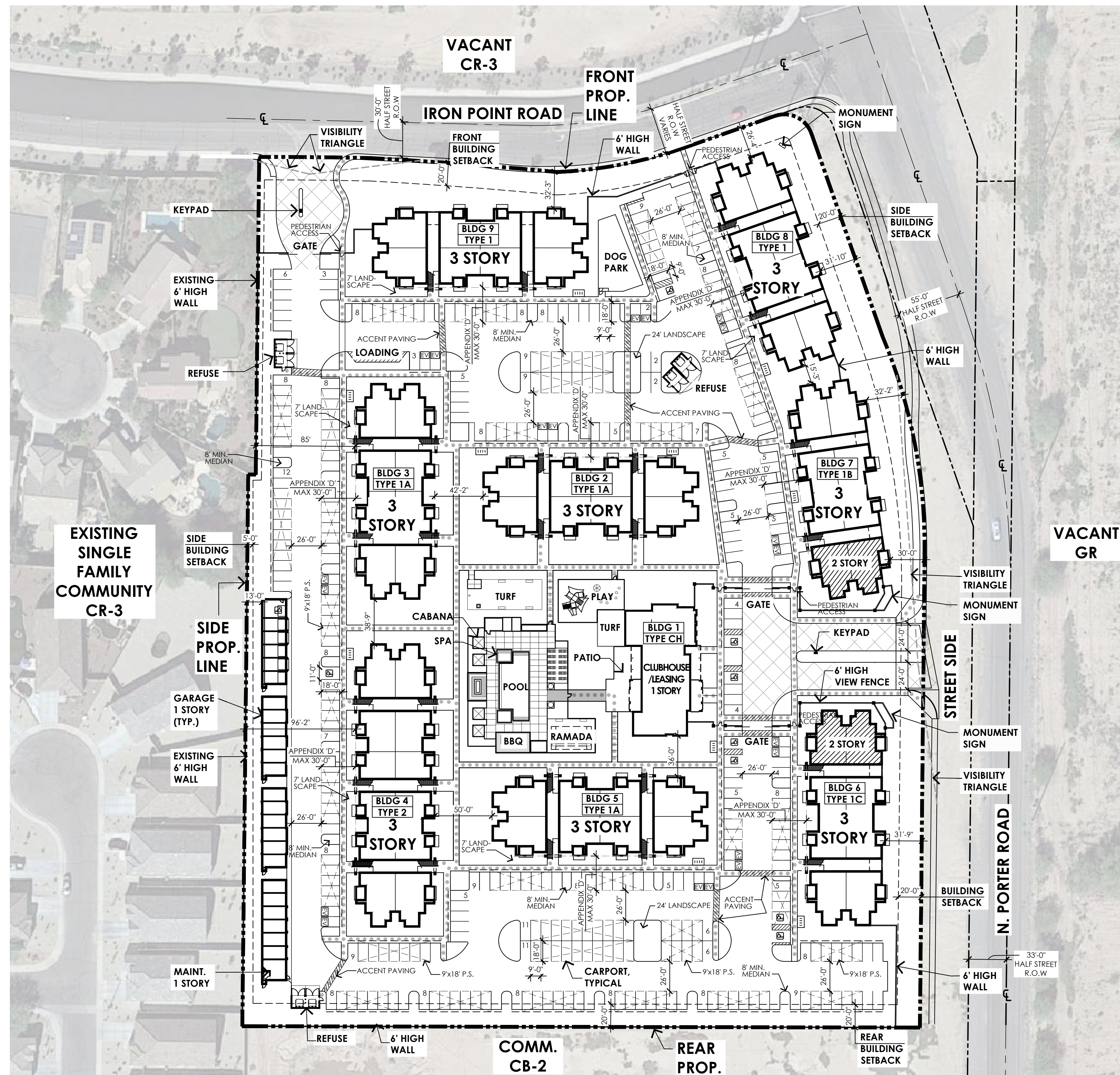




SITE DATA	
ASSESSOR'S PARCEL NUMBER	51012018L 51012018M

SITE AREA:	
GROSS SITE AREA	+/- 11.89 AC (517,928.4 SQ.FT.)
NET SITE AREA	+/- 10.0 AC (435,600 SQ.FT.)

