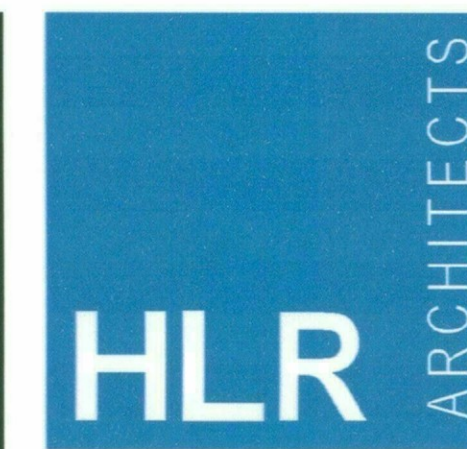


Full Size or Largest Size
(site plan, landscape, elevations)



HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE

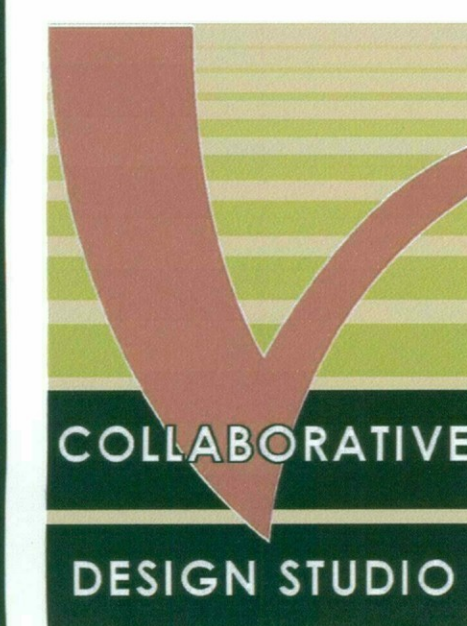
WWW.HLRINC.NET

PH: 972.726.9400

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design studio

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602.326.3387



COLLABORATIVE V

DESIGN STUDIO INC.

7116 EAST 1ST AVE., SUITE 103

SCOTTSDALE, AZ 85251

480.347.0590



**SCOTTSDALE
MARKETPLACE**

SCOTTSDALE
ARIZONA

ADDRESS:
SEC OF SCOTTSDALE RD &
CHAUNCEY LANE

06.07.2016

**MULTI-FAMILY
PERSPECTIVE**

19-ZN-2002 #4
06-09-2016

ELEVATION LEGEND
V.05.29.13

1

STUCCO FINISH SYSTEM - COLOR 1

2

STUCCO FINISH SYSTEM - COLOR 2

3

STUCCO FINISH SYSTEM - COLOR 3

4

NOT USED

5

BURNISHED BLOCK MASONRY UNITS

6

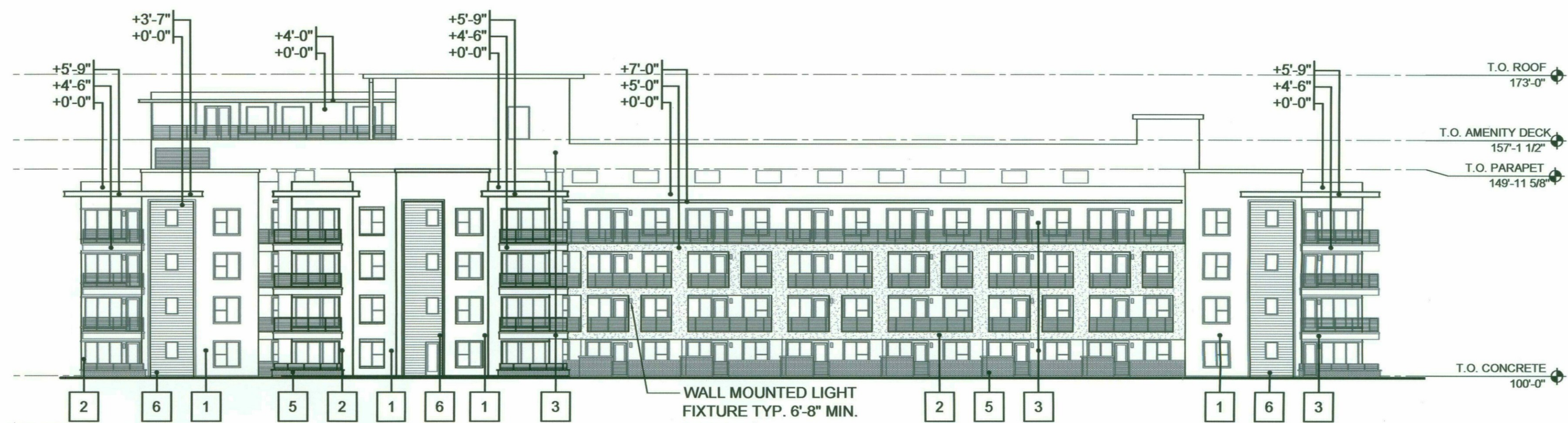
NICHIA VINTAGEWOOD SIDING - CEDAR

7

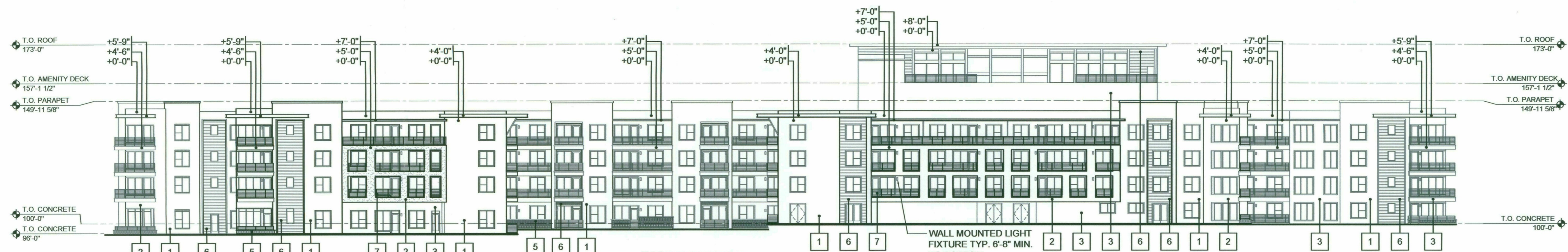
PAINTED METAL RAILING



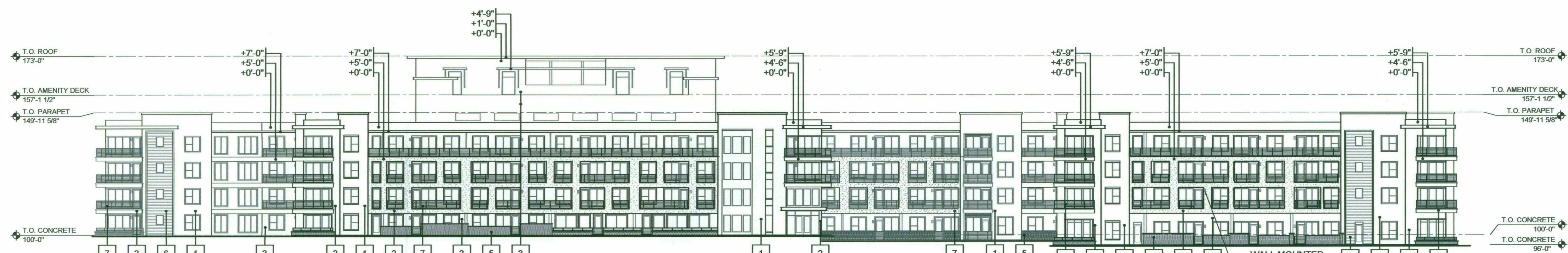
04 SOUTH ELEVATION
SCALE: 3/64" = 1'-0"



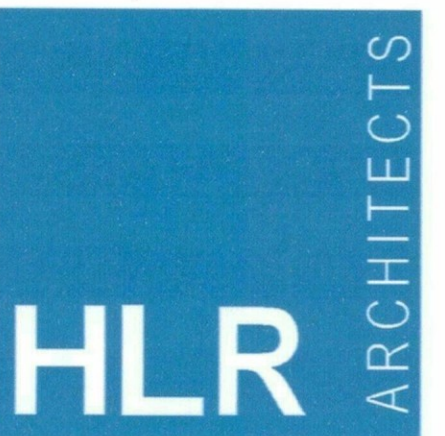
03 NORTH ELEVATION
SCALE: 3/64" = 1'-0"



02 EAST ELEVATION
SCALE: 3/64" = 1'-0"



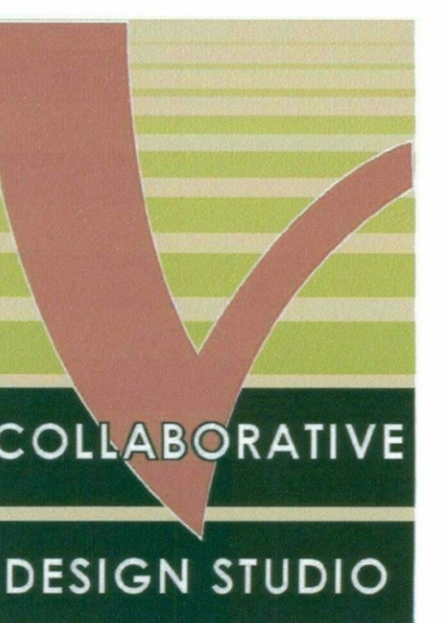
01 WEST ELEVATION
SCALE: 3/64" = 1'-0"



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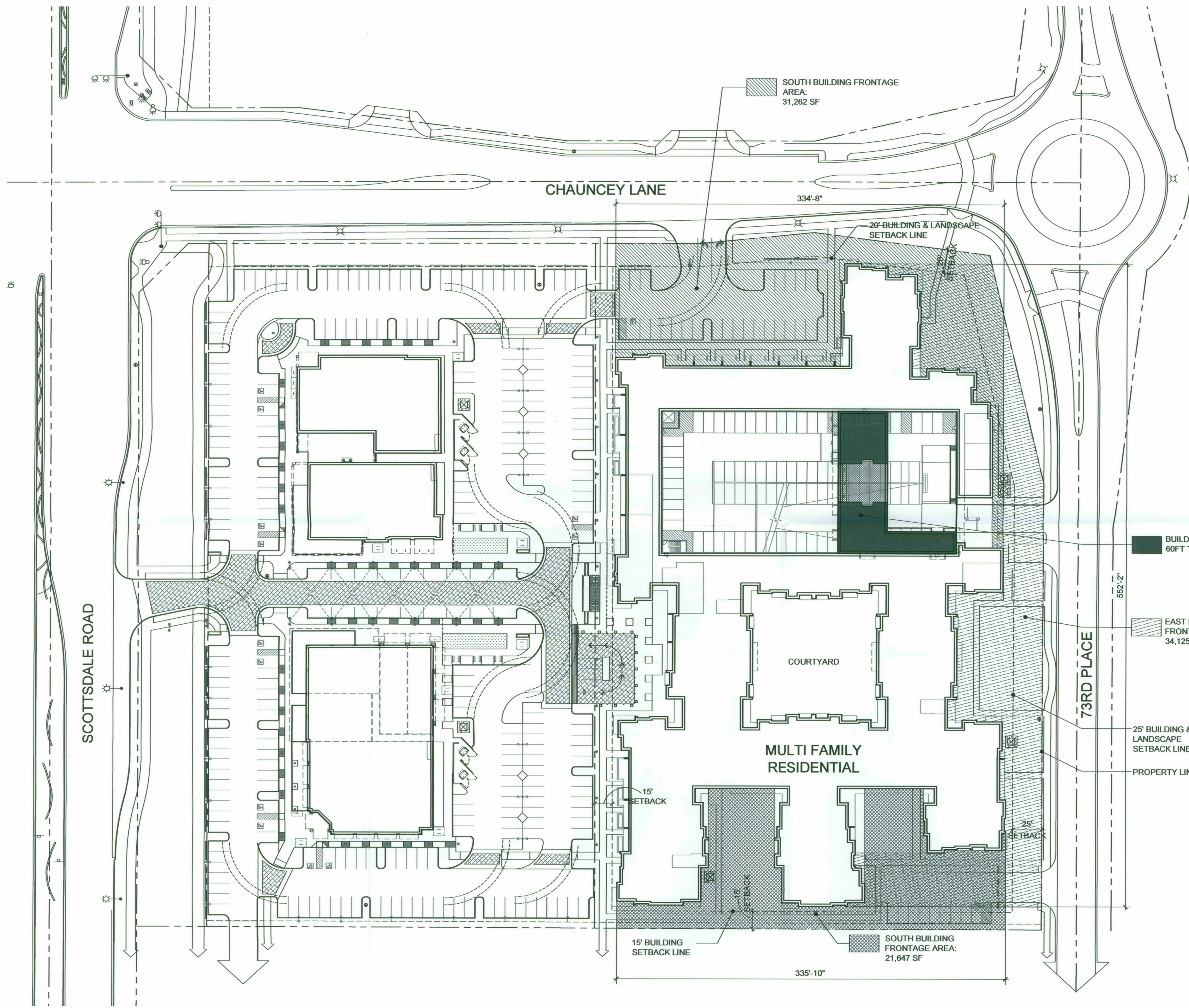
COLLABORATIVE V
DESIGN STUDIO INC.
7116 EAST 1ST AVE., SUITE 103
SCOTTSDALE, AZ 85251
480.347.0590



SCOTTSDALE
MARKETPLACE
SCOTTSDALE
ARIZONA
ADDRESS:
SEC OF SCOTTSDALE RD &
CHAUNCEY LANE

06.07.2016

ELEVATIONS



AVERAGE BUILDING SETBACK

AVE. SETBACK - PROPERTY LINE TO BUILDING

NORTH (CHAUNCEY):	93'-5"
EAST (73RD PLACE):	61'-10"
SOUTH:	64'-6"
COMBINED AVERAGE:	71'-2"

BUILDING ABOVE 60'

AREA OF BUILDING MORE THAN 60' TALL:

BUILDING AREA ABOVE 60FT:	6,330 SF
BUILDING AREA TOTAL:	116,880 SF
PERCENT TALLER THAN 60FT:	5.42%

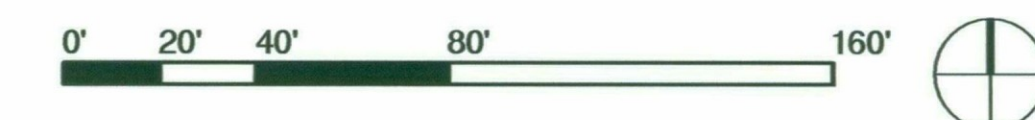
BUILDING AREA ABOVE 60FT TALL

EAST BUILDING FRONTAGE AREA: 34,125 SF

25' BUILDING & LANDSCAPE SETBACK LINE

PROPERTY LINE

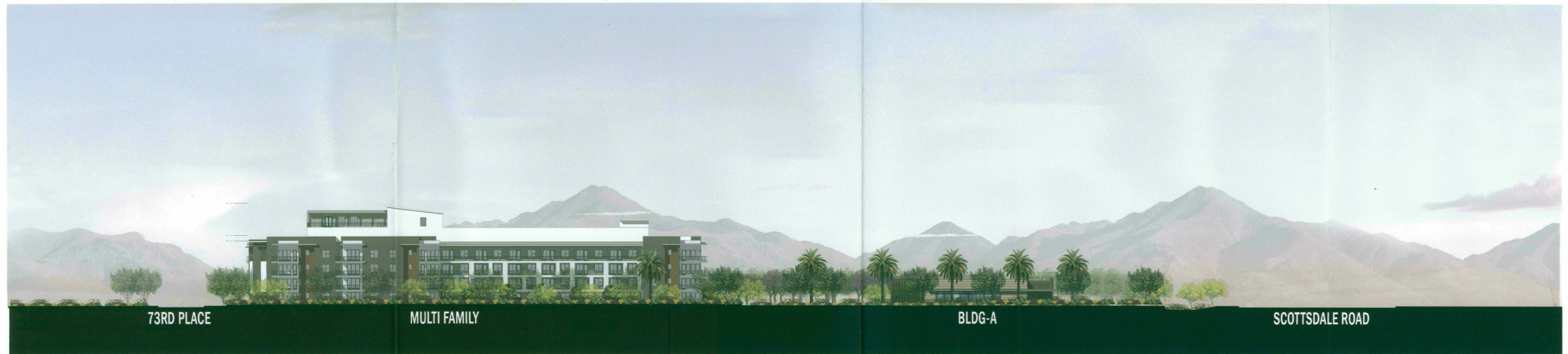
01 SITE PLAN
SCALE: 1/40





SCOTTSDALE ROAD - STREETSCAPE ELEVATION

SCALE: 1" = 40'-0"



CHAUNCEY LANE - STREETSCAPE ELEVATION

SCALE: 1" = 40'-0"



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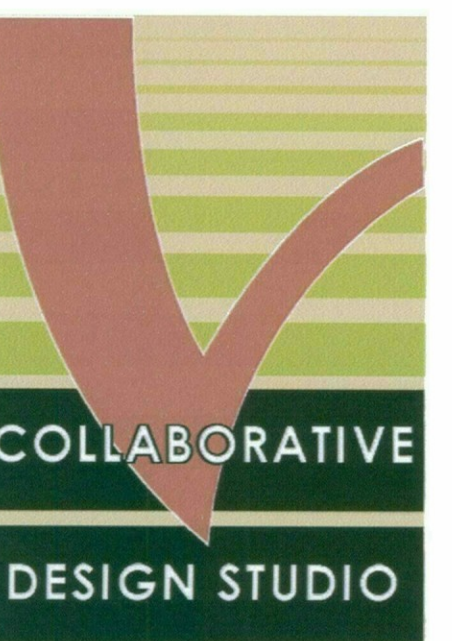
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SCOTTSDALE MARKETPLACE

