

# BISHOP LANE



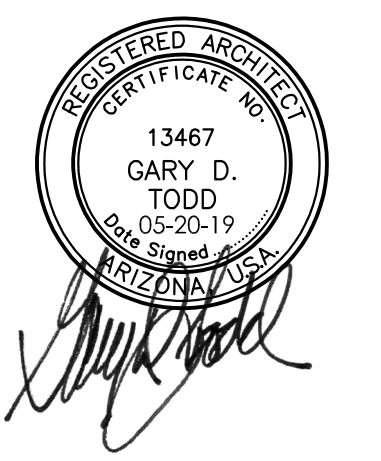
REZONING SUBMITTAL PACKAGE  
PROJECT NO. 18-2028-01  
DATE MAY 20 2019

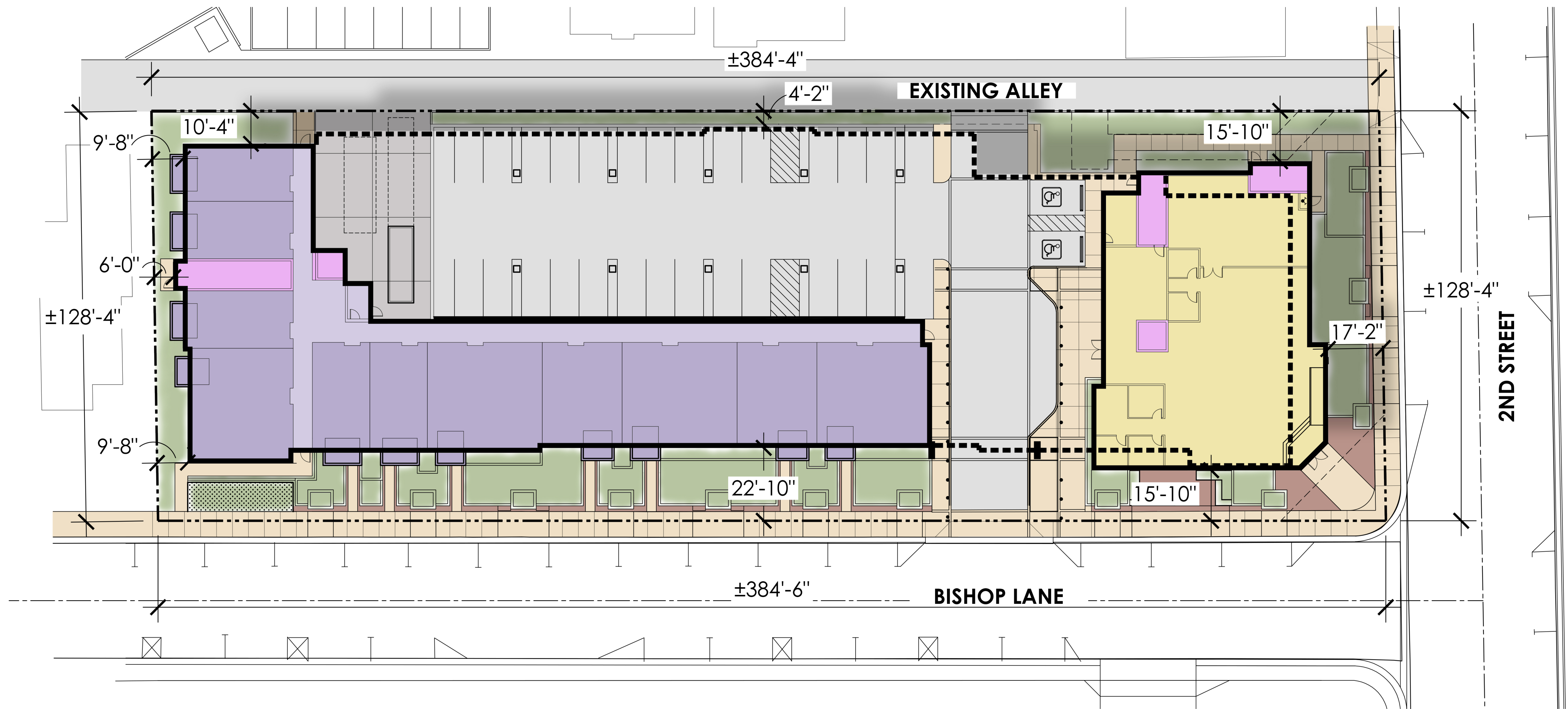


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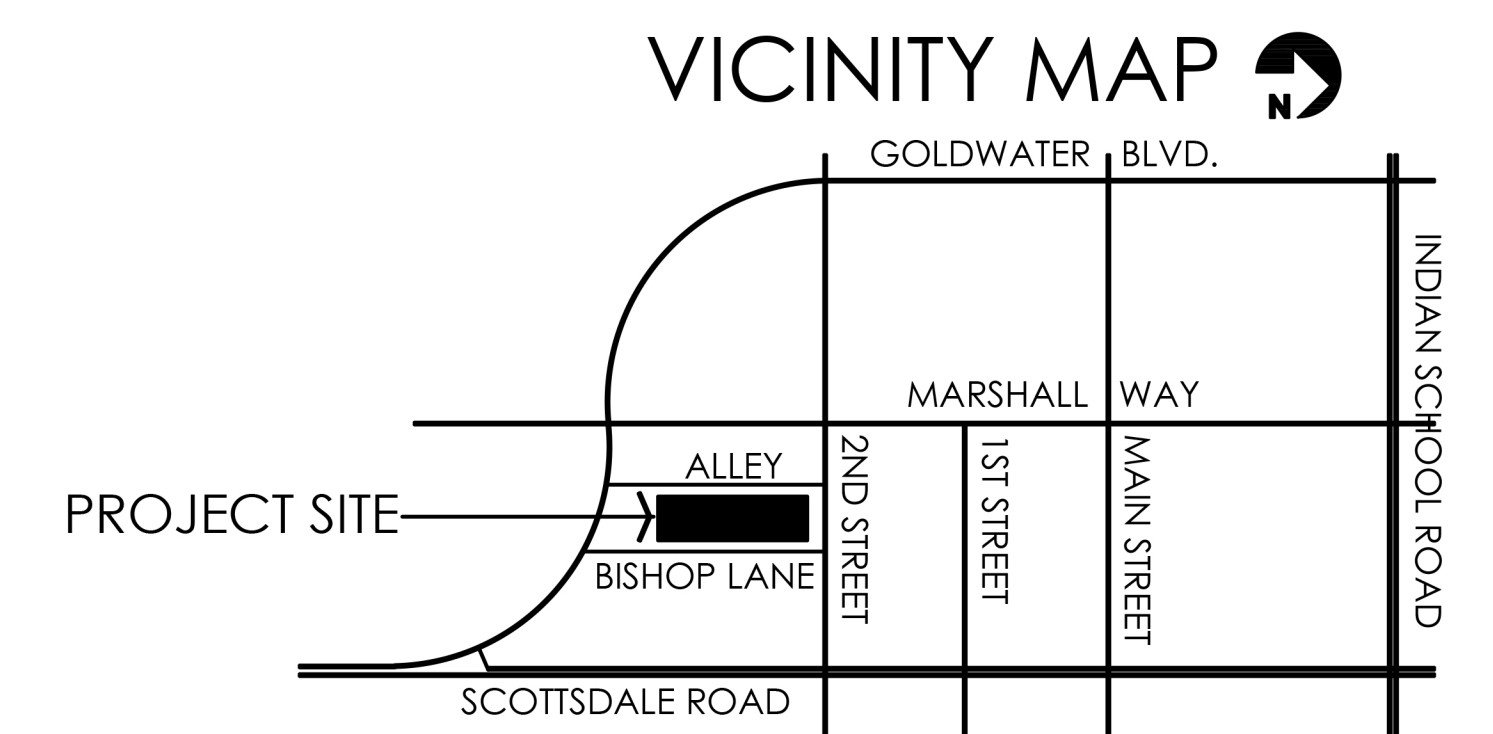
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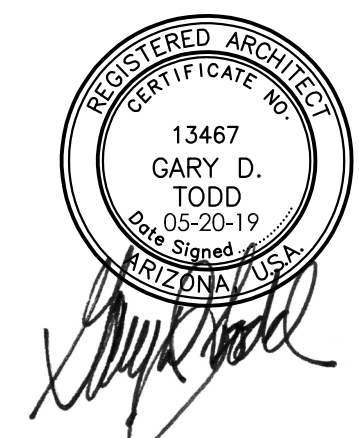
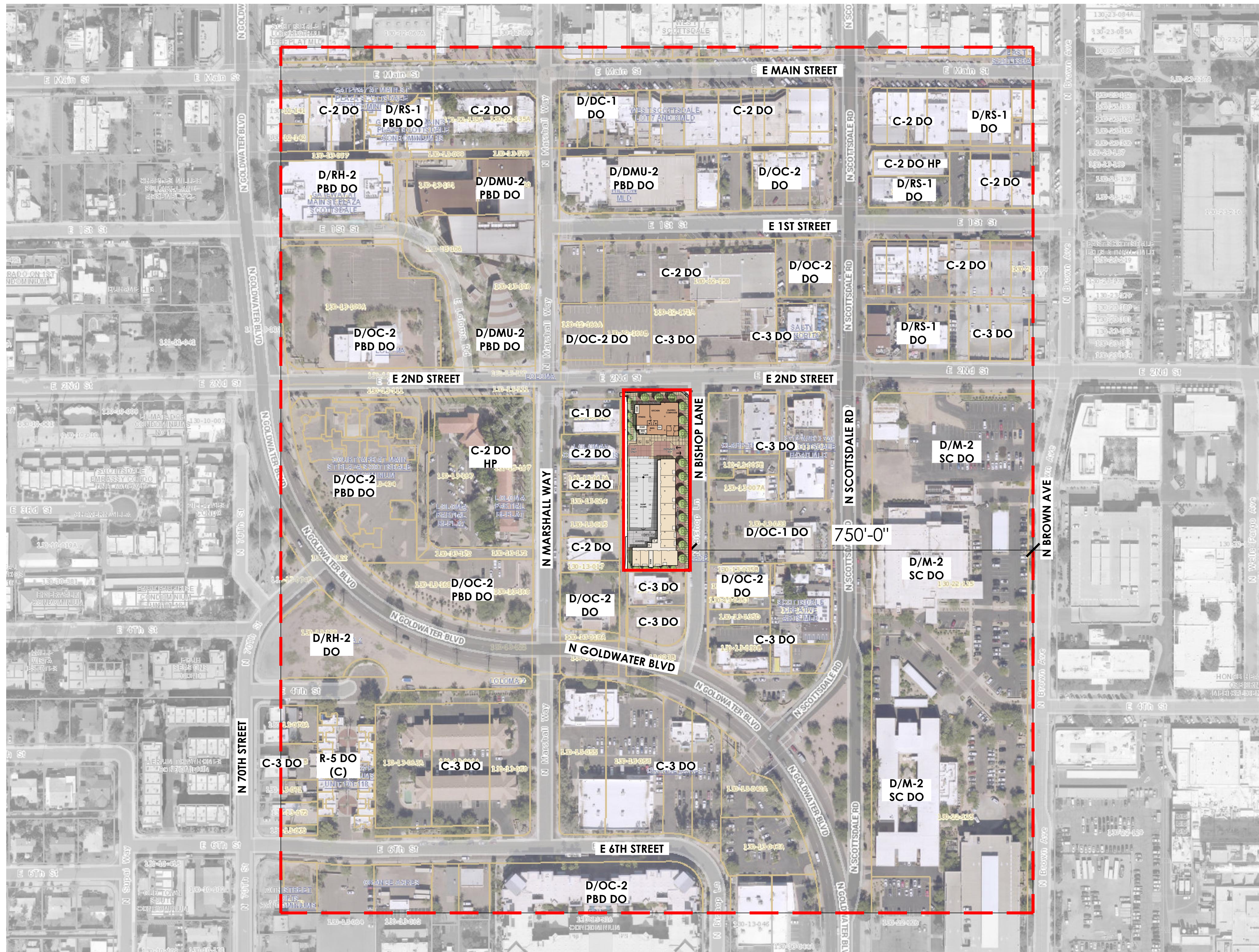






"Dimensioned Plan" should look more like a legal description graphic dimensioning the zoning boundary (gross area). Remove site plan from exhibit.





**SITE DATA**

PROJECT NAME: BISHOP LANE  
 PARCEL ADDRESS: 7125 E 2nd ST

GROSS SITE AREA +/- 1.54 AC  
 NET SITE AREA +/- 1.13 AC  
 EXISTING ZONING HIGHWAY COMMERCIAL, DOWNTOWN OVERLAY (C3, DO)  
 PROPOSED ZONING DOWNTOWN, DOWNTOWN MULTIPLE USE TYPE 3, PLANNED BLOCK DEVELOPMENT, DOWNTOWN OVERLAY (D/DMU-3, PBD, DO)  
 DENSITY ALLOWED +/- 50 DU/GROSS AC  
 GROSS DENSITY PROVIDED +/- 129.22 DU/AC

BUILDING HEIGHT MAX. ALLOWED W/BONUS 90'  
 BUILDING HEIGHT MAX. PROPOSED 8 STORIES W/ROOF DECK (90')  
 FRONT BUILDING SETBACK MINIMUM 20'  
 OPEN SPACE REQUIRED: NONE  
 OPEN SPACE PROVIDED: ±12,412 SF (±25%)

This is not including the additional 6 feet for rooftop appurtenances.

D/OC-2 DO

APARTMENTS - UNIT MIX

UNIT TYPE	RATIO	#DU
STUDIO	36.2%	72
1BR/1BA	45.7%	91
2BR/2BA	19.1%	36
TOTAL	100.0%	199

PARKING REQUIRED

UNIT TYPE	#DU	P.S. RATIO	P.S. REQ.
S STUDIO	72	1.0 P.S./DU	72
A 1BR/1BA	91	1.0 P.S./DU	91
B 2BR/2BA	36	2.0 P.S./DU	72
TOTAL	199	(1.18 P.S./DU)	235

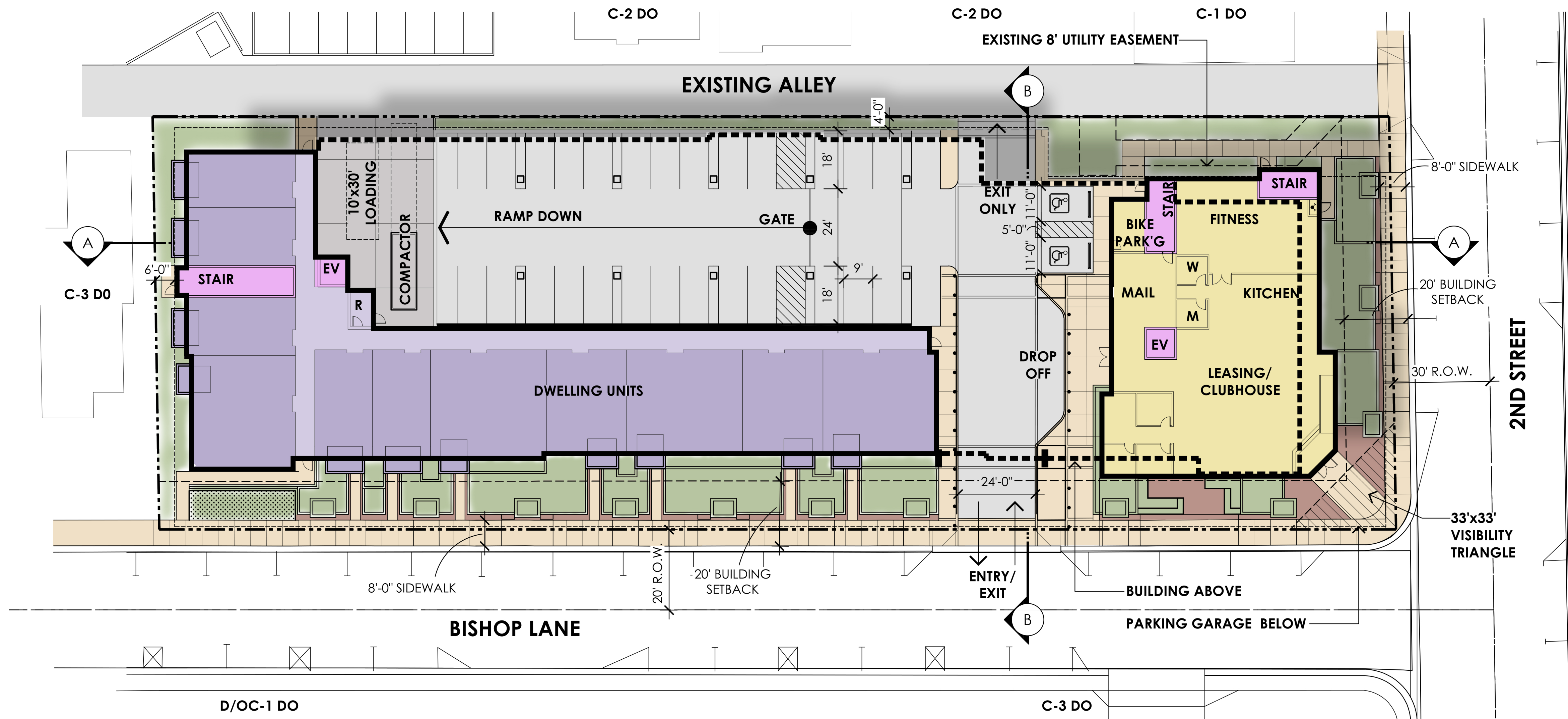
PARKING PROVIDED (1.26 P.S./DU) 250\*  
 \*INCLUDES 10 ACCESSIBLE P.S. (4%)

BICYCLE PARKING REQUIRED  
 1 BICYCLE SPACE PER 10 VEHICULAR SPACES = 250/10 = 25 BICYCLE PARKING SPACES

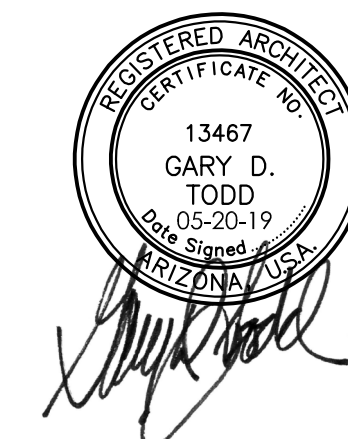
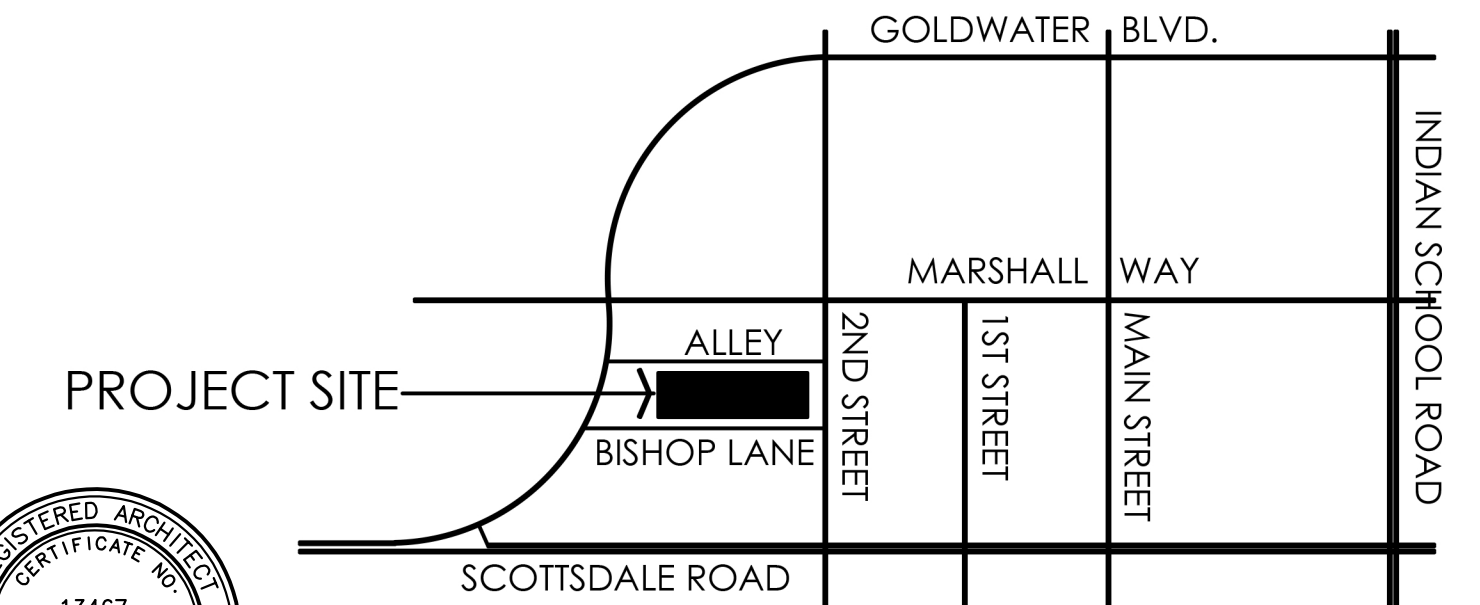
BICYCLE PARKING PROVIDED COMBINED RESIDENT & PUBLIC ±25 BICYCLE P.S.

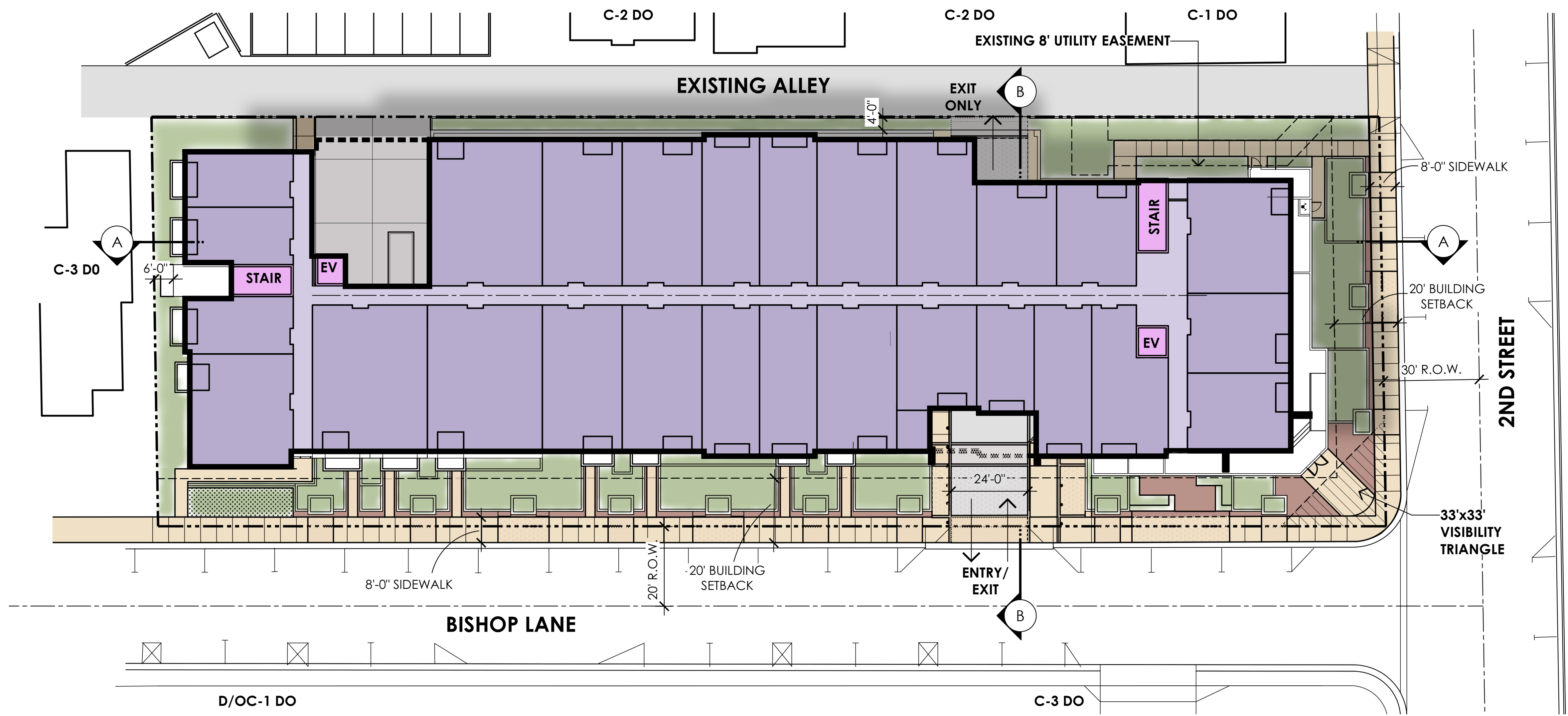
Does this include rooftop appurtenances?

C-3 DO



VICINITY MAP



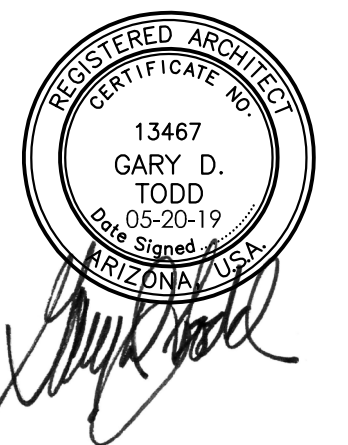


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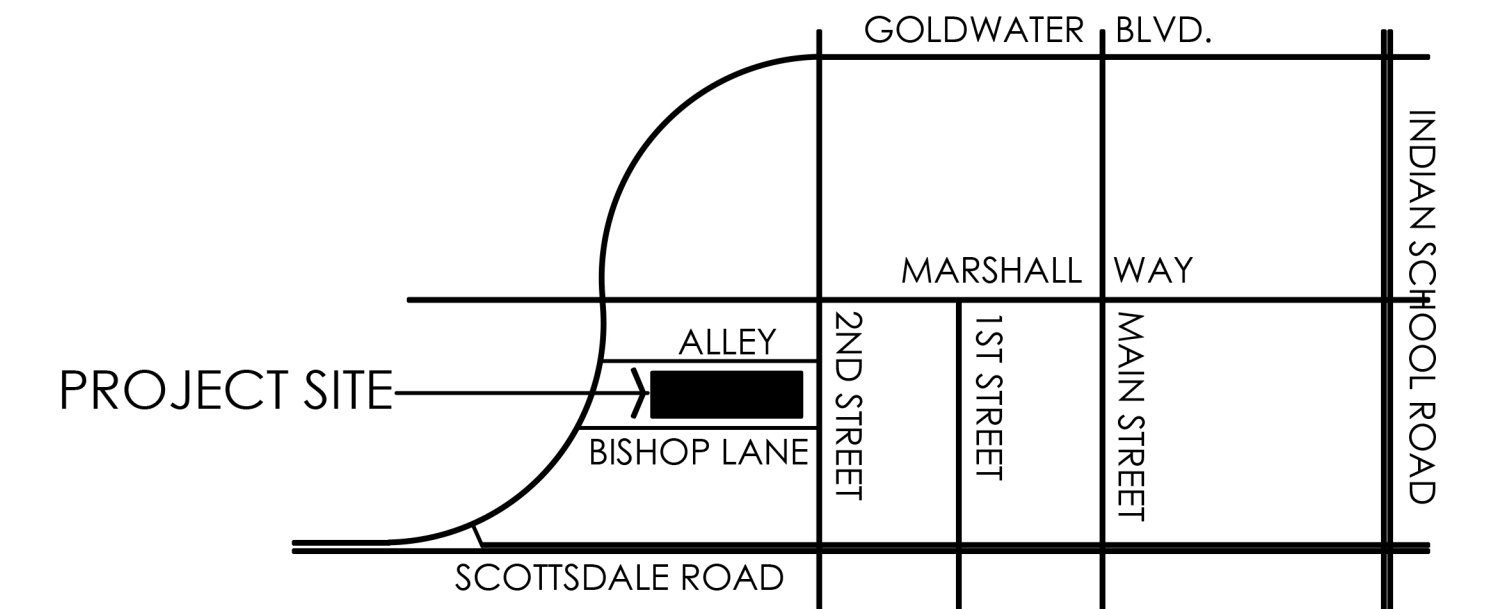
C-3 DO

