

OVERLAND | WATERMAN | BUTTERFIELD

SEC JOHN WAYNE PARKWAY & MARICOPA CASA GRANDE HIGHWAY

MARICOPA, ARIZONA

PROJECT TEAM:

OWNER | SHAUN RIDGE, LLC

DEVELOPER | DBG PROPERTIES, LLC

APPLICANT & PLANNER | NORRIS DESIGN

ARCHITECT | KEPHART

LANDSCAPE ARCHITECT | NORRIS DESIGN

CIVIL ENGINEER | WARE MALCOMB

TRAFFIC ENGINEER | CIVTECH

PO BOX 653
MOUNT PLEASANT, MI 48804

2164 SW PARK PLACE
PORTLAND, OR 97205
PH: 503.860.3298
CONTACT: ERIC GRODAHL

EMAIL: EGRODAHL@DBGPROPERTIESLLC.COM

901 E MADISON ST
PHOENIX, ARIZONA 85034
PH: 602.254.9600
CONTACT: ALAN BEAUDOIN
EMAIL: ABEAUDOIN@NORRIS-DESIGN.COM

2555 WALNUT STREET
DENVER, CO 80205
PH: 303.832.4474
CONTACT: DOUG VAN LERBERGHE
EMAIL: DOUGV@KEPHART.COM

901 E MADISON ST
PHOENIX, ARIZONA 85034
PH: 602.254.9600
CONTACT: ALAN BEAUDOIN
EMAIL: ABEAUDOIN@NORRIS-DESIGN.COM

2777 E CAMELBACK RD #325
PHOENIX, ARIZONA 85016
PH: 480.800.5295
CONTACT: MATHEW KUEHN
EMAIL: MKUEHN@WAREMALCOMB.COM

10605 N. HAYDEN ROAD, SUITE 140
SCOTTSDALE, AZ 85260
PH: 480.659.4250
CONTACT: DAWN CARTIER
EMAIL: DCARTIER@CIVTECH.COM

PROJECT DESCRIPTION

OVERLAND / WATERMAN / BUTTERFIELD IS A MULTI-FAMILY RESIDENTIAL COMMUNITY WITHIN THE CITY OF MARICOPA DESIGNED TO BRING DIVERSE HOUSING OPTIONS TO THE EXISTING MARKET WITHIN THE BEAUTIFUL SONORAN DESERT. THE COMMUNITY IS ENVISIONED TO APPEAL TO ALL AGES AND ECONOMIC CLASSES TO PROVIDE THE CITY OF MARICOPA RESIDENTS WITH A NEW MULTI-FAMILY COMMUNITY THAT OFFERS WALKABILITY, AMENITIES AND THOUGHTFUL DESIGN TO BE COHESIVE WITH THE NATURAL DESERT ENVIRONMENT AND HISTORY OF MARICOPA. THREE MULTI-FAMILY RESIDENTIAL COMMUNITIES WILL BE DEVELOPED ON THE +/- 20-ACRE SITE WHICH INCLUDE FAMILY WORKFORCE HOUSING, MARKET RATE APARTMENTS AND SENIOR HOUSING (AGE 55+). THE OVERALL DEVELOPMENT WILL BE HOME TO THE FOLLOWING INDIVIDUALLY MANAGED COMMUNITIES: OVERLAND APARTMENTS (FAMILY WORKFORCE), BUTTERFIELD COMMONS (MARKET RATE) AND WATERMAN SENIOR APARTMENTS (AGE TARGETED 55+).

OVERLAND / WATERMAN / BUTTERFIELD IS LOCATED AT THE SOUTHEAST CORNER OF JOHN WAYNE PARKWAY AND MARICOPA-CASA GRANDE HIGHWAY. HONEYCUTT AVENUE RUNS PERPENDICULAR TO JOHN WAYNE PARKWAY AND WILL BE THE PRIMARY INTERSECTION TO ACCESS THE FUTURE RESIDENTIAL SITE. THE SUBJECT SITE IS ISOLATED WITHIN AN EXISTING VACANT LOT WHICH IS SURROUNDED BY SINGLE-FAMILY RESIDENTIAL HOMES TO THE SOUTH AND EAST WHILE THE NORTHERN BOUNDARY IS DIRECTLY PARALLEL TO THE UNION PACIFIC RAILROAD TRACKS AND VACANT LAND TO THE WEST THAT IS UNDERSTOOD TO BE FUTURE DEVELOPMENT. THE ISOLATED SITE WILL BE ACCESSED VIA HONEYCUTT AVENUE WHICH WILL BE EXTENDED TO THE PROPERTIES WESTERN BOUNDARY. THE PRIMARY ENTRANCE WILL BE ACCESSED AT THE TERMINUS OF HONEYCUTT AVENUE WHERE A PRIVATE INTERNAL CIRCULATION DRIVE, KNOWN AS REINSMAN BOULEVARD, WILL CREATE A SMOOTH TRANSITION BETWEEN THE RETAIL AND RESIDENTIAL USES TO FLOW THROUGH THE CENTER OF THE DEVELOPMENT IN ORDER TO PROVIDE ACCESS TO EACH INDIVIDUAL COMMUNITY AS WELL AS PROVIDING ENHANCED LANDSCAPING AND HARDSCAPE ELEMENTS INTENTIONALLY SELECTED TO PROMOTE WALKABILITY WITHIN THE COMMUNITY AND TO THE FUTURE RETAIL SITE. A SECONDARY EXIT AND EMERGENCY ACCESS DRIVE WILL BE LOCATED AT THE NORTH WESTERN PORTION OF THE SITE AND WILL EXTEND THROUGH THE FUTURE RETAIL SITE TO THE UNDERPASS OF JOHN WAYNE PARKWAY.

OVERLAND / WATERMAN / BUTTERFIELD WILL PROVIDE A TOTAL OF 574 RESIDENTIAL UNITS WITH PRIVATE CLUBHOUSE AND POOL AMENITIES FOR EACH COMMUNITY. ALL OPEN SPACE ON THE SITE, EXCLUDING CLUBHOUSES AND POOLS UNIQUE TO EACH COMMUNITY, WILL BE ACCESSIBLE TO ALL RESIDENTIAL COMMUNITIES TO PROMOTE ACTIVATION WITHIN THE DEVELOPMENT. EACH COMMUNITY WILL BE REQUIRED TO PROVIDE THE REQUIRED PARKING AS OUTLINED IN THE PLANNED AREA DEVELOPMENT (PAD22-13) IN ORDER TO FUNCTION AS A STAND ALONE COMMUNITY. HOWEVER, A SHARED PARKING AND CROSS ACCESS AGREEMENT WILL BE IMPLEMENTED LATER IN THE DEVELOPMENT PROCESS TO ALLOW ALL RESIDENTS TO PARK IN ANY AVAILABLE UNRESERVED PARKING SPACES THROUGHOUT THE ENTIRE SITE. IN ADDITION TO UNRESERVED SURFACE PARKING AND SHADED CARPORT PARKING SPACES, THERE WILL BE RESERVED GARAGE SPACES AVAILABLE. FOR RESIDENTS OF THE MARKET RATE APARTMENT COMMUNITY, BUTTERFIELD COMMONS, THE ENCLOSED GARAGE PARKING SPACES WILL BE RESERVED FOR RESIDENTS WHO CHOSE TO RENT A MORE PRIVATE AND SECURED PARKING OPTION. THE ONE STORY GARAGE STRUCTURES LOCATED AT THE SOUTHERN PERIMETER WILL ALSO FUNCTION AS SCREENING ADJACENT TO THE SINGLE FAMILY RESIDENTIAL.

THE OVERLAND / WATERMAN / BUTTERFIELD DEVELOPMENT WILL BRING MUCH NEEDED DIVERSE HOUSING OPTIONS TO THE CITY OF MARICOPA WHILE ALSO ACTING AS A CATALYST FOR FUTURE DEVELOPMENT TO THE WEST. THE COMMUNITY WILL AID IN FILLING THE HOUSING DEMAND IN THE FAST GROWING CITY AND CONTRIBUTE TO THE CITIES GOAL OF PROVIDING MORE MULTI-FAMILY OPTIONS IN MARICOPA.

DUE TO THREE MULTI-FAMILY COMMUNITIES BEING DEVELOPED ON THE SINGLE PLANNED AREA DEVELOPMENT SITE, IT IS THE INTENTION THAT A PLAT WILL BE PRODUCED TO PROVIDE THE LEGAL BOUNDARIES OF THREE LOTS. EACH LOT WILL BE DEDICATED TO THE ASSOCIATED MULTI-FAMILY COMMUNITY. LOT 1 WILL BE ASSOCIATED WITH THE FAMILY WORKFORCE HOUSING, OVERLAND APARTMENTS. LOT 2 WILL BE DEDICATED TO THE WATERMAN SENIOR APARTMENTS AND LOT 3 WILL BE ASSOCIATED WITH THE BUTTERFIELD COMMONS MARKET RATE APARTMENTS. A TRACT WILL BE DEDICATED ALONG REINSMAN BOULEVARD FROM THE ENTRY AT THE PROJECT SITE STARTING AT THE TERMINUS OF HONEYCUTT AVENUE TO THE END OF REINSMAN BOULEVARD AT THE WATERMAN SENIOR APARTMENTS. THE MAIN STREET TRACT IS INTENDED TO BE SHARED BY ALL THREE MULTI-FAMILY RESIDENTIAL LOTS.

GENERAL SITE PLAN NOTES

- THIS COMMUNITY WILL EMBRACE SOLAR POWER GENERATION. ACCORDINGLY, TO MAINTAIN SOLAR ACCESS FOR PANELS, THE PLANTING OF TREES IN LOCATIONS THAT WOULD PREVENT ACCESS TO SOLAR RESOURCES HAVE BEEN AVOIDED.
- THE DEVELOPER HAS ENGAGED WITH THE CITY OF MARICOPA UNDER A MEMORANDUM OF UNDERSTANDING REGARDING OFF-SITE ROADWAY AND UTILITY CONSTRUCTION THAT WILL BE DESIGNED TO BENEFIT THE VACANT PROPERTY, PLANNED FOR COMMERCIAL USES, TO THE IMMEDIATE WEST OF THE SUBJECT PROPERTY.

LEGAL DESCRIPTION

A PORTION OF THE WEST HALF OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A IRON PIPE AT THE WEST QUARTER CORNER OF SAID SECTION 27, FROM WHICH A ADOT BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 27 BEARS NORTH 0 DEGREES 31 MINUTES 53 SECONDS WEST, 2628.85 FEET;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 27, SOUTH 89 DEGREES 50 MINUTES 59 SECONDS EAST, 1167.08 FEET;

THENCE SOUTH 32 DEGREES 05 MINUTES 24 SECONDS EAST, 96.21 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 36 DEGREES 06 MINUTES 54 SECONDS EAST, 785.30 FEET;

THENCE SOUTH 53 DEGREES 53 MINUTES 06 SECONDS EAST, 1205.60 FEET;

THENCE SOUTH 0 DEGREES 04 MINUTES 50 SECONDS EAST, 409.11 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 24 SECONDS WEST, 446.40 FEET;

THENCE NORTH 53 DEGREES 53 MINUTES 26 SECONDS WEST, 444.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY FROM WHICH THE RADIUS POINT BEARS NORTH 15 DEGREES 45 MINUTES 21 SECONDS WEST, A DISTANCE OF 350.71 FEET;

