

SUMMARY DATA

LEGAL DESCRIPTION
 LOT 4, OF SCOTTSDALE WATERFRONT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 702 OF MAPS, PAGE 30.

APN: 173-42-069A
 EXISTING ZONING: D/RCO-2 PBD DO
SITE ACREAGE
 NET SF: 145,919
 NET ACRES: 3.350 MORE OR LESS

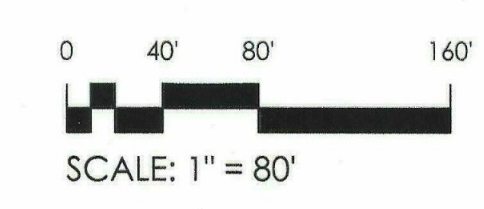


BROADSTONE WATERFRONT

ISSUE	ISSUE DATE	ISSUE TITLE

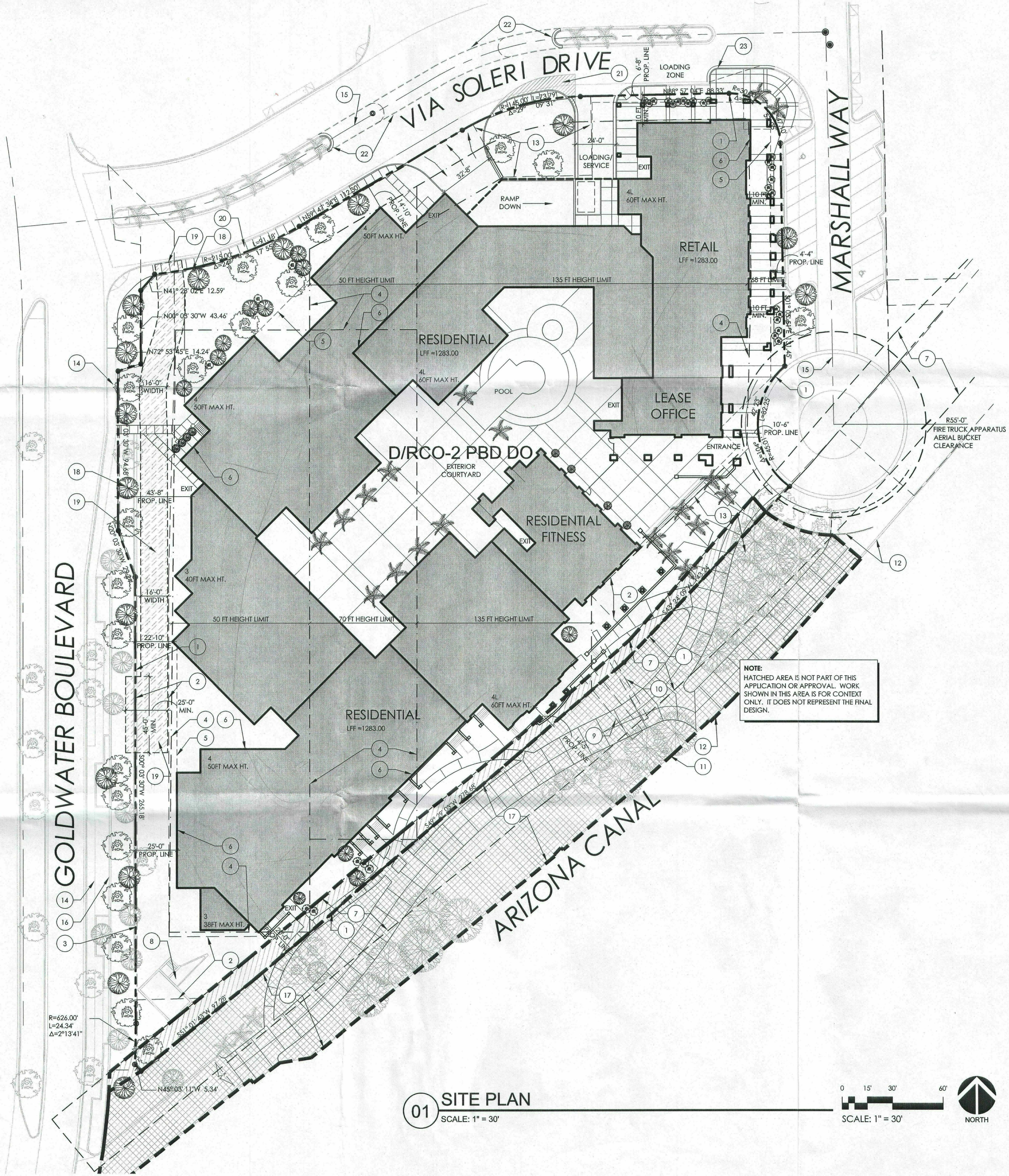
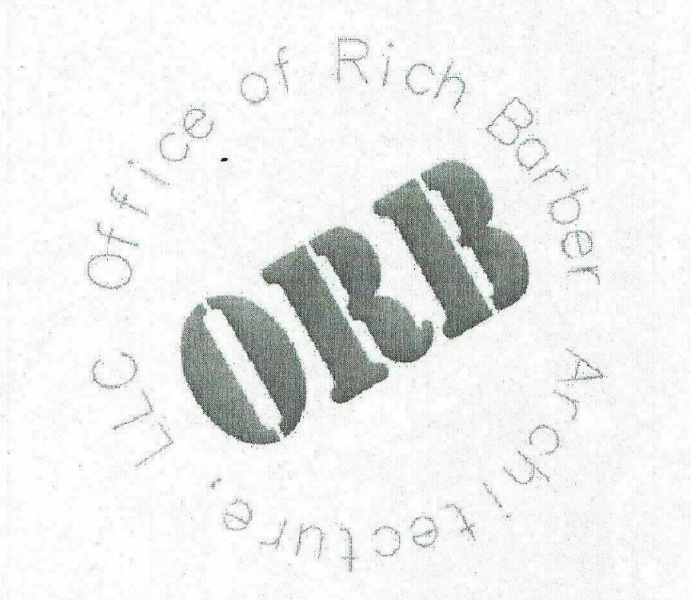
**SITE PLAN APPROVAL
 CONTEXT AERIAL & SITE PLAN**

