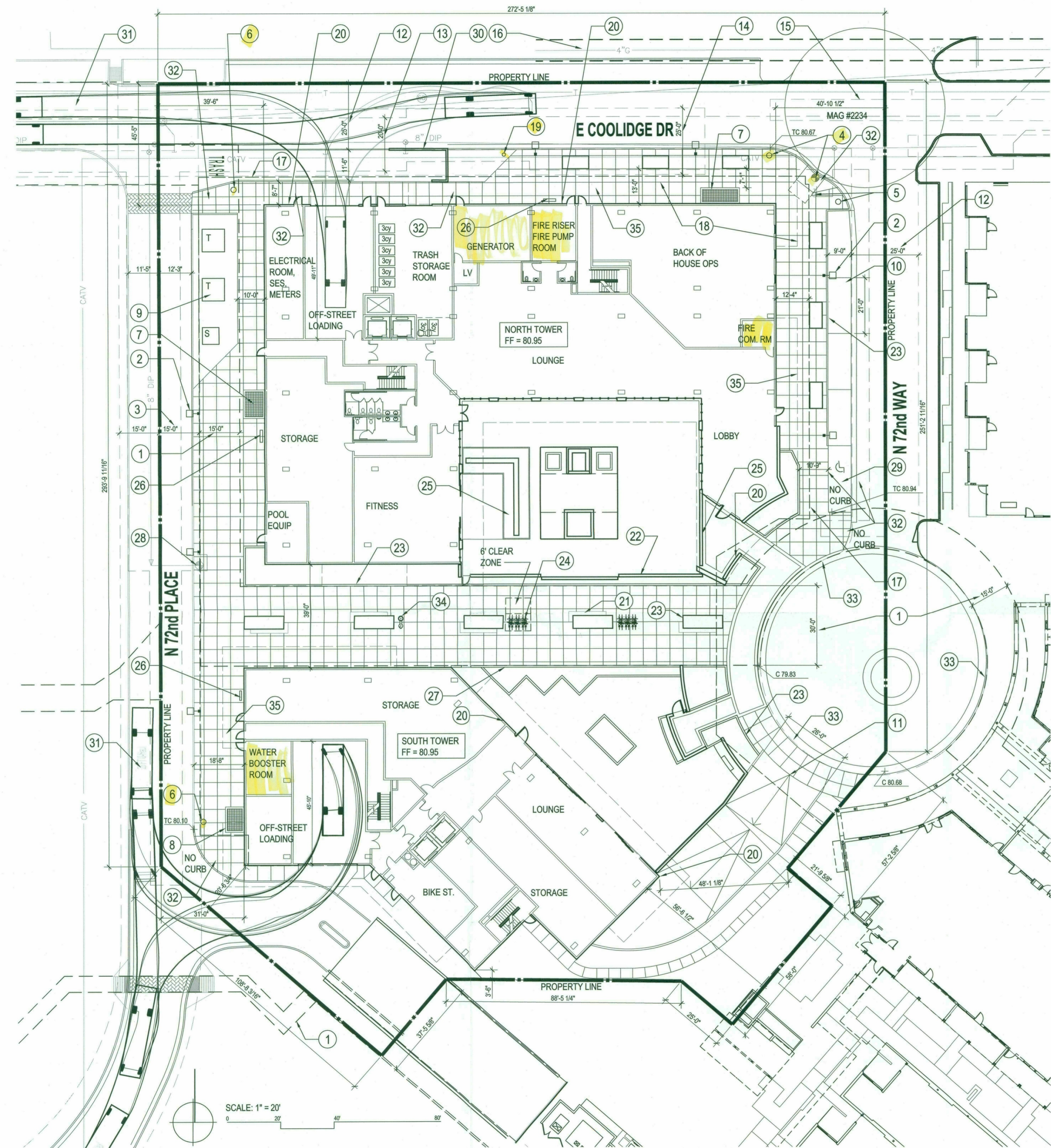


Full Size or Largest Size
(site plan, landscape, elevations)



