

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3 INCH CITY OF MARICOPA BRASS CAP IN HAND HOLE, DOWN 6 INCHES, ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 36 FROM WHICH A FOUND 3 INCH CITY OF MARICOPA BRASS CAP FLUSH, STAMPED 27239, DATED 2012 ACCEPTED AS THE NORTHEAST CORNER THEREOF BEARS NORTH 00°17'33" EAST, 5364.43 FEET;

THENCE NORTH 00°17'33" EAST, 1341.11 FEET ALONG THE EAST LINE OF SAID SECTION 36;

THENCE LEAVING SAID EAST LINE, SOUTH 89°55'40" EAST, 55.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°17'33" WEST, 684.55 FEET ALONG A LINE THAT IS PARALLEL WITH AND 55.00 FEET WEST OF SAID EAST LINE;

THENCE LEAVING SAID PARALLEL LINE, NORTH 89°42'27" WEST, 1216.95 FEET;

THENCE SOUTH 50°09'32" WEST, 40.00 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 593.00 FEET, THE CENTER OF WHICH BEARS SOUTH 50°09'32" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°14'48", AN ARC LENGTH OF 147.45 FEET TO A TANGENT LINE;

THENCE NORTH 54°05'15" WEST, 423.10 FEET;

THENCE NORTH 35°54'45" EAST, 95.43 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1050.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°39'59", AN ARC LENGTH OF 360.40 FEET TO A NON-TANGENT LINE, BEING THE SOUTHWEST CORNER OF THE PROPERTY AS DESCRIBED IN THE SPECIAL WARRANTY DEED AS RECORDED IN FEE NO. 2010-117168, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE ALONG THE SOUTH LINE OF SAID SPECIAL WARRANTY DEED THE FOLLOWING 5 COURSES:

THENCE SOUTH 73°45'14" EAST, 288.53 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 795.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°23'57", AN ARC LENGTH OF 366.30 FEET TO A TANGENT LINE;

THENCE NORTH 79°50'50" EAST, 250.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 800.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°13'30", AN ARC LENGTH OF 142.77 FEET TO A TANGENT LINE;

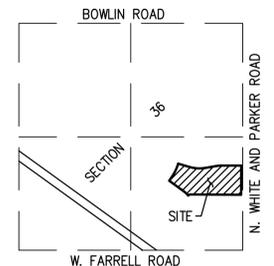
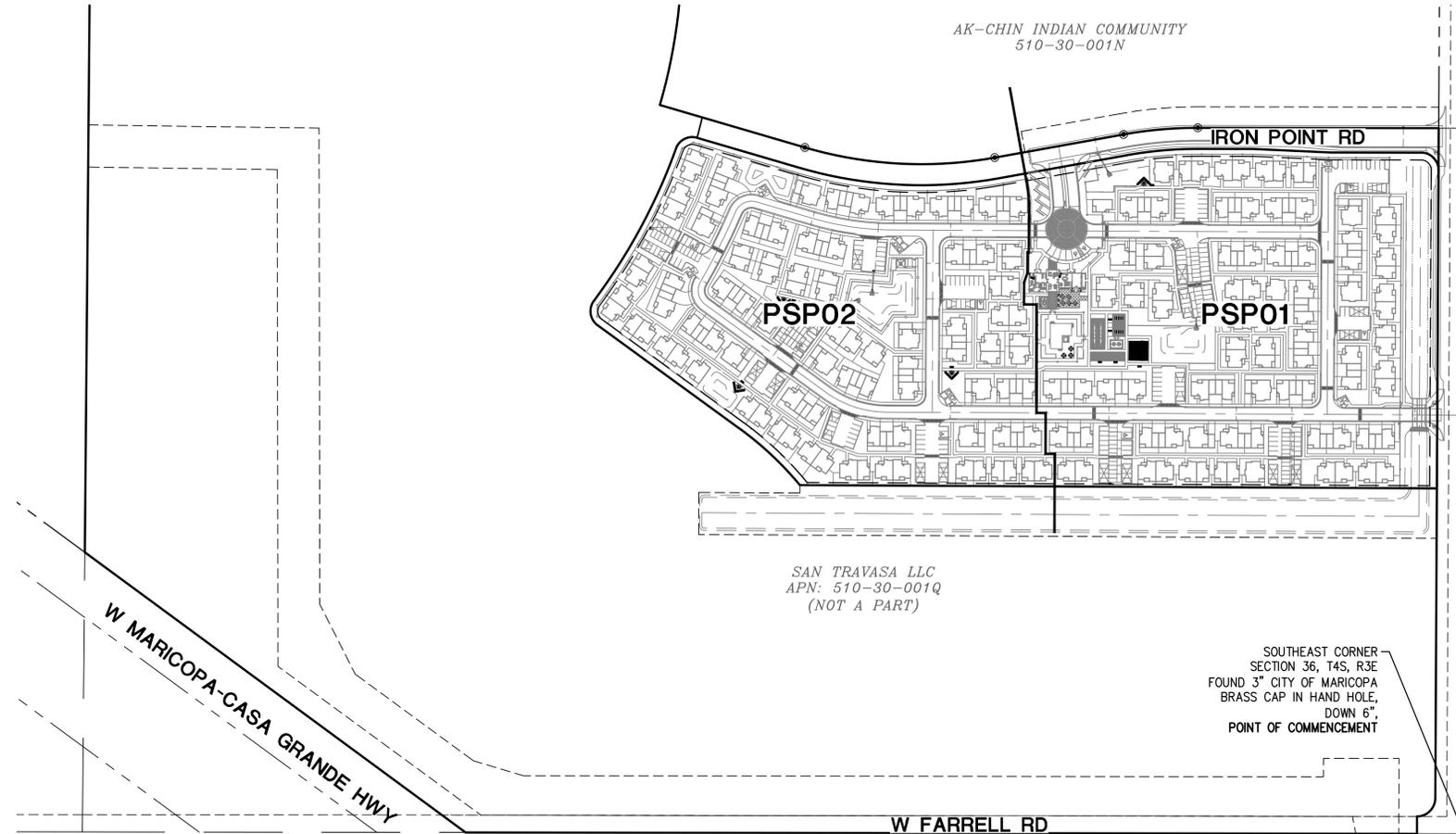
THENCE SOUTH 89°55'40" EAST, 460.00 FEET TO THE POINT OF BEGINNING.

