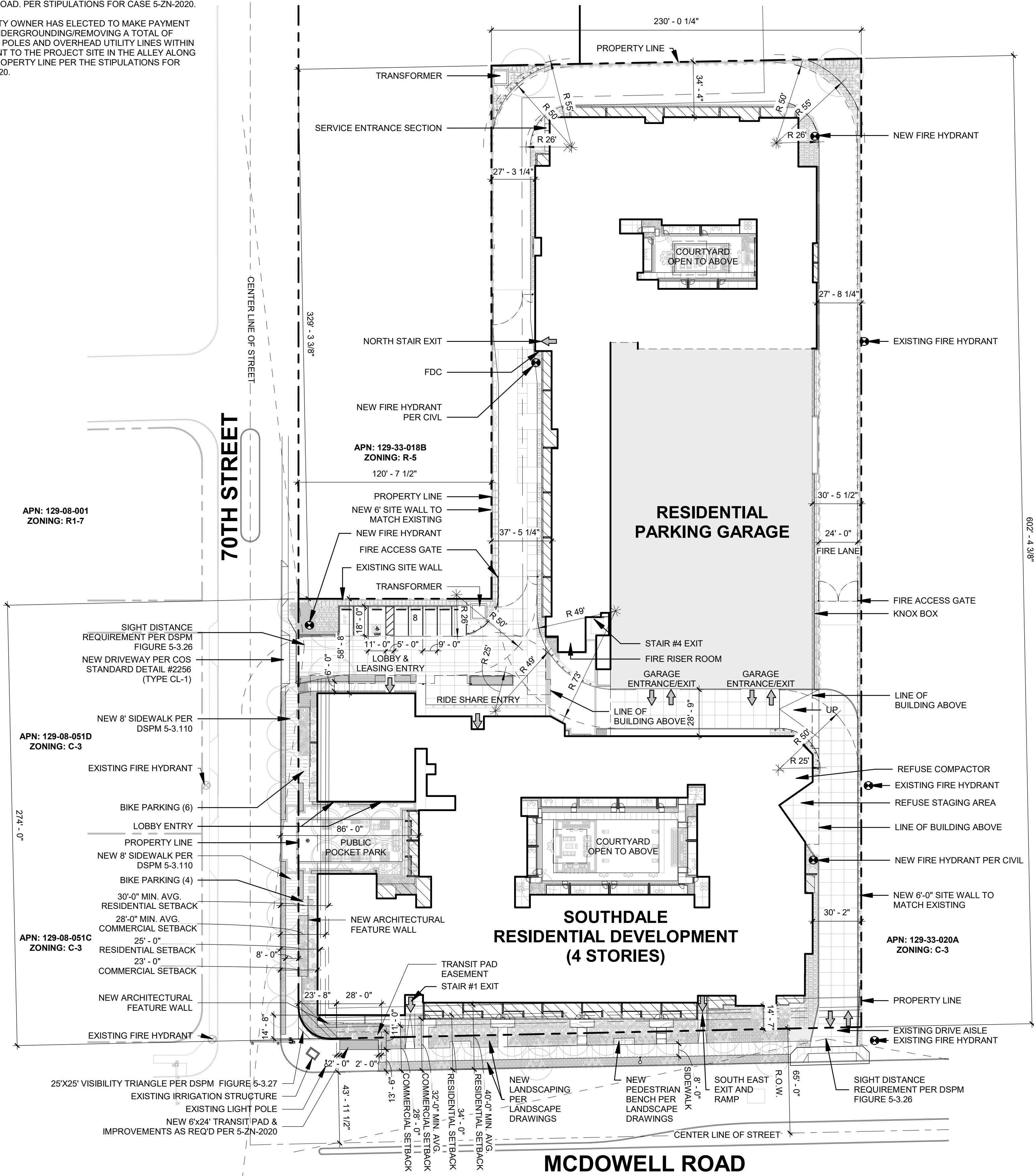


GENERAL NOTES

1. THE PROPERTY OWNER HAS AGREED TO MODIFY THE EXISTING TRAFFIC SIGNAL AT 70TH STREET AND MCDOWELL ROAD TO PROVIDE LEFT-TURN ARROWS AND THE ASSOCIATED EQUIPMENT AS REQUIRED TO ACCOMMODATE THE ANTICIPATED INCREASE IN LEFT-TURN TRAFFIC FROM MCDOWELL ROAD. PER STIPULATIONS FOR CASE 5-ZN-2020.
2. THE PROPERTY OWNER HAS ELECTED TO MAKE PAYMENT IN-LIEU OF UNDERGROUNDING/REMOVING A TOTAL OF FOUR UTILITY POLES AND OVERHEAD UTILITY LINES WITHIN AND ADJACENT TO THE PROJECT SITE IN THE ALLEY ALONG THE WEST PROPERTY LINE PER THE STIPULATIONS FOR CASE 5-ZN-2020.



