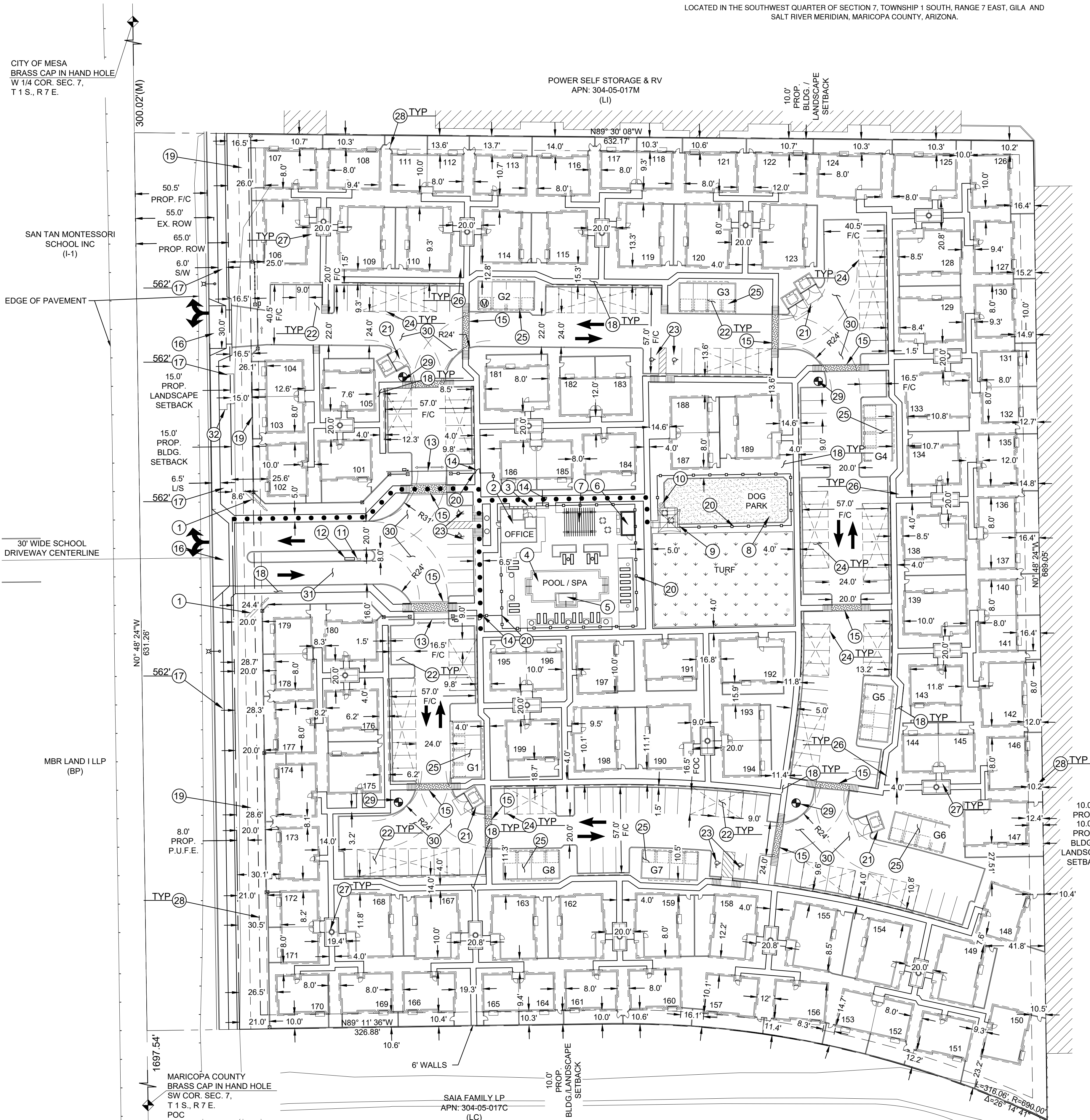
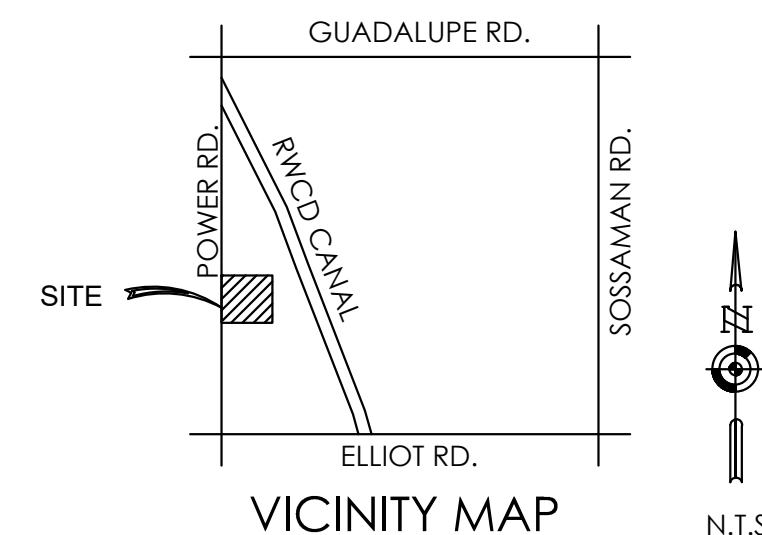


