

MARICOPA MULTI-GENERATIONAL AND AQUATICS CENTER
 SW CORNER OF BOHLEN ROAD AND JOHN WANNEN PARKWAY / SR 347
 SECTION 1/TOWNSHIP 7 RANGE 34/9303E
 APN 510-12-014C
 ZONING: TR

TOTAL SITE AREA INCLUDING REGIONAL PARK = 112 ACRES
 AREA OF THIS APPLICATION = 10 ACRES

PHASE 1 BUILDING AREAS
 FIRST FLOOR, MAIN BUILDING 31,752 SF
 SECOND FLOOR, MAIN BUILDING 13,971 SF
 ANCILLARY POOL STORAGE BUILDING 1,287 SF
 PHASE 1 TOTAL 46,990 SF

PHASE 1A (ADD ALTERNATE) BUILDING AREAS
 FIRST FLOOR, MAIN BUILDING 31,752 SF
 SECOND FLOOR, MAIN BUILDING 13,971 SF
 SECOND FLOOR, MAIN BUILDING 13,971 SF
 ANCILLARY POOL STORAGE BUILDING 1,287 SF
 PHASE 1A TOTAL 52,865 SF

PHASE 2 BUILDING AREAS
 FIRST FLOOR, MAIN BUILDING 4,128 SF
 PHASE 2 TOTAL 56,993 SF
 (INCLUDES PHASE 1A WITH RUNNING TRACK)

LOT COVERAGE CALCULATION
 MAXIMUM PERMITTED LOT COVERAGE = 7.6%
 TOTAL BUILDING FOOTPRINT 33,019 SF
 TOTAL LOT SIZE 435,600 SF
 33,019 SF / 435,600 SF = 7.6% LOT COVERAGE

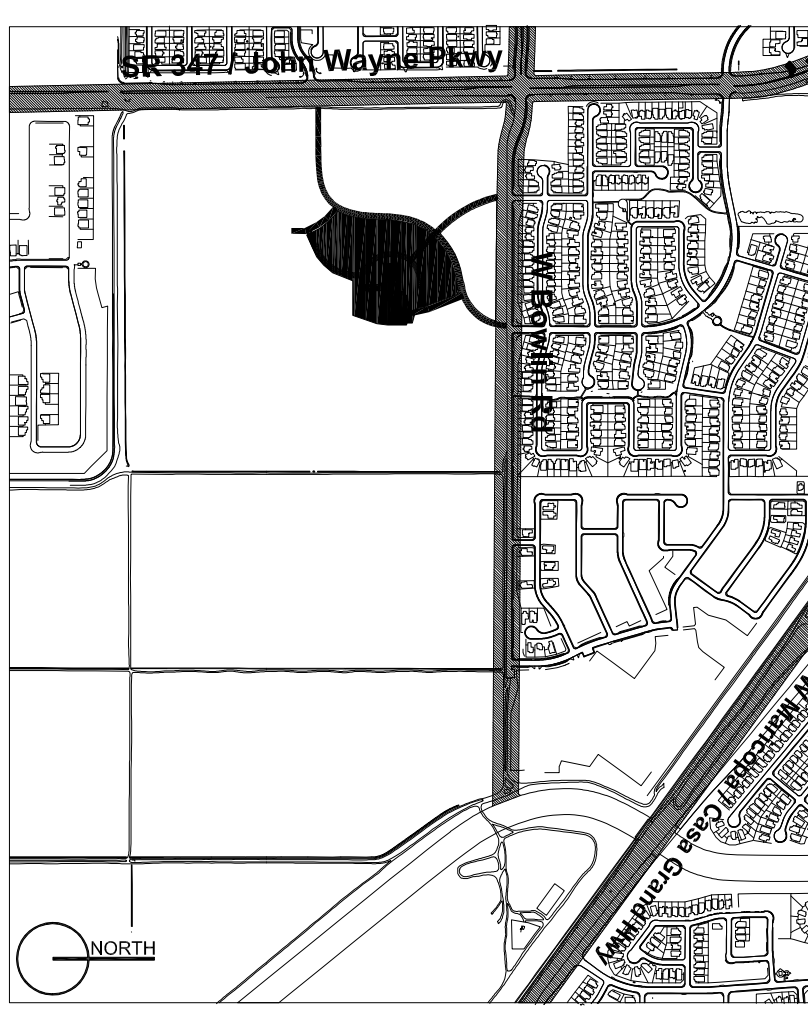
LANDSCAPE COVERAGE
 LANDSCAPED AREA 218,671 SF
 218,671 SF / 435,600 SF = 50.2% LANDSCAPE COVERAGE
 BUILDING HEIGHT = 42 FEET
 PARKING LOT LIGHT POLE HEIGHT = 30 FEET

