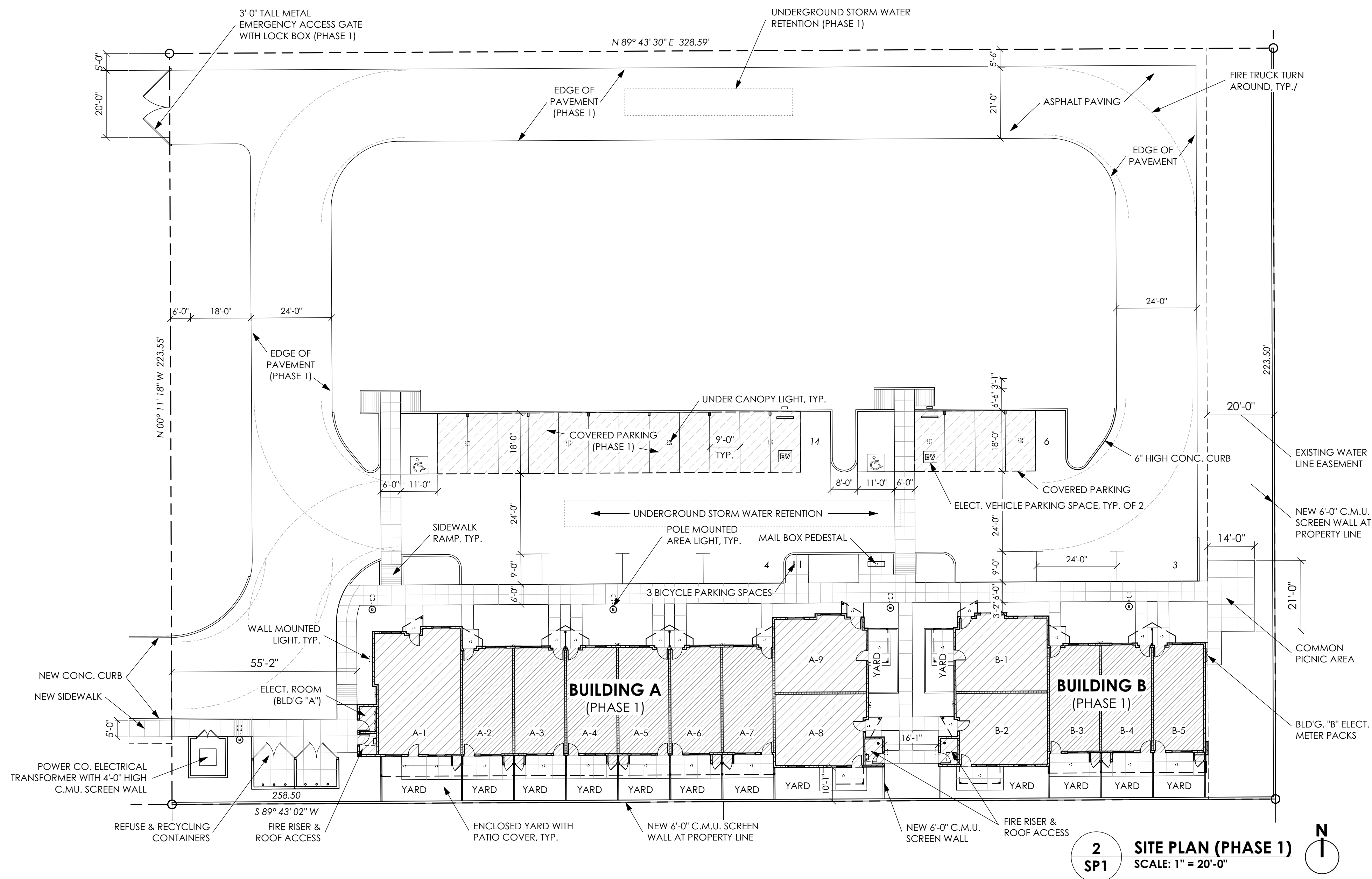
