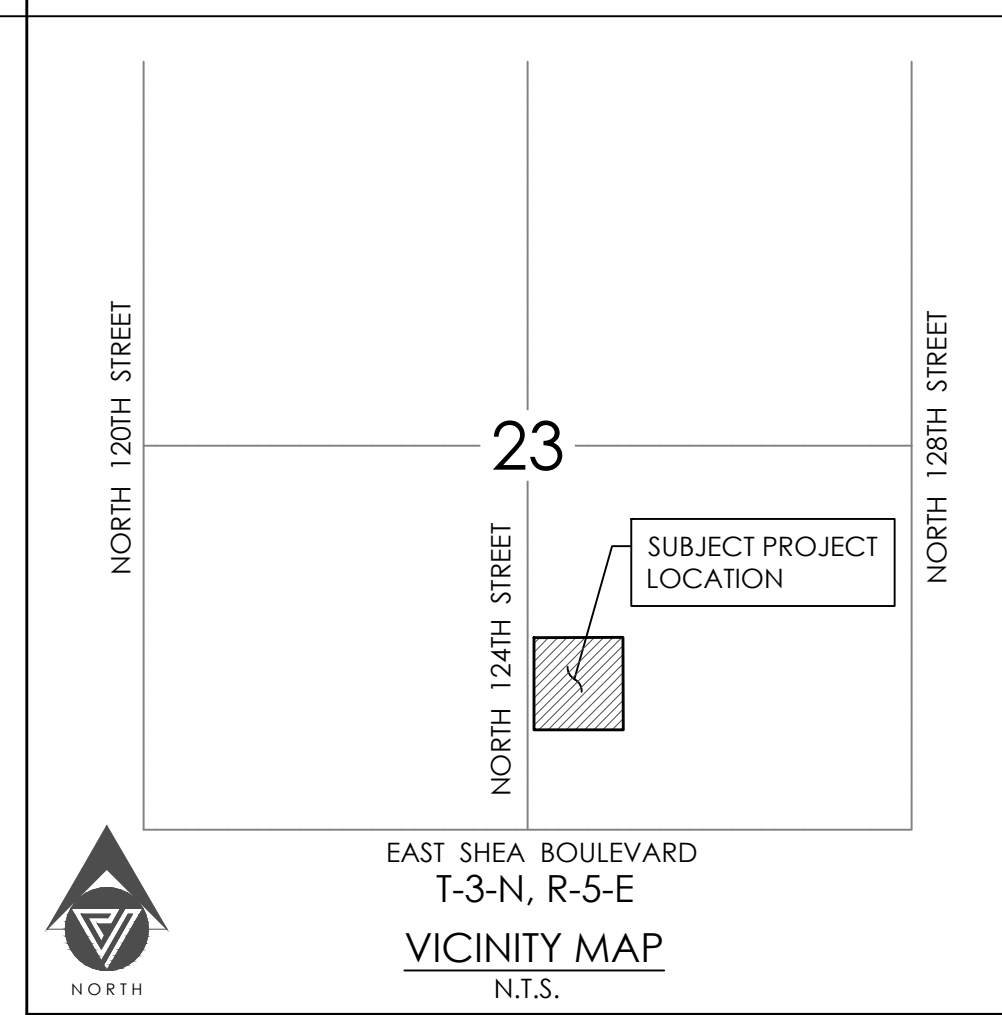
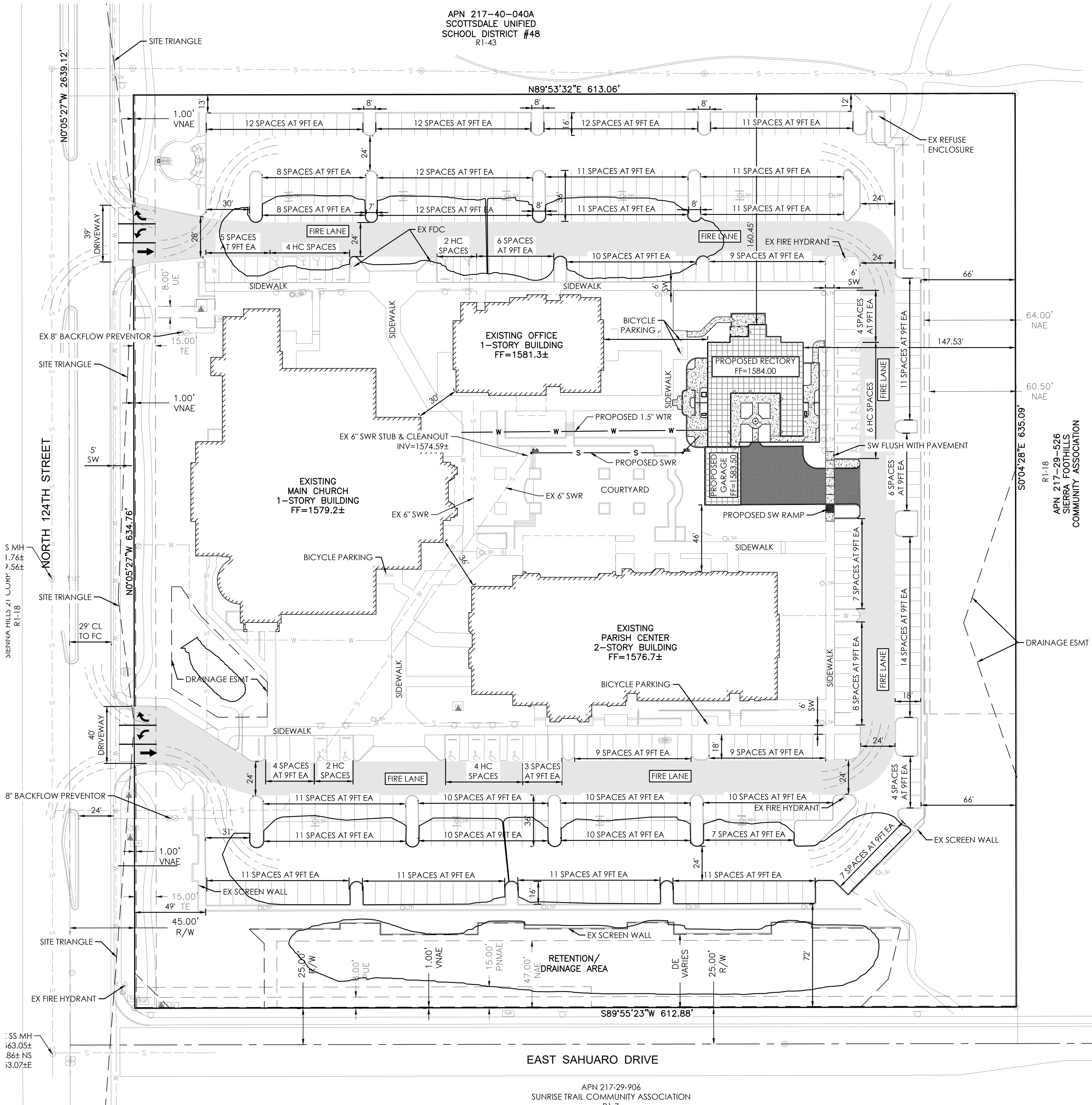


