



SITE DATA

SITE	DESCRIPTION
GROSS PARCEL:	16.90 AC. (736,088 S.F.)
NET PARCEL:	16.18 AC. (704,788 S.F.)
APN PARCEL #	510-27-016L & 510-27-016P
EXISTING ZONING:	CB-2
PROPOSED ZONING:	RM
DEVELOPMENT OPT:	PLANNED RESIDENTIAL DEVELOPMENT (PRD)
# OF UNITS:	196 1 BEDROOM = 60 (31%) 2 BEDROOM = 88 (45%) 3 BEDROOM = 48 (24%)
LOT SALES:	NO
DENSITY ALLOWED:	12 DU/AC. MAX. (NET)
DENSITY PROVIDED:	11.6 DU/AC. (GROSS) (736,088/ 196 = 3,756) (43,560/ 3,756 = 11.6 DU/AC) 12.0 DU/AC. (NET) (704,788/ 196 = 3,596) (43,560/ 3,596 = 12.0 DU/AC)
PROPOSED BLDG. HEIGHT:	SINGLE STORY (INDIVIDUAL HEIGHTS ON LEGEND, SHEET SP.01)
LOT COVERAGE ALLOWED:	50% MAX.
LOT COVERAGE PROVIDED:	30.0 % (NET) 1 BEDROOM - 60 UNITS x 676 SQ. FT. = 40,560 SQ. FT. 2 BEDROOM - 88 UNITS x 1,012 SQ. FT. = 89,056 SQ. FT. 3 BEDROOM - 48 UNITS x 1,355 SQ. FT. = 65,040 SQ. FT. GARAGES - 10 UNITS x 1,530 SQ. FT. = 15,300 SQ. FT. LEASING OFFICE/ FARMHOUSE - = 1,350 SQ. FT. TOTAL: 211,306 SQ. FT. (211,306 (S.F. BLDG AREA) / 704,788 S.F. (NET) = 30.0 %)
OPEN SPACE REQUIRED:	20% OF GROSS
OPEN SPACE PROVIDED:	46.3% OF GROSS (OS AREA/GROSS = %) 340,755 S.F./ 736,088 S.F. = 46.3% COMMON OS PROVIDED: 251,203 S.F. PRIVATE OS PROVIDED: 89,552 S.F.
PARKING REQUIRED:	426 SPACES (INCL. 9 ACCESSIBLE) 1 BEDROOM = 1.5 SP. X 60 = 90 2 BEDROOM = 2 SP. X 88 = 176 3 BEDROOM = 2.5 SP. X 48 = 120 GUESTS: .2 PER UNIT = 40
PARKING PROVIDED:	426 SPACES INCL. 9 ACCESSIBLE SPACES INCL. 60 GARAGE SPACES INCL. 210 CANOPY SPACES

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- 📍 MARICOPA, AZ
- 📅 2020-02-25
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- 👤 CAVAN