SCOTTSDALE ARIZONA

ADDRESS:
SEC OF SCOTTSDALE RD &
CHAUNCEY LANE

15220
03.23.2016

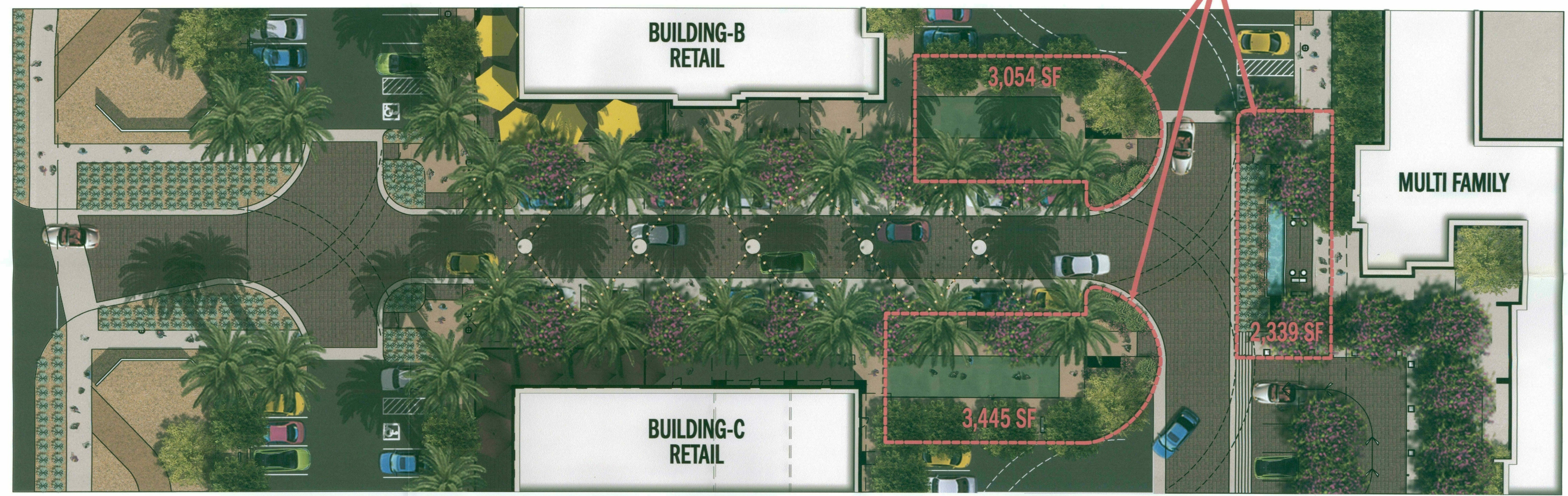
STREETSCAPE ELEVATIONS

19-ZN-2002 #4
06-09-2016



CONCEPTUAL STREETSCAPE PHOTOS

PUBLIC PLAZA TOTAL AREA: 8,838 SF



PLAZA PLAN
SCALE: 1/16" = 1'-0"



CONCEPTUAL STREETSCAPE PHOTOS

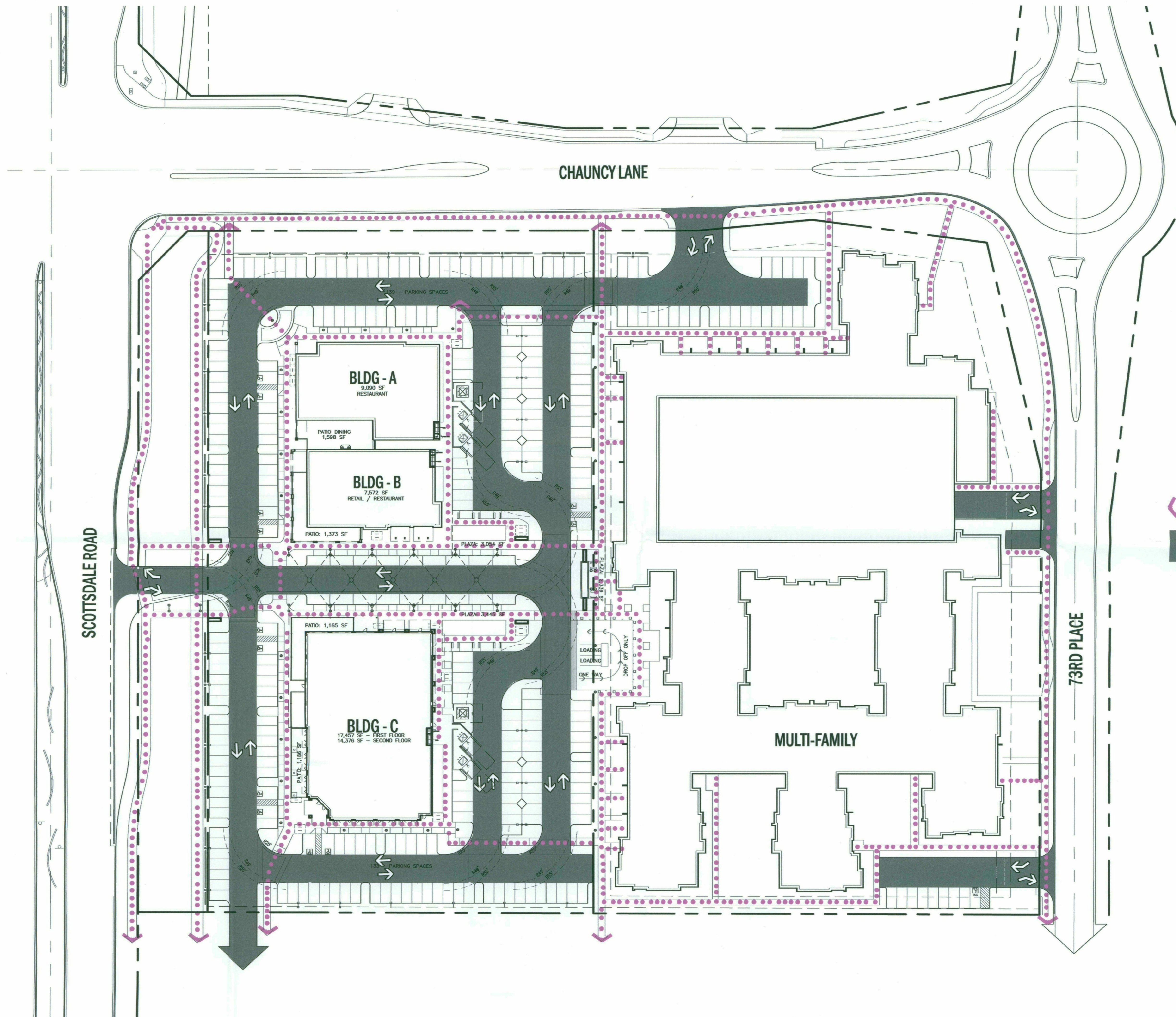
HLR ARCHITECTS
HENSLEY LAMKIN RACHEL, INC.
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WWW.HLRINC.NET
PH: 972.726.9400

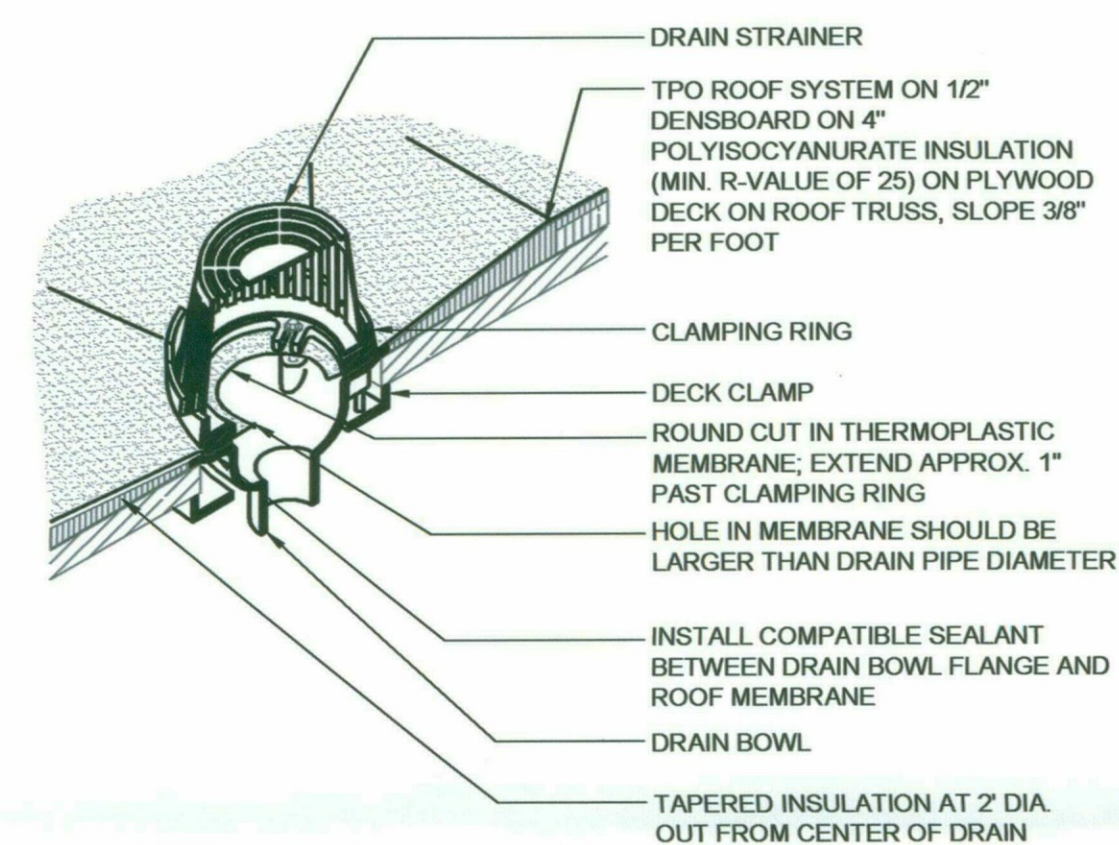
AV3
design studio
AV3DESIGNSTUDIO.COM
602.326.3387
COLLABORATIVE
DESIGN STUDIO

LGE
DESIGN BUILD

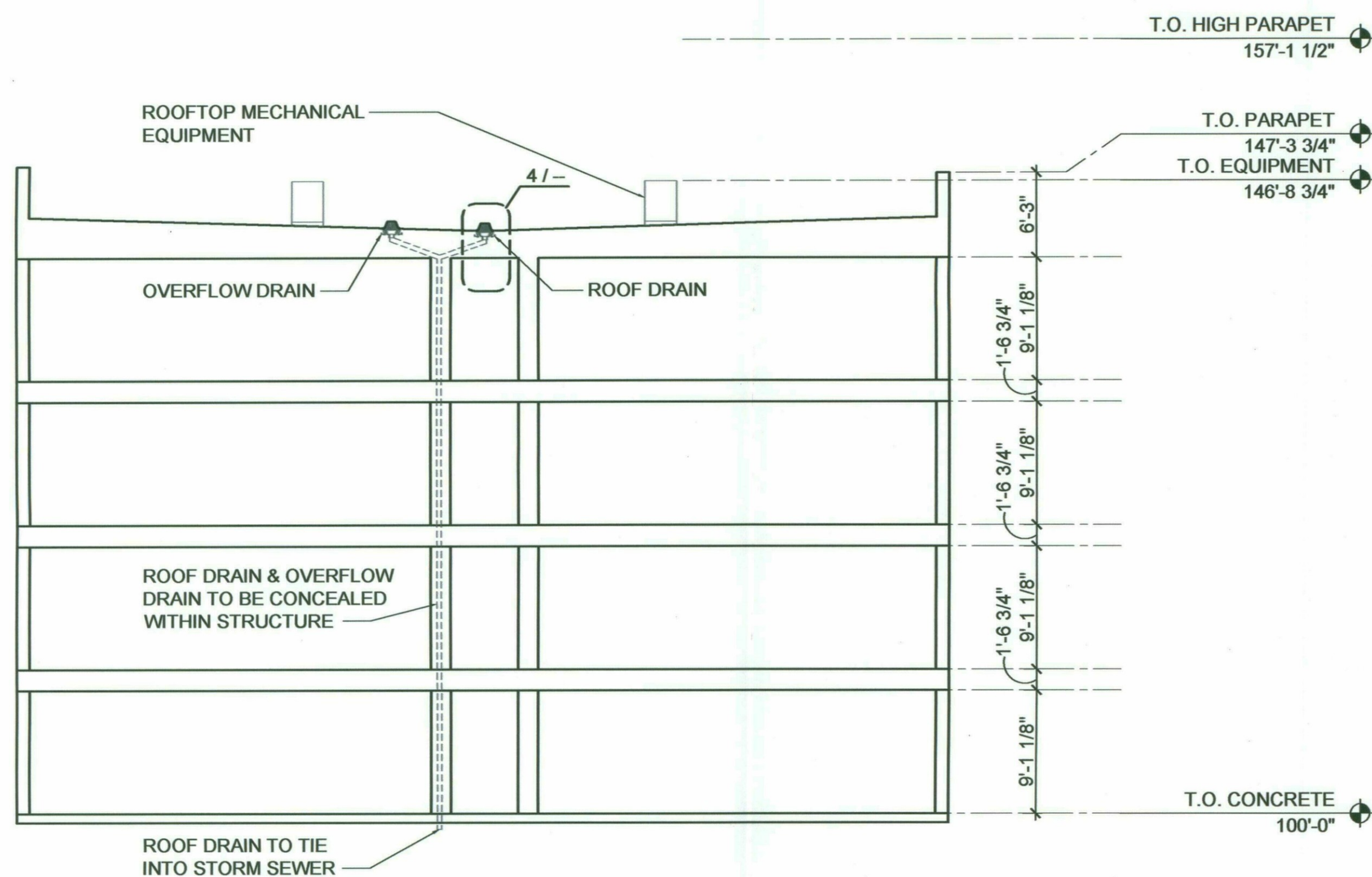
JLB PARTNERS
SCOTTSDALE MARKETPLACE
SCOTTSDALE ARIZONA
ADDRESS: SEC OF SCOTTSDALE RD & CHAUNCEY LANE
15220
03.23.2016

PUBLIC PLAZA EXHIBIT
19-ZN-2002 #4
06-09-2016





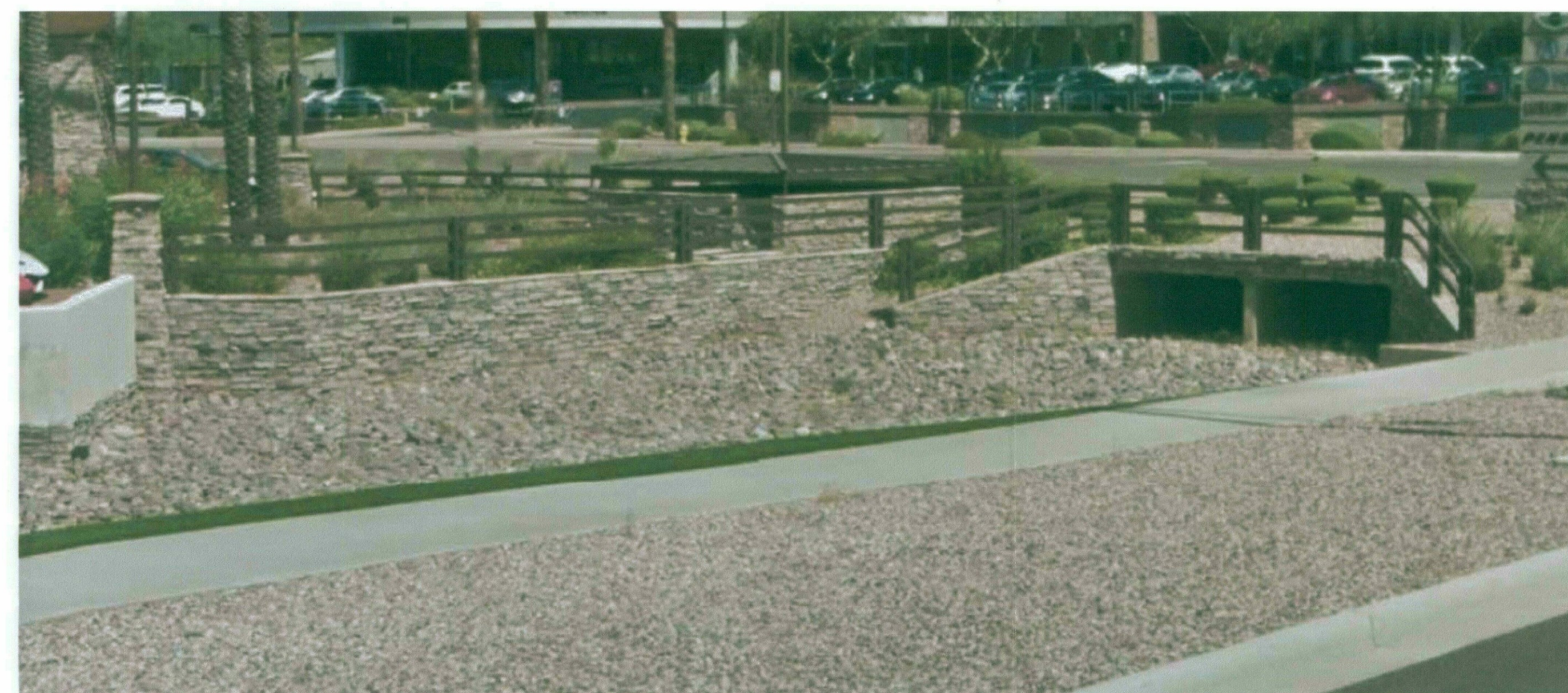
04 ROOF DRAIN DETAIL
SCALE: N.T.S.