PARKING CALCULATION
 PHASE 1: 46,723 SF @ 1 SPACE PER 175 SF = 267 SPACES REQUIRED
 PHASE 2: 56,993 SF @ 1 SPACE PER 175 SF = 325 SPACES REQUIRED
 14 BICYCLE SPACES REQUIRED (1 BIKE SP. PER 20 VEHICLE SPACES), 20 PROVIDED
 146,890 SF PHASE 1 TOTAL - 1,287 SF POOL STORAGE AREA = 46,723 SF

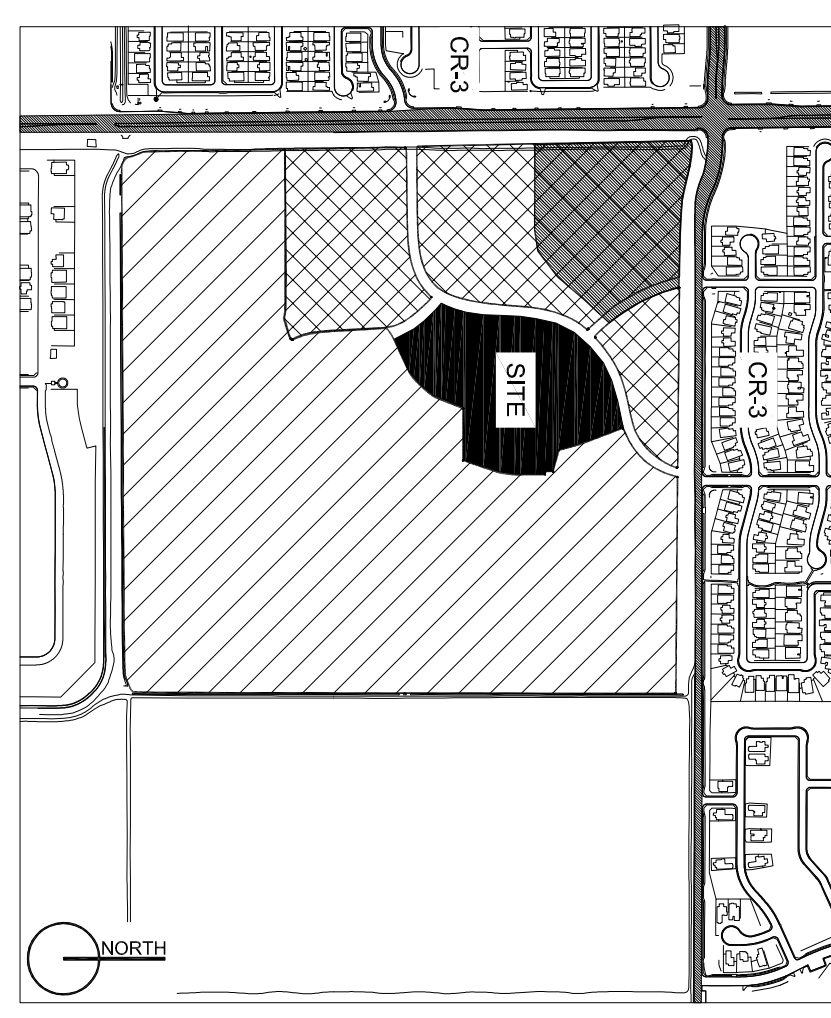
ALTERNATE PHASE 1A: 51,598 SF @ 1 SPACE PER 175 SF = 295 SPACES REQUIRED
 296 SPACES PROVIDED (287 STANDARD STALLS, 9 ADA STALLS)
 15 BICYCLE SPACES REQUIRED (1 BIKE SP. PER 20 VEHICLE SPACES), 20 PROVIDED
 (52,865 SF PHASE 1A TOTAL - 1,287 SF POOL STORAGE AREA = 51,598 SF)

PHASE 2: 54,293 SF @ 1 SPACE PER 175 SF = 310 SPACES REQUIRED
 487 SPACES PROVIDED (478 STANDARD STALLS, 9 ADA STALLS)
 16 BICYCLE SPACES REQUIRED (1 BIKE SP. PER 20 VEHICLE SPACES), 20 PROVIDED
 (54,293 SF - 2,700 SF POOL STORAGE AREA = 54,293 SF)

VICINITY MAP (NTS)



PROJECT SITE AREA (NTS)



- Project Site, Zoned TR
- Future Commercial, Zoned TR (not part of this application)
- Commercial, Zoned CR-2, Owned by Others (not part of this application)
- Future Regional Park, Zoned TR (not part of this application)

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MULTI-GENERATIONAL CENTER AND AQUATICS FACILITY

City of Maricopa

No. Description Date

Site Plan Review
 Re-Submittal
 07/27/12

Overall Site Plan

P&Z-100