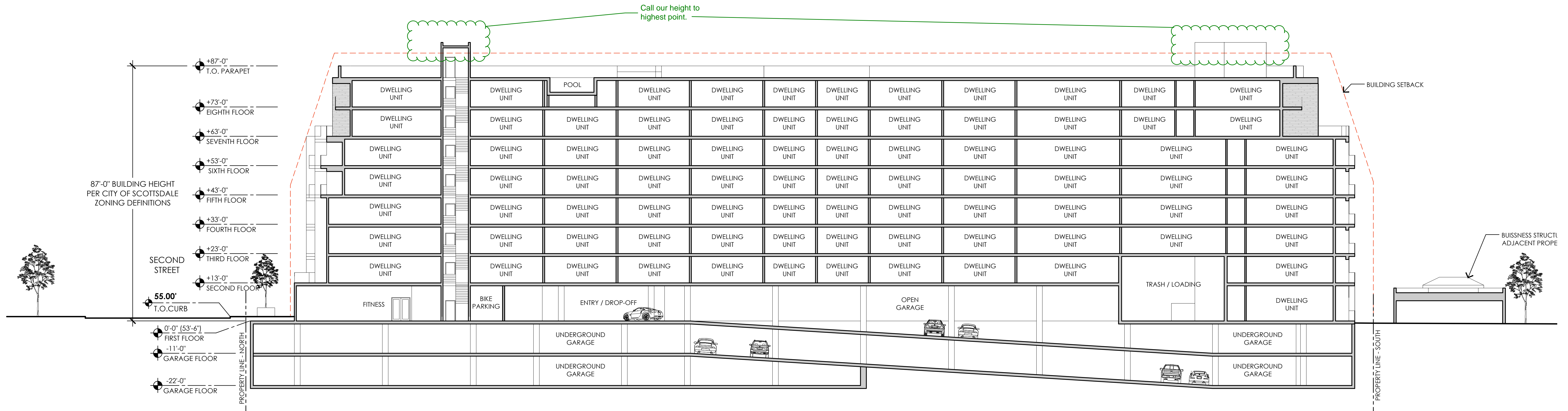
D/OC-1 DO

C-3 DO

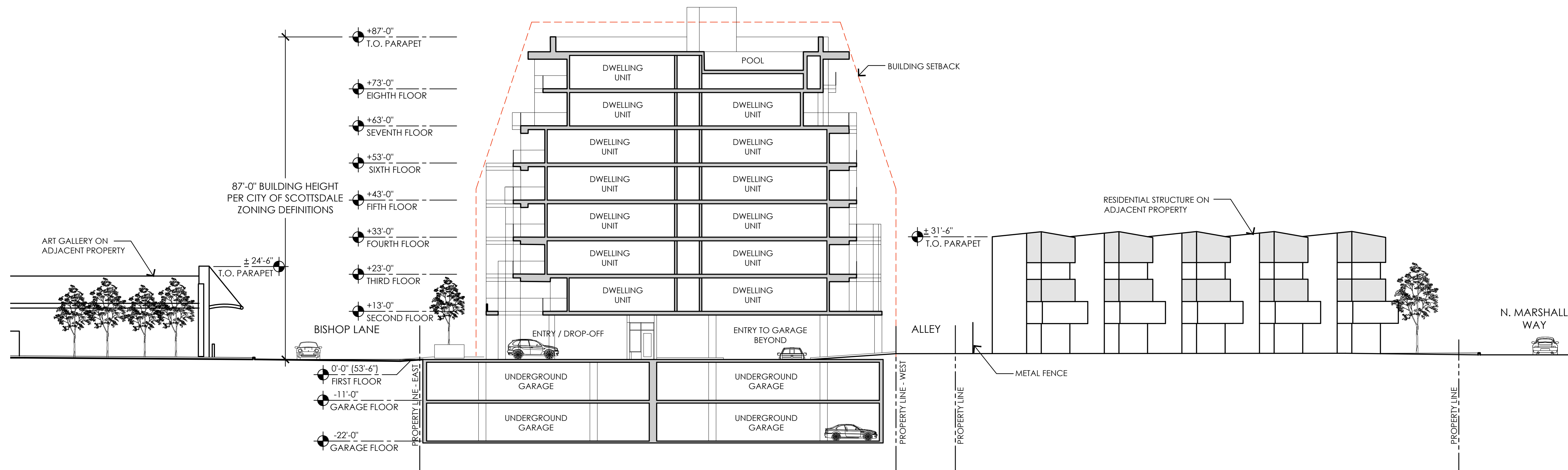


VICINITY MAP

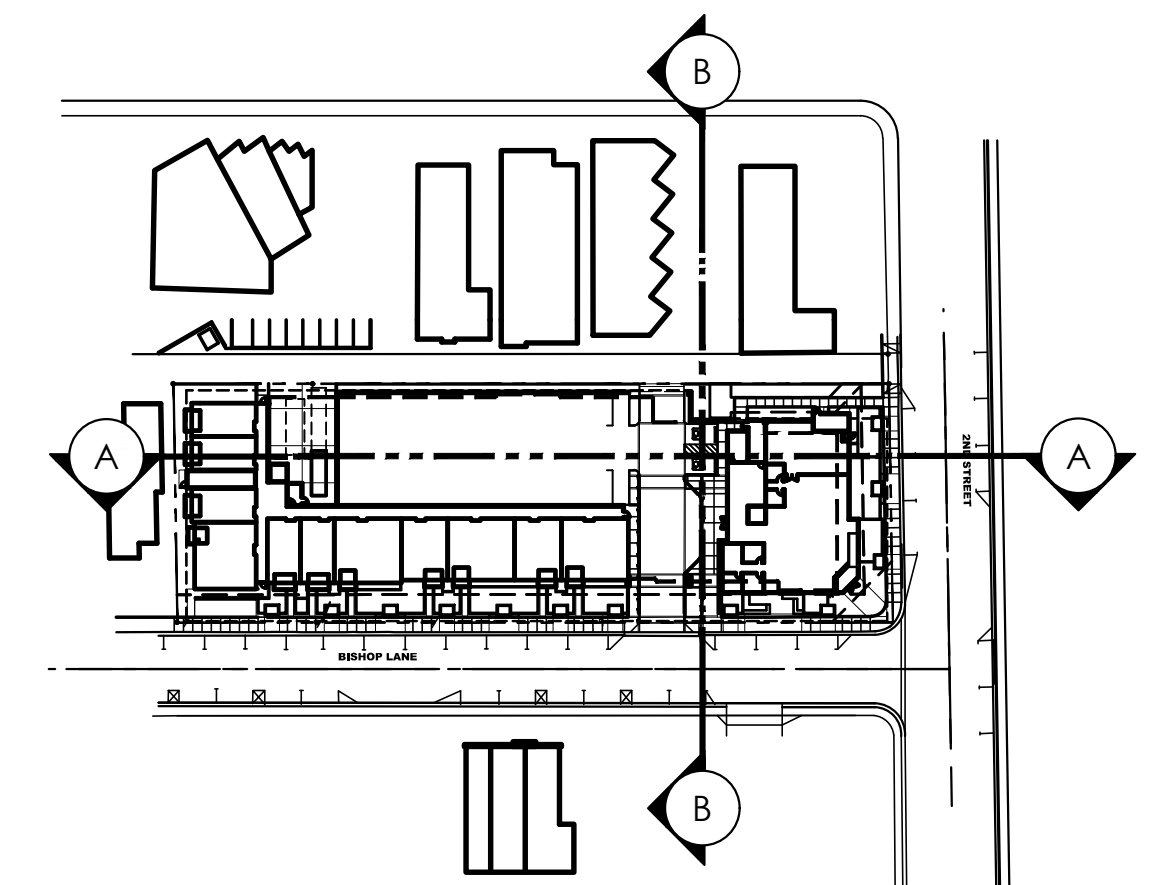




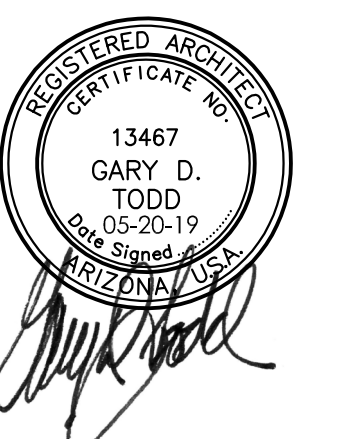
**SITE CROSS SECTION A / TRANSITION PLAN**  
1/16" = 1'-0"



**SITE CROSS SECTION B / TRANSITION PLAN**  
1/16" = 1'-0"



**KEY PLAN**



**PARKING DATA**

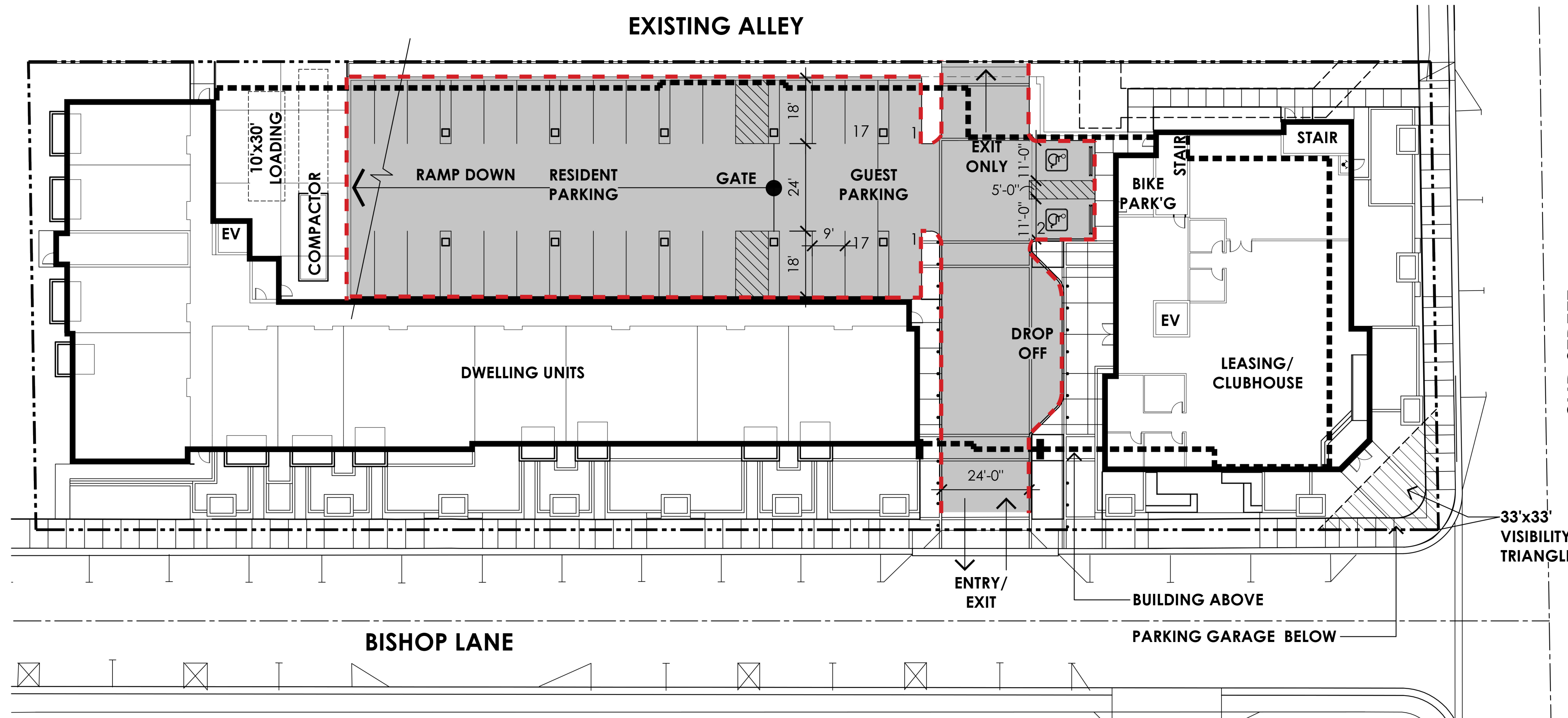
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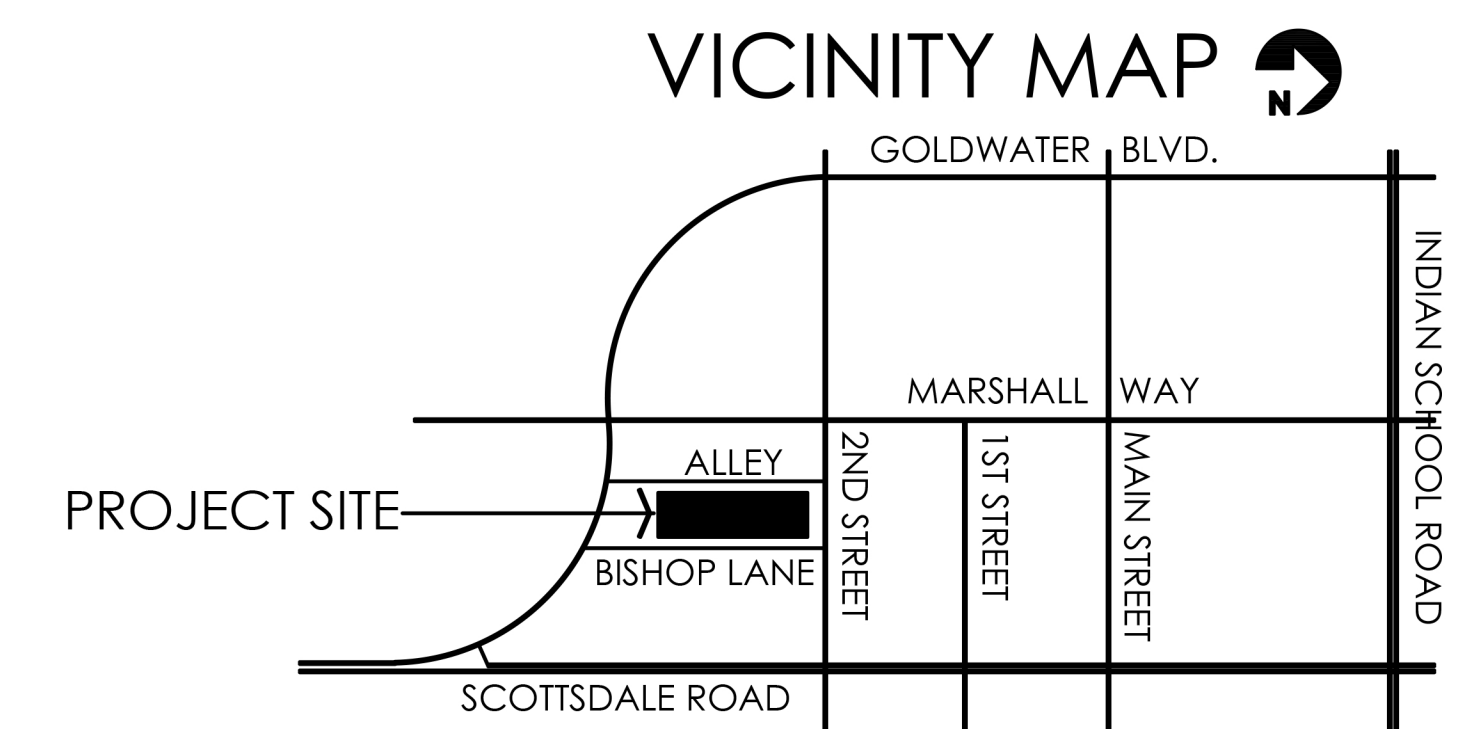
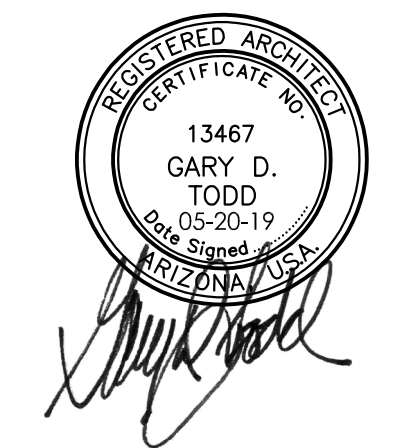
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 COMBINED RESIDENT & PUBLIC ±25 BICYCLE P.S.

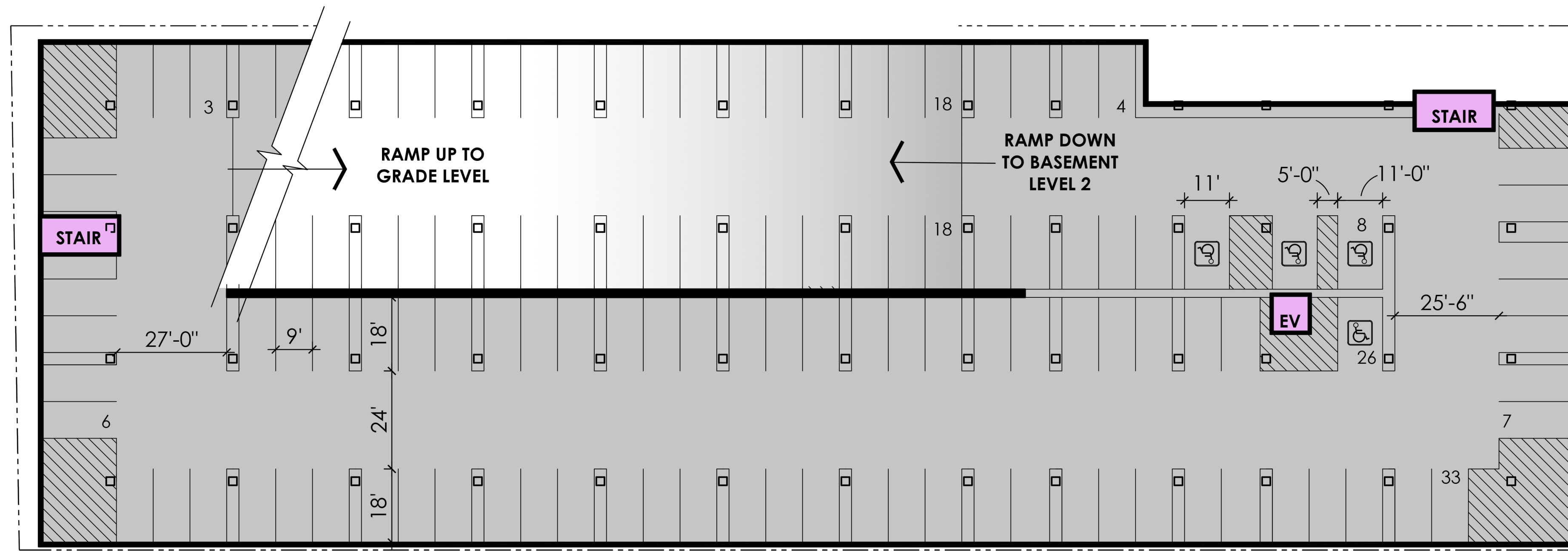


**ON-GRADE PARKING PLAN**

TOTAL PARKING THIS LEVEL: 38



**VICINITY MAP**



**BASEMENT LEVEL 1 PARKING PLAN**

TOTAL PARKING THIS LEVEL: 123

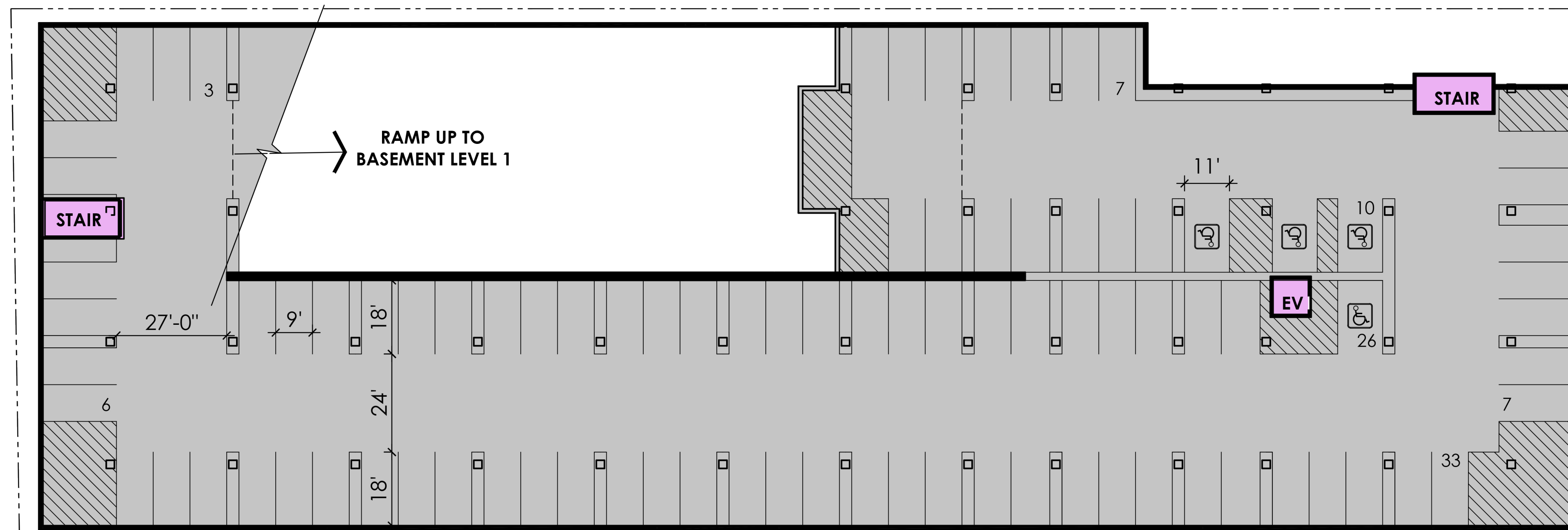
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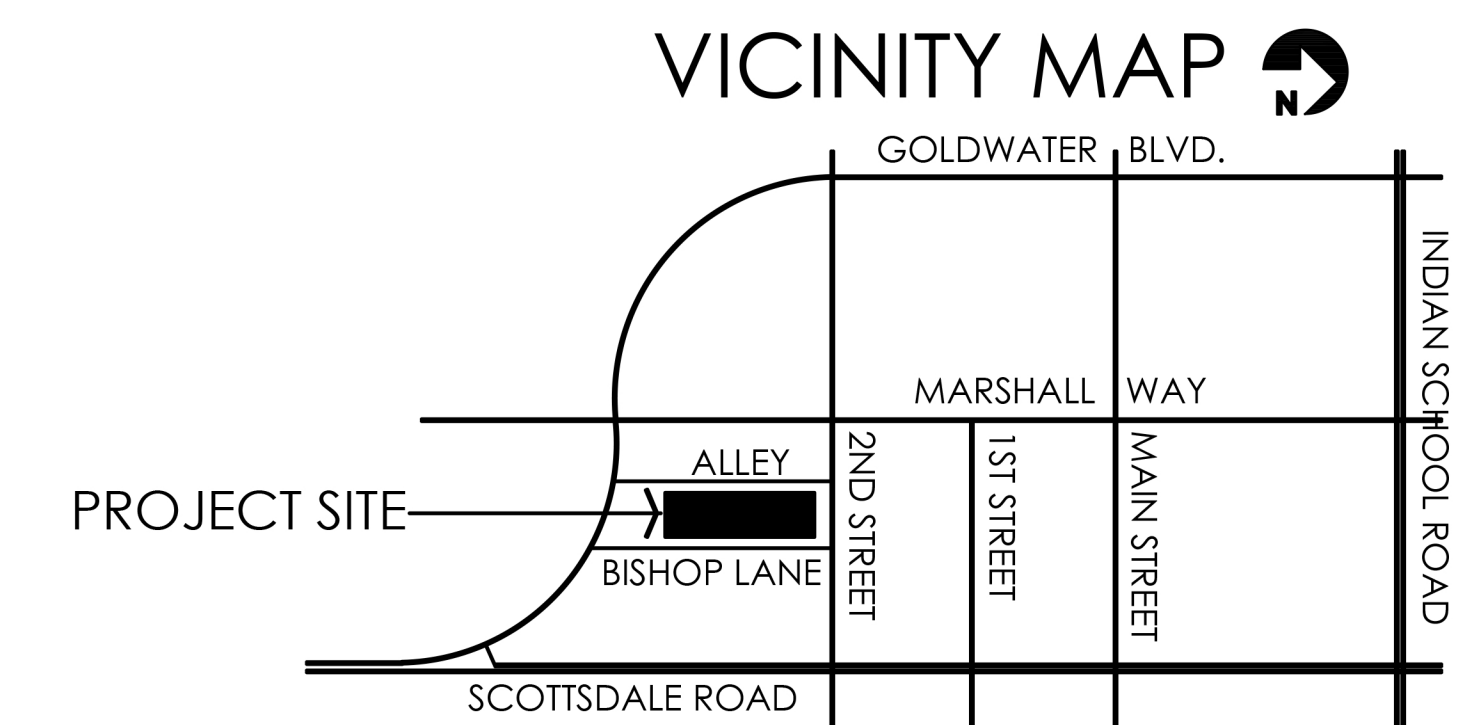
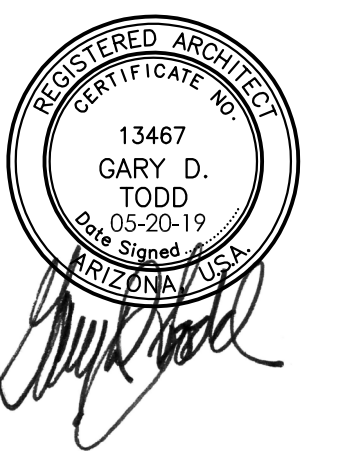
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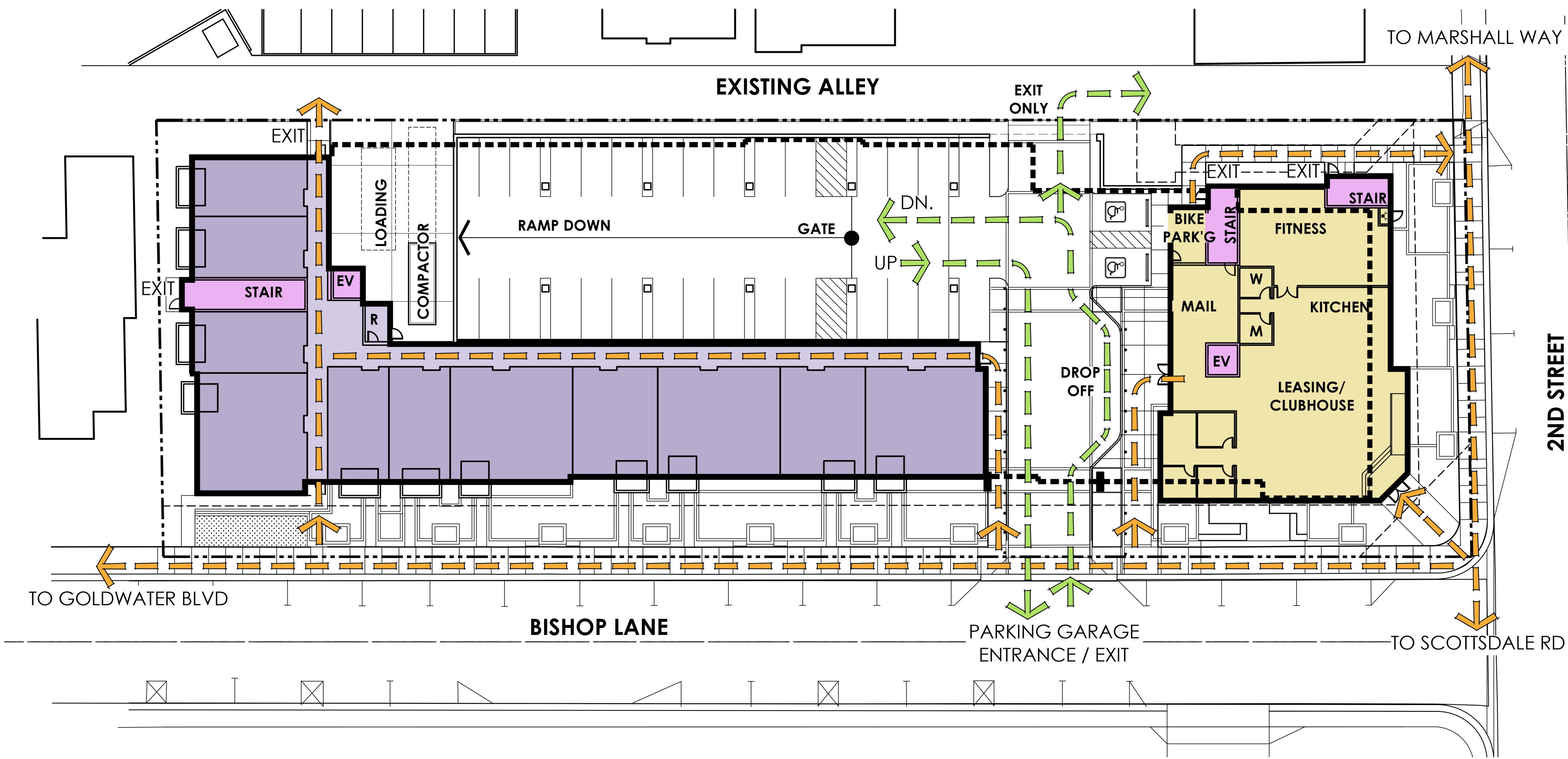
**BICYCLE PARKING PROVIDED**  
COMBINED RESIDENT & PUBLIC ±25 BICYCLE P.S.