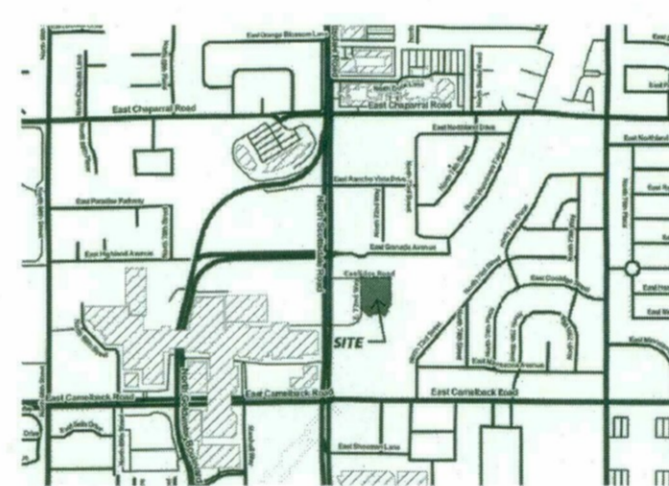
KEY NOTES

1. PUBLIC ACCESS EASEMENT
2. STREET LIGHTS
3. EMERGENCY VEHICLE ACCESS EASEMENT
4. EXISTING FIRE HYDRANT TO BE RELOCATED IN SAME AREA BUT FREE OF PEDESTRIAN PATH
5. EXISTING STAND PIPE FDC FOR SAFARI 1 TO BE RELOCATED IN SAME AREA BUT FREE OF PEDESTRIAN PATH
6. FIRE HYDRANT
7. GARAGE EXHAUST VENT
8. GARAGE FRESH AIR VENT
9. TRANSFORMERS & SWITCH ON STREET PARKING (5)
10. INGRESS & EGRESS RAMP
11. EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
12. WATER & SEWER EASEMENT
13. INGRESS & EGRESS EASEMENT
14. 8' ELECTRICITY EASEMENT
15. 8' GAS EASEMENT
16. LINE DENOTES B1 GARAGE FOOTPRINT
17. DASHED LINES DENOTES STRUCTURE ABOVE
18. REMOTE FDC FOR PEACOCK - LOCATED PER ORDINANCE
19. KNOX BOX
20. BENCH
21. POOL FENCE
22. RAISED PLANTERS
23. BIKE PARKING PER MAG #2285
24. WATER FEATURE CONFORMING TO SECTION 49.242
25. BACKFLOW PREVENTOR
26. FENCE
27. REMOVE FIRE HYDRANT
28. ACCESSIBLE PARKING, PATHWAY, & SIGN
30. 6' HIGH REMOVABLE SCREEN TRELLIS
31. VEHICULAR PATH OF LOADING TRUCK FOR INGRESS AND EGRESS OF 45' TRUCK
32. ACCESSIBLE PATHWAY
33. CUL DE SAC IS CONSTRUCTED WITHOUT A CURB BETWEEN THE PUBLIC REALM AND THE STREET
34. DRINKING FOUNTAIN
35. SIDEWALK

NOTES:

1. ADDITIONAL ADA PARKING IS IN THE BASEMENT PARKING LEVEL
2. ALL STREETS ARE PRIVATE STREETS - PUBLIC STREET STANDARDS DO NOT APPLY TO PERIMETER OF SITE.
3. REFER TO ALTA FOR MORE INFORMATION REGARDING EASEMENTS.

