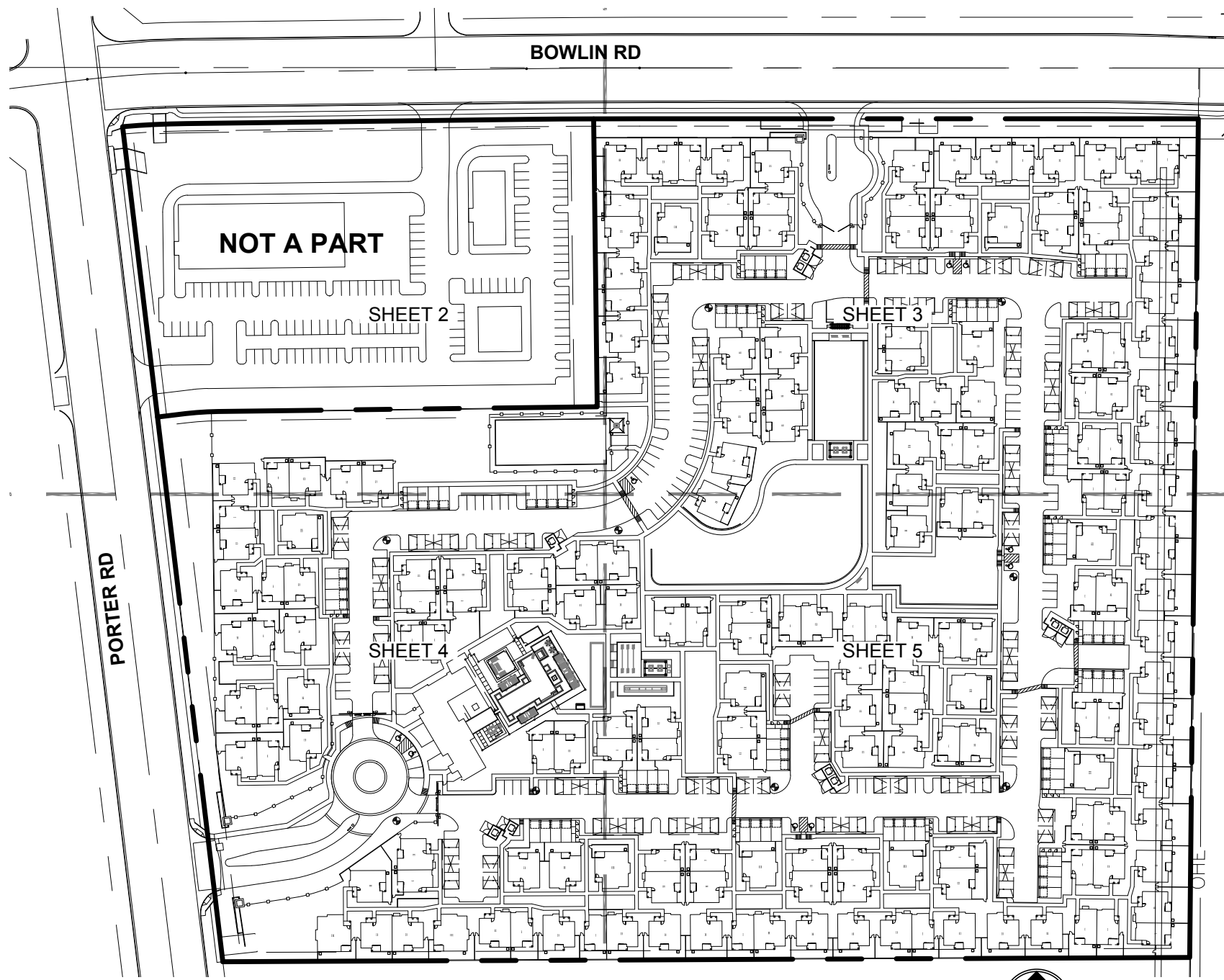


SITE PLAN FOR:
REV@PORTER
N. PORTER RD & W. BOWLIN RD
MARICOPA, ARIZONA

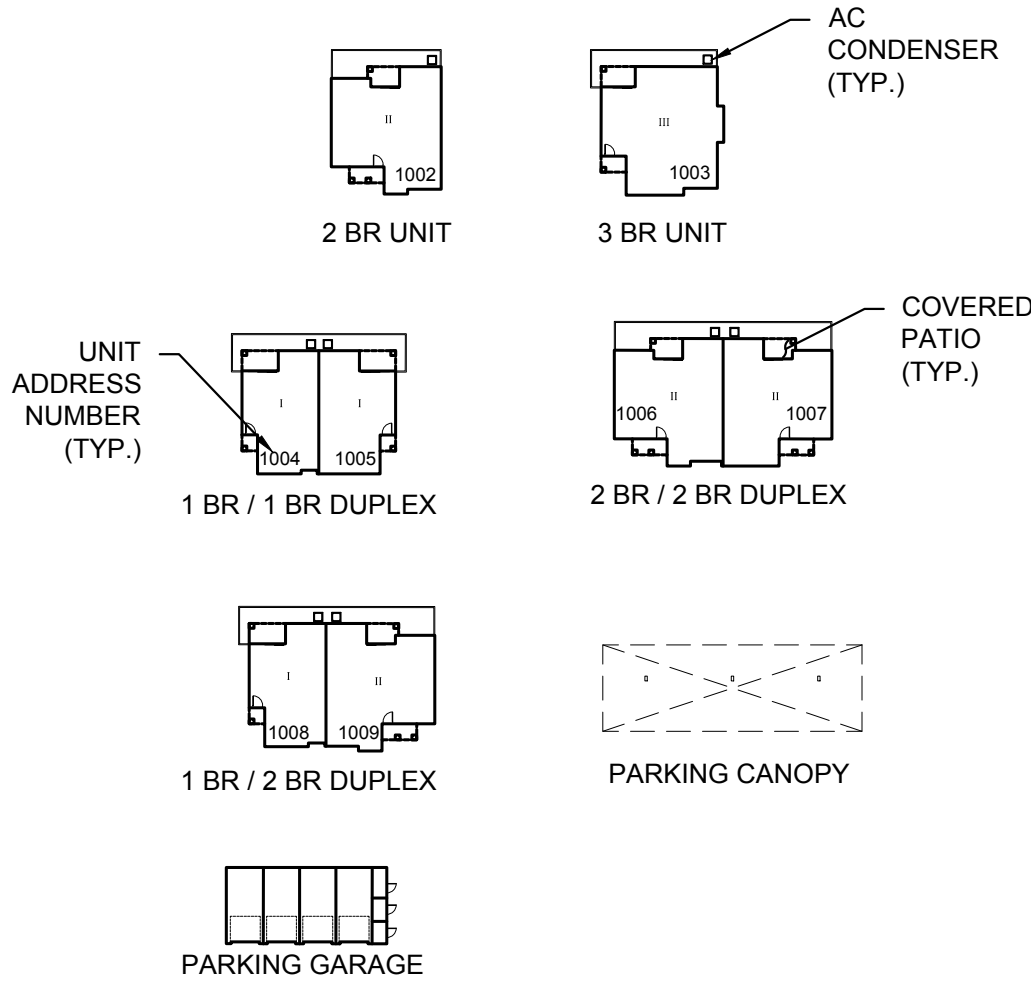
LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 3 EAST, GILA AND SALT RIVER
MERIDIAN, PINAL COUNTY, ARIZONA



KEY MAP



TYPICAL BUILDING FOOTPRINTS



LEGEND & ABBREVIATIONS

BLDG	BUILDING	B/C	BACK OF CURB
ESMT	EASEMENT	OS	OPEN SPACE
EX	EXISTING	TYP	TYPICAL
F/C	FACE OF CURB	SW	SIDEWALK
LS	LANDSCAPE	BS	BUILDING
	SETBACK		SETBACK
PUE	PUBLIC UTILITY	EOP	EDGE OF PAVEMENT
	EASEMENT		
PROP	PROPOSED		
R/W	RIGHT-OF-WAY		
BOUNDARY			
EX PROPERTY LINE			
CENTERLINE			
SETBACK			
EASEMENT			
FENCE			
ACCESSIBLE ROUTE			
FIRE HOSE LAY			
STREET LIGHT			
PROPOSED FIRE HYDRANT			
SIDEWALK RAMP			
MATCHLINE			