**BASEMENT LEVEL 2 PARKING PLAN**

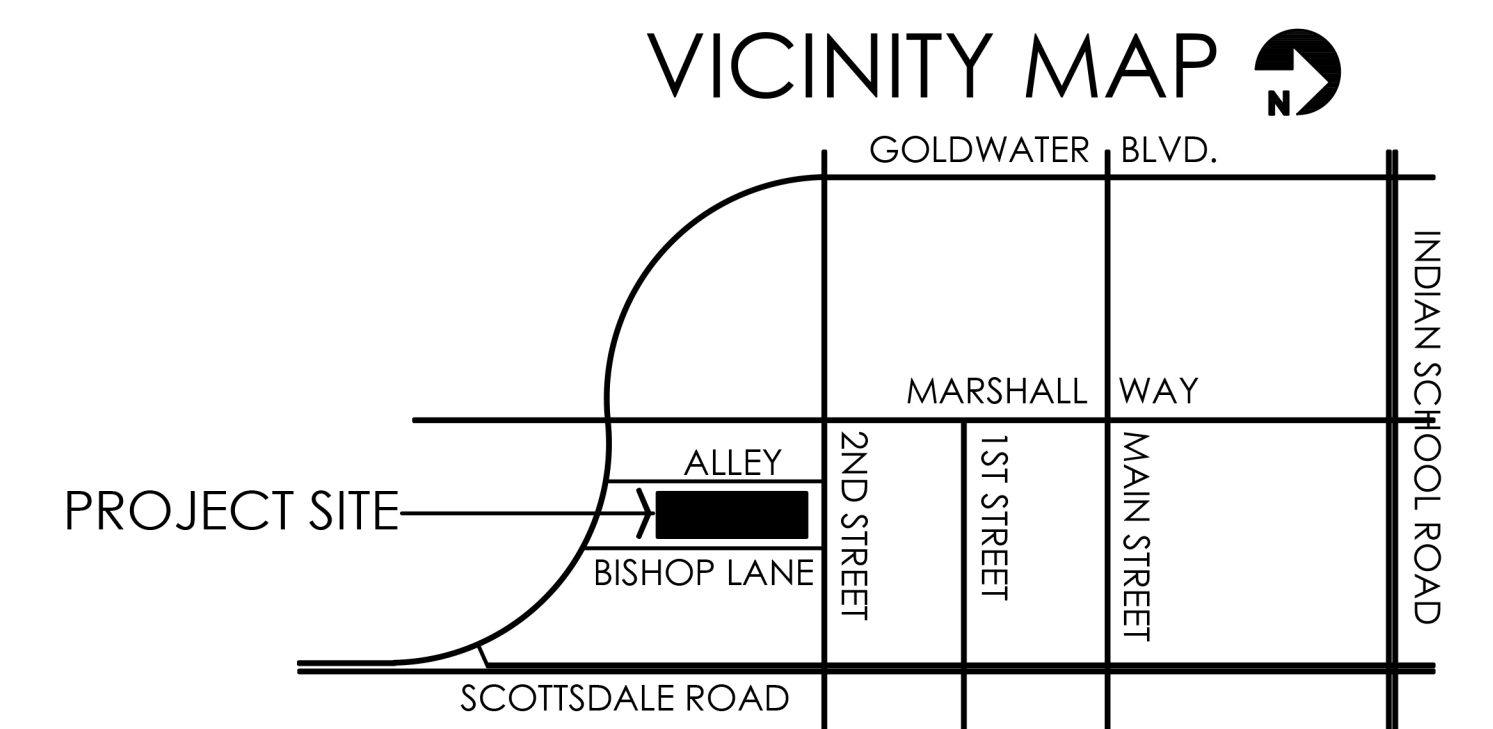
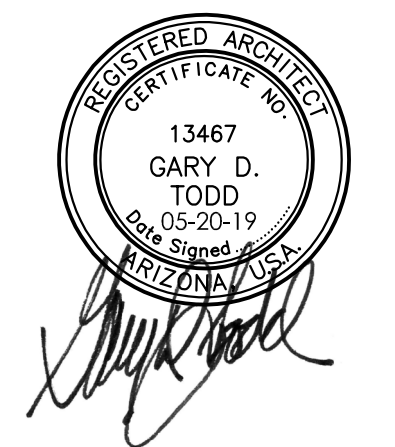
TOTAL PARKING THIS LEVEL: 92



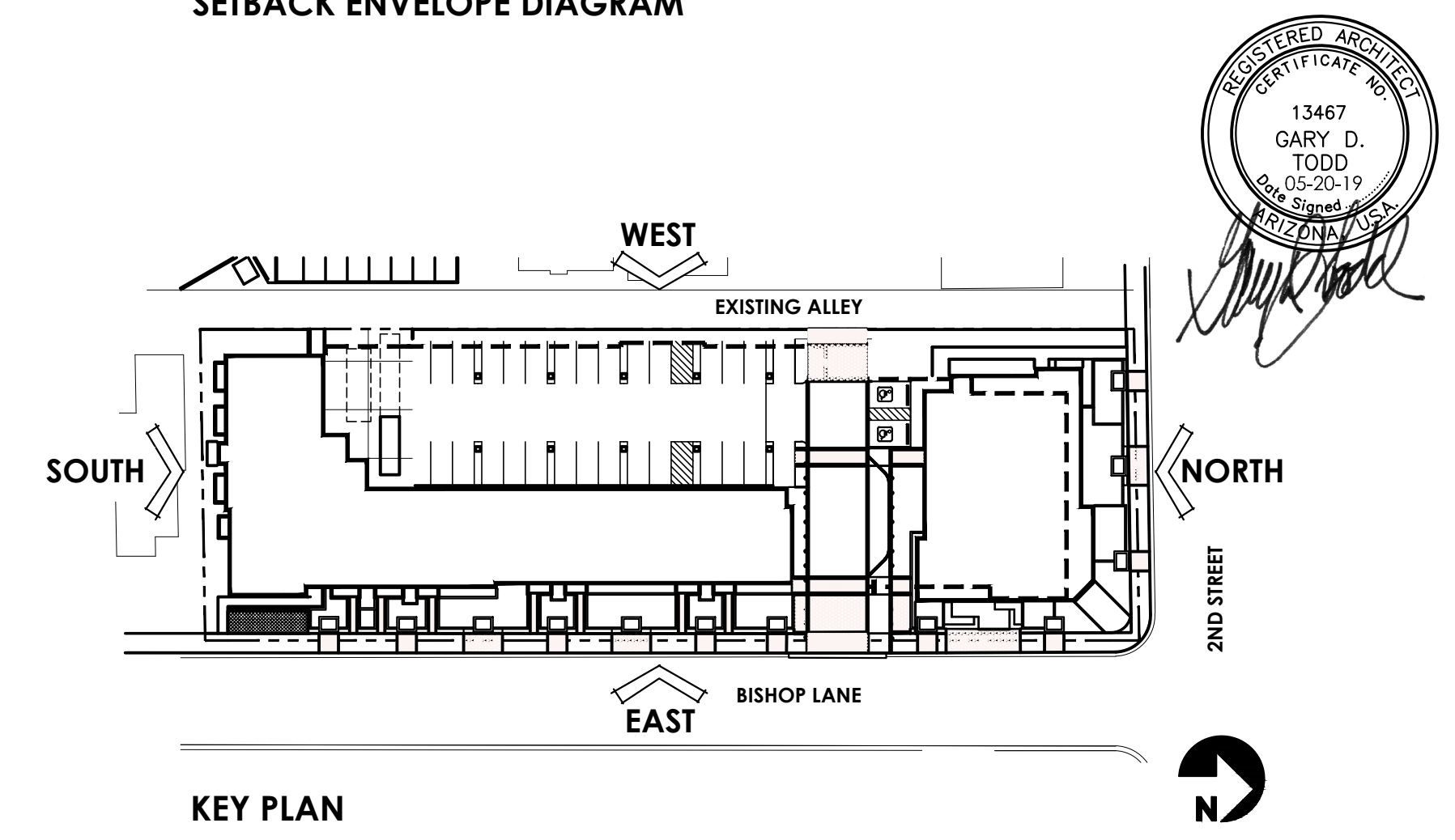
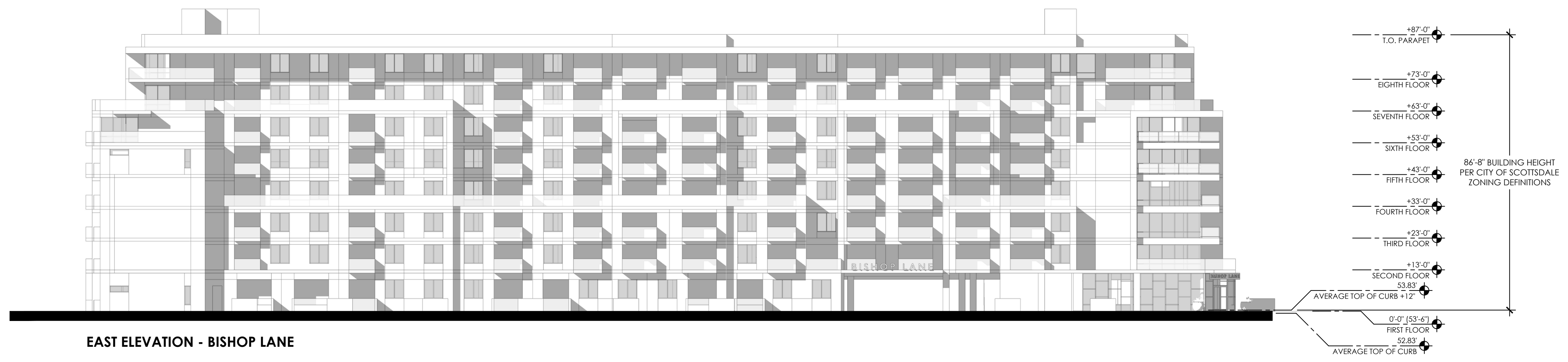


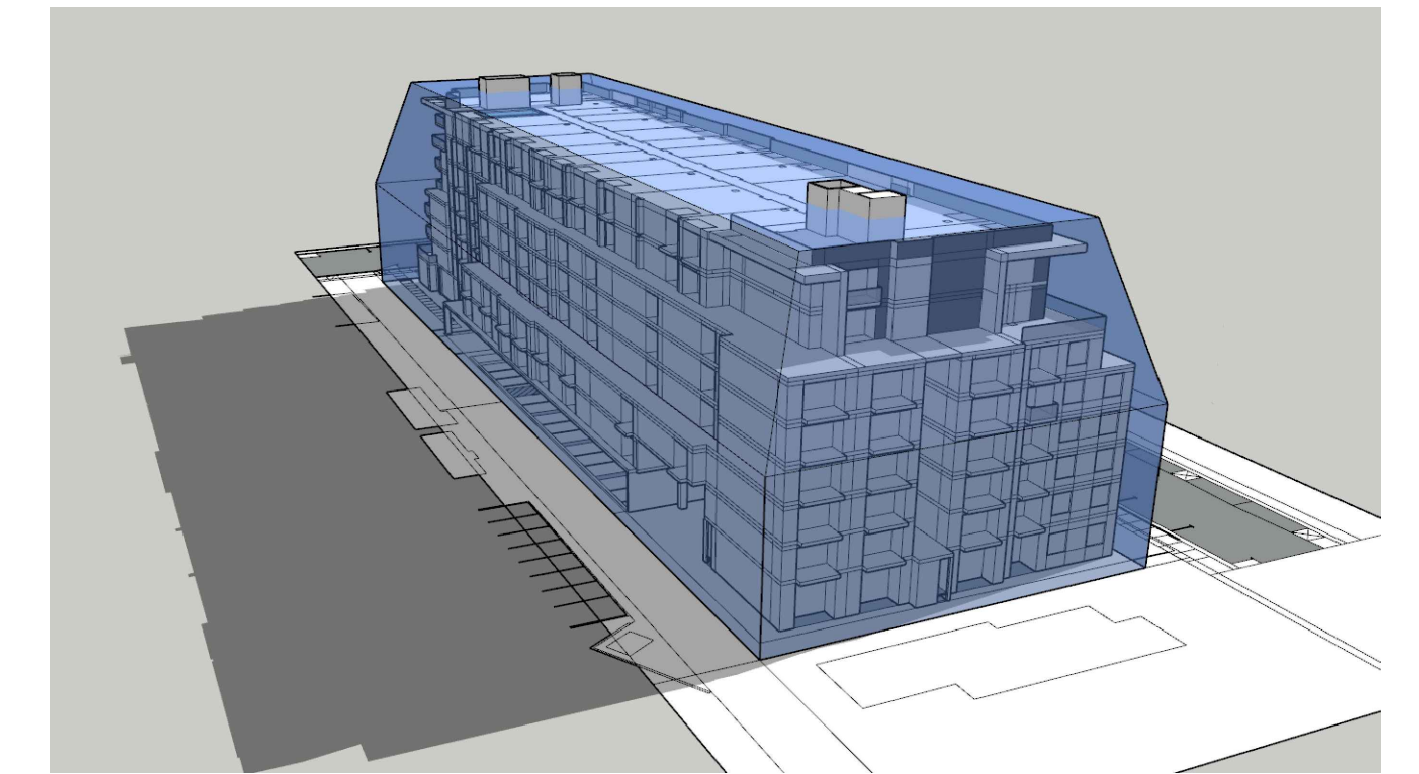
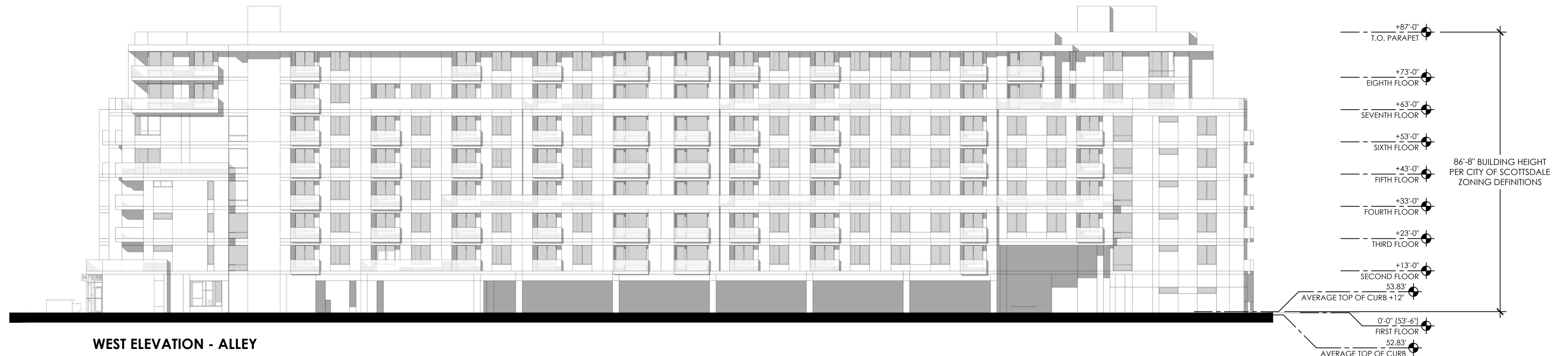
**LEGEND**

- DWELLING UNITS
- AMENITY SPACE - CLUBHOUSE/FITNESS
- INTERIOR PEDESTRIAN CIRCULATION
- VERTICAL CIRCULATION
- PEDESTRIAN ACCESS/EGRESS POINTS
- VEHICULAR ACCESS/EGRESS POINTS

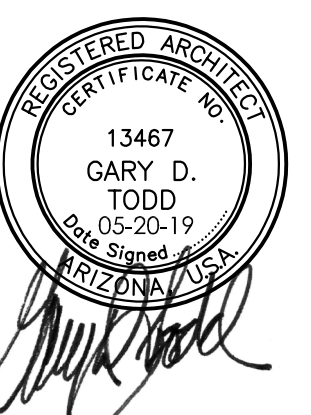
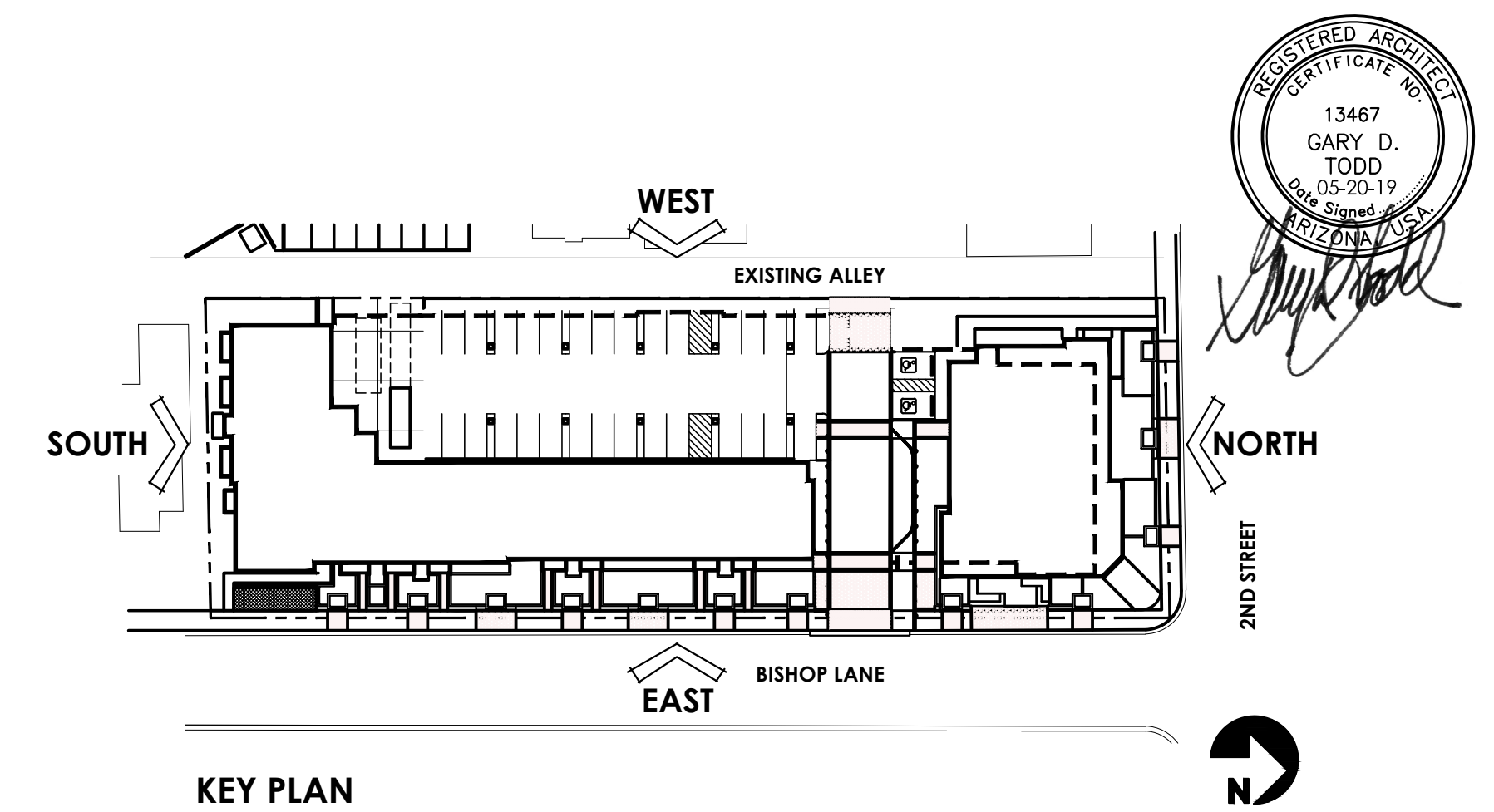


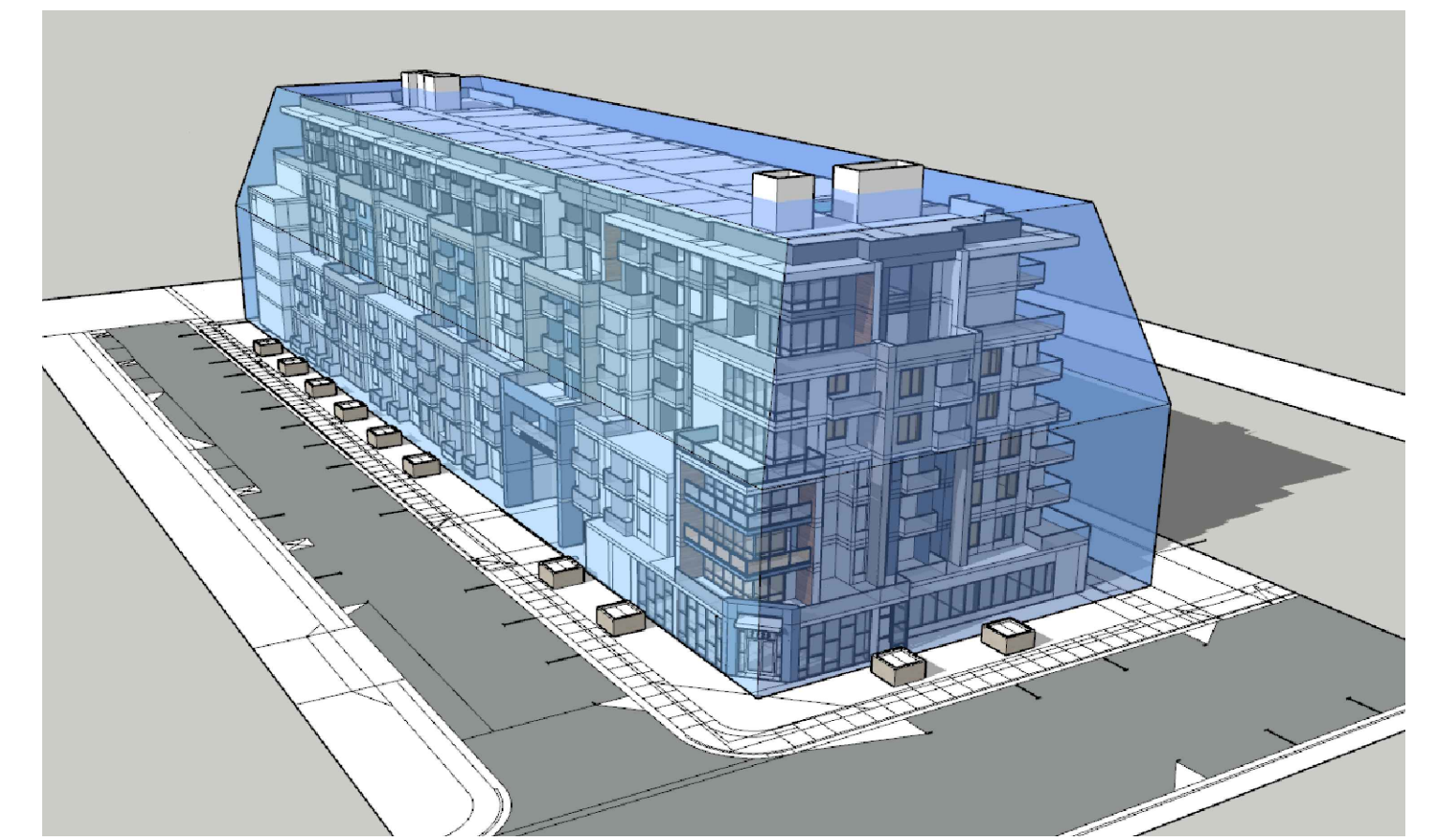
**VICINITY MAP**



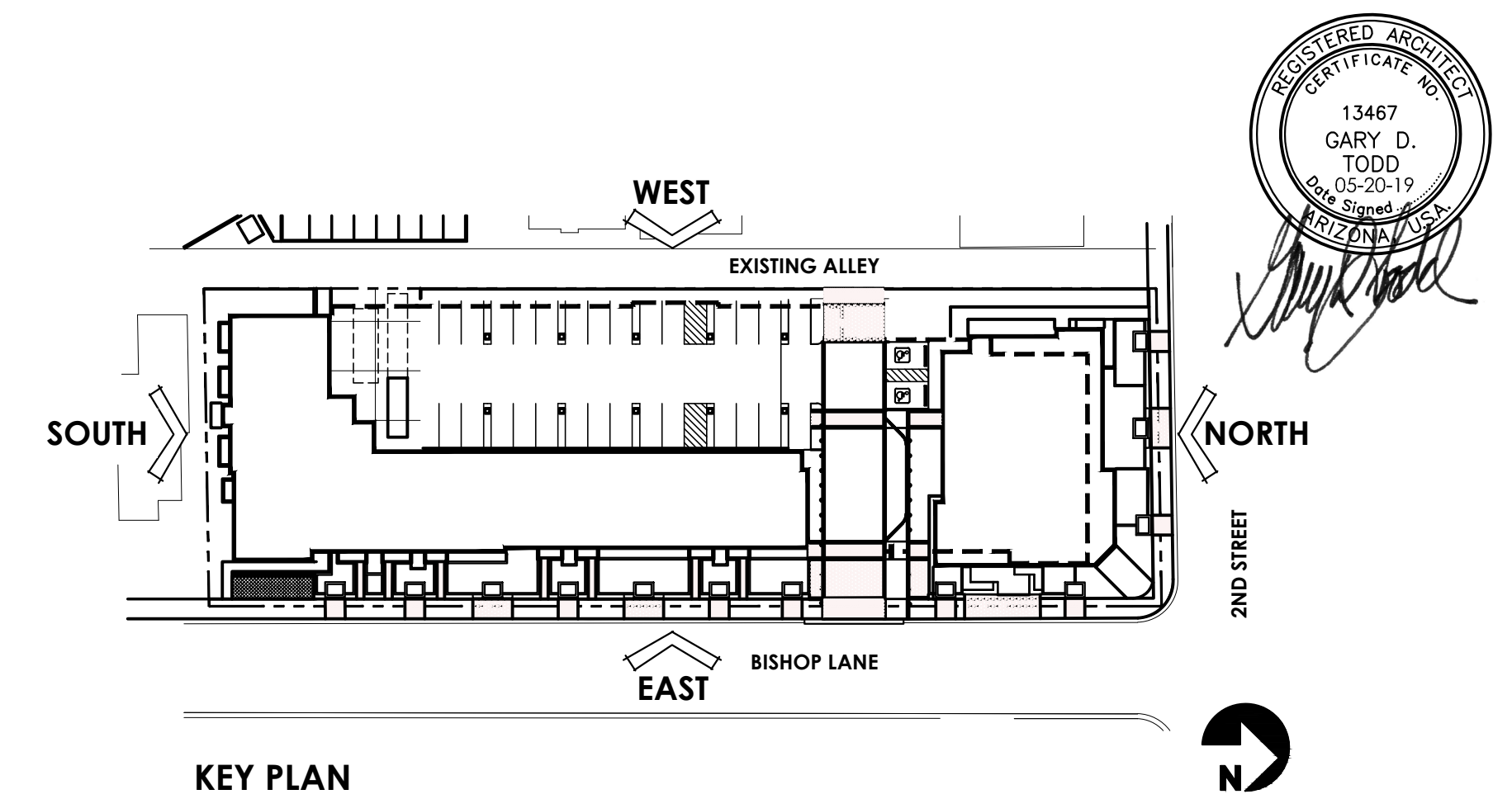


SETBACK ENVELOPE DIAGRAM



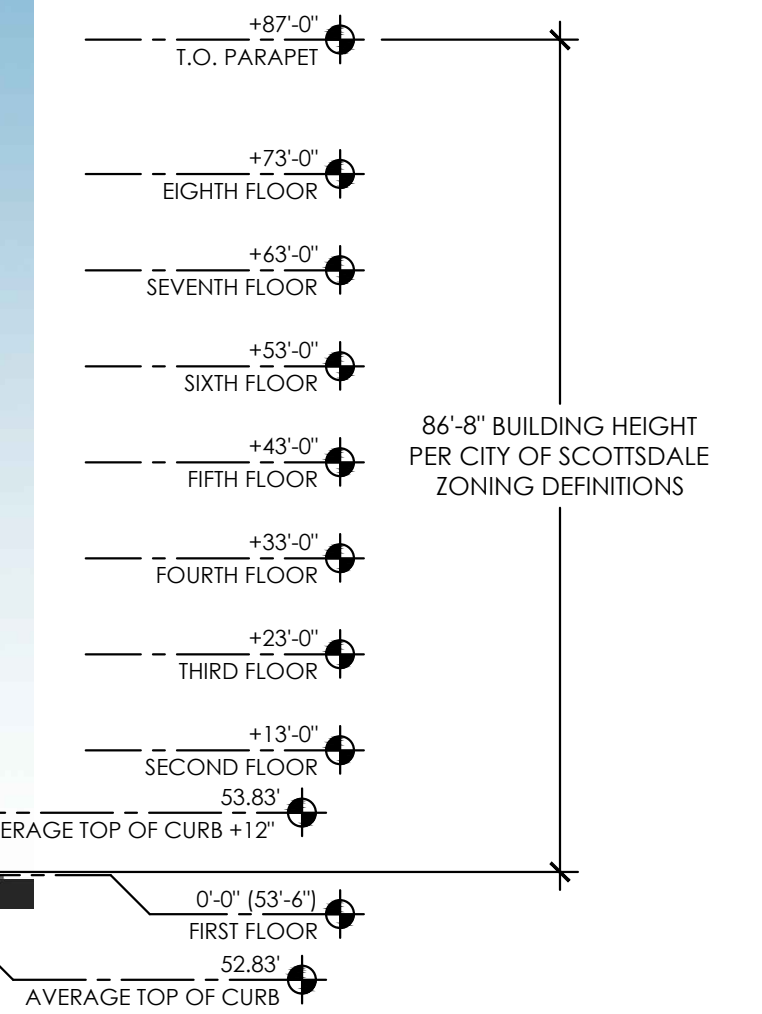


**SETBACK ENVELOPE DIAGRAM**

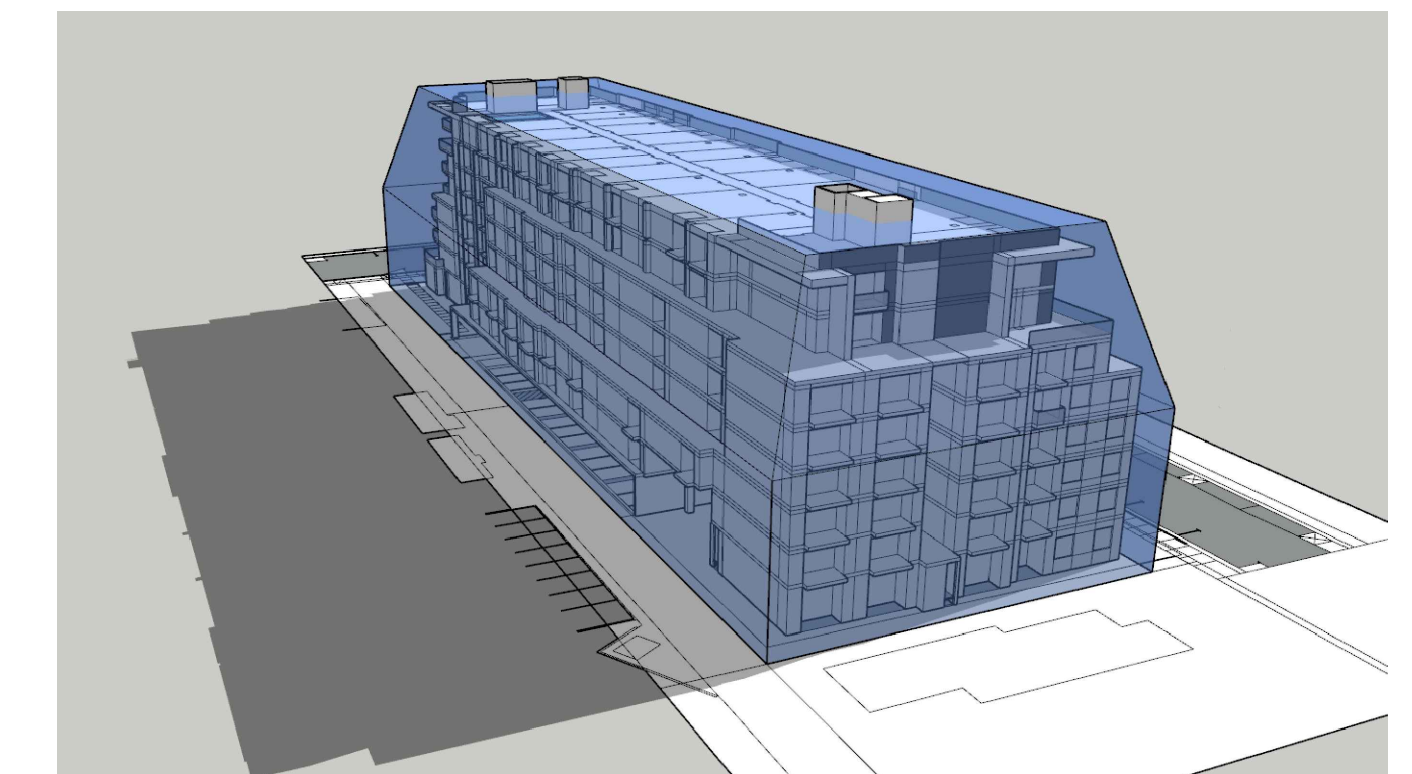
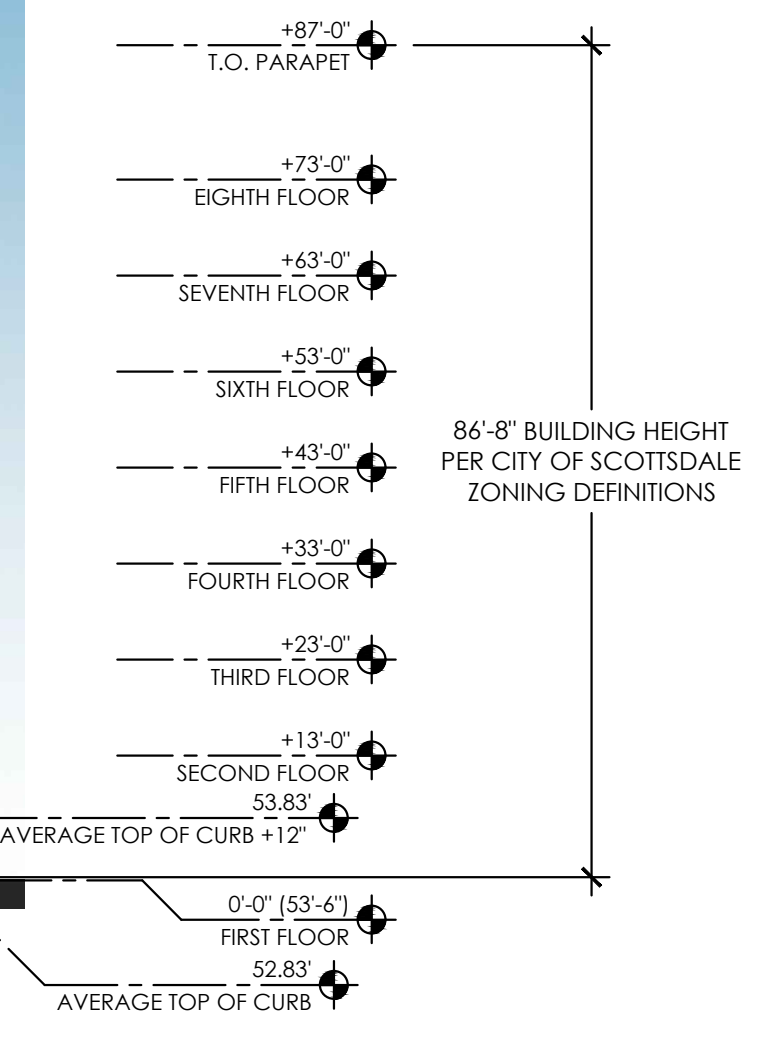