SITE ADDRESS: 16720 NORTH PORTER ROAD

ZONING:		
EXISTING ZONING		CB-2
PROPOSED ZONING		RH

DENSITY		
NET DENSITY ALLOWED	— (200 DU)	20 DU/AC
NET DENSITY PROPOSED	(200 DU)	20 DU/AC

<u>BUILDING HEIGHT:</u>	
ALLOWED	42'
PROPOSED	3 STORIES, 42'

MIN. BUILDING SETBACKS:	REQUIRED	PROPOSED
FRONT (IRON POINT RD.) SETBACK	20'	20'
SIDE STREET (PORTER RD.) SETBACK	20'	20'
REAR (SOUTH PROPERTY LINE) SETBACK	20'	20'
SIDE (WEST PROPERTY LINE) SETBACK	5'	5'

APARTMENT TYPE AND MIX:			
	UNIT TYPE	RATIO	#DU
A	1BR/1BA	6.0%	12
B	2BR/2BA	48.0%	96
C	3BR/2BA	46.0%	92
TOTAL		100.0%	200

PARKING REQUIRED (9' X 18'):			
		P.S./DU	
UNIT TYPE	#DU	REQ.	REQ.
A 1BR/1BA	12	1.5	18
B 2BR/2BA	96	2.0	192
C 3BR/2BA	94	2.5	235
GUEST	200	0.2	40
TOTAL	200		485

20% REDUCTION FOR SUSTAINABLE DESIGNS: $485 \times 0.8 = 388$

SUSTAINABLE MEASURES WILL BE PROVIDED TO ENABLE A 20% PARKING REDUCTION AS PROVIDED FOR IN THE CITY'S ZONING CODE, ARTICLE 411 SUSTAINABLE DEVELOPMENT INCENTIVE PROGRAM.

PARKING PROVIDED:	
SURFACE	150
COVERED SURFACE	216
GARAGE	24
TOTAL PARKING PROVIDED	390 P.S (1.95 P.S/DU)

BICYCLE PARKING:

REQUIRED BICYCLE PARKING:
MUST PROVIDE 3 BIKE PARKING SPACES OR AT LEAST 1 BIKE SPACE PER 10 OFF-STREET VEHICLE PARKING SPACE PROVIDED
390 VEHICLE + 10 P.S = 39 BICYCLE PARKING SPACE REQUIRED

PROVIDED BICYCLE PARKING: 40 P.S

ELECTRIC VEHICLE CHARGING STATIONS:

REQUIRED EV CHARGING STATIONS:
AT LEAST 5% OF PARKING SPACES SHALL BE ELECTRIC CHARGING STATIONS
 $393 \text{ P.S.} \times 0.05 = 20$ ELECTRIC CHARGING STATIONS REQUIRED
PROVIDED EV CHARGING STATIONS: 20 CHARGING STATIONS

OPEN SPACE CALCULATION:

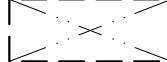
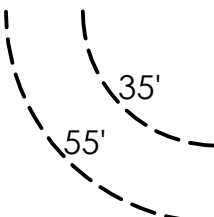
REQUIRED OVERALL O. S.:	86,946 SQ.FT. (1.99 AC) -	20%
PROVIDED OVERALL O. S.:	154,391 SQ.FT. (3.54AC) -	35.5%
PROVIDED OVERALL O.S. (WITH L.S. BUFFERS):	182,488 SQ. FT. (4.19 AC)	41.9%
REQUIRED ACTIVE OPEN SPACE:	52,167 SQ. FT. (1.19 AC) -	60% OF REQUIRED OPEN SPACE
PROVIDED ACTIVE OPEN SPACE:	62,955 SQ.FT. (1.45AC) -	72.4% OF REQUIRED OPEN SPACE

