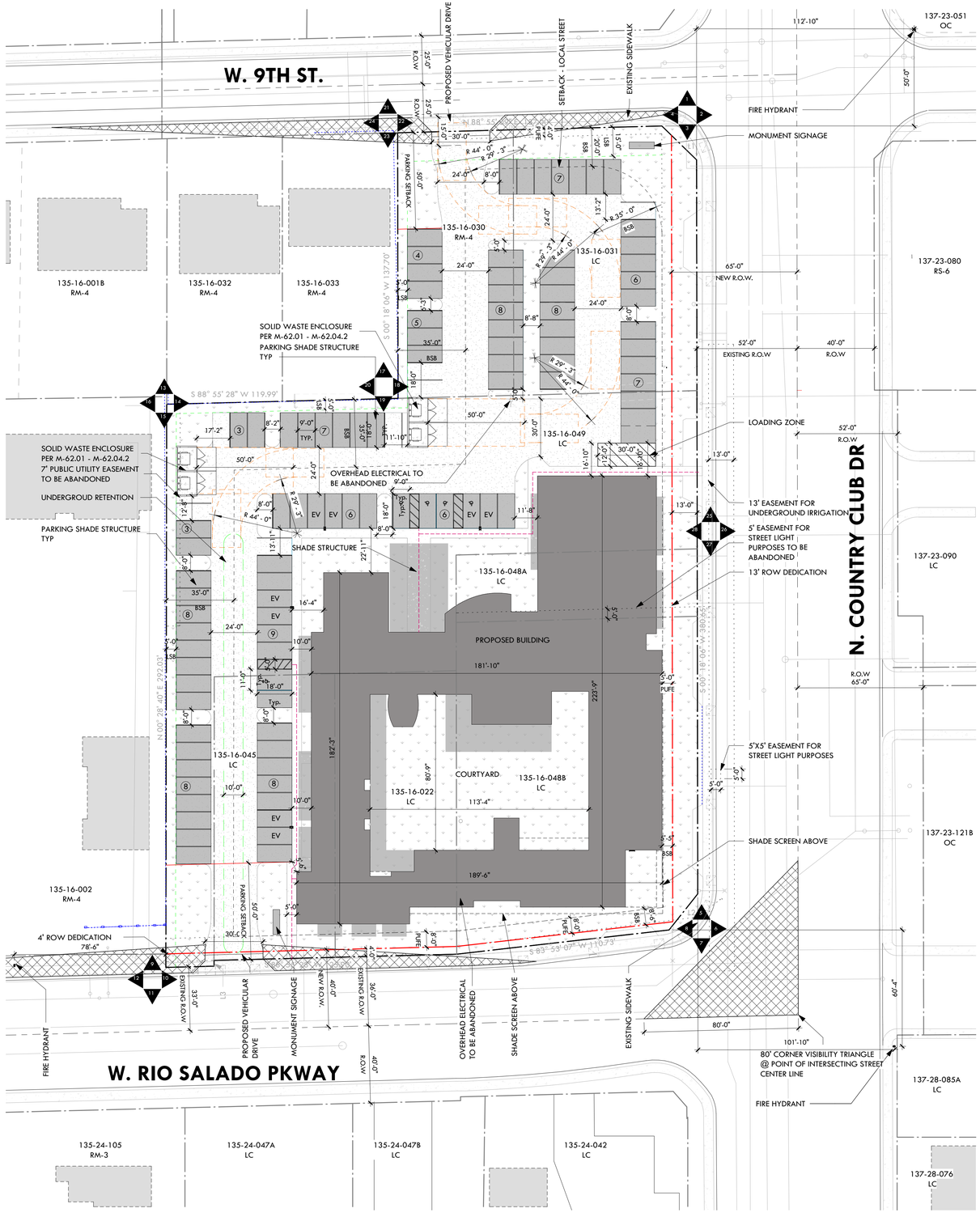
PLEASE RECYCLE

IF THIS IS NOT 24"X36", IT IS A REDUCED PRINT - SCALE ACCORDINGLY



1 Final Site Plan
1" = 30'-0"

LINE TABLE		
L1	S 45°23'23" E	25.15'
L2	N 38°52'01" E	23.92'
L3	N 00°27'29"	3.00'
L4	S 88°55'28" W	24.99'

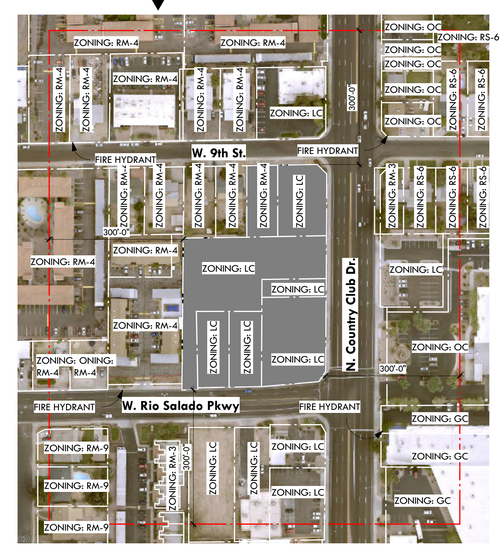
Zoning Stipulation	Request
TABLE 11-6-3.A Minimum Setback along Property Lines or Building and Parking Areas(Fft) Front And Street- Facing Side 6-Lane Arterial: 15 ft.	5' - 5" building setback (BIZ Overlay)
TABLE 11-30-10 Minimum setbacks from Intersections Arterial (110-130' R.O.W.) with Arterial minimum 50' Radius	0' building setback(BIZ Overlay)
11-33-5.B.2.A Landscape for non-single residence uses adjacent to other non-single residence. 15' landscape yard	5' landscape yard(BIZ Overlay)
11-33-4.B.2. Landscape islands shall be a minimum of 8' wide and 15' in length for single-row and 30' in length for double-row parking. All measurements are to face of curb.	minimum of 5' by 15' or 5' by 30' for double rows (BIZ Overlay)
11-32-3 Parking spaces required	Special use permit to reduce required parking from 142 to 103. See parking study.