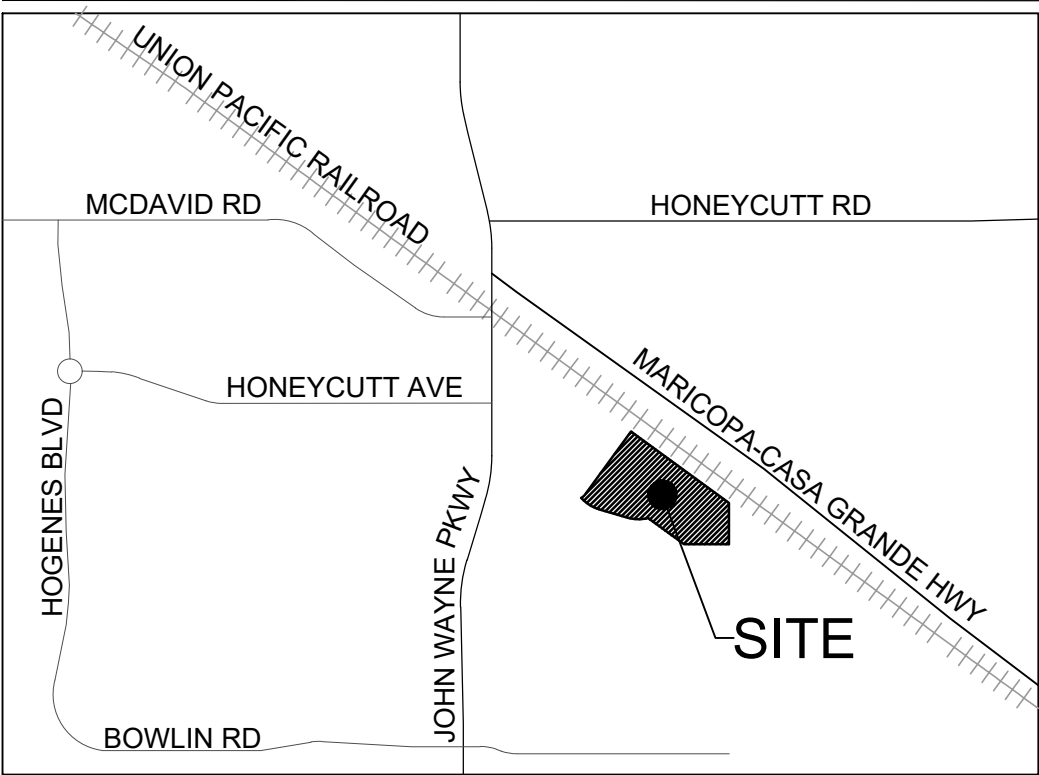
THENCE WESTERLY 198.85 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 32 DEGREES 29 MINUTES 11 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 73 DEGREES 45 MINUTES 55 SECONDS WEST, 302.91 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 365.00 FEET;

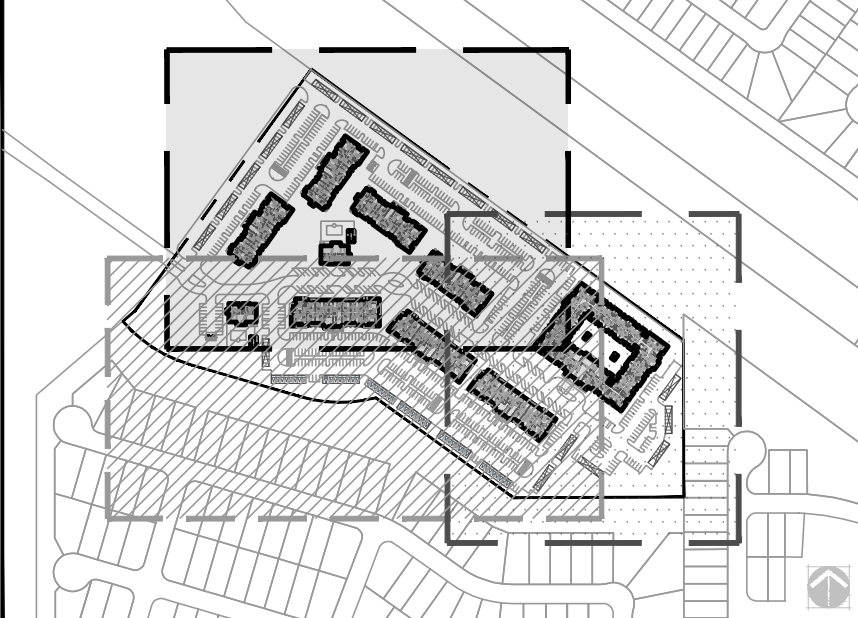
THENCE NORTHWESTERLY 211.24 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 33 DEGREES 09 MINUTES 34 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 49 DEGREES 23 MINUTES 39 SECONDS EAST, 40.00 FEET TO THE POINT OF BEGINNING.

VICINITY MAP



KEY MAP



SHEET NO.

- SP-102
- SP-103
- SP-104

SITE PLAN DATA

ASSESSOR PARCEL NUMBER (APN): 510-25-009S

GROSS AREA: 20.17 ACRES (878,588 SF)
NET AREA: 20.17 ACRES (878,588 SF)

ZONING DISTRICT: PLANNED AREA DEVELOPMENT (PAD)
APPROVED: PAD22-13
RELATED CASE #:

LAND USE DESIGNATION: HIGH-DENSITY RESIDENTIAL (HDR)
APPROVED: GPA22-09
RELATED CASE #:

TOTAL UNITS: 574 UNITS
PHASE 1: 200 UNITS
PHASE 2: 200 UNITS
PHASE 3: 174 UNITS

UNIT MIX:
1-BEDROOM: 60% (342 UNITS)
2-BEDROOM: 28% (164 UNITS)
3-BEDROOM: 12% (68 UNITS)

DENSITY: 28.5 DWELLING UNITS / ACRE
LOT COVERAGE: 15% (SEE BUILDING AREA TABLE)
BUILDING HEIGHT: 52'-0"

OPEN SPACE REQUIRED: 30% (263,576 SF)
PROVIDED: 35% (317,642 SF)

PARKING CALCULATIONS

PHASE 1 - OVERLAND APARTMENTS

UNIT TYPE	UNIT QTY.	PARKING RATIO REQUIRED	PARKING COUNT
1-BEDROOM	104	1.25 STALLS PER UNIT	130.0
2-BEDROOM	64	1.50 STALLS PER UNIT	96.0
3-BEDROOM	32	2.00 STALLS PER UNIT	64.0
GUEST PARKING REQUIRED:		0.2 STALLS PER UNIT (200 TOTAL UNITS)	40.0
PHASE 1 PARKING REQUIRED:			330
PHASE 1 PARKING PROVIDED:			339

PHASE 2 - WATERMAN SENIOR APARTMENTS

UNIT TYPE	UNIT QTY.	PARKING RATIO REQUIRED	PARKING COUNT
1-BEDROOM	160	0.75 STALLS PER UNIT	120.0
2-BEDROOM	40	1.00 STALLS PER UNIT	40.0
3-BEDROOM	0	N/A	0.0
GUEST PARKING REQUIRED:		0.1 STALLS PER UNIT (200 TOTAL UNITS)	20.0
PHASE 2 PARKING REQUIRED:			180
PHASE 2 PARKING PROVIDED:			187

PHASE 3 - BUTTERFIELD COMMONS

UNIT TYPE	UNIT QTY.	PARKING RATIO REQUIRED	PARKING COUNT
1-BEDROOM	78	1.25 STALLS PER UNIT	97.5
2-BEDROOM	60	1.50 STALLS PER UNIT	90.0
3-BEDROOM	36	2.00 STALLS PER UNIT	72.0
GUEST PARKING REQUIRED:		0.2 STALLS PER UNIT (174 TOTAL UNITS)	34.8
PHASE 3 PARKING REQUIRED:			295
PHASE 3 PARKING PROVIDED:			317

DEVELOPMENT TOTALS

TOTAL PARKING REQUIRED: 805 STALLS (1.4 STALLS PER UNIT)
TOTAL PARKING PROVIDED: 843 STALLS (1.5 STALLS PER UNIT)

PARKING NOTES:

- PARKING RATIOS REQUIRED PER THE APPROVED OVERLAND / WATERMAN / BUTTERFIELD PLANNED AREA DEVELOPMENT (PAD) PARKING STANDARDS, IDENTIFIED IN TABLE 5 OF THE PLANNED AREA DEVELOPMENT (PAD22-13).
- EACH PHASE MUST PROVIDE THE REQUIRED AMOUNT OF PARKING PER THE APPROVED PLANNED AREA DEVELOPMENT (PAD22-13) PARKING STANDARDS IN ORDER TO FUNCTION AS A STAND ALONE COMMUNITY.
- A CROSS PARKING AND CROSS ACCESS AGREEMENT WILL BE PROVIDED AT LATER IN THE DEVELOPMENT PROCESS IN ORDER TO ALLOW RESIDENTS FROM OVERLAND, WATERMAN AND BUTTERFIELD TO ACCESS AND PARK THROUGHOUT THE OVERALL COMMUNITY.
- 2% OF THE TOTAL PARKING PROVIDED SHALL BE ELECTRIC VEHICLE (EV) CHARGED SPACES WITH AN ADDITIONAL 8% OF THE REQUIRED PARKING TO BE INSTALLED TO PROVIDE ELECTRIC VEHICLE (EV) READY PARKING SPACES FOR A TOTAL OF 10% OF STALLS ACCOMMODATING ELECTRIC VEHICLE (EV) PARKING ON SITE.
- EACH PHASE IS RESPONSIBLE FOR PROVIDING 10% OF TOTAL PARKING STALLS (AS REQUIRED PER PLANNED AREA DEVELOPMENT PARKING STANDARDS) TO BE EV PARKING IN ORDER TO FUNCTION AS A STAND ALONE COMMUNITY.

BUILDING AREA BREAKDOWN

PHASE 1 - OVERLAND APARTMENTS

RESIDENTIAL FLOOR	AREA (SF)
1ST FLOOR	15,164.73 SF
2ND FLOOR	14,367.18 SF
3RD FLOOR	13,468.80 SF
4TH FLOOR	13,468.80 SF
TOTAL AREA PER BUILDING	56,469.51 SF
QTY. OF BUILDINGS	4
TOTAL RESIDENTIAL BUILDING AREA	225,878.04 SF
CLUBHOUSE	3,632.00 SF
POOL HOUSE	480.00 SF
CARPORTS	18,144.00 SF
TOTAL OVERLAND BUILDING AREA (GROUND FLOOR)	37,420.73 SF

PHASE 2 - WATERMAN SENIOR APARTMENTS

RESIDENTIAL FLOOR	AREA (SF)
1ST FLOOR	52,024.86 SF
2ND FLOOR	48,294.04 SF
3RD FLOOR	46,073.91 SF
4TH FLOOR	46,073.91 SF
TOTAL AREA PER BUILDING	192,467.72 SF
QTY. OF BUILDINGS	1
TOTAL RESIDENTIAL BUILDING AREA	192,467.72 SF
POOL HOUSE	432.00 SF
CARPORTS	7,776.00 SF
TOTAL WATERMAN BUILDING AREA (GROUND FLOOR)	60,232.86 SF

PHASE 3 - BUTTERFIELD COMMONS

RESIDENTIAL FLOOR	AREA (SF)
1ST FLOOR	17,713.45 SF
2ND FLOOR	17,091.36 SF
3RD FLOOR	15,934.57 SF
4TH FLOOR	15,934.57 SF
TOTAL AREA PER BUILDING	66,673.95 SF
QTY. OF BUILDINGS	3
TOTAL RESIDENTIAL BUILDING AREA	200,021.85 SF
CLUBHOUSE	3,632.00 SF
POOL HOUSE	480.00 SF
CARPORTS	1,296.00 SF
GARAGE TYPE "A" (TYP.)	5,982.24 SF
GARAGE TYPE "B" (ADA)	6,312.24 SF
TOTAL BUTTERFIELD BUILDING AREA (GROUND FLOOR)	35,415.93 SF

OVERALL SITE SITE BUILDING AREA

TOTAL RESIDENTIAL BUILDING AREA	618,367.61 SF
TOTAL GROUND FLOOR AREA	132,637.52 SF
LOT COVERAGE PROVIDED	15%

NOTES:

- RESIDENTIAL BUILDING AREA EXCLUDES ANY ACCESSORY STRUCTURES, SUCH AS CLUBHOUSES, POOL HOUSES, CARPORTS, GARAGES.
- GROUND FLOOR SQUARE FOOTAGE INCLUDES BUILDING OVERHANGS AND ALL ACCESSORY STRUCTURES ON SITE, SUCH AS CLUBHOUSES, POOL HOUSES, CARPORTS OR GARAGES.

