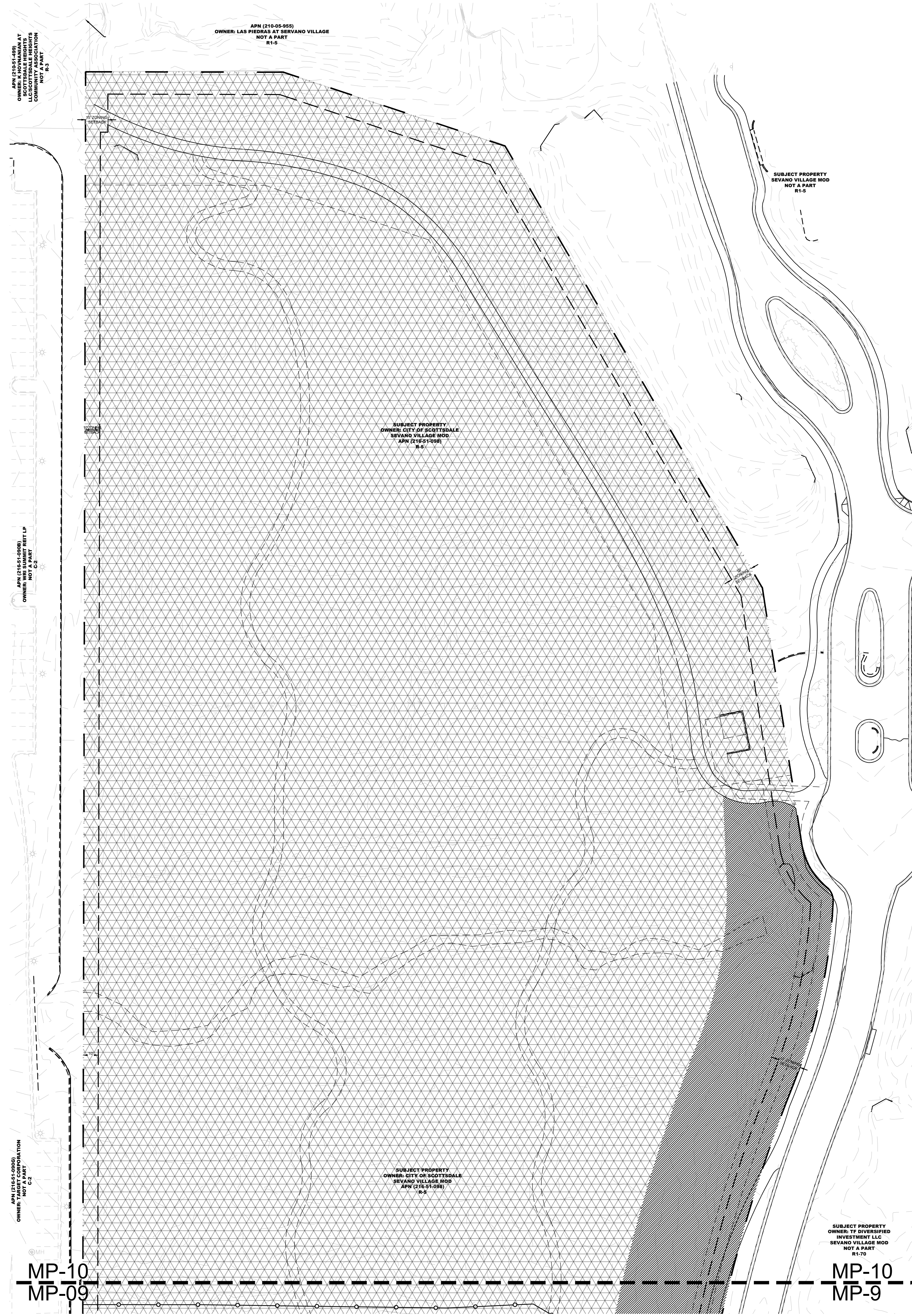


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SITE DATA

PROJECT NAME: ASHLER HILLS PARK
 PROJECT ADDRESS: Ashler Hills Dr. & N. 74th Way
 PARCEL #: 216-51-098
 SUBDIVISION: SEVANO VILLAGE MOD
 S/I/R: 14 5N 4E
 LAT/LONG: 33.7799, -111.9209
 Q# 56-45
 PARCEL ZONING: R-5 ESL
 ADJACENT ZONING: N: R1-5 / E: R1-70 / S: R1-130 / W: C-2, R1-43
 GROSS LOT AREA: 653,228 SF | 15.00 Acres
 NET LOT AREA: 391,231 SF | 8.98 Acres
 GROSS FLOOR AREA: 960 SF (Restrooms / Maintenance)