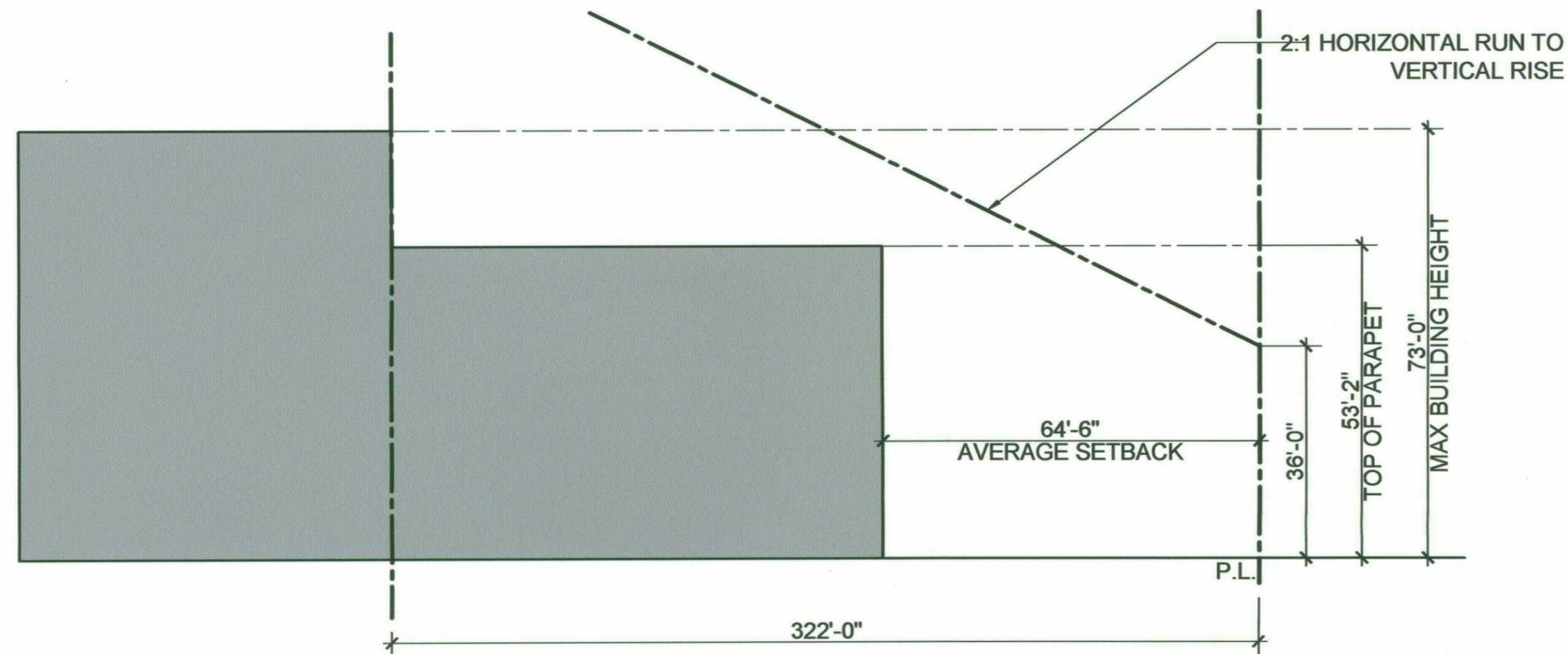
03 ROOF DRAINAGE & MECHANICAL SCREENING EXHIBIT
SCALE: 1/8" = 1'-0"



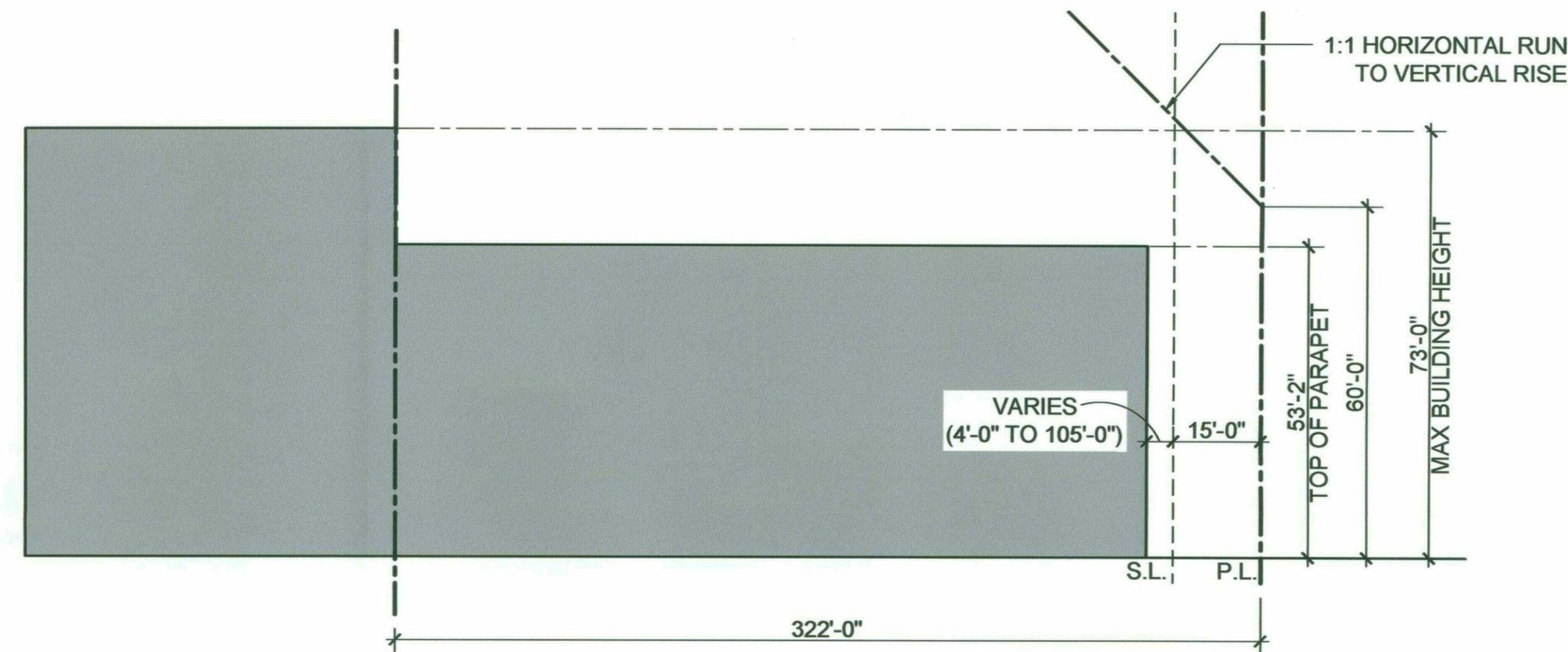
02 SCENIC CORRIDOR TYP. DETAILS - RIP RAP & FENCING
SCALE: N.T.S.



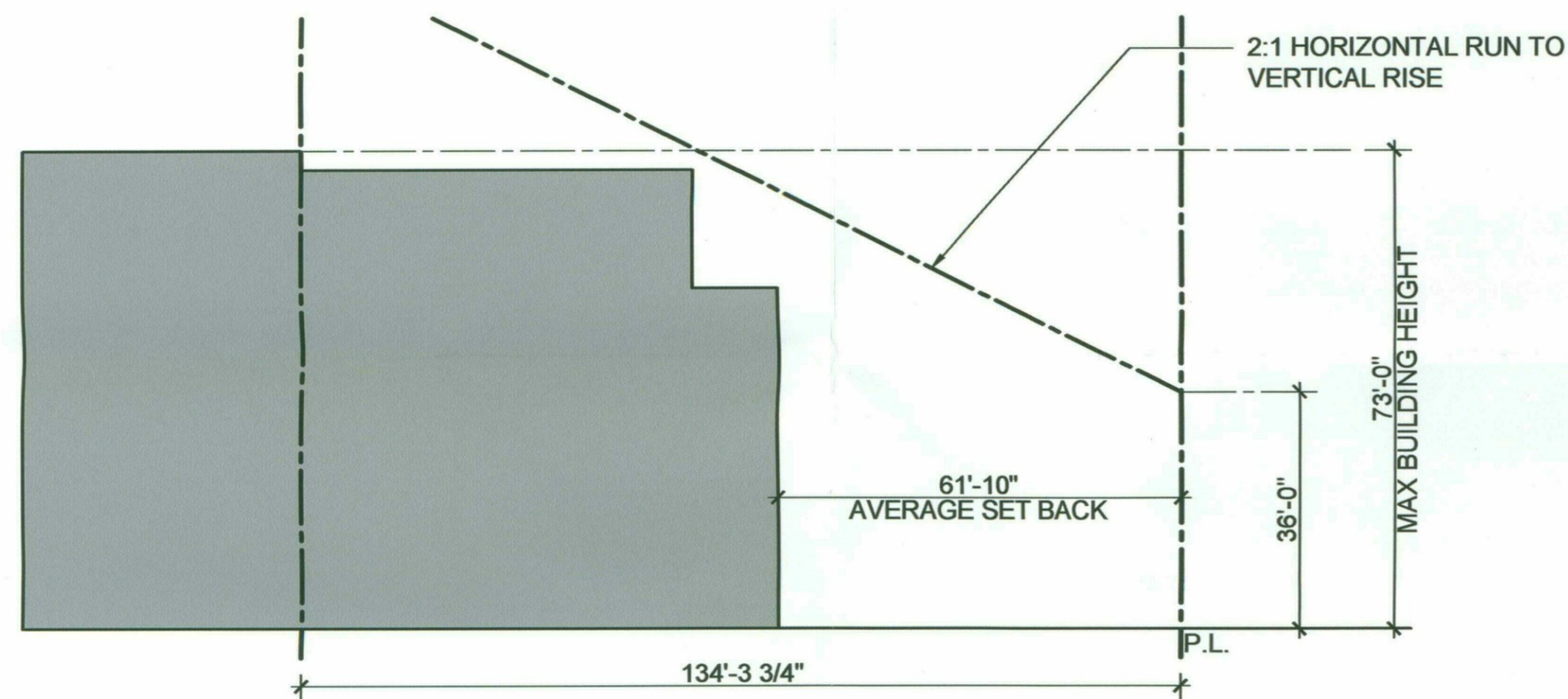
01 SCENIC CORRIDOR TYP. DETAILS - RIP RAP & FENCING
SCALE: N.T.S.



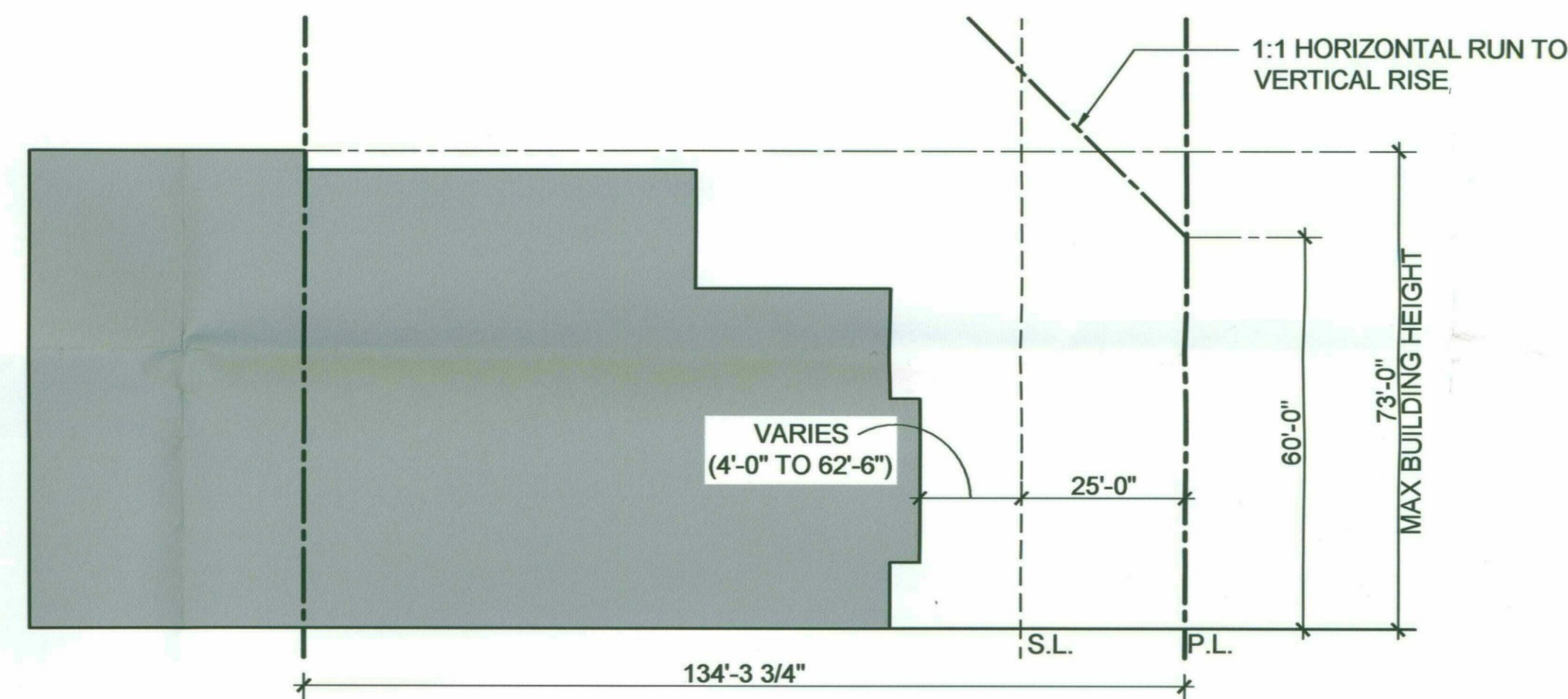
07 BLDG. STEP BACK EXHIBIT C - SOUTH - 2:1 @ 36'
SCALE: N.T.S.



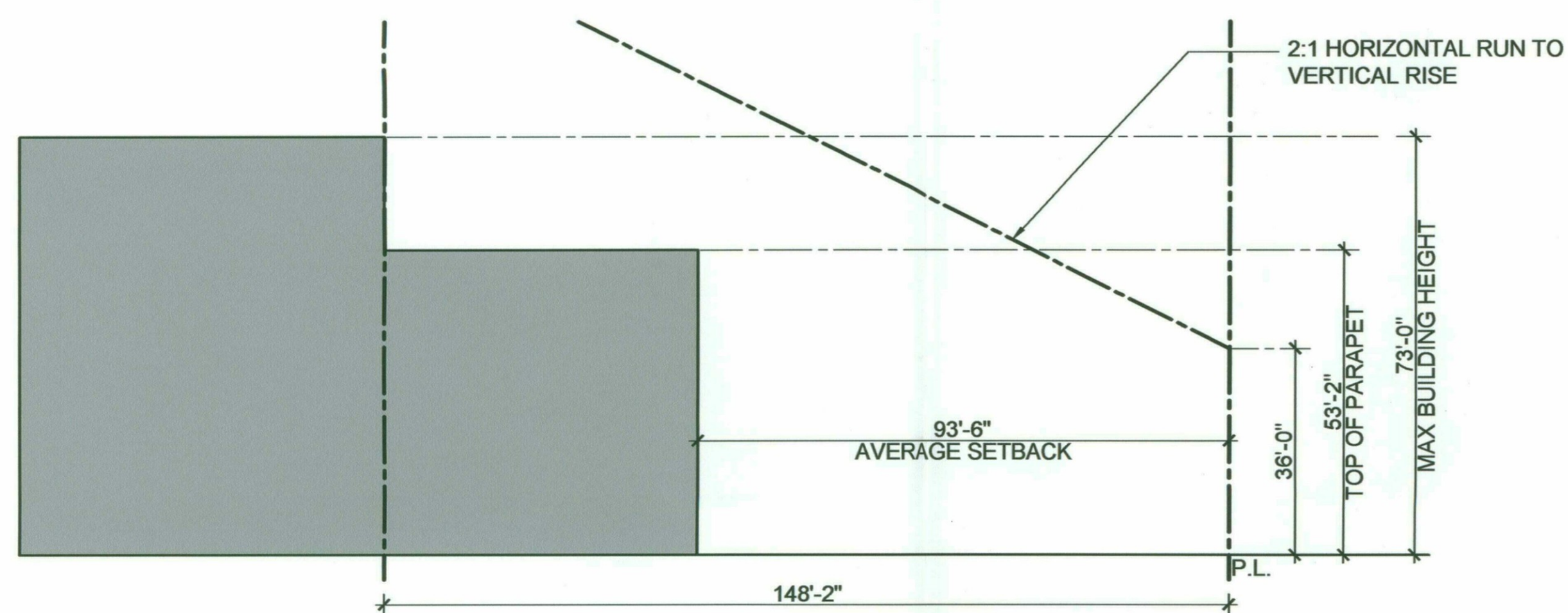
04 BLDG. STEP BACK EXHIBIT C - SOUTH - 1:1 @ 60'
SCALE: N.T.S.