01 CONTEXT AERIAL & CONTEXT SITE PLAN
 SCALE: 1" = 80'



DATE	06-25-12
SCALE	NOTED
DRAWN	STAFF
CHECKED	STAFF
SHEET NO:	
A2	

L:\WP1205 Broadstone @ Waterfront00_CAD\00_DRB & Zoning\DRB_Site Plan.dwg Jun 25, 2012 - 9:35am zshik



SUMMARY DATA

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APN: 173-42-069A
 EXISTING ZONING: DIRCO-2 PBD DO
 SITE ACREAGE:
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KEY NOTES

1. PROPERTY LINE
2. IRRIGATION EASEMENT
3. NO VEHICLE ACCESS EASEMENT
4. ALLOWABLE BUILDING HEIGHT BOUNDARY LINES PER ZONING STIPULATIONS
5. DASHED LINE INDICATES PARKING GARAGE BELOW
6. PROPOSED BUILDING FOOTPRINT
7. FLOOD CONTROL EASEMENT
8. EXISTING WELL SITE
9. EXISTING POWER EASEMENT TO BE ABANDONED
10. EXISTING ANCHOR EASEMENT TO BE ABANDONED
11. APPROXIMATE EDGE OF CANAL
12. EXISTING RETAINING WALL AND FENCE
13. EASEMENT FUTURE WELL SITE
14. EXISTING SIDEWALK
15. CENTERLINE OF PUBLIC ROADWAY
16. EXISTING SITE WALL
17. ALL IMPROVEMENTS BETWEEN THE PROPERTY LINE AND THE CANAL EDGE ARE THE RESPONSIBILITY OF THE CITY OF SCOTTSDALE
18. FINAL LOCATION OF LANDSCAPING / HARDSCAPING TO BE COORDINATED WITH ARCADIA WATER COMPANY
19. DEDICATED EMERGENCY SERVICE VEHICLE ACCESS ZONE
20. MIN. 6FT WIDE SIDEWALK ALONG VIA SOLERI DRIVE
21. MODIFY STRIPPING PURSUANT TO TRANSPORTATION DEPARTMENT REQUIREMENTS
22. SHORTEN MEDIANS AND ADD CENTER TURN LANE PURSUANT TO TRANSPORTATION DEPARTMENT REQUIREMENTS.
23. EXTEND CURB AND SIDEWALK

NOTE:
 HATCHED AREA IS NOT PART OF THIS APPLICATION OR APPROVAL WORK SHOWN IN THIS AREA IS FOR CONTEXT ONLY. IT DOES NOT REPRESENT THE FINAL DESIGN.