SITE INFO: MULTI-FAMILY

PORTION OF APN:	510-30-002B
PARCEL GROSS AREA:	21.21 AC (923,844 SF)
PARCEL NET AREA:	19.63 AC (855,034 SF)
PROPOSED UNITS:	194
DENSITY - NET:	9.9 DU/AC
EXISTING ZONING:	RM

ZONING STANDARDS

RM

	REQ'D.	PROV.
MINIMUM LOT AREA (SF)	7,000	>7,000
MINIMUM LOT WIDTH (FT)	60	>60
MAX DENSITY (NET)	12 DU/AC	9.9 DU/AC
MAXIMUM LOT COVERAGE	50%	29.3%
MAXIMUM BUILDING HEIGHT (FT)	36	<36
BUILDING SETBACK:		
-FRONT (WEST)	20	20
-INTERIOR SIDE	5	10
-STREET SIDE	20	20
-REAR (EAST)	20	20
BUILDING SEPARATION (FT)	10	10
OPEN SPACE	20%	21.7%
PRIVATE OUTDOOR LIVING AREA (SF)	120	295

BUILDING AREA CALCULATIONS

BUILDING TYPE	NO.	AREA	TOTAL	TYP. PRVT.
ALL SINGLE STORY	BLDG.	(SF)	(SF)	OS (SF)
2-BED	50	1,097	54,850	346
3-BED	14	1,265	17,710	336
1-BED DUPLEX	9 (18 DU)	1,564	14,076	590
2-BED DUPLEX	4 (8 DU)	2,194	8,776	692
1&2-BED DUPLEX	52 (104 DU)	1,679	97,708	641
SUB-TOTAL	194 DU		193,120 SF	
GARAGE	18	1,217	21,906	
OFFICE/CLUBHOUSE	1	4,219	4,219	
GRAND TOTAL			219,245 SF	

UNIT MIX RATIO

BUILDING TYPE	SINGLE	DUPLEX	TOTAL	PERCENT
ALL SINGLE STORY				
1-BED		70	70	36%
2-BED	50	60	110	57%
3-BED	14		14	7%
TOTAL			194	100%

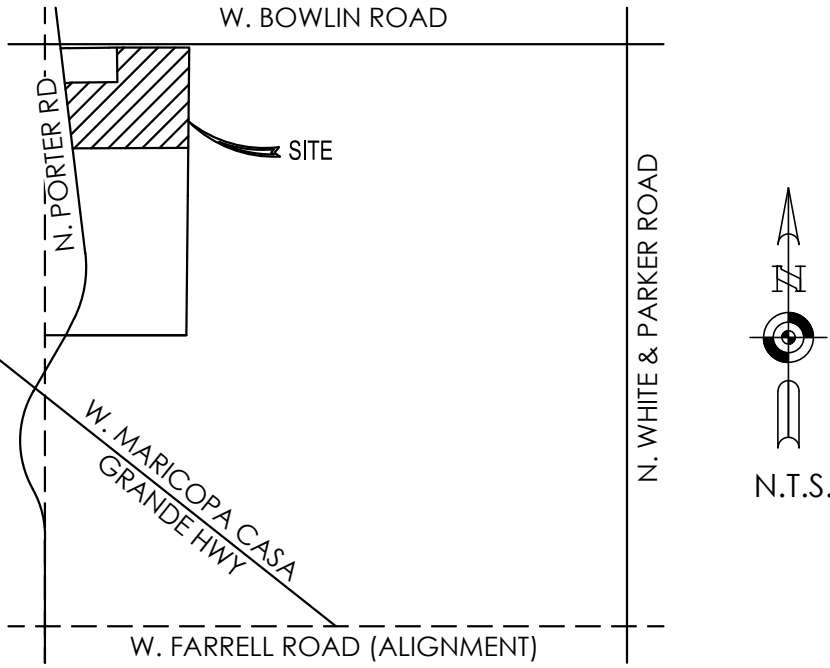
PARKING - REQUIRED

ONE BEDROOM - 70 X 1.5 SPACES / DU	105 SPACES
TWO BEDROOM - 110 X 2 SPACES / DU	220 SPACES
THREE BEDROOM - 14 X 2.5 SPACES / DU	35 SPACES
GUEST - 194 X 0.2 SPACES / DU	39 SPACES
TOTAL	399 SPACES