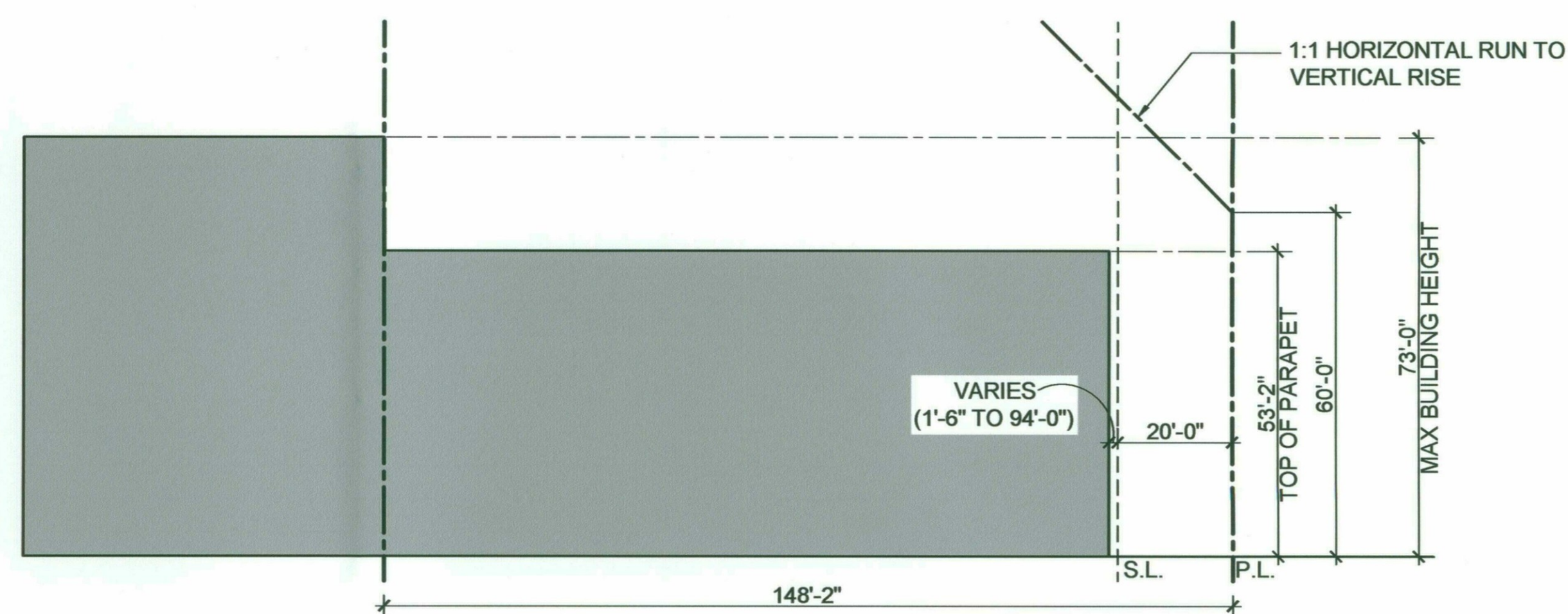
06 BLDG. STEP BACK EXHIBIT B - EAST - 2:1 @ 36'
SCALE: N.T.S.



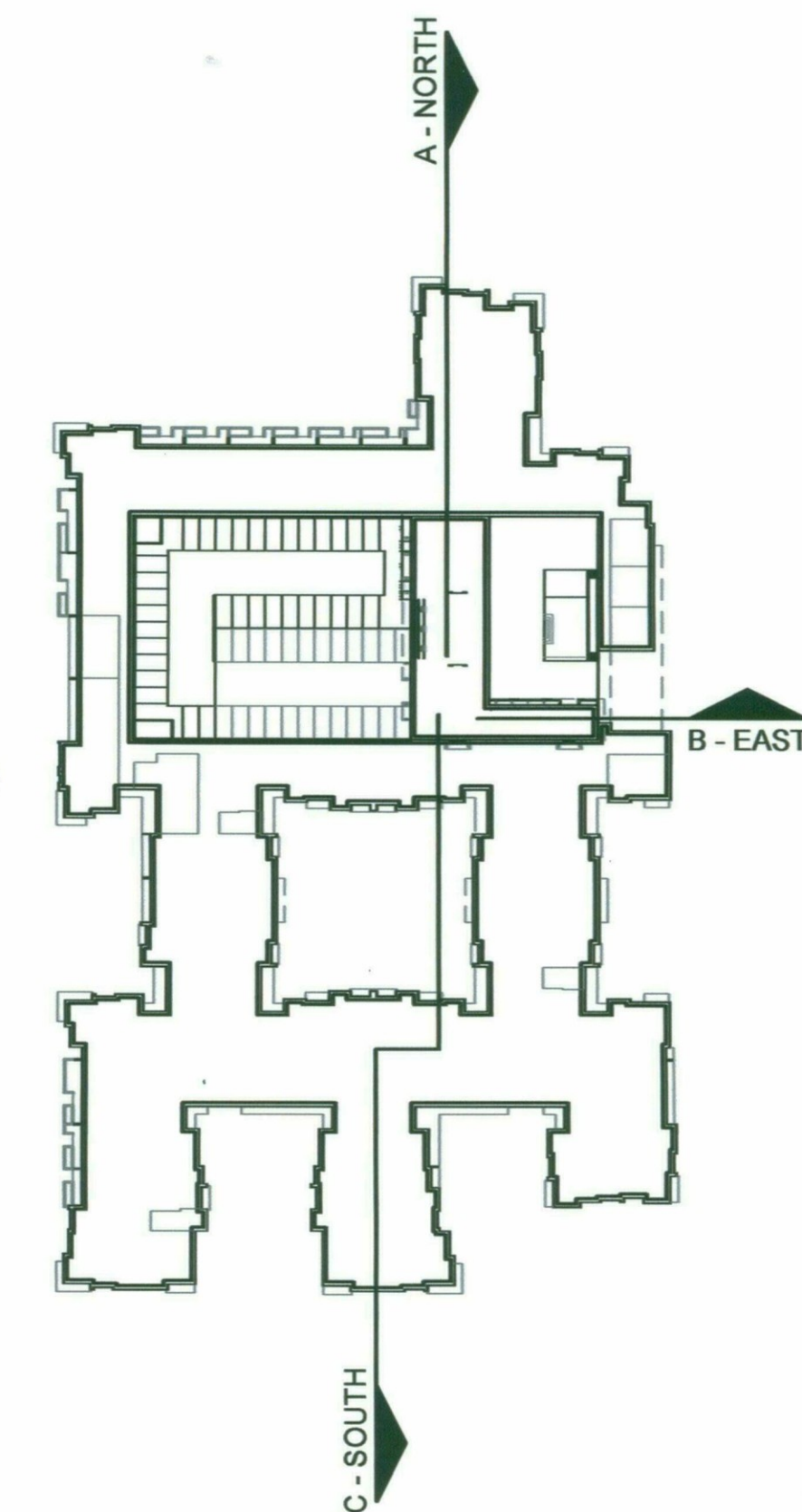
03 BLDG. STEP BACK EXHIBIT B - EAST - 1:1 @ 60'
SCALE: N.T.S.



05 BLDG. STEP BACK EXHIBIT A - NORTH - 2:1 @ 36'
SCALE: N.T.S.

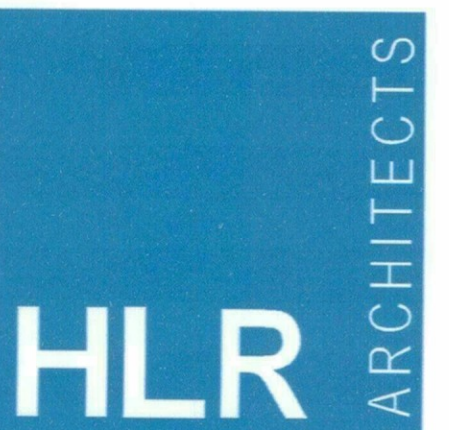
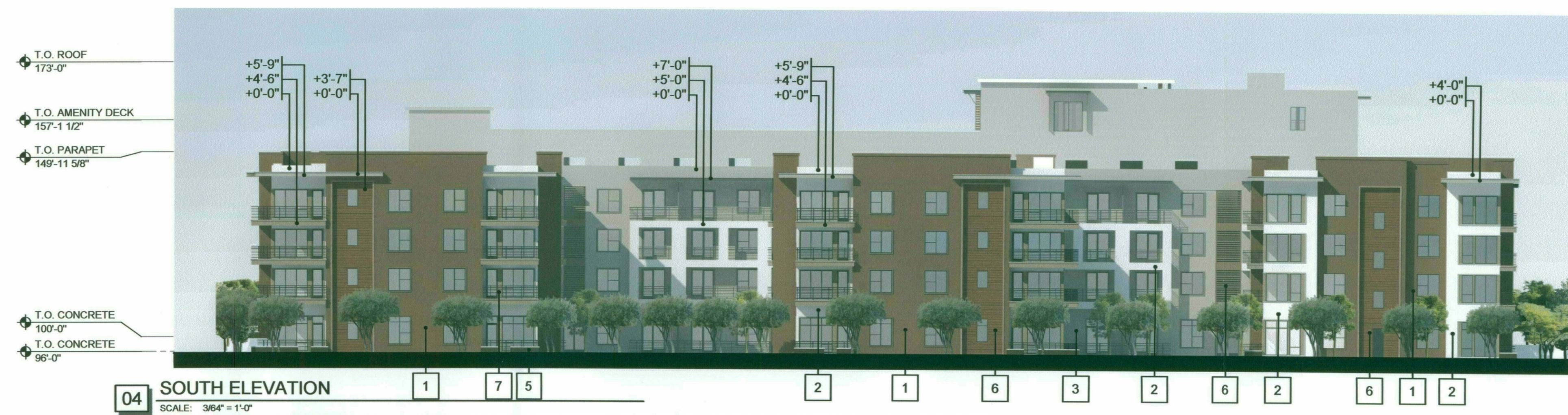


02 BLDG. STEP BACK EXHIBIT A - NORTH - 1:1 @ 60'
SCALE: N.T.S.



01 KEY PLAN
SCALE: N.T.S.

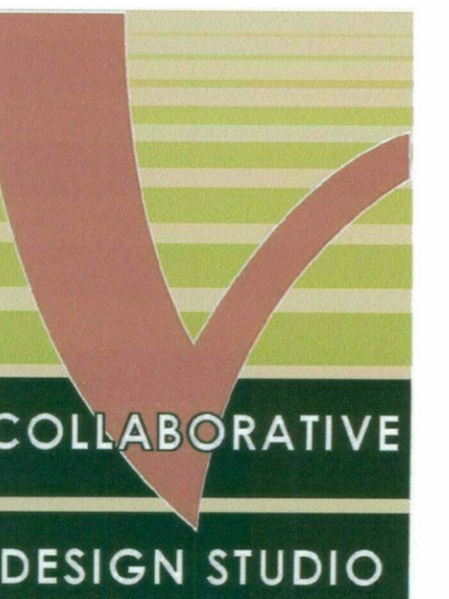
ELEVATION LEGEND		V.05.29.13
1	STUCCO FINISH SYSTEM - COLOR 1	
2	STUCCO FINISH SYSTEM - COLOR 2	
3	STUCCO FINISH SYSTEM - COLOR 3	
4	NOT USED	
5	BURNISHED BLOCK MASONRY UNITS	
6	NICHHA VINTAGEWOOD SIDING - CEDAR	
7	PAINTED METAL RAILING	



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SCOTTSDALE MARKETPLACE
 SCOTTSDALE ARIZONA
 ADDRESS:
 SEC OF SCOTTSDALE RD &
 CHAUNCEY LANE

06.07.2016

MULTI-FAMILY ELEVATIONS

19-ZN-2002 #4
 06-09-2016



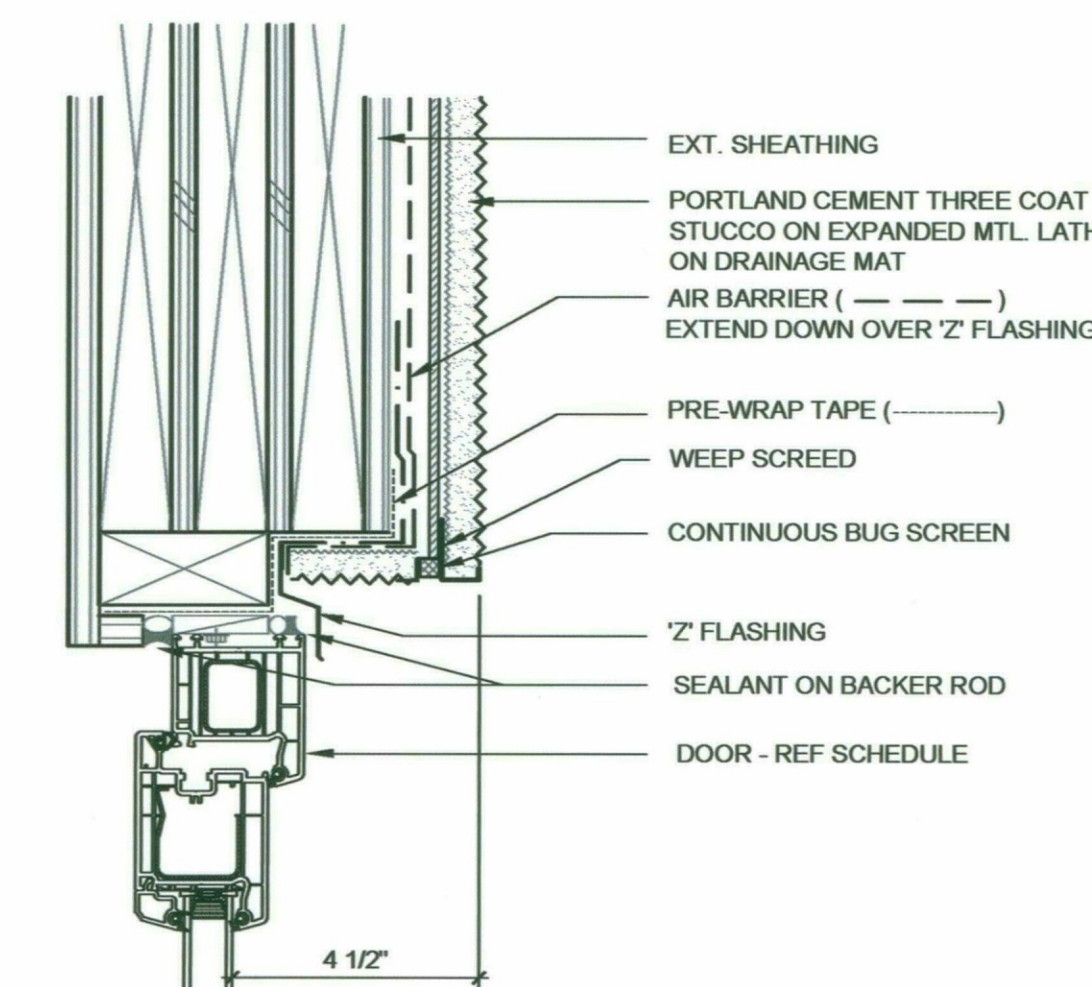
6 PRIMARY CORNER BALCONY SHADING
SCALE: N.T.S.



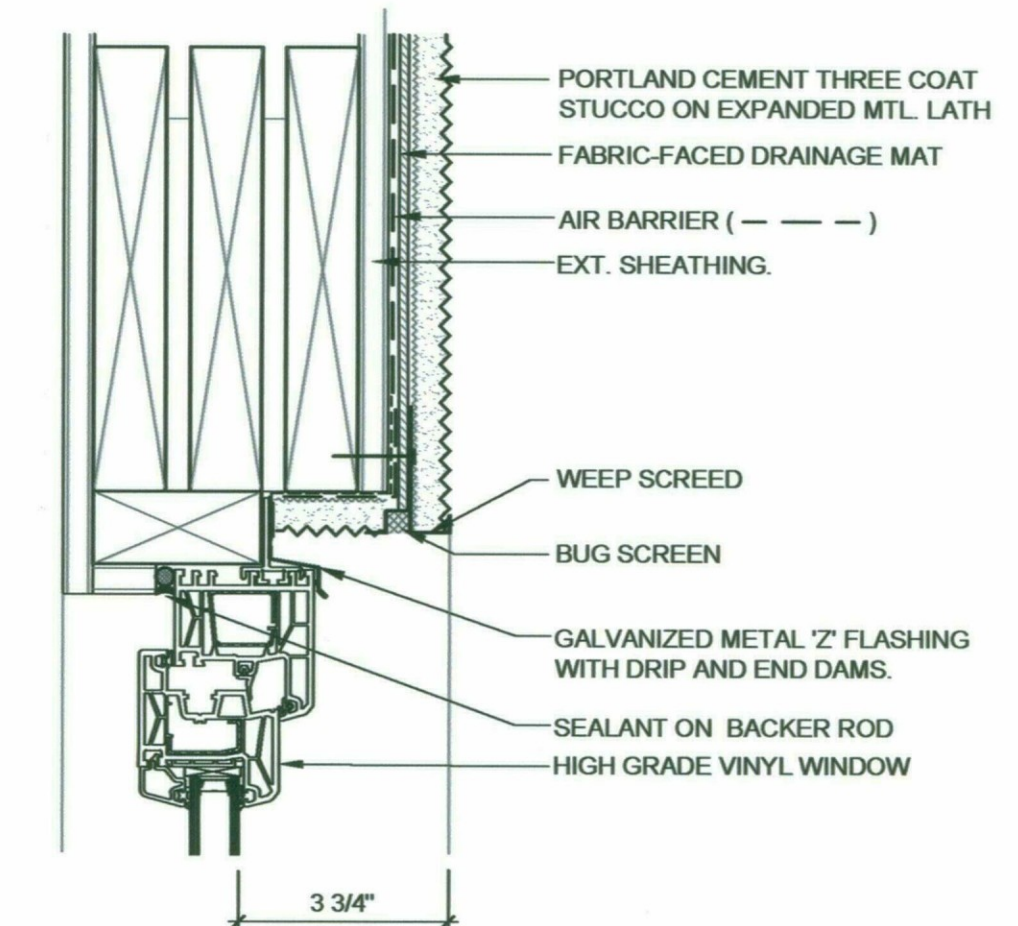
5 SECONDARY CORNER BALCONY SHADING
SCALE: N.T.S.



