SITE AND PROJECT DATA

PROJECT NAME

5TH & GOLDWATER

4110 N. GOLDWATER BLVD

SCOTTSDALE, AZ 85251

PARCEL NUMBERS

173-48-055E, 173-048-056A, 173-48-047A, 173-48-047D, 173-48-050A

0.3

0.1

12 SPACES

ZONING

D/OC-2 PBD DO (COS 12-ZN-2007)

DOWNTOWN DISTRICT: OFFICE/COMMERCIAL SUBDISTRICT - TYPE 2 PLANNED BLOCK DEVELOPMENT, DOWNTOWN OVERLAY

65 FEET ALLOWABLE HEIGHT: ALLOWABLE HEIGHT WITHIN 100' OF TYPE 1 DEVELOPMENT: 50 FEET

SITE AREA

NET LAND AREA (4.82 AC) 209,948 SF (6.14 AC) 267,471 SF

GROSS LAND AREA:

FAR ALLOWED FOR TYPE 2 DEVELOPMENT BASIC FAR: UNDERGROUND PARKING: PLANNED BLOCK DEVELOPMENT: RESIDENTIAL BONUS:

RESIDENTIAL DENSITY

TOTAL FAR ALLOWED:

DENSITY ALLOWED: 50 DU/AC 50 DU X 4.82 AC = 241 UNITS 48 DU X 4.82 AC = 232 UNITS DENSITY PROVIDED: 48 DU/AC

GROSS ALLOWABLE FLOOR AREA

BASED ON 12-ZN-2007 209,185 SF X 1.6: 224,696 SF 57,711 SF 392,407 SF DEDICATED ROW: ALLOWABLE AREA:

ACTUAL FLOOR AREA PROVIDED

RESIDENTIAL AREA: 309,451 SF RESIDENTIAL AMENITY AREA: 17,483 SF RETAIL AREA: TOTAL AREA PROVIDED:

PARKING REQUIRED

RESIDENTIAL PARKING: 26 UNITS @ 1.25/UNIT 32.5 SPACES 1 BEDROOM 116 UNITS @ 1.3/UNIT 2 BEDROOM 83 UNITS @ 1.7/UNIT 150.8 SPACES 141.1 SPACES 3 BEDROOM 7 UNITS @ 1.9/UNIT 13.3 SPACES 38.6 SPACES 377 SPACES 1 PER 6 UNITS RESIDENTIAL PARKING REQUIRED: RETAIL PARKING: 100 SPACES

32,357 SF @ 1/325 SF TOTAL PARKING REQUIRED:

477 SPACES ACCESSIBLE PARKING REQUIRED (2% W/ APPROVED REDUCTION) 10 SPACES

PARKING PROVIDED RESIDENTIAL PARKING: 396 SPACES GARAGE:

ENTRY COURT: 5 SPACES RESIDENTIAL PARKING PROVIDED: **RETAIL PARKING:** 104 SPACES

TOTAL PARKING PROVIDED: 505 SPACES

BICYCLE PARKING

ACCESSIBLE PARKING PROVIDED:

REQUIRED: (10% REQUIRED VEHICLE SPACES) **48 SPACES** 477 SPACE X 10%:

50 SPACES PROVIDED:

SITE PLAN GENERAL NOTES

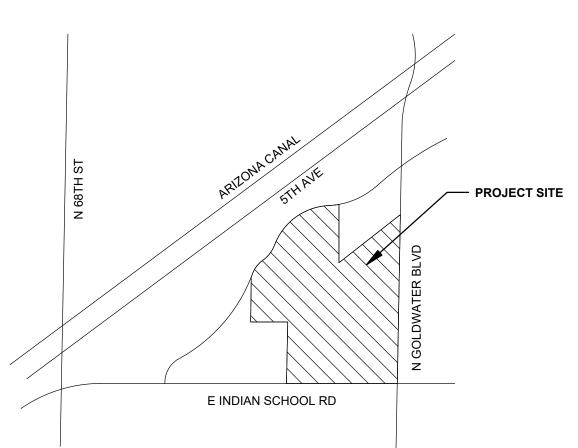
CITY RIGHTS-OF-WAY, INCLUDING ALLEYS, CANNOT BE USED FOR MARSHALLING OR CONSTRUCTION STORAGE YARDS WITHOUT APPROVAL FROM THE CITY'S TRANSPORTATION DEPARTMENT AND/OR RIGHT-OF-WAY MANAGER AND PAYMENT OF ASSOCIATED FEES. NOTE THAT APPROVAL IS NOT ASSURED,

ANY SOIL NAILS OR TIEBACK CONSTRUCTION SYSTEM EXTENDING BEYOND THE PROPERTY LINE CANNOT ENCROACH ONTO PRIVATELY OWNED PARCELS AND CANNOT BE STEEL.

PROPERTY OWNER MUST EXECUTE A PRIVATE IMPROVEMENTS IN THE RIGHT-OF-WAY (PIR) AGREEMENT PRIOR TO ISSUANCE OF PERMITS (EXCEPT DEMOLITION). NOTE THAT APPROVAL IS NOT ASSURED.

ALL EXISTING AND PROPOSED OVERHEAD WIRE FACILITIES WITHIN THE PROJECT

BOUNDARY MUST BE UNDERGROUNDED.



VICINITY MAP

NELSEN PARTNERS ARCHITECTS & PLANNERS

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Project No.

23096.00

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A111 SITE PLAN