PERIMETER WALL NOTES

- THE SUBJECT PROPERTY IS IMMEDIATE ADJACENT TO ACTIVE, REGIONAL, RAILROAD OPERATIONS. A SOLID MASONRY WALL WILL BE CONSTRUCTED ON THE COMMON PROPERTY LINE WITH THE RAILROAD PROPERTY. TO MITIGATE SOUND IMPACTS FROM THE RAILROAD OPERATIONS, A SOUND ENGINEER WILL BE CONSULTED TO ASSEMBLE A REPORT AS NECESSARY TO RECOMMEND WALL DESIGN, INCLUDING WALL HEIGHT, NECESSARY TO MITIGATE NOISE TO WITHIN 65 LDN FOR PROPERTY EXTERIOR SPACES, AND 45 LDN FOR PROPERTY INTERIOR SPACES. THE DEVELOPER INTENDS TO BUILD A WALL, WITH SUFFICIENT HEIGHT, TO MITIGATE THE SOUND IMPACTS.
- THE SUBJECT PROPERTY IS IMMEDIATELY ADJACENT TO A PLANNED SHOPPING CENTER TO THE WEST. ALONG THE COMMON PROPERTY LINE, A SOLID MASONRY WALL, OR AN OPEN VIEW FENCE WILL BE CONSTRUCTED. TO DETERMINE WHAT TO CONSTRUCT, THE DEVELOPER WILL NEED TO BE INFORMED ABOUT HOW THE PROPERTY WILL BE DESIGNED AND CONSTRUCTED. BASED ON THE INTENDED DEVELOPMENT PLAN, A SOLID WALL OR AN OPEN VIEW FENCE MAY BE WARRANTED. THE DETERMINATION AS TO WHAT TO CONSTRUCT WILL BE MADE FOLLOWING PLANNING COMMISSION REVIEW AND APPROVAL OF A DEVELOPMENT REVIEW PLAN. IF THE COMMERCIAL DEVELOPMENT DOES NOT ADVANCE TO THIS POINT BY START OF CONSTRUCTION, A SOLID MASONRY WALL WILL BE CONSTRUCTED ON THE COMMON PROPERTY LINE.
- EXISTING PERIMETER WALLS FROM THE SINGLE-FAMILY RESIDENTIAL COMMUNITIES TO THE SOUTH AND EAST WILL REMAIN. NEW COMMUNITY PERIMETER WALLS WILL CONNECT WITH EXISTING WALLS TO SECURE THE MULTI-FAMILY RESIDENTIAL COMMUNITY PERIMETER.

OWNER:

SHAUN RIDGE, LLC
PO BOX 653
MOUNT PLEASANT, MI 48804

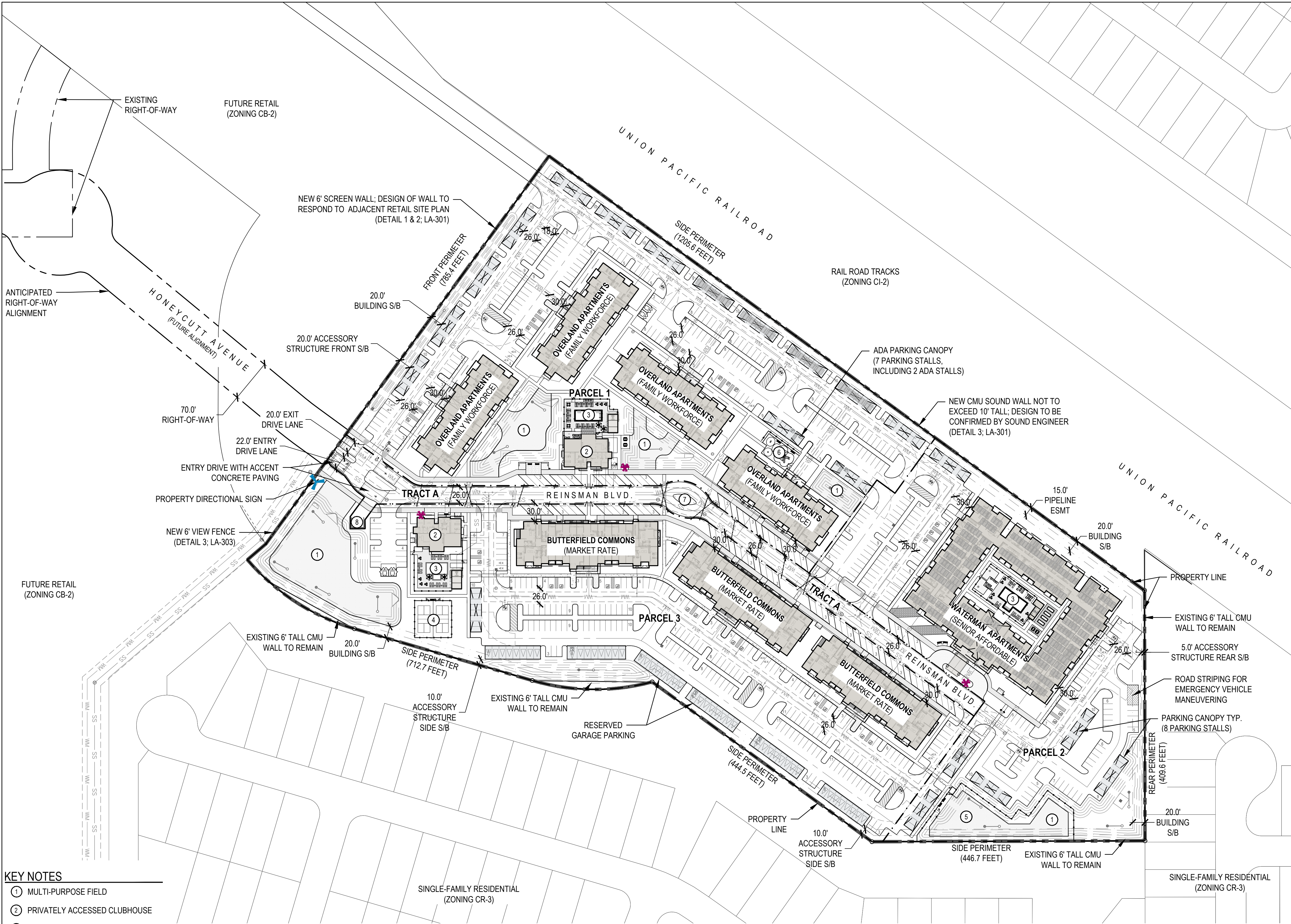
DATE: 03/06/2023

DEVELOPMENT
REVIEW PERMIT

REV#	TYPE / DATE:
1	DEV. REVIEW 11/21/22
2	DEV. REVIEW 03/06/23

SHEET TITLE:

SITE PLAN
COVER



KEY NOTES

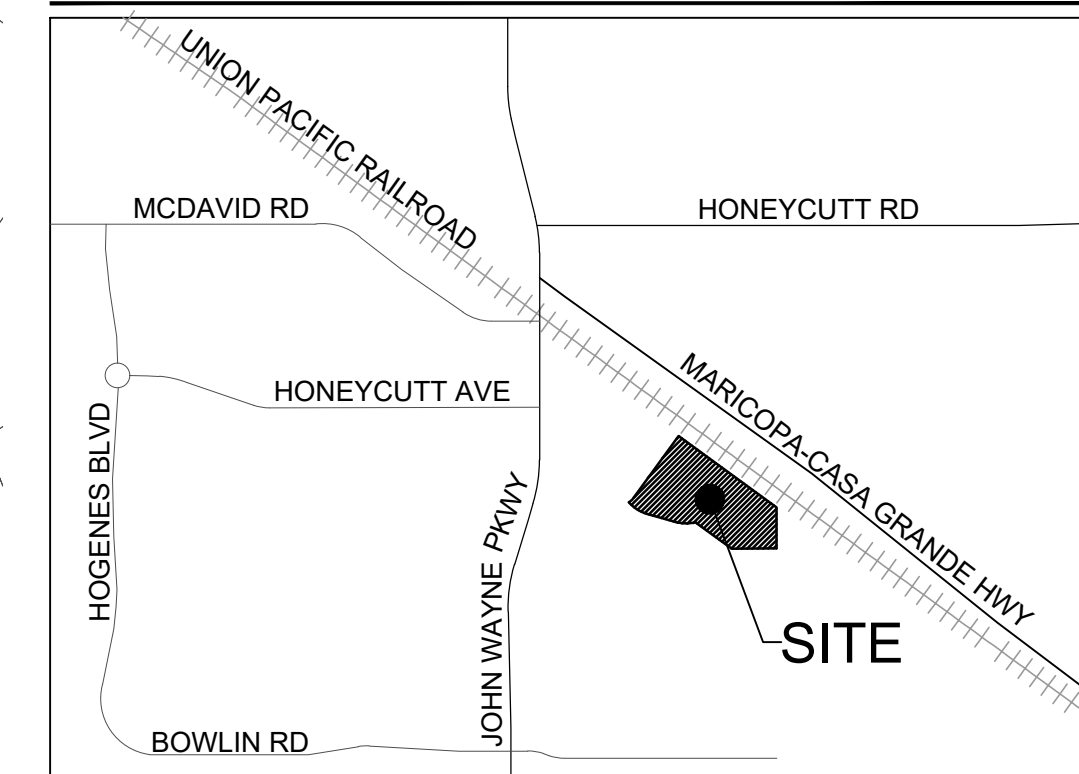
- 1 MULTI-PURPOSE FIELD
- 2 PRIVATELY ACCESSED CLUBHOUSE
- 3 PRIVATELY ACCESSED POOL
- 4 PICKLE BALL COURTS
- 5 DOG PARK
- 6 PLAY EQUIPMENT
- 7 TRAFFIC CALMING LANDSCAPE ISLAND
- 8 POTENTIAL PUMP HOUSE LOCATION

NOTES:
1. SEE LANDSCAPE PLANS FOR AMENITY ENLARGEMENTS AND DETAILS.
2. LOCATION OF PUMP HOUSE IDENTIFIED IN THE EVENT THAT THE CITY OF MARICOPA DETERMINES IT NECESSARY THROUGH ONGOING COORDINATION EFFORTS WITH GLOBAL WATER AND CITY MANAGER

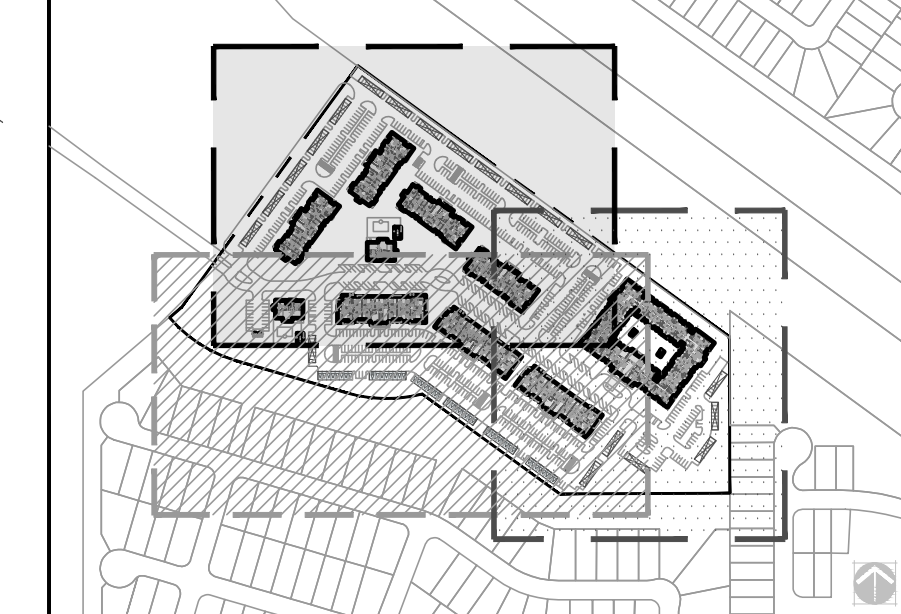
LEGEND

- | | | | |
|---------------------------------|-----------------------------|---------------------------------|--------------------------------|
| --- RIGHT-OF-WAY | LOADING SPACE | DRIVEWAY ACCENT CONCRETE PAVING | DOUBLE BIN REFUSE ENCLOSURE |
| --- PROPERTY LINE | TURF | EXPOSED AGGREGATE PAVING | FIRE TURNING RADIUS (35/45/55) |
| --- PARCEL LINE | COLORING CONCRETE CROSSWALK | 5' WIDE CONCRETE WALKWAY | FIRE HYDRANT |
| --- CENTERLINE | ADA LOADING | COLORING CONCRETE WALKWAY | GARAGE PARKING (RESERVED) |
| --- BUILDING SETBACK | ACCENT TOPDRESS RIPRAP | COMPACT DECOMPOSED GRANITE | CARPORT CANOPY |
| --- ACCESSORY STRUCTURE SETBACK | | | COMMUNITY ENTRY MONUMENT |
| --- EASEMENT | | | PROPERTY DIRECTIONAL SIGNAGE |
| SS SEWER LINE | | | SOLAR PANNELS |
| WM WATER LINE | | | |
| RETENTION CONTOURS | | | |
| STRING LIGHTING | | | |
| BUILDING SURROUNDS | | | |
| 30' FIRE APPARATUS REACH | | | |

VICINITY MAP



KEY MAP



SHEET NO.