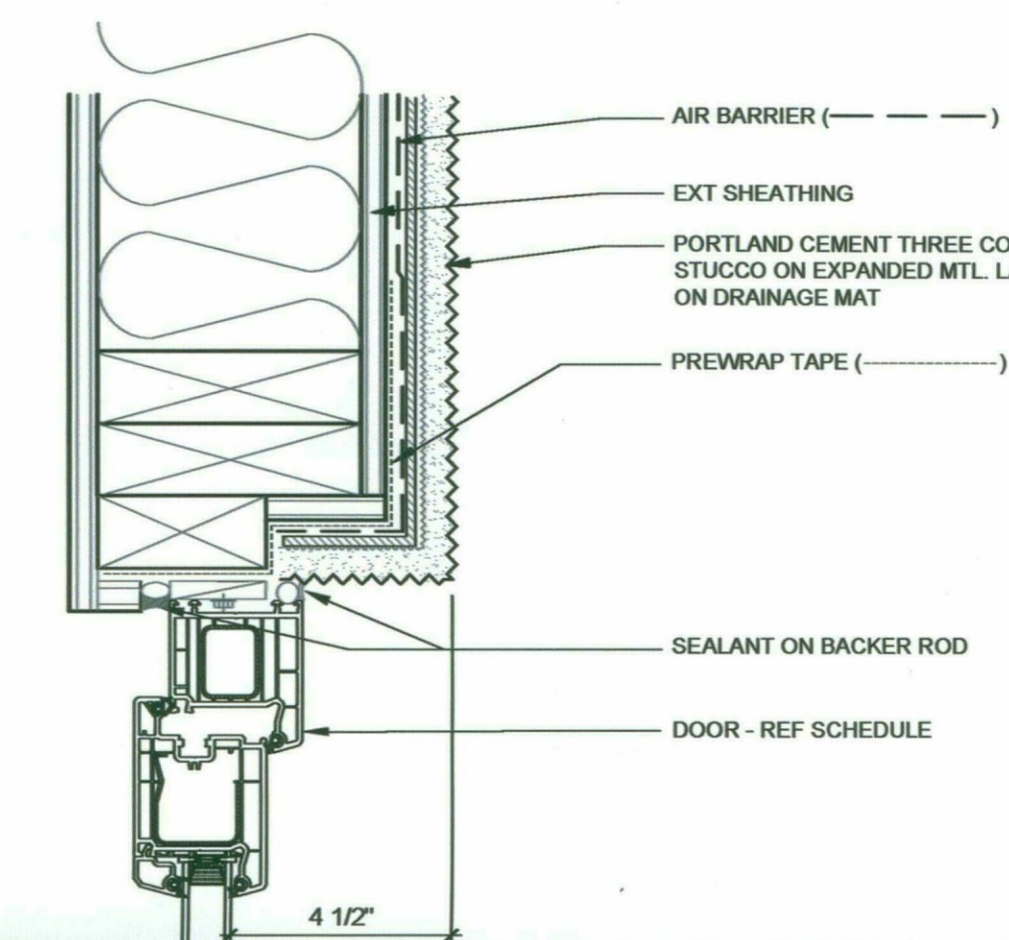
02 TYP. BALCONY SHADING
SCALE: N.T.S.



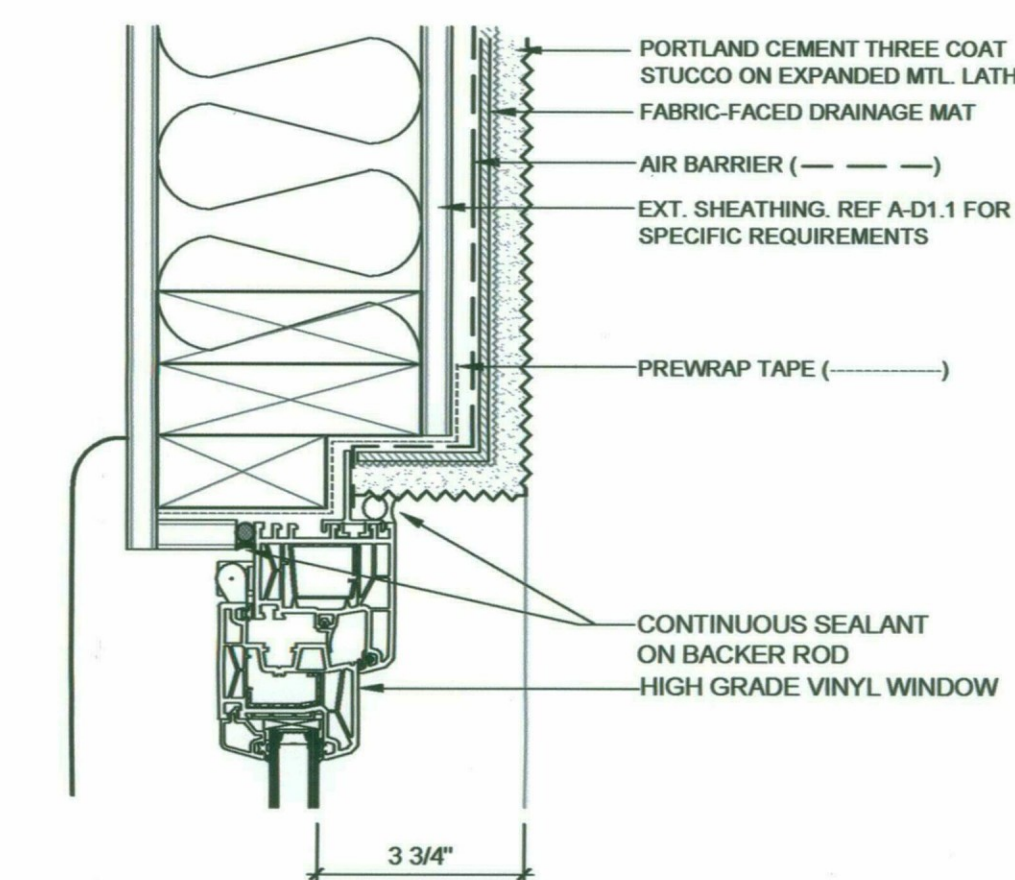
8 DOOR HEAD
SCALE: 3" = 1'-0"



7 WINDOW HEAD
SCALE: 3" = 1'-0"



4 DOOR JAMB
SCALE: 3" = 1'-0"



3 WINDOW JAMB
SCALE: 3" = 1'-0"

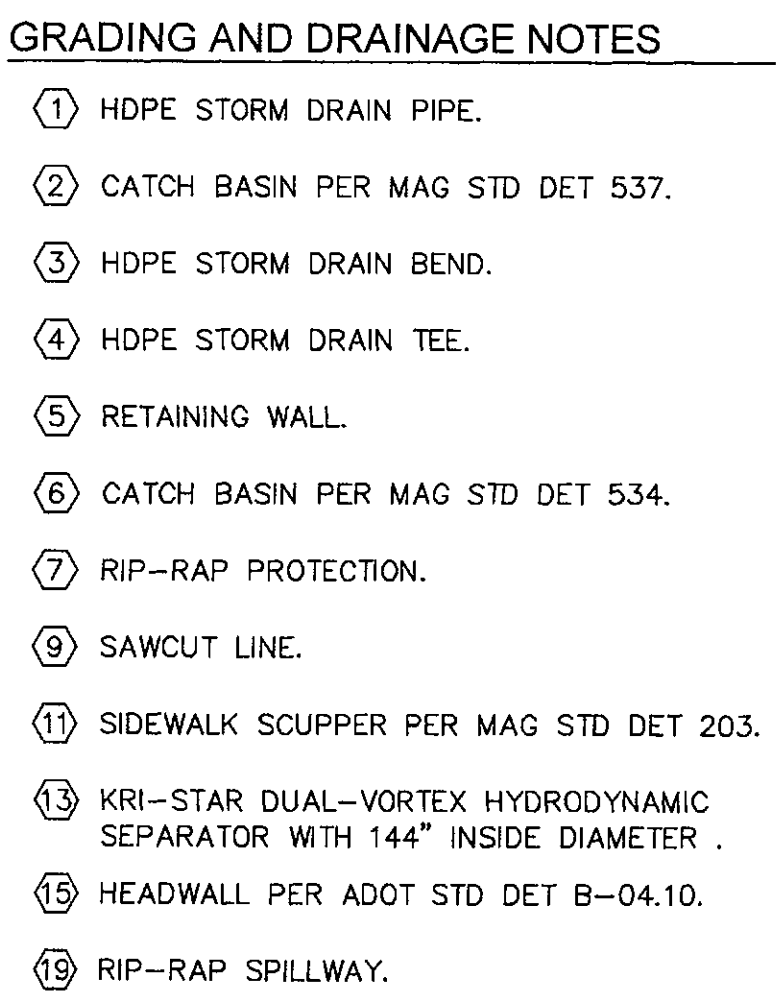
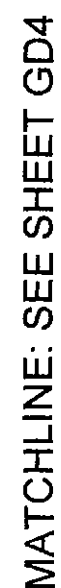
NOTE:

1. ABOVE ARE TYPICAL PATIO DOOR AND WINDOW DETAILS SHOWING RELATION OF GLAZING TO FACE OF BUILDING FINISH



01 PARTIAL WEST ELEVATION SHADOW STUDY - 6/10 2:00 PM
SCALE: 1:80

Case 1:16-cv-00001-UNA Document 1-1 Filed 06/08/16 Page 1 of 1
 Case No. 16-00001
 Case Title: PHX_Civil\191447014 - JLB Crossroads South\CA00\147014P-00.dwg, Layout: 603 Jun 09, 2016 - 7:18am traveler.jones
 User: JLB
 XREFS: X447014\FX X447014\DWG X447014\TEXT X447014\TABLE
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PROJECT No.
191447014
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: CGF
DESIGN BY: TMJ
CHECK BY: SEH
DATE: 3/31/16

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

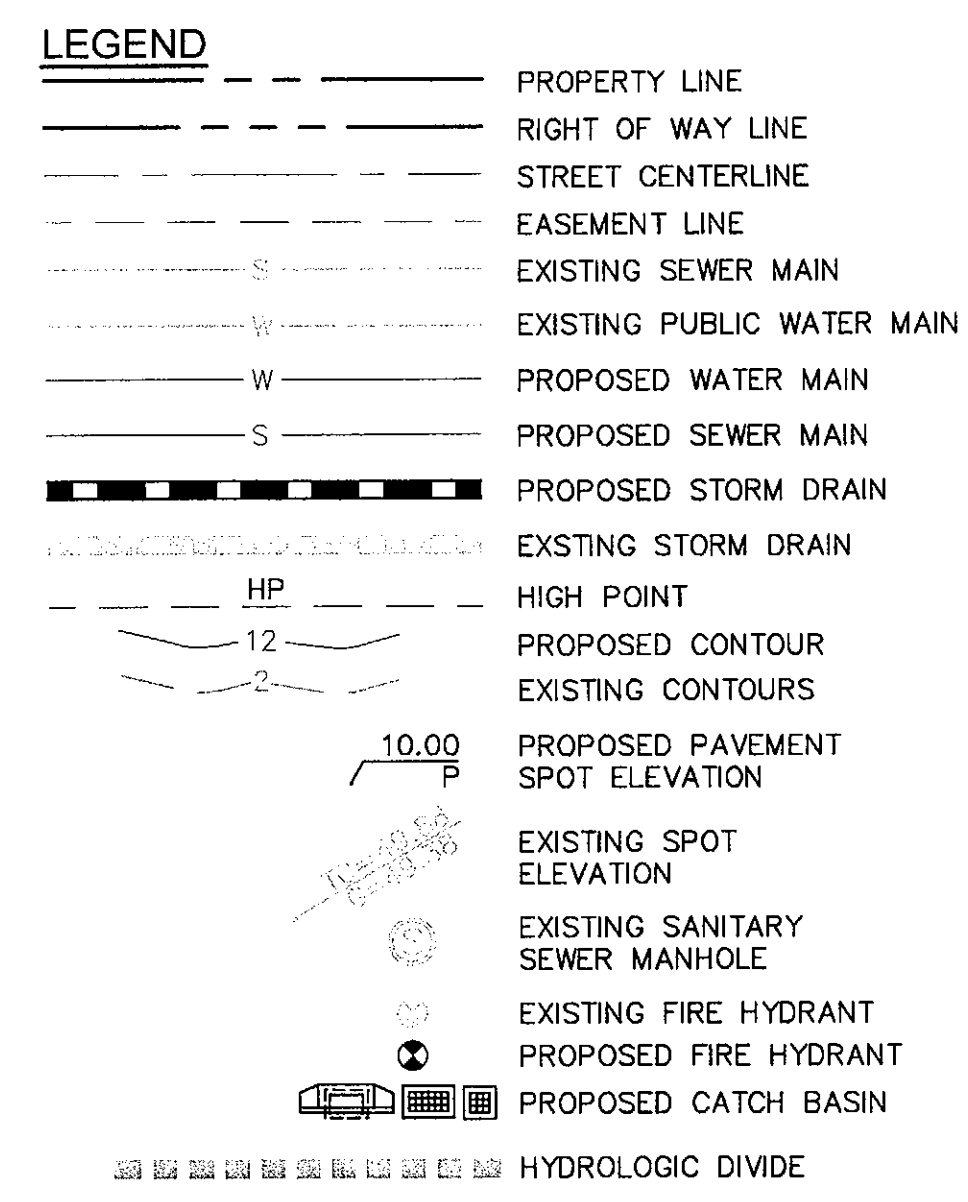
Kimley-Horn

ENGINEER S. HANEY
PE NO. 37059 DATE 03/16

GD3
3 OF 5 SHEETS

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Phoenix, Arizona 85020 (602) 944-5500

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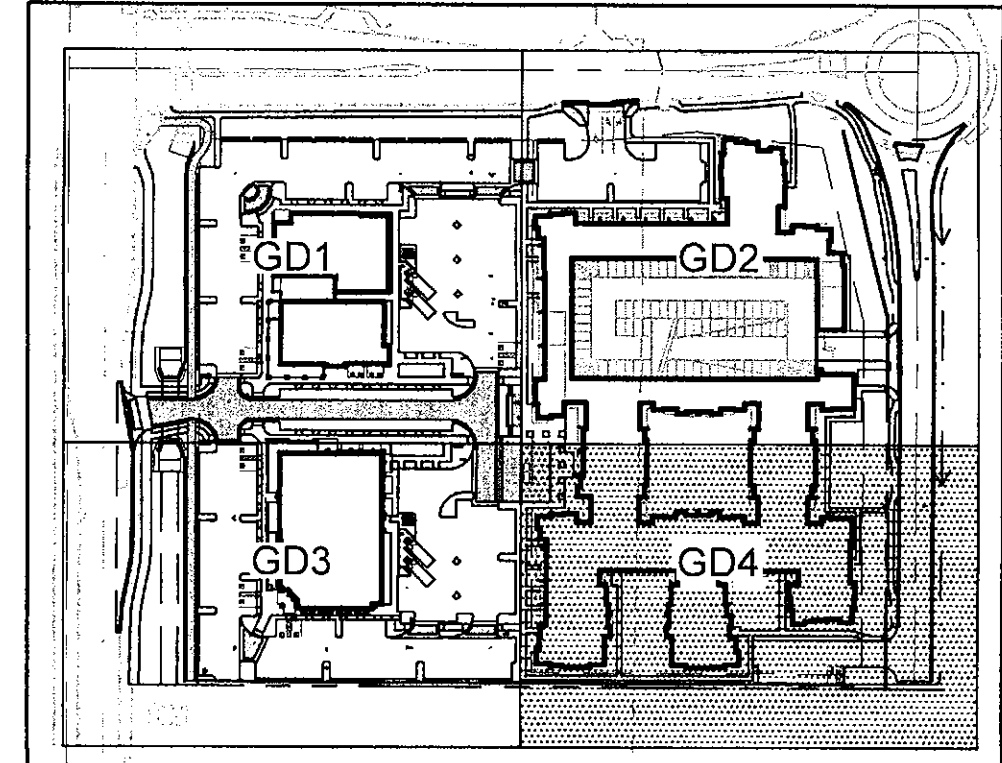
- ① HDPE STORM DRAIN PIPE.
- ③ HDPE STORM DRAIN BEND.
- ④ HDPE STORM DRAIN TEE.
- ⑤ RETAINING WALL.
- ⑦ RIP-RAP PROTECTION.
- ⑧ STORM DRAIN HEADWALL PER MAG STD DET 501.
- ⑪ SIDEWALK SCUPPER PER MAG STD DET 203.
- ⑬ BARRICADES PER MAG STD DET 130.
- ⑰ ADS FLARED END SECTION.
- ⑲ RIP-RAP SPILLWAY.
- ⑳ 4' WIDE CURB OPENING.
- ㉑ DRAINAGE SWALE, 4:1 MAXIMUM SIDE SLOPES. ELEVATIONS PER PLAN.

