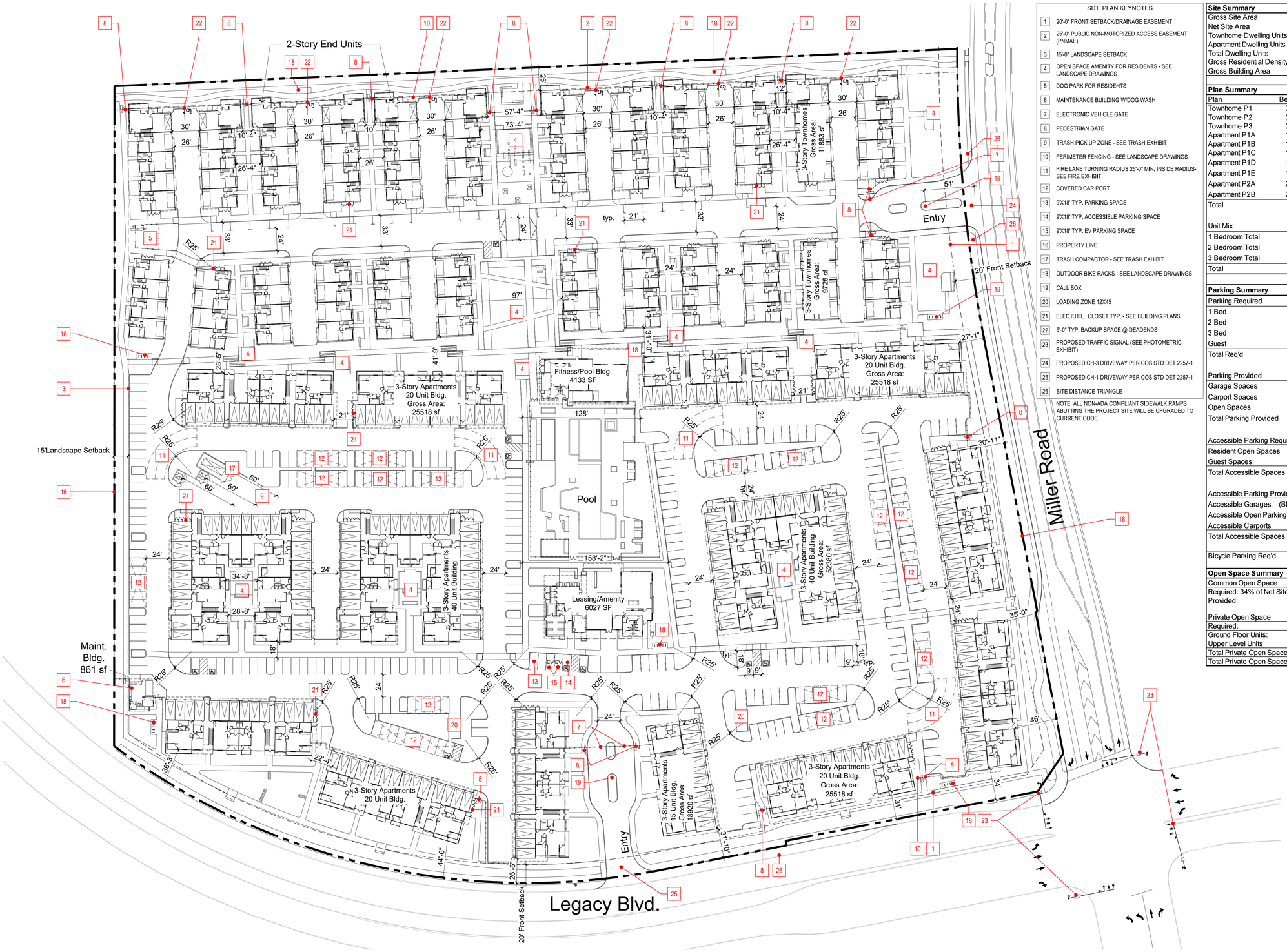


SITE PLAN KEYNOTES

1	20'-0" FRONT SETBACK/DRAINAGE EASEMENT
2	25'-0" PUBLIC NON-MOTORIZED ACCESS EASEMENT (PNMAE)
3	15'-0" LANDSCAPE SETBACK
4	OPEN SPACE AMENITY FOR RESIDENTS - SEE LANDSCAPE DRAWINGS
5	DOG PARK FOR RESIDENTS
6	MAINTENANCE BUILDING W/DOG WASH
7	ELECTRONIC VEHICLE GATE
8	PEDESTRIAN GATE
9	TRASH PICK UP ZONE - SEE TRASH EXHIBIT
10	PERIMETER FENCING - SEE LANDSCAPE DRAWINGS
11	FIRE LANE TURNING RADIUS 25'-0" MIN. INSIDE RADIUS- SEE FIRE EXHIBIT
12	COVERED CAR PORT
13	9'X18' TYP. PARKING SPACE
14	9'X18' TYP. ACCESSIBLE PARKING SPACE
15	9'X18' TYP. EV PARKING SPACE
16	PROPERTY LINE
17	TRASH COMPACTOR - SEE TRASH EXHIBIT
18	OUTDOOR BIKE RACKS - SEE LANDSCAPE DRAWINGS
19	CALL BOX
20	LOADING ZONE 12X45
21	ELEC./UTIL. CLOSET TYP. - SEE BUILDING PLANS
22	5'-0" TYP. BACKUP SPACE @ DEADENDS
23	PROPOSED TRAFFIC SIGNAL (SEE PHOTOMETRIC EXHIBIT)
24	PROPOSED CH-3 DRIVEWAY PER COS STD DET 2257-1
25	PROPOSED CH-1 DRIVEWAY PER COS STD DET 2257-1
26	SITE DISTANCE TRIANGLE

NOTE: ALL NON-ADA COMPLIANT SIDEWALK RAMPS ABUTTING THE PROJECT SITE WILL BE UPGRADED TO CURRENT CODE

Site Summary

Gross Site Area	*20.55 Acres*
Net Site Area	*18.57 Acres*
Townhome Dwelling Units	108 du
Apartment Dwelling Units	335 du
Total Dwelling Units	443 du
Gross Residential Density	21.56 Du/Ac
Gross Building Area	701,557 sf

Plan Summary

Plan	Beds	Unit Area	Quantity	%	Total Net Area	Avg. Unit Size
Townhome P1	3	1,708 sf	12	2.7%		
Townhome P2	3	1,716 sf	48	10.8%		
Townhome P3	3	1,774 sf	48	10.8%		
Apartment P1A	1	754 sf	62	14.0%		
Apartment P1B	1	834 sf	66	14.9%		
Apartment P1C	1	868 sf	18	4.1%		
Apartment P1D	1	868 sf	18	4.1%		