VEHICULAR PARKING REQUIREMENTS: lot size / type: 15 acres / park
 required stalls: 45 (3 spaces per 1 acre)
 proposed stalls: 70

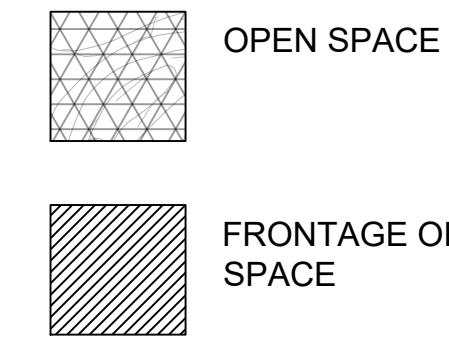
ACCESSIBLE PARKING REQUIREMENTS: required stalls: 3 (4% of 45 total req'd. stalls)
 proposed stalls: 3

BIKE PARKING REQUIREMENTS: required spaces: 5 (1 per every 10 req'd. parking stalls)
 proposed spaces: 24

FIRE LANE REQUIREMENTS: required radius for R2: 49' for commercial and multi-family residential uses
 proposed radius: 52' diameter
 required fire lane width: minimum width 24'-0"
 proposed: 24'-0" - 28'-0"

OPEN SPACE DATA

NET LOT AREA: 391,231 SF | 8.98 ACRES
 MIN. OPEN SPACE: 0.24 X 8.98 = 2.16 ACRES
 PROVIDED OPEN SPACE: 552,525 SF | 12.68 ACRES
 MIN. FRONTAGE OPEN SPACE: 0.5 X 2.16 = 1.08 ACRES
 PROVIDED FRONTAGE OPEN SPACE: 76,322 SF | 1.75 ACRES



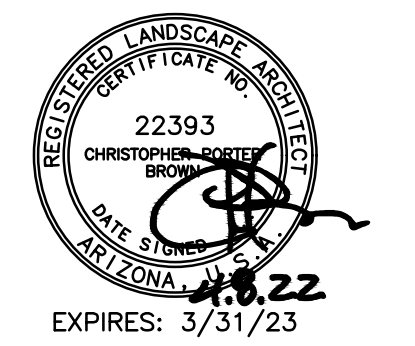
FLOOR associates

1425 N. First Street
 Second Floor
 Phoenix, AZ 85004
 602.462.1425 P
 602.462.1427 F

OWNER: CITY OF SCOTTSDALE
 CONTACT: BRAD WALLDORF, PE
 PHONE: 480.312.7790

CONSULTANTS: CONSULTANTS FIELD
 CONSULTANT ADDRESS 1

CERTIFICATION



ASHLER HILLS PARK
 ASHLER HILLS DRIVE & NORTH 74TH WAY
 SCOTTSDALE, ARIZONA

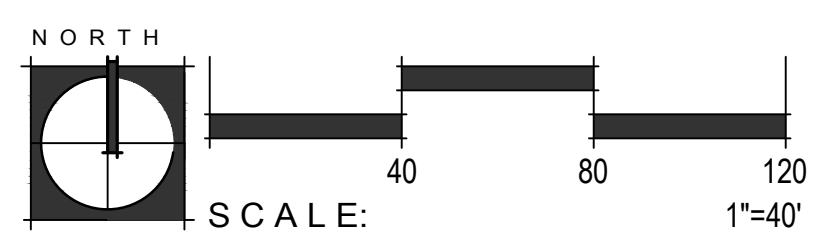
PROJECT NO.: 20027
 DRAWN BY: FA TEAM
 CHECKED BY: CB

SUBMITTAL NO.	DATE	ISSUED FOR
1	11.05.21	MUNICIPAL USE MASTER SITE PLAN
2	04.08.22	MUNICIPAL USE MASTER SITE PLAN

ISSUED FOR MUNICIPAL USE MASTER SITE PLAN
 PARTIAL OPEN SPACE PLAN

MP-10

SHEET 02 OF 02



PROJECT #: 960 PA: 2020 KEY CODE: 22N53