BENCHMARK

PER SURVEY INNOVATION GROUP, THE BENCHMARK IS CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF UNION HILLS (MAYO BOULEVARD) AND SCOTTSDALE ROAD.

ELEVATION = 1588.43 (NAVD'88)

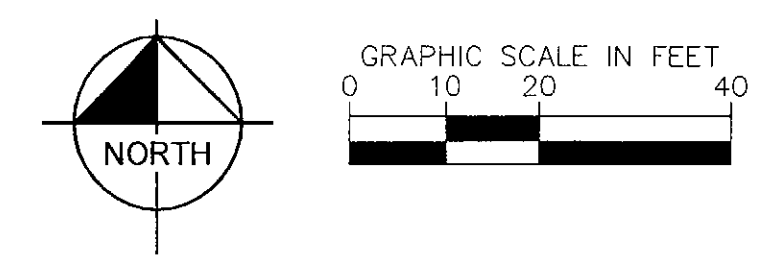
BASIS OF BEARING
PER SURVEY INNOVATION GROUP, THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS S00°09'29"W.



KEY MAP
N.T.S.

NOTES

1. ADD 1500' TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.



**CALL TWO WORKING DAYS
BEFORE YOU DIG**
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

SEC SCOTTSDALE ROAD AND CHAUNCEY LANE
**PRELIMINARY GRADING AND
DRAINAGE PLAN**
SCOTTSDALE, ARIZONA

PROJECT No. 191447014
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: CGF
DESIGN BY: TMJ
CHECK BY: SEH
DATE: 3/31/16

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

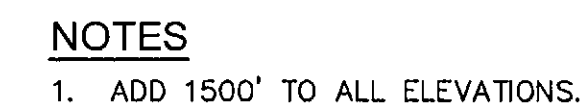
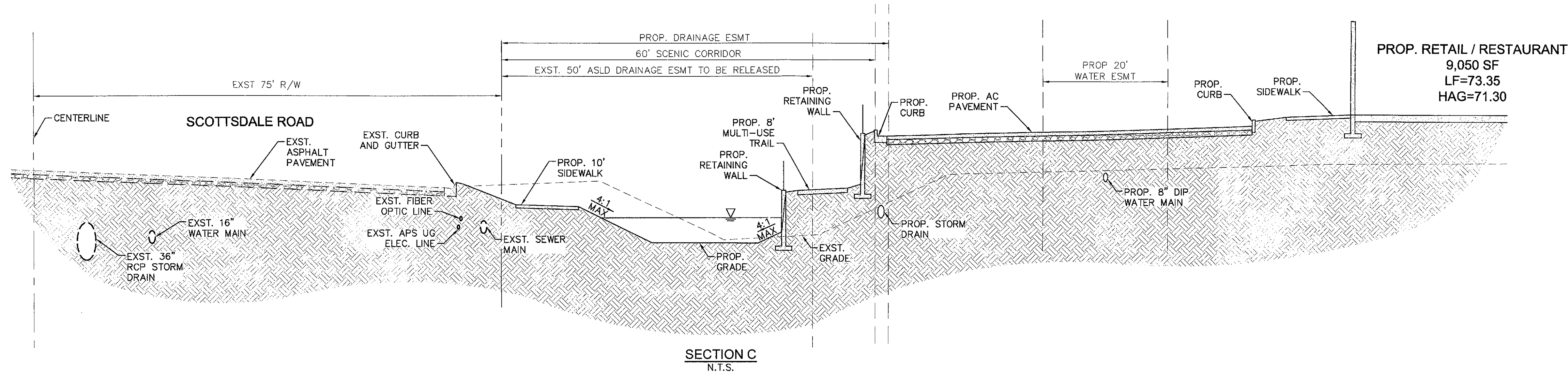
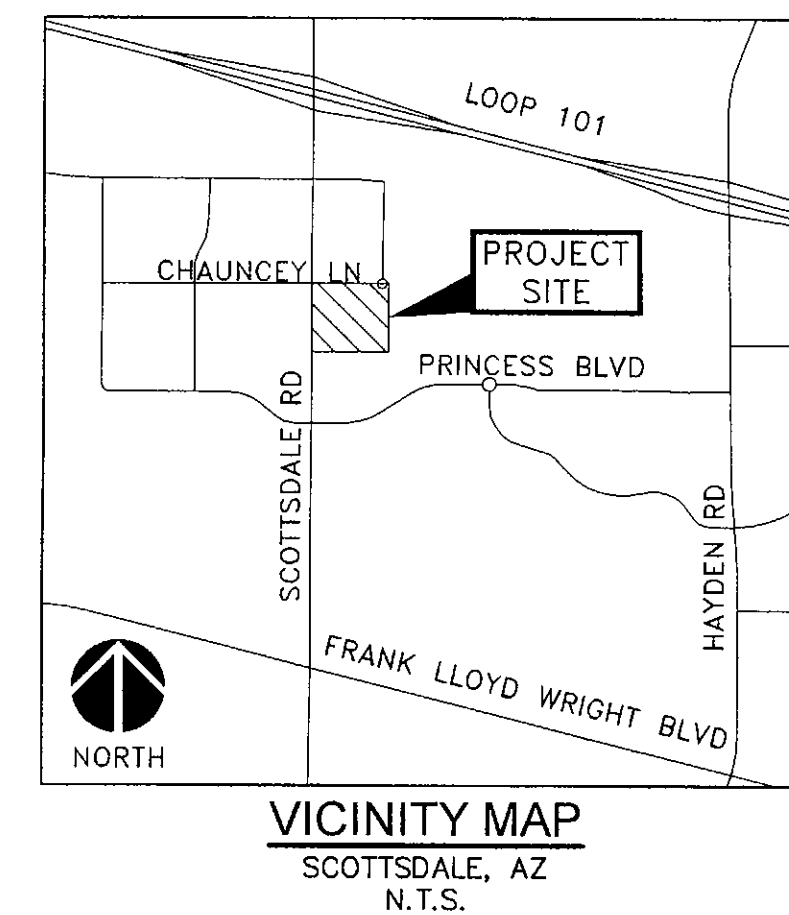
Kimley-Horn

ENGINEER S. HANEY
PE NO. 37059 DATE 03/16

GD4
4 OF 5 SHEETS

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PHK_Civil\19147014 -- JIB Crossroads South\CA00\447014Pr-e-G0.dwg, Layout:605 Jun 09, 2016 -- 7:19am tracer:phes



**CALL TWO WORKING DAYS
BEFORE YOU DIG**
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

SEC SCOTTSDALE ROAD AND CHAUNCEY LANE

SECTIONS

SCOTTSDALE, ARIZONA

PROJECT No.	191447014
SCALE (H):	NONE
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	3/31/16

PRELIMINARY
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Kimley-Horn

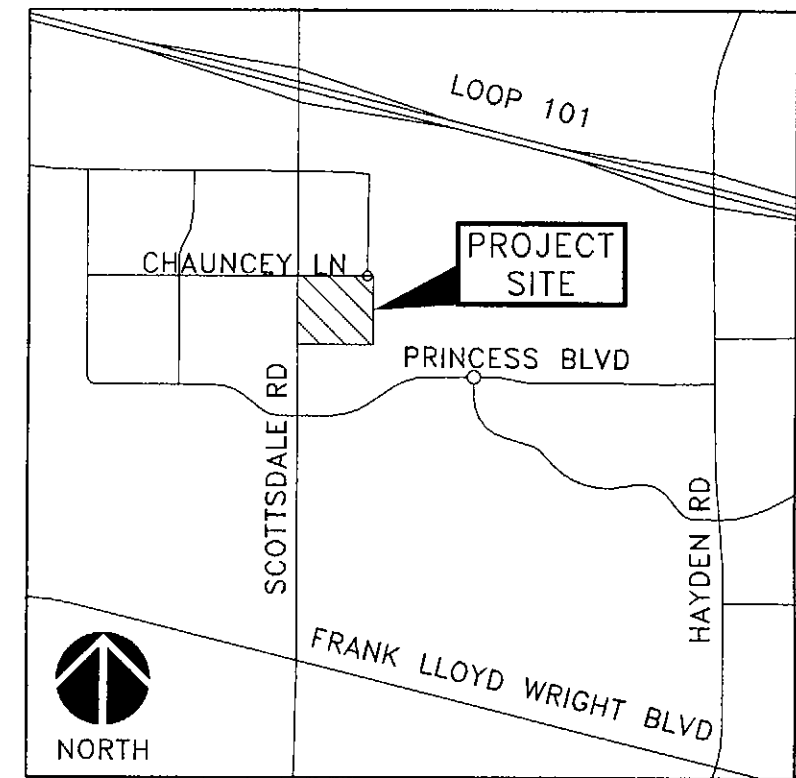
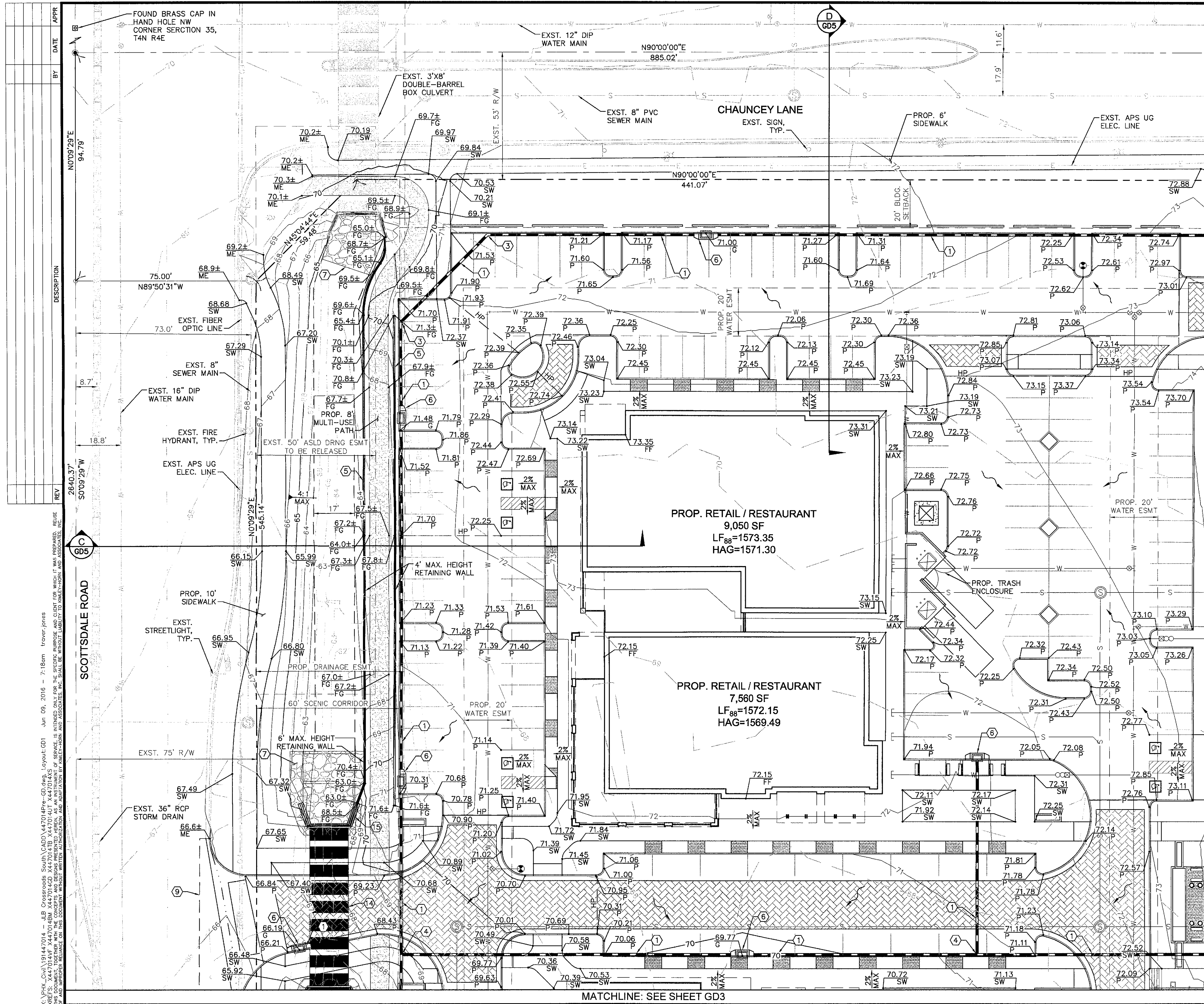
ENGINEER S. HANEY
PE NO. 37059 DATE 03/10

447014Pre-GD.dwg

GD5

5 OF 5 SHEET

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VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

GRADING AND DRAINAGE NOTES

- ① HDPE STORM DRAIN PIPE.
- ③ HDPE STORM DRAIN BEND.
- ④ HDPE STORM DRAIN TEE.
- ⑤ RETAINING WALL.
- ⑥ CATCH BASIN PER MAG STD DET 534.
- ⑦ RIP-RAP PROTECTION.
- ⑨ SAWCUT LINE.
- ⑭ 3'X8' DOUBLE-BARREL BOX CULVERT.
- ⑮ HEADWALL PER ADOT STD DET B-04.10.

DEVELOPER/OWNER

JLB PARTNERS
9237 E VIA DE VENTURA, SUITE 215
SCOTTSDALE, ARIZONA 85258
PH: (480) 800-3070
CONTACT: KEVIN RANSIL

CIVIL ENGINEER

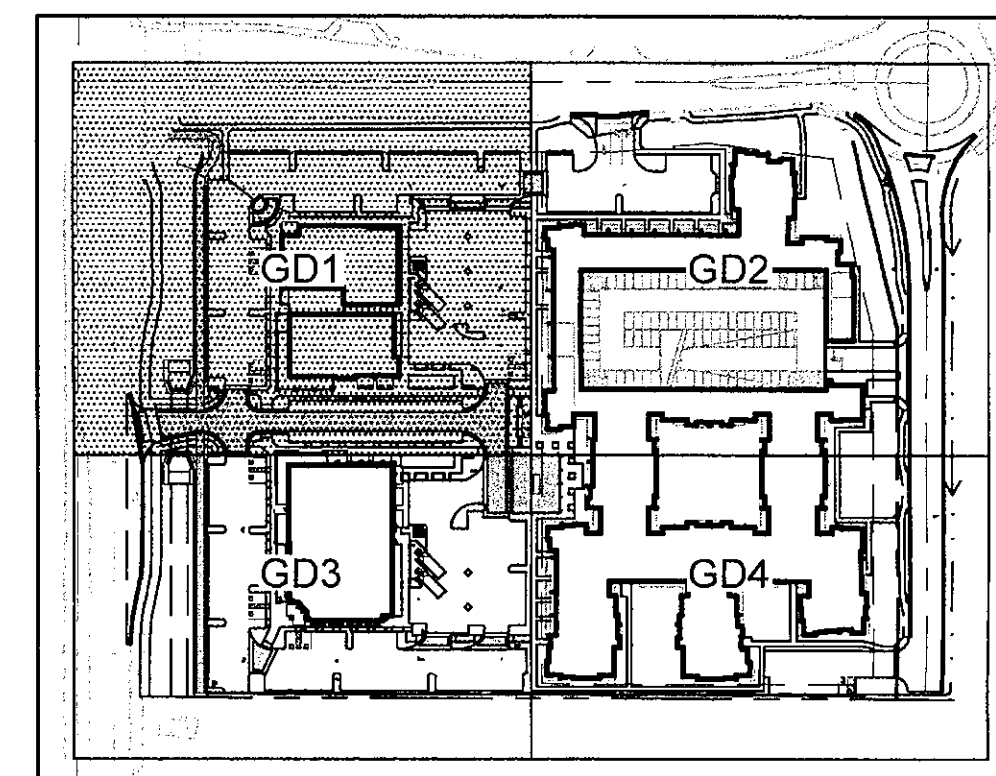
KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
TEL. NO. (602) 944-5500
CONTACT: STEVE HANEY, PE

LAND SURVEYOR

SURVEY INNOVATION GROUP, INC
7301 EAST EVANS ROAD
SCOTTSDALE, ARIZONA 85260
PH: (480) 922-0780
CONTACT: JASON SEGNERI, P.L.S.

ARCHITECT

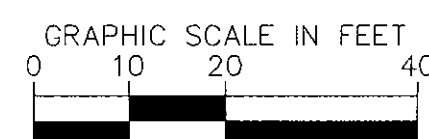
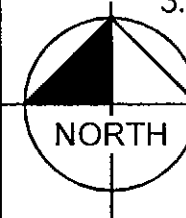
HENSLEY LAMKIN RACHEL, INC.
11200 BROADWAY, SUITE 2749
PEARLAND, TEXAS 77584
PH: (832) 379-2983
CONTACT: ROBERT BOOTH



KEY MAP
N.T.S.