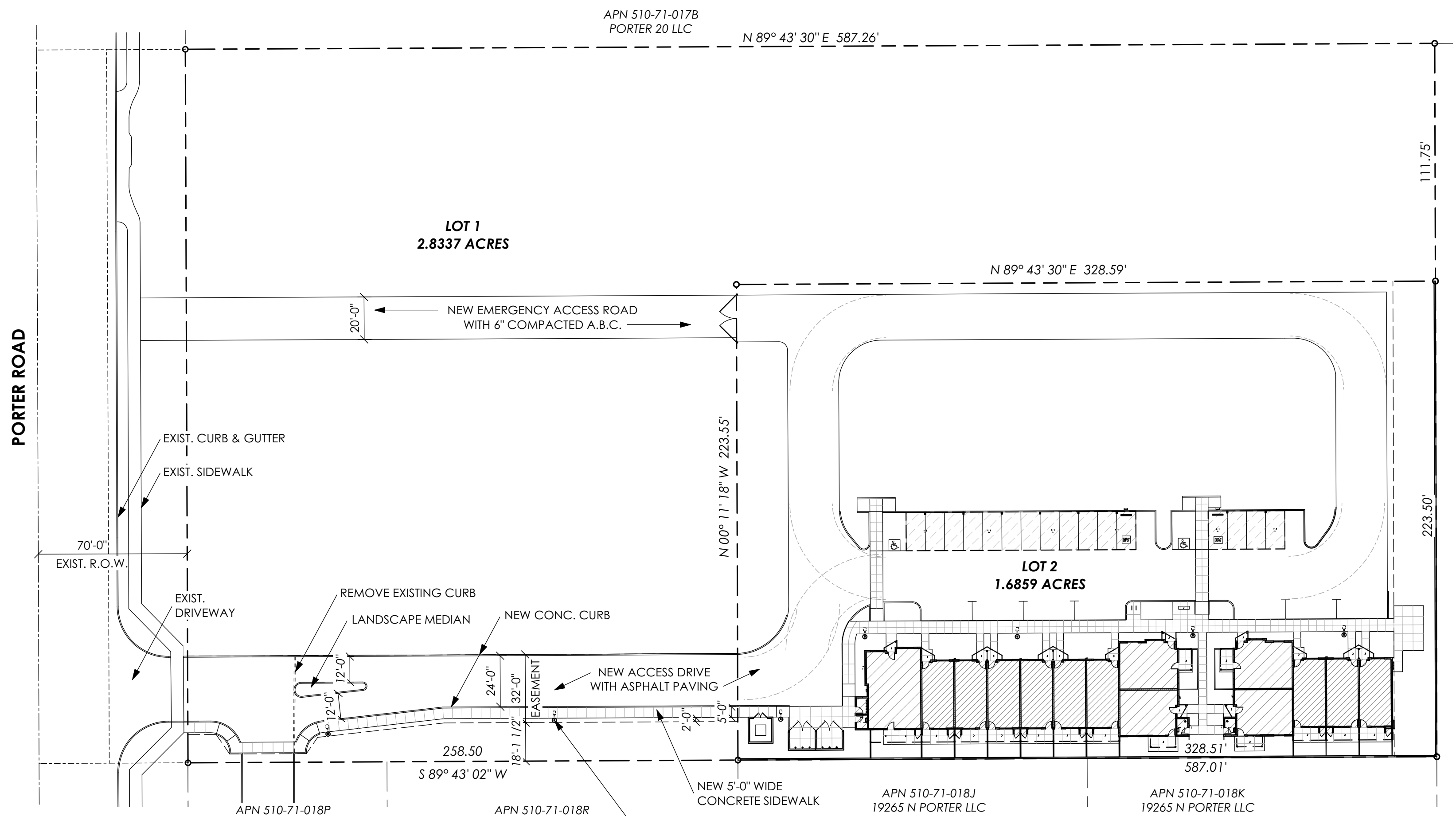