PRELIMINARY SITE PLAN: AVILLA AT POWER & ELLIOT 3309 S POWER RD MESA, ARIZONA

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



SITE INFO:

APN: 304-05-017H, NET AREA= 366,804 SF (±8.42 AC)
GROSS AREA= 401,534 SF (±9.22 AC)

ZONING: LI (LIGHT INDUSTRIAL)
EXISTING: RM-2/PAD (MULTIPLE RESIDENCE)
PROPOSED UNITS: 99 DWELLING UNITS

ZONING STANDARDS (RM-2)/PAD

MAX. DENSITY (DU/ACRE)	REQ.	PROV.
NET	15	11.76
GROSS	15	10.74

MIN BLDG SETBACKS (FT)

FRONT (WEST)	30	20
SIDE (NORTH)	20	10
SIDE (SOUTH)	20	10
REAR (EAST)	20	10

MIN LANDSCAPE SETBACKS (FT)

FRONT (WEST)	30	15
SIDE (NORTH)	20	10
SIDE (SOUTH)	20	10
REAR (EAST)	20	10

MAX. WALL HEIGHTS

FRONT (FT)	3	6
SIDE & REAR (FT)	6	6

MIN. LOT AREA/DU (SF)	2,904	3,705
MAX. BLDG. COVERAGE (% OF LOT)	45	28
MIN. OPEN SPACE (SF/DU)	200	±933
TOTAL OPEN SPACE (SF)	19,800	92,449
TOTAL OPEN SPACE (AC)	0.45	2.12
PRIVATE OPEN SPACE (SF)	9,200	42,268
IN. BLDG. SEPARATION (FT)	25	8 (SEE NOTE 2)
MAX. BLDG. HEIGHT (FT)	30	25 (SEE NOTE 3)

NOTES

- FIRE LANE MARKINGS SHALL BE PROVIDED ON BOTH SIDES OF DRIVE AISLE. CURBS SHALL BE PAINTED RED PER FIRE PREVENTION PER C.O.M. FIRE DETAIL 503.3-1.
- OVERHANGS AND PROJECTIONS ENCR OACH INTO SEPARATION, MINIMUM FIRE SEPARATION FOR FIRE SPRINKLERED BUILDINGS IS 6 FEET.
- 25 FT REPRESENTS THE LEASING OFFICE. TYPICAL UNIT HEIGHT IS 17 FT.
- SEE WALL PLAN FOR WALL LAYOUT AND DETAILS.
- DIMENSIONS PROVIDED ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

BUILDING AREA CALCULATIONS

BUILDING TYPE	NO.	AREA (SF)	TOTAL (SF)	TYP. PRIV. OS (SF)
1-BED DUPLEX (33%)	16 (32 DU)	1,270	20,320	196
2 BED (39%)	38	988	37,544	280
3-BED (28%)	29	1,254	36,366	344
TOTAL	99 DU		94,230 SF	

PARKING

REQUIRED (PER 11-32-3.A)
2.1 SPACES x DWELLING UNIT (2.1 x 99) = 208 SPACES

PROVIDED

UNCOVERED		70
UNCOVERED ADA		6
CANOPY		100
GARAGE		32
TOTAL		208

STALL SIZE: 9' X 16.5' WITH 1.5' OVERHANG PER PAD PROPOSED
CITY STANDARD IS 9' X 18'

KEY NOTES

- PROJECT MONUMENT SIGN
- LEASING OFFICE WITH RESTROOMS
- MAILBOXES
- POOL
- SPA
- POOL EQUIPMENT ROOM
- BBQ GRILL
- TURF AREA
- SHADE SAIL
- PEDESTRIAN/PET FOUNTAIN
- VISITOR CALL BOX IN LANDSCAPE ISLAND
- SIGN DIRECTORY BOARD
- VEHICLE ACCESS GATE W/AUTOMATIC GATE OPTICAL SENSOR PER FIRE PREVENTION DTL 503.6 AND 506.1
- PEDESTRIAN ENTRANCE GATE
- ENHANCED PAVEMENT
- DRIVEWAY PER CITY OF MESA STD DTL M-42
- TRAFFIC VISIBILITY (DIMENSION PROVIDED)
- SIDEWALK, WIDTH AS NOTED
- 6" HIGH CMU THEME WALL
- 6" HIGH FULL VIEW FENCE
- TRASH ENCLOSURE PER CITY OF MESA STD DTL M-62.02.1
- PARKING STALL (9'X16.5' WITH 1.5' OVERHANG)
- ACCESSIBLE PARKING STALL
- PARKING CANOPY
- PARKING GARAGE
- ADDRESS PORTAL SIGNAGE
- ENHANCED COURTYARD
- REAR YARD GATE
- FIRE HYDRANT
- FIRE DEPT. TURNING RADII (55' OUTER RADII, 35' INNER RADII)
- MAIN ACCESS ENTRY PER CITY OF MESA STD DTL M-42.01
- BUS SHELTER PAD PER CITY OF MESA STD DTL M-45.02.1

