

Simulations
Photos
All Graphics (no plans)

OPEN SPACE AREA	
AREA REQUIRED	144,118 SF
OPEN SPACE PROVIDED:	151,799 SF
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	124,900 SF
PARKING LOT AREA:	18,735 SF
LANDSCAPE AREA REQ'D (15% OF LOT):	6,183 SF
INTERIOR LANDSCAPE AREA REQ'D (1/3 OF LANDSCAPE AREA):	19,066 SF
LANDSCAPE PROVIDED:	14,263 SF
TOTAL LANDSCAPE AREA:	19,066 SF
INTERIOR LANDSCAPE AREA:	14,263 SF

MF PRIVATE OUTDOOR LIVING SPACE	
PRIVATE OUTDOOR SPACE REQUIRED	261,368 SF
GROSS FLOOR AREA OF UNITS:	26,136 SF
REQUIRED OUTDOOR SPACE (10% OF GROSS FLOOR AREA OF UNITS):	30,606 SF
PRIVATE OUTDOOR SPACE PROVIDED:	30,606 SF
TOTAL PRIVATE OUTDOOR SPACE:	11.7%
% OF GROSS FLOOR AREA OF UNITS:	

ZONING OF ADJACENT PROPERTY TO NORTH: PRC

ZONING OF ADJACENT PROPERTY TO SOUTH: P-C

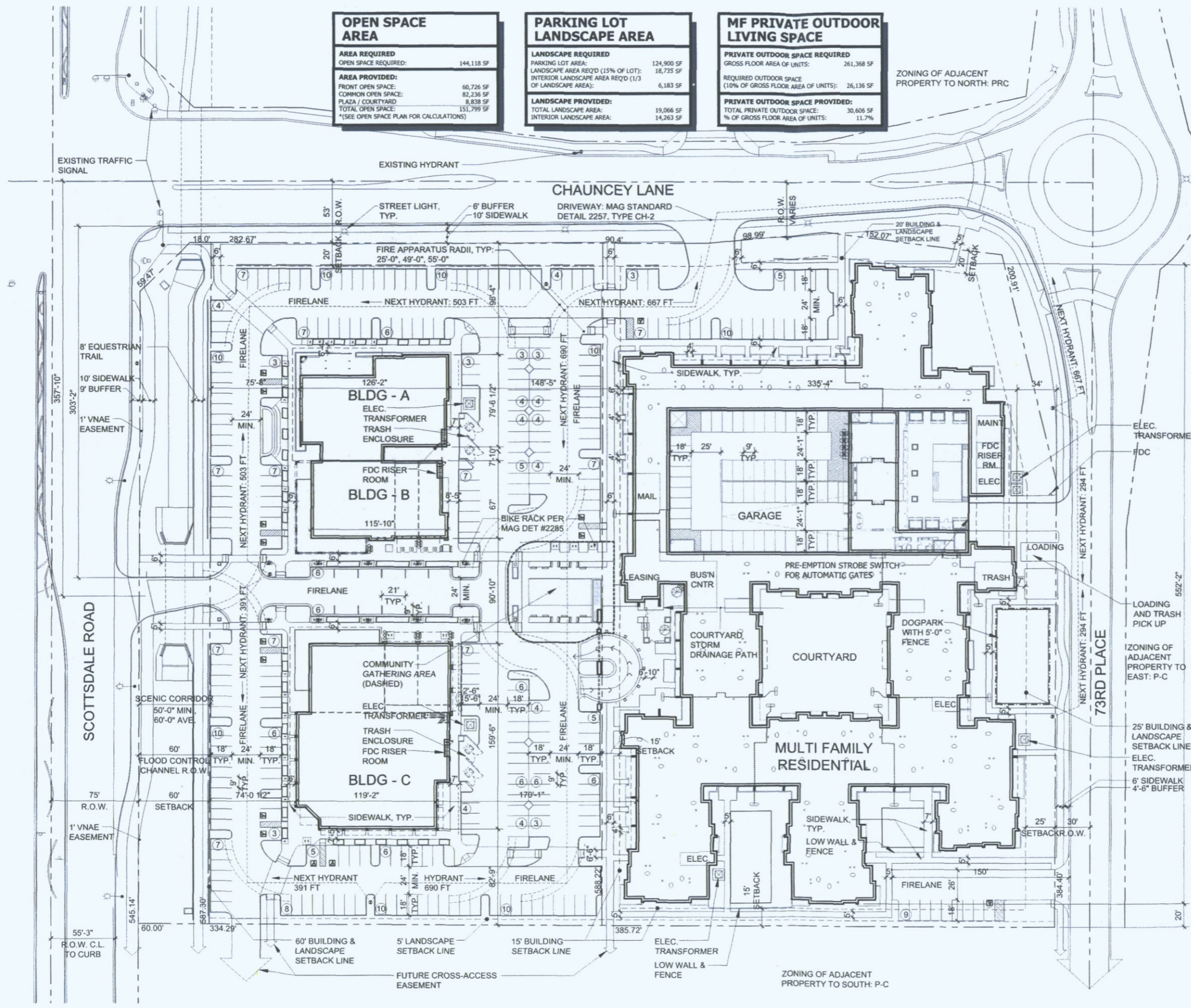
SITE DATA	MULTI FAMILY PARKING DATA
GROSS SITE AREA: 12.26 AC (534,046 SF)	PARKING REQUIRED: 30
NET SITE AREA (EXCLUDING 60' R/W ON SCOTTSDALE RD): 9.61 AC	EFFICIENCY-24 X 1.25 246
EXISTING ZONING: P-C	(1) BEDROOM-187 X 1.3 152
PROPOSED ZONING: P-C	TOTAL 428 (1.42 SP/UN)
LAND USE: MULTI FAMILY RESIDENTIAL	PARKING PROVIDED: 460
TOTAL UNITS ALLOW'D: 267 (534,046 SF / 2000SF GROSS / UN)	STNDRD GARAGE SPCS: 34
TOTAL UNITS PROV'D: 302	STNDRD SURFACE SPCS: 34
TOTAL BEDRMS PROV'D: 391	TOTAL SPACES PRV'D: 494 (1.64 SP/UN)
DENSITY PROV'D: 24.55 UN/AC	ACCESSIBLE PARKING REQ'D
MAX BLDG. HEIGHT: 73 FT	ACCESSIBLE PARKING REQ'D, 4%: 19
MAX VOL. ALLW'D: 6.7MIL FT ³	GARAGE SURFACE 2
MF STRUCTURE VOL.: 4.9MIL FT ³	TOTAL 21
LAND USE: MIXED USE COMMERCIAL	VAN ACCESS. PRKNG REQ'D, 1/6: 4
BLDG - A: 9,352 SF	GARAGE SURFACE 1
BLDG - B: 7,502 SF	ACCESSIBLE PARKING PROV'D
BLDG - C: 34,513 SF	ACCESS. GARAGE SPCS: 0
TOTAL BLDG AREA: 51,367 SF	VAN ACCESS. GARAGE SPCS: 20
PATIO DINING: 5,916 SF	ACCESS. SURFACE SPCS: 0
LOT COVERAGE: 8.7%	VAN ACCESS SURFACE SPCS: 2