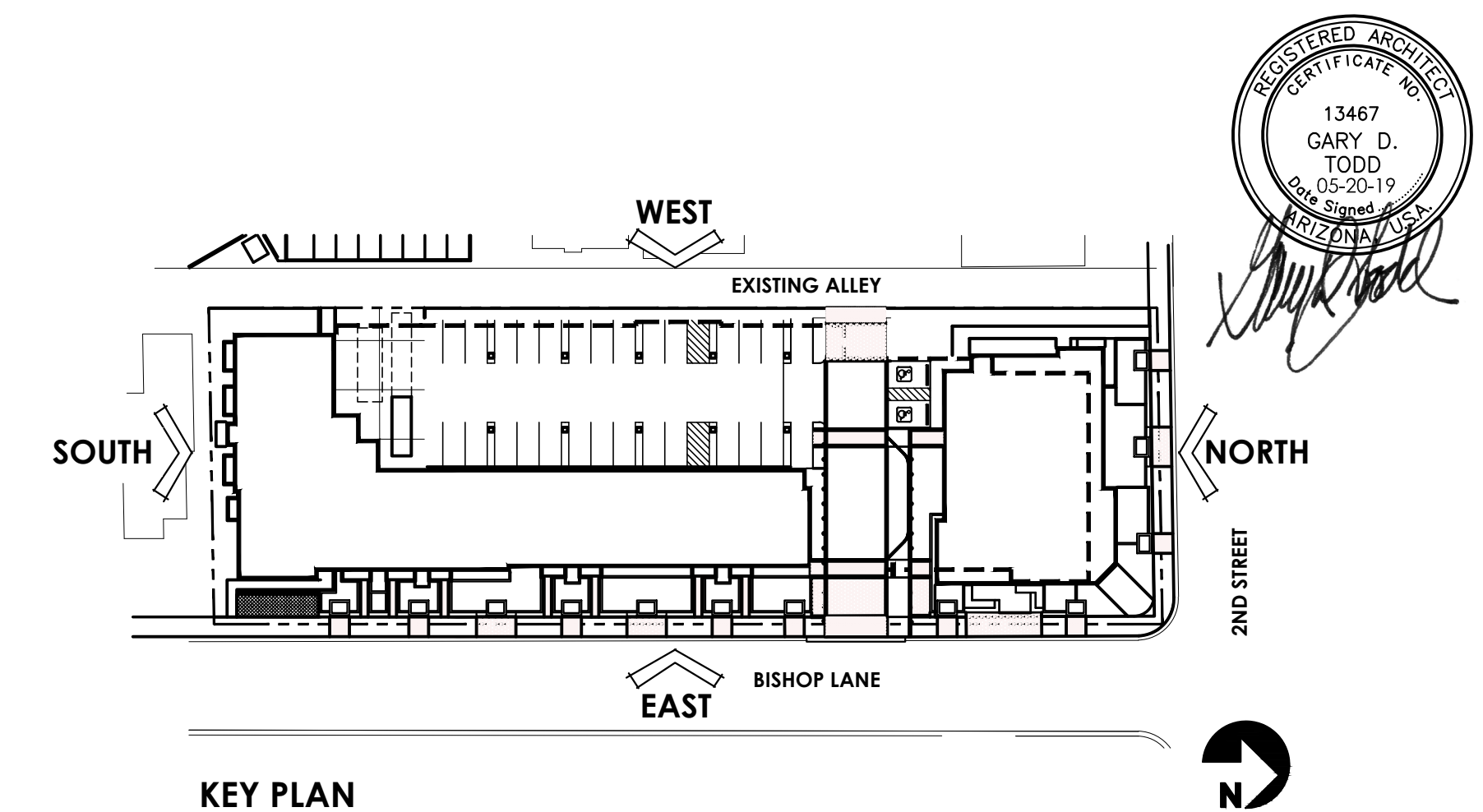
WEST ELEVATION - ALLEY



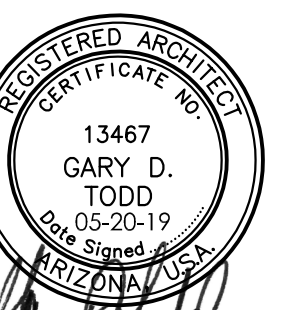
SOUTH ELEVATION



SETBACK ENVELOPE DIAGRAM



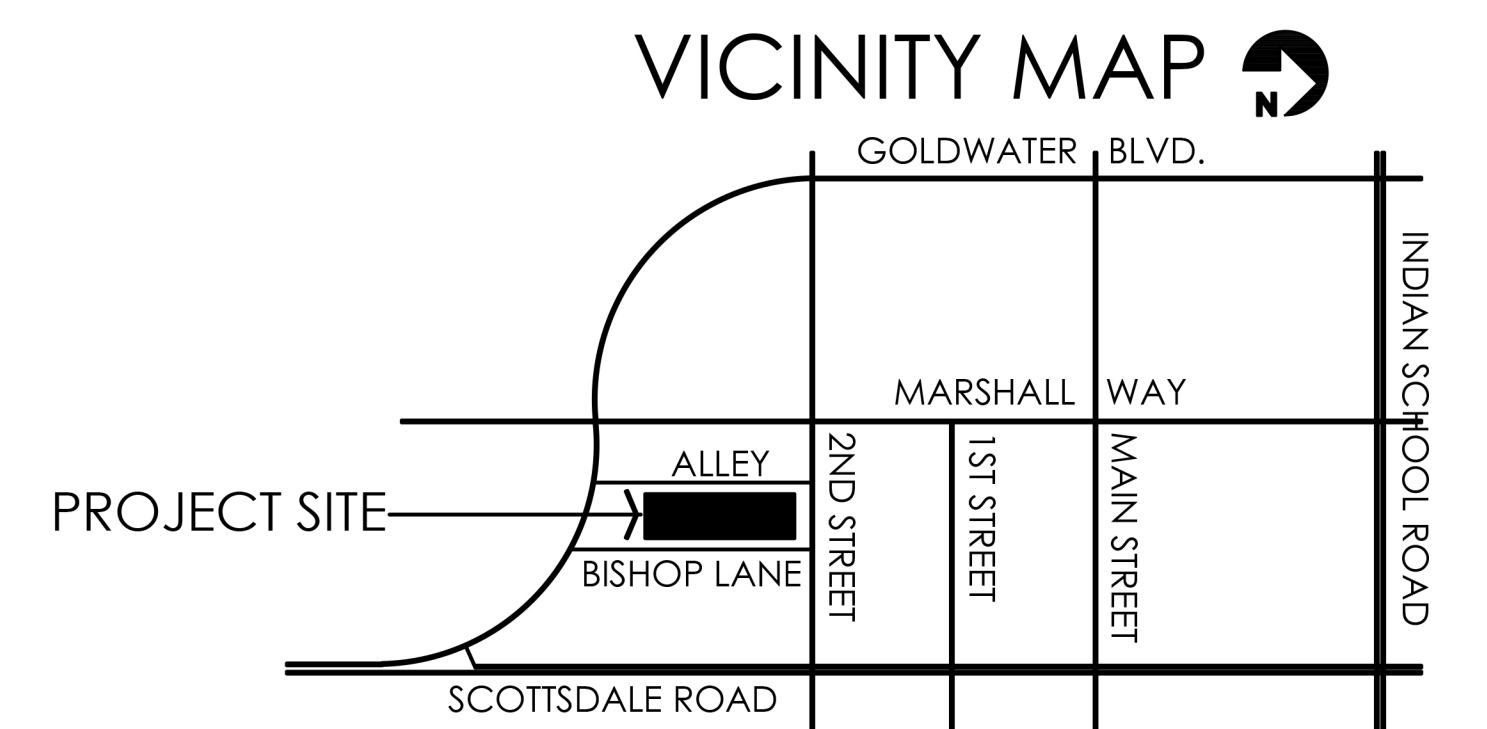
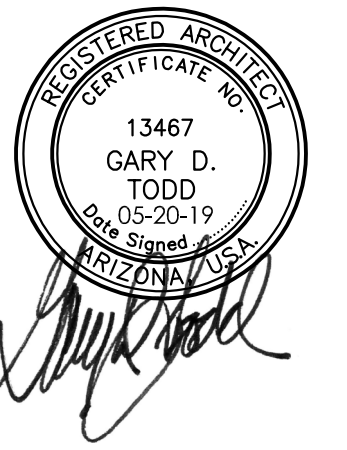
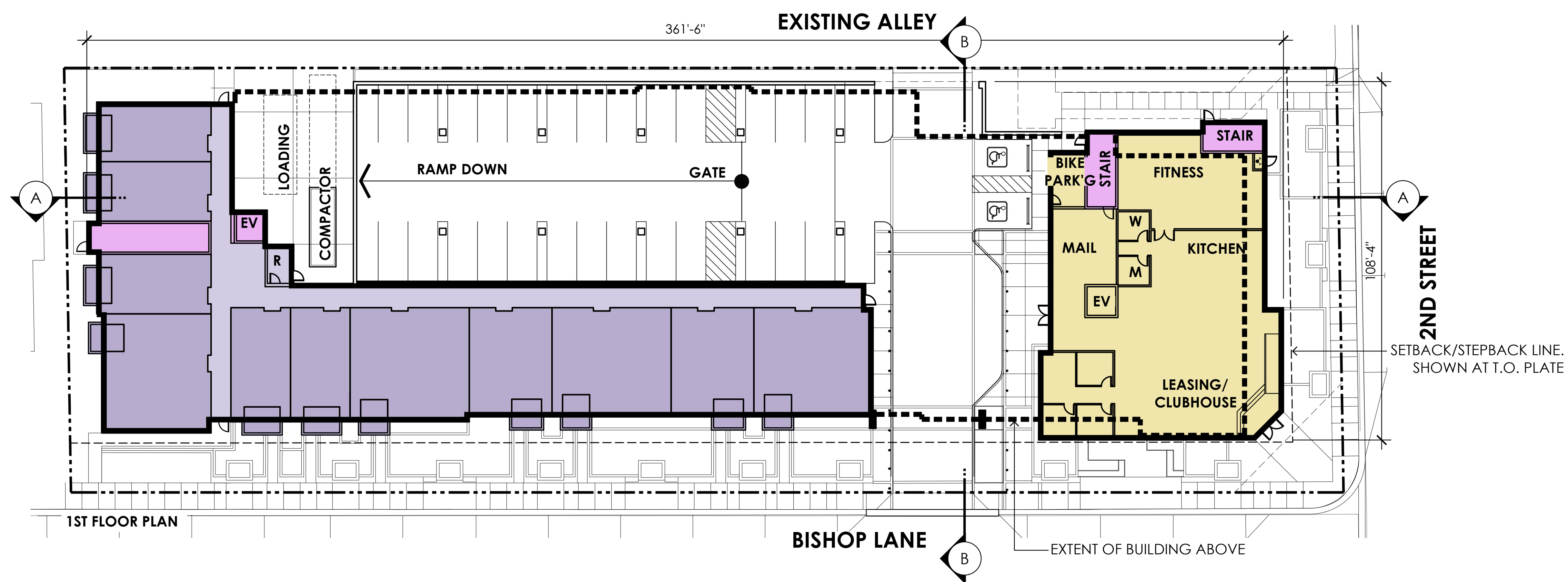
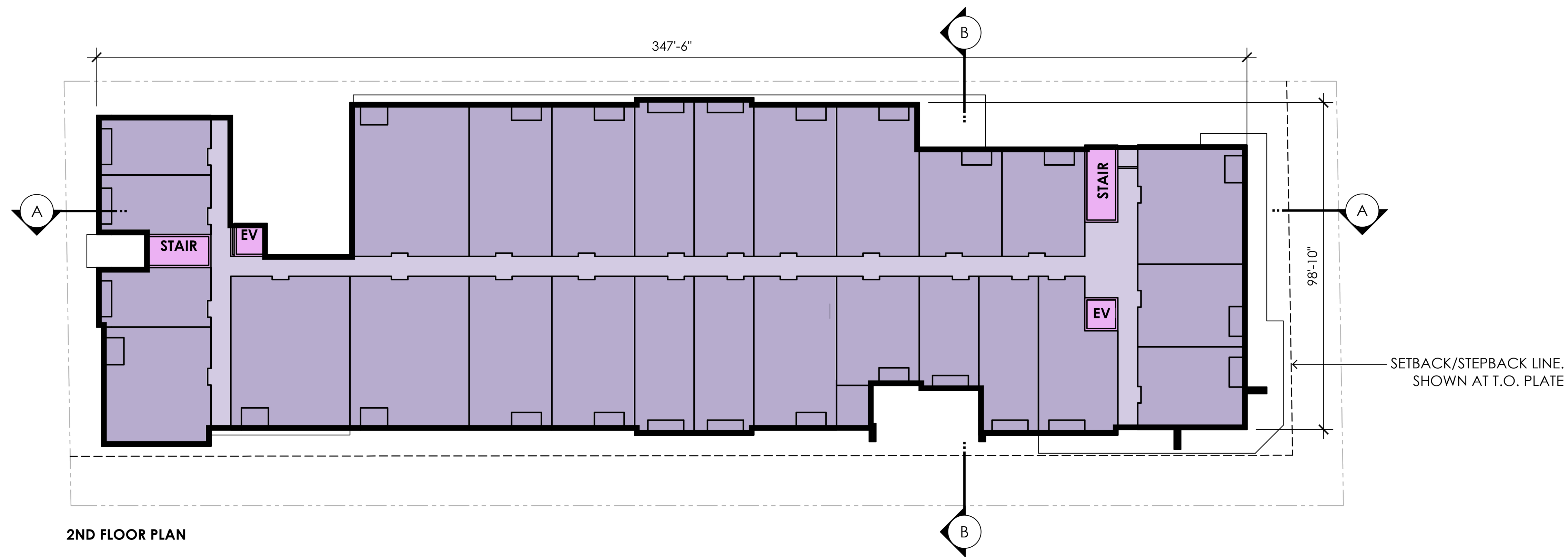
KEY PLAN

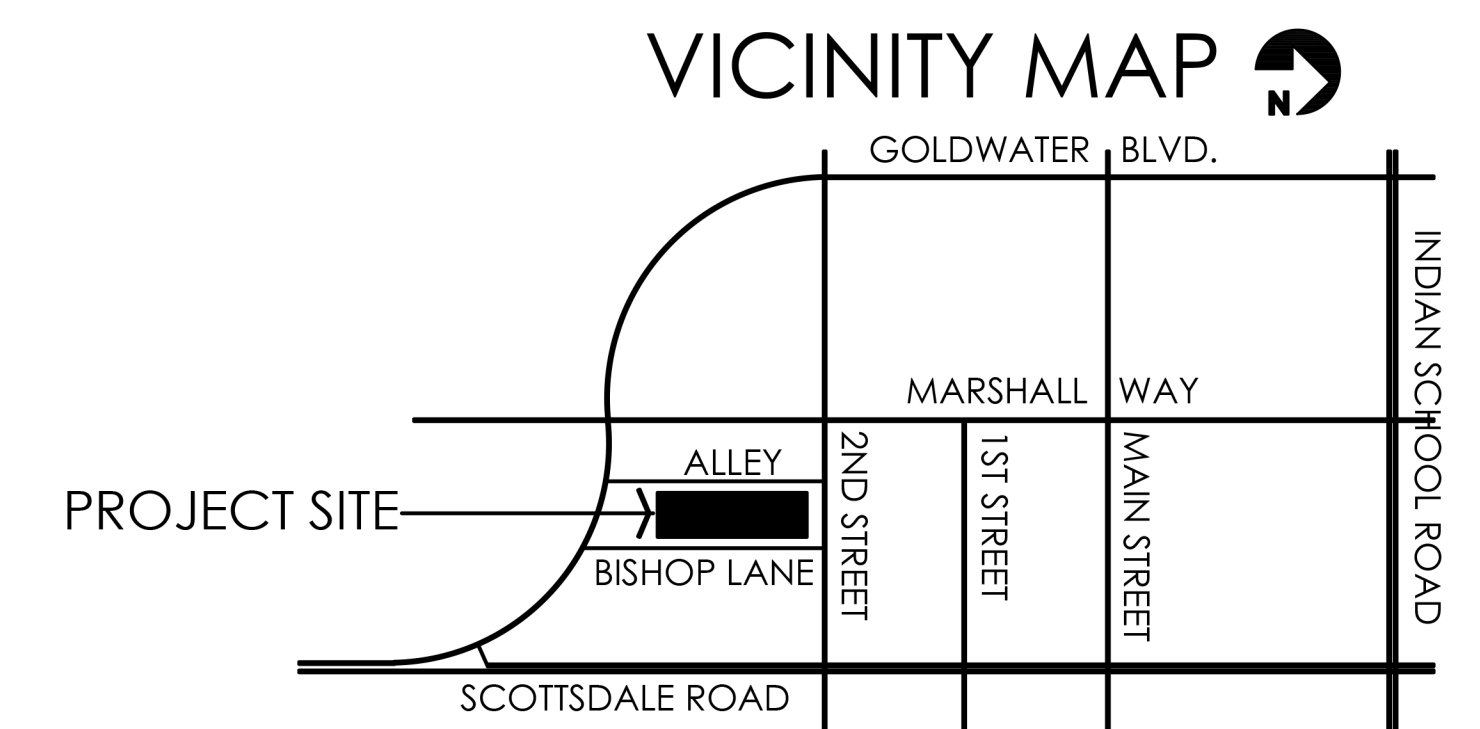
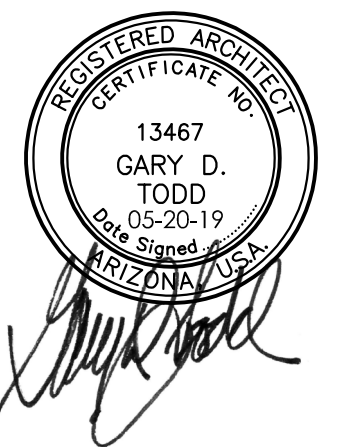
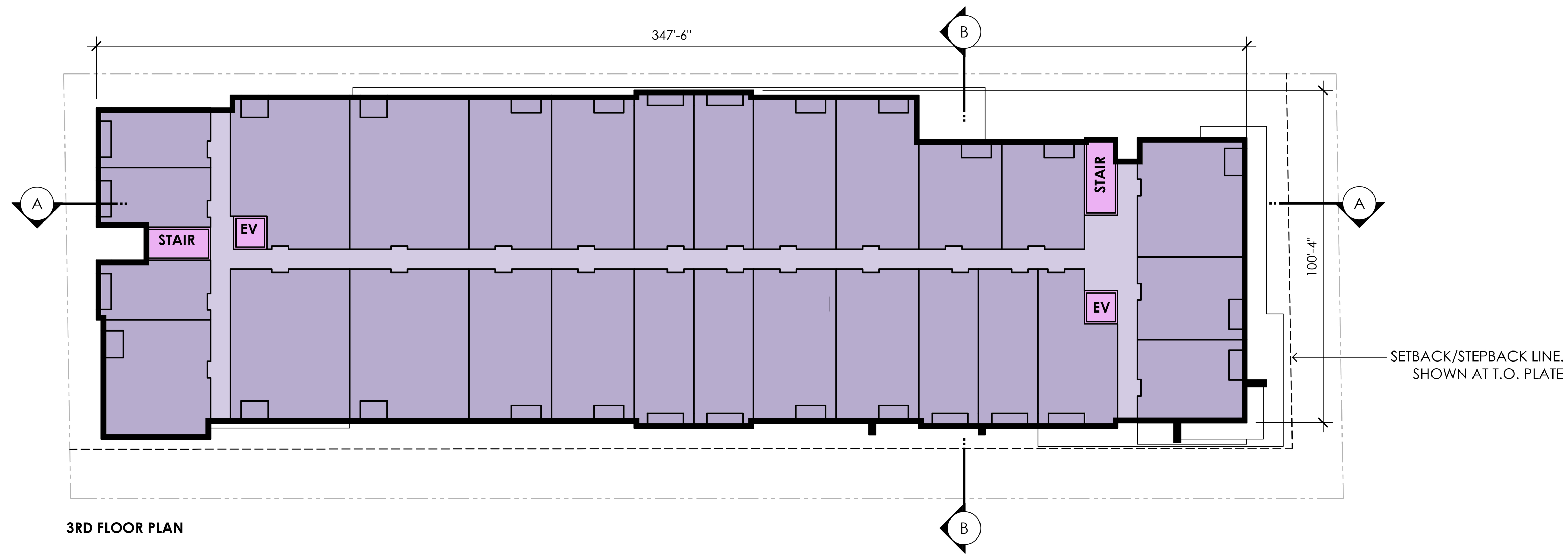
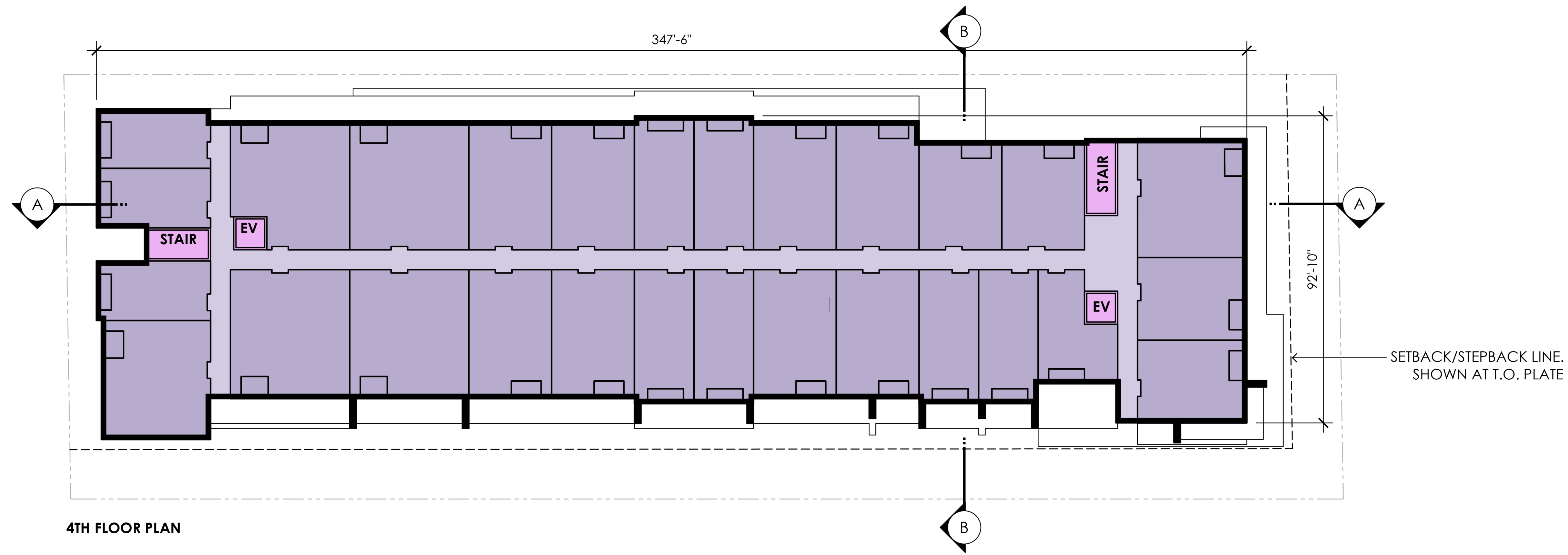


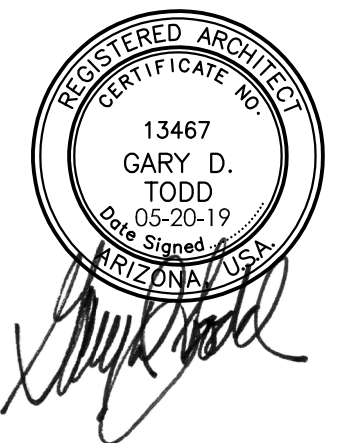
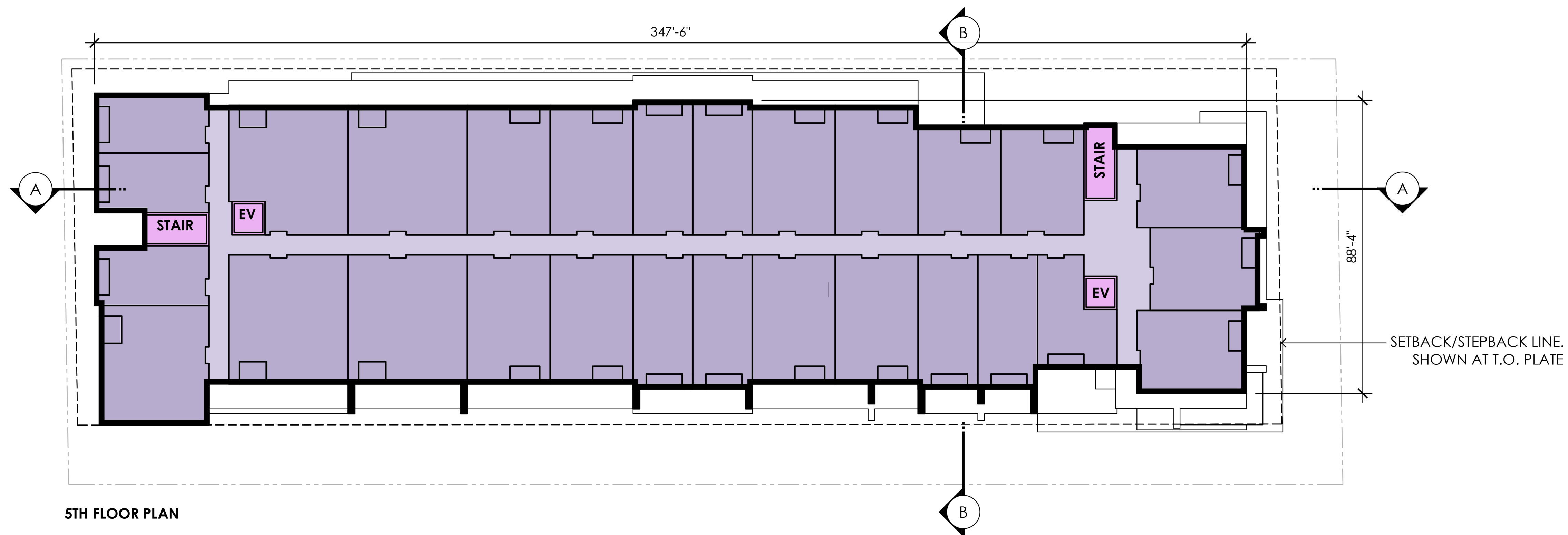
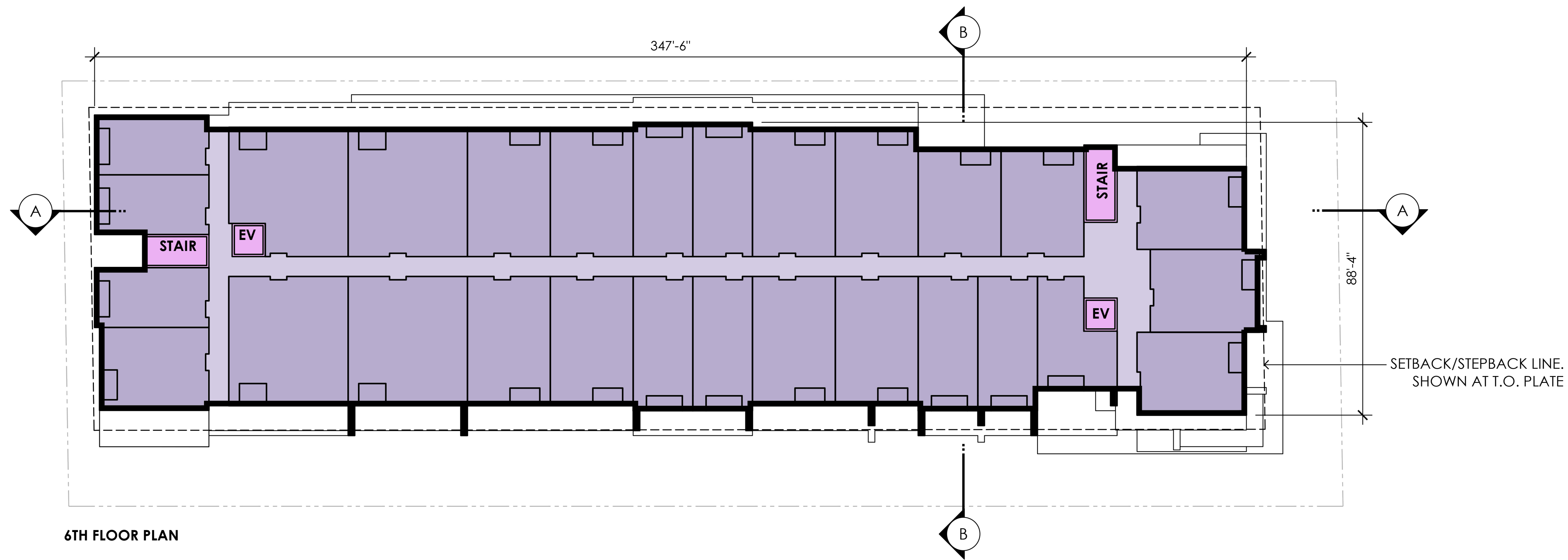
*Gary D. Todd*



