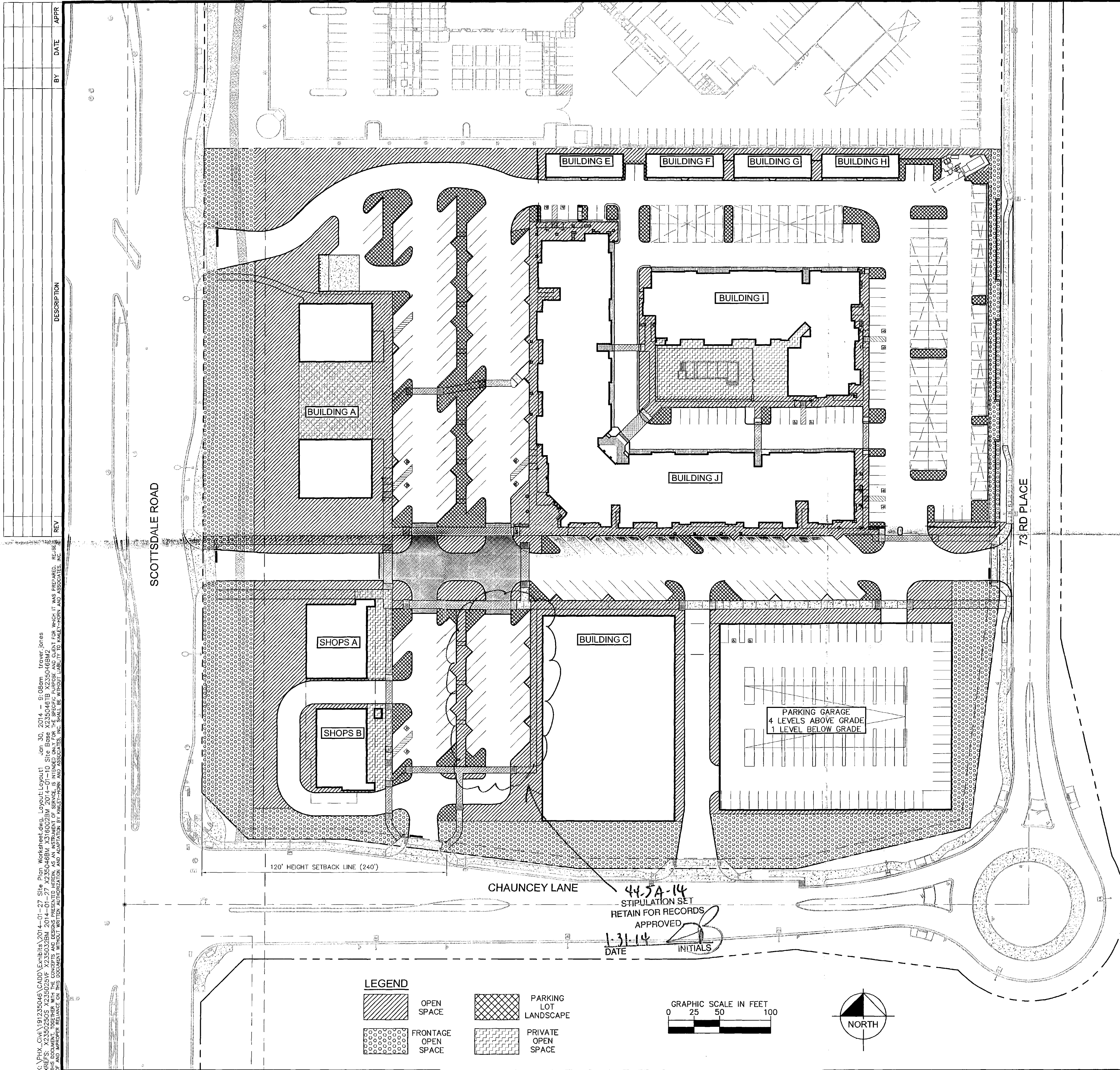




SITE DATA

ZONING	PRC
GROSS SITE AREA	650,390 SF
NET SITE AREA	14.9 ACRES
RESIDENTIAL	530,076 SF
COMMERCIAL	173,298 SF (4.0 ACRES)
TOTAL	356,778 SF (8.2 ACRES)
OPEN SPACE REQUIRED	79,511 SF
=15% MAX OF NET SITE AREA (530,076 X .15)	
OPEN SPACE PROVIDED	84,575 SF
PRIVATE OPEN SPACE (COURTYARD) REQUIRED	5,301 SF
=1% OF NET SITE AREA (530,076 X .01)	
PRIVATE OPEN SPACE (COURTYARD) PROVIDED	15,373 SF
FRONTAGE OPEN SPACE REQUIRED	61,980 SF
=THE GREATER OF 25% MIN. OF REQUIRED	
OPEN SPACE (79,511 X .25) OR 30 SF X	
STREET FRONTAGE (30 X 2,066)	
FRONTAGE OPEN SPACE PROVIDED	64,590 SF
PARKING LOT LANDSCAPING REQUIRED	8,944 SF
=15% OF PARKING LOT AREA (59,625 X .15)	
PARKING LOT LANDSCAPING PROVIDED	18,829 SF
BUILDING SETBACK REQUIRED	
FRONT:	62'
SIDE AND REAR:	0'
BUILDING SETBACK PROPOSED	
FRONT:	62'
SIDE:	5' AND 10'
REAR:	5'
BUILDING A: RESTAURANT: PATIO:	8,000 SF 1,500 SF
SHOPS A: RETAIL/OFFICE: OFFICE:	4,500 SF 12,800 SF
SHOPS B: RETAIL/BANK:	4,000 SF
BUILDING C: HOTEL/OFFICE	156,000 SF
BUILDING D/E/F/G: RESIDENTIAL:	3,450 SF EACH
BUILDING H: RESIDENTIAL:	75,470 SF
BUILDING I: RESIDENTIAL:	166,850 SF
TOTAL RETAIL/OFFICE SF	4,500 SF
TOTAL RETAIL/BANK SF	4,000 SF
TOTAL OFFICE SF	12,800 SF
TOTAL RESTAURANT SF	8,000 SF
TOTAL HOTEL/OFFICE SF	156,000 SF
COMMERCIAL TOTAL AREA	185,300 SF
TOTAL RESIDENTIAL SF	256,120 SF
TOTAL BUILDING AREA	481,160 SF
FAR ALLOWED (EXCLUDES RESIDENTIAL)	0.8 (285,422 SF)
FAR PROVIDED	0.52 (185,300/356,778)
BUILDING VOLUME ALLOWED	
=16' NET SITE (16 X 530,076)	8,481,216 CF
BUILDING VOLUME PROPOSED	
RETAIL/OFFICE	72,000 CF
RETAIL/BANK	64,000 CF
OFFICE	204,800 CF
RESIDENTIAL	2,988,776 CF
RESTAURANT	128,000 CF
HOTEL/OFFICE	2,496,000 CF
TOTAL	6,012,776 CF

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DIVERSIFIED
PARTNERS

Nationwide Real Estate Services

NEC SCOTTSDALE ROAD AND CHAUNCEY LANE

PRELIMINARY SITE PLAN WORKSHEET

SCOTTSDALE, ARIZONA

PROJECT No.
191235046
SCALE (H): 1"=50'
SCALE (V): NONE
DRAWN BY: TMJ
DESIGN BY: TMJ
CHECK BY: SEH
DATE: 01/27/2014

2014-01-27 Site Plan Worksheet.dwg
SP
1 OF 1 SHEETS

PLAN CHECK #3529-13, 19-ZN-02#3, 8-PP-12