Development Planning Request	Requested Deviation
Requested PUFE on East Property Line 8'	Reduction to 5'(formal request sent to Demian Thomas)

Board of Adjustments Request	Request
Maximum allowed sign area increase	Special use permit to Increase signage area to include mural on south east corner. See comprehensive sign plan.

SITE PLAN LEGEND

- PROPERTY LINE
- PROPERTY LINE AFTER RIGHT-OF WAY DEDICATION
- EASEMENT
- RIGHT-OF-WAY
- BUILDING SETBACK
- WASTE ACCESS ROUTE
- BUILDING OVERHEAD
- UNDERGROUND RETENTION
- LANDSCAPE SETBACK
- ACCESSIBLE ROUTE
- PROPOSED BUILDING FOOTPRINT
- SHADED PARKING
- CONCRETE
- SITE VISIBILITY TRIANGLE
- LANDSCAPE
- SITE PHOTO NUMBER AND DIRECTION



2 Context Site Plan
1" = 160'-0"

PROJECT INFORMATION

Project : Child Crisis Arizona Headquarters
N Country Club
Mesa, Arizona 85201

Owner: Child Crisis Arizona
817 N Country Club Drive
Mesa, Arizona 85201

Applicant: Architectural Resource Team
1055 E. Indian School Rd
Phoenix, AZ 85014
v |602.307.5399
Contact: Doug McCord
e |dmccord@art-team.com

Project Description: Child Crisis Arizona is building a new headquarters campus. The campus will include a (2) story courtyard centered building, providing administrative offices for Child Crisis Arizona as well as drop in office for partner, community support organizations. The building will also include; training and multi/purpose rooms that can be utilized for program delivery and meetings. A separate entrance to the building will provide counseling support and wellness center. Child Crisis Arizona Headquarters will also house their donation and volunteer center.

DEVELOPMENT SUMMARY

SITE ACREAGE: GROSS SF = 140,086 SF Gross Acreage: 3.21 ac
NET SF = 100,013 SF Net Acreage: 2.29 ac

APN NO:

135-16-022	-	9,278 sf	LC
135-16-030	-	8,276 sf	RM-4
135-16-031	-	12,894 sf	LC
135-16-045	-	9,281 sf	LC
135-16-048A	-	3,774 sf	LC
135-16-048B	-	20,996 sf	LC
135-16-049	-	37,113 sf	LC

BUILDING FOOTPRINT: 24,258 SF

BUILDING LOT COVERAGE: Max. Lot Coverage (%) =80% as per 11-6-3A
Proposed:
24,258 SF/100,013SF = .242
=24% LOT COVERAGE

CONSTRUCTION TYPE: TYPE VB

OCCUPANCY CLASSIFICATIONS: BUSINESS GROUP B (PROFESSIONAL SERVICES)

BUILDING GROSS AREA
(1)NEW TWO STORY BUILDING: 37,958 GSF

BUILDING HEIGHT: New = Maximum Height (ft) 30 as per 11-6-3.A

PARKING CALCS: General Offices: 1 space per 375 sq ft
33, 015/375= 88.04 parking stalls

General Assembly(Dance): 1 Space per 75 sq ft
1,644 / 75 = 21.92 parking stalls

Wellness Center: 1 space per 200 sq ft
1,463 / 200 = 7.315 Parking stalls

Training: 1 Space per 75 sq ft
1,836 / 75 = 24.48 Parking stalls

PARKING REQ'D: = 142

PROVIDED: 103 (including (4) Accessible Spaces (1) Accessible Van Space) Special use permit request to reduce required parking from 142 to 103.

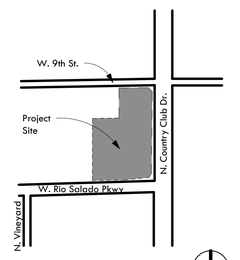
EXISTING ZONING:

135-16-022	LC
135-16-030	RM-4
135-16-031	LC
135-16-045	LC
135-16-048A	LC
135-16-048B	LC
135-16-049	LC

PROPOSED ZONING: Proposed rezone of parcel 135-16-030 RM-4 to LC.

Proposed lot combination of all 7 Parcels.

PRE-SUBMITTAL DATE: PRS21-01176 JANUARY 4th, 2021



VICINITY MAP

ARCHITECTURAL RESOURCE TEAM
1055 e indian school rd phoenix, az 85014
602-307-5399 | v www.art-team.com

Child Crisis Arizona
Child Crisis Arizona HQ

424 W Rio Salado Pkway
Mesa 85201

Planning and Zoning Submittal

Revision Schedule		
No.	Date	Description

ART PROJECT NO.	21018
DATE	02.17.2022
DRAWN BY	CW
CHECKED BY	DMc

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REGISTERED ARCHITECT CERTIFICATE NO. 36769 DOUGLAS L. MCCORD STATE OF NEW YORK, U.S.A.
Expires 09/30/2023

DRAWING TITLE
FINAL SITE PLAN

DRAWING No.
Z1.12