

SITE DATA

ASSESSOR'S PARCEL NUMBER -

SITE AREA:
 GROSS SITE AREA ±19.15 AC
 NET SITE AREA ±18.97 AC

ZONING:
 EXISTING ZONING STONEGATE PAD MULTI-FAMILY
 PROPOSED ZONING STONEGATE PAD MULTI-FAMILY

DENSITY:
 DENSITY ALLOWED (NET) 28.00 DU/AC
 NET DENSITY PROVIDED ±11.33 DU/AC

BUILDING HEIGHT:
 BUILDING HT. - MAX. ALLOWED 45', 35' WITHIN 30' OF ALAN STEPHENS PARKWAY
 BUILDING HT. - MAX PROVIDED 28'-0"

SETBACKS:

	EXISTING PAD	PROVIDED
FRONT (ALAN STEPHENS PKY.)	25'	25'
SIDE (NORTH PROPERTY LINE)	0'	15'
SIDE (SOUTHEAST PROPERTY LINE)	0'	35'
REAR (WEST/PROPOSED TRAIL)	15'	15'
REAL (SOUTHWEST PROPERTY LINE)	15'	15'

OPEN SPACE:

TOTAL O.S. REQUIRED (20% OF NET AREA)	165,267 SF
TOTAL O.S. PROVIDED	401,460 SF
USABLE O.S. REQUIRED (60% OF REQ. O.S.)	99,161 SF
USABLE O.S. PROVIDED	111,566 SF

UNIT MIX:

APARTMENT TYPE & MIX	UNIT TYPE	RATIO	#DU
B	2-BR	11.6%	25
C	3-BR (2-STR)	44.2%	95
D1	4-BR (2-STR)	17.7%	38
D2	4-BR (2-STORY ALT. ENTRY)	26.5%	57
		100.0%	215

UNIT AREAS:

APARTMENTS - GROSS UNIT FOOTPRINT AREAS			
UNIT TYPE	#DU	RFA / UNIT	RFA TOTALS
B 2-BR	25	964 S.F.	24,100 S.F.
C 3-BR (2-STORY)	95	1,243 S.F.	118,085 S.F.
D1 4-BR (2-STORY)	38	1,360 S.F.	51,680 S.F.
D2 4-BR (2-STORY ALT. ENTRY)	57	1,360 S.F.	77,520 S.F.
TOTAL	215		271,385 S.F.
AVERAGE RFA UNIT AREA			1,262 S.F. / D.U.

PARKING:

PARKING REQUIRED (9' x 18' TYP. P.S.)				
UNIT TYPE	#DU	PAD	P.S. RATIO	P.S. REQ.
B 2-BR	25	2.0 P.S./DU		50
C 3-BR (2-STORY)	95	2.5 P.S./DU		238
D1 4-BR (2-STORY)	38	3.0 P.S./DU		114
D2 4-BR (ALT. ENTRY)	57	3.0 P.S./DU		171
GUEST		0.2 P.S./DU		43
TOTAL	215		(2.87 PS / DU)	616
20% REDUCTION IF IN COMPLIANCE WITH SUSTAINABILITY REQUIREMENT.				-616 x 0.2 = -123
TOTAL PARKING REQUIRED				(2.30 PS / DU) 493

PARKING PROVIDED (9' x 18' TYP. P.S.)

PARKING PROVIDED - SOLAR CARPORT	221
PARKING PROVIDED - UNCOVERED	281
TOTAL PARKING PROVIDED*	(2.33 PS / DU) 502
*INCLUDES 26 EV-READY PARKING SPACES (5%)	

EV PARKING REQUIRED

EV PARKING REQUIRED (PER DISCUSSION WITH CITY STAFF):
 EV CHARGERS: 3% OF TOTAL PS PROVIDED
 = 502 x 0.03 = 16 PS
 EV READY: 2% OF TOTAL PS PROVIDED
 = 502 x 0.02 = 10 PS

EV PARKING PROVIDED

EV CHARGERS: 16 PS (3.2%)
 EV READY: 10 PS (2.0%)

ACCESSIBLE PARKING REQUIRED

ACCESSIBLE PARKING REQUIRED: 2% OF TOTAL PROVIDED
 = 502 x 0.02 = 11 PS

ACCESSIBLE PARKING PROVIDED

NOTE: ALL ACCESSIBLE PARKING SPACES TO MEET 2010 ADA 502.2 REQUIREMENTS FOR VAN ACCESSIBLE SPACES. ALL ACCESSIBLE SPACES TO BE 9'x18' WITH 9'x18' ACCESS AISLE.