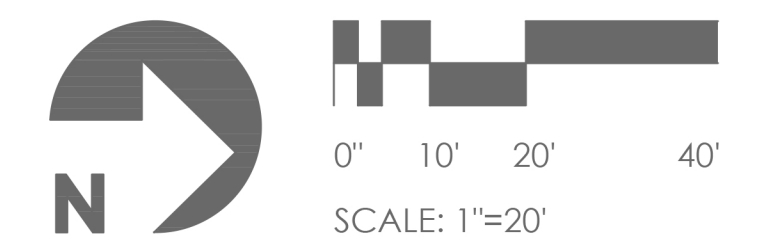
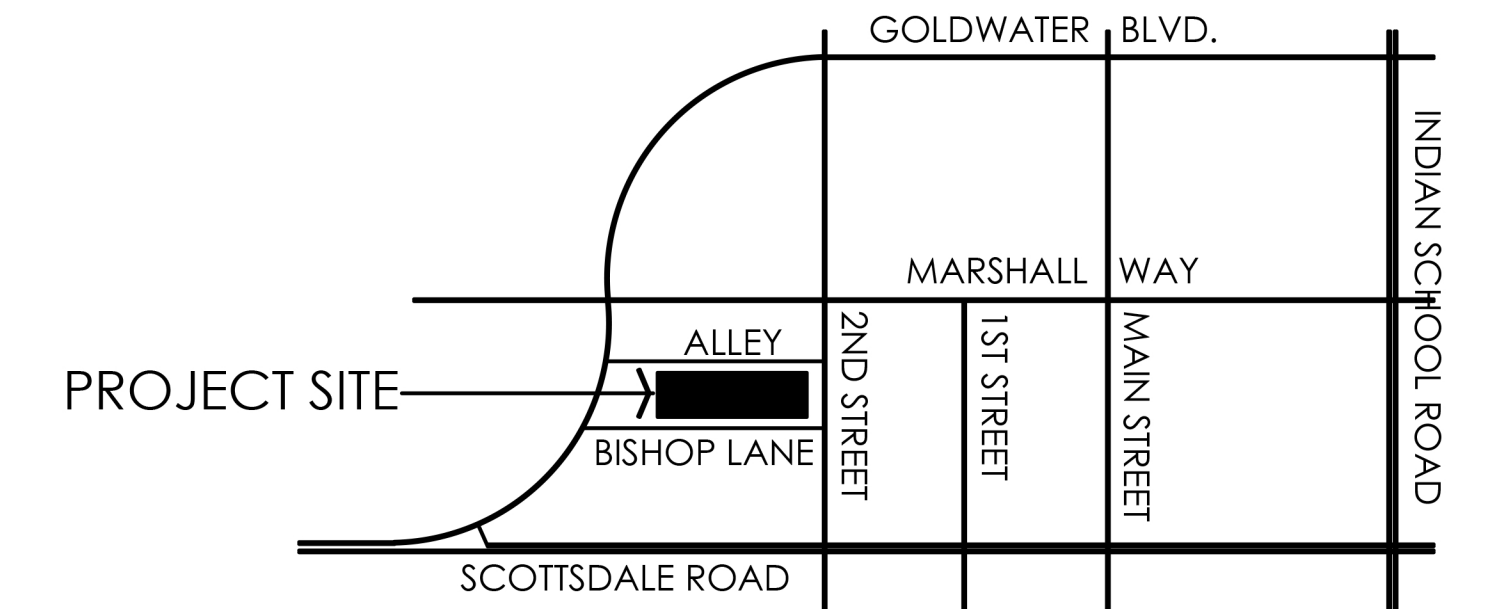


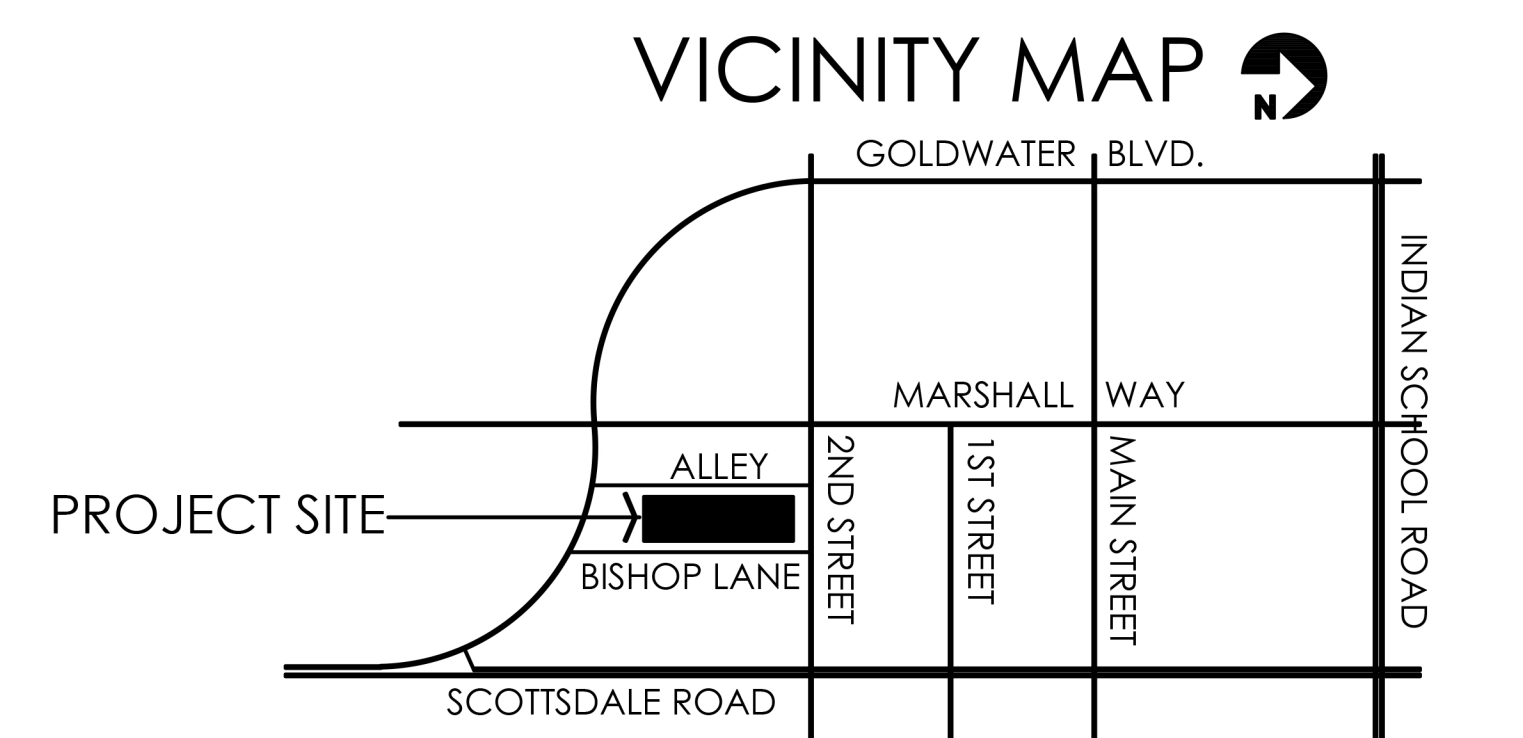
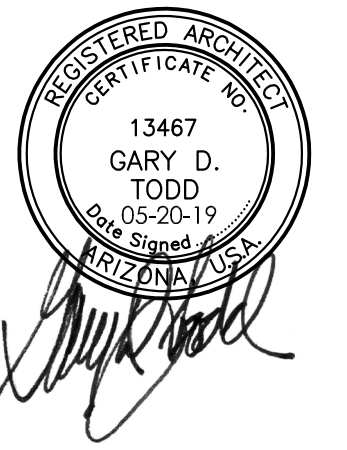
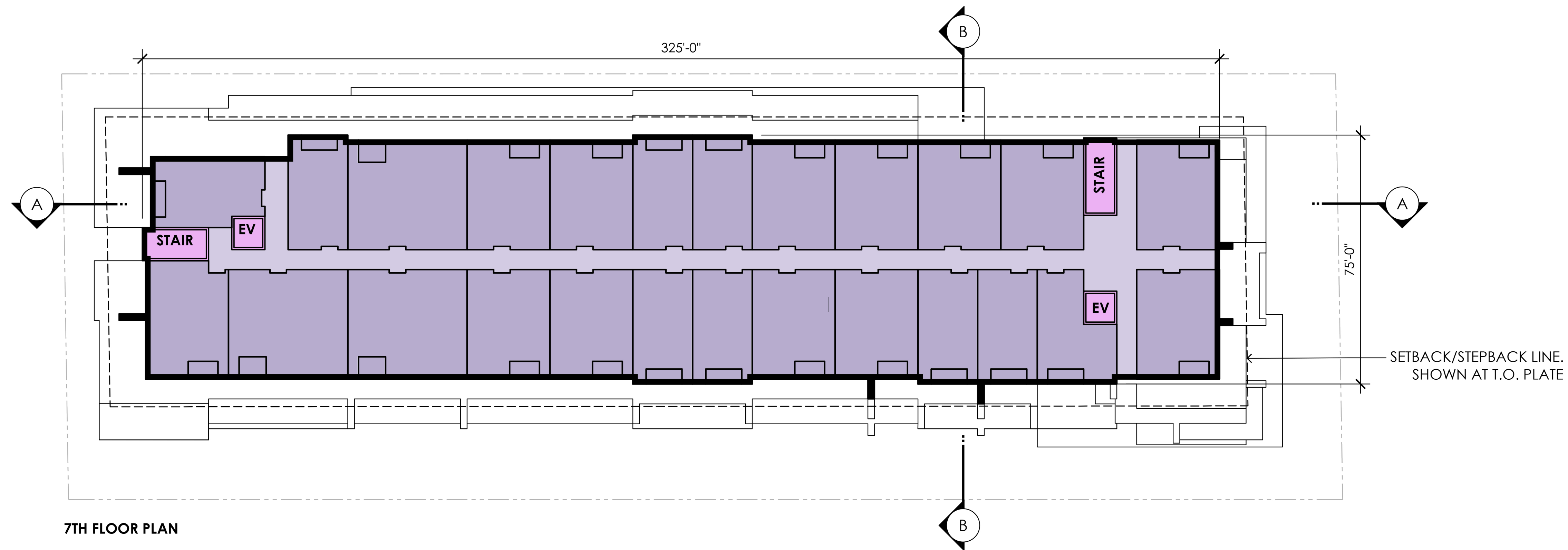
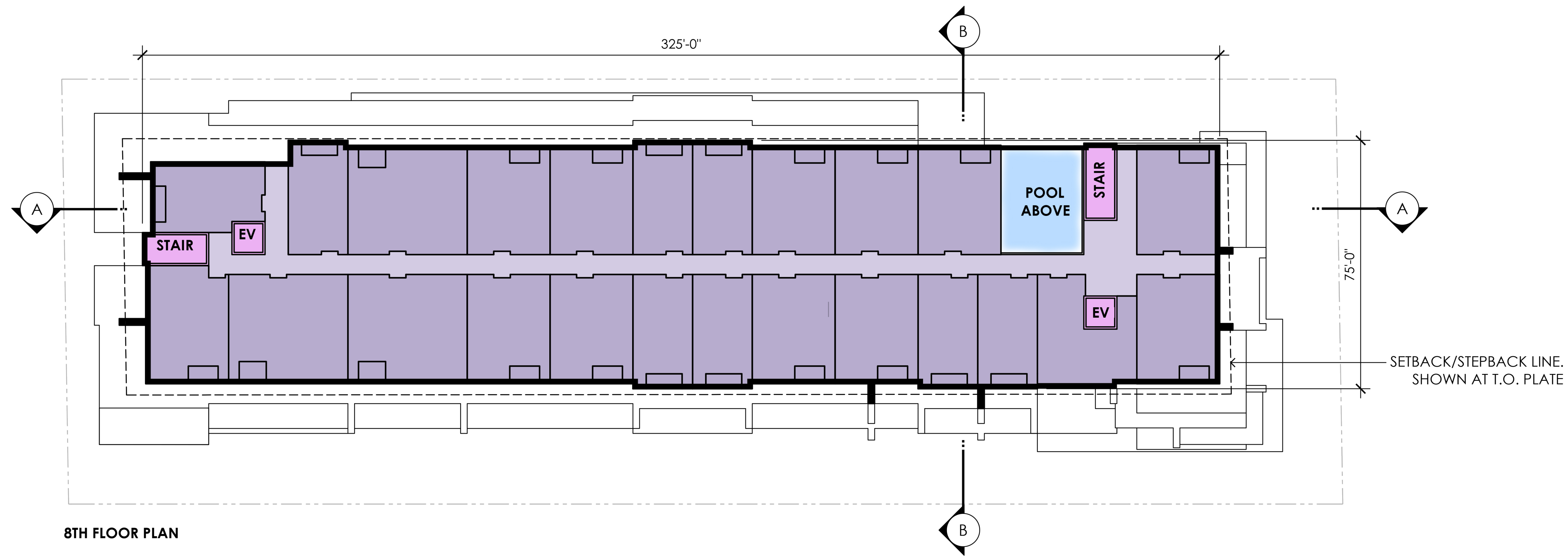


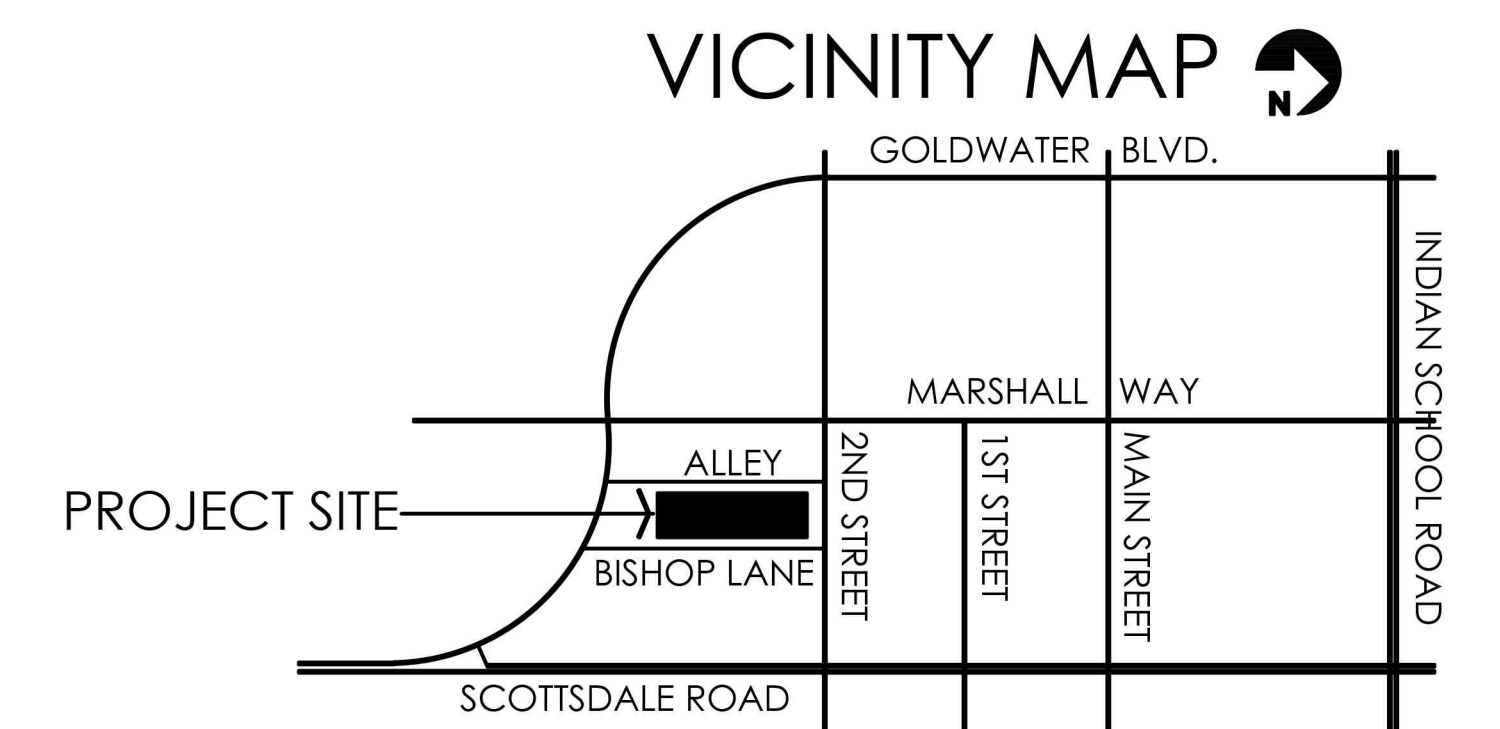
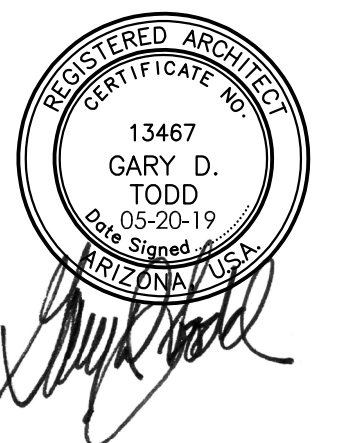
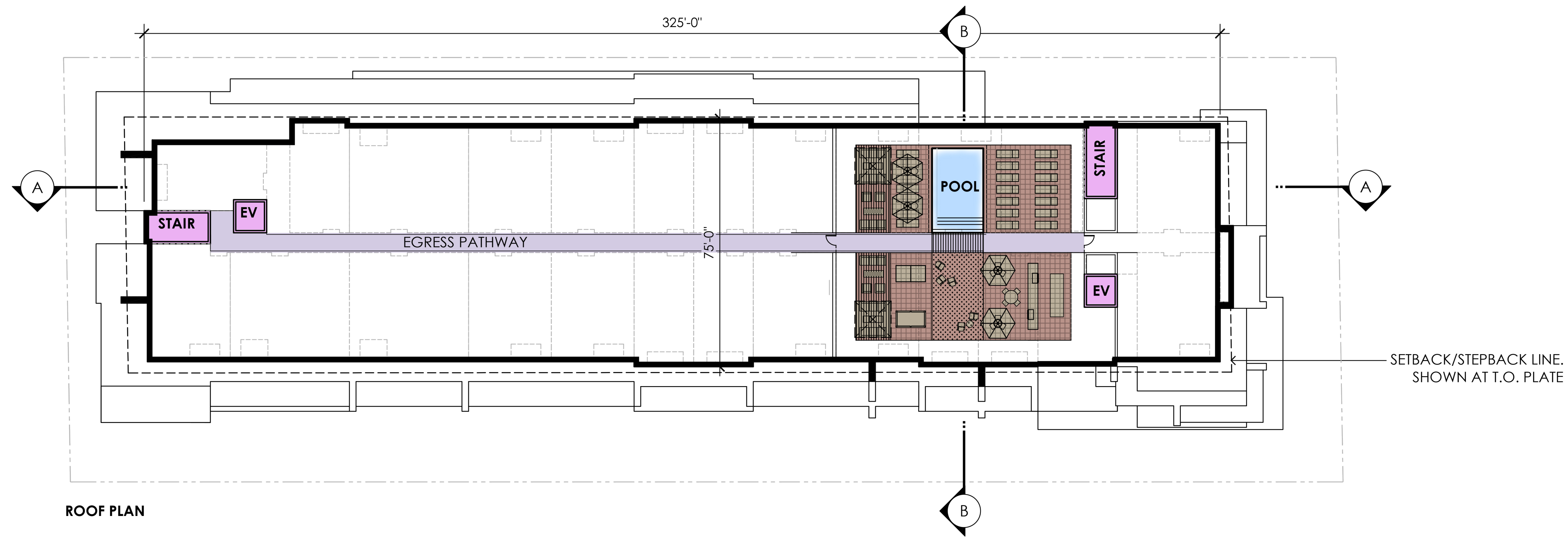




