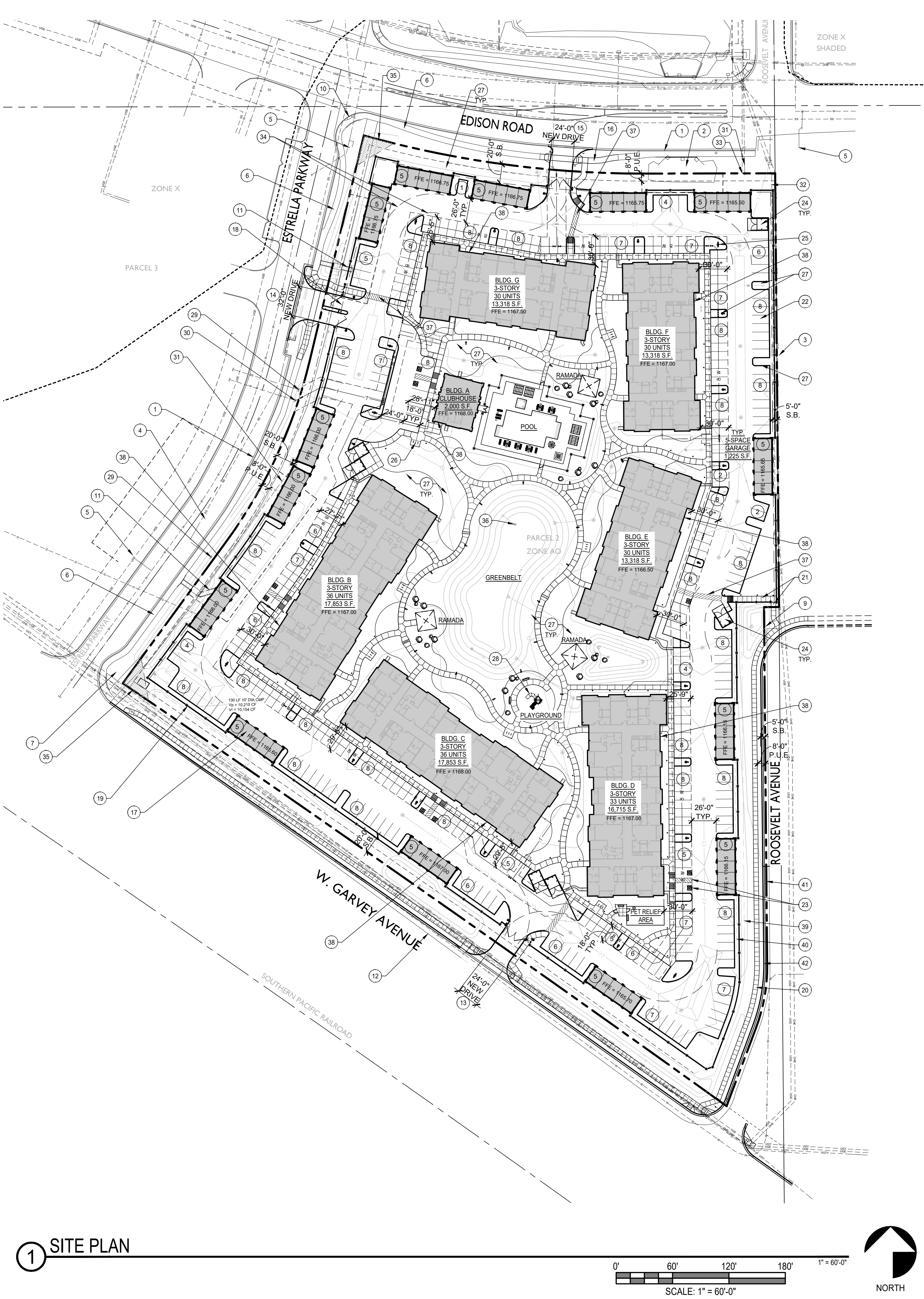




1 SITE PLAN

KEYED NOTES:

- EXISTING CURB & GUTTER TO REMAIN
- EXISTING RETENTION AREA TO REMAIN - PROTECT IN PLACE
- EXISTING OVERHEAD ELEC. TO REMAIN - PROTECT IN PLACE - TYP.
- EXISTING STREET LIGHT POLE & FIXTURE TO REMAIN - TYP.
- EXISTING HYDRANT TO REMAIN - PROTECT IN PLACE - TYP.
- EXISTING PEDESTRIAN PATHSIDEWALK TO REMAIN - TYP.
- EXISTING IRRIGATION VALVE TO REMAIN - TYP.
- EDGE OF EXISTING PAVEMENT
- EXISTING DIRECTIONAL SIGNAGE
- EXISTING PEDESTRIAN ACCESSIBLE RAMP TO REMAIN
- EXISTING DRAINAGE SCUPPER TO BE REMOVED - SEE CIVIL PLANS
- CONC. CURB TO BE COORDINATED W/ C.O.M. STREET DESIGN FOR GARVEY AVE. - SEE CIVIL PLANS
- ACCESS DRIVE - SEE CIVIL PLANS
- MAIN ENTRY DRIVE - SEE CIVIL PLANS
- RIGHT-OUT, EXIT ONLY DRIVE - SEE CIVIL PLANS
- PEDESTRIAN CONC. SIDEWALK
- 5-SPACE PARKING GARAGE - TYP. OF 14 - SEE ELEVATIONS
- GATED ENTRY W/ KEYPAD
- 6'-0" HIGH DECORATIVE SECURITY SCEN WALL - TYP. AROUND PERIMETER - SEE LANDSCAPE PLANS
- CONC. SIDEWALK - TYP.
- CONC. SIDEWALK CONNECTING TO ADJACENT RESIDENTIAL DEVELOPMENT W/ SECURED GATE & KEYPAD
- 9' WIDE X 18' DEEP PARKING STALLS - TYP. U.N.O.
- 11' WIDE X 18' DEEP ACCESSIBLE PARKING W/ 5' WIDE ACCESSIBLE AISLE, RAMP, AND SIGNAGE - TYP.
- TRASH ENCLOSURE PER C.O.M. STD. DETAILS - TYP.
- 15'-0" HIGH LIGH TPOLE AND FIXTURE - SEE PHOTOMETRIC PLAN
- BICYCLE PARKING - TYP.
- LANDSCAPE - TYP. - SEE LANDSCAPE PLANS
- PLAY STRUCTURE - SEE LANDSCAPE PLANS
- EXISTING SEWER LINE - SEE CIVIL PLANS
- EXISTING WATER LINE & METER - SEE CIVIL PLANS
- EXISTING GAS LINE - SEE CIVIL PLANS
- EXISTING UNDERGROUND ELEC. - SEE CIVIL PLANS
- EXISTING UNDERGROUND TELEPHONE LINE - SEE CIVIL PLANS
- FIRE TURNING RADI - 35' INSIDE, 55' OUTSIDE
- 33'x33' SIGHT VISIBILITY TRIANGLE
- UNDERGROUND RETENTION AND DRYWELL - SEE CIVIL PLANS
- PEDESTRIAN CROSSWALK WITH COLORED CONCRETE FINISH
- FIRE RISER ROOM, SIGNAGE, KNOX BOX, & F.D.C. - SEE CIVIL FOR MORE INFO. - FIRE SPRINKLER DESIGN UNDER SEPARATE PERMIT
- ABANDONED PROPERTY LINE BY CITY OF MARICOPA
- ABANDONED P.U.I.E. BY CITY OF MARICOPA
- PROPOSED PROPERTY LINE - ABANDONMENT & RECORDATION PROCESS BY CITY OF MARICOPA
- CONC. CURB TO BE COORDINATED W/ C.O.M. STREET DESIGN FOR ROOSEVELT AVE. - SEE CIVIL PLANS

SITE DATA:

BUILDING ADDRESS: 20405 N. ESTRELLA PARKWAY, MARICOPA, AZ 85139
LOT - PARCEL NUMBER: 510170220
SCOPE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT
LOT AREA: 10.47 ACRES (456,110 S.F.) NET
13.47 ACRES (586,813 S.F.) GROSS
ZONING: EXISTING: LI (LIGHT INDUSTRIAL)
(REZONE CASE: ZON22-05) PROPOSED REZONE: RH (HIGH DENSITY RESIDENTIAL)
LAND USE: EXISTING: EMPLOYMENT (E)
(GPA CASE: GPA22-08) PROPOSED USE: HDR (HIGH DENSITY RESIDENTIAL)
MAXIMUM DENSITY: 20 UNITS / NET ACRE = 209.4 UNITS ALLOWED
PROPOSED DENSITY: 195 UNITS, OR 19.17 UNITS / ACRE
MAXIMUM LOT COVERAGE: 50%
PROPOSED LOT COVERAGE: 25%
F.A.R.: 36.8%
MAXIMUM BUILDING HEIGHT: 45 FEET
PROPOSED BUILDING HEIGHT: 37'-0" TOP OF ROOF DECK
43'-3" @ HIGHEST PARAPET SCREEN WALL