NOTES

1. ADD 1500' TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET GD4 FOR LEGEND.



CALL TWO TOLLING DAYS
BEFORE TYPING
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

SEC SCOTTSDALE ROAD AND CHAUNCEY LANE
**PRELIMINARY GRADING AND
DRAINAGE PLAN**
SCOTTSDALE, ARIZONA

PROJECT No.
191447014
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: CGF
DESIGN BY: TMJ
CHECK BY: SEH
DATE: 3/31/16

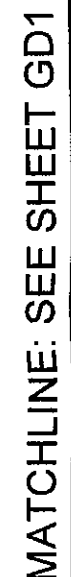
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Kimley»Horn
ENGINEER S. HANEY
PE NO. 37052, DATE 03/16
447014Prel-GD.dwg

GD1
1 OF 5 SHEETS

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JLB PARTNERS

\\phx_civil\191447014 - jLB Crossroads South\CADD\1477014Pre-CD.dwg, Layout: 002 Jun 09, 2016 - 7:18am trover,jones



- ① HDPE STORM DRAIN PIPE.
- ⑥ CATCH BASIN PER MAG STD DET 534.
- ⑦ RIP-RAP PROTECTION.
- ⑧ STORM DRAIN HEADWALL PER MAG STD DET 501.
- ⑨ SAWCUT LINE.
- ⑪ SIDEWALK SCUPPER PER MAG STD DET 203.
- ⑪ ADS FLARED END SECTION.
- ⑪ 12" NYLOPLAST AREA DRAIN.
- ⑪ RIP-RAP SPILLWAY.
- ⑪ 4' WIDE CURB OPENING.
- ⑪ DRAINAGE SWALE, 4:1 MAXIMUM SIDE SLOPES. ELEVATIONS PER PLAN.



-
- GRAPHIC SCALE IN FEET
- 0 10 20 40
- NORTH
- CALL TWO WORKING DAYS
BEFORE YOU DIG
- 602-263-1100**
- 1-800-STAKE-IT**
- (OUTSIDE MINNESOTA COUNTY)

PROJECT No. 191447014
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: CGF
DESIGN BY: TMJ
CHECK BY: SEH
DATE: 3/31/16
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION  ENGINEER <u>S. HANEY</u> PE NO. <u>37059</u> DATE <u>03/16</u>

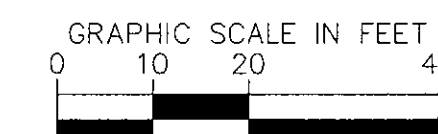
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[illegible]

- ① HDPE STORM DRAIN PIPE.
- ② CATCH BASIN PER MAG STD DET 537.
- ③ HDPE STORM DRAIN BEND.
- ④ HDPE STORM DRAIN TEE.
- ⑤ RETAINING WALL.
- ⑥ CATCH BASIN PER MAG STD DET 534.
- ⑦ RIP-RAP PROTECTION.
- ⑧ SAWCUT LINE.
- ⑨ SIDEWALK SCUPPER PER MAG STD DET 203.
- ⑩ KRI-STAR DUAL-VORTEX HYDRODYNAMIC SEPARATOR WITH 144" INSIDE DIAMETER .
- ⑪ HEADWALL PER ADOT STD DET B-04.10.
- ⑫ RIP-RAP SPILLWAY.



1. ADD 1500' TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET GD4 FOR LEGEND.



PROJECT No. 191447014
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: CGF
DESIGN BY: TMJ
CHECK BY: SEH
DATE: 3/31/16

PRELIMINARY
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NOT FOR CONSTRUCTION

Kimley-Horn

ENGINEER S. HANEY
PE NO. 37059 DATE 03/1

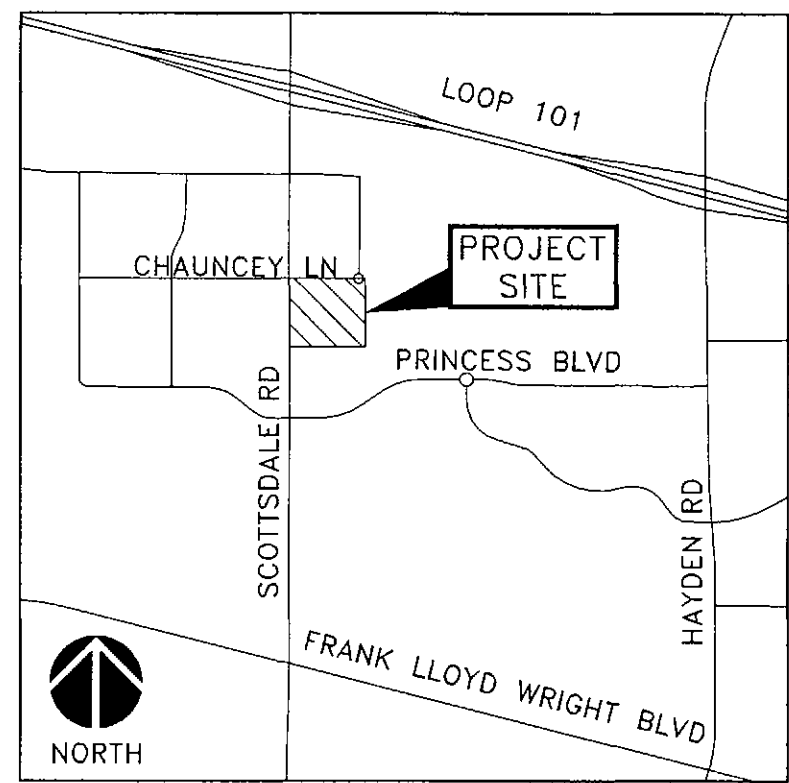
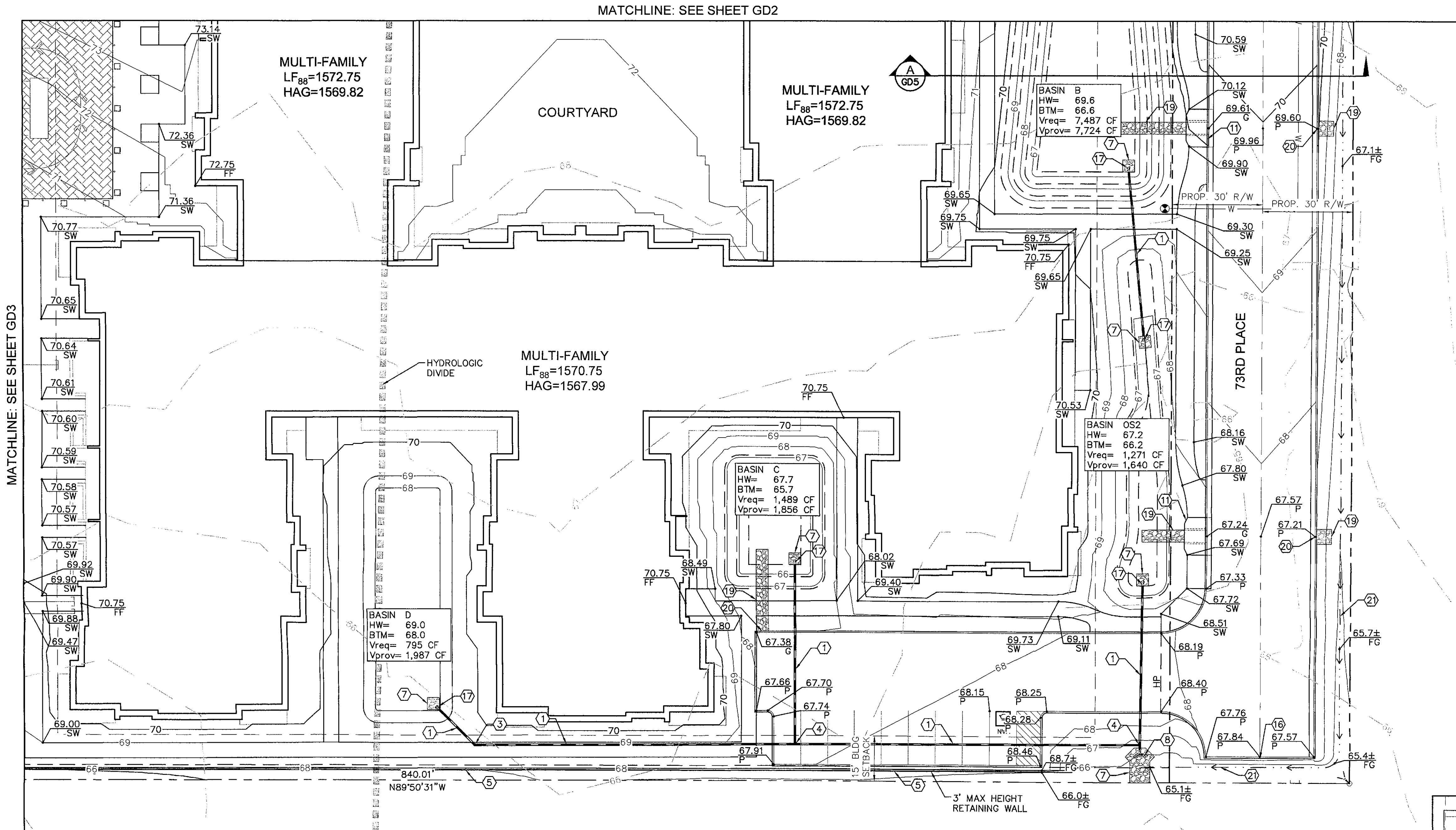
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GD3
3 OF 5 SHEET

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Phoenix, Arizona 85020 (602) 944-5500

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 OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



GRADING AND DRAINAGE NOTES

- ① HDPE STORM DRAIN PIPE.
- ③ HDPE STORM DRAIN BEND.
- ④ HDPE STORM DRAIN TEE.
- ⑤ RETAINING WALL.
- ⑦ RIP-RAP PROTECTION.
- ⑧ STORM DRAIN HEADWALL PER MAG STD DET 501.
- ⑪ SIDEWALK SCUPPER PER MAG STD DET 203.
- ⑫ BARRICADES PER MAG STD DET 130.
- ⑬ ADS FLARED END SECTION.
- ⑭ RIP-RAP SPILLWAY.
- ⑮ 4' WIDE CURB OPENING.
- ⑯ DRAINAGE SWALE, 4:1 MAXIMUM SIDE SLOPES. ELEVATIONS PER PLAN.

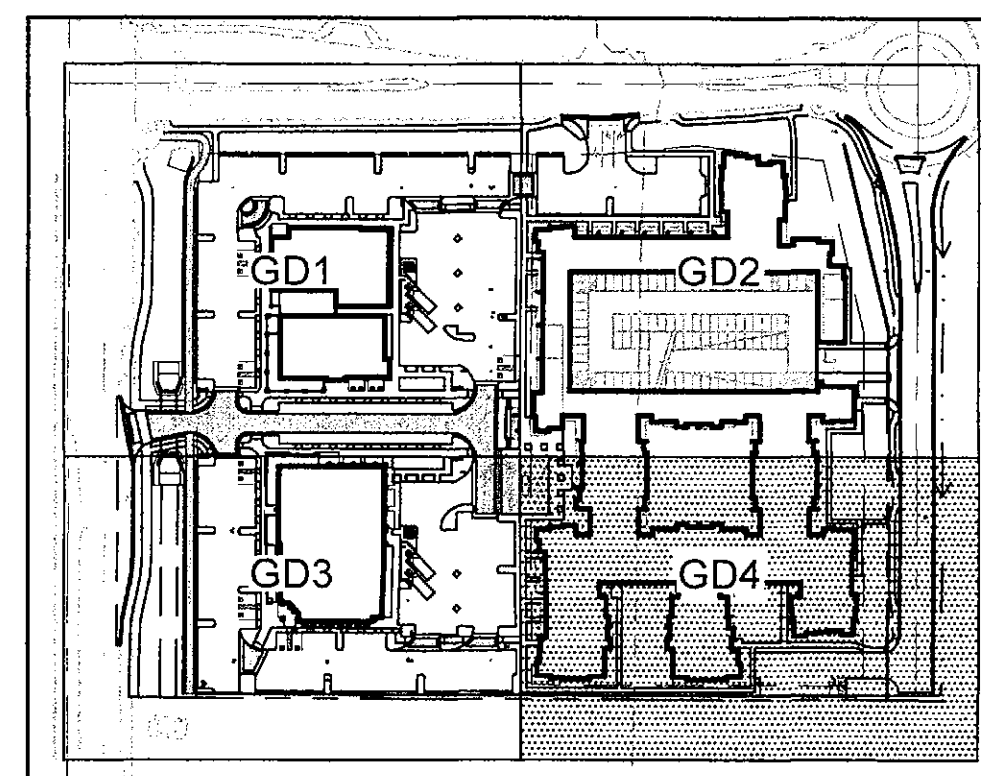
BENCHMARK

PER SURVEY INNOVATION GROUP, THE BENCHMARK IS CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF UNION HILLS (MAYO BOULEVARD) AND SCOTTSDALE ROAD.

ELEVATION = 1588.43 (NAVD'88)

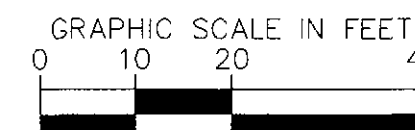
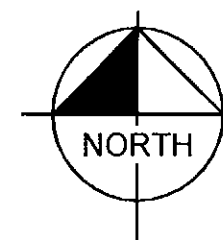
BASIS OF BEARING

PER SURVEY INNOVATION GROUP, THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS $500^{\circ}09'29''\text{W}$.



NOTES

1. ADD 1500' TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.



PRELIMINARY GRADING AND DRAINAGE PLAN

SEC SCOTTSDALE ROAD AND CHAUNCEY LANE

PROJECT No.
 191447014

SCALE (H): 1"=20'

SCALE (V): NONE

DRAWN BY: CGF

DESIGN BY: TMJ

CHECK BY: SEH

DATE: 3/31/16

PRELIMINARY

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

Kimley-Horn

ENGINEER S. HANEY
 PE NO. 32058, DATE 03/16

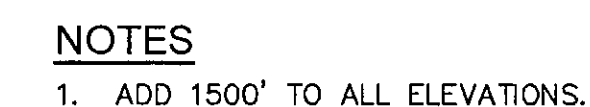
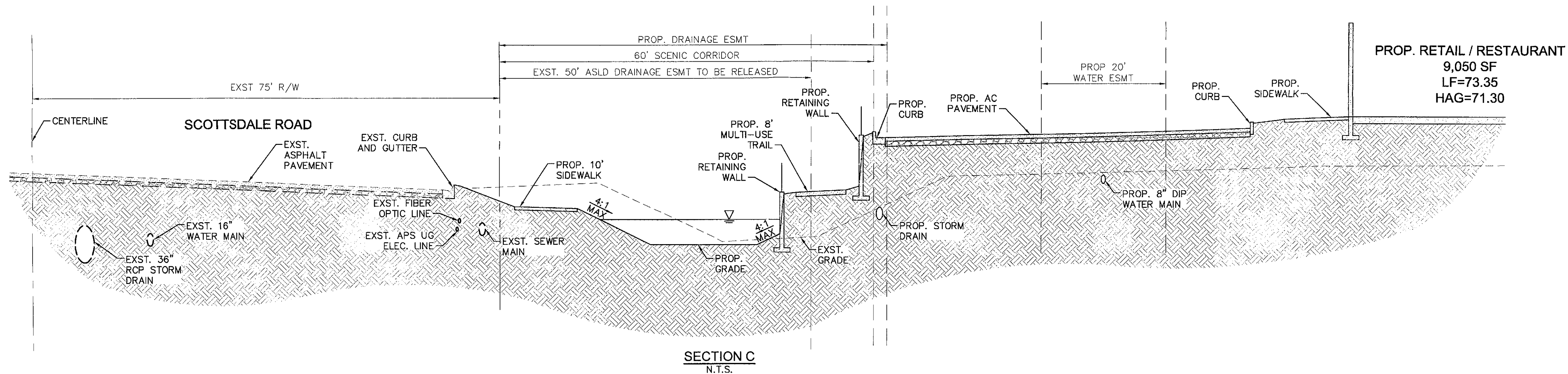
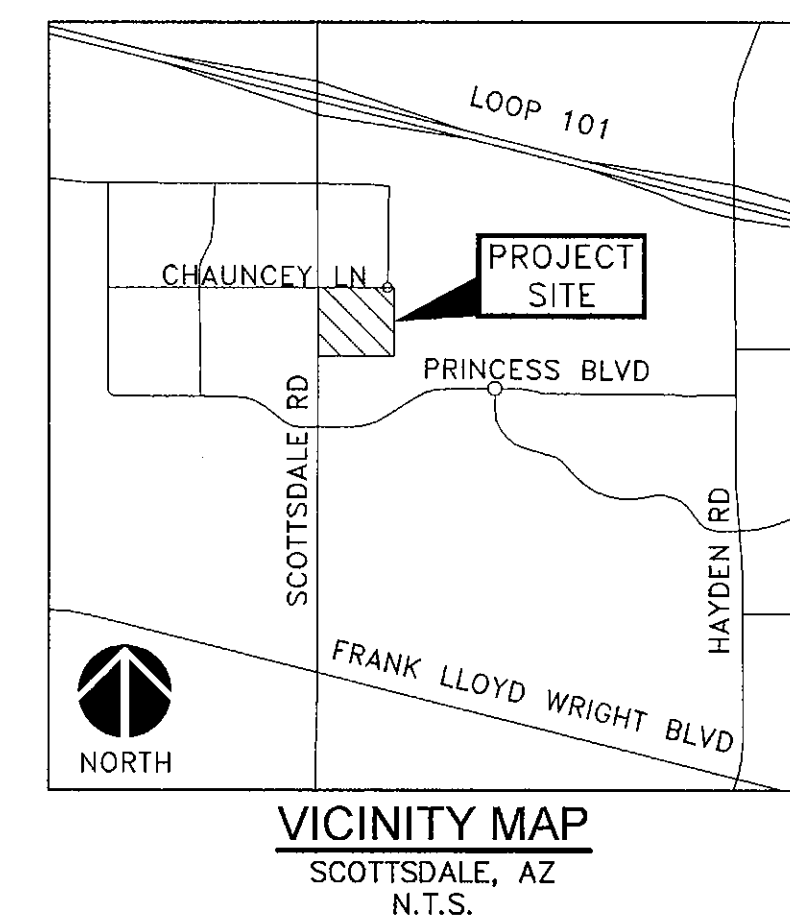
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GD4

