



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

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

PROJECT DIRECTORY

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SITE DATA

PARCEL NUMBER: 217-33-034G, 034F, 034M & 034K
EXISTING ZONING: C-0 AND R1-18
PROPOSED ZONING: C1 (PAD A & B), SR (PAD C) AND R-18
PROPOSED SITE AREA: 3.8077 ACRES (165,864.90 S.F.)
MAX. BUILDING HEIGHT: 24'-0" MAX.
C-1 ZONING: 18'-0" MAX.
SR ZONING: 18'-0" MAX.
PROPOSED BUILDING HEIGHT: 24'-0" MAX.
C-1 ZONING: 18'-0" MAX.
SR ZONING: 18'-0" MAX.

PROPOSED USE: RETAIL / MED. OFFICE / OFFICE

BUILDING AREA:
PAD A: RETAIL / OFFICE/MEDICAL 3,000 S.F.
PAD B: RETAIL / OFFICE/MEDICAL 5,100 S.F.
PAD C: MEDICAL OFFICE 7,203 S.F.

TOTAL BUILDING AREA: 15,303 S.F.

PARKING REQUIRED:
PAD A: RETAIL-OFFICE / 250 S.F. 12 SPACES
PAD B: RETAIL-OFFICE / 250 S.F. 21 SPACES
PAD C: MEDICAL OFFICE / 250 S.F. 29 SPACES

PARKING PROVIDED:
PAD A: RETAIL-OFFICE 15 SPACES
PAD B: RETAIL-OFFICE 22 SPACES
PAD C: MEDICAL OFFICE / 250 S.F. 50 SPACES

TOTAL PARKING REQUIRED: 62 SPACES
COVERED PARKING PROVIDED: 14 SPACES
TOTAL PARKING PROVIDED: 87 SPACES

ACCESSIBLE PARKING REQUIRED: 4% 04 SPACES
ACCESSIBLE PARKING PROVIDED: 05 SPACES

BICYCLE SPACES REQUIRED: 07 SPACES
BICYCLE SPACES PROVIDED: 07 SPACES

PROPOSED LOT -A AREA: 2.5469 ACRES (110,953.31 S.F.)
PROPOSED LOT 1 AREA: 0.6795 ACRES (29,599.48 S.F.)
PROPOSED LOT 2 AREA: 0.5811 ACRES (25,312.58 S.F.)

F.A.R. PROVIDE: PARCEL A (ZONING-C1) 0.138



VICINITY MAP
SCALE: N.T.S.

114TH AND SHEA RETAIL
SWC OF 114TH STREET AND SHEA BLVD
SCOTTSDALE ARIZONA 85259
DATE: 03-31-2022 (PRELIMINARY)

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SP-1

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