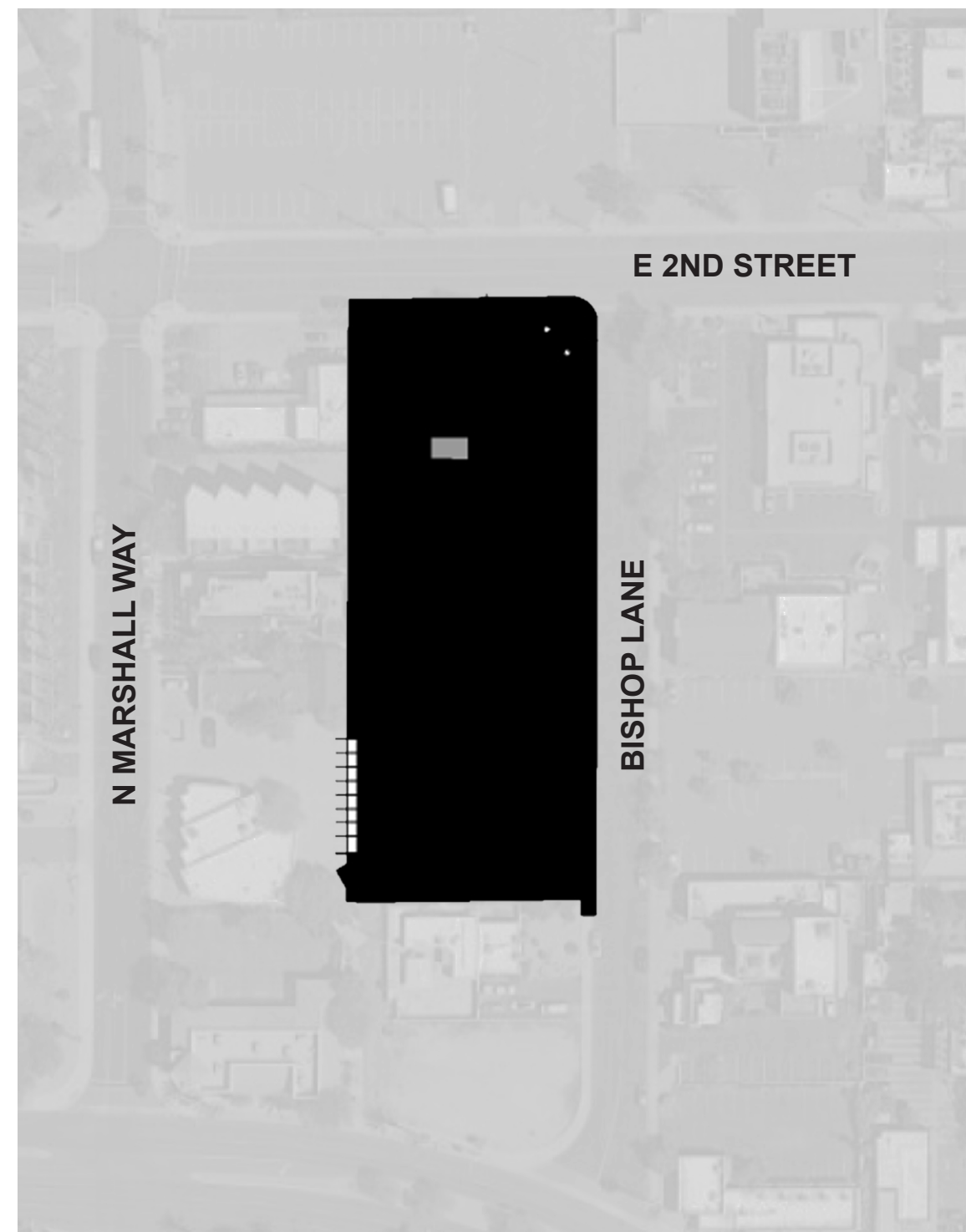
VICINITY MAP



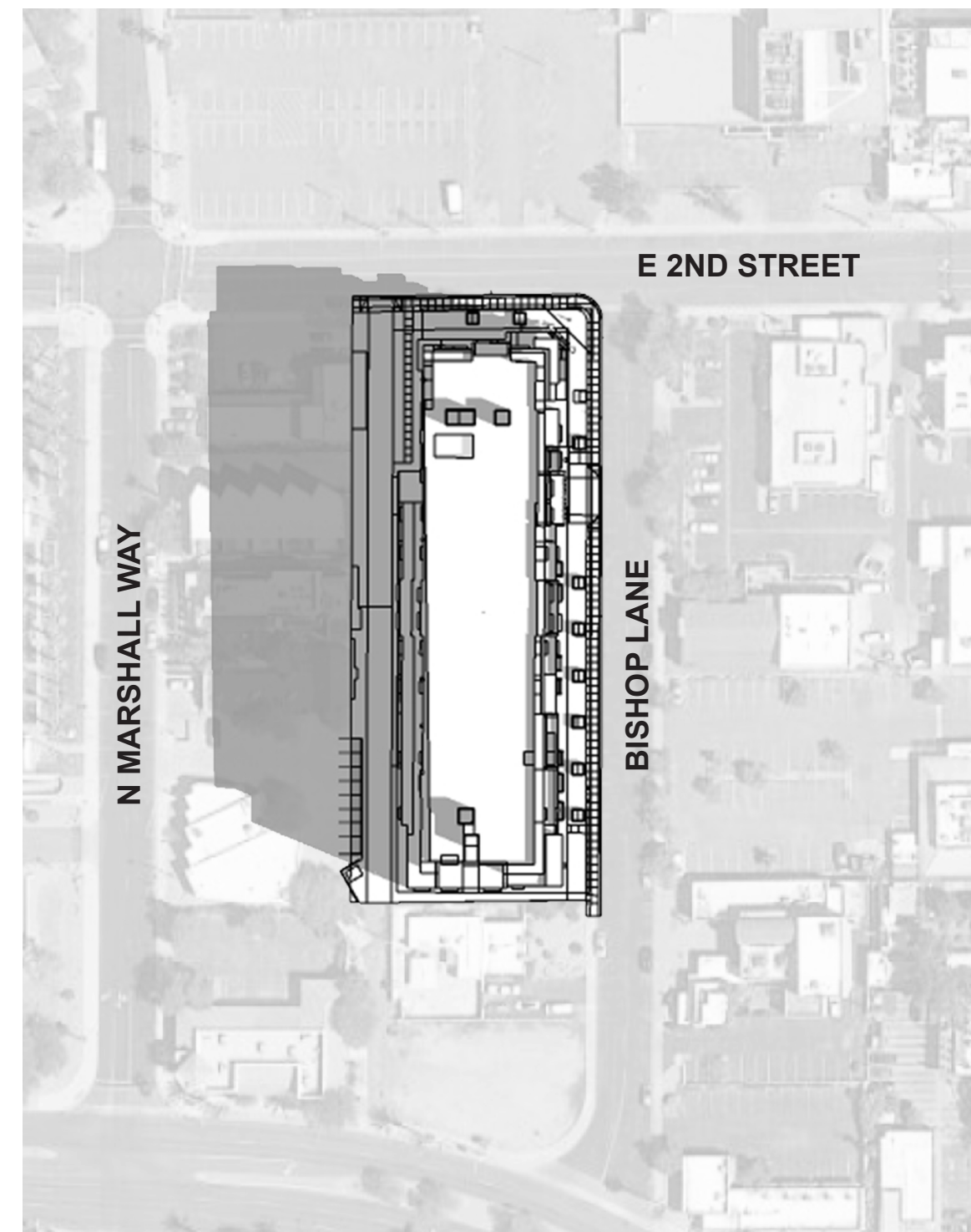




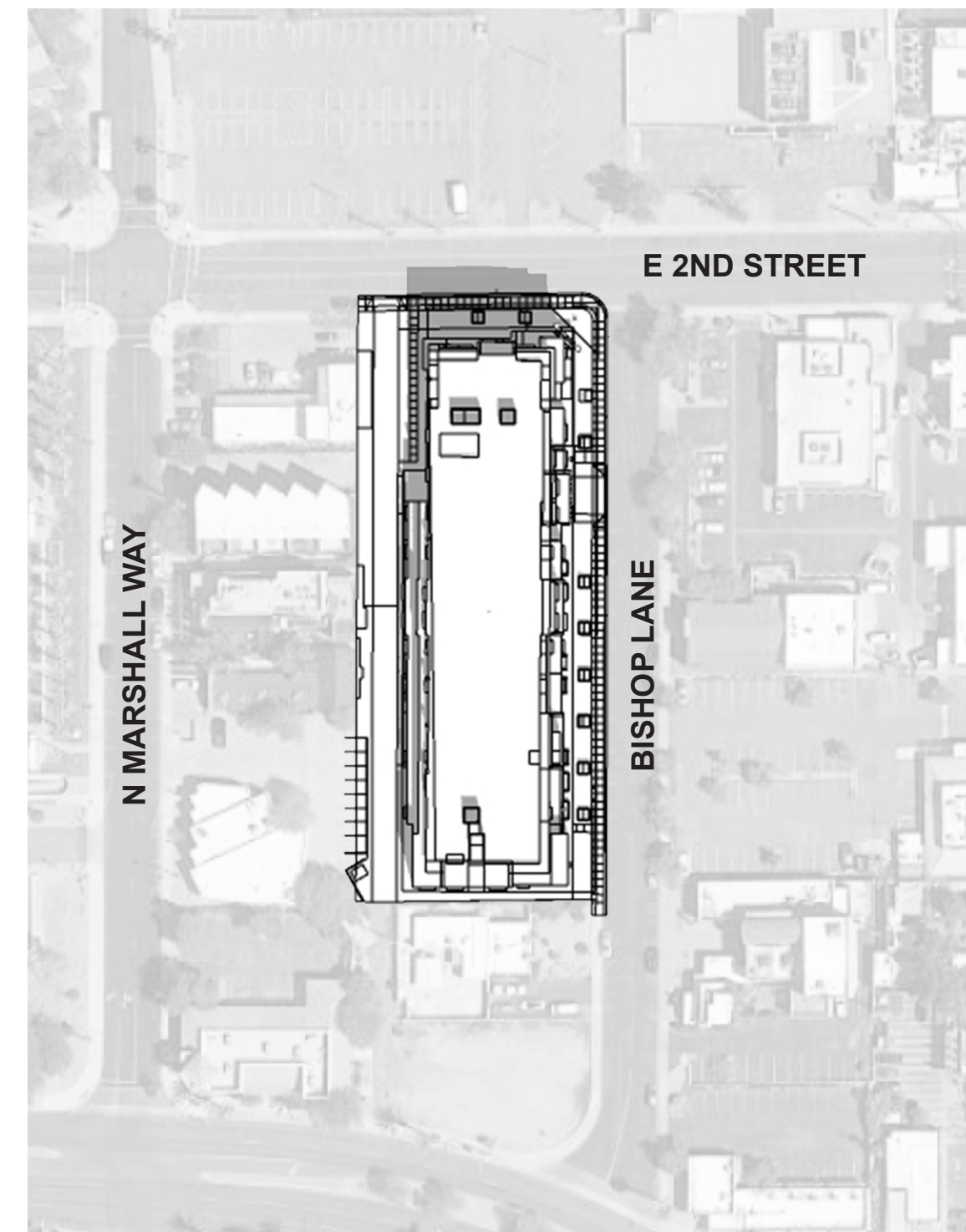
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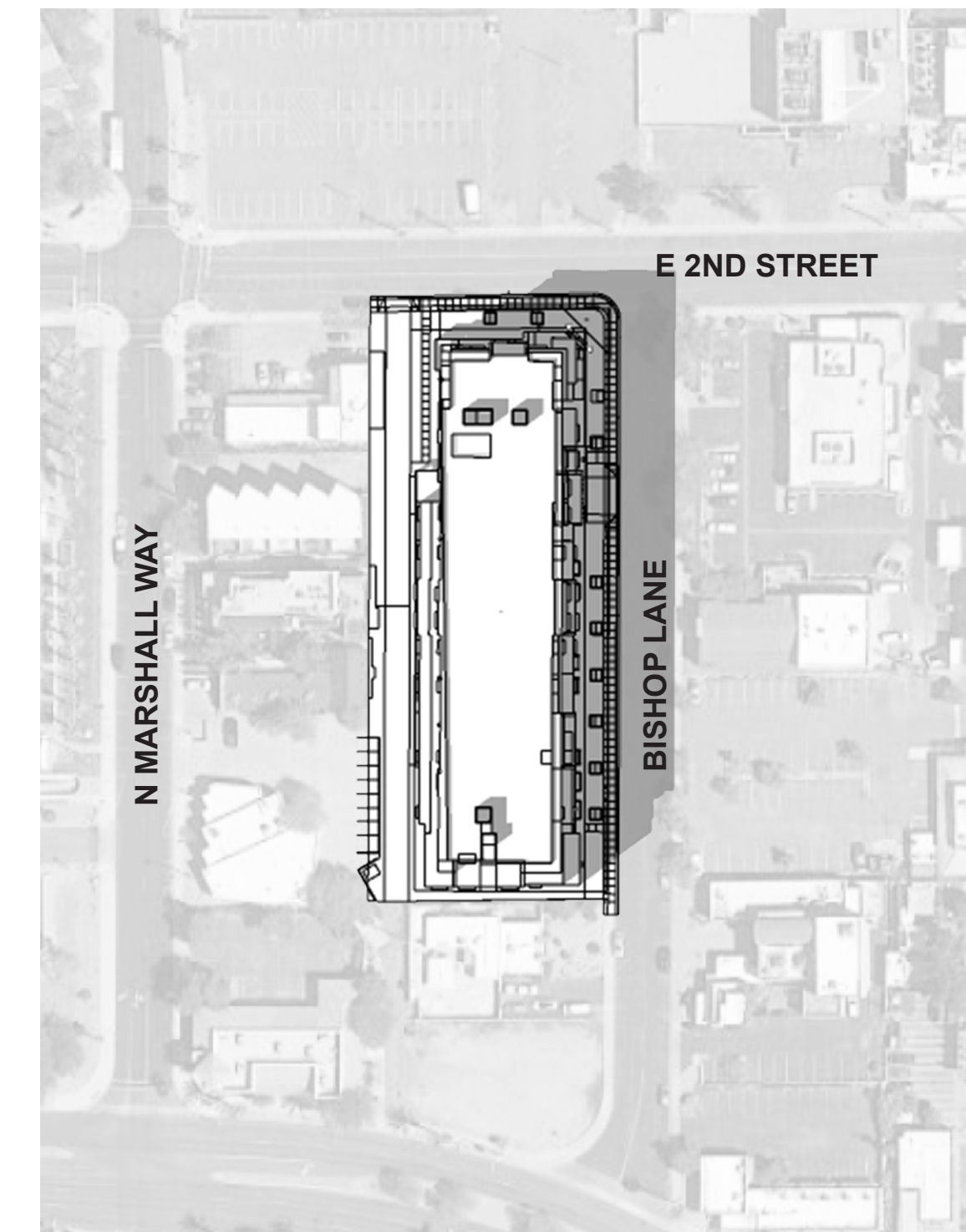
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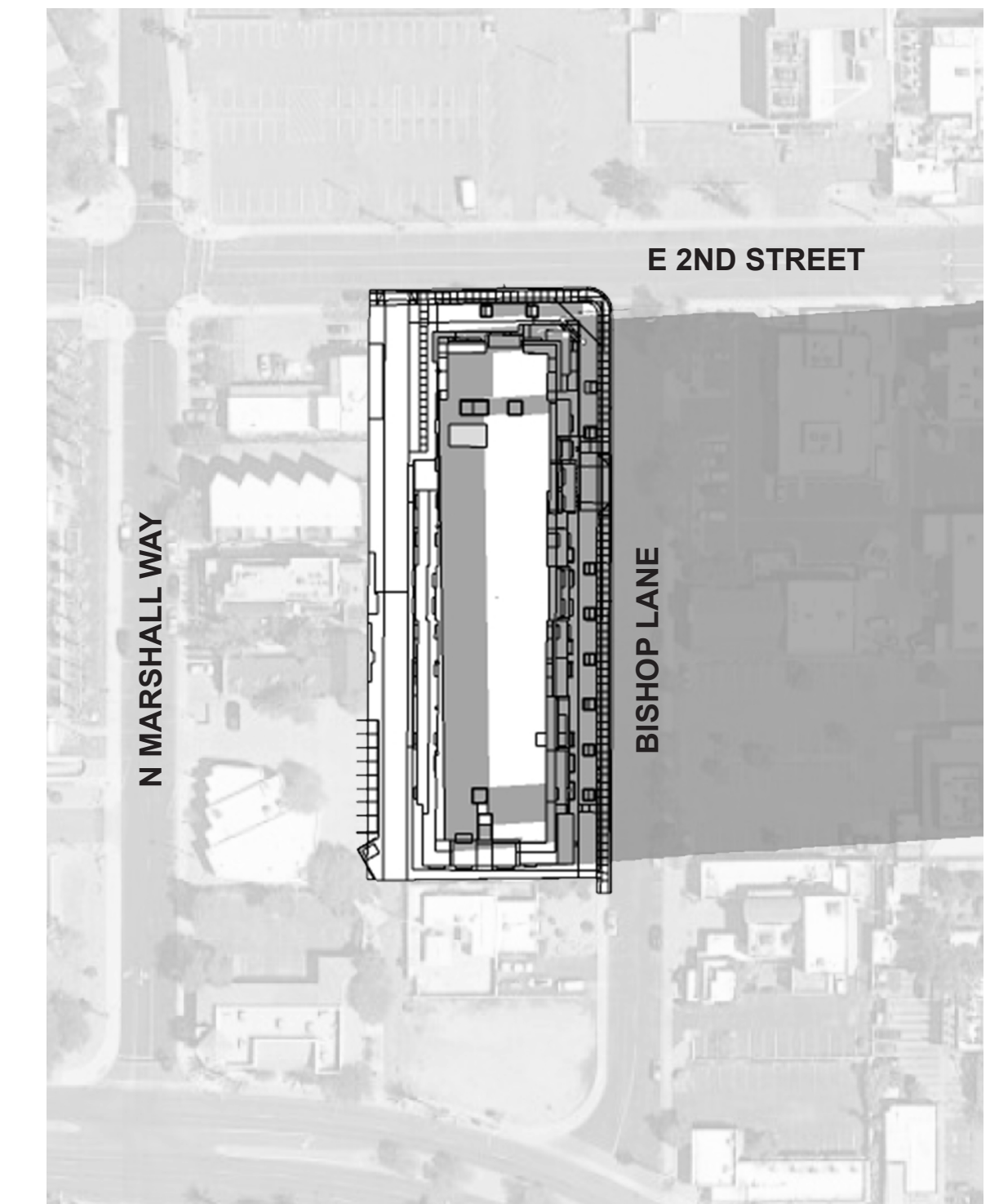
9AM



12PM

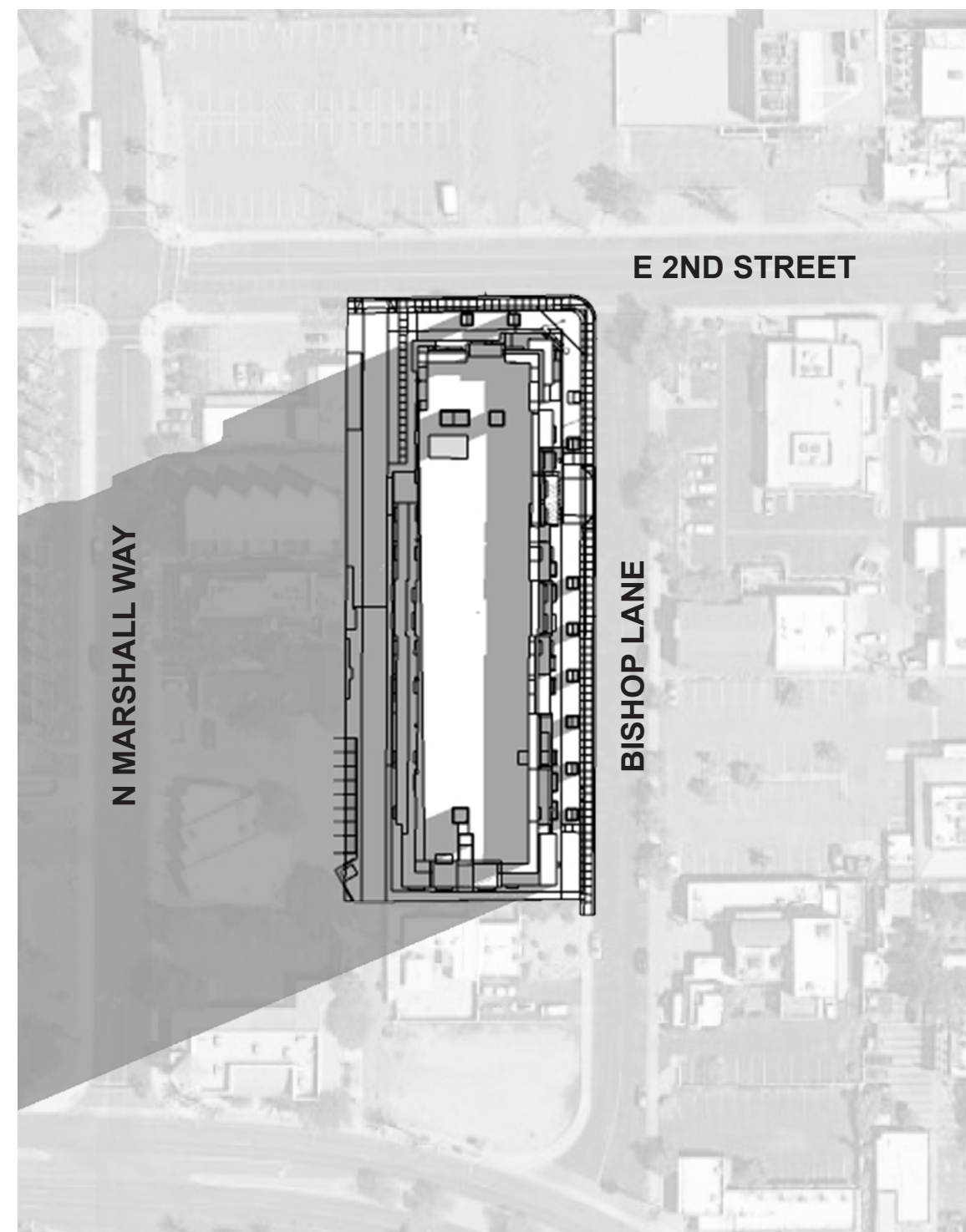


3PM

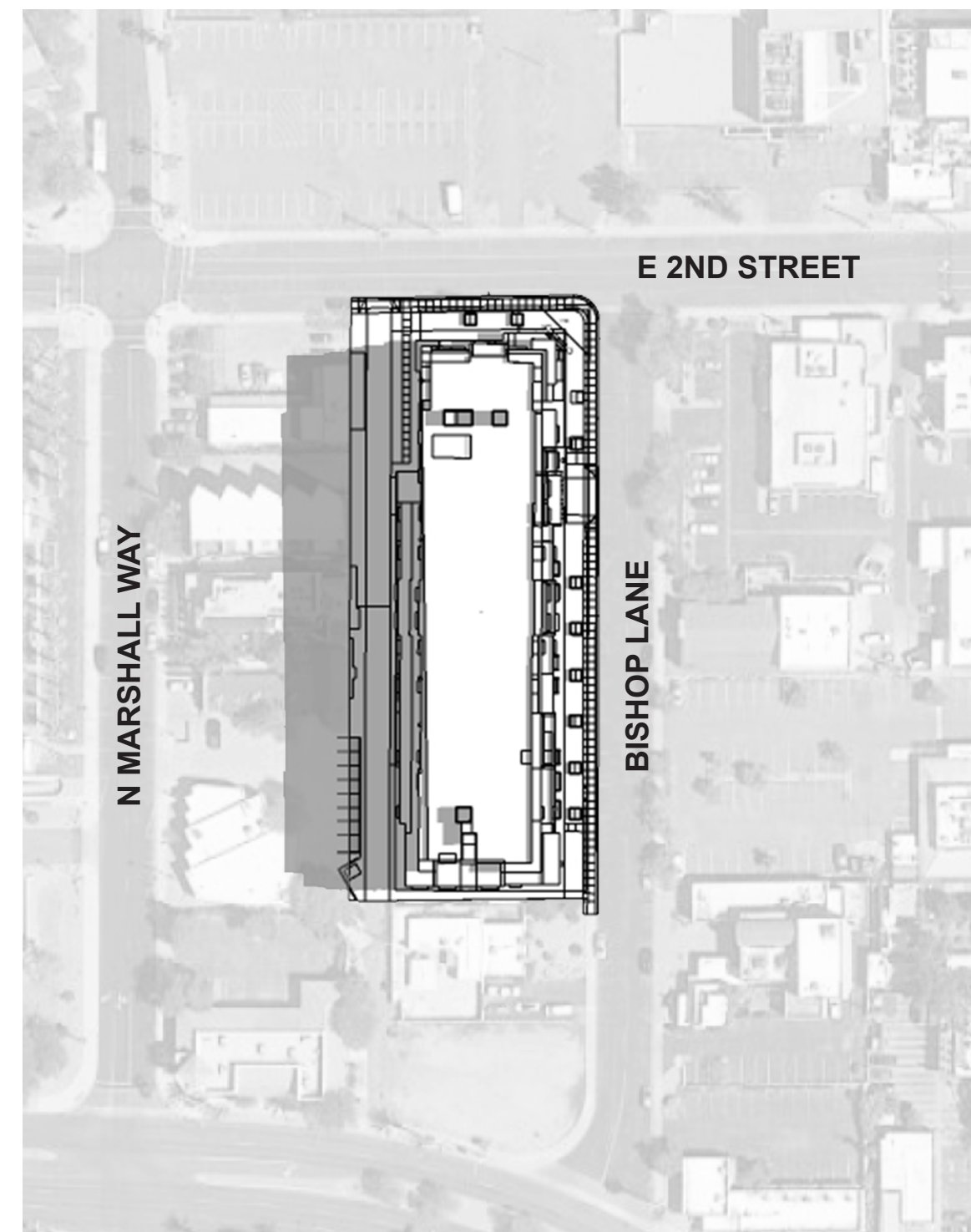


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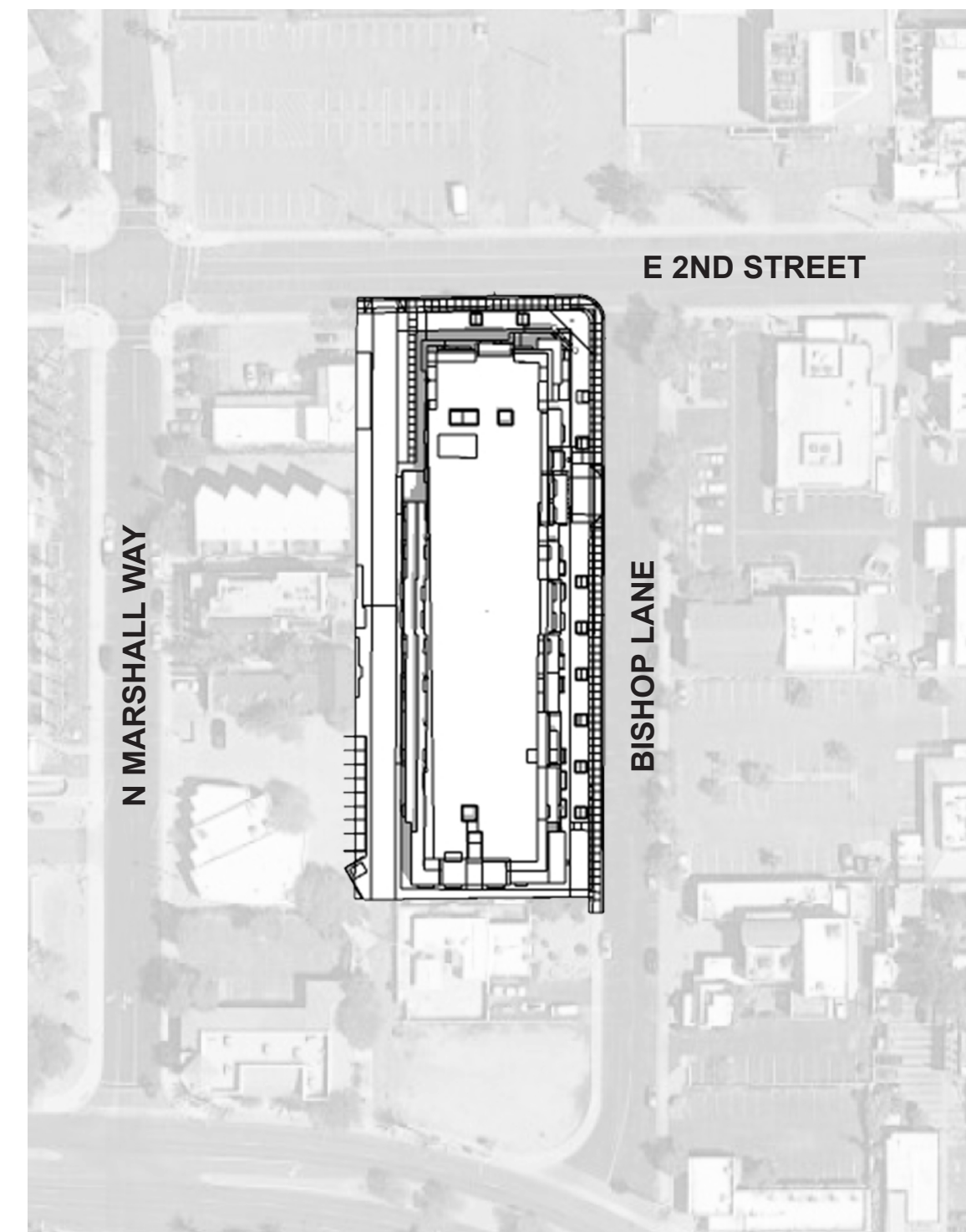
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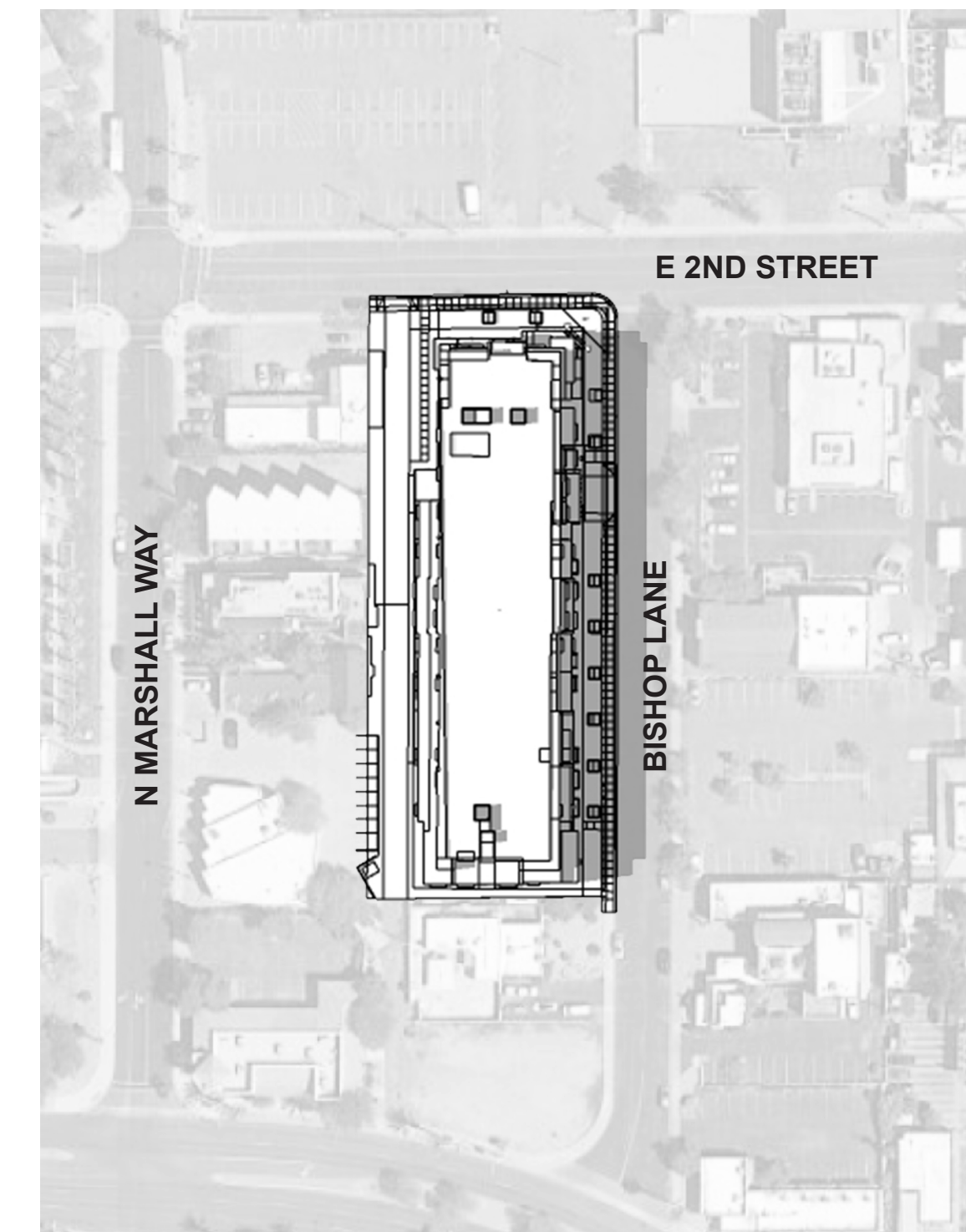
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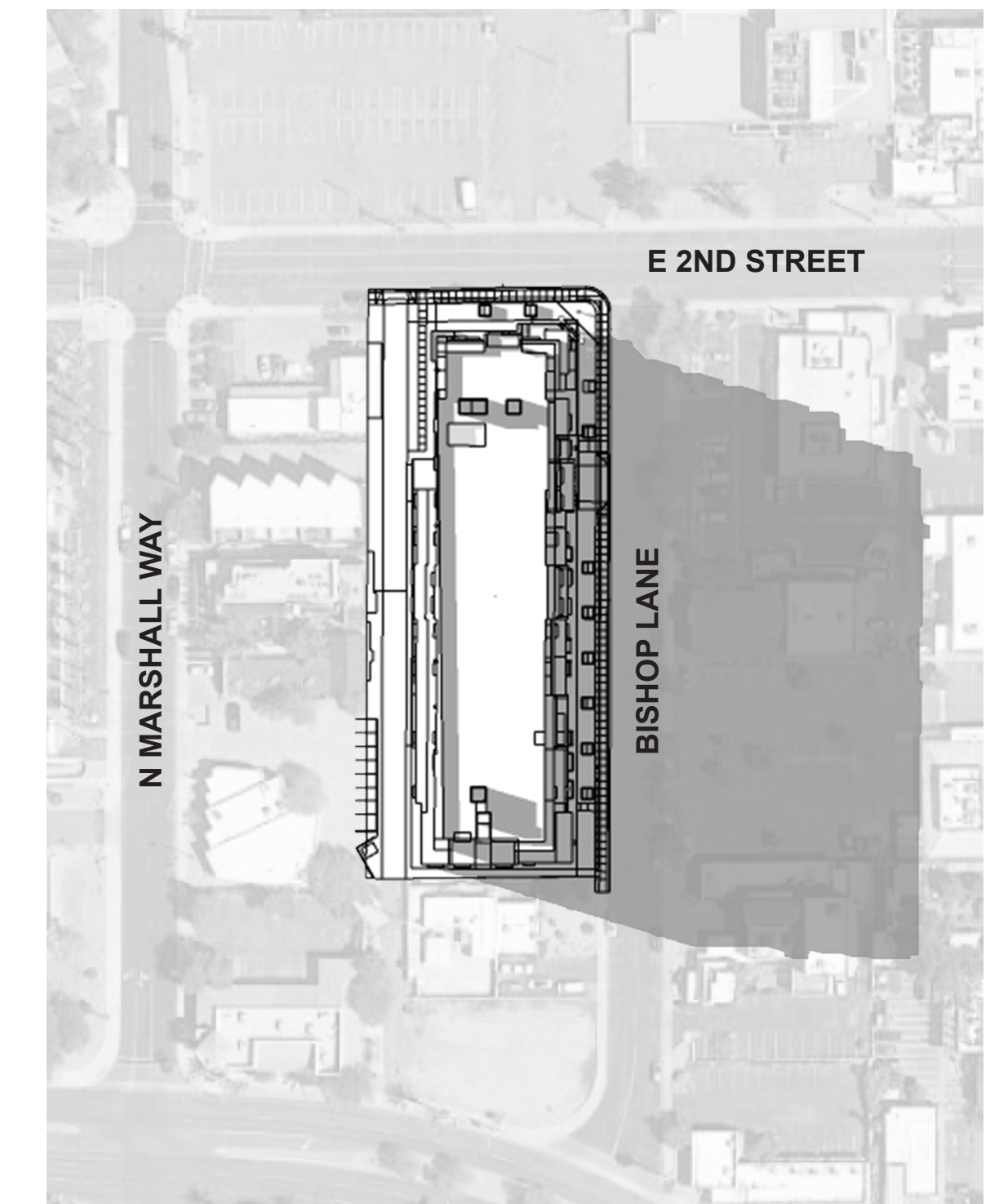
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12PM