LEGEND

- INDICATES DEDICATED EMERGENCY SERVICE VEHICLE ACCESS ZONE AS DIMENSIONED
- HATCHED AREA IS NOT PART OF THIS APPLICATION OR APPROVAL
- IMPROVEMENTS IN THIS AREA ARE SUBJECT TO FUTURE APPROVAL BY THE MARICOPA COUNTY FLOOD CONTROL DISTRICT.



BROADSTONE WATERFRONT

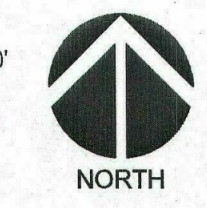
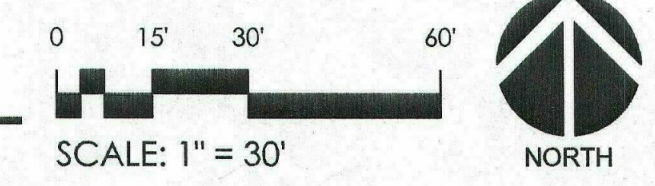
ISSUE	ISSUE DATE	ISSUE TITLE
1	7/13/2012	CITY COMMENTS

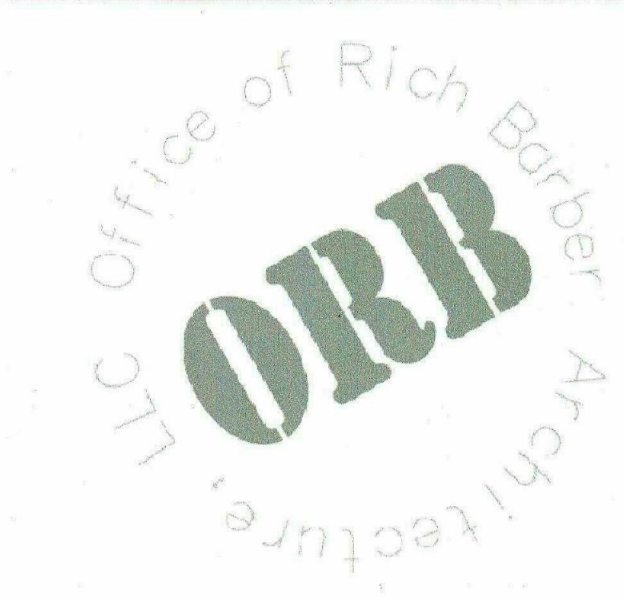
SITE PLAN APPROVAL
SITE PLAN

DATE	06-25-12
SCALE	NOTED
DRAWN	STAFF
CHECKED	STAFF

SHEET NO:
A1

01 SITE PLAN
 SCALE: 1" = 30'





STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 DATE: 10/2/12 INITIALS: [Signature]



04 CONCEPTUAL WEST ELEVATION
 SCALE: 1/16" = 1'-0"



03 CONCEPTUAL NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



02 CONCEPTUAL EAST ELEVATION
 SCALE: 1/16" = 1'-0"



01 CONCEPTUAL SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



BROADSTONE WATERFRONT

ISSUE	ISSUE DATE	ISSUE TITLE

**SITE PLAN APPROVAL
 CONCEPTUAL ELEVATIONS**

DATE	07-13-12
SCALE	NOTED
DRAWN	STAFF
CHECKED	STAFF

SHEET NO:
A3

1-11-2003#6
 2nd: 7/16/12

L:\MAP1205 Broadstone @ Waterfront00_CAD\00_DRB & Zoning\DRG_Site Plan.dwg Jul 13, 2012 - 11:26am zshrk



04 CONCEPTUAL WEST ELEVATION
 SCALE: 1/16" = 1'-0"



03 CONCEPTUAL NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



02 CONCEPTUAL EAST ELEVATION
 SCALE: 1/16" = 1'-0"



01 CONCEPTUAL SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 DATE: 7/16/12 INITIALS: [Signature]



BROADSTONE WATERFRONT

ISSUE	ISSUE DATE	ISSUE TITLE

**SITE PLAN APPROVAL
 CONCEPTUAL ELEVATIONS**

DATE	07-13-12
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DRAWN	STAFF
CHECKED	STAFF

1-II-2003#6
 2nd: 7/16/12
**SHEET NO:
 A3**

L:\AP1205 Broadstone @ Waterfront00_CAD000_DRB & Zoning\DRB_Site Plan.dwg, Jul 13, 2012 - 11:25am zshnk