PARKING STALL SIZE:	9' X 18'
	(16' PAVED WITH 2' OVERHANG)

PARKING - PROVIDED

UNCOVERED	124 SPACES
CANOPY	194 SPACES
UNCOVERED ADA	9 SPACES
GARAGE	72 SPACES
TOTAL	399 SPACES



VICINITY MAP

DEVELOPER / APPLICANT

EL DORADO RESOURCES CAPITAL, LLC
8501 N SCOTTSDALE RD, SUITE 120
SCOTTSDALE, AZ 85253

CONTACT: BRAD HINTON
PHONE: (602) 955-2424
EMAIL: BHINTON@ELDORADOHOLDINGS.NET

PROPERTY OWNER

EL DORADO PORTER 27, LLC
8501 N SCOTTSDALE RD, SUITE 120
SCOTTSDALE, AZ 85253

CONTACT: BRAD HINTON
PHONE: (602) 955-2424
EMAIL: BHINTON@ELDORADOHOLDINGS.NET

ARCHITECT

TOMCAK DESIGN
4368 N CIVIC CENTER PLAZA, SUITE 201
SCOTTSDALE, ARIZONA 85251

CONTACT: MARK TOMCAK
PHONE: (602) 619-7751
EMAIL: MARK@TOMCAKDESIGN.COM

LANDSCAPE ARCHITECT

F2GROUP
CHANDLER, ARIZONA 85248

CONTACT: MATT FRANKLIN
PHONE: (480) 752-0717
EMAIL: MFRANKLIN@F2GROUPPAZ.COM

CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
645 E. MISSOURI AVE, SUITE 160
PHOENIX, ARIZONA, 85012

CONTACT: DAVID WEST, P.E.
PHONE: (602) 753-5517
EMAIL: DWEST@TERRASCAPE.US

BENCHMARK

ADOT BENCHMARK NO. 124 - 8" REBAR WITH CONTROL CAP LOCATED APPROXIMATELY 68' SOUTH OF AND 16' EAST OF THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 3 EAST, G.&S.R.B.&M. ELEVATION=1198.90 (NAVD 88 DATUM)

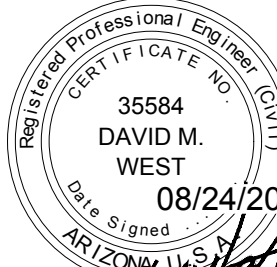
BASIS OF BEARING

S 89°58'25" E BEING THE NORH LINE OF THE NE ¼ OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 3 EAST, GILA AND SALT RIVER MERIDIAN, PER SPECIAL WARRANTY DEED, FEE NO. 2016-032346, P.C.R.

FLOOD ZONE

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04021C0745F, PANEL NUMBER 0745 OF 2575, EFFECTIVE DATE JUNE 16, 2014.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" WITH A DEFINITION OF: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04021C0745F, PANEL NUMBER 0745 OF 2575, EFFECTIVE DATE JUNE 16, 2014.