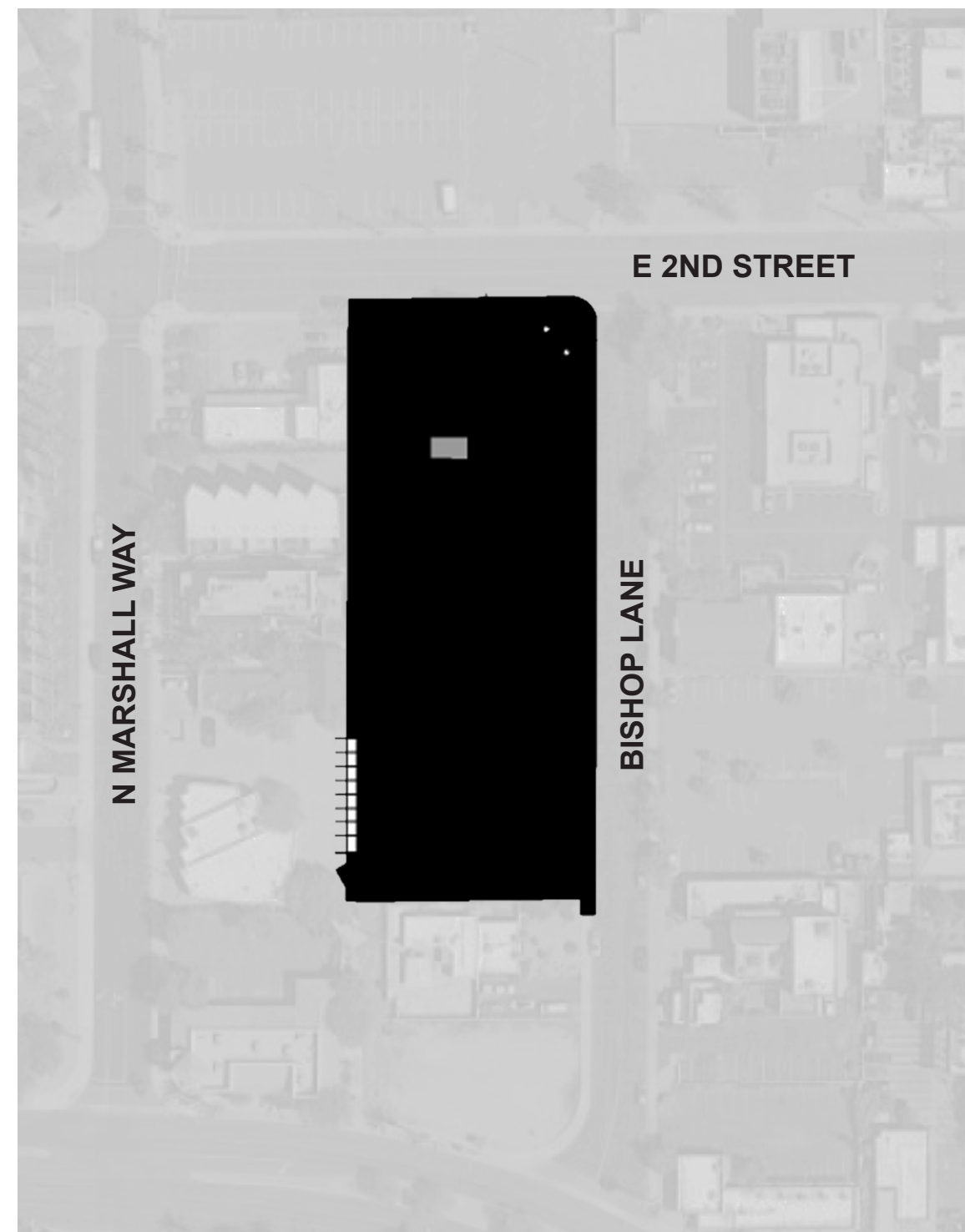


3PM

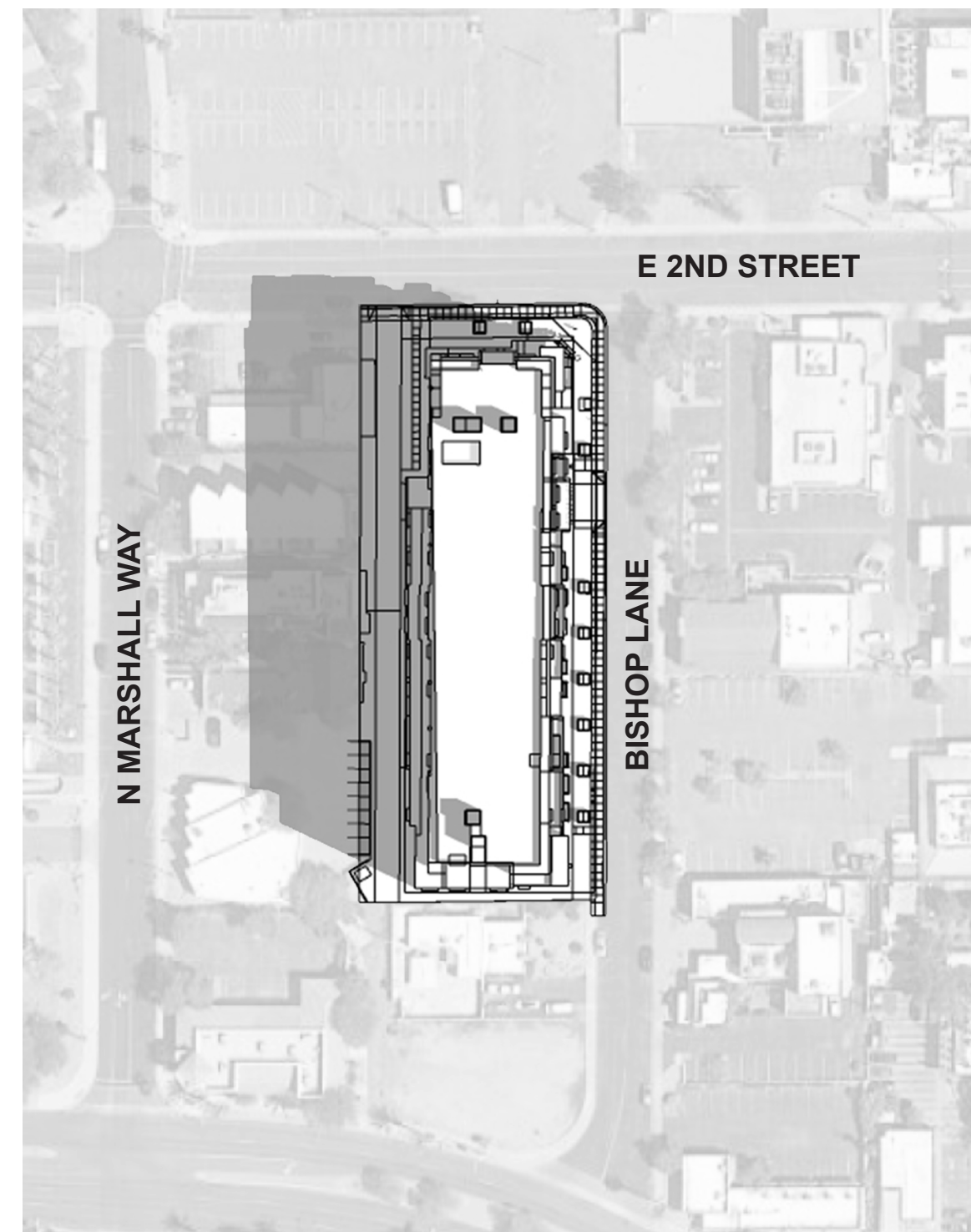


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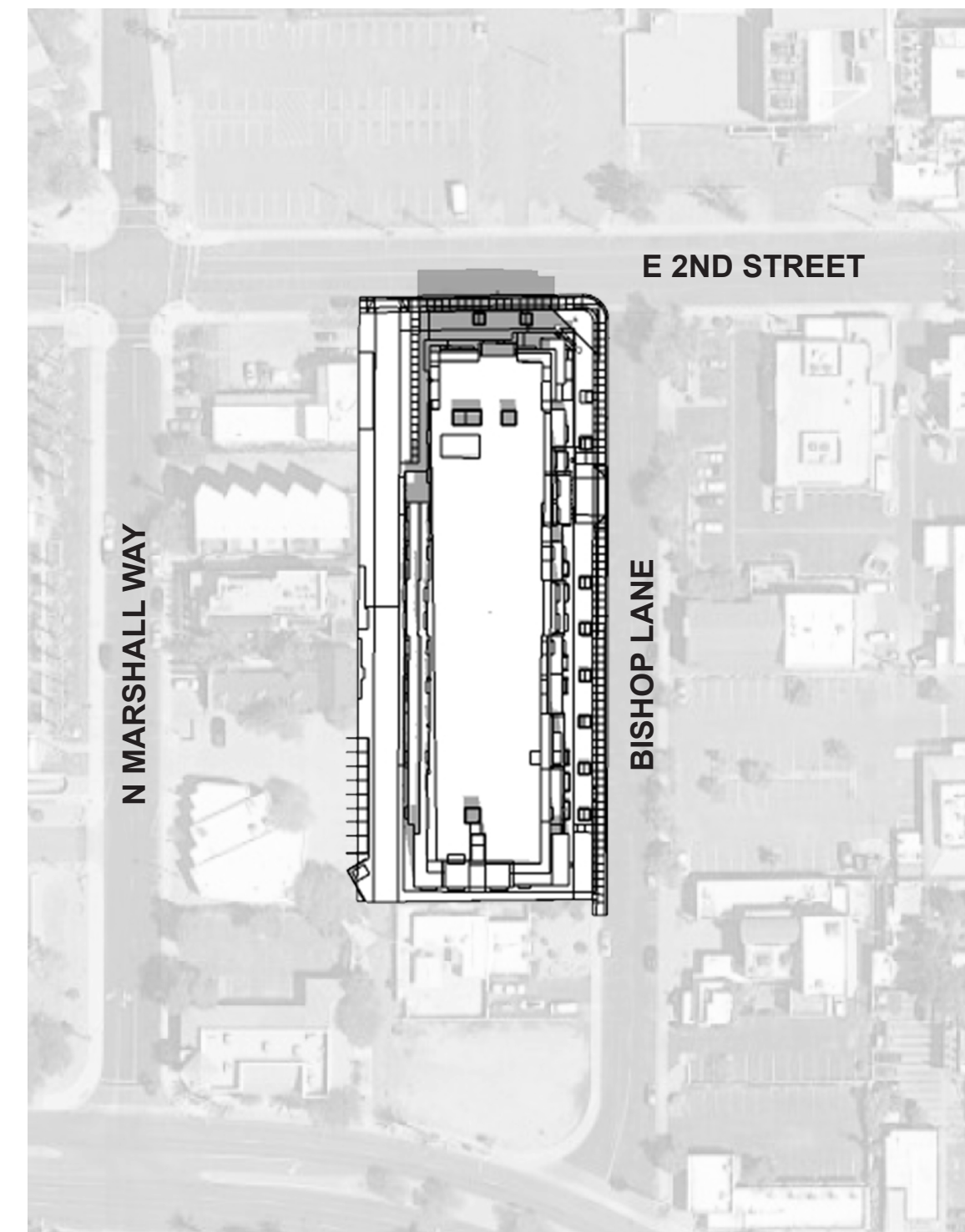
# SEPTEMBER 21



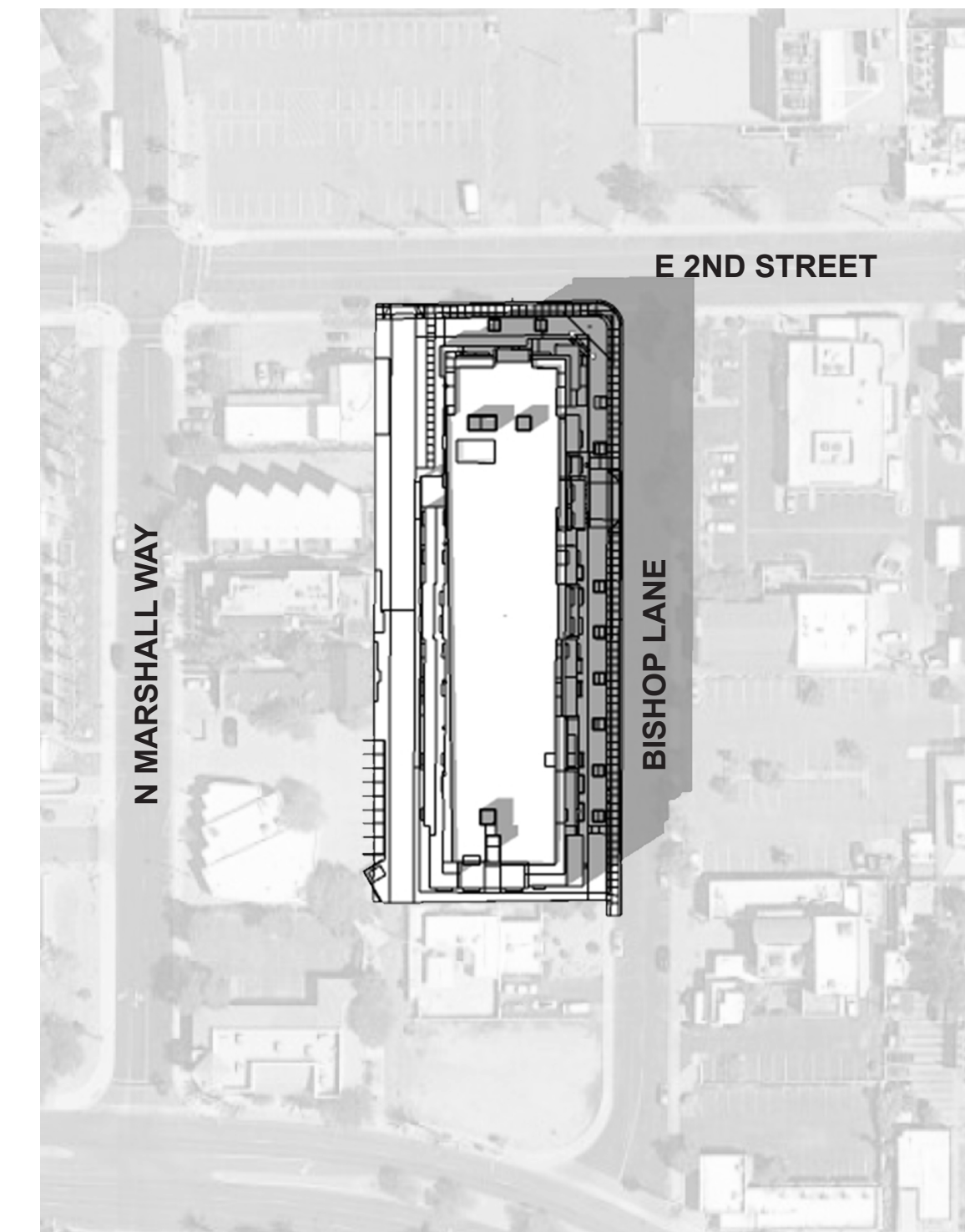
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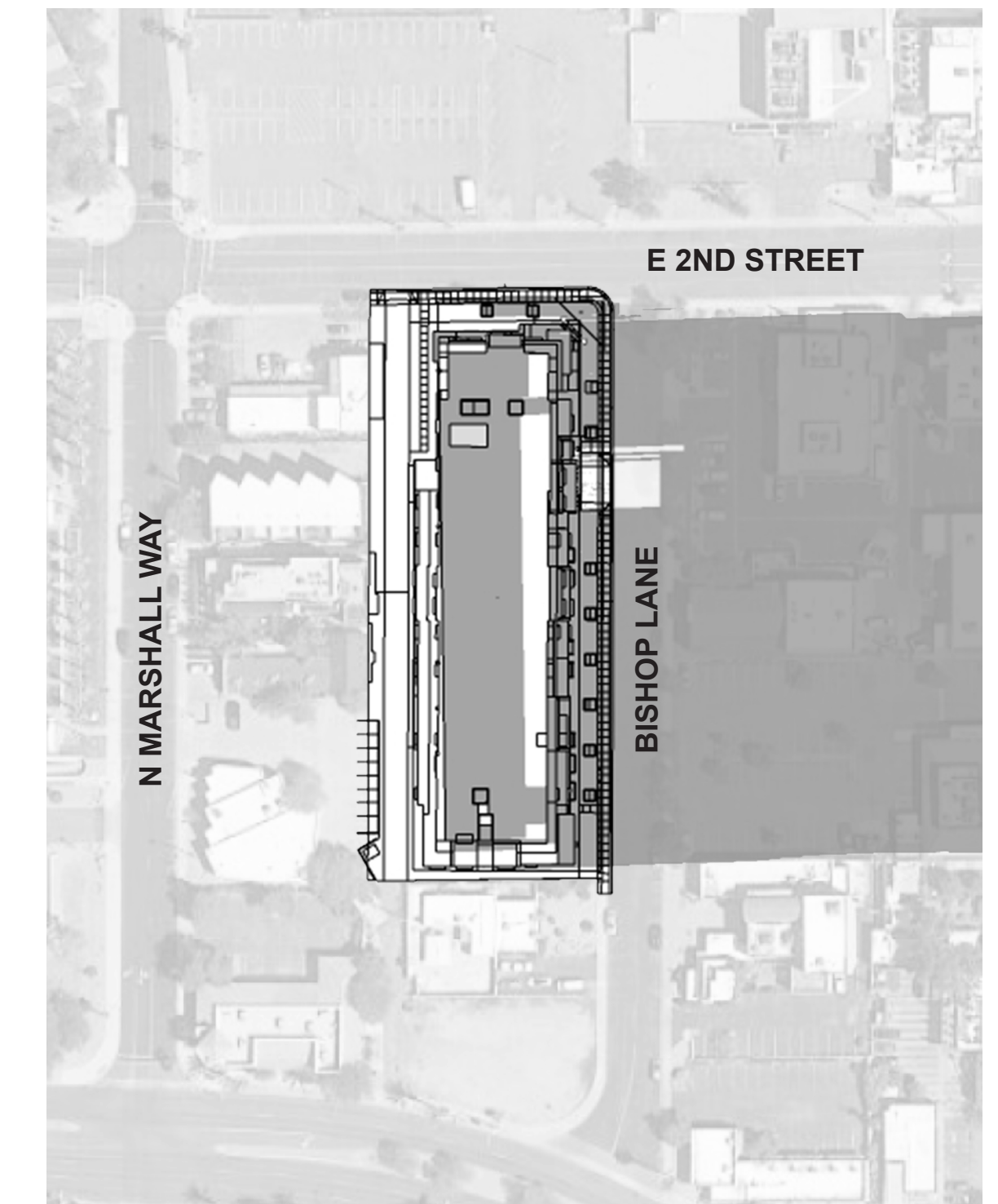
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12PM

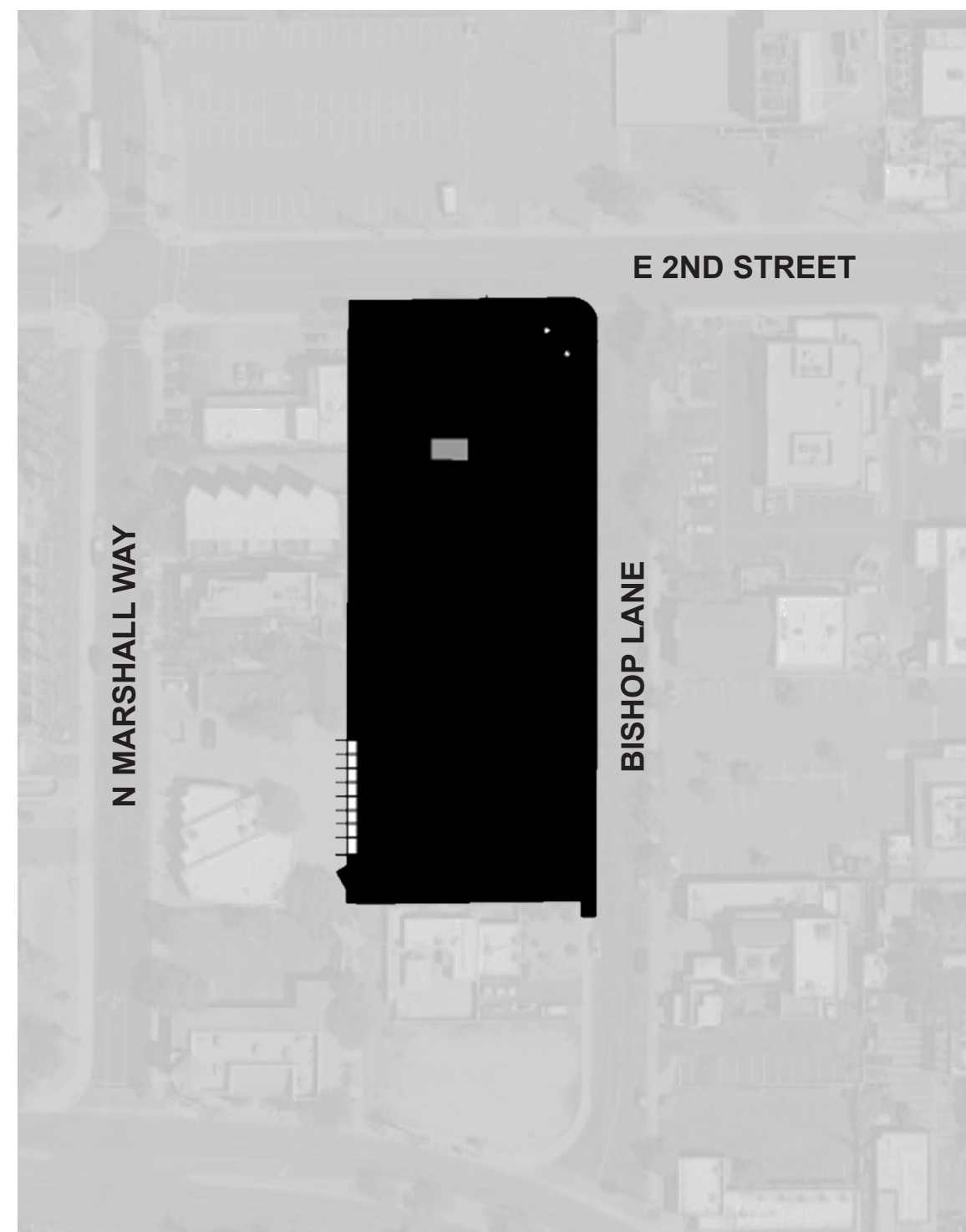


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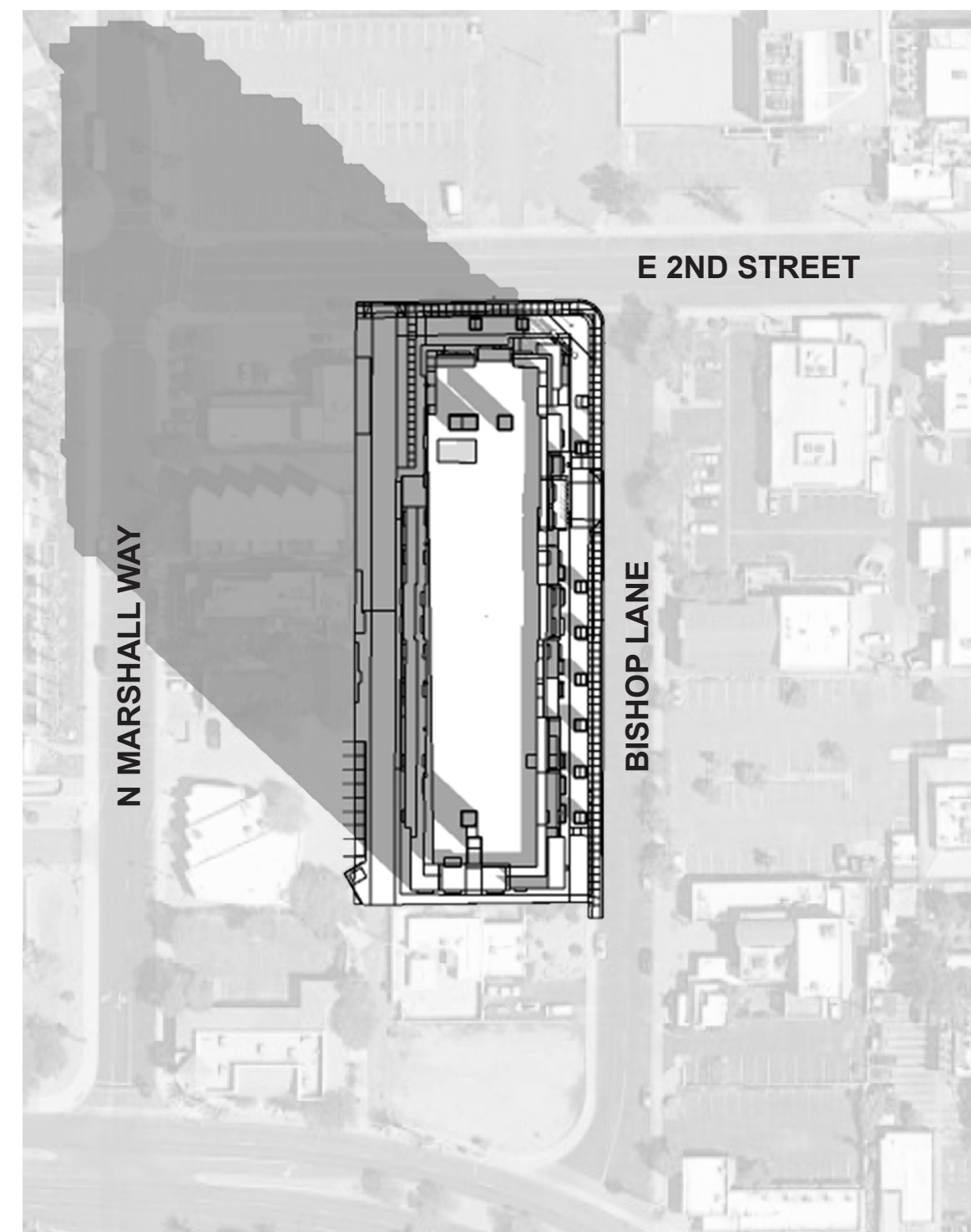


