

KEYNOTES

01	30" WIDE OPEN SPACE EASEMENT	24	USPS PARKING SPACE
02	30" WIDE DRAINAGE EASEMENT	25	6'-0" CONCRETE SIDEWALK - REFER TO STIPULATION IN ZONING CASE #20-ZN-2002#3
03	6' WIDE PUBLIC ACCESS EASEMENT	26	PROPOSED LOCATION OF BACKFLOW PREVENTOR. PAINT EQUIPMENT AS "WESTERN RESERVE" AND PROVIDE A DECORATIVE METAL SCREEN WITH THE DESERT BLOOM PATTERN.
06	EXCEPTION TO 1ST AMENDMENT OF DEVELOPMENT AGREEMENT - 36' MAXIMUM BUILDING HEIGHT	27	PROPOSED LOCATION OF GAS METER. PAINT EQUIPMENT AS "WESTERN RESERVE" AND PROVIDE A DECORATIVE METAL SCREEN WITH THE DESERT BLOOM PATTERN.
09	5'-0" CONCRETE SIDEWALK	28	SITE VISIBILITY TRIANGLES PER DSPM SECTION 5-3.123 AND FIGURE 5.3-27. LEFT TURN SIGHT DISTANCE BASED ON LOCAL STREET SPEED OF 40 MPH. REFER TO A2.1 AND PU-II PRELIMINARY PLAT FOR MORE INFORMATION.
10	8'-0" PUBLIC UTILITY EASEMENT	29	NMAE OVER SIDEWALK AND SITE FRONTAGE. NMAE ON ADJACENT TRACT BY OTHERS. SEE 8-PP-2021
12	PROPOSED LOCATION FOR NEW ABOVE GROUND UTILITY EQUIPMENT. PAINT EQUIPMENT AS "WESTERN RESERVE" AND PROVIDE A DECORATIVE METAL SCREEN WITH THE DESERT BLOOM PATTERN.	30	FIRE LANE - 24' WIDE X 60' LONG - DECOMPOSED GRANITE, GRASSCRETE, OR TURF FINISH
13	STANDARD 10'X20' DRIVEWAY SITE VISIBILITY TRIANGLE. REFER TO A2.1 FOR MORE INFORMATION.	31	FIRE LANE - 16' WIDE - DECOMPOSED GRANITE, GRASSCRETE, OR TURF FINISH
14	EXISTING FIRE HYDRANT		
15	PROPOSED FIRE HYDRANT		
17	FIRE DEPARTMENT CONNECTION		
21	MOVE-IN ZONE. MINIMUM 45'X12' SIZE.		
22	RETAINING WALL - REFER TO CIVIL		
23	PLANTING ZONE - REFER TO LANDSCAPE		

32	FIRE LANE TURNING RADIUS - 49' EXTERIOR RADIUS - 25' INTERIOR RADIUS
33	KNOX BOX AND STROBE ACCESS SYSTEM PROVIDED AT ALL GATES AND SITE ACCESS POINTS
34	FIRE DEPARTMENT ACCESS POINT
35	55' MIN AERIAL BUCKET CLEARANCE
37	ESVAE (EMERGENCY SERVICE VEHICLE ACCESS EASEMENT)
47	PITCHED ROOF MECHANICAL SCREEN
48	WALKING PATH
49	AWNING
51	ROOF AREA
52	PITCHED ROOF SCREEN AREA
53	PARAPET SCREEN AREA
54	PROPERTY LINE
55	BUILDING MONUMENT SIGN

PROJECT DATA

LEGAL DESCRIPTION:
A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED IN BOOK 971, PAGE 6, MARICOPA COUNTY RECORDS (MCR), LYING WITHIN SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT ADDRESS:
A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED IN BOOK 971 OF MAPS, PAGE 6, MCR, LYING WITHIN THE WEST HALF OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PREVIOUS PARCEL ZONING:
PRC PCD

