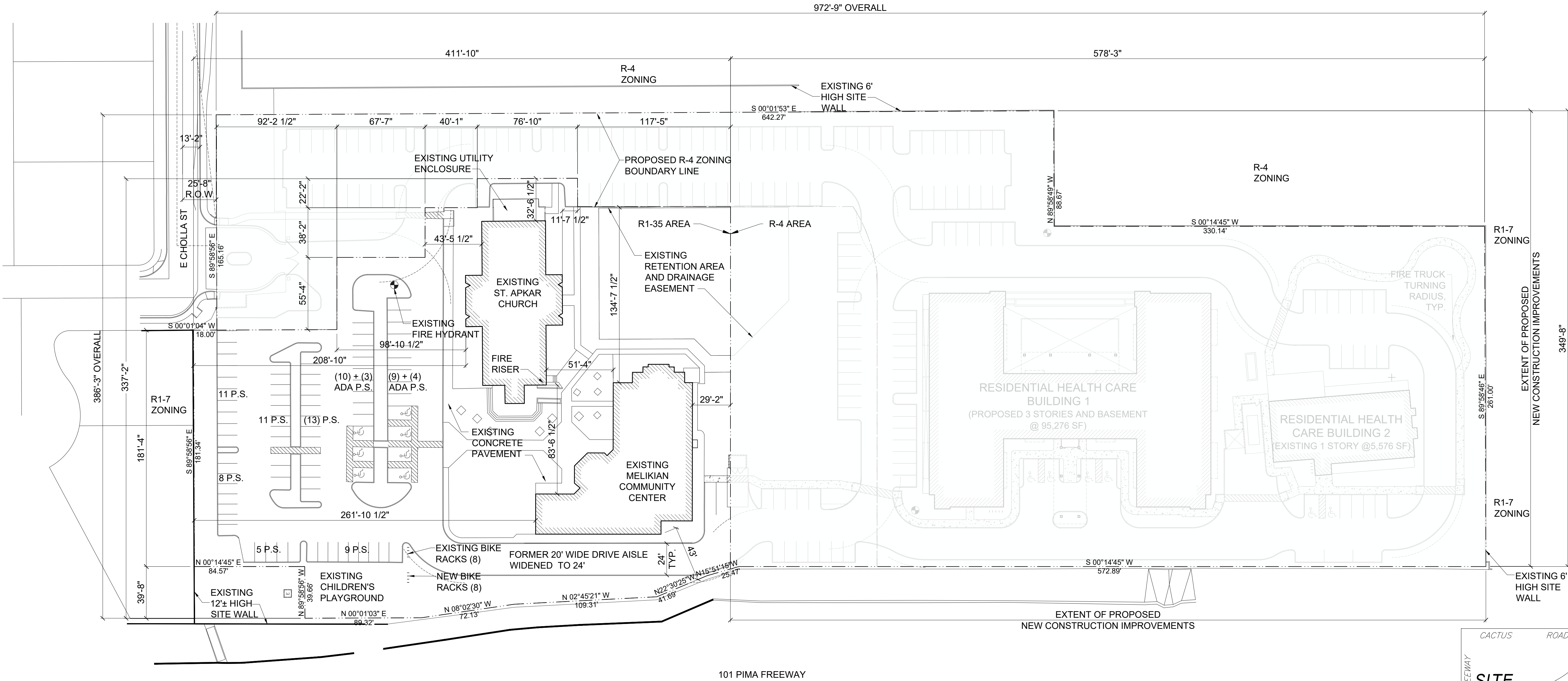
BM #2 = C.O.S. GPS POINT 8301
92ND STR & SHEA BLVD STR
EL=1372.195(NAVD '88)

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

AUTOMOBILE + BICYCLE PARKING (REQUIRED TOTALS PER ORIGINAL PERMITS: 106-DR-2006 AND PLAN CHECK #3632-07-1,2)	
CHURCH	
ASSEMBLY (4 SEATS PER SPACE) (FIXED SEATING) ANCILLARY SPACE (300 SF PER SPACE)	268 SEATS / 4 = 67 SPACES 869 SF / 300 = 3 SPACES
COMMUNITY CENTER	
COMMUNITY / ASSEMBLY (200 SF PER SPACE) LIBRARY (300 SF PER SPACE) OFFICE (300 SF PER SPACE) SERVICE AREAS (2500 SF PER SPACE) PUBLIC ASSEMBLY (4 SEATS PER SPACE) (MOVABLE SEATING) SUNDAY SCHOOL (1 SPACE PER CLASSROOM)	961 SF / 200 = 5 SPACES 1,108 SF / 300 = 4 SPACES 409 SF / 300 = 2 SPACES 3,623 SF / 2,500 = 2 SPACES 271 SEATS / 4 = 68 SPACES (PER OCCUPANCY PERMIT) 2 CLASSES / 1 = 2 SPACES
TOTAL	153 SPACES

