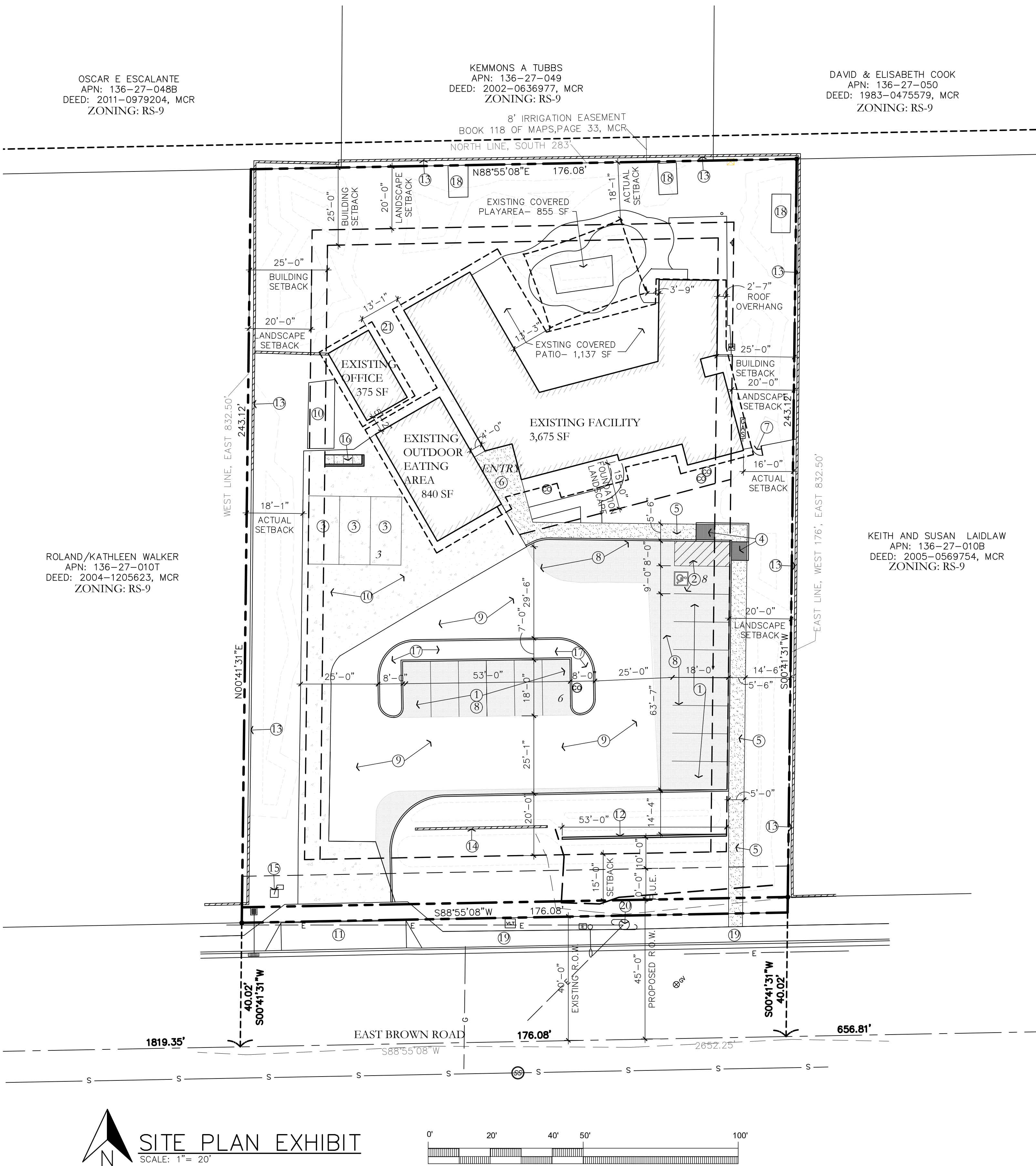


REZONING FOR SMILES FOR SPECIAL NEEDS

THE WEST 176 FEET OF THE EAST 832.5 FEET OF THE SOUTH 283 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. EXCEPT THE SOUTH 40 FEET THEREOF.