- SP-102
- SP-103
- SP-104

OVERLAND | WATERMAN | BUTTERFIELD

44170 - 43990 & 44235 REINSMAN BOULEVARD
SEC JOHN WAYNE PARKWAY & MARICOPA CASA GRANDE HIGHWAY
CITY OF MARICOPA, ARIZONA

OWNER:
SHAUN RIDGE, LLC
PO BOX 653
MOUNT PLEASANT, MI 48804

DBG PROPERTIES
LLC

KEPHART
community • planning • architecture

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

NOT FOR
CONSTRUCTION

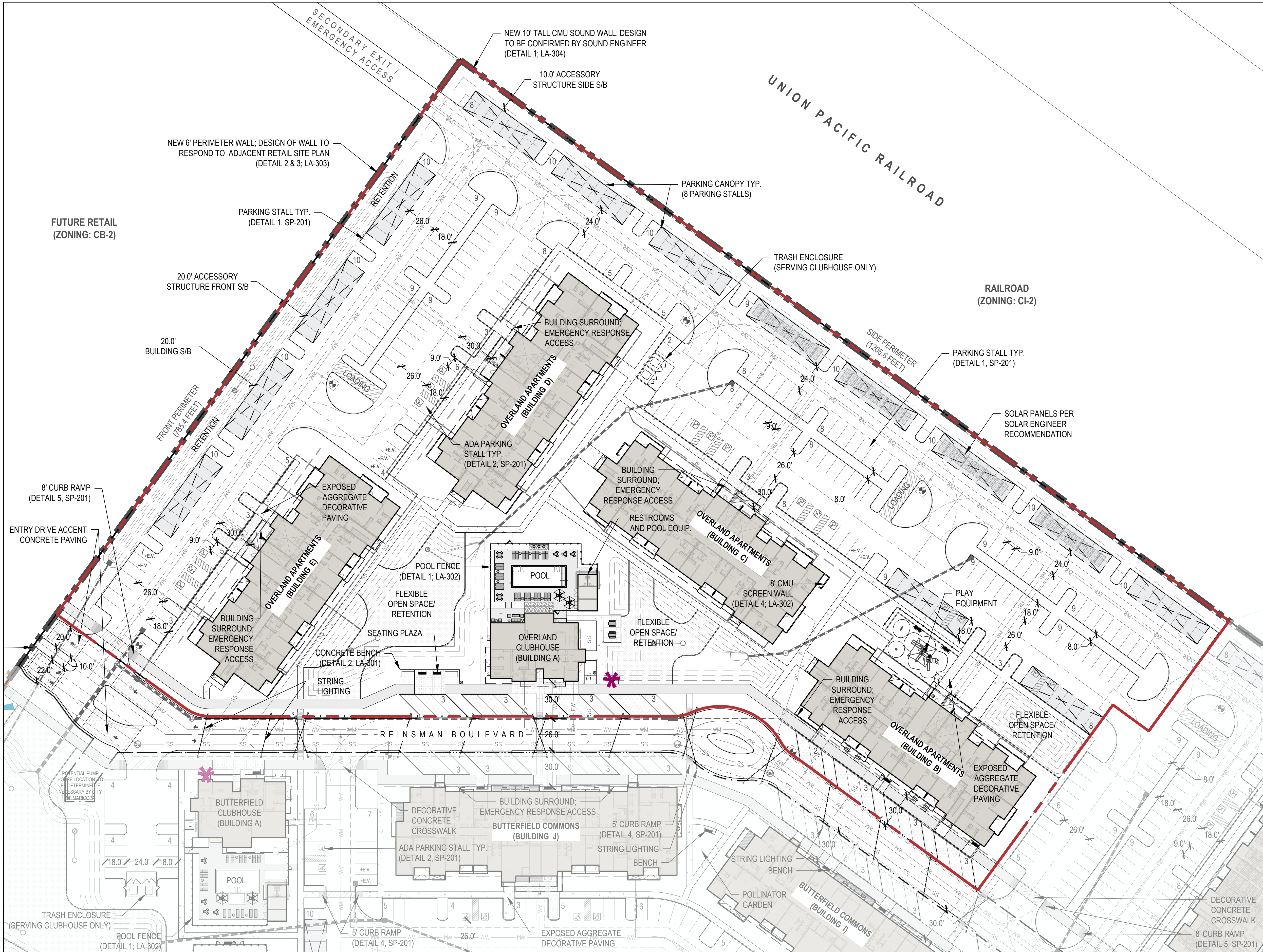
DATE: 03/06/2023
DEVELOPMENT
REVIEW PERMIT

REV#	TYPE / DATE:
1	DEV. REVIEW 11/21/22
2	DEV. REVIEW 03/06/23

SHEET TITLE:

SITE PLAN

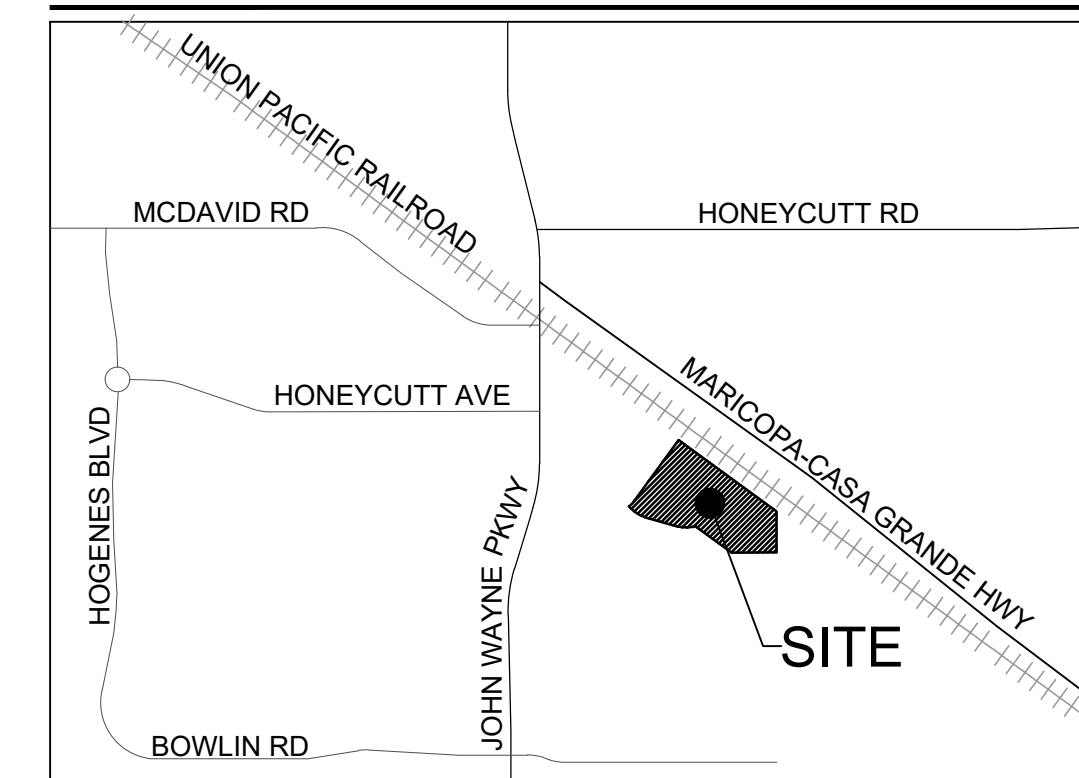
SP - 101



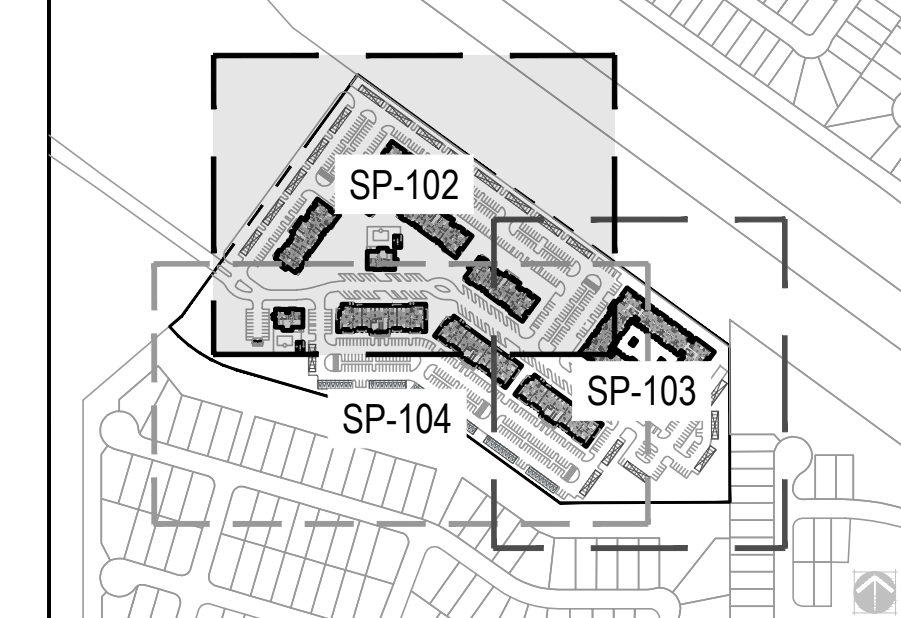
LEGEND

--- RIGHT-OF-WAY	--- EASEMENT	--- LOADING SPACE	--- DRIVEWAY ACCENT CONCRETE PAVING	--- DOUBLE BIN REFUSE ENCLOSURE
--- DEVELOPMENT PROPERTY LINE	SS SEWER LINE	--- TURF	--- EXPOSED AGGREGATE PAVING	--- FIRE TURNING RADIUS (35/45/55)
--- PARCEL LINE	WM WATER LINE	--- COLORED CONCRETE CROSSWALK	--- 5' WIDE CONCRETE WALKWAY	--- FIRE HYDRANT
--- SUBJECT PARCEL - PHASE 1	--- RETENTION CONTOURS	--- ADA LOADING	--- COLORED CONCRETE WALKWAY	--- GARAGE PARKING (RESERVED)
--- CENTERLINE	--- STORM DRAIN PIPE	--- ACCENT TOPRESS RIPRAP	--- COMPACT DECOMPOSED GRANITE	--- CARPORT CANOPY
--- BUILDING SETBACK	FW FIRE WATER LINE			--- ADA PARKING STALL
--- ACCESSORY STRUCTURE SETBACK	PROPERTY DIRECTIONAL SIGNAGE			--- SOLAR PANELS
--- STRING LIGHTING	COMMUNITY ENTRY MONUMENT			
--- BUILDING SURROUNDS				
--- 30' FIRE APPARATUS REACH				

