



1 SD Site Plan
1" = 80'-0"





PLANT SCHEDULE

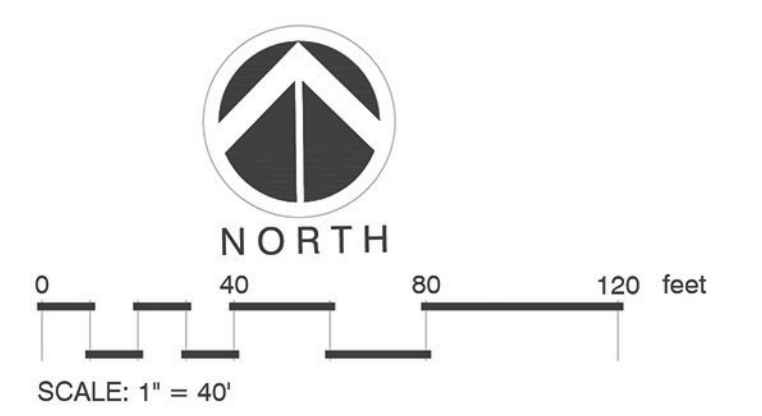
TREES	COMMON / BOTANICAL NAME	SIZE	GAL	HEIGHT	QTY
	ANACARDIUM TREE / BAURNA LUNARIDES MATCHING SPECIMENS / TALL UPRIGHT MULTI TRUNK / FINAL SELECTION BY L.A.	36"BOX	27CAL	5-8'	8
	ARGENTINE MESQUITE / PROSOPIA ALBA THORNLESS SUPPLIER: WESTERN TREE AND LANDSCAPE TALL UPRIGHT VASE SHAPE	24"BOX	18"CAL	5-7'	34
	CASCALOTE / CAESALPINA CASCALOTO SMOOTHIE TM TALL UPRIGHT VASE SHAPE MULTI	24"BOX	1.75"CAL	7-9'	19
	CHINESE ELM / ULMUS PARVIFLORA MATCHING TALL UPRIGHT STANDARD FINAL SELECTION BY L.A.	24"BOX	1.5"CAL	7-9'	41
	DESERT WILLOW DESERT DWY / CHALOPUS LINEARIS MATCHING SPECIMENS / VASE SHAPE	24"BOX	1.5"CAL	5-7'	5
	RED RUSH CHINESE PISTACHE / PISTACHIA CHINENSIS RED PUFFY TALL UPRIGHT MATCHING SPECIMENS / FINAL SELECTION BY L.A.	24"BOX	1.5"CAL	7-9'	32
	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA TALL UPRIGHT MATCHED STANDARDS	24"BOX	1.5"CAL	7-9'	53
SHRUBS	COMMON / BOTANICAL NAME	SIZE			
	BLUE BELLS FRENCH LILY / EREMOPHILA HYDROPHANIA PLANT PER PLAN, 18" FROM HARDSCAPE	5 GAL			36
	BRITISH RUELLIA / RUELLIA BRITANNICA PLANT IN MASSING AS SHOWN, 3' FROM HARDSCAPE	5 GAL			10
	CHAMPAGNE / JUSTICIA CALIFORNICA SPACE PER PLAN, 30" FROM HARDSCAPE	5 GAL			54
	DESERT RUELLIA / RUELLIA PENINSULARIS PLANT IN MASSING AS SHOWN, 3' FROM HARDSCAPE	5 GAL			106
	DWARF MYRTLE / MYRTUS COMMUNIS COMPACTA SPACE PER PLAN, PLANT TO FORM HEDGE	5 GAL			74
	GREEN CLOUD BANE / FLUCOPHYLLUM FRUTESCENS SPACE PER PLAN, 3' FROM HARDSCAPE	5 GAL			129
	GREEN HOPSEED BUSH / DOONAEA VISCOSA GREEN SPACE PER PLANS 30" FROM HARDSCAPE. MAX HEIGHT: 12'	15 GAL			288
	GREEN HOPSEED BUSH / DOONAEA VISCOSA GREEN SPACE PER PLANS 30" FROM HARDSCAPE. MAX HEIGHT: 12'	5 GAL			108
	LITTLE OLIVE / OLIVA EUROPAEA LITTLE OLIVE TM SPACE PER PLAN, PLANT TO FORM HEDGE	5 GAL			38
	RED BIRD OF PARADISE / CAESALPINA PULCHERRIMA CLUSTER AS SHOWN	5 GAL			22
	SKY FLOWER / DURANTA REPENS SPACE PER PLAN, 30" FROM HARDSCAPE	5 GAL			30
	YELLOW BELLS / YEMSA STANS SPACE PER PLANS, 48" FROM HARDSCAPE	5 GAL			118
ACCENT	COMMON / BOTANICAL NAME	SIZE			
	BRAKELIGHTS RED YUCCA / HESPERALOE PARVIFLORA BRAKELIGHTS TM PLANT IN FORMAL MASSING AS SHOWN, 2' FROM HARDSCAPE	5 GAL			17
	DEER GRASS / MAHLENBERGIA RIGENS PLANT W/ CL. AS SHOWN, SEE ENTRY SCHEDULE	5 GAL			251
	GRANT HESPERALOE / HESPERALOE FUNIFERA PLANT IN MASSING AS SHOWN, 3' FROM HARDSCAPE	5 GAL			38
	GREY DESERT SPOON / CAUYLON WHEELER PLANT IN MASSING AS SHOWN, 3' FROM HARDSCAPE	5 GAL			54
	YELLOW BLOOMING ALICE / ALICE BARBAGENSIS PLANT PER PLAN, NO RIPS OR TRANSFORMAL SPACING AS SHOWN, MAX HEIGHT: 10'	5 GAL			34
	YELLOW YUCCA / HESPERALOE PARVIFLORA YELLOW PLANT AS SHOWN, 30" FROM HARDSCAPE	5 GAL			127
GROUNDCOVERS	COMMON / BOTANICAL NAME	SIZE			
	NEW GOLD LANTANA / LANTANA X NEW GOLD PLANT IN MASSING AS SHOWN, 2' FROM HARDSCAPE	1 GAL			104
	ROSEMARY / ROSMARINUS OFFICINALIS PLANT IN MASSING AS SHOWN, 2' FROM HARDSCAPE	5 GAL			98
WILDS	COMMON / BOTANICAL NAME	SIZE			
	BARBARIAN WREST / EUCALYPTUS GARDNERIANA X BARBARIAN WREST PLANT AS SHOWN, REFER TO PALM AND WALL ATTACHMENT DETAILS	5 GAL			30