PHASE 1 BUILDING AREA SUMMARY

UNIT NO.	FIRST LEVEL	SECOND FLOOR	TOTAL LIVABLE	COVERED ENTRANCE & PATIO	TOTAL CONSTRUCTION AREA
BUILDING A:					
A-1	970	0	970	156	1126
A-2	501	488	989	110	1099
A-3	501	488	989	116	1105
A-4	501	488	989	116	1105
A-5	501	488	989	116	1105
A-6	501	488	989	116	1105
A-7	501	488	989	111	1100
A-8	603	0	603	77	680
A-9	63Z	Q	63Z	81	718
UTILITY TOTAL	5216	2928	8144	999	9341
BUILDING B:					
B-1	637	0	637	77	714
B-2	603	0	603	81	684
B-3	501	492	993	111	1104
B-4	501	488	989	116	1105
B-5	50Z	49Z	1004	11Z	1121
UTILITY TOTAL	2749	1477	4226	502	4805
TOTAL PHASE 1:					
	7965	4405	12370	1501	14146

UNIT SUMMARY AND PARKING CALCULATION:

	1-STORY / 1-BEDROOM	1-STORY / 2-BEDROOM	2-STORY / 2-BEDROOM	TOTAL UNITS	PARKING REQUIRED	PARKING PROVIDED
PHASE 1:	4	1	9	14	26	27
PHASE 2:	4	1	8	13	24	28
TOTAL	8	2	17	27	50	55



PROJECT DATA:

PARENT PARCEL: APN 510-71-018A (PARENT PARCEL)
 LOT AREA: LOT 1: 2.8337 ACRES
 LOT 2: 1.6859 ACRES (THIS PROJECT)
 EXISTING ZONING: CB-2
 PROPOSED ZONING: RH

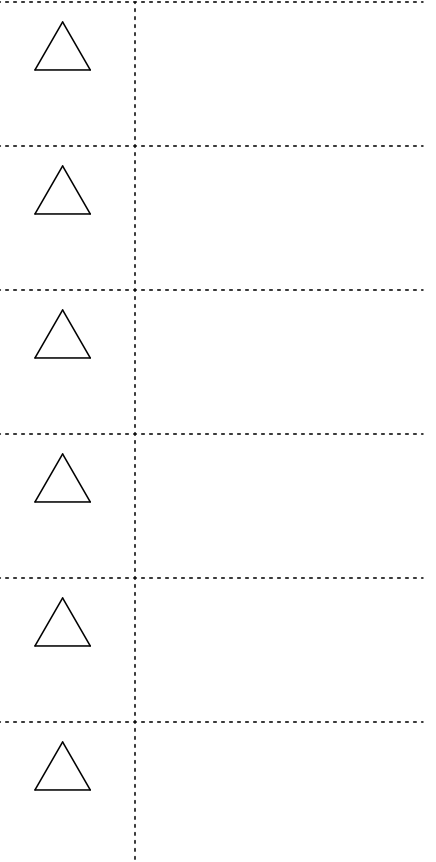
BASIS OF BEARING:

FOR THIS PROJECT IS N89°44'05"E FOR THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA & SALT RIVER MERIDIAN AS CALCULATED FROM A RECORD OF SURVEY FOR 19265 N. PORTER ROAD RECORDED IN FEE NUMBER 2019-000372, PINAL COUNTY RECORDS.

BENCHMARKS:

BENCHMARK NO. 1
 RPA HORIZONTAL (BASED ON OPUS) AND VERTICAL CONTROL POINT NGSD DESIGNATION POINT S360 WITH A PID DU1047
 RPA FOUND IN FIELD AS A BRASS CAP STAMPED 1967 HAVING AN NAVD88 EL = 1206.29
 BENCHMARK NO. 2
 NORTHWEST QUARTER CORNER SECTION 25, T. 4S., R. 3 E. G&SRM BRASS CAP IN HANDHOLE AT THE INTERSECTION OF PORTER ROAD AND HONEYCUTT ROAD HAVING AN NAVD88 EL=1178.09.