VICINITY MAP



KEY MAP



SITE PLAN DATA - PHASE 1

OVERLAND APARTMENTS - FAMILY WORKFORCE HOUSING

SITE AREA:	7.17 ACRES (312,488.59 SF)
GROSS AREA:	7.17 ACRES (312,488.59 SF)
NET AREA:	7.17 ACRES (312,488.59 SF)
ZONING DISTRICT:	PLANNED AREA DEVELOPMENT (PAD)
APPROVED:	(CASE # PAD22-13)
LAND USE DESIGNATION:	HIGH-DENSITY RESIDENTIAL (HDR)
APPROVED:	(CASE # GPA22-09)
TOTAL UNITS:	200
UNIT MIX:	
1-BEDROOM:	52% (104 UNITS)
2-BEDROOM:	32% (64 UNITS)
3-BEDROOM:	16% (32 UNITS)
BUILDING HEIGHT:	52'-0"

PARKING CALCULATIONS - PHASE 1

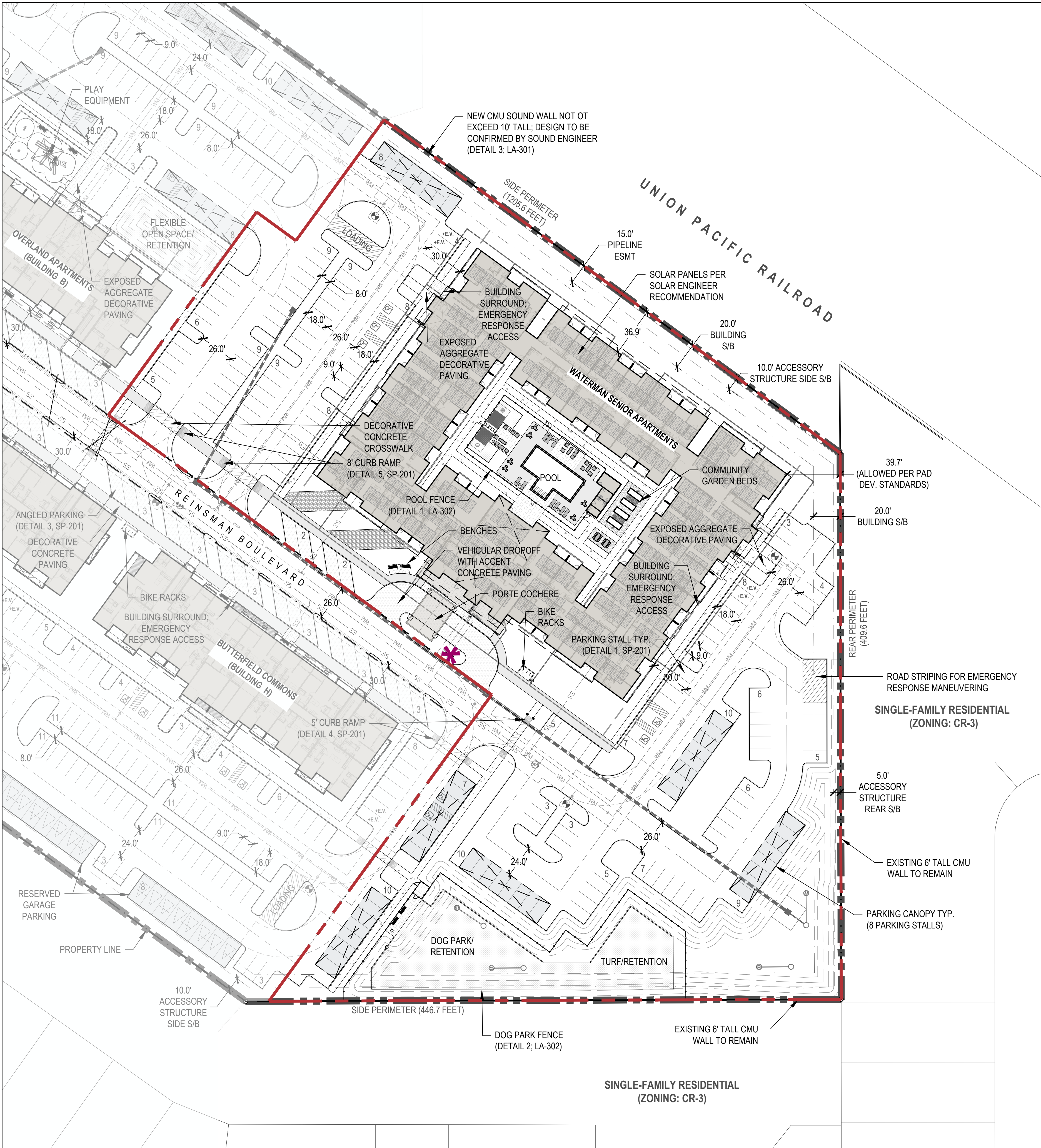
OVERLAND APARTMENTS - FAMILY WORKFORCE HOUSING

UNIT TYPE	UNIT QTY.	PARKING RATIO REQUIRED	PARKING COUNT
1-BEDROOM	104	1.25 STALLS PER UNIT	130.0
2-BEDROOM	64	1.50 STALLS PER UNIT	96.0
3-BEDROOM	32	2.00 STALLS PER UNIT	64.0
GUEST PARKING REQUIRED:		0.2 STALLS PER UNIT	40.0
		(200 TOTAL UNITS)	
PHASE 1 PARKING REQUIRED:			330.0
PHASE 1 PARKING PROVIDED:			339
PROVIDED PARKING BREAKDOWN:			
SURFACE: 229 STALLS (INCLUDING 12 ADA STALLS)			
CARPORT: 110 STALLS (INCLUDING 4 ADA STALLS)			
GARAGE: 0 STALLS			
LOADING: 2 STALLS (NOT INCLUDED IN PARKING COUNT PROVIDED)			

NOTES:

1. PARKING RATIOS REQUIRED ARE PER THE OVERLAND / WATERMAN / BUTTERFIELD PLANNED AREA DEVELOPMENT PARKING STANDARDS, IDENTIFIED IN TABLE 5 IF THE APPROVED PAD.
2. EACH PHASE MUST PROVIDE THE REQUIRED AMOUNT OF PARKING PER THE APPROVED PAD PARKING STANDARDS IN ORDER TO FUNCTION AS A STAND ALONE COMMUNITY.
3. A SHARED PARKING AGREEMENT WILL BE PROVIDED LATER IN THE DEVELOPMENT PROCESS IN ORDER TO ALLOW RESIDENTS FROM OVERLAND, WATERMAN AND BUTTERFIELD RESIDENCES TO PARK THROUGHOUT THE OVERALL COMMUNITY

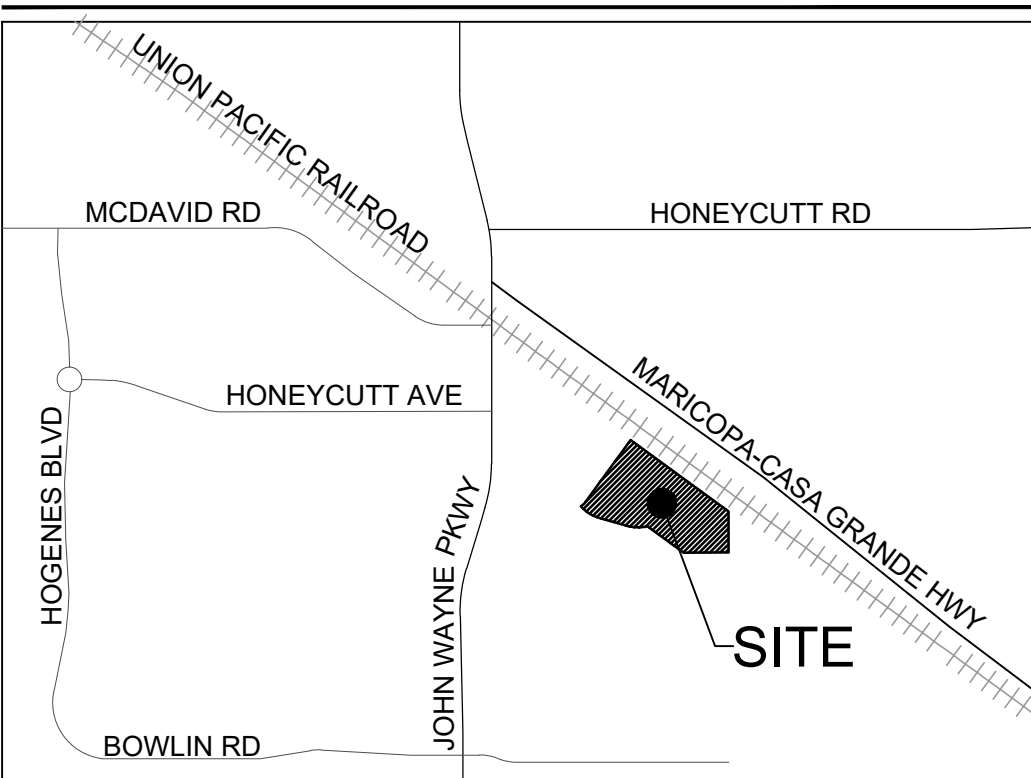
REV#	TYPE / DATE:
1	DEV. REVIEW 11/21/22
2	DEV. REVIEW 03/06/23



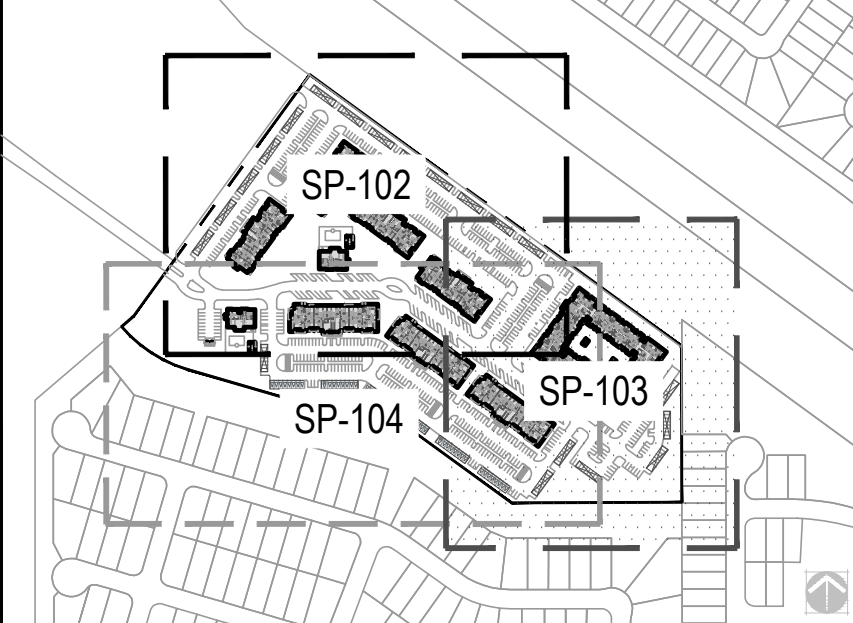
LEGEND

- RIGHT-OF-WAY
- DEVELOPMENT PROPERTY LINE
- PARCEL LINE
- SUBJECT PARCEL - PHASE 2
- CENTERLINE
- BUILDING SETBACK
- ACCESSORY STRUCTURE SETBACK
- STRING LIGHTING
- BUILDING SURROUNDS
- 30' FIRE APPARATUS REACH
- EASEMENT
- SS SEWER LINE
- WM WATER LINE
- RETENTION CONTOURS
- STORM DRAIN PIPE
- FW FIRE WATER LINE
- PROPERTY DIRECTIONAL SIGNAGE
- COMMUNITY ENTRY MONUMENT
- LOADING SPACE
- TURF
- COLORED CONCRETE CROSSWALK
- ADA LOADING
- ACCENT TOPDRESS RIPRAP
- DRIVEWAY ACCENT CONCRETE PAVING
- EXPOSED AGGREGATE PAVING
- 5' WIDE CONCRETE WALKWAY
- COLORED CONCRETE WALKWAY
- COMPACT DECOMPOSED GRANITE
- DOUBLE BIN REFUSE ENCLOSURE
- FIRE TURNING RADIUS (35/45/55)
- FIRE HYDRANT
- GARAGE PARKING (RESERVED)
- CARPORT CANOPY
- ADA PARKING STALL
- SOLAR PANNELS