PLANT QUANTITIES

TOTAL SQFT:	162,334
REQUIRED TREES:	250
TREES PROVIDED:	252
REQUIRED SHRUBS:	1,498
SHRUBS PROVIDED:	1,506*

*QUANTITY DOES NOT INCLUDE 617- 15 GAL HOPSEED HEDGE

- LEGEND**
- 1 PROJECT SIGN
 - 2 ENTRY WITH DETACHED WALKS, MEDIAN AND ENHANCED PAVING
 - 3 6' TALL PARTIAL VIEW FENCING
 - 4 6' TALL PERIMETER WALL
 - 5 SECONDARY GATED ENTRY
 - 6 SLIDING AND PEDESTRIAN GATES TO SECURE COMMUNITY
 - 7 POOL AREA WITH SYNTHETIC LAWN, ENHANCED PAVING, SHADE STRUCTURES, SEATING UMBRELLAS, AND CHASE LOUNGES
 - 8 CORN HOLE
 - 9 YOGA LAWN
 - 10 SOFT SEATING
 - 11 BBQ AND FIRE PIT ON ARCHITECTURAL AXIS
 - 12 CHILDREN PLAY AREA WITH SHADE COVER
 - 13 FENCED DOG RUN
 - 14 FORMAL LAWN AREA
 - 15 MULTI-FUNCTIONAL "PLAY" LAWN AREA
 - 16 GRANULAR TRAIL
 - 17 ROLLING HILLS
 - 18 BBQ AREA WITH MOVABLE FURNITURE
 - 19 OUTDOOR SEATING AREA WITH FIRE PIT
 - 20 BBQ AREA WITH PICNIC TABLE
 - 21 SYNTHETIC LAWN
 - 22 COVERED PARKING
 - 23 REFUSE/ RECYCLE
 - 24 6' DETACHED WALK WHERE POSSIBLE ALONG PORTER STREET
 - 25 FUTURE OR EXISTING BUS STOP
 - 26 APPROXIMATE LOCATION OF EXISTING STREET LIGHTS
 - 27 SHADE STRUCTURE WITH MOVABLE FURNITURE
 - 28 MAINTENANCE
 - 29 HOPSEED HEDGE
 - 30 ACCESS GATE