Apartment P1E	1	883 sf	18	4.1%		
Apartment P2A	2	1,040 sf	72	16.3%		
Apartment P2B	2	1,134 sf	81	18.3%		
Total			443	100%	503,684 sf	1,137 sf

Unit Mix	Quantity	%
1 Bedroom Total	182	41.1%
2 Bedroom Total	153	34.5%
3 Bedroom Total	108	24.4%
Total	443	100.0%

Parking Summary

Parking Required	Quantity	Ratio Req'd	Spaces Req'd
1 Bed	182 du	*1.30 Spaces/Unit*	237
2 Bed	153 du	*1.70 Spaces/Unit*	261
3 Bed	108 du	*1.90 Spaces/Unit*	206
Guest	443 du	*1/6 Spaces/Unit*	74
Total Req'd			778

Parking Provided	Ratio Provided	Spaces Provided
Garage Spaces		456
Carport Spaces		99
Open Spaces		223
Total Parking Provided	1.76 Spaces/Unit	778

Accessible Parking Required	Ratio Req'd	Spaces Req'd
Resident Open Spaces 488	2%	10
Guest Spaces 74	5%	4
Total Accessible Spaces Req'd		13

Accessible Parking Provided	Spaces Provided
Accessible Garages (Bldg Type C)	6
Accessible Open Parking	9
Accessible Carports	1
Total Accessible Spaces Provided	16

Bicycle Parking Req'd	1/10 Vehicle Spaces	78 Spaces

Open Space Summary

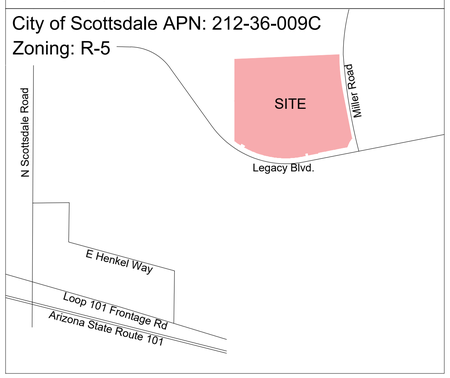
Common Open Space	Ratio	Area
Required: 34% of Net Site Area	34%	6.31 Acres
Provided:	37%	6.90 Acres

Private Open Space

Required:	Units	Ratio Req'd	Unit Area	OS Area	Avg OS per Unit
Ground Floor Units:	79	10%	85,176 sf	8,518 sf	
Upper Level Units	364	5%	418,508 sf	20,925 sf	
Total Private Open Space Required				29,443 sf	66 sf/du
Total Private Open Space Provided:				59,933 sf	135 sf/du

Vicinity Map

City of Scottsdale APN: 212-36-009C
Zoning: R-5



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LEGACY NORTH
SCOTTSDALE, AZ #2023-0044

CONCEPTUAL DESIGN
November 30, 2023

Scale: 1" = 50'-0"
0 25 50 100

SITE PLAN

A0.0