FAR ALLOWED: 0.80	TOTAL ACCESS SPCS PROV'D: 22
FAR PROV'D: 0.14	BICYCLE PARKING REQUIRED
MIN REQ'D BLDG SETBACKS:	BIKE PRKG REQ'D: 50 (1/10 VEHICLE PRKG SPCS)
SCOTTSDALE RD: 50' MIN, 60' AVERAGE	BICYCLE PARKING PROV'D:
MIN PROV'D BLDG SETBACKS:	IN GARAGE: 48
SCOTTSDALE RD 60'	EXTERIOR: 12
CHAUNCEY LN 20'	TOTAL: 60
73RD PLACE 25'	FIRE PROTECTION NOTES
REAR / SIDE YARD 15'	1. ALL DRIVE AISLES ARE DESIGNATED AS FIRE LANES: MINIMUM WIDTH - 24', TURNING RADII - 25' INNER, 49' OUTER, 55' BUCKET
MIN PROV'D LNDSCLP SETBCKS:	2. PROVIDE A KNOX ENTRY ACCESS SYSTEM: <input type="checkbox"/> KNOX KEY BOX <input type="checkbox"/> KNOX CYLINDER <input type="checkbox"/> KNOX OVERRIDE & <input type="checkbox"/> PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES
SCOTTSDALE RD 60'	GENERAL NOTES
CHAUNCEY LN 20'	1. SEE HARDSCAPE PLAN FOR SIDEWALK MATERIALS
73RD PLACE 25'	2. SEE MULTI-FAMILY ELEVATIONS FOR BUILDING MOUNTED LIGHT FIXTURE LOCATIONS.
REAR / SIDE YARD 5'	
RETAIL PARKING DATA	
PARKING REQUIRED: CMMRCL MIXED USE (1/325): 177	
ACCESSIBLE SPACES (4%): 8	
VAN ACCESSIBLE SPACES: 2	
PARKING PROVIDED:	
STANDARD SPACES: 263	
ACCESSIBLE SPACES: 0	
VAN ACCESSIBLE SPACES: 12	
TOTAL PROVIDED: 275 (*4.80 SPACES PER 1000 SF) *INCLUDES PATIO	
BICYCLE PARKING REQUIRED	
BIKE PRKG REQ'D: 18 (1/10 VEHICLE PRKG SPCS)	
BICYCLE PARKING PROV'D:	
BIKE PARKING PROVIDED: 76	
VICINITY MAP	
E MAYO BLVD	
E CHAUNCEY LN	
SCOTTSDALE RD	
73RD PLACE	
E PRINCESS BLVD	

DEVELOPMENT TEAM:
JLB PARTNERS
LGE DESIGN BUILD
 DESIGN TEAM:
 HENSLEY LAMKIN RACHEL, INC.
 AV3 DESIGN STUDIO
 COLLABORATIVE V DESIGN STUDIO INC.
 KIMLEY-HORN & ASSOCIATES

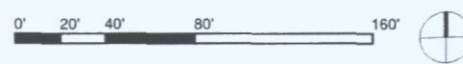
CHAUNCEY LANE MARKETPLACE

FOR DEVELOPMENT REVIEW BOARD APPROVAL ONLY
 08.12.2016
 DRB PROJECT NO: 1138-PA-15
 ADDRESS:
 SEC OF SCOTTSDALE RD & CHAUNCEY LANE
 SCOTTSDALE, ARIZONA

SITE PLAN



01 SITE PLAN
 SCALE: 1/40



14-MD-2016
 10/20/2016