4 OF 5 SHEETS

Kimley-Horn
 7740 North 16th Street, Suite 300
 Phoenix, Arizona 85020 (602) 944-5500

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PROJECT No. 191447014
SCALE (H): NONE
SCALE (V): NONE
DRAWN BY: CGF
DESIGN BY: TMJ
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PRELIMINARY
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Kimley-Horn

ENGINEER S. HANEY
PE NO. 37059 DATE 03/16

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GD5

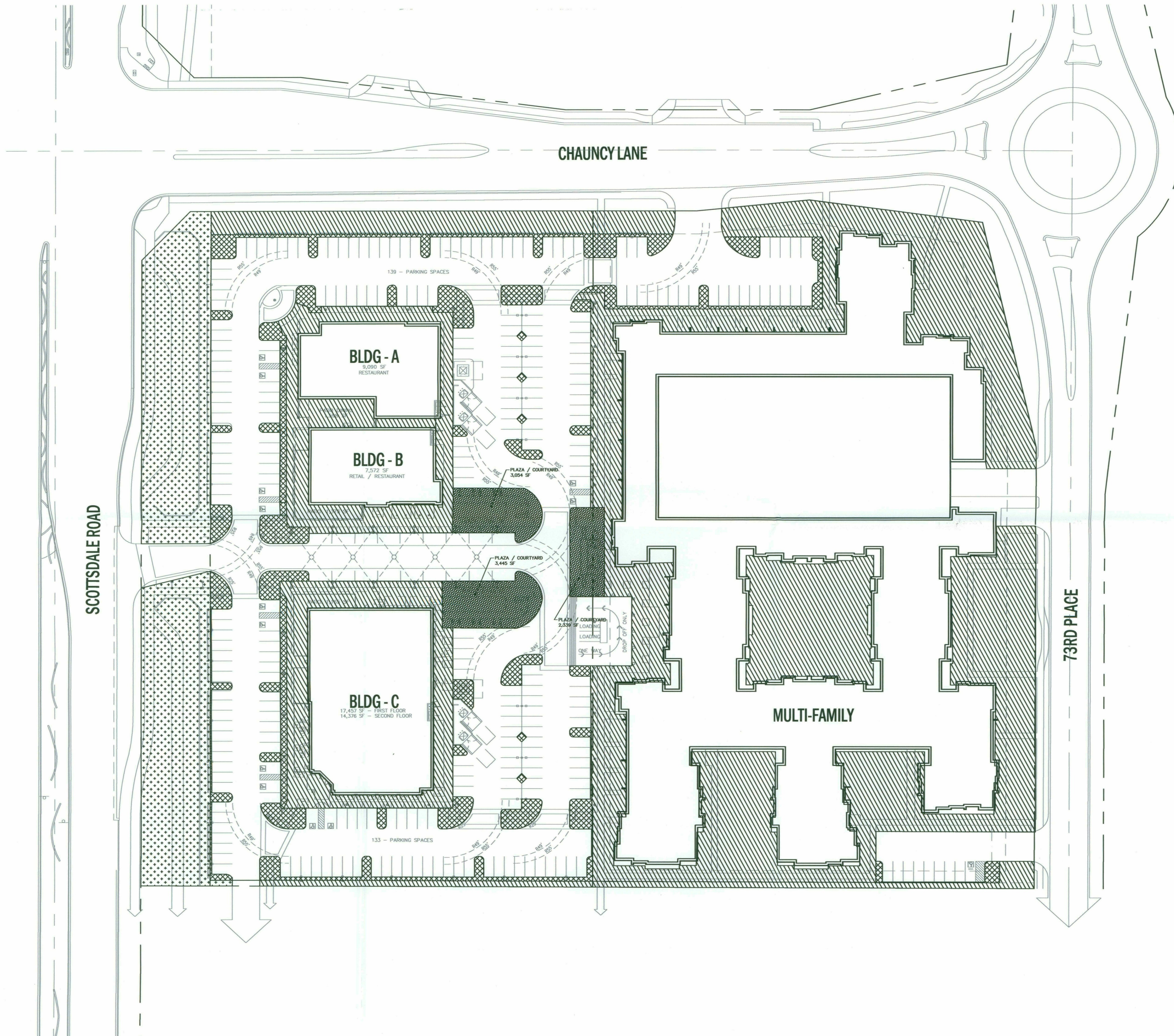
5 OF 5 SHEETS

SEC SCOTTSDALE ROAD AND CHAUNCEY LANE

SECTIONS

SCOTTSDALE ARIZONA

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500



PROJECT DATA

ADDRESS: SEC CHAUNCY AND SCOTTSDALE RD
SCOTTSDALE, AZ

APN: 215-07-004G

ZONING: P-C

LAND USE: MIXED USE COMMERCIAL / MULTI FAMILY

NET SITE AREA: 418,950 SF
9.6 ACRES

OPEN SPACE CALCS.

OPEN SPACE REQUIRED (5,1304)	
TOTAL OPEN SPACE REQUIRED (20% OF NET AREA, 418,950 SF):	83,790 SF
FRONT OPEN SPACE REQUIRED (25% OF TOTAL):	20,948 SF
PROVIDED OPEN SPACE:	
FRONT OPEN SPACE	32,472 SF
COMMON OPEN SPACE	110,490 SF
PLAZA / COURTYARD	8,838 SF
TOTAL OPEN SPACE PROVIDED:	151,799 SF
PARKING LOT LANDSCAPE:	
PARKING LOT AREA:	124,900 SF
PARKING LANDSCAPE REQUIRED: 15% (123,060 SF)	18,735 SF
TOTAL OPEN SPACE PROVIDED:	19,065 SF
PLAZA / COURTYARD SPACE:	
REQUIRED: (418,950 X 1%)	4,189 SF
PROVIDED:	8,838 SF

LEGEND

- DENOTES FRONT OPEN SPACE:
32,472 S.F.
- DENOTES COMMON OPEN SPACE:
110,490 S.F.
- DENOTES PARKING LOT LANDSCAPE AREA:
19,065 S.F.
- DENOTES PUBLIC PLAZA/COURTYARD:
8,838 S.F.

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.

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7116 EAST 1ST AVE., SUITE 103
SCOTTSDALE, AZ 85251

480.347.0590

LGE
DESIGN BUILD

JLB
PARTNERS

**SCOTTSDALE
MARKETPLACE**
ARIZONA

ADDRESS:
SEC OF SCOTTSDALE RD &
CHAUNCEY LANE

06.07.2016

OPEN SPACE
PLAN

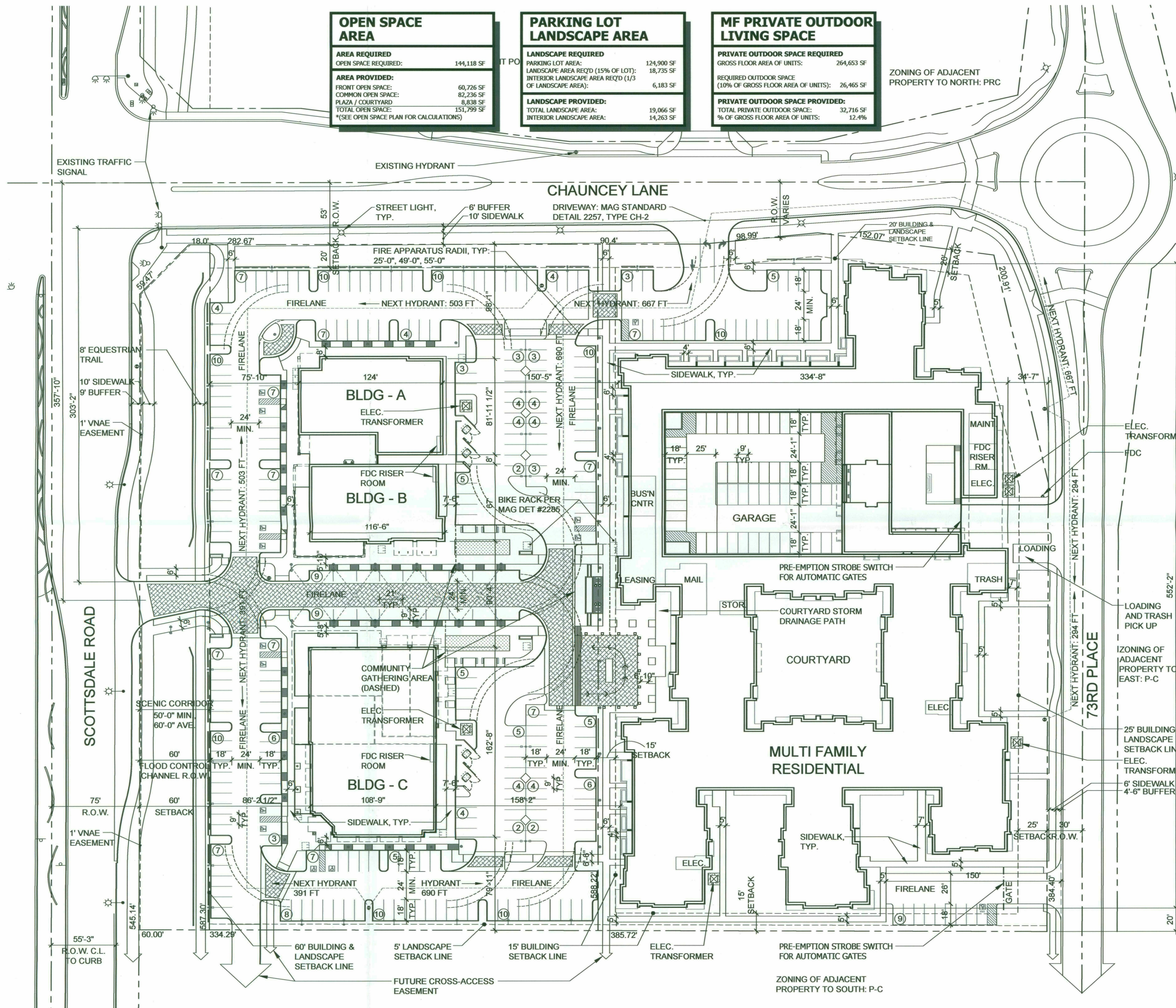


OPEN SPACE AREA	
AREA REQUIRED	
OPEN SPACE REQUIRED:	144,118 SF
AREA PROVIDED:	
FRONT OPEN SPACE:	60,726 SF
COMMON OPEN SPACE:	82,236 SF
PLAZA / COURTYARD:	8,838 SF
TOTAL OPEN SPACE:	151,799 SF
*(SEE OPEN SPACE PLAN FOR CALCULATIONS)	

PARKING LOT LANDSCAPE AREA	
LANDSCAPE REQUIRED	
PARKING LOT AREA:	124,900 SF
LANDSCAPE AREA REQ'D (15% OF LOT):	18,735 SF
INTERIOR LANDSCAPE AREA REQ'D (1/3 OF LANDSCAPE AREA):	6,183 SF
LANDSCAPE PROVIDED:	
TOTAL LANDSCAPE AREA:	19,066 SF
INTERIOR LANDSCAPE AREA:	14,263 SF

MF PRIVATE OUTDOOR LIVING SPACE	
PRIVATE OUTDOOR SPACE REQUIRED	
GROSS FLOOR AREA OF UNITS:	264,653 SF
REQUIRED OUTDOOR SPACE (10% OF GROSS FLOOR AREA OF UNITS):	26,465 SF
PRIVATE OUTDOOR SPACE PROVIDED:	
TOTAL PRIVATE OUTDOOR SPACE:	32,716 SF
% OF GROSS FLOOR AREA OF UNITS:	12.4%

ZONING OF ADJACENT PROPERTY TO NORTH: PRC



01 SITE PLAN
SCALE: 1/40



SITE DATA	
GROSS SITE AREA:	12.26 AC (534,046 SF)
NET SITE AREA (EXCLUDING 60' R/W ON SCOTTSDALE RD):	9.61 AC
EXISTING ZONING:	P-C
PROPOSED ZONING:	P-C
LAND USE:	MULTI FAMILY RESIDENTIAL
TOTAL UNITS ALLOW'D:	267 (534,046 SF / 2000SF GROSS / UN)
TOTAL UNITS PROV'D:	301
TOTAL BEDRMS PROV'D:	391
DENSITY PROV'D:	24.55 UN/AC
MAX BLDG. HEIGHT:	73 FT
MAX VOL. ALLW'D:	6.7MIL FT³
MF STRUCTURE VOL:	4.9MIL FT³
LAND USE:	MIXED USE COMMERCIAL
BLDG - A:	9,090 SF
BLDG - B:	7,572 SF
BLDG - C:	31,833 SF
TOTAL BLDG AREA:	48,495 SF
PATIO DINING:	5,322 SF
LOT COVERAGE:	8.7%
FAR ALLOWED:	0.80
FAR PROV'D:	0.13
MIN REQ'D BLDG SETBACKS:	
SCOTTSDALE RD:	50' MIN. 60' AVERAGE
CHAUNCEY LN:	60'
73RD PLACE:	20'
REAR / SIDE YARD:	15'
MIN PROV'D BLDG SETBACKS:	
SCOTTSDALE RD:	60'
CHAUNCEY LN:	20'
73RD PLACE:	25'
REAR / SIDE YARD:	5'
MIN PROV'D LNDSCLP SETBACKS:	
SCOTTSDALE RD:	60'
CHAUNCEY LN:	20'
73RD PLACE:	25'
REAR / SIDE YARD:	5'
RETAIL PARKING DATA	
PARKING REQUIRED:	
CMMRCL MIXED USE (1/325):	166
ACCESSIBLE SPACES (4%):	7
VAN ACCESSIBLE SPACES:	2
PARKING PROVIDED:	
STANDARD SPACES:	259
ACCESSIBLE SPACES:	0
VAN ACCESSIBLE SPACES:	12
TOTAL PROVIDED (*5.04 SPACES PER 1000 SF) *INCLUDES PATIO	271
BICYCLE PARKING REQUIRED	
BIKE PRKG REQ'D: (1/10 VEHICLE PRKG SPCS)	17
BICYCLE PARKING PROV'D:	
BIKE PARKING PROVIDED:	36
VICINITY MAP	

MULTI FAMILY PARKING DATA	
PARKING REQUIRED:	
EFFICIENCY-24 X 1.25	30
(1) BEDROOM-187 X 1.3	244
(2) BEDROOM-90 X 1.7	153
TOTAL	427 (1.42 SP/UN)
PARKING PROVIDED:	
STNDRD GARAGE SPCS:	460
STNDRD SURFACE SPCS:	35
TOTAL SPACES PROV'D:	495 (1.65 SP/UN)
ACCESSIBLE PARKING REQ'D	
ACCESSIBLE PARKING REQ'D, 4%:	19
GARAGE SURFACE	2
TOTAL	21
VAN ACCESS. PRKG REQ'D, 1/6:	4
GARAGE SURFACE	1
ACCESSIBLE PARKING PROV'D	
ACCESS. GARAGE SPCS:	16
VAN ACCESS. GARAGE SPCS:	4
ACCESS. SURFACE SPCS:	0
VAN ACCESS SURFACE SPCS:	2
TOTAL ACCESS SPCS PROV'D:	22
BICYCLE PARKING REQUIRED	
BIKE PRKG REQ'D: (1/10 VEHICLE PRKG SPCS)	50
BICYCLE PARKING PROV'D:	
IN GARAGE:	48
EXTERIOR:	8
TOTAL:	56
FIRE PROTECTION NOTES	
- ALL DRIVE AISLES ARE DESIGNATED AS FIRE LANES: MINIMUM WIDTH - 24', TURNING RADII - 25' INNER, 49' OUTER, 55' BUCKET - PROVIDE A KNOX ENTRY ACCESS SYSTEM: - KNOX KEY BOX - KNOX KEY CYLINDER - KNOX OVERRIDE & - PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES	
GENERAL NOTES	
- INTERIOR SIDEWALKS TO BE INTEGRAL COLOR ACID WASH CONCRETE - SEE MULTI-FAMILY ELEVATIONS FOR BUILDING MOUNTED LIGHT FIXTURE LOCATIONS.	

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06.07.2016

SITE PLAN

19-ZN-2002 #4

06-09-2016