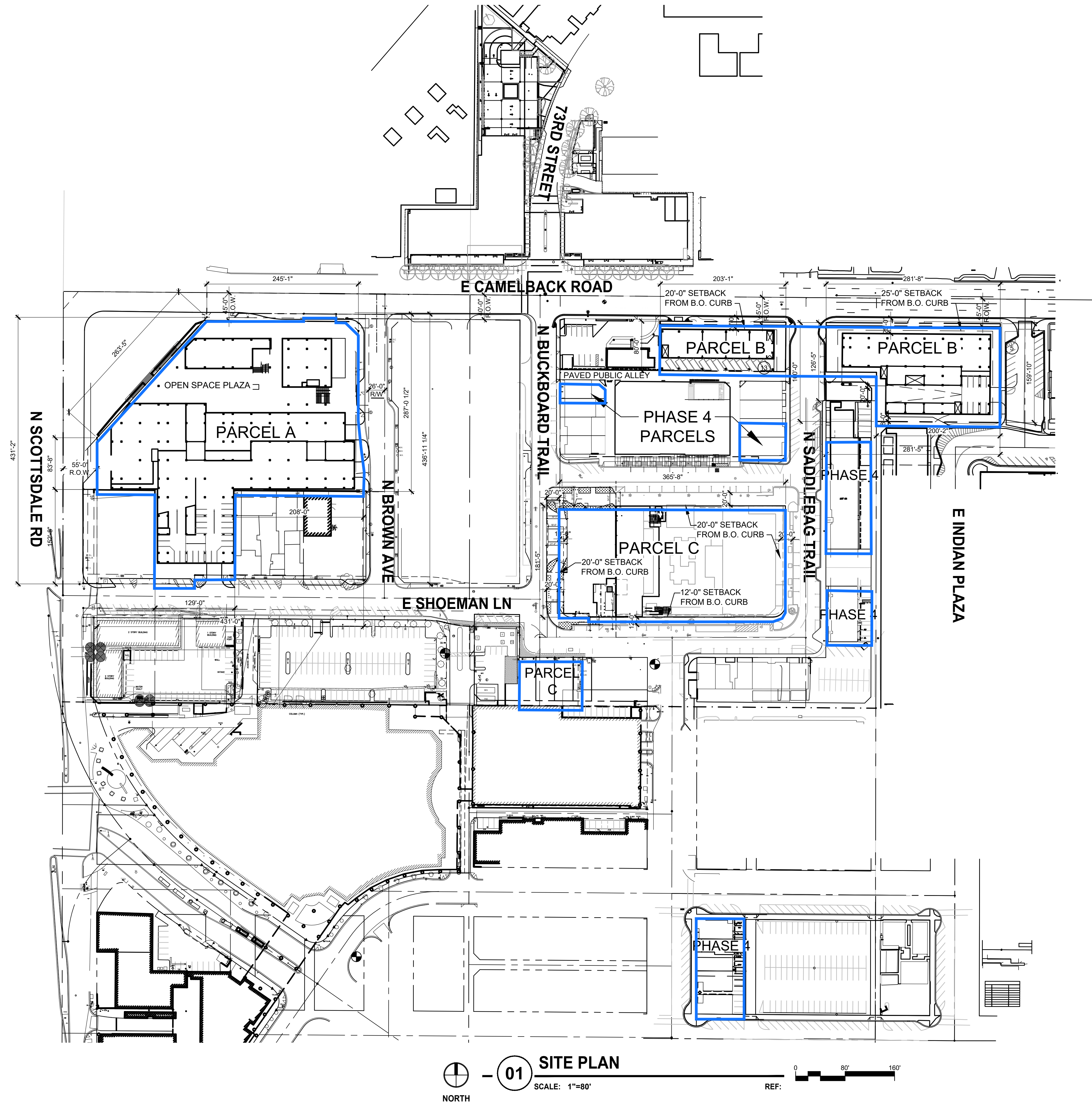




01 SITE PLAN
SCALE: 1"=80'
NORTH
REF: 0 80' 160'

PLANS, DESIGNS, GUIDELINES AND OTHER ELEMENTS OF THIS DOCUMENT ARE CONCEPTUAL ONLY AND SUBJECT TO FUTURE MODIFICATIONS

PROJECT INFORMATION

CURRENT ZONING: C-3, C-2, P-2
PROPOSED ZONING: (D/DMU-Type 3 PBD DO P-3 on 2.05+/- acres and D/DMU-Type 3 PBD DO on 8.2+/- acres)
Downtown/Downtown Multiple Use – Type 3
Planned Block Development with Downtown Overlay

