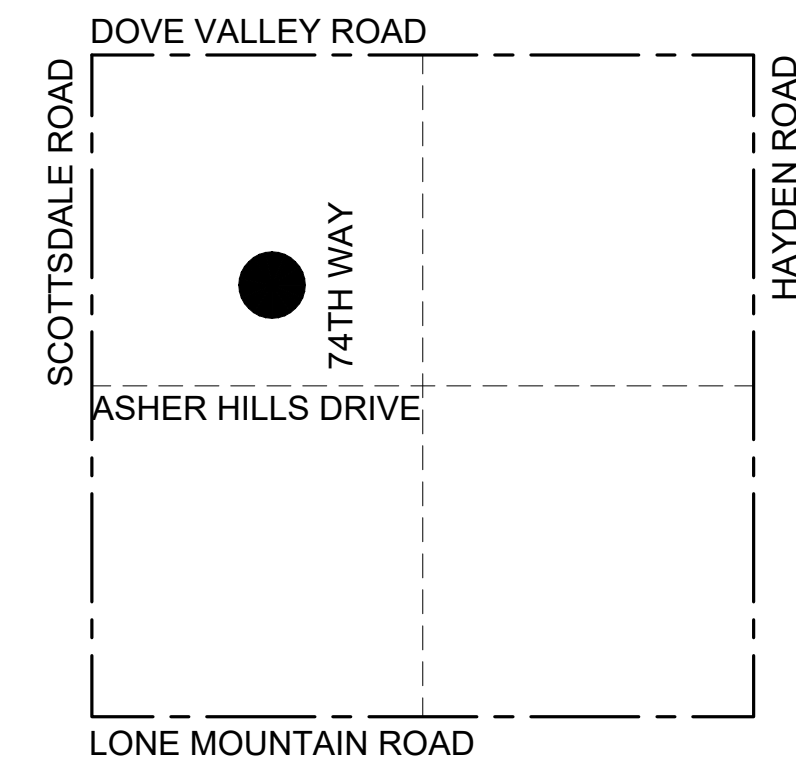
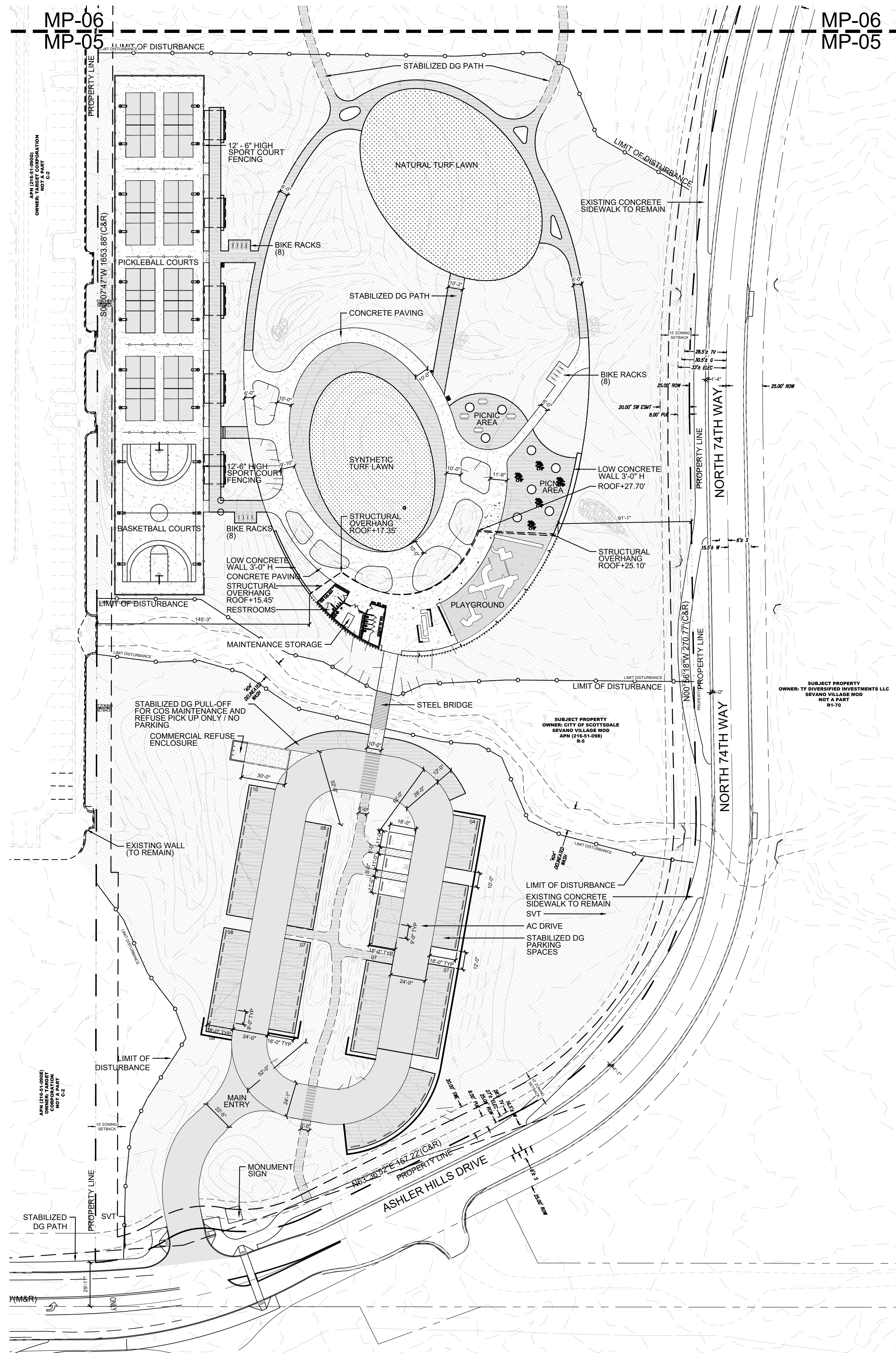