CURRENT ZONING:
PRC PCD
(PLANNED REGIONAL CENTER - PLANNED COMMUNITY DISTRICT)

APN:
215-05-004A

GROSS LOT AREA:
5.17 ACRES (225,299 SF)

NET LOT AREA:
4.75 ACRES (207,013 SF)

BUILDING GROSS SQUARE FOOTAGE:
574,000 SF

DWELLING UNIT DENSITY:
314 UNITS / 5.17 ACRES = 61 DU/AC
* REFER TO STACKED 40s LAND USE BUDGET AND TOTAL ALLOWED RESIDENTIAL UNITS FOR PU-II PARCEL OF 1,250 RESIDENTIAL UNITS

PARKING:	UNIT COUNT	PARKING RATIO	PARKING SPACES REQUIRED
	13 (EFFICIENCIES)	1.25	17
	182 (1 BED UNITS)	1.3	237
	108 (2 BED UNITS)	1.7	184
	11 (3 BED UNITS)	1.9	21
	314 TOTAL UNITS		459
GUEST PARKING	1 SPACE / 6 UNITS		53
TOTAL REQUIRED PARKING			512
ACCESSIBLE PARKING:	4% OF 512 PARKING SPACES =		21 SPACES REQUIRED 22 SPACES PROVIDED
PARKING SPACES PROVIDED			25 487 512
	SURFACE PARKING		25
	STRUCTURED PARKING		487
	TOTAL		512

BICYCLE PARKING:

UNIT COUNT	PARKING RATIO	PARKING SPACES
2 SPACES FOR EVERY 10 SPACES (*NOT TO EXCEED 100 SPACES)		46 SPACES REQUIRED 100 SPACES PROVIDED (100 SPACES PROVIDED INSIDE SECURE PARKING GARAGE)

OPEN SPACE:
40,511 SF OPEN SPACE / 225,299 SF LOT AREA
OPEN SPACE PROVIDED: ***18%
OPEN SPACE REQUIRED: ***20%
** CALCULATED FOR STREETLIGHTS SITE OF TOTAL PU-II PARCEL. REFER TO OPEN SPACE PLAN.
*** MINIMUM COMBINED REQUIREMENT FOR TOTAL PU-II PARCELS. REFER TO OPEN SPACE PLAN.

PARKING LOT LANDSCAPE:
PARKING LOT: 8,189 SF
PARKING LOT LANDSCAPING: 1,253 SF (EXCEEDS 15%)

NOTE:
STREETLIGHTS RESIDENTIAL DEVELOPMENT REVIEW BOARD CASE #30-DR-2021 SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 6 OF THE FIRST AMENDMENT OF THE DEVELOPMENT AGREEMENT NO. 2002-142-COS-A2, WHICH REQUIRES A CONDOMINIUM PLAT FOR RESIDENTIAL FEE-TITLE USES AS THE PROPOSED LAND USE WILL BE RESIDENTIAL UNITS FOR RENT.

STREET LIGHTS
RESIDENTIAL
COPYRIGHT 2021
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET | SUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM

DESIGN BUILD | DEVELOPER
ONE SCOTTSDALE INVESTORS LLC
6263 N. SCOTTSDALE ROAD | STE 330 |
SCOTTSDALE, AZ 85250 | (602) 432-7300
MBURKE@DMBINC.COM