REV@PORTER

SITE PLAN

EL DORADO
RESOURCES CAPITAL,
LLC



DATE DESCRIPTION

07/08/20 PRELIM SUBMITTAL

08/24/20 2ND PRELIM SUBMITTAL

CHECKED BY: DMW

DRAWN BY: EBP

TITLE:

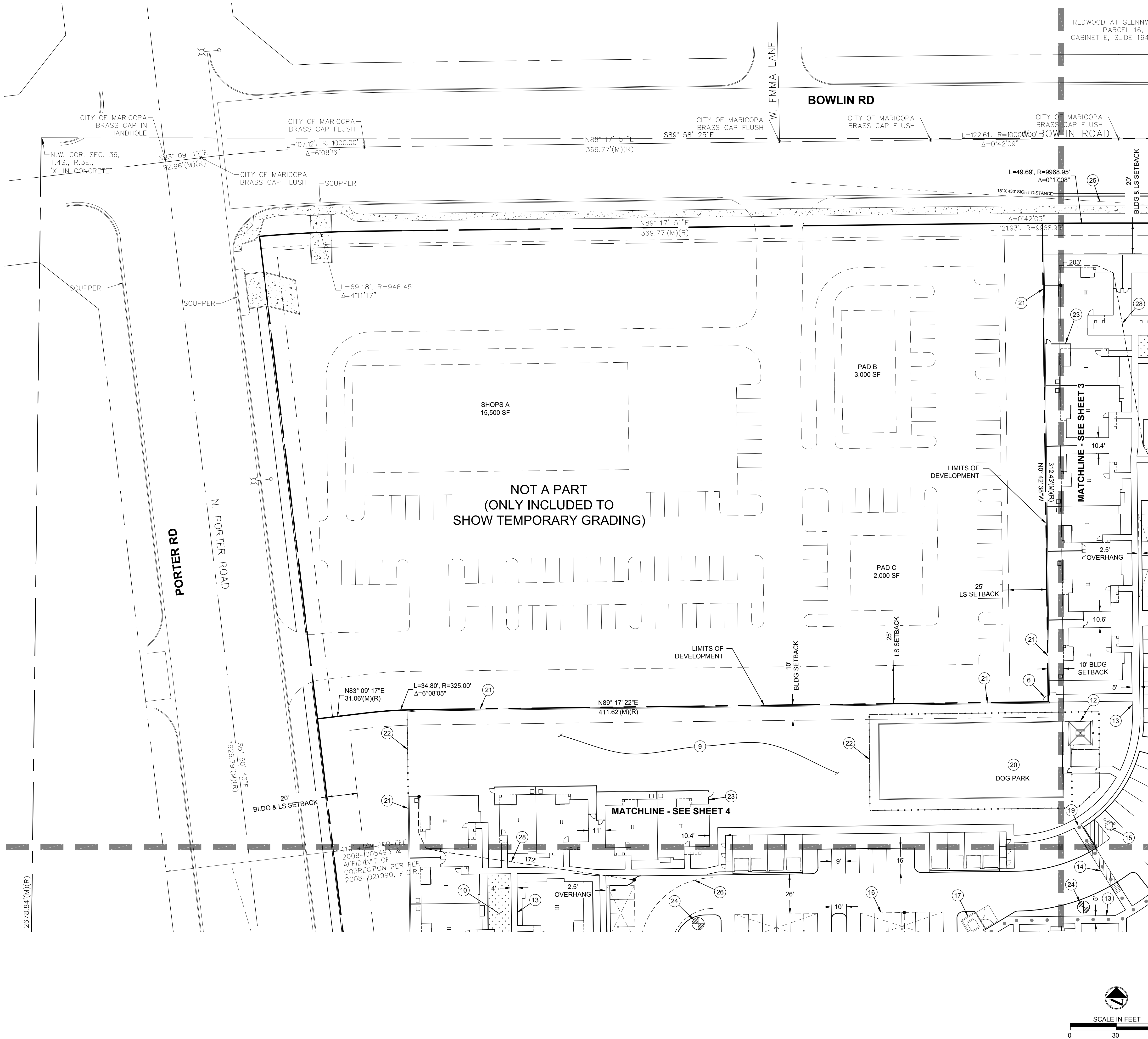
COVER SHEET

SHEET No.

