

OPEN SPACE CALCULATION

PROJECT DATA ZONING: C-4 (C)
NET LOT AREA: 250,388 SQ. FT. / 5.75 AC
BUILDING HEIGHT: 31.5' (2 STORIES)
TOTAL BUILDING AREA: 78,510 SQ. FT. (1 ST FLOOR) + 1712 SQ. FT. (CARWASH)
= 80,222 SQ. FT.

REQUIRED OPEN SPACE:
MAXIMUM BUILDING HEIGHT = 31.5' PROPOSED (36' ALLOWED)
FIRST 12' OF HEIGHT = 5% x NET LOT AREA
= .05 x 250,388 SQ. FT. = 12,519 SQ. FT.
NEXT 17'-6" OF HEIGHT = 19.5' x .004 x 250,388 = 19,530 SQ. FT.

OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING)
= 12,519 + 19,530 = 32,049 SQ. FT.
OPEN SPACE PROVIDED = 23,699 SQ. FT.
OPEN SPACE PROVIDED + SPACE BETWEEN PRIOR AND PRESENT
PROPERTY LINE BEFORE NEW RIGHT-OF-WAY = 23,699 + 9,848
= +/- 33,547 SQ. FT.

PARKING LOT LANDSCAPING REQUIRED
PARKING LOT AREA x 15%
(250,388 - 80,222 - 22,464 - 1,845) x .15 =
145,857 x .15 = 21,879 SQ. FT.
PARKING LOT LANDSCAPE PROVIDED = 1,845 SQ. FT.

OPEN SPACE CALCULATION

BASED ON THE PRIOR PROPERTY LINE BEFORE THE NORHTSIGHT BL "NEW
RIGHT-OF-WAY", PER STIPULATED JUDGEMENT CASE #CV2012-018048

PROJECT DATA ZONING: C-4 (C)
NET LOT AREA: 250,388 SQ. FT. + (+/-17,231) SQ. FT. = +/- 267,619 / 6.14 AC
BUILDING HEIGHT: 29'-6" (2 STORIES)
TOTAL BUILDING AREA: 78,510 SQ. FT. (1 ST FLOOR) + 1712 SQ. FT. (CARWASH) = 80,222 SQ. FT.

REQUIRED OPEN SPACE:
MAXIMUM BUILDING HEIGHT = 29'-6" PROPOSED (36' ALLOWED)
FIRST 12' OF HEIGHT = 5% x NET LOT AREA
= .05 x 267,619 SQ. FT. = 13,380 SQ. FT.
NEXT 17'-6" OF HEIGHT = 17.5' x .004 x 267,619 = 18,733 SQ. FT.

OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING)
= 13,380 + 18,733 = 32,113 SQ. FT.
OPEN SPACE PROVIDED = 23,699 SQ. FT.
OPEN SPACE PROVIDED + SPACE BETWEEN PRIOR AND PRESENT PROPERTY LINE BEFORE NEW
RIGHT-OF-WAY = 23,699 + 9,848 = +/- 33,547 SQ. FT.

PARKING LOT LANDSCAPING REQUIRED
PARKING LOT AREA x 15%
(250,388 - 80,222 - 22,464 - 1,845) x .15 =
145,857 x .15 = 21,879 SQ. FT.
PARKING LOT LANDSCAPE PROVIDED = 1,845 SQ. FT.

OPEN SPACE LEGEND

ITEMS	QTY	NOTES
	21,376 SF	DENOTES FRONT OPEN SPACE
	2,323 SF	DENOTES OPENSACE OTHER THAN FRONTAL OPEN SPACE
	1,845 SF	DENOTES PARKING LOT LANDSCAPING
	9,848 SF	DENOTES SPACE BETWEEN PRIOR PROPERTY LINE AND PRESENT PROPERTY LINE BEFORE NEW RIGHT-OF-WAY

AS NOTED
STIPULATION SET
RETAIN FOR RECORDS
APPROVED

04/02/2024
DATE

APPROVED BY

32-DR-2022
03/05/2024

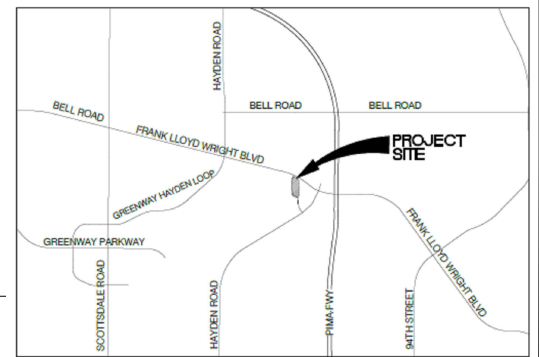
NOTE: REFER TO SHEET # NP-01 & NP-02
FOR EXISTING NATIVE PLANT INFORMATION

PROJECT NO.: 158-PA-2022
KEY CODE: 4N525

Contact Arizona 811 at least two full
working days before you begin excavation



Call 811 or click Arizona811.com



VICINITY MAP
N.T.S.

LANDSCAPE CONCEPT
OPEN SPACE PLAN

AUTONATION FORD SCOTTSDALE
8555 E. FRANK LLOYD WRIGHT BLVD
SCOTTSDALE AZ 85260
APN: 215-51-009-V

SHEET

LS-01

3 OF 6

REVISIONS			
NUMBER	DATE	DESCRIPTION	APPROVED
1	2022.05.16	AGENCY SUBMITTAL (A-1)	
2	2022.06.22	AGENCY SUBMITTAL (A-2)	
3	2023.02.01	AGENCY SUBMITTAL (A-3)	
4	2023.03.13	AGENCY SUBMITTAL (A-4)	
5	2023.07.06	AGENCY SUBMITTAL (A-5)	
6	2023.09.05	AGENCY SUBMITTAL (A-6)	

DRAWN BY: PC	CHECKED BY: BH
DATE: 09/05/2023	
BENCHMARK	
THE BENCHMARK FOR THIS SURVEY IS POINT 26006-1, AN ARIZONA MONUMENT, BEING A 3" ADOT AL CAP STAMPED "VOID" ON CAP PER REQUEST BY JIM SPRINGS, MCR BOOK:763, MCR PAGE:38, N 957,779.321, E 707,863.709	
ELEVATION: 1523.707' (NAVD 83)	

PLANS PREPARED BY:

695 Town Center Drive, Suite 110
Costa Mesa, CA 92626
T 949-610-8987 www.CDReed.com

BASIS OF BEARINGS:
FOR THIS MAP IS THE WESTERLU LINE OF PARCEL MAP (MINOR LAND DIVISION PLAT) RECORDED
IN BOOK 1202, PAGE 15, I.E. N 00°20'20"E.

LEGAL DESCRIPTION
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, OF MARICOPA COUNTY, STATE OF ARIZONA.