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VICINITY MAP
NOT TO SCALE



SITE DATA

PROJECT NAME: ASHLER HILLS PARK
 PROJECT ADDRESS: Ashler Hills Dr. & N. 74th Way
 PARCEL #: 216-51-098
 SUBDIVISION: SEVANO VILLAGE MOD
 S/T/R: 14 5N 4E
 LAT/ LONG: 33.7799, -111.9209
 QS#: 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

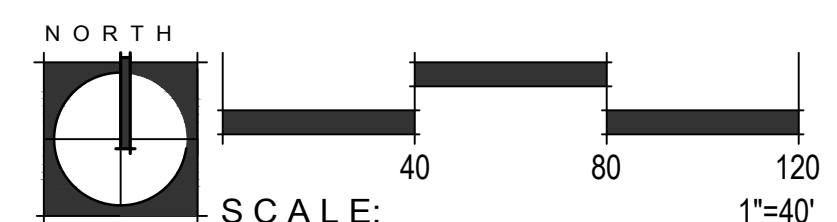
ACCESSIBLE PARKING REQUIREMENTS: required stalls: 3 (4% of 45 total req'd. stalls)
 proposed stalls: 3

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"

NAOS DATA

NATURAL AREA OPEN SPACE (NAOS)
 landform category: lower desert
 site slopes:
 0-2%: 33,415 SF x 0.2 = 6,683 SF of req'd. naos
 2-5%: 189,925 SF x 0.25 = 47,481 SF of req'd. naos
 5-10%: 265,874 SF x 0.3 = 79,762 SF of req'd. naos
 10-15%: 75,970 SF x 0.3 = 22,791 SF of req'd. naos
 15-25%: 33,303 SF x 0.3 = 9,991 SF of req'd. naos
 25%+: 54,721 SF x 0.3 = 16,416 SF of req'd. naos
 total required naos: 183,124 SF
 total provided naos: 183,612 SF



