

PRE-APPLICATION SITE PLAN FOR "MARSHALL FOUR" PROJECT

Per SRC 47-80: Underground existing and proposed overhead wire facilities along and within project boundaries, note on site plan accordingly.
Per SRC 47-10. - Streets required. (a) If the creation of a land division, or the erection or enlargement of a building, structure or use, will change or increase traffic, the owner shall:
(1) Dedicate or cause to be dedicated, in fee, the right-of-way required to serve the public uses generated by the land division, building, structure or use, and
(2) To the city's satisfaction: (A) Construct the required public improvements to current standards.

PROJECT DESCRIPTION

THE MARSHALL FOUR PROJECT CONSISTS OF A SINGLE FOUR-STORY BUILDING LOCATED ON NORTH MARSHALL WAY.

ACCESS TO THE SITE SHALL BE PROVIDED ALONG THE EXISTING DEDICATED ALLEY LOCATED ON THE NORTH SIDE OF THE PROPERTY AND PARKING SHALL BE AT GRADE.

THE BUILDING WILL CONSIST OF A GROUND FLOOR RETAIL AREA AND PARKING WITH THREE LEVELS OF (4) DWELLING UNITS ABOVE.

PROJECT DIRECTORY

OWNER	NINI INVESTMENTS LLC 7321 E SHERMAN LN SCOTTSDALE, ARIZONA 85251 CONTACT: GLENN RADAJ PHONE: 480.748.0002
ARCHITECT	TOMECAK DESIGN, P.C. 4368 NORTH CIVIC CENTER PLAZA ST. 201 SCOTTSDALE, ARIZONA 85251 CONTACT: MARK TOMCAK PHONE: 602.619.7751
CIVIL ENGINEER	JACOBS WALLACE, LLC 2233 WEST BETHANY HOME ROAD PHOENIX, ARIZONA 85015 CONTACT: CHUCK JACOBS PHONE: 602.757.5964

CODE REVIEW

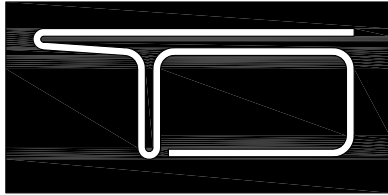
AUTHORITY	CITY OF SCOTTSDALE, ARIZONA
CODE	2015 INTERNATIONAL FIRE CODE 2015 INTERNATIONAL BUILDING CODE W/ AMENDMENTS 2015 INTERNATIONAL RESIDENTIAL CODE 2015 INTERNATIONAL MECHANICAL CODE 2015 INTERNATIONAL PLUMBING CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE 2015 INTERNATIONAL EXISTING BUILDING CODE 2015 INTERNATIONAL GREEN CONSTRUCTION CODE 2014 NATIONAL ELECTRIC CODE
OCCUPANCY:	B / R-2 / U
OCCUPANCY USE:	SEPARATED
CONSTRUCTION TYPE:	V-B

PROJECT INFORMATION

PROJECT NAME:	MARSHALL FOUR
ADDRESS:	4251 N MARSHALL WY SCOTTSDALE, ARIZONA 85251
LOT #:	3
APN:	173-50-035
ZONING:	D/R5-1
PROPOSED USE:	MULTI-FAMILY PROJECT
NUMBER OF UNITS:	FOUR UNITS
STORIES:	FOUR STORIES
BUILDING HEIGHT:	
ALLOWED:	48'-0" HIGH
PROPOSED:	48'-0" HIGH
LOT SIZE:	
NET ACRES:	4.500 SF (11 ACRES)
GROSS ACRES:	5.844 SF (134 ACRES)
BUILDING FOOTPRINT	
TOTAL BUILDING FOOTPRINT	4,185 SF TOTAL
SPRINKLERS:	YES
FIRE ALARM:	NO
DENSITY: (50.00 UNITS / ACRE)	
ALLOWED:	6 UNITS
PROPOSED:	4 UNITS
REFUSE:	COMMUNITY PICK-UP

PARKING SUMMARY

PARKING REQUIRED:	<input checked="" type="checkbox"/>	
RESIDENCE PARKING	(2) X 2 UNITS (2) X 1 UNITS 1 PER 350 SF	4.0 STALLS 2.0 STALLS
RETAIL PARKING	(1,616 SF - 1,000 SF) = 616 SF OF RETAIL	2.0 STALLS
TOTAL REQUIRED:		8.0 STALLS
PARKING PROVIDED:		
STANDARD STALLS		6.0 STALLS
ADA STALLS		1.0 STALL
4 SECURED BICYCLE STALLS		1.0 STALL
TOTAL PROVIDED:		8.0 STALLS