01 SITE PLAN  
SCALE: 1" = 40'-0"

PROJECT INFORMATION

PROJECT NAME: SOUTHDAL  
PARCEL ADDRESS: 7000 E. McDOWELL ROAD  
SCOTTSDALE, AZ 85257  
PARCEL NUMBER: 129-33-001S  
PRE-APP NUMBER: 225-PA-2020  
ZONING CASE: 5-ZN-2021  
DRB NUMBER:

PROJECT DATA

CURRENT ZONING:	PUD
GROSS SITE AREA:	4.7 ACRES (204,732 SF)
NET LOT AREA:	3.8 ACRES (165,528 SF)
ALLOWABLE GFAR:	0.8
PROPOSED GFAR:	0.57
ALLOWABLE BUILDING HEIGHT:	48' + 10' MECHANICAL @ 30%
PROPOSED HEIGHT:	48' + 10' MECHANICAL @ 30%
ALLOWABLE DENSITY:	PER DEV. PLAN
PROPOSED DENSITY:	56.8 DU/AC
REQUIRED OPEN SPACE:	20,473 SF (0.10 x GSA)
PROVIDED OPEN SPACE:	38,133 SF (0.18 x GSA)
PUBLIC OPEN SPACE REQUIRED:	3,600 SF
PUBLIC OPEN SPACE PROVIDED:	3,600 SF
<b>MCDOWELL RD. SETBACKS</b>	
REQUIRED COMMERCIAL	28' MIN. / 32' MIN. AVG.
PROVIDED COMMERCIAL	28' MIN. / 32' MIN. AVG.
REQUIRED RESIDENTIAL	34' MIN. / 40' MIN. AVG.
PROVIDED RESIDENTIAL	34' MIN. / 40' MIN. AVG.
<b>70TH STREET SETBACKS</b>	
REQUIRED COMMERCIAL	23' MIN. / 28' MIN. AVG.
PROVIDED COMMERCIAL	23' MIN. / 28' MIN. AVG.
REQUIRED RESIDENTIAL	25' MIN. / 30' MIN. AVG.
PROVIDED RESIDENTIAL	25' MIN. / 28' MIN. AVG.
<b>NON-STREET FRONTAGE SETBACKS</b>	
ABUTTING RESIDENTIAL	20' MIN.
PROVIDED	27'-1" MIN.
TOTAL UNITS:	267

<b>GROSS AREA TABULATIONS</b>	
COMMERCIAL OFFICE	3,900 SF
MARKET	1,300 SF
COMMUNITY ROOM	900 SF
RESIDENTIAL	287,800 SF
TOTAL	293,900 SF
PARKING GARAGE	105,528 SF
TOTAL GSF W/ PARKING	399,428 SF

PARKING TABULATIONS (Table 9.103.A)

MULTI-FAMILY: 267 UNITS  
1.25 / EFFICIENCY (52 DU @ 1.25) 65.0 SPACES  
1.3 / ONE-BEDROOM (147 DU @ 1.3) 191.1 SPACES  
1.7 / TWO-BEDROOM (68 DU @ 1.7) 115.6 SPACES  
TOTAL REQUIRED 372 SPACES

NON-RESIDENTIAL  
1/300 GSF OFFICE (3,900/300) 13 SPACES

TOTAL REQUIRED 372 SPACES  
\* APPLYING THE CITY OF SCOTTSDALE CODE OF ORDINANCE'S SHARED PARKING REQUIREMENTS.

PARKING PROVIDED:  
SURFACE: 8 SPACES  
GARAGE UNSECURED: 19 SPACES  
GARAGED SECURED: 365 SPACES

TOTAL PARKING PROVIDED 392 SPACES

ACCESSIBLE PARKING REQUIRED (4%) 16 SPACES  
(362 x .04)

ACCESSIBLE PARKING PROVIDED 16 SPACES  
(13 + 3 VAN ACCESSIBLE)

REQUIRED BICYCLE PARKING (1/10 CARS) 40 SPACES  
PROVIDED BICYCLE PARKING 41 SPACES

VICINITY MAP



NELSEN PARTNERS

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HAWKINS COMPANIES  
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OWNER  
Hawkins Companies  
Commercial Developers  
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ARCHITECT  
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Attn: Jeff Brand

Date  
09 July 2021

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Project No.  
319084

A122  
SITE PLAN

PRE-APP # 225-PA-2020 ZONING # 5-ZN-2020 DRB # 17-DR-2021