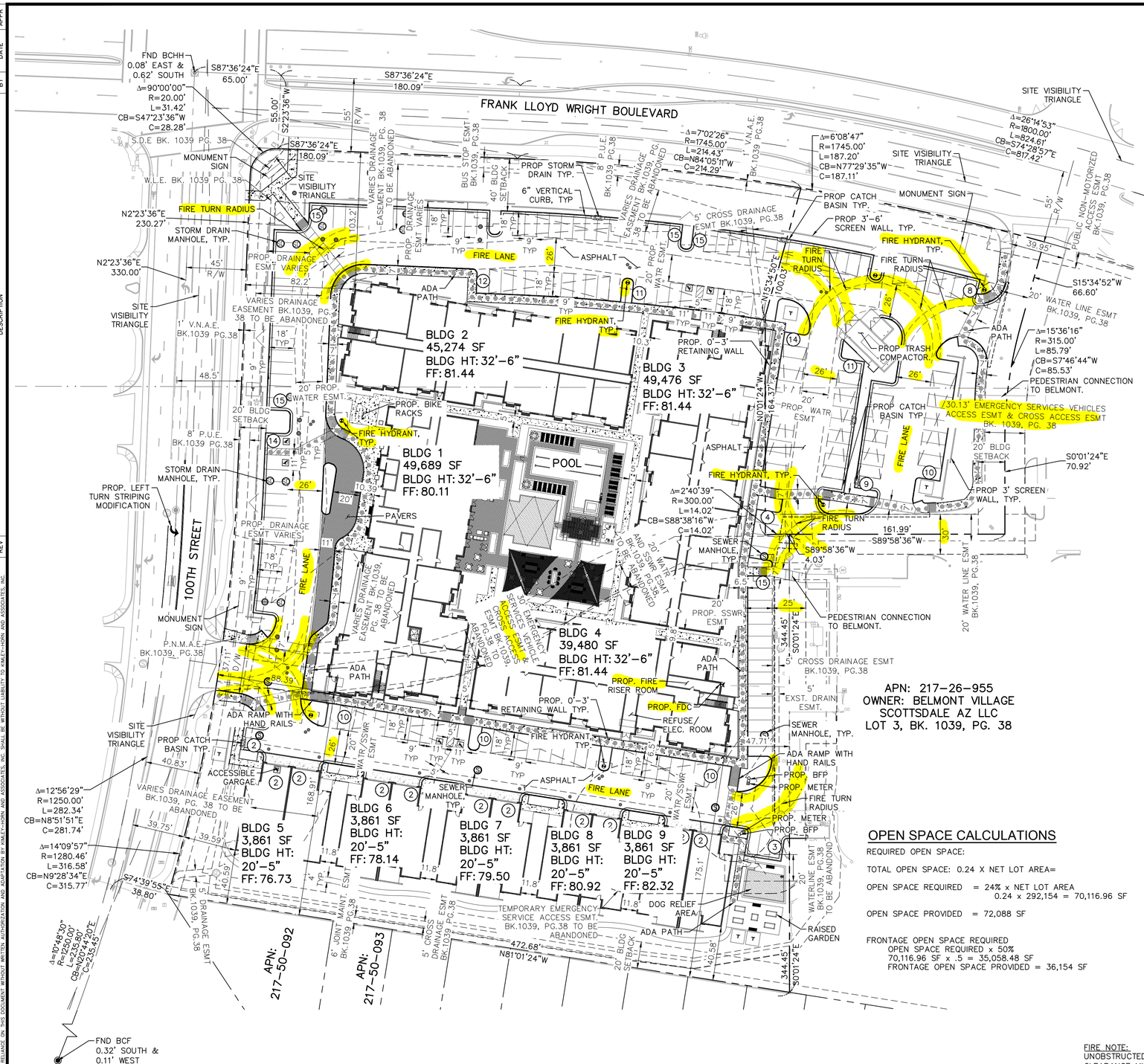
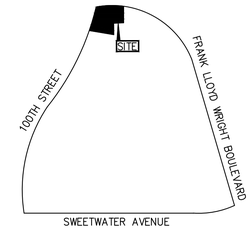
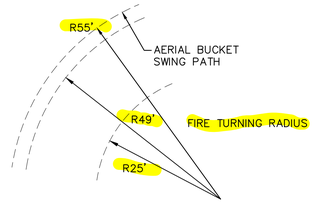




VICINITY MAP
CITY OF SCOTTSDALE
N.T.S.