RECTORY ADDITION TO ST. BERNARD OF CLAIRVAUX CATHOLIC CHURCH

10755 N. 124TH ST. - SCOTTSDALE, ARIZONA 85259

PARKING PLAN

APN 217-40-040A
SCOTTSDALE UNIFIED
SCHOOL DISTRICT #48
R1-43



PROJECT CONTACTS

OWNER ST BERNARD OF CLAIRVAUX ROMAN CATHOLIC PARISH 400 E MONROE ST PHOENIX, ARIZONA 85004 CONTACT: MIKE HUESMAN	ARCHITECT BRENT MAUPIN ENGINEERING & DESIGN P.O. BOX 21032 SEDONA, AZ 86341 PH: (928) 300-4822 CONTACT: BRENT MAUPIN, PE	CIVIL ENGINEER VESPRO 8502 E. VIA DE VENTURA, SUITE 101 SCOTTSDALE, AZ 85258 PH: (480) 393-3640 CONTACT: PETER VESECKY, PE
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SITE DATA

ZONING R1-43 ELS	ASSESSOR'S PARCEL NUMBER 217-29-865	AREA SUBJECT PARCEL CONTAINS 389,620 SQUARE FEET OR 8.944 ACRES MORE OR LESS.
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LEGAL DESCRIPTION

LOT 1, MINOR SUBDIVISION PLAT, SAINT BERNARD OF CLAIRVAUX, ROMAN CATHOLIC PARISH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, BOOK 1066 OF MAPS, PAGE 11.

