## ARIZONA CANAL ARIZONA CANAL TRAIL STAIR CONNECTION TO CANAL TRAIL with STEP LIGHTS EXISTING UTILITY POLE TO EXISTING UTILITY POLE TO PEDESTRIAN BOLLARD LIGHTS BE REMOVED AS PART OF BE REMOVED AS PART OF THE PROCESS OF BURYING TRASH ENCLOSURE PER CITY OF SCOTTSDALE DETAIL NO. 2 146-1 WITH VERTICAL COMPACTOR with UTILITY LINES UTILITY LINES -BREEZE BLOCK WALL RATIO OF 1:4 COMPACTION RATE > SIGNAGE WITH DIRECTIONS TO ADA COMPLIANT CONNECTION TO CANAL PATHWAY BREEZE BLOCK WALL -24'-0" ENTRY DRIVE NON-MOTORIZED PUBLIC ACCESS EASEMENT CONNECTION FROM 5TH AVE. TO CANAL BANK —LINE OF BUILDING ABOVE -SAFETY VISIBILITY TRIANGLE RECONSTRUCTED ALLEY WITH POSITIVE DRAINAGE 4' HIGH SCREENING WALL -MECH NON-RESIDENTIAL COMMERCIAL 900 SF LEASING / AMENITY 950 SF 1,850 SF - 8' SIDEWALK WITH ADA COMPLIANT CROSSWALKS **EXISTING ON STREET** SIGNAGE WITH DIRECTIONS TO ADA COMPLIANT CONNECTION PARKING TO REMAIN TO CANAL PATHWAY 1' VEHICULAR NON-ACCESS -EASEMENT ALONG INDIAN SCHOOL AND 5TH AVENUE CITY OF SCOTTSDALE **EXISTING ON STREET** PARKING TO REMAIN SIGNAGE WITH DIRECTIONS TO — ADA COMPLIANT CONNECTION TO CANAL PATHWAY SITE PLAN / PARKING PLAN SCALE: 1/16" = 1'-0"

## **PROJECT INFO**

APN: PROJECT ADDRESS: 6824 E INDIAN SCHOOL RD SCOTTSDALE, AZ 85251

SITE SITE AREA (APPROX GROSS): 51,393 SF (1.17 AC) **NET AREA** 41,885 SF TOTAL ALLOWABLE UNITS (1.17  $\times$  50DU/AC) 58 54 TOTAL UNITS PROVIDED

**BUILDING AREA** RESIDENTIAL

COMMERCIAL

LEVEL 2 (without BALCONY) 18,200 SF LEVEL 3 (without BALCONY)
LEVEL 4 (without BALCONY) 18,200 SF 18,200 SF GROSS BUILDING AREA 54,600 SF 47,649 SF NET LEASABLE AREA ALLOWABLE GFR 1.3 GFR PROVIDED (54,600 / 51,393 SF) 1.06 LEVEL 1 NON-RESIDENTIAL 950 SF 900 SF LEASING / RESIDENT AMENITY

**HEIGHT LIMIT - PREVIOUSLY APPROVED: BUILDING HEIGHT:** 56'-6"' MAX DENSITY 50 DU per ACRE

REQ'D SETBACKS (FROM BACK OF CURB) Table 5.3006.C INDIAN SCHOOL 25' (PREVIOUSLY APPROVED) 5TH AVE CANAL

PARKING Table 9.103.B **REQ'D RESIDENTIAL** 1 SPACE per STUDIO / 1BR (48) 2 SPACES per 2BR (6) 12 REQ'D COMMERCIAL 1 SPACE per 300 SF TOTAL PARKING REQ'D

63 SPACES 65 SPACES PARKING PROVIDED 2 TANDEM SPACES 67 SPACES

MIN. ACCESSIBLE PARKING REQ'D ACCESSIBLE PARKING PROVIDED BIKE PARKING REQ'D (2 SPACES FOR EVERY 10 CAR SPACES) BIKE PARKING PROVIDED

REQUIRED OPEN SPACE TOTAL OPEN SPACE MIN. 25% OF NET LOT AREA  $38,160 \text{ SF} \times 0.25 = 9,540 \text{ SF}$ 

PROVIDED OPEN SPACE FRONTAL OPEN SPACE:
OPEN SPACE OTHER THAN FRONTAL OPEN SPACE: 5,005 SF 9,1*77* SF 14,182 SF (37%)

2,588 SF PROVIDED PARKING LOT LANDSCAPE (11% OF 24,200 SF PARKING AREA)

REFUSE CALCULATIONS PER CITY OF SCOTTSDALE, 1 ENCLOSURE FOR EVERY 20 UNITS 54 / 20 = 2 CONTAINERS REQ'D2 CONTAINERS @ 4 CU. YDS. = 8 CU. YDS. REQ'D



Project Owner:



MAGNOLIA PROPERTY CO. 2435 SOUTHLAKE BLVD. **SUITE 150** SOUTHLAKE, TX 76092

No.	Date	Issues
01	21March 22	DRB Submittal
02	15 July 22	City comments
03	18 Nov 22	City comments
04	16 Dec 22	City comments
05	06 Feb 23	City comments

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Project Owner:

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Drawing Name:

SITE / PARKING PLAN

Sheet Number:

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