

SITE PLAN FOR "THE ARDEN SCOTTSDALE" PROJECT

SITE PLAN NOTES:

- DRIVEWAY ENTRY.
- ADA PATH 6'-0" WIDE TO PUBLIC RIGHT OF WAY.
- LANDSCAPE AREA.
- BUILDING SETBACK LINE.
- CENTER LINE OF STREET.
- CURB & GUTTER.
- 6'-0" WIDE CONCRETE SIDEWALK.
- EXISTING 6'-0" HIGH PERIMETER WALL.
- ASPHALT PRIVATE DRIVEWAY.
- PROPERTY LINE.
- FIRE HYDRANT.
- GUEST PARKING.
- 5 YARD BIN IN ENCLOSURE.
- NEW 3'-0" HIGH WALL.
- COMMUNITY MAILBOXES.
- NOT USED.
- S.E.S.
- INTERNAL ROOF DRAIN WITH ROOF OVERFLOW.
- UNDERGROUND ELECTRICAL POWER LINES.
- BICYCLE RACKS PER CITY OF SCOTTSDALE NO. 2285, TYPICAL.
- ELECTRICAL TRANSFORMER.
- REMOVE EXISTING ROLL CURB AND REPLACE WITH VERTICAL CURB.
- RETENTION WALL.
- NEW PERIMETER WALL OVER RETENTION WALL.
- CURB.
- RETENTION AREA.

PARKING SUMMARY

PARKING REQUIRED:	RESIDENCE PARKING	(23) 2 PER UNIT	46.0 STALLS
	GUEST PARKING	1 PER 6 UNITS	4.0 STALLS
	TOTAL REQUIRED:		50.0 STALLS
PARKING PROVIDED:			
	GARAGE STALLS		46.0 STALLS
	ADA STALLS		1.0 STALL
	STANDARD STALLS		4.0 STALLS
	TOTAL PROVIDED:		51.0 STALLS
BICYCLE PARKING:			
	PARKING REQUIRED:	6 SPACES (3 LOOPS)	
	PARKING PROVIDED:	8 SPACES (4 LOOPS)	

PROJECT DESCRIPTION

THE ARDEN SCOTTSDALE CONSISTS OF (23) THREE STORY SINGLE FAMILY ATTACHED DWELLING UNITS LOCATED ON NORTH MILLER ROAD.

ACCESS TO THE SITE SHALL BE PROVIDED ALONG THE EXISTING CURB CUT.

