

# SITE PLAN FOR "POLK TOWNHOMES" PROJECT

## SITE PLAN NOTES:

1. DRIVEWAY ENTRY.
2. ADA PATH 6'-0" WIDE TO PUBLIC RIGHT OF WAY.
3. LANDSCAPE AREA.
4. BUILDING SETBACK LINE.
5. CENTER LINE OF STREET.
6. CURB & GUTTER.
7. CONCRETE SIDEWALK.
8. 6'-0" HIGH PERIMETER WALL.
9. ASPHALT PRIVATE DRIVEWAY.
10. PROPERTY LINE.
11. FIRE HYDRANT.
12. GUEST PARKING.
13. 6 YARD BIN ENCLOSURE.
14. PATIO.
15. COMMUNITY MAILBOXES.



## CODE REVIEW

AUTHORITY:	CITY OF SCOTTSDALE, ARIZONA
CODE:	2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL RESIDENTIAL CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE 2021 INTERNATIONAL GREEN CONSTRUCTION CODE 2020 NATIONAL ELECTRIC CODE
OCCUPANCY:	R-2
OCCUPANCY USE:	NON-SEPARATED
CONSTRUCTION TYPE:	V-B

## PROJECT INFORMATION

PROJECT NAME:	POLK TOWNHOMES
ADDRESS:	500 NORTH MILLER ROAD SCOTTSDALE, ARIZONA 85257
APN:	13H15-001L, 13H15-001S, 13H15-001F, 13H15-001N
ZONING:	R5
PROPOSED USE:	MULTI-FAMILY PROJECT
NUMBER OF UNITS:	(24) TWENTY FOUR UNITS
STORIES:	(3) THREE STORIES
BUILDING HEIGHT:	ALLOWED: 36'-0" HIGH PROPOSED: 36'-0" HIGH
BUILDING SET BACKS:	FRONT: 15'-0" REAR: 0'-0" SIDES: 0'-0"
LOT SIZE:	NET ACRES: 44.477 SF (1.02 ACRES) GROSS ACRES: 49.813 SF (1.14 ACRES)
BUILDING FOOTPRINT:	TOTAL BUILDING FOOTPRINT: 18,624 SF TOTAL (24) 776 SF
LOT COVERAGE:	ALLOWED: 50% PROPOSED: 42%
BUILDING AREAS:	LEVEL 01: GARAGE LIVABLE LEVEL 02: LIVABLE BALCONY LEVEL 03: LIVABLE BALCONY TOTAL SF: 9,060 SF
FIRE SUPPRESSION:	SPRINKLERS: YES (13R) FIRE ALARM: NO
DENSITY: (2.00 UNITS/ ACRE)	ALLOWED: 24 UNITS PROPOSED: 24 UNITS
OPEN SPACE:	REQUIRED: 15,122 SF (34%) PROPOSED: 15,218 SF (34%)
REFUSE:	COMMUNITY PICK-UP

## AMENITY LIST

- A. TURF WITH SEATING
- B. BBQ AREA
- C. RAMADA

## PROJECT TEAM

OWNER:	NINI INVESTMENTS LLC 7321 E SHERMAN LN SCOTTSDALE, ARIZONA 85251 CONTACT: GLEN RADAJ PHONE: 480-745-0002
ARCHITECT:	TOMECAK DESIGN 4368 NORTH CIVIC CENTER PLAZA SUITE 201 SCOTTSDALE, ARIZONA 85251 CONTACT: MARK TOMECAK PHONE: 602-619-7751
CIVIL ENGINEER:	JACOBS WALLACE LLC 2233 WEST BETHANY HOME ROAD PHOENIX, ARIZONA 85015 CONTACT: CHUCK JACOBS PHONE: 602-757-5584
LANDSCAPE ARCHITECT:	T.J. MCQUEEN 8433 EAST CHOLLA STREET SCOTTSDALE, ARIZONA 85260 CONTACT: TIM MCQUEEN PHONE: 602-266-6619
ELECTRICAL ENGINEER:	RLM DESIGN, LLC 820 SOUTH BRIDGER DRIVE CHANDLER, ARIZONA 85225 CONTACT: BOBBY MARIN PHONE: 602-741-1047

