

01 SITE PLAN
 SCALE: 1"=40'
 REF: 0 40' 80'

PROJECT INFORMATION

| | |
|----------------------|------------------------------------|
| CURRENT ZONING: | PNC |
| PROPOSED ZONING: | PUD Planned Unit Development |
| GROSS SITE AREA: | 7.00 ACRES (304,920 SF) |
| NET SITE AREA: | 6.62 ACRES (288,288 SF) |
| PROPOSED DENSITY: | 34.00 DU/AC (238 UNITS) |
| PROPOSED GFAR : | 29,019 SF/ 288,288 SF 0.10 GFAR |
| MAX. HEIGHT ALLOWED: | 48 FT (+10' MECH) |
| PROPOSED HEIGHT: | 24 to 45 FT (+5' MECH) |

AREA TABULATIONS

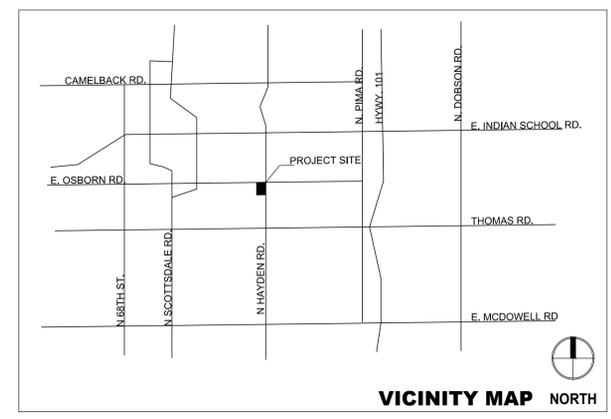
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|---|------------|
| COMMERCIAL RESTAURANT/RETAIL | 25,019 SF |
| RESIDENTIAL 4 STORIES GROSS BUILDING AREA UNIT MATRIX | 242,388 SF |
| STUDIO | 68 UNITS |
| 1 BEDROOM | 116 UNITS |
| 2 BEDROOM | 54 UNITS |
| TOTAL | 238 UNITS |

PARKING TABULATIONS

| | |
|----------------------------|----------|
| PARKING REQUIRED | |
| RESIDENTIAL | |
| GUEST (238/6) | 40 CARS |
| STUDIO (1.25 x 68) | 70 CARS |
| 1 BEDROOM (1.3 x 116) | 151 CARS |
| 2 BEDROOM (1.7 x 54) | 92 CARS |
| TOTAL | 353 CARS |
| RETAIL/RESTAURANT 1/300 SF | 84 CARS |
| TOTAL | 437 CARS |
| PARKING PROVIDED | |
| SURFACE PARKING | 123 CARS |
| STRUCTURED | |
| LEVEL 1 | 58 CARS |
| LEVEL 2 | 94 CARS |
| LEVEL 3 | 94 CARS |
| LEVEL 4 | 94 CARS |
| TOTAL | 340 CARS |
| TOTAL | 463 CARS |

PARKING TABULATIONS BICYCLE PARKING:

| | |
|------------------------------|-------------|
| REQUIRED : 0.10 X 463 CARS = | 46.3 STALLS |
| PROVIDED: | 55 STALLS |



PRELIMINARY
 NOT FOR CONSTRUCTION OR RECORDING

Greenbelt 88
 N Hayden Rd and E Osborn Rd
 Scottsdale, AZ 85251

Date
 JANUARY 18, 2022

PRE-APP # ZONING # DRB #

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Project No.
 319078

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 SITE PLAN