6PM

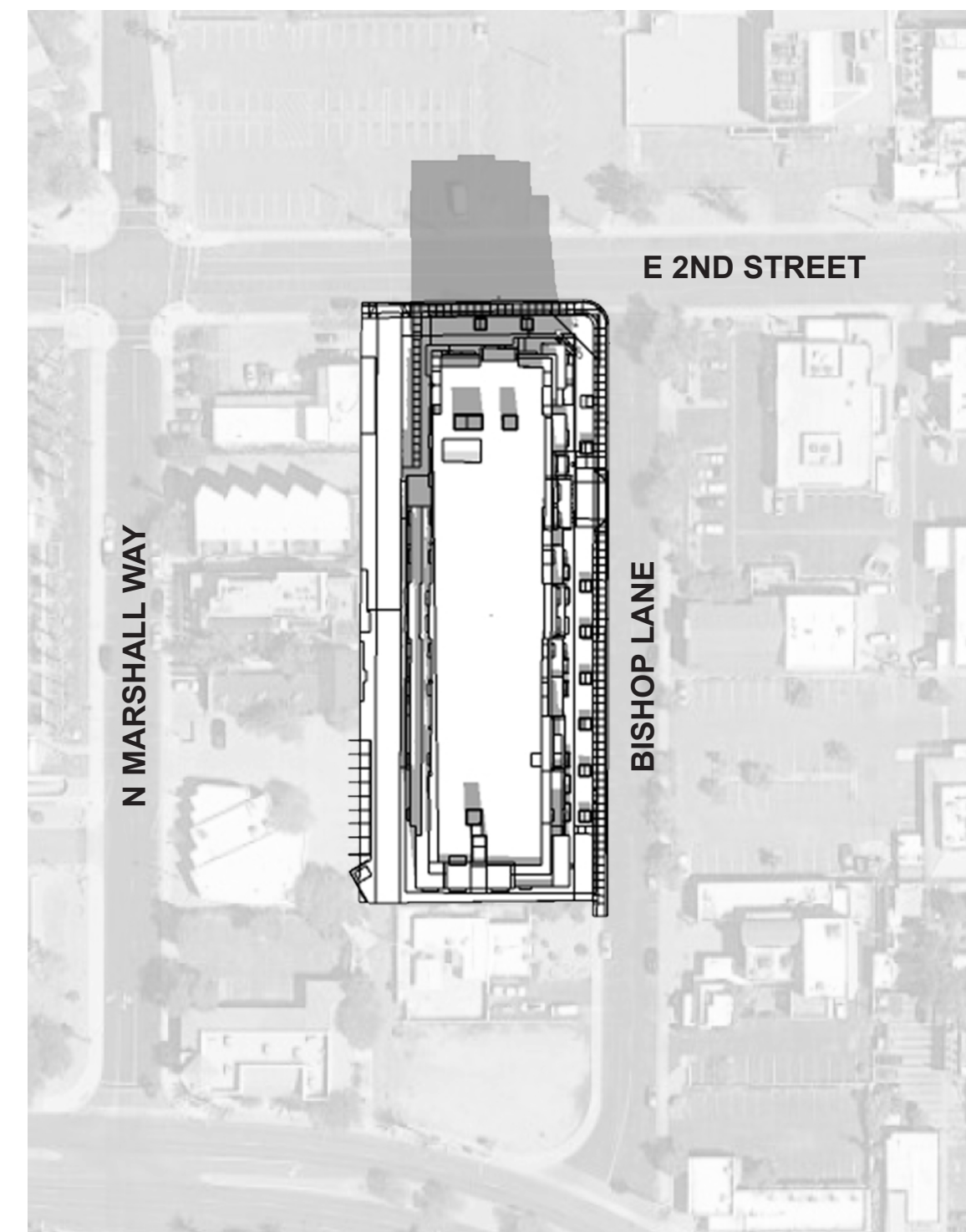
# DECEMBER 21



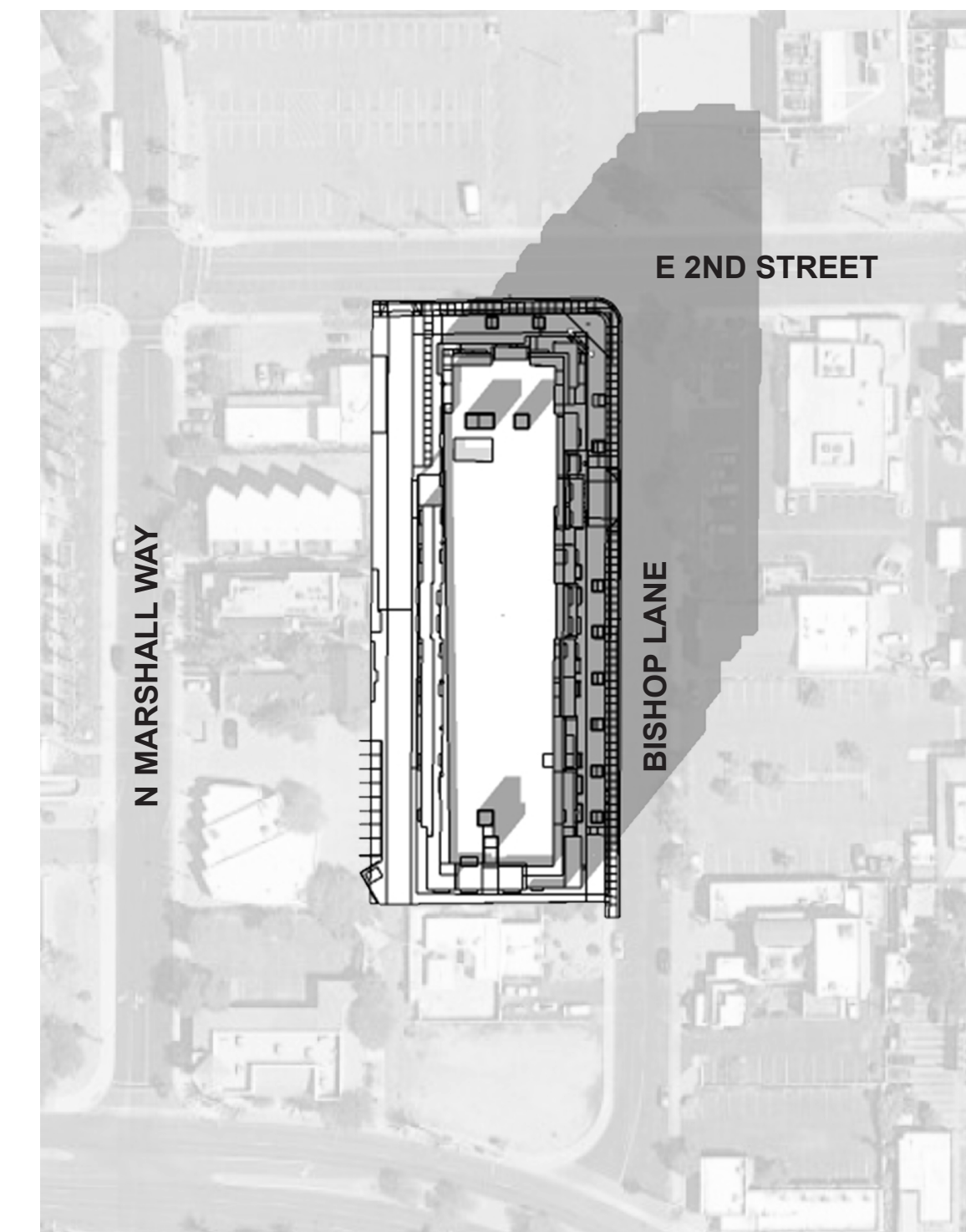
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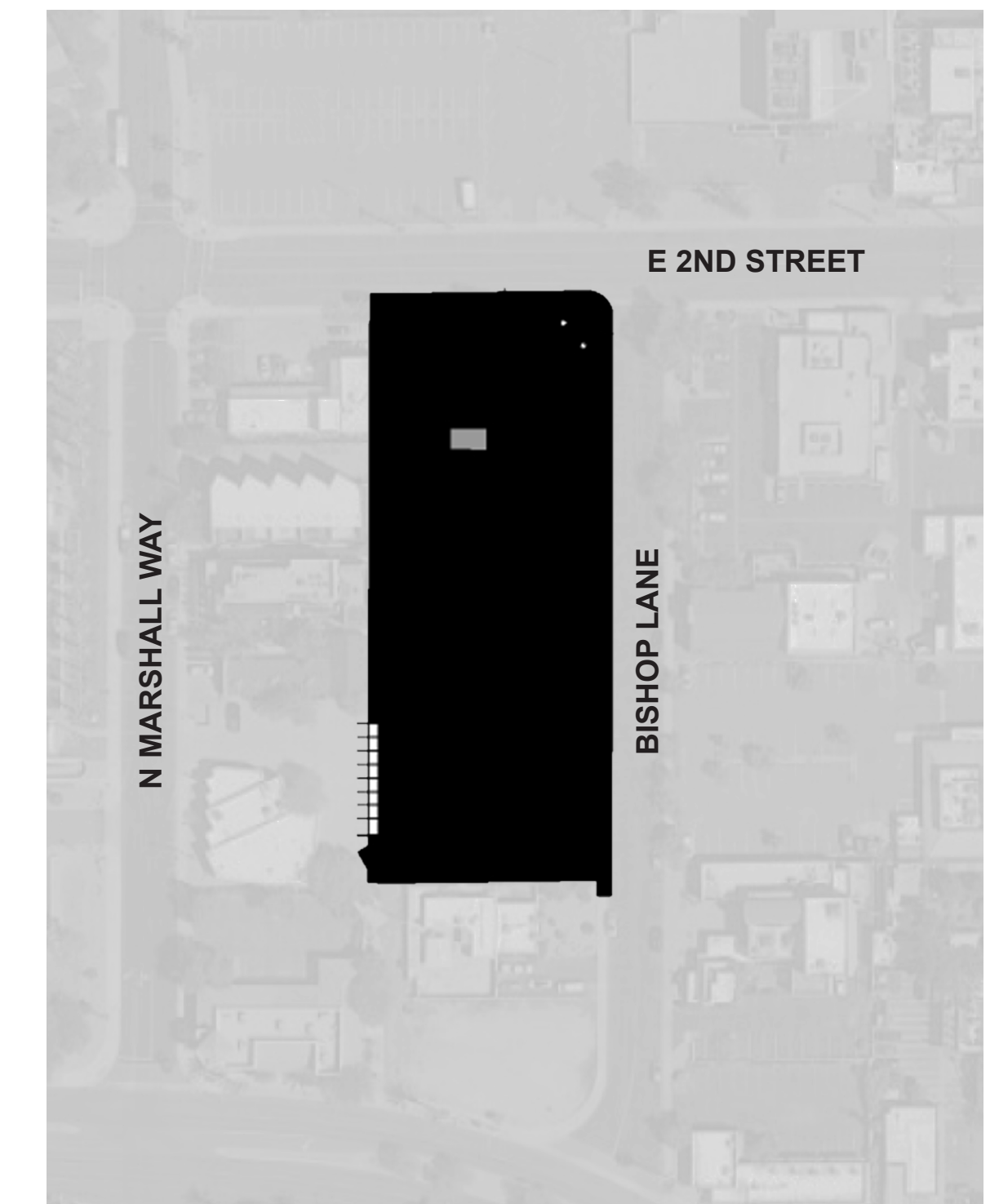
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12PM



3PM



6PM



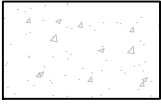



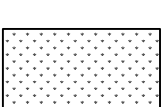


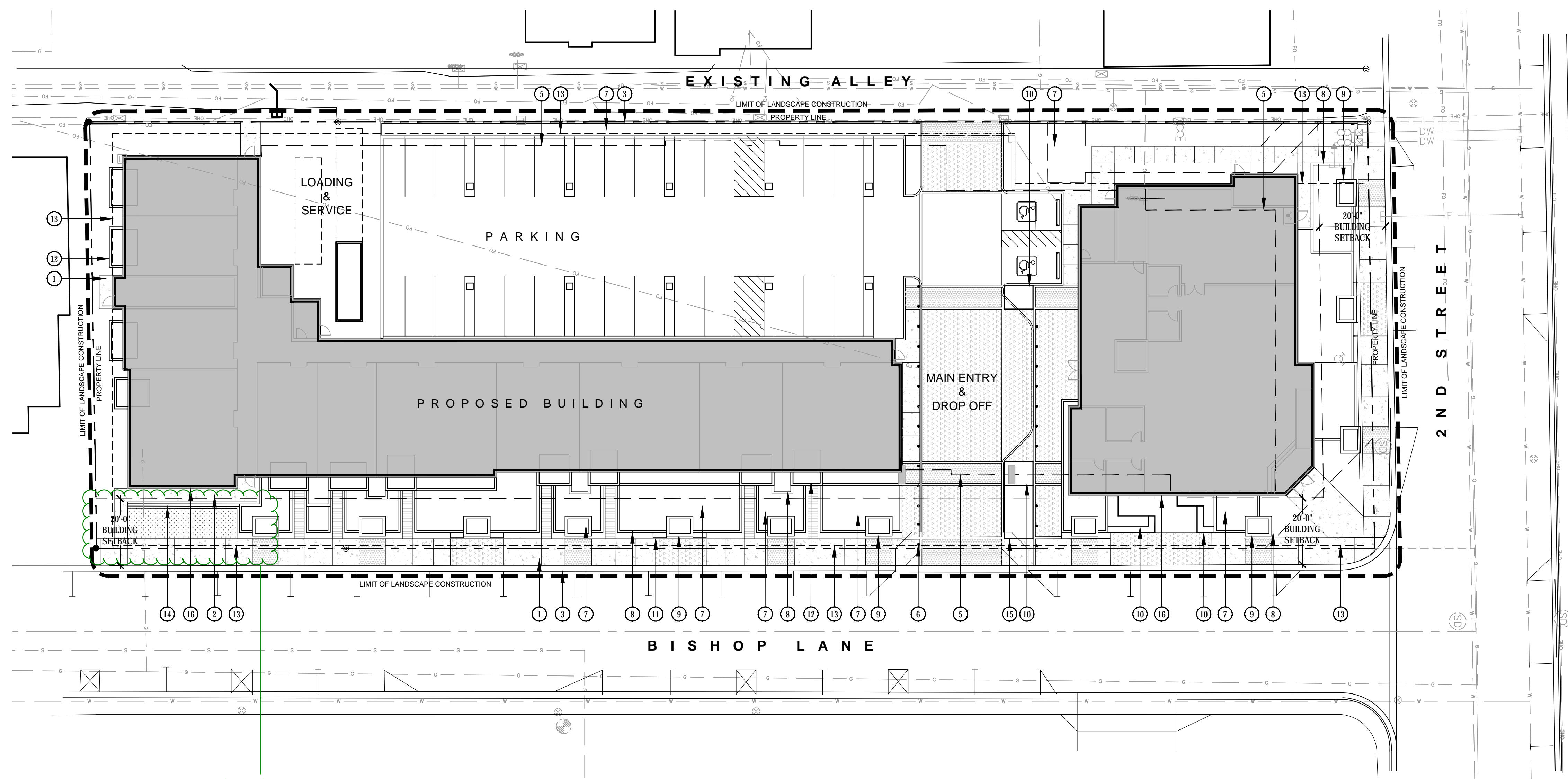


**KEY NOTES**

- ① SIDEWALK
- ② RAMP
- ③ CURB
- ④ UTILITIES
- ⑤ BUILDING OVERHEAD
- ⑥ BOLLARD
- ⑦ LANDSCAPE AREA
- ⑧ RAISED PLANTER
- ⑨ RAISED TREE PLANTER
- ⑩ RAISED STEEL PLANTER
- ⑪ BENCH
- ⑫ PRIVATE PATIO
- ⑬ EDGE OF UNDERGROUND PARKING STRUCTURE
- ⑭ WALL AT RAMP
- ⑮ RAISED WATER FEATURE
- ⑯ ART MURAL

**PAVING SCHEDULE**

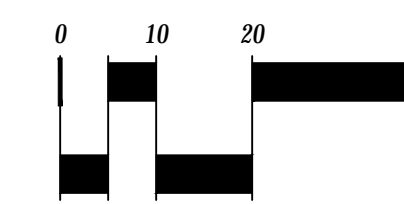
-  **STANDARD GRAY CONCRETE**  
FINISH: TBD
-  **TYPE 1 - DECORATIVE CONCRETE**  
FINISH: TBD  
COLOR: TBD
-  **TYPE 2 - DECORATIVE CONCRETE**  
FINISH: TBD  
COLOR: TBD
-  **TYPE 3 - DECORATIVE CONCRETE**  
FINISH: TBD  
COLOR: TBD
-  **ARTIFICIAL TURF**  
MANUFACTURER: TBD  
COLOR: TBD



Artificial turf not permitted here per 10.302.A.



NORTH

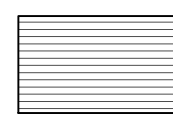
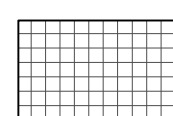




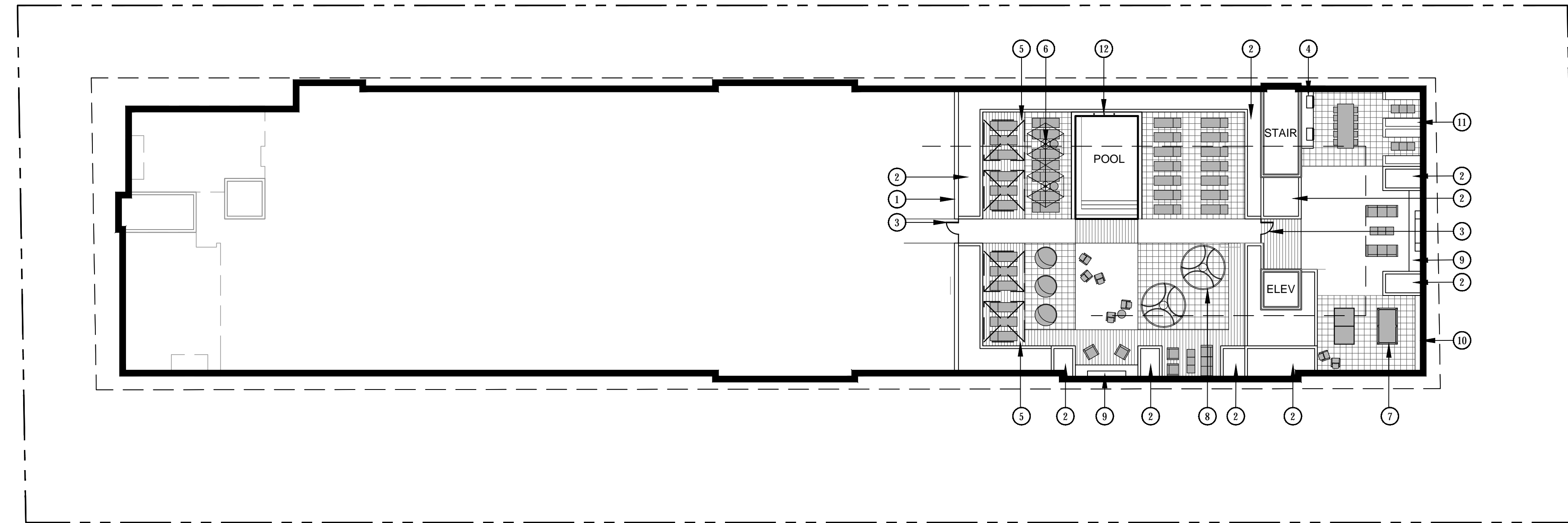
SCALE 1" = 20'

**KEY NOTES - ROOFTOP**

- ① WALL
- ② RAISED PLANTER
- ③ POOL GATE
- ④ OUTDOOR KITCHEN
- ⑤ CABANA
- ⑥ UMBRELLA
- ⑦ GAME TABLES
- ⑧ HAMMOCKS
- ⑨ FIREPLACE
- ⑩ BENCH
- ⑪ BOOTH SEATING
- ⑫ WATER SCUPPERS

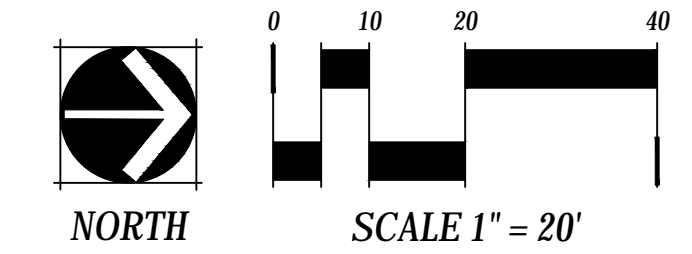
**PAVING SCHEDULE - ROOFTOP**

-  TYPE 1 - OVERSTRUCTURE PEDESTAL  
 PAVER SYSTEM  
 FINISH:  
 COLOR:
-  TYPE 2 - OVERSTRUCTURE PEDESTAL  
 PAVER SYSTEM  
 FINISH:  
 COLOR:
-  TYPE 3 - OVERSTRUCTURE PEDESTAL  
 PAVER SYSTEM  
 FINISH:  
 COLOR:
-  ARTIFICIAL TURF

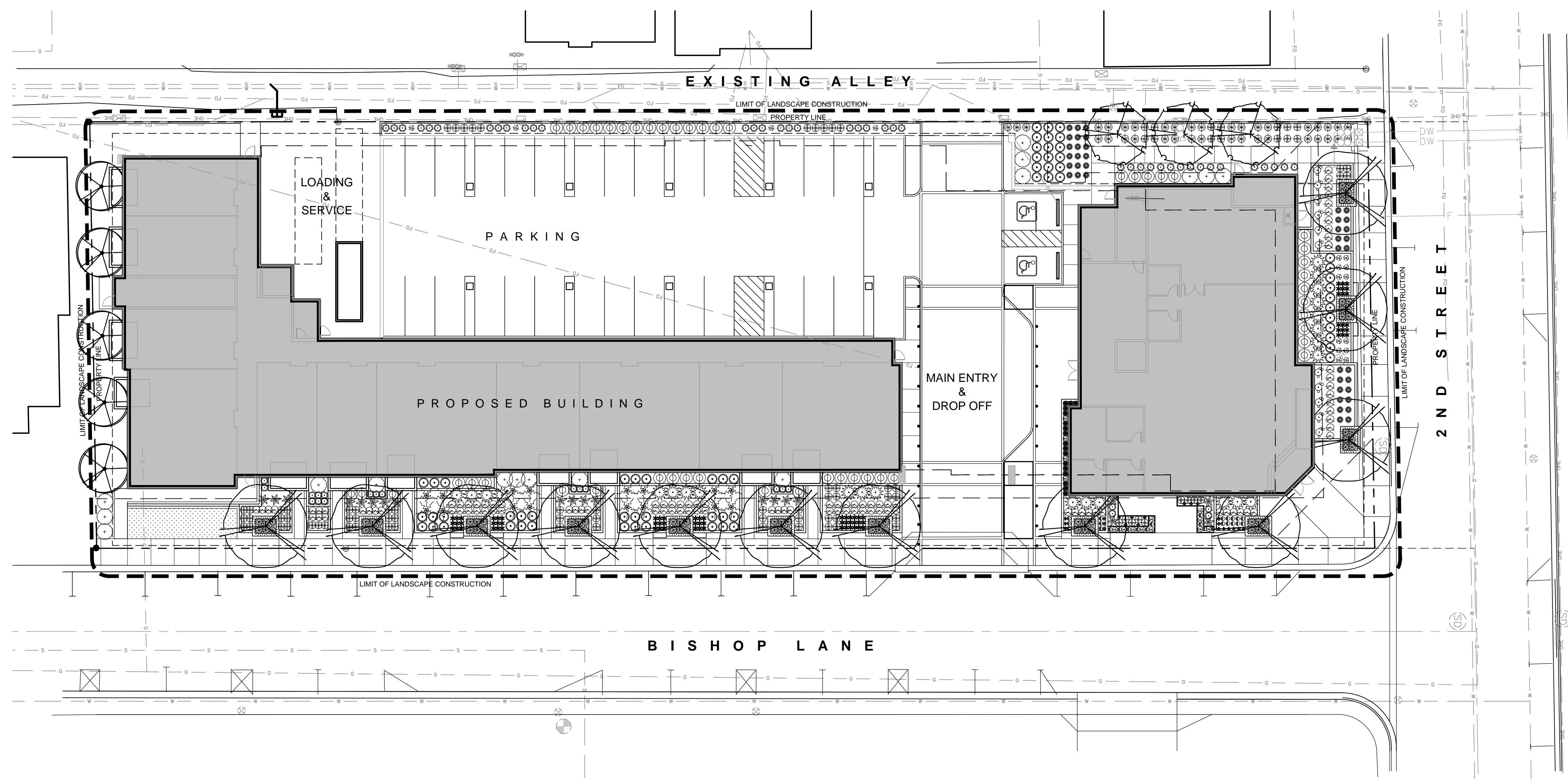


2 N D S T R E E T  
 ( B E L O W )

B I S H O P L A N E  
 ( B E L O W )



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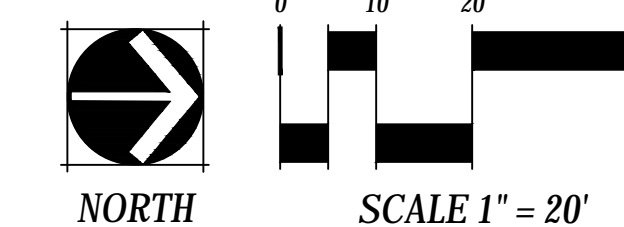
**PLANT SCHEDULE**

SYMBOLS	BOTANICAL NAME COMMON NAME	SIZE	CALIPER HT & W	QTY
<b>TREES</b>				
	<i>Acacia aneura</i> Mulga		7'-9" HT. 4'-6" W. 3" CAL.	8
	<i>Chilopsis linearis</i> Desert Willow		5'-7" HT. 3'-4" W. 1.5" CAL.	6
	<i>Parkinsonia 'Desert Museum'</i> Desert Museum Palo Verde		10'-14" HT. 8'-10" W. 4" CAL.	12
<b>SHRUBS</b>				
	<i>Caesalpinia pulcherrima</i> Bird of Paradise	5 GAL.		16
	<i>Ericameria lanicifolia</i> Turpentine Bush	5 GAL.		100
	<i>Leucophyllum langmaniae</i> 'Rio Bravo' Rio Bravo Sage	5 GAL.		49
	<i>Ruellia brittoniana</i> Ruellia	5 GAL.		62
<b>ACCENTS</b>				
	<i>Agave angustifolia</i> 'Marginata' Variegated Century Plant	5 GAL.		20
	<i>Agave victoriae-reginae</i> Queen Victoria Agve	5 GAL.		30
	<i>Aloe barbadensis</i> Aloe Vera	5 GAL.		72
	<i>Asclepia subulata</i> Milkweed	5 GAL.		37
	<i>Echinocactus grusonii</i> Golden Barrel Cactus	5 GAL.		40
	<i>Euphorbia antisiphilitica</i> Candelilla	5 GAL.		90
	<i>Fouquieria splendens</i> Ocotillo	6+ CANES 24" BOX		16
	<i>Hesperaloe funifera</i> Giant Hesperaloe	15 GAL.		25
	<i>Muhlenbergia rigens</i> Deer Grass	5 GAL.		72
	<i>Pachycereus marginatus</i> Totem Pole Cactus	3" HT.		11
	<i>Portulacaria afra</i> Elephant Bush	5 GAL.		22
	<i>Sansevieria trifasciata variegata</i> Variegated Snake Plant	5 GAL.		17
<b>GROUNDCOVERS AND VINES</b>				
	<i>Setcreasea pallida</i> Purple Heart	1 GAL.		26
	<i>Wedelia texana</i> Yellow Dot	1 GAL.		61

NOTES:  
 1. ALL PLANT MATERIAL IS PRELIMINARY AND IS SUBJECT TO CHANGE.

**TOPDRESS SCHEDULE**

- TYPE 1 - DECOMPOSED GRANITE  
 SIZE: 1/2" MINUS  
 COLOR: GOLD  
 SOURCE: TBD
- TYPE 2 - DESERT PAVEMENT  
 SIZE: 4" MINUS  
 COLOR: GOLD  
 SOURCE: TBD
- TYPE 3 - DECORATIVE TOPDRESS  
 SIZE: TBD  
 COLOR: TBD  
 SOURCE: TBD



**BISHOP LANE**  
 2ND STREET AND BISHOP LANE  
 SCOTTSDALE, ARIZONA

OWNER:  
 THE MORGAN GROUP INC.

5606 S. RICE AVENUE  
 HOUSTON, TEXAS  
 77081  
 713.361.7200

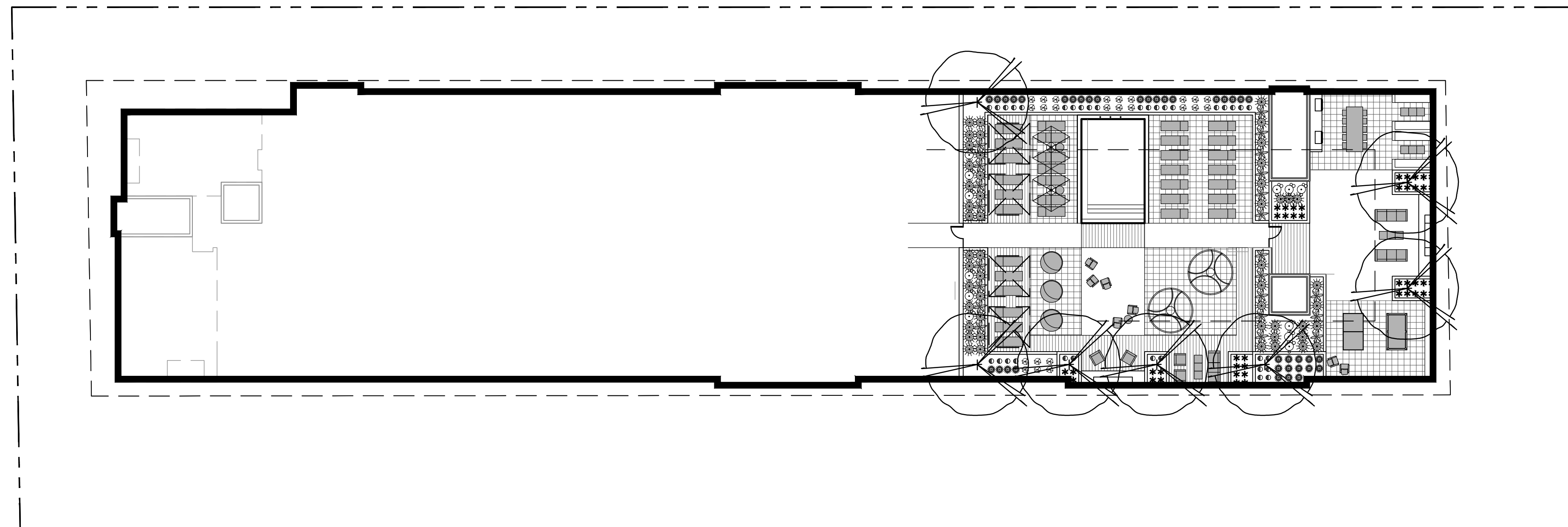


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 CONSTRUCTION

DATE:  
 05/20/2019 REZONING

SHEET TITLE:  
 LANDSCAPE  
 PLAN

L-201



**PLANT SCHEDULE - ROOFTOP**

SYMBOLS	BOTANICAL NAME COMMON NAME	SIZE	CALIPER HT & W	QTY
<b>TREES</b>				
	<i>Parkinsonia 'Desert Museum'</i> Desert Museum Palo Verde		10'-14' HT. 8'-10' W. 4" CAL.	7
<b>ACCENTS</b>				
	<i>Agave angustifolia 'Marginata'</i> Variegated Century Plant	5 GAL.		22
	<i>Agave victoriae-reginae</i> Queen Victoria Agve	5 GAL.		24
	<i>Aloe barbadensis</i> Aloe Vera	5 GAL.		43
	<i>Echinocactus grusonii</i> Golden Barrel Cactus	5 GAL.		37
	<i>Muhlenbergia rigens</i> Deer Grass	5 GAL.		50
	<i>Pachycereus marginatus</i> Totem Pole Cactus	5 GAL.		12
<b>GROUNDCOVERS AND VINES</b>				
	<i>Setcreasea pallida</i> Purple Heart	1 GAL.		34

**BISHOP LANE**  
 2ND STREET AND BISHOP LANE  
 SCOTTSDALE, ARIZONA

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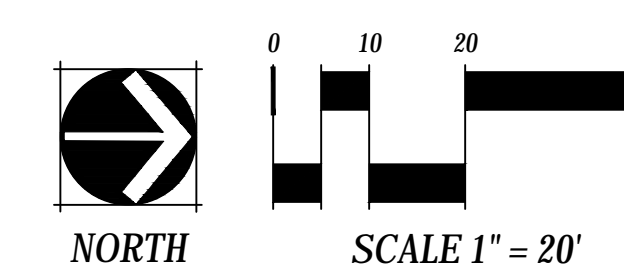


NOT FOR  
 CONSTRUCTION

DATE:  
 05/20/2019 REZONING

SHEET TITLE:  
 ROOFTOP  
 LANDSCAPE PLAN

L-202



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