PRELIMINARY SITE PLAN

EVRSAN TRAVASA

40115 W IRON POINT RD
MARICOPA, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



RIGGINS INVESTMENT PROPERTIES INC
APN: 502-03-013R
(NOT A PART)

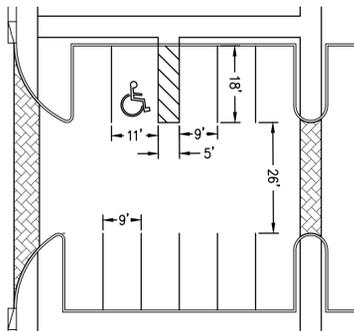
OWNER/DEVELOPER
SAN TRAVASA LLC
7600 E. DOUBLETREE RANCH RD, SUITE 300
SCOTTSDALE, ARIZONA 85258
CONTACT: MR. BRAD HINTON

ENGINEER
HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE STE #250
PHOENIX, AZ 85016
PHONE: (602) 490-0535
CONTACT: RYAN MORTILLARO

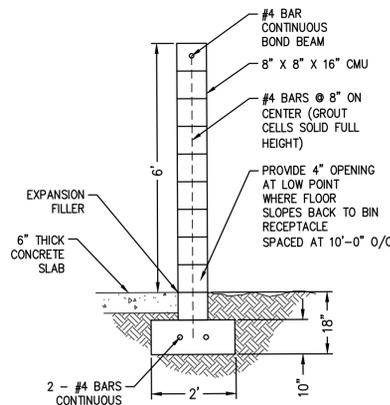
SHEET INDEX
CV01 COVER SHEET
PSP01-PSP02 PRELIMINARY SITE PLANS