OWNER

AUTHORIZATION

NOT FOR CONSTRUCTION

PROJECT TITLE

ONE SCOTTSDALE
7221 E Legacy Blvd
Scottsdale, AZ 85255

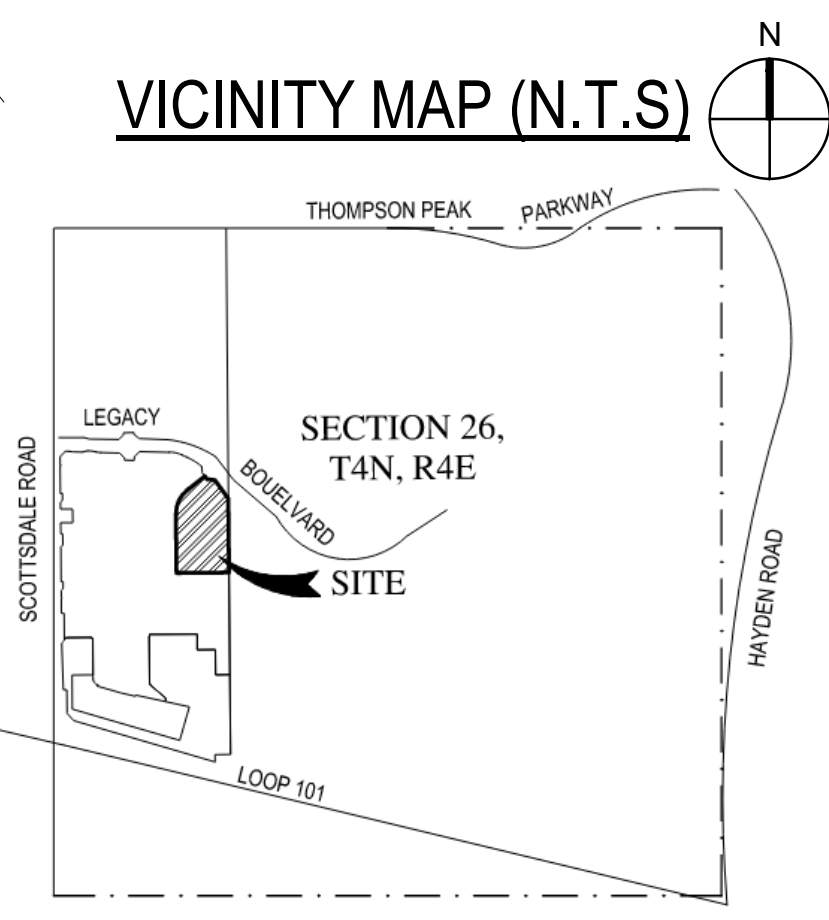
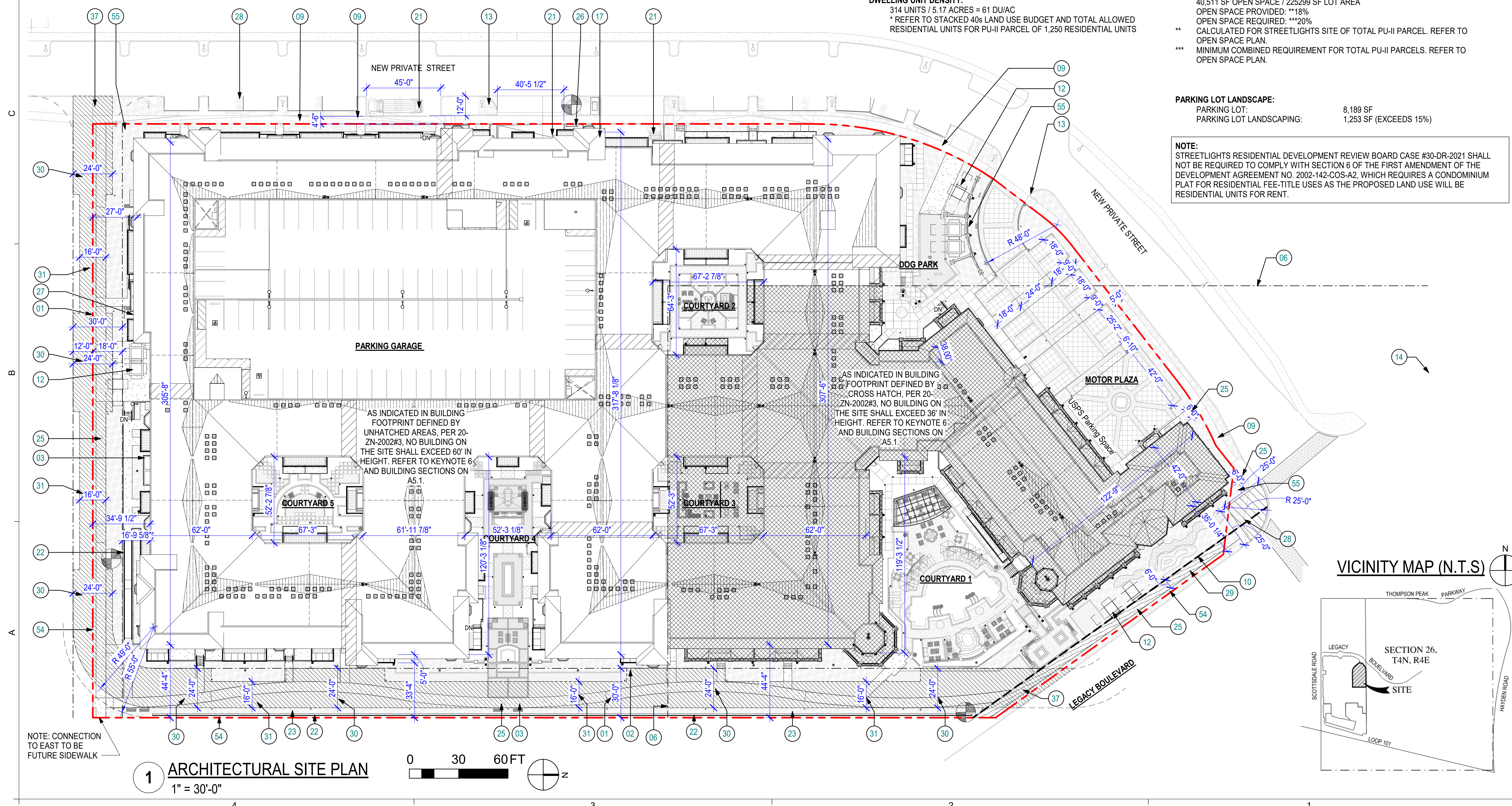
Key Plan