PROJECT DATA: R1-35

PARCEL NUMBER (APN)	217-26-949
EXISTING ZONING	R1-35
GROSS LOT AREA	111,708 SF 2.56 AC
NET LOT AREA	111,708 SF 2.56 AC
PARKING AREA	36,677 SF 0.84 AC
AUTOMOBILE + BICYCLE PARKING (REQUIRED TOTALS PER 106-DR-2006 AND PLAN CHECK #3632-07-1,2)	
TOTAL PARKING REQUIRED	153 SPACES
TOTAL PARKING PROVIDED	83 SPACES
ACCESSIBLE PARKING REQUIRED (4% OF TOTAL PARKING REQUIRED)	
ACCESSIBLE PARKING PROVIDED	7 SPACES 7 SPACES
BICYCLE PARKING REQUIRED (10% OF TOTAL PARKING REQUIRED)	
BICYCLE PARKING PROVIDED	15 SPACES 16 SPACES
OPEN SPACE	
OPEN SPACE REQUIRED (24% OF NET LOT AREA + ADDITIONAL REQ.)*	(111,708 x 0.24 + 0.004 x 111,708 x 9) = 30,832 SF 0.71 AC
OPEN SPACE PROVIDED	47,034 SF 1.08 AC
PARKING AREA LANDSCAPE	
PARKING AREA LANDSCAPE REQUIRED (15% OF PARKING AREA)	(36,677 x 0.15) = 5,502 SF 0.12 AC
PARKING AREA LANDSCAPE PROVIDED	9,138 SF 0.21 AC
* CHURCH BUILDING HEIGHT = 29'-0". FOR BUILDING HEIGHTS OVER 20' : THE MINIMUM OPEN SPACE REQUIREMENT PLUS 0.004 MULTIPLIED BY THE NET LOT AREA FOR EACH FOOT OF BUILDING HEIGHT OVER 20'.	



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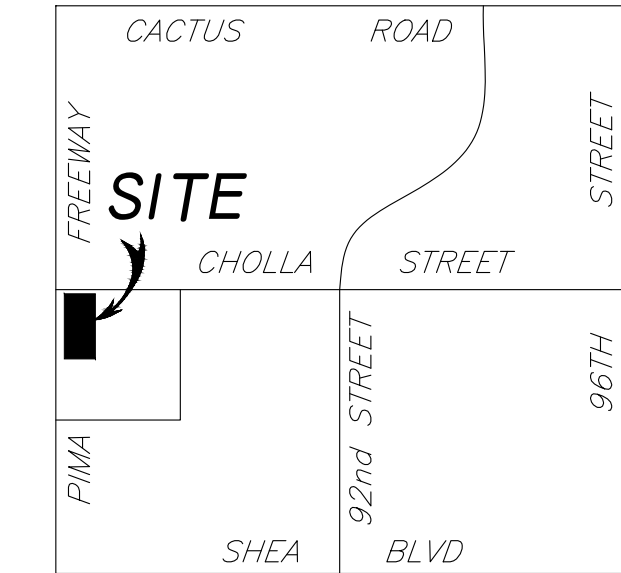
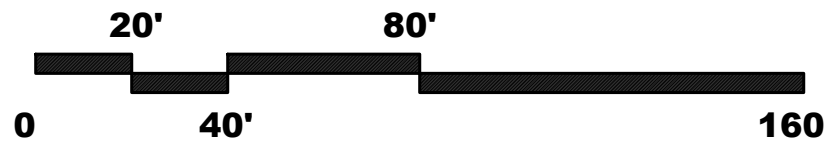
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1 SITE PLAN: R1-35

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	2nd Review	
4	REZONING & C.U.P.	12-09-2020
5	3rd Review	
6	UPDATED	11-29-2021

CONSTRUCTION PHASE		
REV.	BULLETIN #	DATE
1		
2		
3		
4		
5		
6		

SHEET TITLE

SITE PLAN - R1-35

SCALE: 11/01/2021
DATE: 1727-00
JOB NUMBER:

A02a