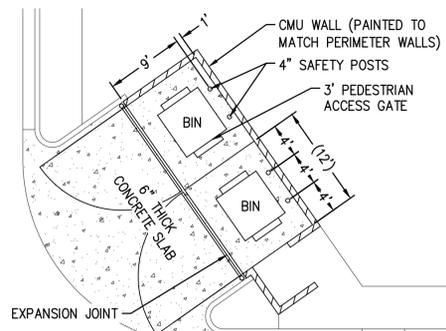
TYPICAL PARKING DETAIL



REFUSE ENCLOSURE CMU WALL



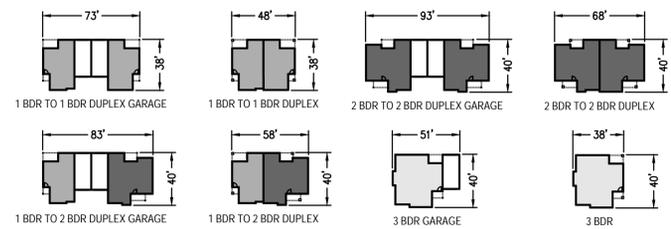
TYPICAL REFUSE ENCLOSURE DETAIL



OPEN SPACE CALCULATIONS		
Area Description	Area (ac.)	Usable (Net)
Community Open Space	6.3	1.88
Private Resident Open Space	2.1	-
Drainage Channel	0.7	-
TOTAL OPEN SPACE	9.4⁽¹⁾	1.88
Required Open Space	1.05 acres (5% of Net)	
Provided Open Space	3.14 acres (15% Net - South of CAC)	7.7 ⁽²⁾ acres
Required Usable Open Space (60% of required OS)	0.63 acres (5% Net)	1.88 acres (15% Net - South of CAC)
Provided Usable Open Space		1.88 acres ⁽²⁾

1. Includes drainage channel
2. Excludes drainage channel

UNIT LEGEND



SITE DATA

DEVELOPMENT STANDARDS	
TRANSITIONAL (TR) ZONE	
Residential - MDR-Attached ⁽¹⁾ (5-11 du/ac)	
Minimum Lot area (sq ft)	2,000
Minimum Lot width (ft)	None
Min Front Yard (ft) ⁽⁸⁾⁽¹⁰⁾ (building forward of garage)	4 (when abutting common open space) 10 (when abutting street or private accessway)
Min Garage Setback (ft) ⁽⁹⁾⁽¹¹⁾ (facing street ROW or private accessway)	18
Min Side Yard (ft) ⁽¹⁾	0
Min Street Side Yard (ft) ⁽⁶⁾	14
Min Rear Yard (ft) ⁽⁵⁾	5
Min Non-Street Side Setback Adjacent to Commercial (ft) ⁽³⁾	N/A
Min Non-Street Side Setback Adjacent to Single Family and MDR Residential (ft) (1-story (or 15')/2-story (or 30')/3-story (or 36')) ⁽²⁾⁽³⁾	N/A
Min Non-Street Side Setback Adjacent to Multifamily Residential (ft) (1-story (or 15')/2-story (or 30')/3-story (or 36')) ⁽²⁾⁽³⁾	N/A
Max Building Height (ft) ⁽¹²⁾	36
Min Distance Between Main Buildings (ft)	Per Building Code
Max Lot Coverage	65% ⁽⁴⁾
Max Density (du/ac)	11.0
Min Open Space (based on net acres) ⁽¹²⁾⁽¹³⁾⁽¹⁷⁾	5% per Parcel 15% per Overall Project (south of CAC)
Min Open Space Amenities ⁽¹⁴⁾	1 park per 250 units ⁽¹⁶⁾ Outdoor private areas determined at time of Site Plan review

CONCEPTUAL SITE PLAN		
DEVELOPMENT TABLE		
DEVELOPMENT AREAS AND DENSITY		
Area Description	Area (ac.)	DU/Ac
Gross Area	24.2	7.7
Net Area (Right-of-Way)	20.9	8.9
Net Area (Right-of-Way + Drainage)	20.0	9.3
DEVELOPMENT DESCRIPTION, UNIT COUNT AND PERCENT OF UNITS		
Unit Description	Unit Count	Percent of Units
1-Bedroom		
Garaged Unit	29	
Non-Garaged Unit	38	67
2-Bedroom		
Garaged Unit	41	
Non-Garaged Unit	61	102
3-Bedroom		
Garaged Unit	13	
Non-Garaged Unit	4	17
TOTAL NUMBER OF UNITS	186	100%
PARKING SPACES REQUIRED (Per City of Maricopa Requirements)		
Parking Spaces Required	Required Parking Spaces Per Unit	Number of Parking Spaces
1-Bedroom	1.5	101
2-Bedroom	2	204
3-Bedroom	2.5	43
Guest Parking	2 stalls per 10 DU	40
TOTAL PARKING SPACES REQUIRED		387
PARKING SPACES PROVIDED		
Type of Parking Spaces Provided	Number of Parking Spaces Provided	
Garaged Parking Spaces	83	
Drive-way Parking Spaces	83	
Open Parking Spaces	227	
Electric Vehicle Charging Space	21*	
ADA Parking Spaces	9	
TOTAL PARKING SPACES PROVIDED	402	
ANCILLARY FACILITIES		
Refuse Enclosures	9	

*NOTE: ELECTRIC VEHICLE CHARGING SPACES ARE INCLUSIVE OF THE GARAGED PARKING SPACES.