PLANNING METRICS

from City of Maricopa Chapter 16 Zoning Code
Zoning - 202.01

Current: Public/Inst.
 Proposed: MU-G

Height - 202.04

Allowed: 42 Feet
 Proposed: approx. 35 Feet

Density - 202.01

MU-G Maxium Density: 24 Units per Acre
 Proposed: 24 Units per Acre

Lot Coverage - 202.04

Allowed: 50 % Impervious Coverage

Setbacks - 202.04

Allowed: 20' Front / 20' Rear / 5' Side
 Proposed (min.):
 Min. 10' between buildings

Vehicle Parking - 407.04

Required: Guest- 0.2 space per unit
 Studio- 1 space per unit
 1 Bedroom- 1.5 spaces per unit (=72)
 2 Bedroom- 2 spaces per unit (=216)
 3 Bedroom- 2.5 spaces per unit (=390)
 4 Bedroom- 3 spaces per unit
 =678 TOTAL REQUIRED

see 404.05 for Parking Lot Landscaping requirements

Bicycle Parking -

Required: 1 per 50 parking spaces

Proposed Parking Stalls

Provided: 545 stalls = 1.75 stalls per unit
 30 stalls with solar car shelters

*Parking reduction requested through the Sustainability
 Reduction incentive for a 20% reduction.

Proposed Bicycle Parking

Provided: 4 U-Racks per building under breezeway

PARKING		
Level	Type	Count
Level 1		545
		545

SITE METRICS

PARCEL ID 51030002C
 Parcel to be split per seller agreement

ADDRESS SE corner N. PORTER RD AND W APPLGATE RD
 MARICOPA, AZ 85138

PARCEL AREA approx. 566,334 SQ. FT (13 ACRES)

ZONING MARICOPA

BUILDING METRICS

NUMBER OF BUILDINGS 13

STORIES 3 STORIES

HEIGHT approx. 35 FT

DWELLING UNITS 312 UNITS

BUILDING A (x5)

24 units, 9,664 SF
 Unit 2-0 - 12 (60)
 Unit 3-0 - 12 (60)

BUILDING B (x8)

24 units, 9,098 SF
 Unit 1-0 - 6 (48)
 Unit 2-0 - 6 (48)
 Unit 3-0 - 12 (96)

TOTAL UNITS

Unit 1-0 (647 Gross SF) - 48 Units (31,056 Gross SF)
 Unit 2-0 (930 Gross SF) - 108 Units (100,440 Gross SF)
 Unit 3-0 (1,238 Gross SF) - 156 Units (193,128 Gross SF)
 =312 Units Total

PROJECT TEAM

DEVELOPMENT

Real Estate Equities
 579 Selby Avenue
 St. Paul, MN 55102
 (651) 389-3800
 Contact: Eric Omdahl, (952) 261-7696

ARCHITECT

Kaas Wilson Architects
 1301 American Blvd E, Suite 100
 Bloomington, MN 55425
 (612) 879-6000
 Contact: Petro Megits, (612) 229-3436

CIVIL - LANDSCAPE

Terrascap
 645 E. Missouri Ave., Suite 160
 Phoenix, AZ 85102
 (602) 297-8732
 Contact: Dave West, (480) 454-8005

ELECTRICAL

Hawkins Design Group, Inc.
 1140 West Harwell Road
 Gilbert, AZ 85233
 (602) 297-8732
 Contact: Scott Adler, (480) 813-9000