



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

No.	Date	Issues
1	21 March 22	DRB Submittal
2	15 July 22	City comments
3	18 Nov 22	City comments
4	16 Dec 22	City comments

[illegible]

**MAGNOLIA WATERSIDE**  
**at OLD TOWN**  
SCOTTSDALE, ARIZONA

Contact: **Magnolia Property Company**  
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Architect: Wilder Architects  
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Dallas, TX 75248  
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SITE / PARKING PLAN

# A101

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 x 50DU/AC)	58	
TOTAL UNITS PROVIDED	54	

**BUILDING AREA  
RESIDENTIAL**

LEVEL 2 (without BALCONY)	18,200	SF
LEVEL 3 (without BALCONY)	18,200	SF
LEVEL 4 (without BALCONY)	18,200	SF
GROSS BUILDING AREA	54,600	SF
NET LEASABLE AREA	47,649	SF

ALLOWABLE GFR	1.3
GFR PROVIDED (54,600 / 51,393 SF)	1.06

LEVEL 1 NON-RESIDENTIAL		
LEASING / RESIDENT AMENITY	950	SF
COMMERCIAL	900	SF

HEIGHT LIMIT - PREVIOUSLY APPROVED:	57'
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	25'
CANAL	0

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

REQ'D COMMERCIAL	
1 SPACE per 300 SF	3

TOTAL PARKING REQ'D	63 SPACES
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PARKING PROVIDED	65 SPACES
	2 TANDEM SPACES
	<u>67 SPACES</u>

MIN. ACCESSIBLE PARKING REQ'D	3
ACCESSIBLE PARKING PROVIDED	3

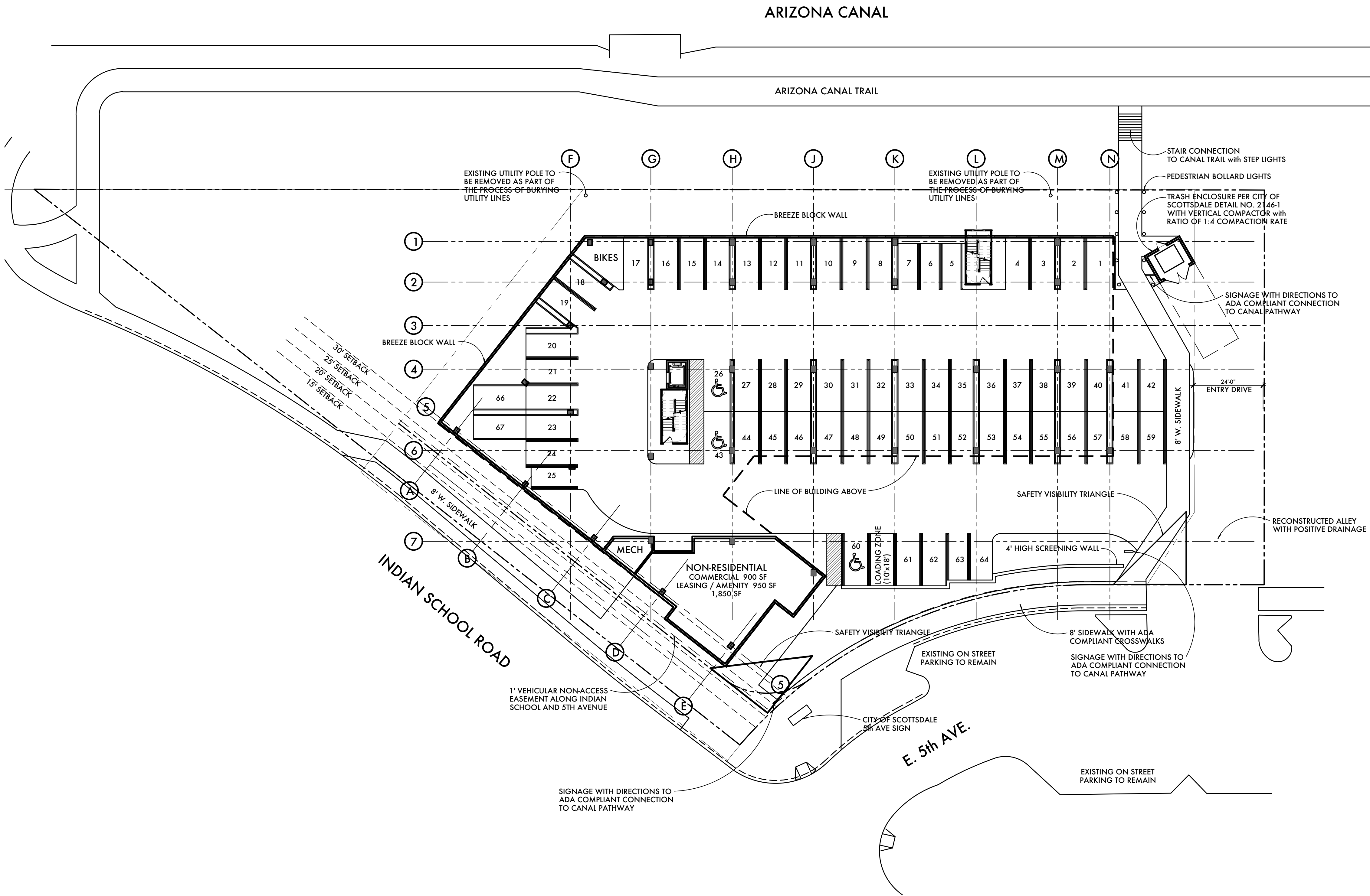
BIKE PARKING REQ'D (2 SPACES FOR EVERY 10 CAR SPACES)	4
BIKE PARKING PROVIDED	12

REQUIRED OPEN SPACE  
TOTAL OPEN SPACE MIN. 25% OF NET LOT AREA  
38,160 SF x 0.25 = 9,540 SF

PROVIDED OPEN SPACE		
FRONTAL OPEN SPACE:	5,005	SF
OPEN SPACE OTHER THAN FRONTAL OPEN SPACE:	<u>9,177</u>	<u>SF</u>
	14,182	SF (37%)

PROVIDED PARKING LOT LANDSCAPE ( 11% OF 24,200 SF PARKING AREA )	2,588 SF
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REFUSE CALCULATIONS  
PER CITY OF SCOTTSDALE, 1 ENCLOSURE FOR EVERY 20 UNITS  
 $54 / 20 = 2$  CONTAINERS REQ'D  
2 CONTAINERS @ 4 CU. YDS. = 8 CU. YDS. REQ'D



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## SITE PLAN / PARKING PLAN

SCALE: 1/16" = 1'-0"

