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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature _____
Typed or Printed Name _____
License # _____ Date _____

NOT FOR CONSTRUCTION

03/27/2025
DRB SUBMITTTAL

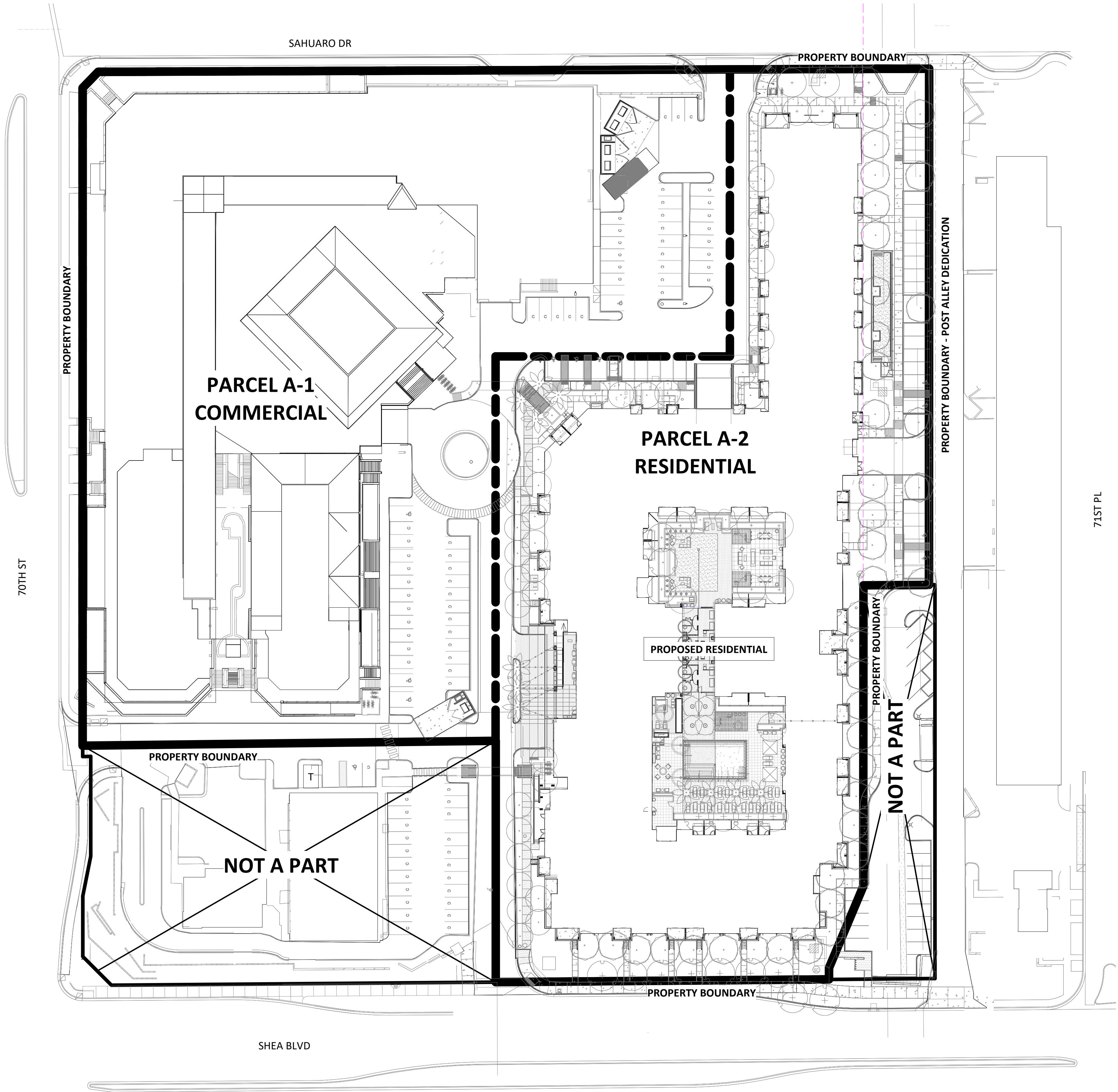
ORIGINAL ISSUE:		
REVISIONS		
No.	Description	Date

222517
PROJECT NUMBER

KEY PLAN

BLOCK 7000

SUBDIVISION PLAN
A.21.da



DEVELOPMENT AREA BUDGET							
TOTAL PROPERTY SIZE = 7.255 ACRES (NET) OR 316,041 S.F. (NET)							
TOTAL PROPERTY SIZE = 7.221 ACRES (NET) OR 314,532 S.F. (NET)**							
TOTAL PROPERTY SIZE = 8.619 ACRES (GROSS) OR 375,447 S.F. (GROSS)							
AREA	ASSESSOR PARCEL NUMBER APN	ACRES (NET)	ACRES (NET)*	ACRES (GROSS)	MAXIMUM SQUARE FOOTAGE - ALL NON-RESIDENTIAL LAND USES	DWELLING UNIT CAPACITY (DUC)	MINIMUM OPEN SPACE SQUARE FOOTAGE
COMMERCIAL PARCEL A-1	175-42-140	3.858 AC	3.858 AC	4.687 AC	+/-79,200 S.F.	0	20,416 S.F.
RESIDENTIAL PARCEL A-2	175-42-140	3.397 AC	3.363 AC	3.932 AC	+/-1,000 SF	189 (196 approved***)	17,129 S.F.
TOTALS FOR ENTIRE PROPERTY	-	7.255 AC	7.221 AC	8.619 AC	+/-80,200 S.F.	189 (196 approved****)	37,545 S.F.

**THE NET AREA AFTER THE 4' ALLEY DEDICATION
***APPROVED WITH CASES 2-GP-2023, 6-ZN-2023, 3-DA-2023