ACCESSIBLE PARKING PROVIDED 16 ACC PS

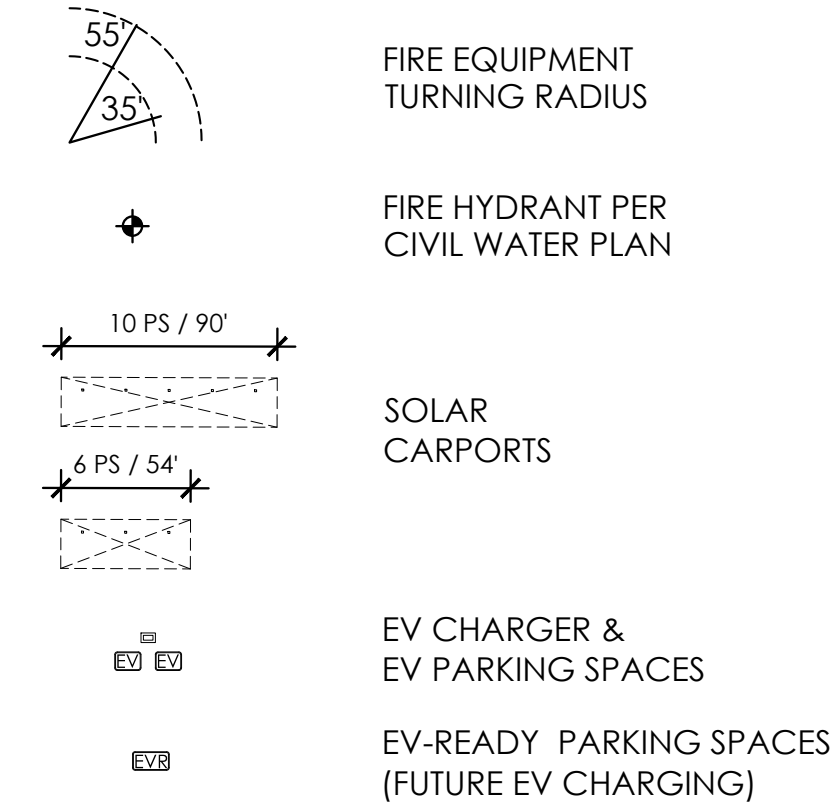
BIKE PARKING:

BIKE SPACES REQUIRED
 MUST PROVIDE AT LEAST 3 BICYCLE PARKING SPACES, OR AT LEAST ONE BYCYCLE SPACE PER 10 OFF-STREET VEHICLE PARKING SPACES ACTUALLY PROVIDED, WHICHEVER IS GREATER. AFTER THE FIRST 50 BYCYCLE SPACES ARE PROVIDED, THE REQUIRED NUMBER OF ADDITIONAL BICYCLE PARKING SPACES IS ONE SPACE PER 20 VEHICLE PARKING SPACES.

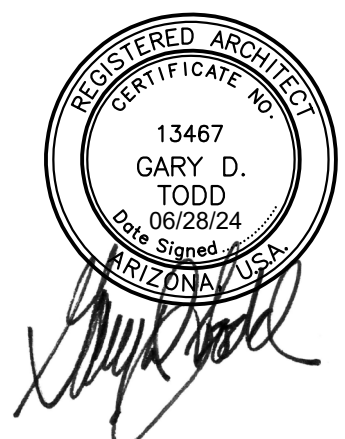
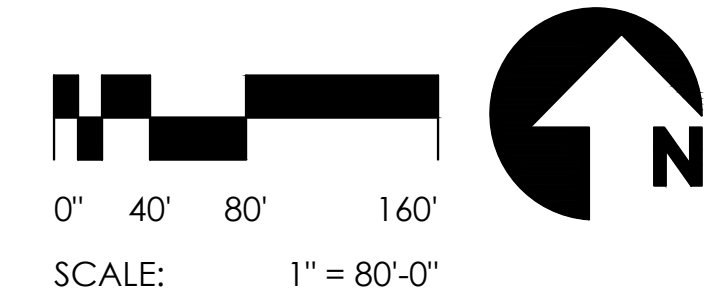
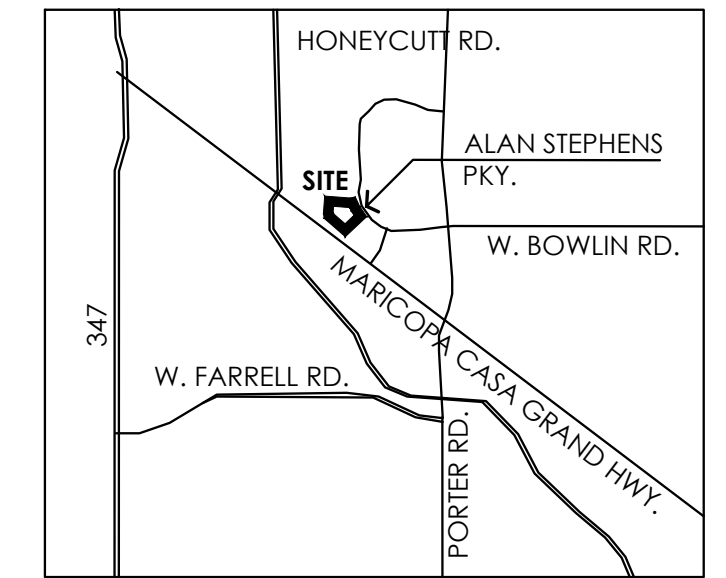
BIKE PARKING PROVIDED

500 OFF-STREET VEHICLE SPACES @ 500 PS/1BPS/10 PS	50
3 OFF-STREET VEHICLE SPACES @ 3 PS/1 BPS/20 PS	1
TOTAL BYCYCLE PARKING SPACES REQUIRED	51
BIKE PARKING PROVIDED	6
BIKE RACK AT CLUBHOUSE	6
1 BICYCLE PARKING SPACE IN EACH DU BACK YARD	215
TOTAL BYCYCLE PARKING SPACES PROVIDED	221

SYMBOLS



VICINITY MAP NTS



TODD + ASSOCIATES
 602-952-8280 / TODDASSOC.COM
 23-2022-01 SP11

DOMINIUM

STONEGATE (LOT 7)
 18260 N Alan Stephens Pkwy, Maricopa, AZ
 Major Development Review Permit Submittal #2
 June 27, 2024

SITE PLAN
 Preliminary Not For Construction

A1.0