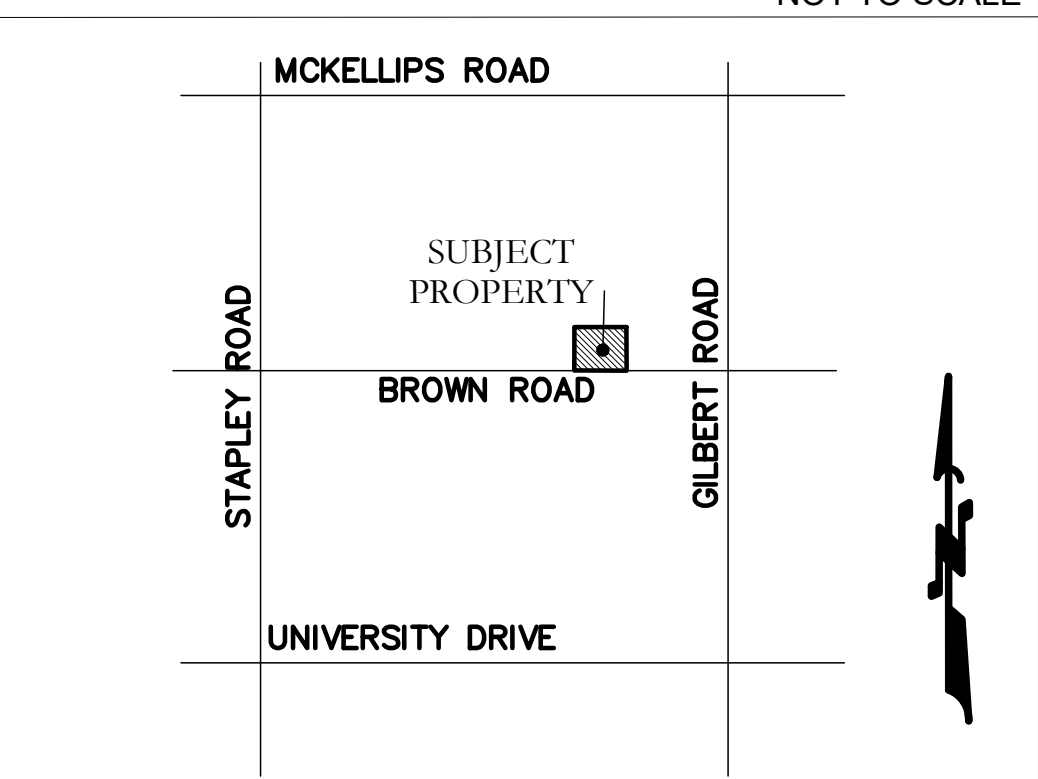
REMODEL SITE PLAN NOTES

- 1 NEW PARKING 9' WIDE X 18' DEEP PARKING SPACES.
- 2 NEW H/C PARKING SPACE WITH 8' WIDE DROP OFF ZONE.
- 3 NEW 11' WIDE X 20' DEEP BUS PARKING SPACES.
- 4 NEW H/C RAMP & SIGNAGE.
- 5 NEW 5' WIDE CONCRETE SIDEWALK.
- 6 ADA ACCESS TO FRONT DOOR.
- 7 EXISTING 3' WIDE STEEL GATE IN EXISTING FENCE.
- 8 NEW ASPHALT PAVING.
- 9 EXISTING ASPHALT PAVING.
- 10 EXISTING CONCRETE PAVING.
- 11 NEW 30' WIDE CONCRETE DRIVEWAY & SIDEWALK.
- 12 NEW 32" HIGH MASONRY SCREEN WALL. TO MATCH EXISTING.
- 13 EXISTING MASONRY SCREEN WALL AT PROPERTY LINE TO REMAIN.
- 14 EXISTING 32" HIGH MASONRY SCREEN WALL TO REMAIN.
- 15 EXISTING MAILBOX.
- 16 NEW TRASH BARREL CORAL.
- 17 NEW LANDSCAPE ISLAND.
- 18 EXISTING PLAY STRUCTURES TO REMAIN.
- 19 EXISTING PUBLIC SIDEWALK TO REMAIN.
- 20 EXISTING POWER POLE TO REMAIN.
- 21 EMPLOYEE SECURED BIKE PARKING.