EXCEPT ALL COAL, OIL, GAS AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND AND;
EXCEPT ALL COAL, GAS AND OTHER MINERALS AND ALL URANIUM, THORIUM OR ANY OTHER MATERIALS WHICH IS OR MAY BE DETERMINED BY LAW OF THE UNITED STATES OR OF THIS STATE, OR DECISIONS OF COURTS TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AS RESERVED IN THE PATENT TO SAID LAND.

PROJECT DESCRIPTION

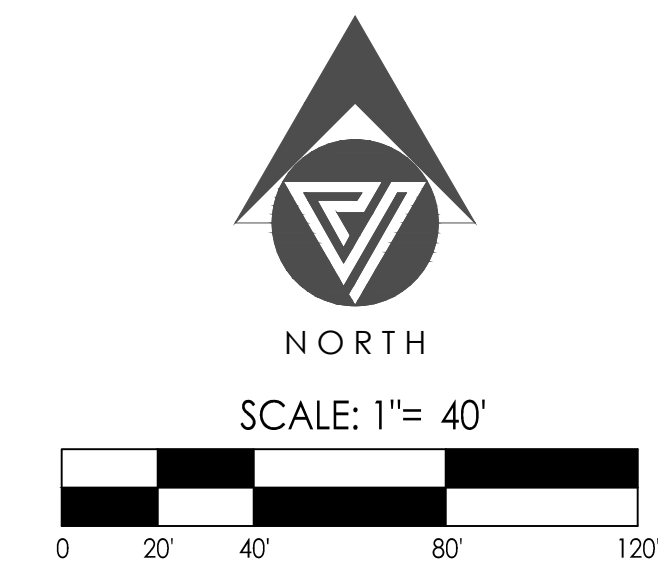
THE CONSTRUCTION OF A NEW RECTORY CONSISTING OF APARTMENTS, A KITCHEN, GREAT ROOM, CHAPEL AND PRIVATE GARAGE WITH ALL SUPPORTING SERVICES.

PARKING CALCULATIONS

PARKING REQUIRED STANDARD (SEE FLOOR PLAN WORKSHEET) = 372 ACCESSIBLE SPACES (390X0.4) = 16 ACCESSIBLE VAN (TABLE 9.4 ZONING) = 2 390 REQUIRED	PARKING PROVIDED 370 - STANDARD SPACES 16 - ACCESSIBLE SPACES 2 - ACCESSIBLE VAN SPACE 3 - GARAGE 391 - TOTAL PARKING SPACES
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BICYCLE PARKING REQUIRED 390/10 = 39	BICYCLE PARKING PROVIDED 42 - EXISTING 0 - PROPOSED 42 - TOTAL BICYCLE SPACES
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NOTE:
THE RECTORY WILL HOUSE AT LEAST 2 PRIESTS (POSSIBLY 4 IN THE FUTURE). SINCE A 3-CAR GARAGE IS PROVIDED WITHIN THE PROPOSED RECTORY THE PRIESTS THAT RESIDE IN RECTORY WILL NOT OCCUPY AT LEAST 2 OF THE PARKING SPACES EXISTING ONSITE PARKING SPACES. THERE ARE 5 TOTAL LIVING UNITS IN THE RECTORY. SINCE THERE IS ONE ADDITIONAL PARKING SPACE IN THE GARAGE, THEN CONSERVATIVELY, ONLY 2 SPACES WOULD BE REQUIRED FOR THE RECTORY ADDITION.



VESPRO
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RECTORY ADDITION TO ST. BERNARD OF CLAIRVAUX CATHOLIC CHURCH
10755 N. 124TH ST. - SCOTTSDALE, ARIZONA 85259
PARKING PLAN



PROJECT NO: 20004
DRAWING DATE: 9/21/21
DRAWN BY: MEC
CHECKED BY: PV
DRAWING SCALE: AS SHOWN
DRAWING FILE: 20004C-SP1.DWG

PARKING PLAN
SP05
1 of 1

C.O.S. PROJECT NO. 866-PA-2020 - KEY CODE 917/28 - NEW PHASE TO 38-DR-2010