MILLER ROAD

R1-7

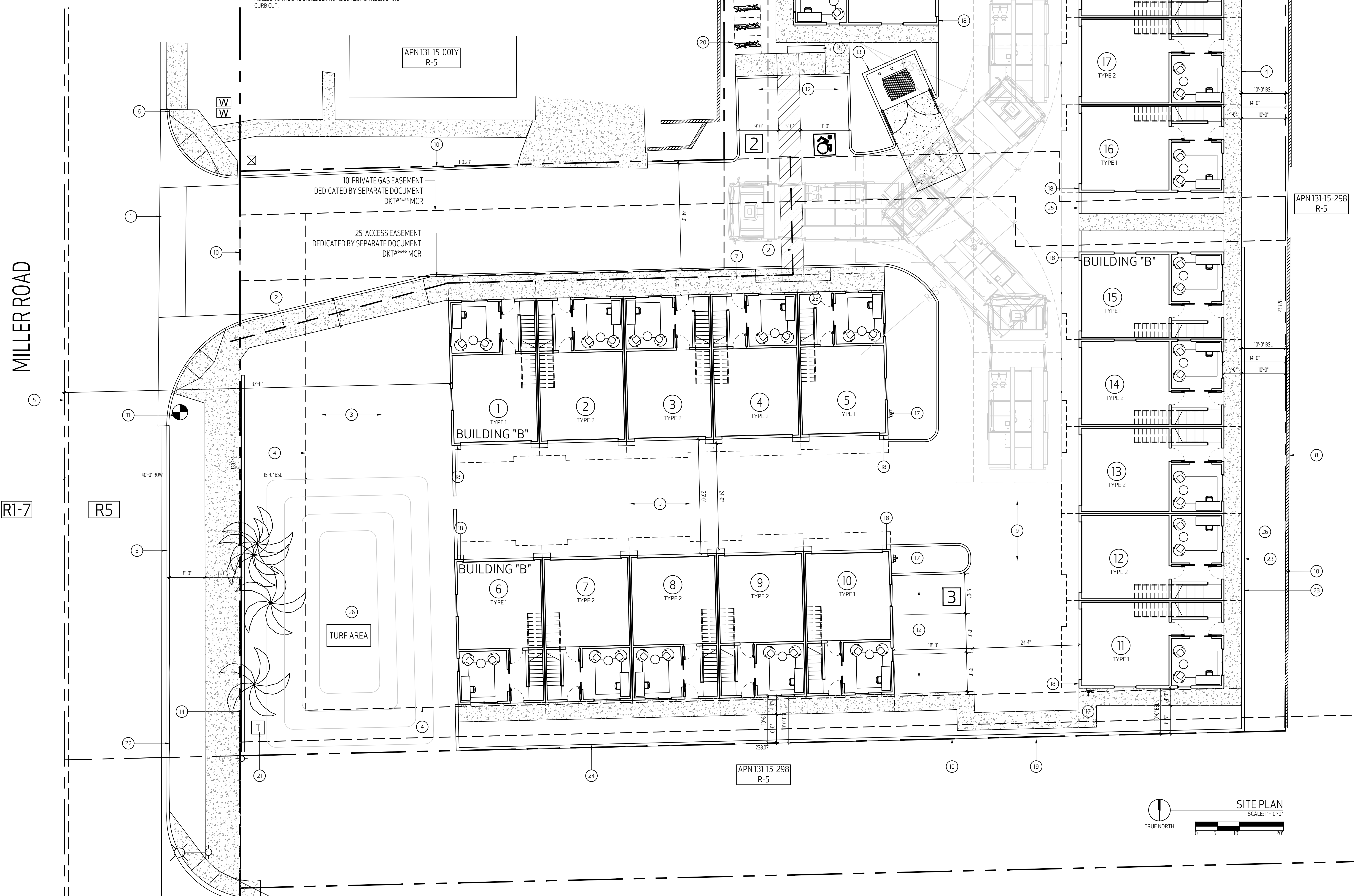
R5

APN 131-15-239
R-5

APN 131-15-001Y
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APN 131-15-298
R-5

APN 131-15-298
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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:	THE ARDEN SCOTTSDALE
ADDRESS:	7601 EAST POLK STREET SCOTTSDALE, ARIZONA 85257
APN:	131-15-001L, 131-15-001S, 131-15-001F, 131-15-001N
ZONING:	R5
PROPOSED USE:	SINGLE FAMILY ATTACHED PROJECT
NUMBER OF UNITS:	(23) THREE UNITS
STORIES:	(3) THREE STORIES
BUILDING HEIGHT:	30'-0" HIGH
ALLOWED:	33'-0" HIGH (38'-4" WITH MECHANICAL PER ARTICLE 7)
PROPOSED:	
LOT SIZE:	
NET ACRES:	44.477 SF (1.02 ACRES)
GROSS ACRES:	49.813 SF (1.143 ACRES)
BUILDING FOOTPRINT:	
TOTAL BUILDING FOOTPRINT:	17,848 SF TOTAL (23) 776 SF
FIRE SUPPRESSION:	
SPRINKLERS:	YES (1BR)
FIRE ALARM:	NO
DENSITY: (21.00 UNITS/ACRE)	
ALLOWED:	24 UNITS (1143 AC ²) DU/AC 49,789 SF / 2,074 SF = 24 UNITS 23 UNITS
PROPOSED:	49,789 SF / 23 = 2,165 SF
OPEN SPACE:	
REQUIRED:	
FRONTAGE OPEN SPACE:	6,651 SF
COMMON OPEN SPACE:	8,661 SF
TOTAL:	15,312 SF (34.2%)
PARKING LOT LANDSCAPE AREA:	
REQUIRED:	202 SF (15%)
PROVIDED:	447 SF
REFUSE:	COMMUNITY PICK-UP