**TOMECAK
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CITY OF SCOTTSDALE, ARIZONA

MARSHALL FOUR
4251 N MARSHALL WY
SCOTTSDALE, ARIZONA 85251

YES
NO
6 UNITS
4 UNITS

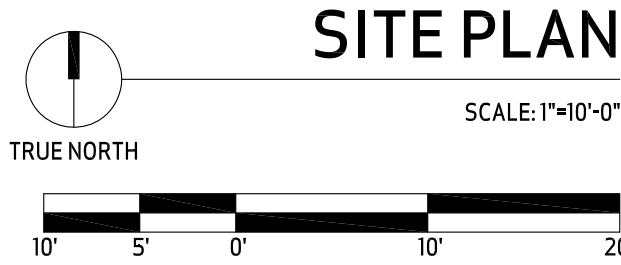
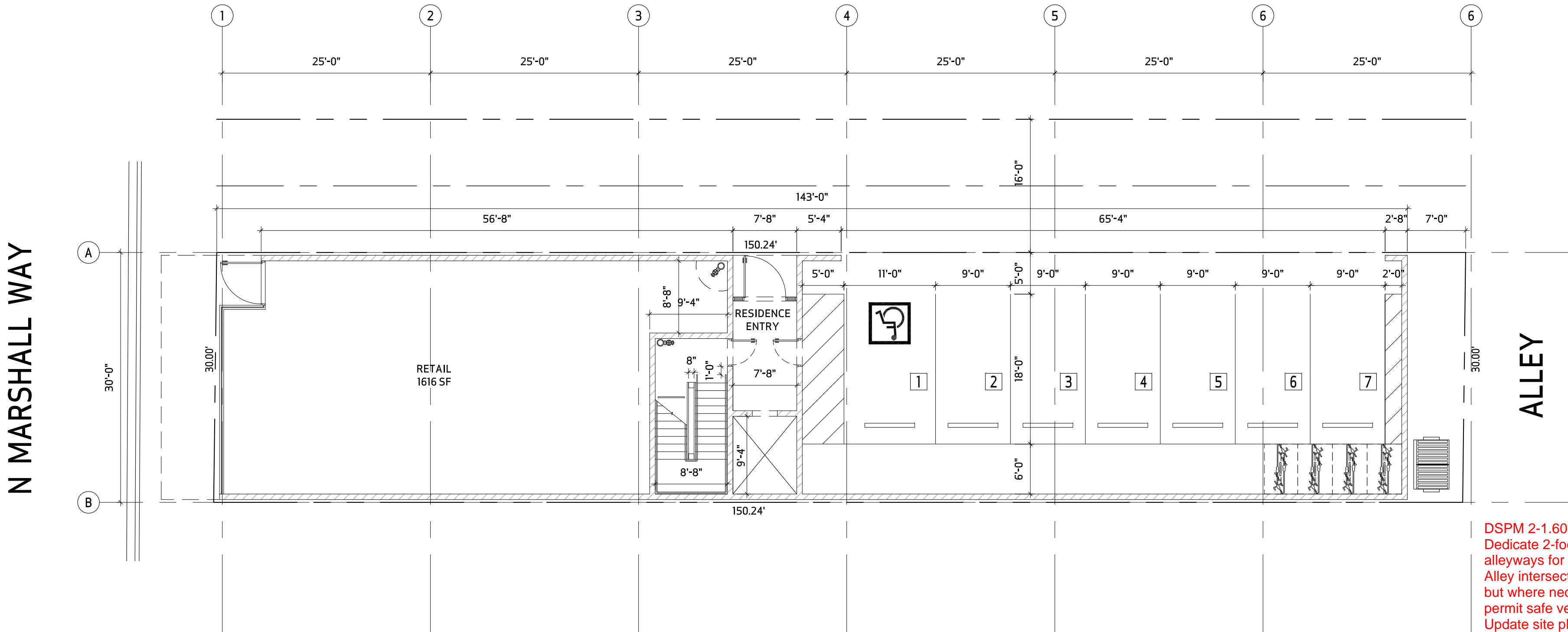
PROJECT:
MARSHALL FOUR
4251 N MARSHALL WY
SCOTTSDALE, ARIZONA 85251

REVISED:

JOB #.:
DATE: 06.16.2022

CONTENTS: SITE PLAN

SHEET No: **CS0.01**



DSPM 2-1.601: 20' minimum alley width adjacent to commercial. Dedicate 2-foot alley in fee simple required both the north and east alleyways for the 10' half alleyway. Alley intersections and sharp changes in alignment shall be avoided, but where necessary corners shall be cut off 15 feet on each side to permit safe vehicular movement. Update site plan accordingly.

DSPM. 2-1.305 F. Provide loading and unloading areas in accordance with below tables, update site plan accordingly. Alleys, fire lanes and streets shall not be used for loading and unloading.

NON-RESIDENTIAL OFF-STREET LOADING & UNLOADING AREAS	
GROSS FLOOR AREA (FT ²)	NO. OF LOADING & UNLOADING AREAS
LESS THAN 30,000	1*
30,001 TO 100,000	1
100,001 TO 200,000	2
OVER 200,000	3**

* For each 10,000 square feet of gross floor area of a development project, the DRB may approve designating one on-lot parking space for loading and unloading that is 10 feet wide by 18 feet long. Designated spaces shall be signed and striped as loading and unloading areas.
** Plus, any additional loading areas required by the DRB.

Refuse: Design the refuse enclosure(s) and approach pad to be level, with a maximum of a two (2) percent slope. Refuse enclosure is to meet COS STD DTL 2146.

DSPM 5-2.616: Construction work in the alley shall be coordinated with solid waste. Disruption to service routes shall be mitigated by applicant. Add note to site plan accordingly.

DSPM 6-1.417: Add backflow preventor to existing meter. Update utility plan accordingly.

DSPM 6-1.416: Existing water and fire lines not used by a development shall be noted on the plans to be abandoned at the main by the contractor as follows:
a. Removal/abandonment of unused fire lines (hydrant or bldg. sprinkler);
i. Removal of line back to and including the tee/saddle/or sleeve and installation of spool piece of pipe. City crews will isolate and reinstate the main.

DSPM 7-1.409 Commercial service taps are 6-inch min. diameter.