VICINITY MAP



KEY MAP



SITE PLAN DATA - PHASE 2

WATERMAN SENIOR APARTMENTS - AGE TARGETED HOUSING

SITE AREA:	5.08 ACRES (221,280.56 SF)
GROSS AREA:	5.08 ACRES (221,280.56 SF)
NET AREA:	5.08 ACRES (221,280.56 SF)
ZONING DISTRICT:	PLANNED AREA DEVELOPMENT (PAD)
APPROVED:	(CASE # PAD22-13)
LAND USE DESIGNATION:	HIGH-DENSITY RESIDENTIAL (HDR)
APPROVED:	(CASE # GPA22-09)
TOTAL UNITS:	200
UNIT MIX:	
1-BEDROOM:	80% (160 UNITS)
2-BEDROOM:	20% (40 UNITS)
3-BEDROOM:	0% (0 UNITS)
BUILDING HEIGHT:	52'-0"

PARKING CALCULATIONS - PHASE 2

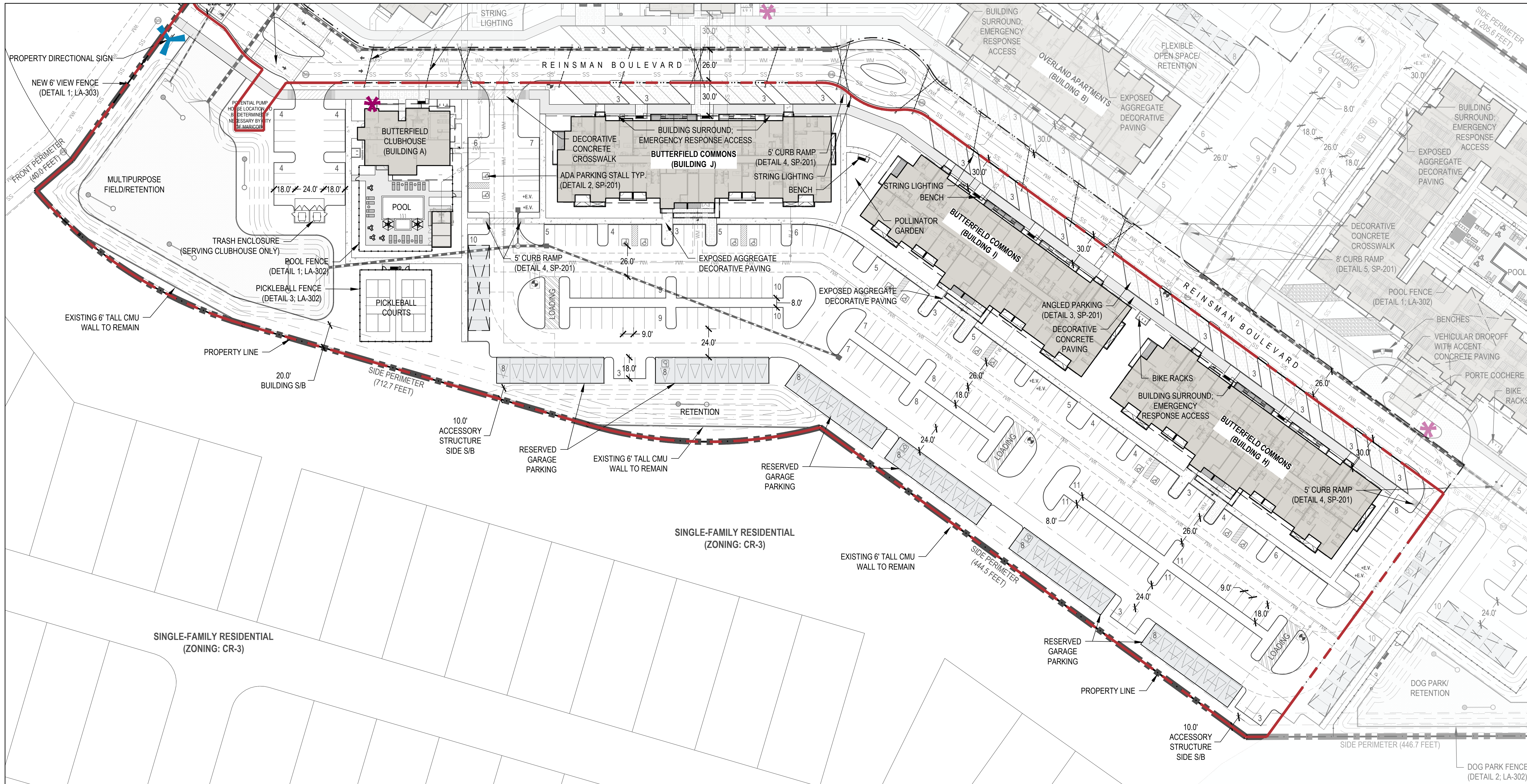
WATERMAN SENIOR APARTMENTS - AGE TARGETED AFFORDABLE HOUSING

UNIT TYPE	UNIT QTY.	PARKING RATIO REQUIRED	PARKING COUNT
1-BEDROOM	160	0.75 STALLS PER UNIT	120.0
2-BEDROOM	40	1.00 STALLS PER UNIT	40.0
3-BEDROOM	0	N/A	0.0
GUEST PARKING REQUIRED:		0.1 STALLS PER UNIT	20.0
PHASE 2 PARKING REQUIRED:		(200 TOTAL UNITS)	180.0
PHASE 2 PARKING PROVIDED:			187
PROVIDED PARKING BREAKDOWN:			
SURFACE: 140 STALLS (INCLUDING 5 ADA STALLS)			
CARPORT: 47 STALLS (INCLUDING 2 ADA STALLS)			
GARAGE: 0 STALLS			
LOADING: 1 STALL (NOT INCLUDED IN PARKING COUNT PROVIDED)			

- NOTES:
1. PARKING RATIOS REQUIRED ARE PER THE OVERLAND / WATERMAN / BUTTERFIELD PLANNED AREA DEVELOPMENT PARKING STANDARDS, IDENTIFIED IN TABLE 5 IF THE APPROVED PAD.
 2. EACH PHASE MUST PROVIDE THE REQUIRED AMOUNT OF PARKING PER THE APPROVED PAD PARKING STANDARDS IN ORDER TO FUNCTION AS A STAND ALONE COMMUNITY.
 3. A SHARED PARKING AGREEMENT WILL BE PROVIDED LATER IN THE DEVELOPMENT PROCESS IN ORDER TO ALLOW RESIDENTS FROM OVERLAND, WATERMAN AND BUTTERFIELD RESIDENCES TO PARK THROUGHOUT THE OVERALL COMMUNITY

REV#	TYPE / DATE:
1	DEV. REVIEW 11/21/22
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REV#	TYPE / DATE:
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2	DEV. REVIEW 03/06/23



SITE PLAN DATA - PHASE 3

BUTTERFIELD COMMONS - MARKET RATE APARTMENTS

SITE AREA:	6.95 ACRES (302,558.07 SF)
GROSS AREA:	6.95 ACRES (302,558.07 SF)
NET AREA:	6.95 ACRES (302,558.07 SF)
ZONING DISTRICT:	PLANNED AREA DEVELOPMENT (PAD)
APPROVED:	(CASE # PAD22-13)
LAND USE DESIGNATION:	HIGH-DENSITY RESIDENTIAL (HDR)
APPROVED:	(CASE # GPA22-09)
TOTAL UNITS:	174
UNIT MIX:	
1-BEDROOM:	45% (78 UNITS)
2-BEDROOM:	64% (60 UNITS)
3-BEDROOM:	21% (36 UNITS)
BUILDING HEIGHT:	52'-0"

PARKING CALCULATIONS - PHASE 3

BUTTERFIELD COMMONS - MARKET RATE APARTMENTS

UNIT TYPE	UNIT QTY.	PARKING RATIO REQUIRED	PARKING COUNT
1-BEDROOM	78	1.25 STALLS PER UNIT	97.5
2-BEDROOM	60	1.50 STALLS PER UNIT	90.0
3-BEDROOM	36	2.00 STALLS PER UNIT	72.0
GUEST PARKING REQUIRED:		0.2 STALLS PER UNIT	34.8
		(174 TOTAL UNITS)	
PHASE 3 PARKING REQUIRED:			294.3
PHASE 3 PARKING PROVIDED:			317
PROVIDED PARKING BREAKDOWN:			
SURFACE: 261 STALLS (INCLUDING 14 ADA STALLS)			
CARPORT: 8 STALLS (INCLUDING 0 ADA STALLS)			
GARAGE: 48 STALLS (INCLUDING 3 ADA STALLS)			
LOADING: 3 STALL (NOT INCLUDED IN PARKING COUNT PROVIDED)			

NOTES:

1. PARKING RATIOS REQUIRED ARE PER THE OVERLAND / WATERMAN / BUTTERFIELD PLANNED AREA DEVELOPMENT PARKING STANDARDS, IDENTIFIED IN TABLE 5 IF THE APPROVED PAD.
2. EACH PHASE MUST PROVIDE THE REQUIRED AMOUNT OF PARKING PER THE APPROVED PAD PARKING STANDARDS IN ORDER TO FUNCTION AS A STAND ALONE COMMUNITY.
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LEGEND

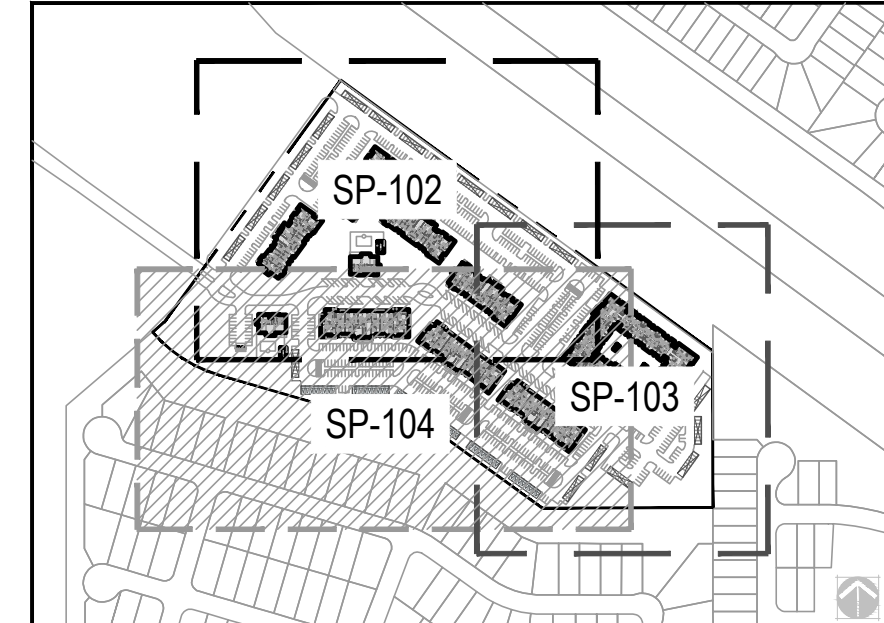
---	RIGHT-OF-WAY
---	DEVELOPMENT PROPERTY LINE
---	PARCEL LINE
---	SUBJECT PARCEL - PHASE 3
---	CENTERLINE
---	BUILDING SETBACK
---	ACCESSORY STRUCTURE SETBACK
---	STRING LIGHTING
---	BUILDING SURROUNDS
---	30' FIRE APPARATUS REACH
---	EASEMENT
---	SEWER LINE
---	WATER LINE
---	RETENTION CONTOURS
---	STORM DRAIN PIPE
---	FIRE WATER LINE
---	PROPERTY DIRECTIONAL SIGNAGE
---	COMMUNITY ENTRY MONUMENT