GROSS SITE AREA: 10.25 ACRES (446,501 SF)
NET LOT AREA: 6.50 ACRES (283,006 SF)

MAXIMUM GFAR ALLOWED: 1.3 RATIO - 580,451 GSF
PROPOSED GFAR : 1.3 RATIO - 580,451 GSF

MAX. HEIGHT ALLOWED: 150 FT WITH BONUS
PROPOSED HEIGHT: 150 FT, PLUS 6' MECHANICAL

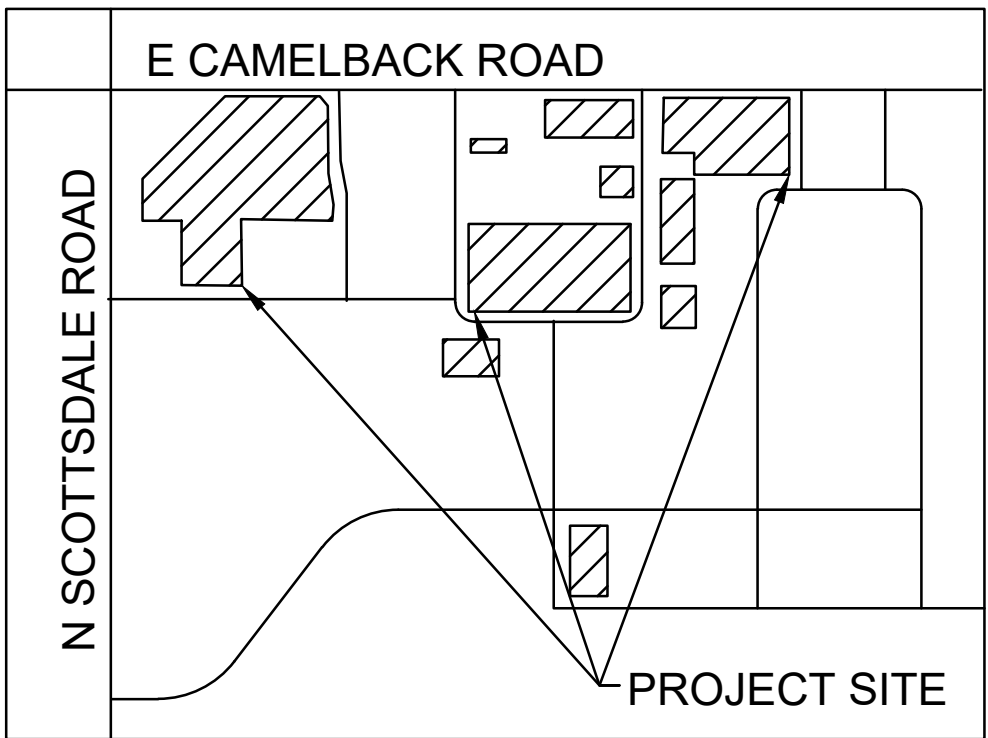
NUMBER OF UNITS ALLOWED: 512 UNITS (@ 50 UNITS PER ACRE)
PROPOSED NUMBER OF UNITS: 512 UNITS

AREA TABULATIONS

PARCEL A (CITY CENTER):	
COMMERCIAL	201,707 SF
RESIDENTIAL	106 UNITS
PARCEL B (THE MINT):	
COMMERCIAL	97,293 SF
PARCEL C (THE MAYA):	
COMMERCIAL	130,000 SF
EXISTING COMMERCIAL	22,617 SF
OTHER PARCELS:	
EXISTING COMMERCIAL	23,118 SF
FUTURE COMMERCIAL	105,716 SF
FUTURE RESIDENTIAL	406 UNITS

TOTAL COMMERCIAL 580,451 SF
TOTAL DWELLING UNITS 512 UNITS

VICINITY MAP NTS



PLAN KEY:

ZONING PARCEL BOUNDARY

PRELIMINARY

NOT FOR
CONSTRUCTION
OR
RECORDING

RSP

THE SCOTTSDALE COLLECTION
7301 E Indian Plaza
SCOTTSDALE, AZ

DRB #

Date
9/23/2020

PRE-APP # 229-PA-2020 ZONING #

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

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Project No.
319062

A110
SITE PLAN