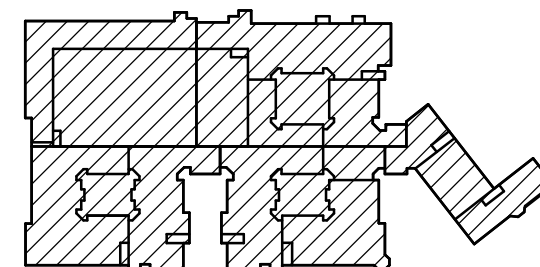
DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
07/12/2021	DRB	
10/11/2021	DRB - RESUBMITTAL	
11/17/2021	DRB - RESUBMITTAL	
01/05/2022	DRB - RESUBMITTAL	

DRAWING NUMBER AND TITLE
ARCHITECTURAL SITE PLAN
DRAWING NUMBER AND TITLE

A1.1





DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
07/12/2021	DRB	
10/11/2021	DRB - RESUBMITTAL	
11/17/2021	DRB - RESUBMITTAL	
01/05/2022	DRB - RESUBMITTAL	

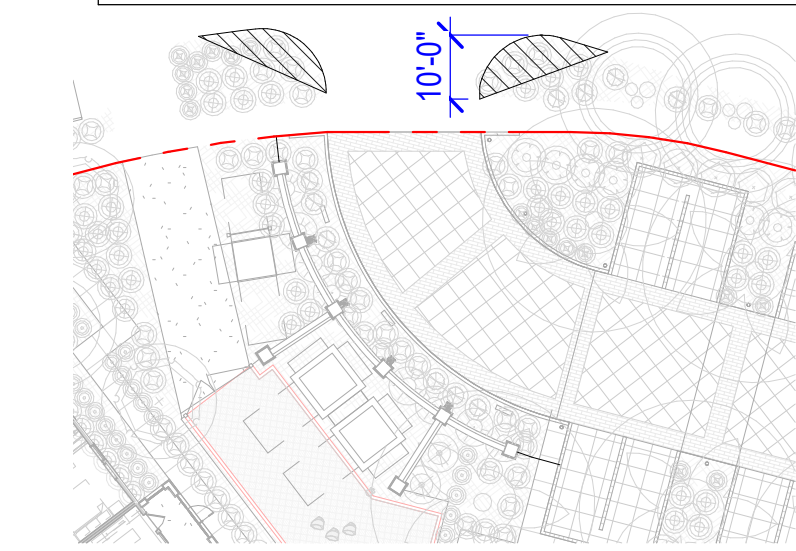
DRAWING NUMBER AND TITLE

OVERALL FLOOR PLAN - LEVEL 1

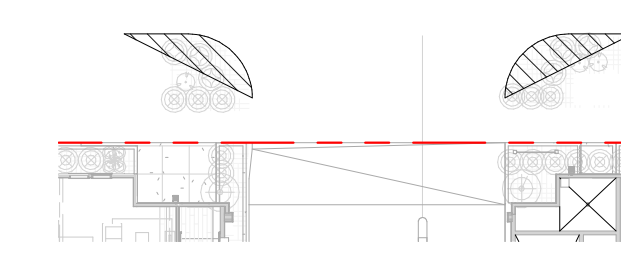
DRAWING NUMBER AND TITLE

A2.1

NOTE: SITE VISIBILITY TRIANGLES PER DSPM SECTION 5-3.123. LEFT TURN SIGHT DISTANCE BASED ON LOCAL STREET SPEED OF 40 MPH. REFER TO A2.1 AND PU-II PRELIMINARY PLAT FOR MORE INFORMATION.



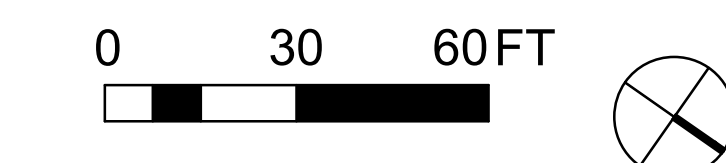
NOTE: SITE VISIBILITY TRIANGLES PER DSPM SECTION 5-3.123. LEFT TURN SIGHT DISTANCE BASED ON LOCAL STREET SPEED OF 25 MPH. REFER TO A2.1 AND PU-II PRELIMINARY PLAT FOR MORE INFORMATION.



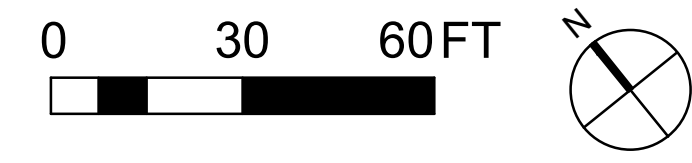
3 VISIBILITY TRIANGLE - GARAGE ENTRY
1" = 30'-0"