---	LOADING SPACE
---	TURF
---	COLORLED CONCRETE CROSSWALK
---	ADA LOADING
---	ACCENT TOPDRESS RIPRAP
---	DRIVEWAY ACCENT CONCRETE PAVING
---	EXPOSED AGGREGATE PAVING
---	5' WIDE CONCRETE WALKWAY
---	COLORLED CONCRETE WALKWAY
---	COMPACT DECOMPOSED GRANITE

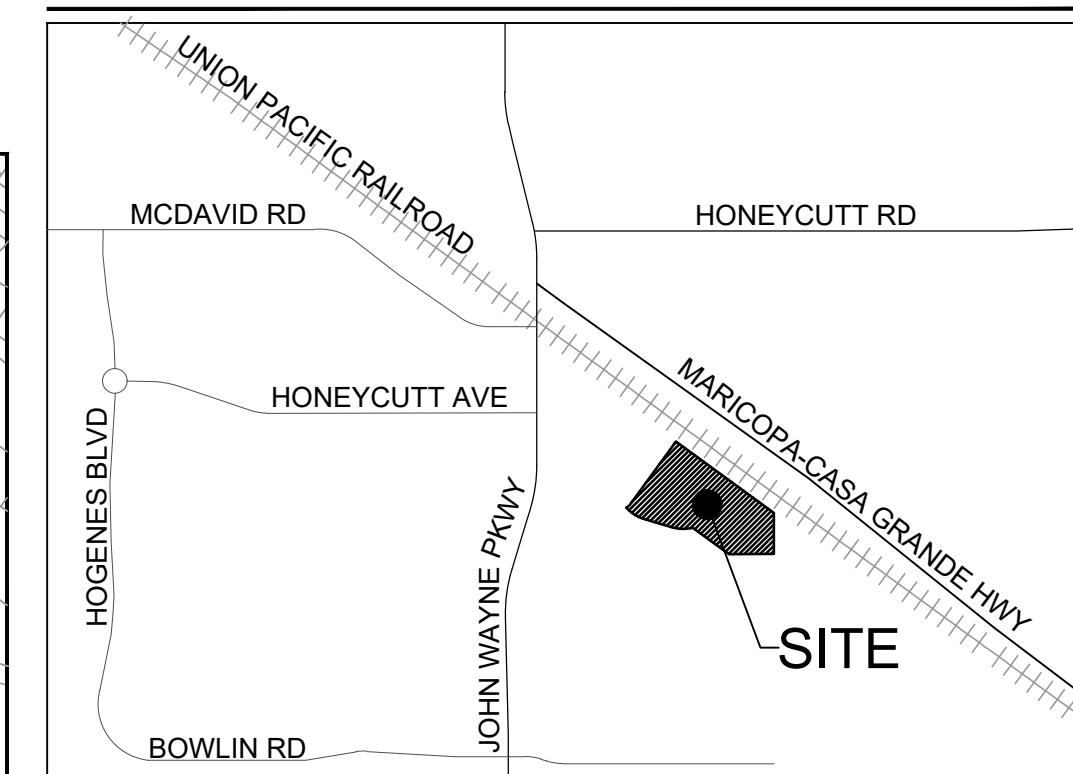
---	GARAGE PARKING (RESERVED)
---	CARPORT CANOPY
---	DOUBLE BIN REFUSE ENCLOSURE

---	FIRE TURNING RADIUS (35/45/55)
---	FIRE HYDRANT
---	ADA PARKING STALL
---	SOLAR PANNELS

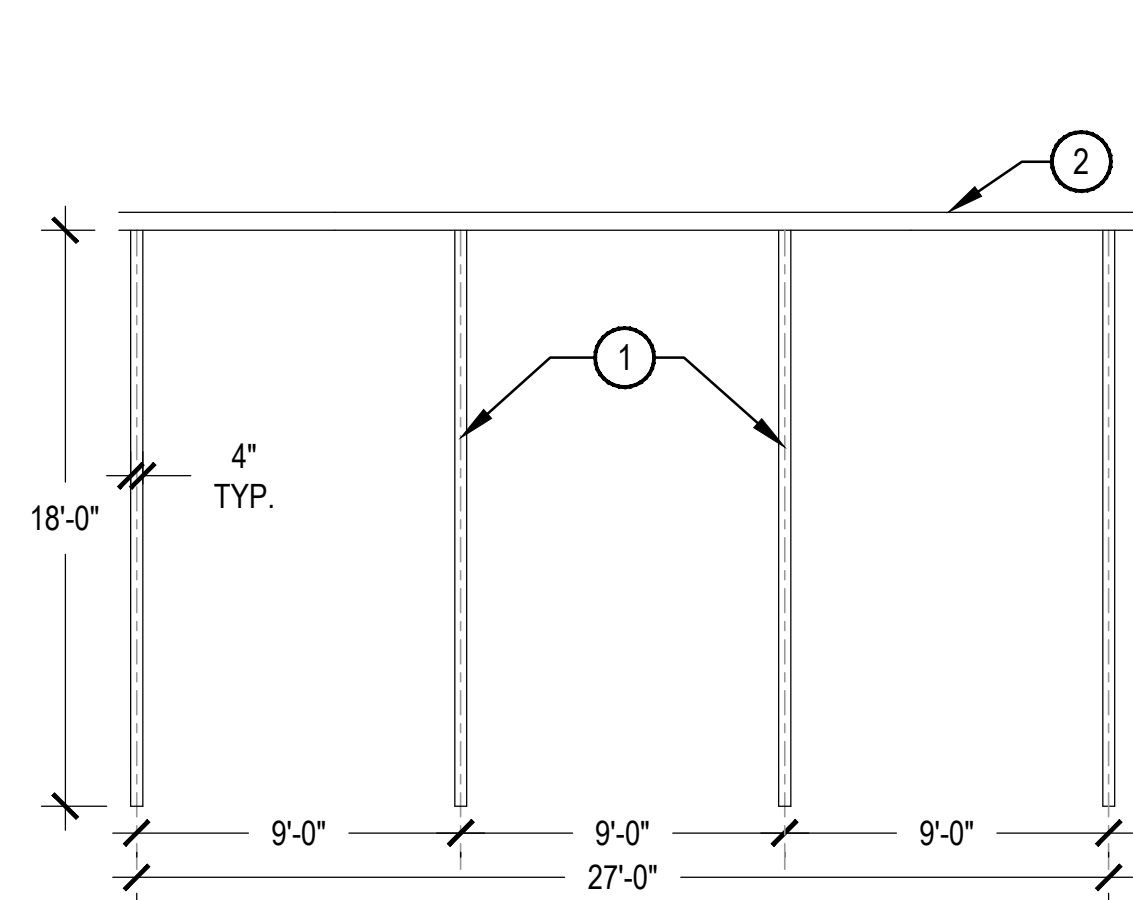
KEY MAP



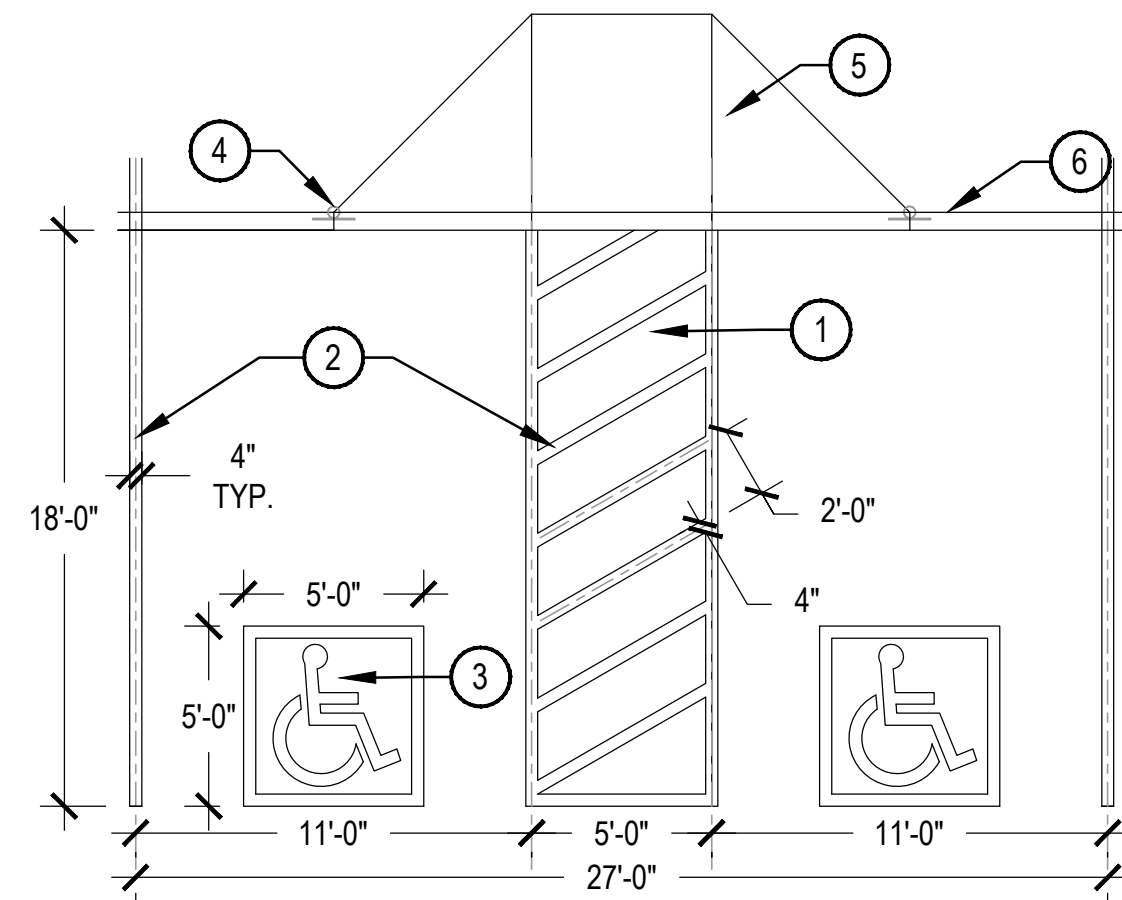
VICINITY MAP



REV#	TYPE / DATE:
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- ① 4" OUTLINE STRIPING W/ TRAFFIC WHITE COLOR.
- ② CURB



