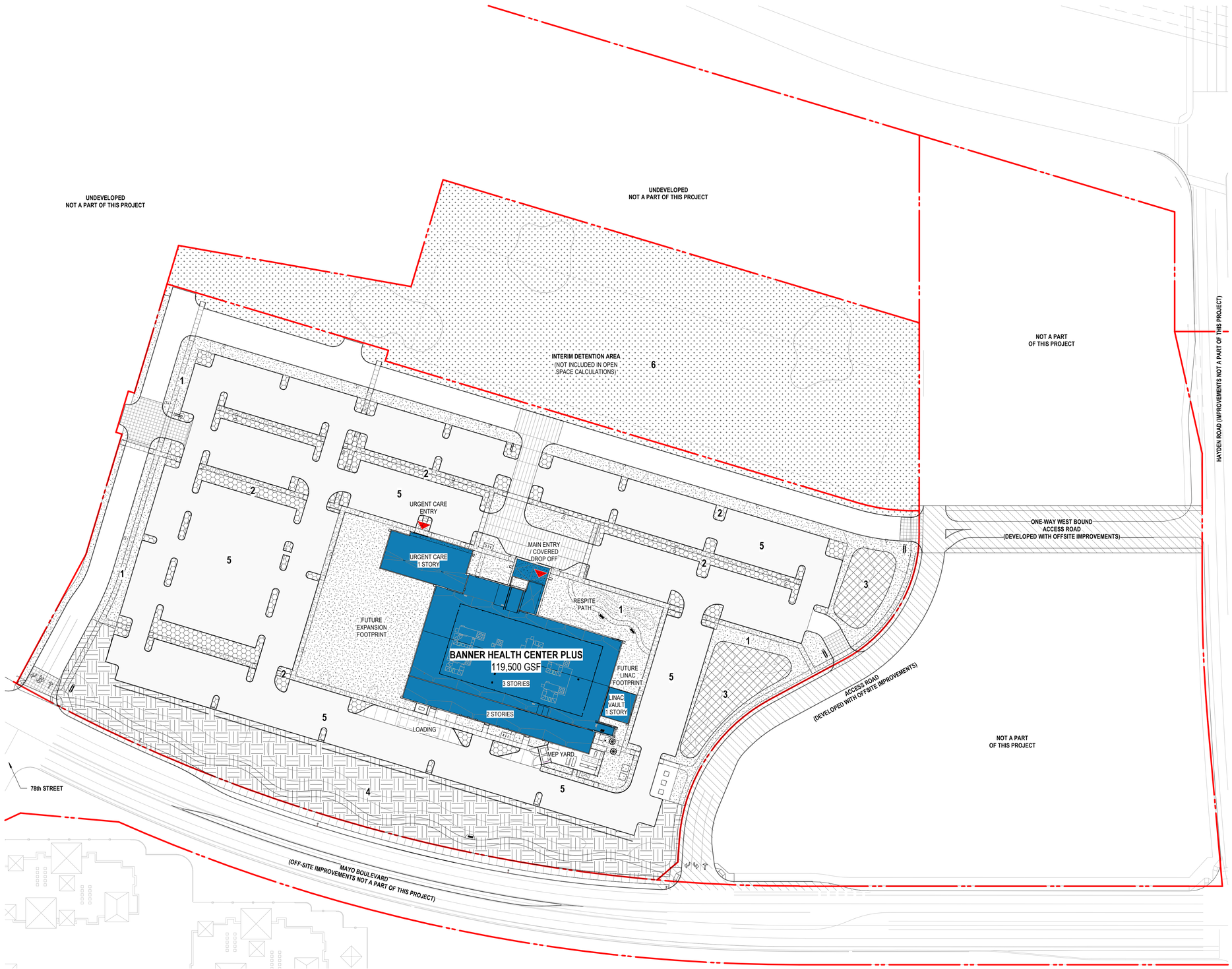

OPEN SPACE PLAN
SCALE: 1" = 60'-0"

NORTH

0 60' 120' 180'
GRAPHIC SCALE: 1" = 60' - 0"

GRAPHIC LEGEND

1 GENERAL SITE OPEN SPACE: 96,238 SQ. FT. *(LANDSCAPE + HARDSCAPE)*

2 PARKING LOT LANDSCAPE: 30,368 SQ. FT. *(LANDSCAPE + HARDSCAPE)*

3 DETENTION OPEN SPACE: 14,430 SQ. FT. *(LANDSCAPE)*

4 FRONTAGE OPEN SPACE: 66,218 SQ. FT. *(LANDSCAPE + HARDSCAPE)*

5 PARKING AREA: 178,939 SQ. FT.

6 INTERIM DETENTION AREA: 191,394 SQ. FT. *(NOT INCLUDED IN OPEN SPACE CALCULATIONS)*

BUILDING FOOTPRINT

PROPERTY BOUNDARY

OPEN SPACE CALC'S

SITE AREA (INTERIM DETENTION AREA): *NOT INCLUDED IN OPEN SPACE CALCULATIONS*	191,394 SQ. FT. NET	
SITE AREA (NET - DEVELOPED):	516,942 SQ. FT. NET	
REQUIRED OPEN SPACE:		*CROSS ROADS EAST DEV. STANDARDS SECTION 5.1404*
NET SITE AREA X 0.15 *(excluding parking lot landscaping, and undeveloped area)*	77,541 SQ. FT.	
TOTAL REQUIRED OPEN SPACE:	**77,541 SQ. FT.**	
GENERAL SITE OPEN SPACE	96,238 SQ. FT.	
RETENTION OPEN SPACE	+ 14,430 SQ. FT.	
FRONTAGE OPEN SPACE	+ 66,218 SQ. FT.	
TOTAL PROVIDED OPEN SPACE:	**176,886 SQ. FT.**	
REQUIRED FRONTAGE OPEN SPACE:		*CROSS ROADS EAST DEV. STANDARDS SECTION 5.1404*
0.50 MULTIPLIED BY THE TOTAL OPEN SPACE REQUIREMENT		
0.50 X 77,541 SF	38,771 SQ. FT.	
TOTAL PROVIDED FRONTAGE OPEN SPACE:	**66,218 SQ. FT.**	
REQUIRED PARKING LOT LANDSCAPING:		*SECTION 10.501.H.2*
(PARKING LOT AREA x 15%) (178,939 x 0.15)		
TOTAL REQUIRED PARKING LOT LANDSCAPING:	26,841 SQ. FT.	
TOTAL PROVIDED PARKING LOT LANDSCAPING: (INCLUDES HARDSCAPE)	**30,368 SQ. FT.**	

Banner Health Center Plus

SCOTTSDALE CAMPUS

NW Corner of Hayden Rd. and Mayo Blvd.
Scottsdale, Arizona 85255

NexCore GROUP
1550 Market Street
Suite 200
Denver, CO 80202

SMITHGROUP
455 NORTH THIRD STREET
SUITE 250
PHOENIX, AZ 85004
602.265.2200
smithgroup.com

ISSUED FOR	REV	DATE
DRB CITY COMMENTS		*18JUN24*
DEVELOPMENT REVIEW BOARD		*07MAR24*

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

SHEET TITLE

OPEN SPACE PLAN

PROJECT NUMBER 14303.000

SHEET NUMBER **DRB_A1.3.1**

Author

Plot Date: 6/13/2024 2:58:55 PM