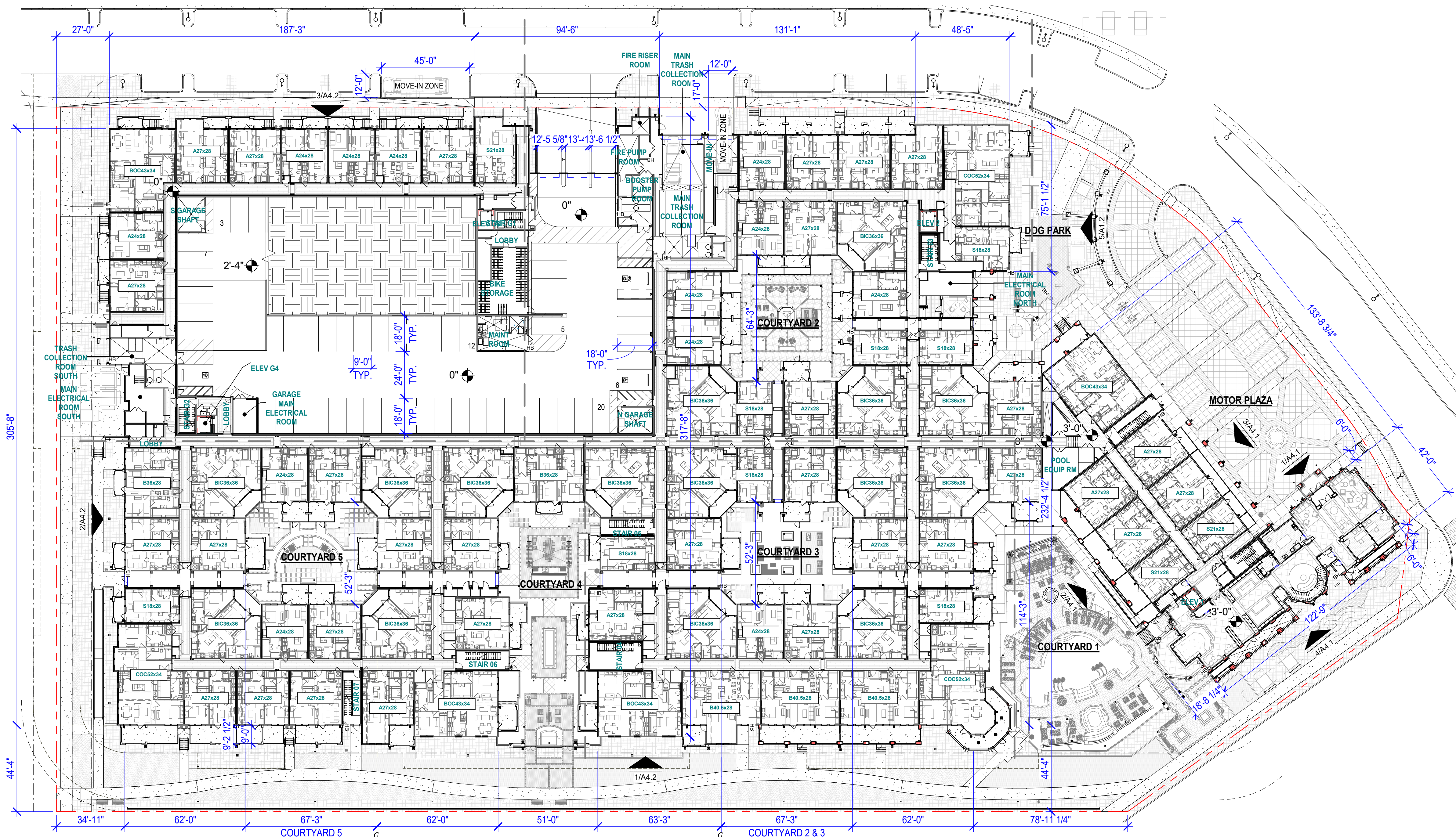
2 VISIBILITY TRIANGLE - ENTRY COURT
1" = 30'-0"



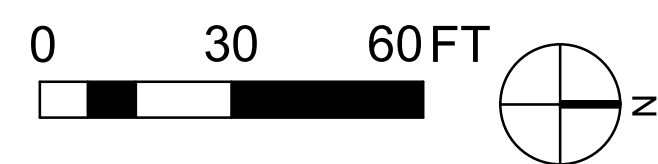
4 SITE VISIBILITY TRIANGLE
1" = 30'-0"



NOTE: SITE VISIBILITY TRIANGLES PER DSPM SECTION 5-3.123. LEFT TURN SIGHT DISTANCE BASED ON LOCAL STREET SPEED OF 40 MPH. REFER TO A2.1 AND PU-II PRELIMINARY PLAT FOR MORE INFORMATION.



1 OVERALL FLOOR PLAN - LEVEL 1
1" = 30'-0"



D

C

B

A

4

3

2

1