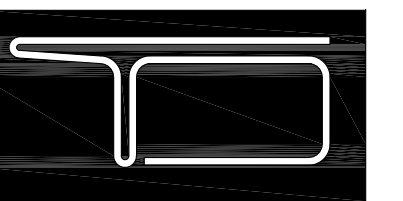
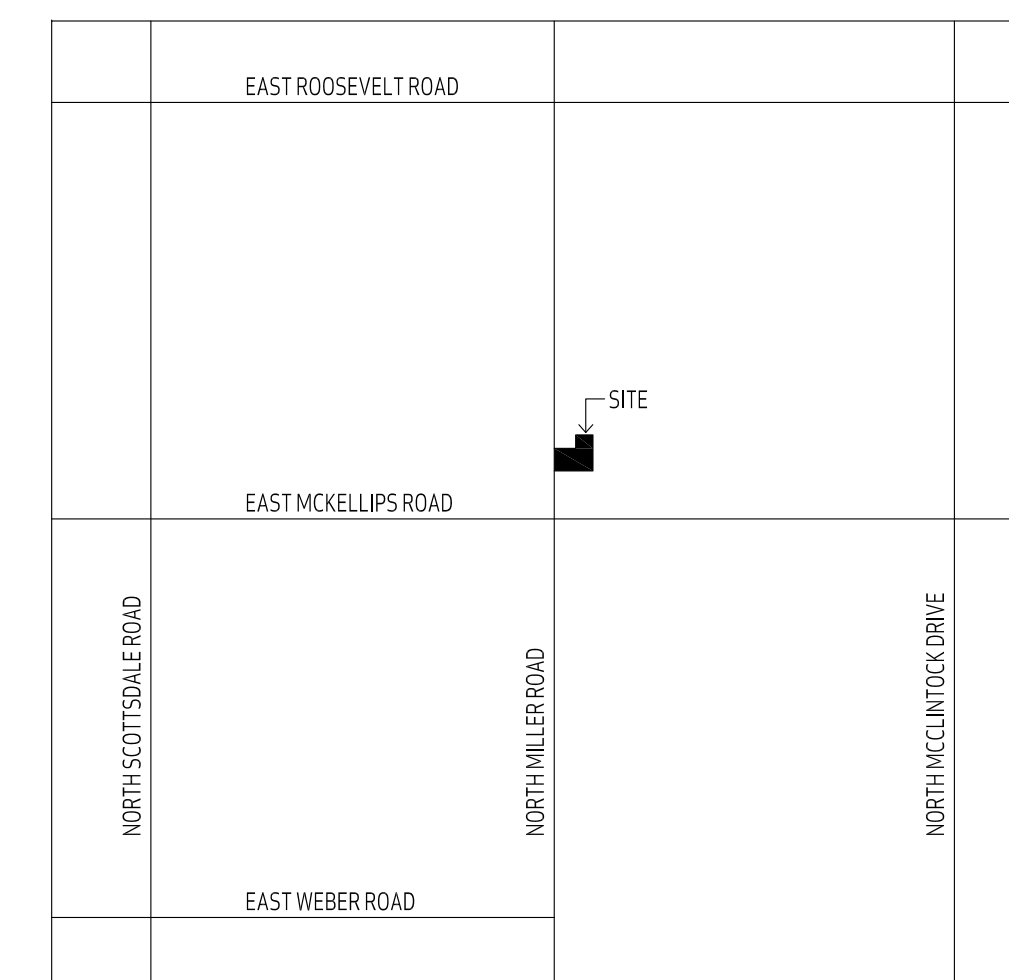
## PARKING SUMMARY

PARKING REQUIRED:	RESIDENCE PARKING (24) 2 PER UNIT	48.0 STALLS
	GUEST PARKING 1 PER 6 UNITS	4.0 STALLS
TOTAL REQUIRED:		52.0 STALLS
PARKING PROVIDED:	GARAGE STALLS	48.0 STALLS
	ADA STALLS	1.0 STALL
	STANDARD STALLS	3.0 STALLS
TOTAL PROVIDED:		52.0 STALLS

## PROJECT DESCRIPTION

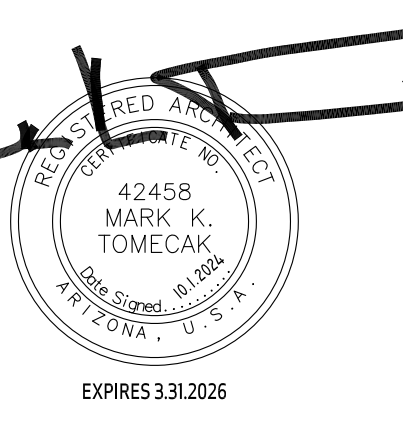
THE RESIDENCES AT MILLER CONSISTS OF (24) THREE STORY DWELLING UNITS LOCATED ON NORTH MILLER ROAD. ACCESS TO THE SITE SHALL BE PROVIDED ALONG THE EXISTING CURB CUT.

## VICINITY MAP



**TOMECAK DESIGN**

4368 North Civic Center Plaza  
Suite 201  
Scottsdale, Arizona 85251  
T 602.619.7751  
F 480.718.8387  
E INFO@TOMECAKDESIGN.COM



PROJECT:  
**POLK TOWNHOMES**  
500 NORTH MILLER ROAD  
SCOTTSDALE, ARIZONA 85257

REVISED:  
  
JOB #.: 2407  
DATE: 10.1.2024  
CONTENTS: SITE PLAN  
SHEET NO: **A1.00**

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