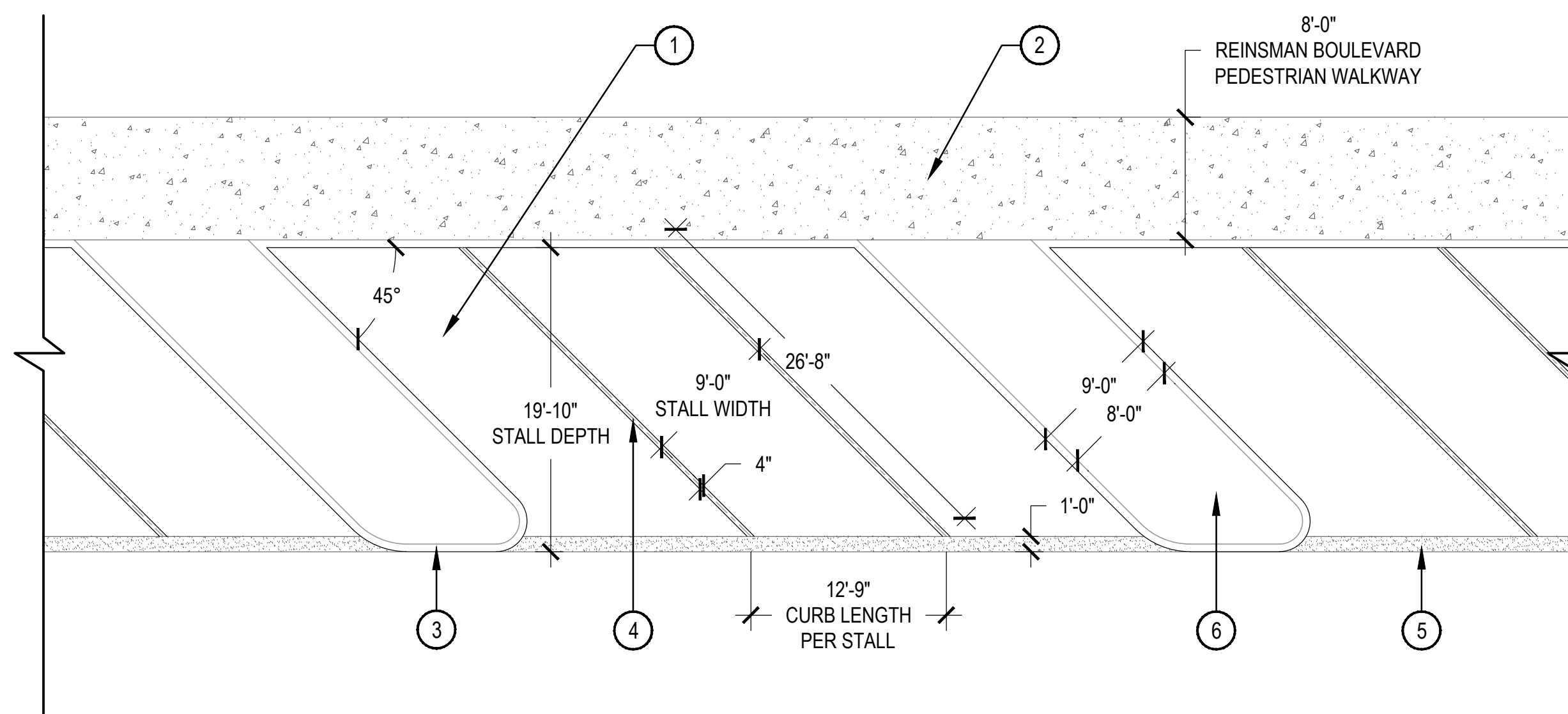
- ① 5 FT. ACCESSIBLE AISLE
- ② 4" OUTLINE STRIPING W/ TRAFFIC YELLOW COLOR. CROSSHATCH STRIPING SHALL BE SPACES AT 2' O.C.
- ③ INTERNATIONAL ACCESSIBLE SYMBOL WITH "TRAFFIC YELLOW" SYMBOL AND BLUE BACKGROUND.
- ④ ACCESSIBLE PARKING SIGN
- ⑤ ACCESSIBLE RAMP
- ⑥ CURB

① PARKING STALL TYPICAL

SCALE: 3/16" = 1'-0"

② ACCESSIBLE PARKING STALL

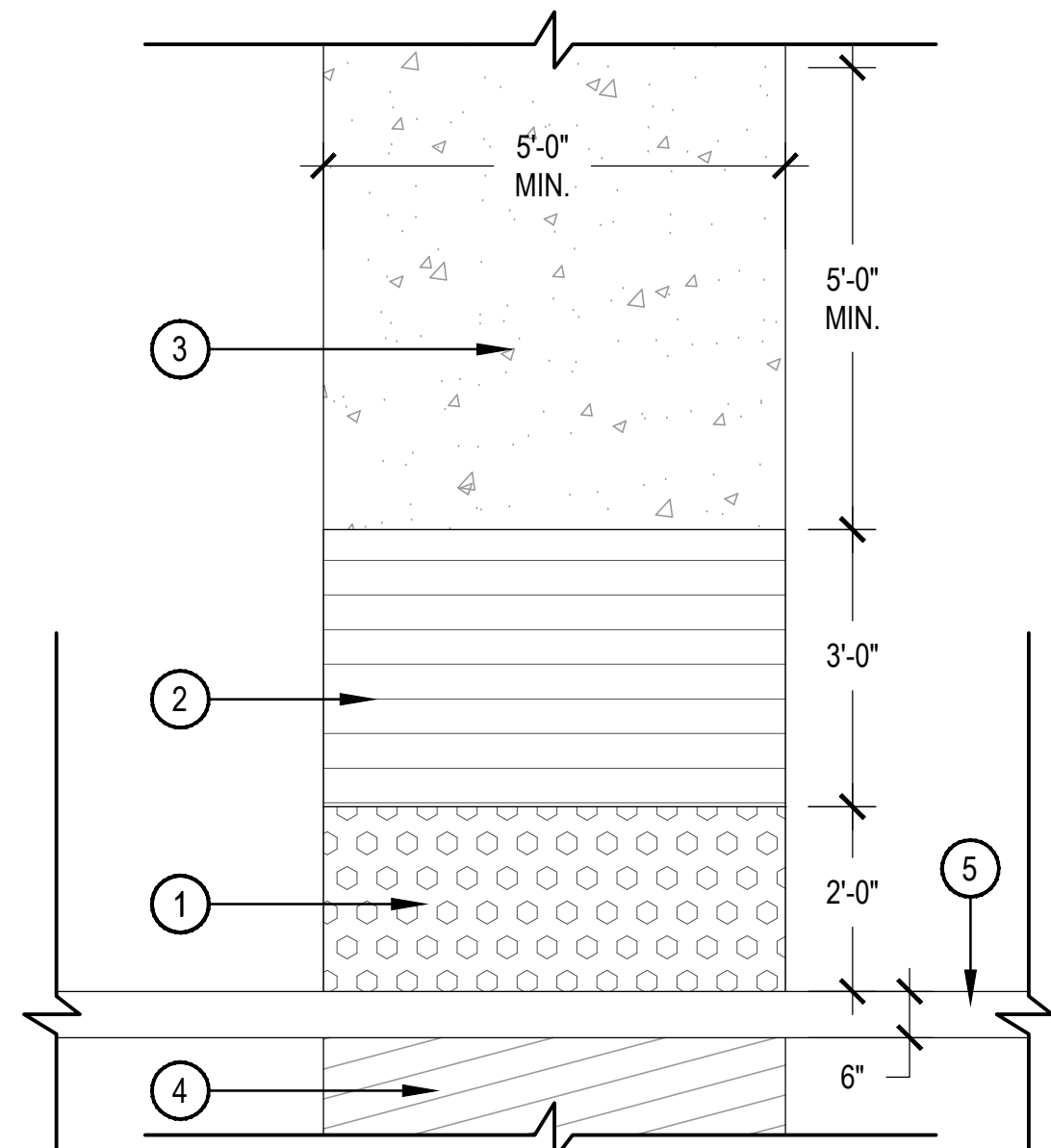
SCALE: 3/16" = 1'-0"



- ① 9' WIDE TYPICAL 45 DEGREE ANGLED PARKING STALL; INTEGRAL COLORED CONCRETE
- ② 8' WIDE PEDESTRIAN WALKWAY; INTEGRAL COLORED CONCRETE; VARYING FINISHES (BROOM FINISH, MEDIUM SANDBLAST & EXPOSED AGGREGATE)
- ③ VERTICAL CURB
- ④ 4" PARKING STRIPING; PAINTED WHITE
- ⑤ 1' CONCRETE STRIPE
- ⑥ TYPICAL LANDSCAPE ISLAND; ONE EVERY 3 STALLS MINIMUM

③ REINSMAN BOULEVARD ANGLED PARKING

SCALE: 1/8" = 1'-0"

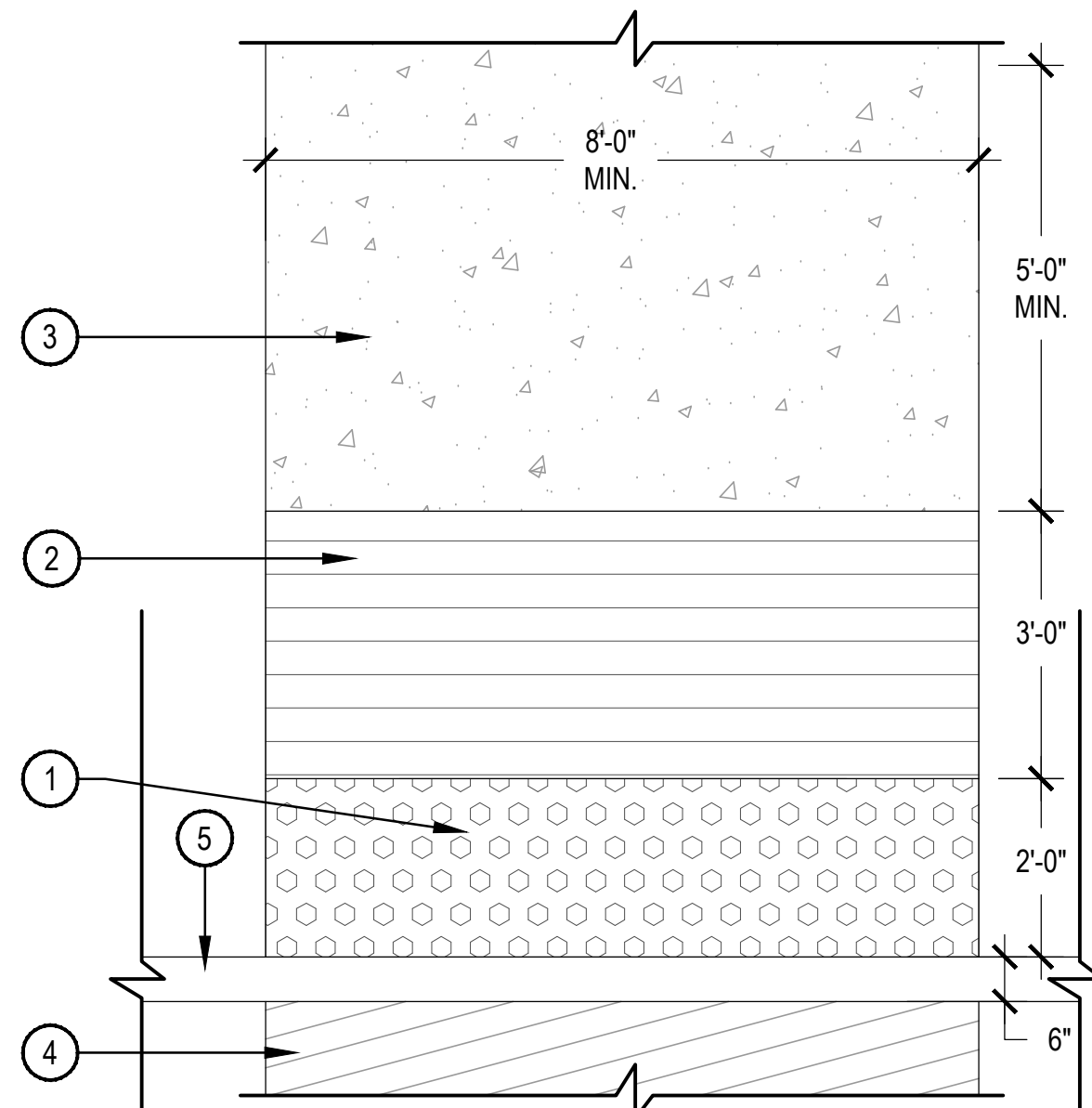


- ① DETECTABLE WARNING
- ② ROUGH BROOM FINISH
- ③ CONCRETE SIDEWALK (TYP.)
- ④ PEDESTRIAN CROSSWALK
- ⑤ CURB

NOTES:
1. DETAIL PER MAG STANDARDS; DETAIL NO. 238-1
2. 8% RAMP SLOPE FROM SIDEWALK SURFACE

④ 5' SIDEWALK PERPENDICULAR CURB RAMP

SCALE: 1/2" = 1'-0"



- ① DETECTABLE WARNING
- ② ROUGH BROOM FINISH
- ③ 8' WIDE INTEGRAL COLORED CONCRETE WALKWAY (TYP.)
- ④ PEDESTRIAN CROSSWALK
- ⑤ CURB

NOTES:
1. DETAIL PER MAG STANDARDS; DETAIL NO. 238-1, WITH MODIFIED WIDTH OF 8-FEET
2. 8% RAMP SLOPE FROM SIDEWALK SURFACE

⑤ MAIN STREET 8' WIDE PERPENDICULAR CURB RAMP

SCALE: 1/2" = 1'-0"