PROJECT DATA

ASSESSOR PARCEL:	136-27-014C
LAND OWNER:	HUGHES JOSEPH/ MILES SUZAN 2424 E SOUTHERN AVE MESA, AZ 85204-5409
DEVELOPER:	SMILES FOR SPECIAL NEEDS contact: JESSICA ANDERSON jessicasmileforspecialneeds@gmail.com
PROJECT ADDRESS:	1858 E BROWN ROAD MESA, AZ 85203
EXISTING ZONING:	RS-9
REQUEST:	REZONE TO OC FOR NEW ADULT DAY CARE FACILITY
CURRENT LAND USE:	CHARTER SCHOOL
PROPOSED LAND USE:	ADULT DAY CARE FACILITY
GROSS ACREAGE:	42,776 SF (0.98 ACRES)
NET ACREAGE:	40,134 SF (0.92 ACRES)
BUILDING AREAS:	3,675 SF EXISTING FACILITY 840 SF EXISTING OUTDOOR EATING 375 SF EXISTING OFFICE AREA 1,137 SF COVERED CONCRETE BACK PATIO 855 SF COVERED PLAY AREA 6,882 SF TOTAL
PARKING REQUIRED:	4,890 SF / 375= 14 PARKING SPACES
PARKING PROVIDED:	14 STANDARD SPACES (INCLUDES 1 HC SPACE) + 3 BUS PARKING SPACES + 3 BICYCLE PARKING SPACES
ASPHALT AREA:	8,981 SF (NEW PLUS EXISTING)
CONCRETE AREA:	5,366 SF (NOT INCLUDING CONCRETE BACK PATIO)
LOT COVERAGE ALLOWED:	80%
ACTUAL LOT COVERAGE:	21,229 SF / 40,134 SF= 52.9%
MAXIMUM HEIGHT:	30 FEET
EXISTING HEIGHT:	20 FEET
REQUIRED BUILDING SETBACKS:	STREET FRONTAGE: 15 FEET SIDE & REAR: 25 FEET
REQUIRED LANDSCAPE SETBACKS:	STREET FRONTAGE: 15 FEET SIDE & REAR: 20 FEET
PROVIDED BUILDING SETBACKS:	STREET FRONTAGE: 15 FEET EAST SIDE: 16 FEET WEST SIDE: 25 FEET
REAR:	25 FEET
PROVIDED LANDSCAPE SETBACKS:	STREET FRONTAGE: 15 FEET EAST SIDE: 16 FEET WEST SIDE: 18 FEET
REAR:	25 FEET

VICINITY MAP



ONPOINT
ARCHITECTURE

1152 E GREENWAY ST. SUITE 5
MESA, ARIZONA 85203
WWW.ONPOINTARCHITECTURE.COM
PHONE: (480) 227-5259



JOB NO: 2123

REZONING
for
SMILES FOR SPECIAL NEEDS

1858 E BROWN ROAD
MESA, ARIZONA 85203

2024 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF ON-POINT ARCHITECTURE, LLC. ANY USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF ON-POINT ARCHITECTURE, LLC IS PROHIBITED.

DRAWING SCALES INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGN CONDITIONS. WRITTEN DIMENSIONS SHALL GOVERN.

ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED.

DATE	ITEM
05/04/23	ZONING SUB 1
01/22/24	ZONING SUB 2
03/09/24	ZONING SUB 3

FINAL SITE PLAN

DWG NO:

A1.1

SITE PLAN IS SHOWN FOR EXHIBIT ONLY, NOT FOR CONSTRUCTION