06/28/20 DRAWING DATE



O'JON TERRACE APARTMENTS

AT
 NORTH PORTER ROAD
 CITY OF MARICOPA ARIZONA

PROJECT 1949 PHASE 1 SITE PLAN

SHEET NO. SP1 OF



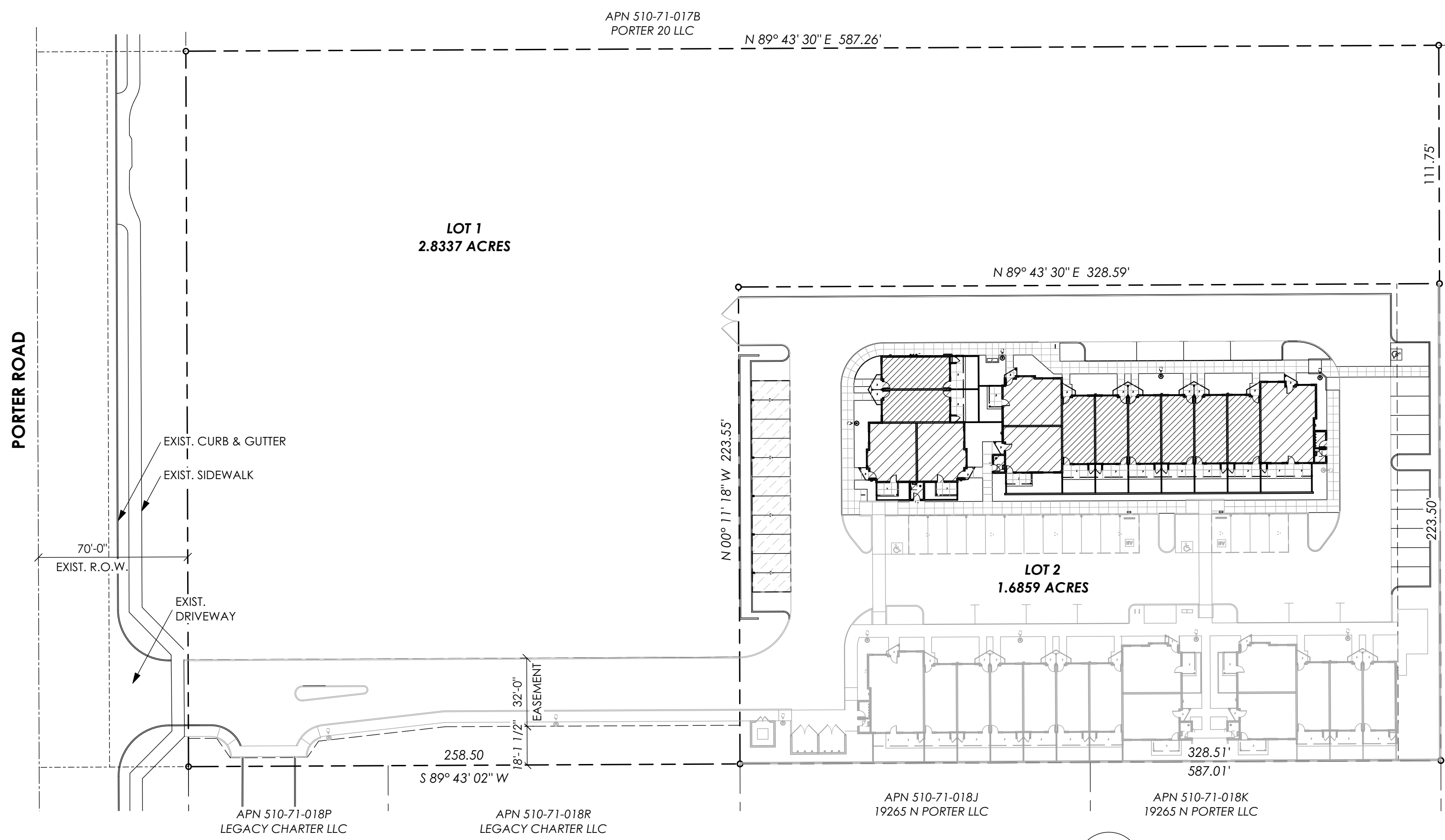
**PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING**