SETBACKS:
FRONT: 20'
INTERIOR SIDE: 5'
REAR: 20'
STREET: 20'

PARKING REQUIREMENTS:
GUEST - 0.2 SPACE PER UNIT
STUDIO - 1 SPACE PER UNIT
1 BEDROOM - 1.5 SPACES PER UNIT
2 BEDROOMS - 2 SPACES PER UNIT
3 BEDROOMS - 2 SPACES PER UNIT + 1 SPACE PER 10 UNITS

NUMBER OF ROOMS PER UNIT PER BUILDING PROVIDED:

BUILDINGS E, F & G:
1 BEDROOM = 45 UNITS
2 BEDROOM = 45 UNITS
TOTAL NUMBER OF UNITS = 90

BUILDING D:
1 BEDROOM = 9 UNITS
2 BEDROOM = 18 UNITS
3 BEDROOM = 6 UNITS
TOTAL NUMBER OF UNITS = 33

BUILDINGS B & C:
1 BEDROOM = 24 UNITS
2 BEDROOM = 36 UNITS
3 BEDROOM = 12 UNITS
TOTAL NUMBER OF UNITS = 72

TOTAL NUMBER OF UNITS = 195

GARAGE = 14 BUILDINGS (5 SPACES PER BUILDING)

TOTAL PARKING REQUIRED = 399 SPACES
TOTAL PARKING PROVIDED = 399 SPACES (INCLUDES GARAGES & ACCESSIBLE SPACES)

OPEN SPACE:

OPEN SPACE REQUIRED (20% MIN.) = 88,601 S.F. (2.03 ACRES)
OPEN SPACE PROVIDED = 128,286 S.F. = 28.96% (DOES NOT INCLUDE L.S. BUFFER)

PRIVATE OUTDOOR LIVING AREA:

REQUIRED:
GROUND LEVEL = 120 S.F. / UNIT (MIN.)
2ND LEVEL = 80 S.F. / UNIT (MIN.)
3RD LEVEL = 40 S.F. / UNIT (MIN.)

PROVIDED:
ALL LEVELS = 84 S.F. / UNIT

PRIVATE STORAGE AREA:

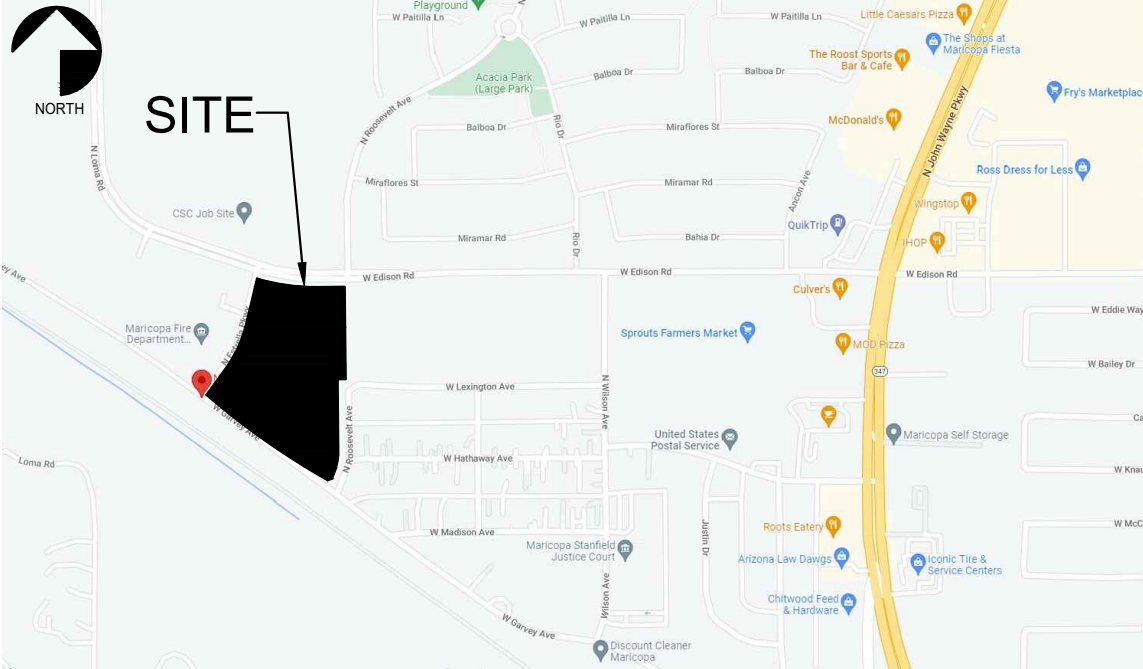
REQUIRED:
200 CU. FT. (MIN.) / UNIT

PROVIDED:
TYPE 'A' UNITS:
1-BEDROOM = 579.6 CU. FT.
2-BEDROOM = 1,085.5 CU. FT.
3-BEDROOM = 1,060.4 CU. FT.
TYPE 'B' UNITS:
1-BEDROOM = 579.6 CU. FT.
2-BEDROOM = 1,199.4 CU. FT.
3-BEDROOM = 1,058 CU. FT.

SITE PLAN NOTES:

- PARKING LOT LIGHT POLES SHALL MATCH THE EXISTING APPROVED LIGHT FIXTURES ON ESTRELLA GIN PAD A OR APPROVED SIMILAR
- ALL PEDESTRIAN GATES SHALL BE ILLUMINATED FROM DUSK TO DAWN, INCLUDING ALL GATES AT ALL ENTRANCES AS WELL AS THE GATE FOR ROOSEVELT AVE.
- *ALL ON-SITE OUTDOOR FIXTURES, OTHER THAN BOLLARD LIGHTING OR GARAGE COACH LIGHTS, SHALL BE SET BACK FROM ALL LOT LINES A MINIMUM OF 10 FEET OR A DISTANCE EQUAL TO THE HEIGHT OF THE FIXTURE, WHICHEVER IS GREATER
- *PARKING LOT AND POLE-MOUNTED SECURITY LIGHTING SHALL NOT EXCEED MAXIMUM MOUNTING HEIGHT OF 14 FEET WITHIN 100 FEET OF A RESIDENTIAL ZONING DISTRICT, OR FROM LAND DESIGNATED FOR RESIDENTIAL USES IN THE GENERAL PLAN.
- *A FIRE FLOW TEST SHALL BE PROVIDED WITH A MINIMUM OF 1500 GPM SHALL BE PROVIDED TO THE CITY OF MARICOPA FOR REVIEW AND APPROVAL. THE PROJECT SHALL COMPLY WITH THE 2018 IFC APPENDIX B AND C.
- *TRASH ENCLOSURES SHALL HAVE A SIGN STATING "KEEP CLOSED WHEN NOT IN USE" OR EQUIVALENT AND SHALL MATCH THE REVISED DESIGN AND COLOR PALETTE OF BUILDING WHICH COMPLIMENTS THE DESIGN AND COLOR OF THE MAIN BUILDING STRUCTURE.
- *LANDSCAPING SHALL BE PROVIDED OUTSIDE THE SCREEN WALL.
- *NO MESQUITE OR PALO VERDE TREES ALLOWED ON OR NEAR THE RIGHT-OF-WAY OR ANY OTHER DRIVING AREAS INCLUDING LANDSCAPE ISLANDS.
- *FIRE ALARM AND FIRE SPRINKLER SYSTEM UNDER SEPARATE PERMIT SUBMITTAL.
- ** UNDERGROUND FIRE LINES SHALL BE UNDER A SEPARATE PERMIT SUBMITTAL.
- POOL & POOL AMENITIES UNDER SEPARATE PERMIT SUBMITTAL.
- ALL GATES UNDER SEPARATE PERMIT SUBMITTAL.
- SIGNAGE UNDER SEPARATE PERMIT SUBMITTAL.

VICINITY MAP:



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project:

VILLAS AT THE GIN
20405 NORTH ESTRELLA PARKWAY
MARICOPA, ARIZONA 85139

date: 02/13/23

issued for: DRP REVIEW

revision no.:	date:
1	DRP CITY COMMENTS 07/05/22
2	DRP CITY COMMENTS 11/14/22
3	
4	

job no.: 21-178

sheet title: SITE PLAN

sheet no.: AS1.0

ZON22-05 / GPA22-08 / DRP22-16