VICINITY MAP



PROJECT INFORMATION

PEACOCK SCOTTSDALE
4733 N. SCOTTSDALE RD.
CASE # 65-ZN-1992#8/1-II-2011

PROJECT DATA

PROPERTY CONFORMS TO ZONING CASE 65-ZN-1992#8 AND 1-II-2011
PROPERTY IS ACCESSED VIA PRIVATE STREETS

GROSS LOT AREA: 89,548 SF (2.06) ACRES
NET LOT AREA: 89,548 SF (2.06) ACRES

PARCEL ZONING: D/RCO-2 WITH PBD & DO OVERLAYS

ADJACENT PARCEL ZONING: D/RCO-2 EAST PBD DO
D/RCO-2 WEST PBD DO
C-2 NORTH PBD DO
D/RCO-2 SOUTH PBD DO

OPEN SPACE: PER THE ZONING CASE, DEFINED OPEN SPACE IS PART OF THE TOTAL DEVELOPMENT FOR SAFARI PHASE I AND PHASE II. A TOTAL MINIMUM OPEN SPACE AREA OF 75,900 SF IS REQUIRED. PHASE I PROVIDED 47,300 SF OF OPEN SPACE. PHASE II SHALL REQUIRE A MINIMUM OF 28,600 SF. 33,487 SF OF OPEN SPACE IS PROVIDED IN PHASE II. REFER TO SHEET 27 FOR OPEN SPACE CALCULATIONS.

PRIVATE OPEN SPACE/UNIT: ADDITIONAL PRIVATE OPEN SPACE IS PROVIDED FOR EACH UNIT. ALL UNITS WILL HAVE A MINIMUM OF 60 SF BALCONIES WITH A MINIMUM DEPTH OF 6' (9,600 SF MIN.)

NUMBER OF UNITS: 44 - 1 BEDROOM
116 - 2 BEDROOM

DENSITY: 160 UNITS PROPOSED (86 UNITS/ACRE)

FLOOR AREA RATIO: REFER TO SHEET 23.2 FOR FAR CALCULATIONS. REFER TO DEVELOPMENT SUMMARY TABLE ON THIS SHEET FOR EXHIBIT C ALLOWED AND PROVIDED PER THIS APPLICATION