PHASE 2 BUILDING AREA SUMMARY

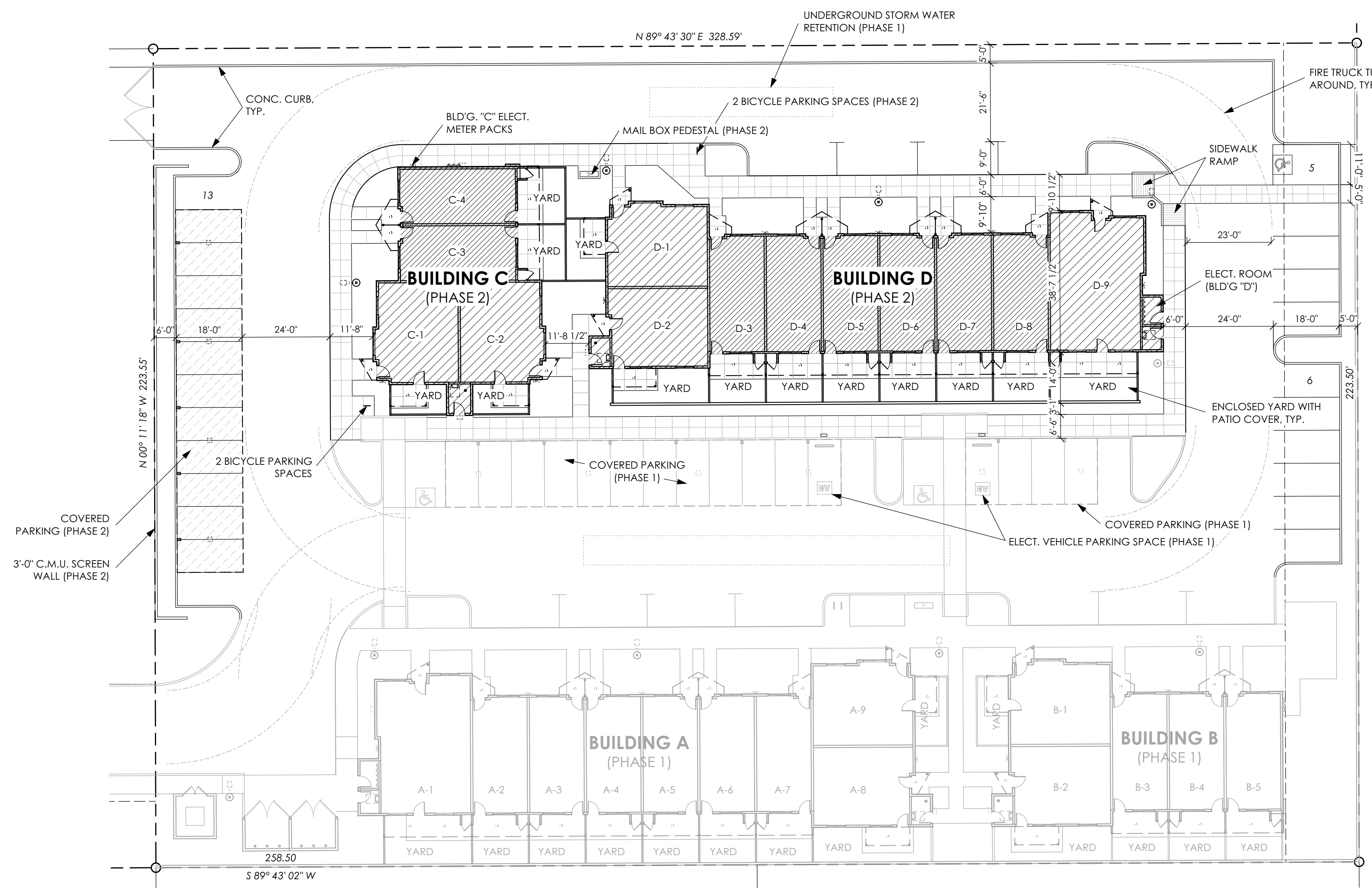
	UNIT NO.	FIRST LEVEL	SECOND FLOOR	TOTAL LIVABLE	COVERED ENTRANCE & PATIO	TOTAL CONSTRUCTION AREA
BUILDING C:	C-1	637	0	637	75	712
	C-2	637	0	637	78	715
	C-3	501	492	993	111	1104
	C-4	502	492	1004	113	1117
	UTILITY					60
TOTAL	2282	989	3271	377	3708	
BUILDING D:	D-1	637	0	637	75	712
	D-2	603	0	603	78	681
	D-3	501	488	989	106	1095
	D-4	501	488	989	113	1102
	D-5	501	488	989	113	1102
	D-6	501	488	989	113	1102
	D-7	501	488	989	113	1102
	D-8	501	488	989	107	1096
	D-9	920	0	920	153	1123
UTILITY					136	
TOTAL	5216	2928	8144	971	9251	
TOTAL PHASE 2:	7498	3917	11415	1348	12959	