LEGEND

- CONCRETE HARDSCAPE
- RIGHT OF WAY LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK
- (6) PARKING SPACE COUNT



PROJECT INFORMATION

PROPOSED USE:	MINIMAL RESIDENTIAL HEALTHCARE FACILITY
ZONING:	
EXISTING ZONING:	PNC PCD
PROPOSED ZONING:	C-0 PCD

BUILDING SETBACKS:	REQUIRED	PROVIDED
MINIMUM SIDE SETBACK:	0'	20'
MINIMUM REAR SETBACK:	20'	20'
MINIMUM FRONT SETBACK:	40'	40'

SITE CALCULATIONS

	GROSS(AC)	NET(AC)
LOT AREA	6.707±	6.707±
	292,145 SF	292,145 SF
BUILDING HEIGHT	32'-6"	
TOTAL MAIN BUILDING AREA	184,624 SF	
TOTAL BUNGALOW AREA	19,305 SF	
BUILDING AREA	203,929	
TOTAL LOT COVERAGE	79,604 SF/ 292,145 = 27.2%	

PARKING REQUIREMENTS

PARKING REQUIRED

1.25 SPACES PER DWELLING UNIT.	171 US *1.25= 214 SPACES
ACCESSIBLE SPACES	7 SPACES
PARKING PROVIDED:	
STANDARD	97 SPACES
COVERED STANDARD	100 SPACES
STANDARD GARAGE	19 SPACES
ACCESSIBLE GARAGE	1 SPACES
ACCESSIBLE	3 SPACES
COVERED ACCESSIBLE	3 SPACES
TOTAL	223 SPACES

BICYCLE PARKING REQUIRED:

1 SPACE PER 10 PARKING SPACE.	217 SPACES /10 = 22 SPACES
BICYCLE PARKING PROVIDED	
TOTAL	24 SPACES

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE:

TOTAL OPEN SPACE: 0.24 X NET LOT AREA=

OPEN SPACE REQUIRED = 24% x NET LOT AREA
0.24 x 292,154 = 70,116.96 SF

OPEN SPACE PROVIDED = 72,088 SF

FRONTAGE OPEN SPACE REQUIRED
OPEN SPACE REQUIRED x 50%
70,116.96 SF x .5 = 35,058.48 SF
FRONTAGE OPEN SPACE PROVIDED = 36,154 SF

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1001 W SOUTHERN AVE. SUITE 131
MESA, ARIZONA 85210
TEL: (480) 207-2666
FAX: (602) 944-7423
CONTACT: STERLING MARGETTS, PE

FIRE NOTE:
UNOBSTRUCTED VERTICAL CLEARANCE MINIMUM: 13'-6"

GRAPHIC SCALE IN FEET
0 20 40 80

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

NORTH

Kimley»Horn © 2023
1001 West Southern Avenue, Suite 131
Mesa, Arizona 85210 (480)207-2666

HEADWATERS GROUP

SEC FRANK LLOYD WRIGHT BOULEVARD & 100TH STREET
SCOTTSDALE, ARIZONA

SITE PLAN

PROJECT No.	291753000
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	AMF
DESIGN BY:	AMF
CHECK BY:	STM
DATE:	03/31/2023

Registered Professional Engineer (Civil) CERTIFICATE NO. 47183 STERLING MARGETTS Date Signed: 03/31/23 ARIZONA, U.S.A. Expires 12/31/24

SP.dwg

SP

4 OF 38 SHEETS

APPR | DATE | BY | DESCRIPTION | REV

K:\PHX_CIVIL\Headwaters Scottsdale\CAD\SP.dwg, Layout:SITE PLAN Apr 04, 2023 - 10:38am HongDong

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16-ZN-2022
4/5/2023