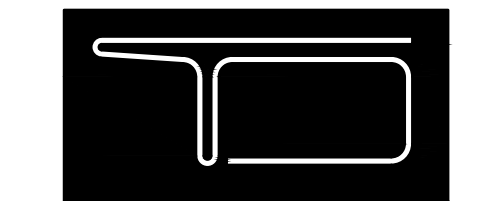
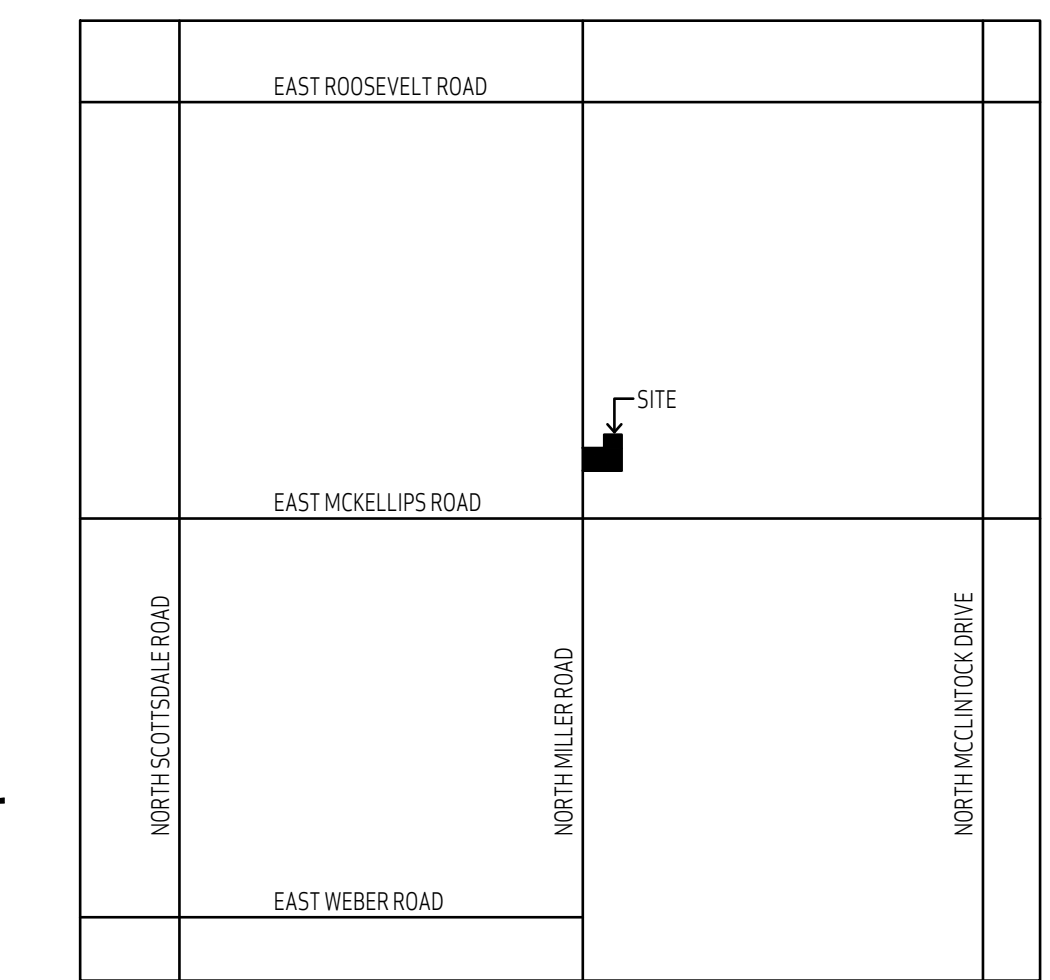
AMENITY LIST

- A. TURF

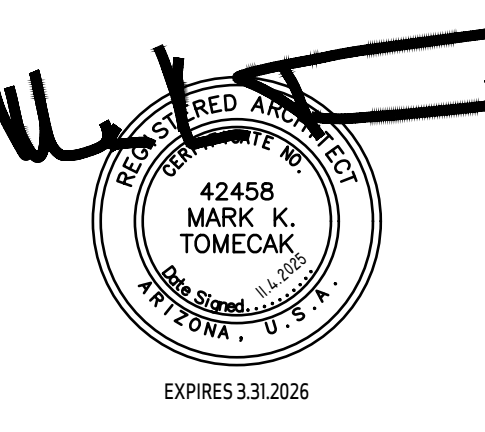
PROJECT TEAM

OWNER:	FOLK DEVCO LLC 15721 N. GREENWAY HAYDEN LOOP SUITE 5 SCOTTSDALE, ARIZONA 85260 CONTACT: DAVID FREE PHONE: 602.799.7711
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: 602.757.5964
LANDSCAPE ARCHITECT:	T.J. MCQUEEN 8433 EAST CHOLLA STREET SCOTTSDALE, ARIZONA 85260 CONTACT: T.J. MCQUEEN PHONE: 602.266.6619
ELECTRICAL ENGINEER:	RJM DESIGN LLC 820 SOUTH BRIDGER DRIVE CHANDLER, ARIZONA 85225 CONTACT: BOBBY MARIN PHONE: 602.741.1047

VICINITY MAP



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PROJECT:
THE ARDEN SCOTTSDALE
7601 EAST POLK STREET
SCOTTSDALE, ARIZONA 85257

REVISED:

JOB #.: 2407

DATE: 11.4.2025

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SHEET NO: **A1.00**

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