PHASE 1 & 2 BUILDING AREA SUMMARY

	UNIT NO.	FIRST LEVEL	SECOND FLOOR	TOTAL LIVABLE	COVERED ENTRANCE & PATIO	TOTAL CONSTRUCTION AREA
PHASE 1:	ALL	7965	4405	12370	1501	14146
PHASE 2:	ALL	7498	3917	11415	1348	12952
TOTAL FOR BOTH PHASES:	TOTAL	15463	8322	23785	2849	27105



1 OVERALL SITE PLAN (PHASE 2)
SCALE: 1" = 40'-0"



2 SITE PLAN (PHASE 2)
SCALE: 1" = 20'-0"

PROJECT DATA:

PARENT PARCEL: APN 510-71-018A (PARENT PARCEL)
 LOT AREA: LOT 1: 2.8337 ACRES
 LOT 2: 1.6859 ACRES
 EXISTING ZONING: CB-2
 PROPOSED ZONING: RH

TABEL 202.04 DEVELOPMENT STANDARD SUMMARY (PROVIDED IS PHASE 1 AND 2 COMBINED)

	REQUIRED	PROVIDED
MINIMUM LOT AREA (S.F.):	7,000	73,449 ±
MINIMUM LOT WIDTH (FEET):	60	223
MAXIMUM DENSITY (UNITS / ACRE):	20	16
MAXIMUM BUILDING HEIGHT (FEET):	42	27
FRONT SETBACK (FEET):	20	55.16
INTERIOR SIDE (FEET):	5	10
STREET SIDE (FEET):	20	N.A.
REAR (FEET):	20	20
BUILDING SEPARATION (FEET):	10	11
ARCHITECTURAL ARTICULATION:	202.04B	COMPLIES
BUILDING ENTRANCES:	202.04C	N.A.
LOCATION OF PARKING:	202.04D	N.A.
OPEN SPACE:	20% (14,690 S.F.)	18,930 S.F.
PRIVATE OUTDOOR LIVING AREAS (S.F./UNIT)		
GROUND FLOOR UNITS:	120	128 MINIMUM
ACCESSORY STRUCTURES:	401.02	N.A.
EXCEPTIONS TO HEIGHT LIMITS:	401.08	N.A.
FENCES & WALLS:	401.09	3'-6" MAX. AT FRONT / 6'-0" OTHERS
LANDSCAPING:	404	COMPLIES
LIGHTING:	405	COMPLIES
OFF-STREET PARKING & LOADING:	407	COMPLIES
PROJECTIONS INTO REQUIRED SETBACKS:	401.04	N.A.
SCREENING:	401.11	COMPLIES
SIGNS:	409	FUTURE UNDER SEPARATE PERMIT
SWIMMING POOLS:	401.12	N.A.
VISIBILITY AT DRIVEWAYS:	401.15	EXISTING

06/28/20 DRAWING DATE



O'JON TERRACE APARTMENTS

AT
 NORTH PORTER ROAD
 CITY OF MARICOPA ARIZONA

PROJECT 1949 PHASE 2 SITE PLAN

SHEET NO. SP2
OF