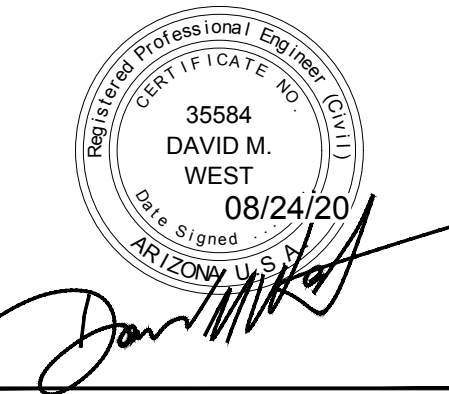
1 of 5

PROJECT No.

1018



- KEY NOTES**
- 1 MONUMENT SIGN
 - 2 CALL BOX & DIRECTORY BOARD
 - 3 LEASING OFFICE & CLUBHOUSE
 - 4 DECORATIVE PAVERS
 - 5 VEHICULAR GATE - EQUIPPED WITH PRE-EMPTION DEVICE
 - 6 PEDESTRIAN GATE
 - 7 MAIL BOXES
 - 8 POOL
 - 9 OPEN SPACE/AMENITIES AREA
 - 10 TURF
 - 11 CORN HOLE / BOCCIE BALL / HORSESHOE
 - 12 RAMADA
 - 13 SIDEWALK - WIDTH AS NOTED
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 - 18 DOUBLE REFUSE ENCLOSURE
 - 19 ADA PATH
 - 20 DOG PARK
 - 21 6' HIGH BLOCK WALL
 - 22 6' HIGH VIEW FENCE
 - 23 6' HIGH VINYL PRIVACY FENCE
 - 24 PROPOSED FIRE HYDRANT
 - 25 SIGHT DISTANCE PER DETAIL MAR-220
 - 26 FIRE DEPARTMENT TURNING RADII (48' OUTER RADIUS, 28' INNER RADIUS)
 - 27 WATER EASEMENT LINE
 - 28 FIRE HOSE LAY - FROM FIRE ACCESS LANE TO FARTHEST POINT OF BLDG.
 - 29 FDC LOCATION
 - 30 ENTRY ACCESS FEATURE
 - 31 SHADED BENCH AREA



REV@PORTER

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LLC



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SITE PLAN

SHEET No.

2 of 5

PROJECT No.
1018



- APN: 510-30-001G
UNSUBDIVIDED
PINAL COUNTY COMMUNITY
COLLEGE DISTRICT

Registered Professional Engineer (CIVIL)
 CERTIFICATE NO. 35584
 DAVID M. WEST
 Date Signed 08/24/20
 ARIZONA U.S.A.