© Copyright 2023, Hilgartwilson, LLC - This plan document set is the sole property of Hilgartwilson, LLC. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized Hilgartwilson, LLC employees.

REV: _____

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

HILGARTWILSON
PROFESSIONAL ENGINEER
69933
RYAN J. MORTILLARO
Arizona State License # 21416
Ryan Mortillaro

EVRSAN TRAVASA
40115 W IRON POINT RD
MARICOPA, ARIZONA

PRELIMINARY SITE COVER

HILGARTWILSON
PROJ NO.: 1014
DATE: JUL 2023
SCALE: N.T.S.
DRAWN: HW
DESIGNED: RM
APPROVED: RM

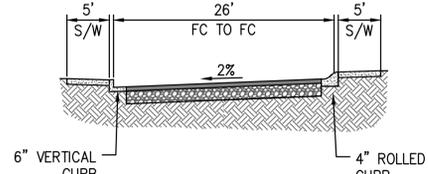
DWG. NO.
CV01

SHT. 1 OF 3

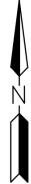
© Copyright 2023, HILGARTWILSON, LLC - This plan document set is the sole property of HILGARTWILSON, LLC. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON, LLC employees.



CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	33.00'	90°13'13"	51.96'



1 TYPICAL STREET SECTION
4" ROLL CURB OR 6" VERTICAL CURB
N.T.S.



REV:

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P. 602.490.0535 / F. 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com



EVRSAN TRAVASA
40115 W IRON POINT RD
MARIKOPA, ARIZONA
PRELIMINARY SITE PLAN

HILGARTWILSON
PROJ NO.: 1014
DATE: JUL 2023
SCALE:
DRAWN: HW
DESIGNED: RM
APPROVED: RM

DWG. NO.
PSP01
SHT. 2 OF 3



SOUTHWEST CORNER OF
AK-CHIN INDIAN COMMUNITY PARCEL

AK-CHIN INDIAN COMMUNITY
510-30-001N
(NOT A PART)

SAN TRAVASA LLC
APN: 510-30-001Q
(NOT A PART)

SAN TRAVASA LLC
APN: 510-30-001Q
(NOT A PART)

SAN TRAVASA LLC
APN: 510-30-001Q
(NOT A PART)

REV:

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P. 602.490.0535 / F. 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

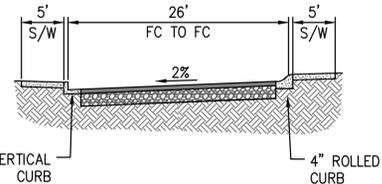


EVRSAN TRAVASA
40115 W IRON POINT RD
MARIKOPIA, ARIZONA
PRELIMINARY SITE PLAN

HILGARTWILSON
PROJ NO.: 1014
DATE: JUL 2023
SCALE:
DRAWN: HW
DESIGNED: RM
APPROVED: RM
DWG. NO.
PSP02
SHT. 3 OF 3

© Copyright 2023, HILGARTWILSON, LLC - This plan document set is the sole property of HILGARTWILSON, LLC. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON, LLC employees.

CURVE TABLE				LINE TABLE		
NO.	RADIUS	DELTA	LENGTH	NO.	DIRECTION	LENGTH
C1	33.00'	86°19'20"	49.72'	L1	N79°50'50"E	250.00'
C2	33.00'	90°00'00"	51.84'	L2	N79°50'50"E	250.00'
				L3	N35°54'45"E	22.43'



1 TYPICAL STREET SECTION
4" ROLL CURB OR 6" VERTICAL CURB
N.T.S.



U:\1000\1014\ENGR\EVRSan Travasa\PLANS\PRELIMINARY\SITE PLAN\1014 - PSP02.dwg 7/21/2023 4:35 PM