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

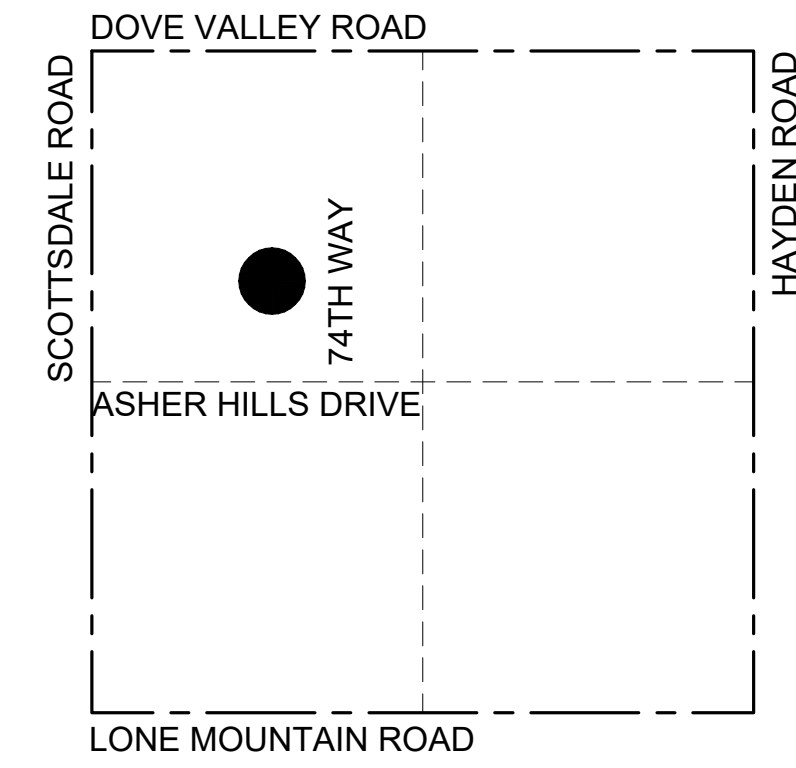
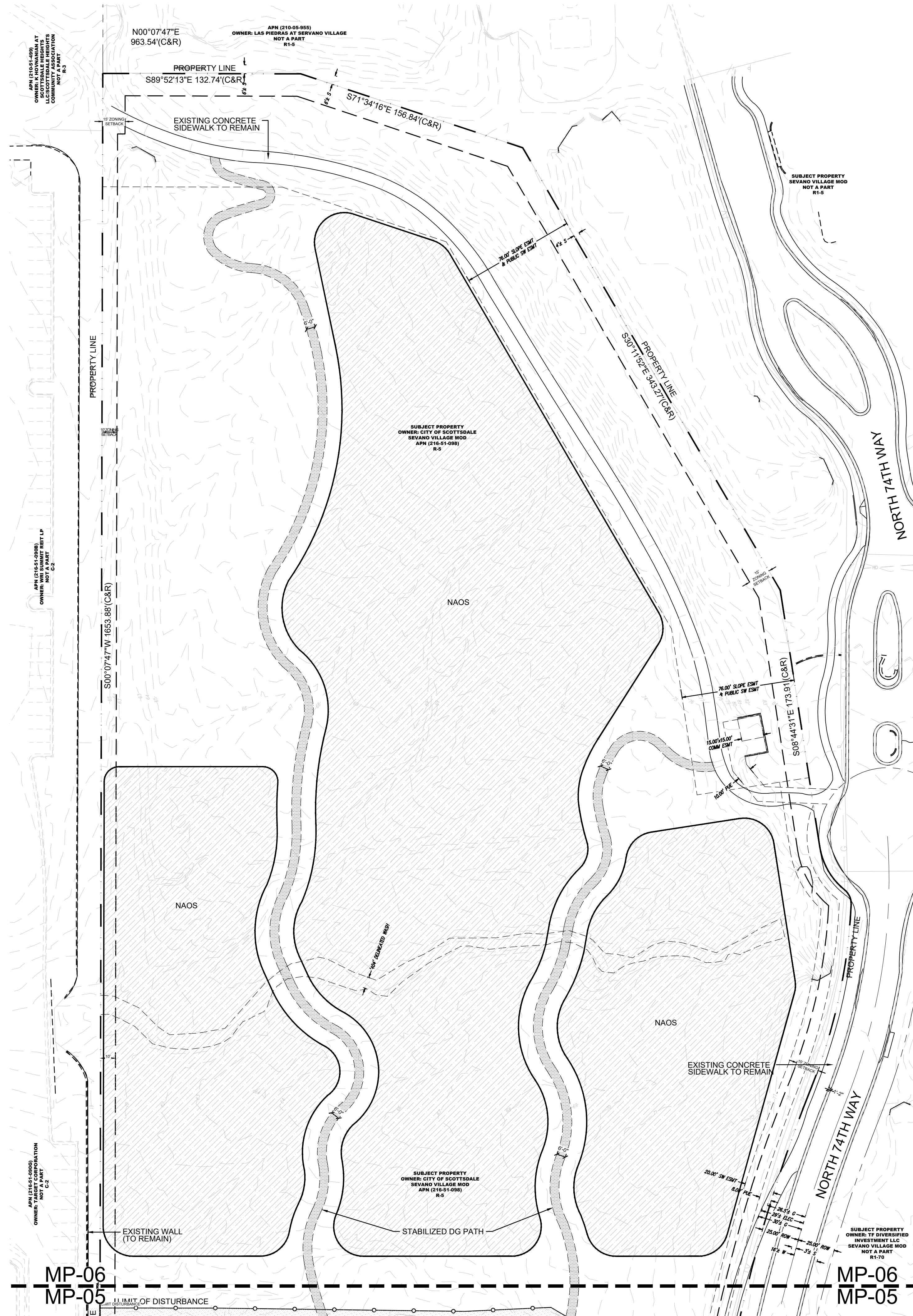
ISSUED FOR
 MUNICIPAL USE
 MASTER SITE PLAN
 PARTIAL SITE PLAN

MP-05

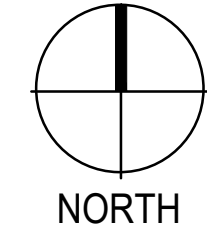
SHEET 01 OF 02

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

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VICINITY MAP
NOT TO SCALE



SITE DATA

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 PARCEL #: 216-51-098
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 PARCEL ZONING: R-5 ESL
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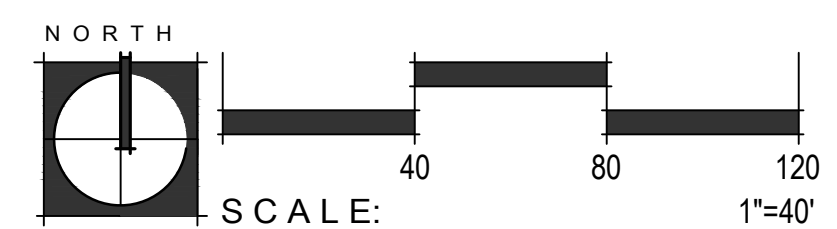
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ISSUED FOR
MUNICIPAL USE
MASTER SITE PLAN
PARTIAL SITE PLAN

MP-06

SHEET 02 OF 02

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