SITE PLAN

Contact Arizona 811 at least two full working days before you begin excavation

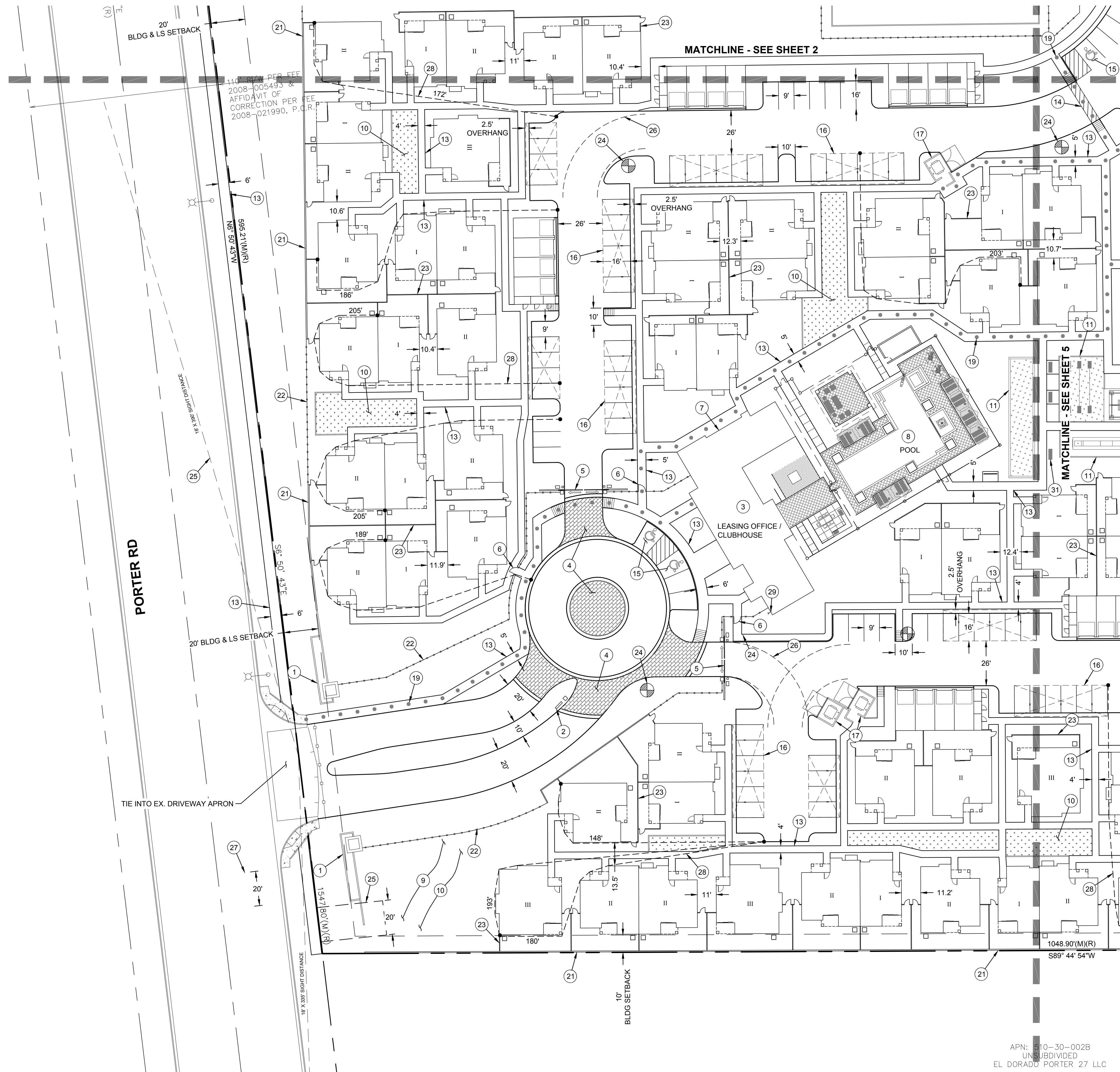


Call 811 or click Arizona811.com

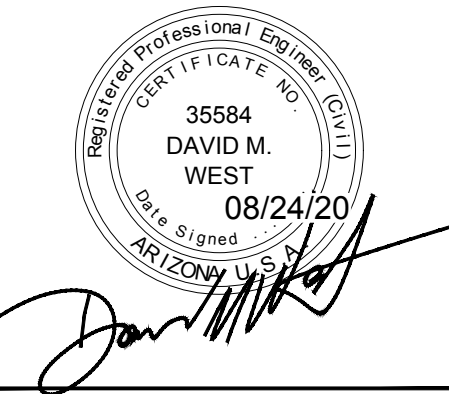
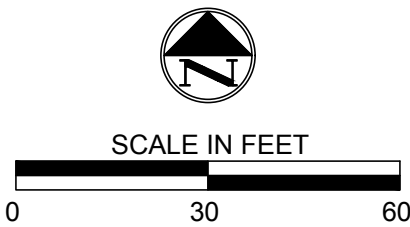
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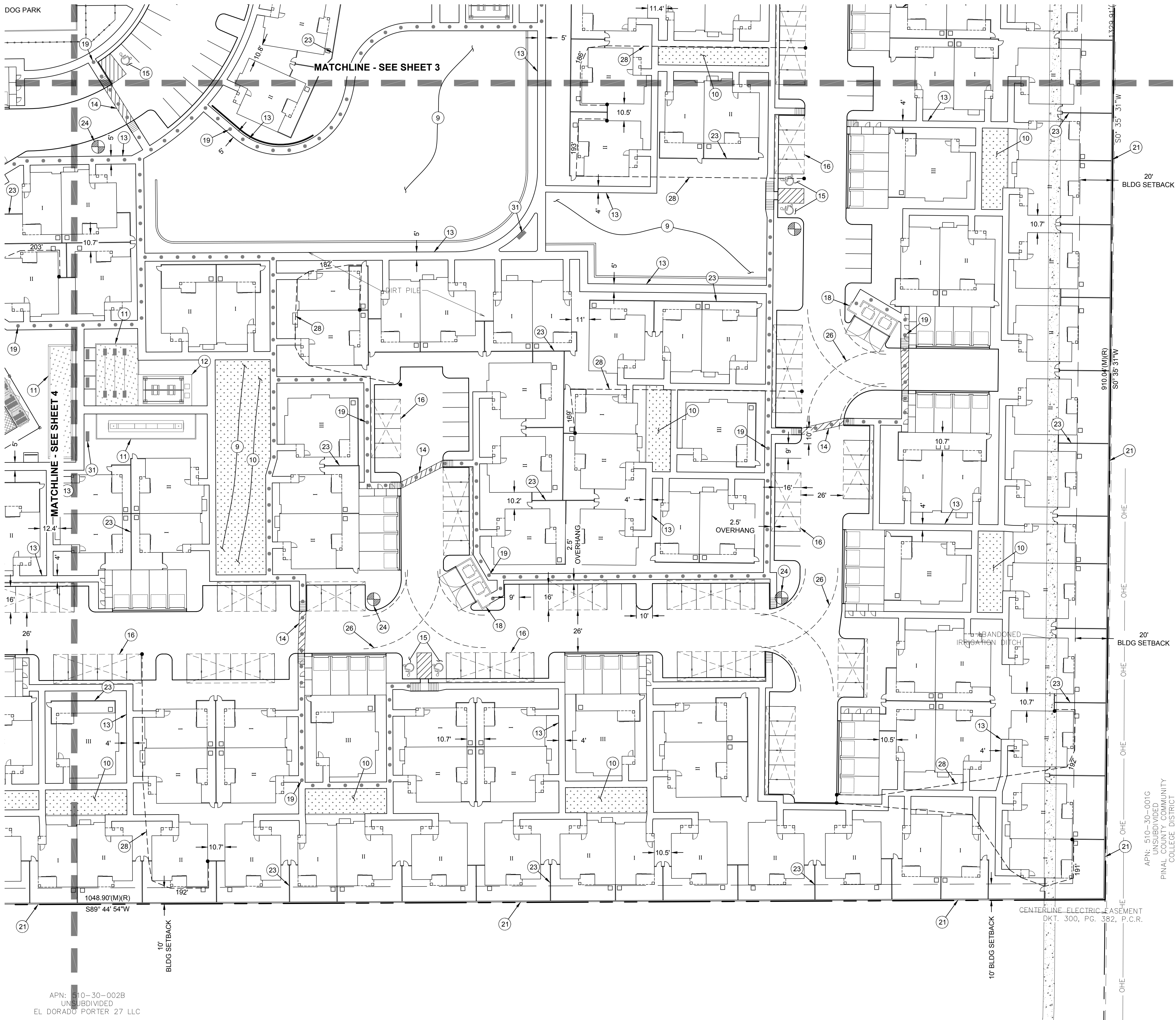
SITE PLAN

EL DORADO
RESOURCES CAPITAL,
LLC



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SHEET No.	4 of 5
PROJECT No.	1018

Printed: 08/24/20 - 3:18 PM, By: dward
File: 101018 El Dorado Holdings Porter 27, Terrascope\DWG\Preliminary\1018_01 PRE-SIT.dwg, --SIT 5



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consulting
Terrascope
civil engineering • surveying • urban planning

Professional Engineer (Civil)
35584
DAVID M. WEST
Date Signed: 08/24/20
ARIZONA

REV@PORTER

SITE PLAN

EL DORADO
RESOURCES CAPITAL,
LLC

Consulted Arizona 911 and local area utility
working days before your begin construction
Call 811 or visit Arizona911.com

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SHEET No.
5 of 5

PROJECT No.
1018