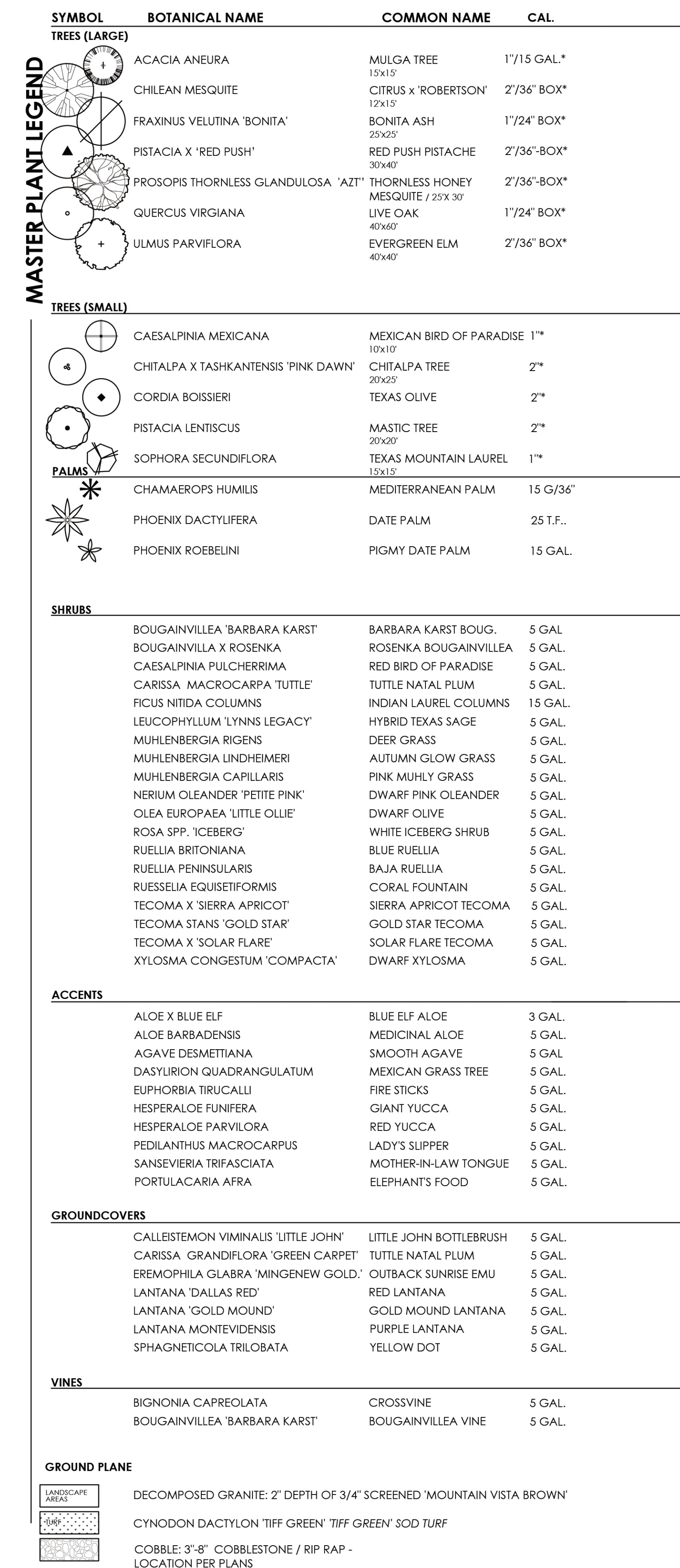
PRIVATE OPEN SPACE:	
REQUIRED TOTAL PRIVATE OPEN SPACE:	17,360 SQ.FT.
PROVIDED TOTAL PRIVATE OPEN SPACE:	15,316 SQ.FT.

PROVIDED ACTIVE OPEN SPACE:	62,955 SQ.FT.
REQUIRED ACTIVE OPEN SPACE:	<u>52,167 SQ.FT.</u>
SURPLUS ACTIVE OPEN SPACE:	<u>10,788 SQ.FT.</u>

SURPLUS ACTIVE O.S. + PRIVATE O.S. PROVIDED 26,104 SQ.FT.

LEGEND

-  PARKING CANOPY
-  ASSUMED PROPERTY LINE
-  ACCESSIBLE PARKING SPACE
-  FIRE TRUCK TURNING RADII
PER CITY OF MARICOPA
STANDARDS.
-  ELECTRIC VEHICLE CHARGING
STATION W/ BOLLARDS AS REQ'D.
-  PEDESTRIAN ACCESS ROUTES



*ALL TREES TO BE CHOSEN BY CALIPER SIZE REGARDLESS OF BOX SIZE



LICENSE EXPIRES 9/30/2022