PARKING: 1 X 44 (1 BDRM) = 44 STALLS
2 X 116 (2 BDRM) = 232 STALLS
276 STALLS REQUIRED

PARKING PROPOSED
ON-SITE 5 (4 STD. / 1 ADA)
B1 LEVEL 140 (128 STD. / 12 ADA)
B2 LEVEL 159
TOTAL 304

ADA PARKING: ADA REQUIRED 7 (5 STD., 2 VAN)
COS REQUIRED 12 (4% OF PROPOSED)
PROPOSED 13

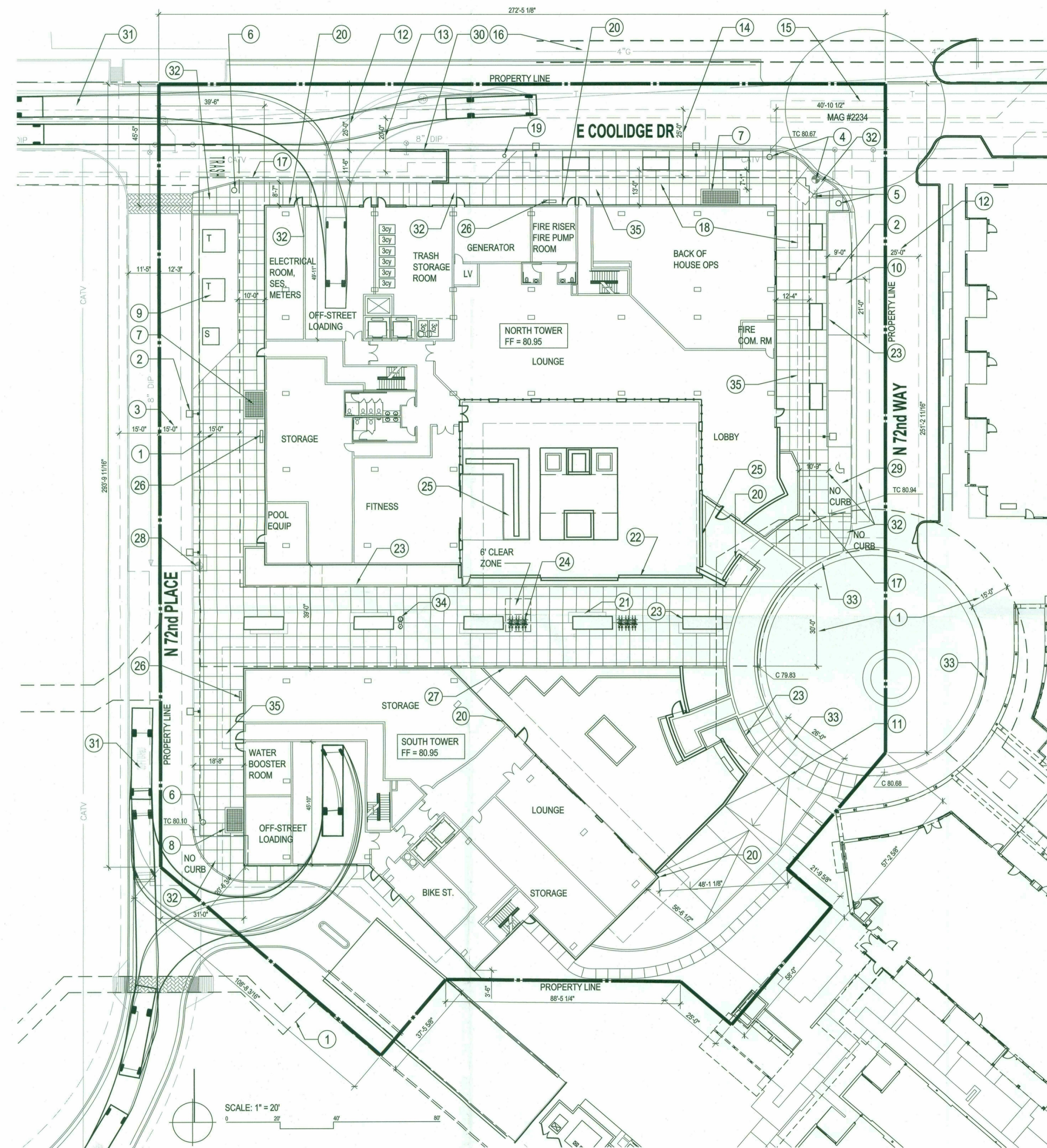
BIKE PARKING: 276 CARPARKS RQRD / 10 = 28 BIKE PARKING SPACES
PROPOSED (6) ON SITE
PROPOSED (24) ON THE GROUND FLOOR

65-ZN-1992#8

Exhibit C - Adjusted per MLD and Peacock Development

	Site	Bldg Gross	Bldg Net	Parking	FAR	Units	Density
Phase 1	2.98 121,718	190,465	165,200	152	1.36	89	30
Phase 2	1.87 89,548	243,486	229,738	304	2.57	160	86
Total Provided	4.85 211,266	433,951	394,938	456	1.87	249	51
Total Allowed	4.85 211,266	459,265	405,200	515	1.92	249	51

Fire Plan Review By:
Rick King (480) 312-2372
email: rking@scottsdaleaz.gov



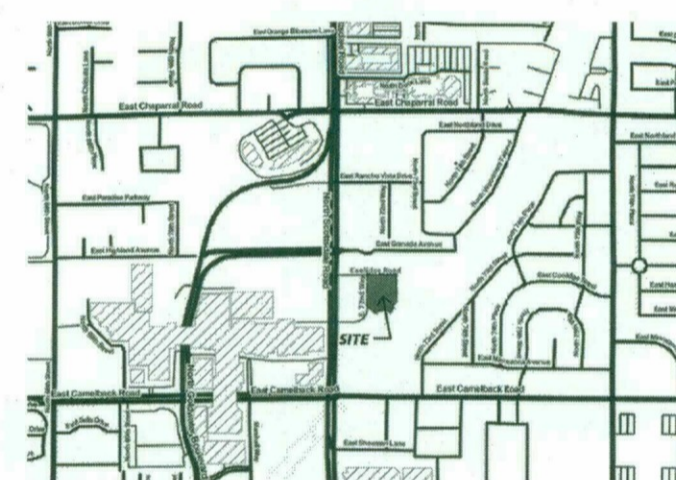
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SCALE: 1" = 20'