DEVELOPER / APPLICANT OWNER

NEXMETRO DEVELOPMENT, LLC.
2355 E. CAMELBACK ROAD,
SUITE 805
PHOENIX, ARIZONA 85016

HAWES SECTION CORNER LTD.
PARTNERSHIP
3202 NORTH BRETWOOD PL.
CHANDLER, ARIZONA 85224

CONTACT: JARED GEISLER
PHONE: (602) 559-9388
EMAIL: JARED@NEXMETRO.COM

CIVIL ENGINEER

TERRASCOPE CONSULTING
1102 EAST MISSOURI AVENUE
PHOENIX, ARIZONA 85014

CONTACT: PIM VAN DER GIESSEN
PHONE: (602) 297-8732
EMAIL: PVANDERGIESSEN@TERRASCOPE.US

ARCHITECT

FELTEN GROUP
18325 N. ALLIED WAY,
SUITE 200
PHOENIX, ARIZONA 85054

CONTACT: JAIME GOMEZ
PHONE: (602) 867-2503
EMAIL: JAIME.GOMEZ@FELTENGROUP.COM

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF THE MAIN CANAL OF THE ROOSEVELT WATER CONSERVATION DISTRICT;

FLOOD INFORMATION

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBERS 04013C2760L, PANEL 2760 OF 4425, DATED OCTOBER 16, 2013.

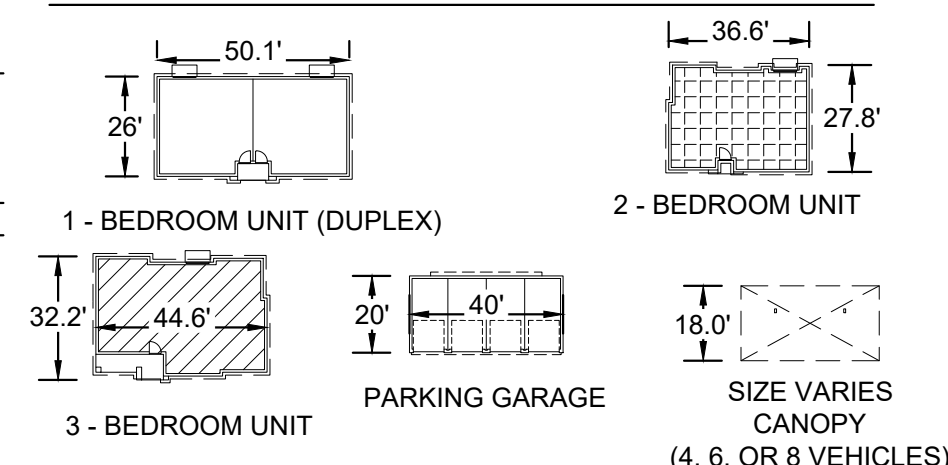
ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LEGEND & ABBREVIATIONS

BLDG	BUILDING	PROP	PROPOSED
ESMT	EASEMENT	ROW	RIGHT-OF-WAY
EX	EXISTING	B/C	BACK OF CURB
F/C	FACE OF CURB	OS	OPEN SPACE
LS	LANDSCAPE	TYP	TYPICAL
PUFE	PUBLIC UTILITY FACILITY	ESMT	EASEMENT

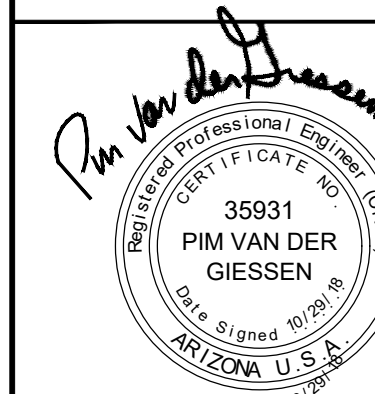
BOUNDARY	---
EX PROPERTY LINE	---
CENTERLINE	---
SETBACK	---
EASEMENT	---
FENCE	---
ACCESSIBLE ROUTE	● ● ●
STREET LIGHT	○ ○ ○
PROPOSED FIRE HYDRANT	⊕
SIDEWALK RAMP	▭
MAINTENANCE GARAGE	Ⓜ

TYPICAL FLOOR PLANS



consulting
Terrascope
civil engineering • surveying • urban planning

1102 East Missouri Ave., Phoenix, Arizona 85014 • 575 West Chandler Blvd. #123, Chandler, Arizona 85225
P: 602.297.8732 • F: 602.290.8458 • info@terrascopeconsulting.com • terrascopeconsulting.com

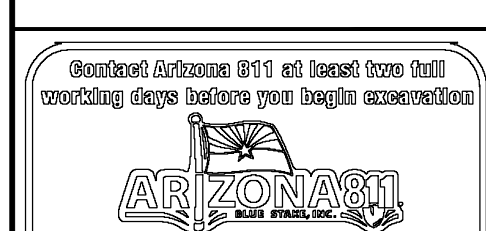


EXPIRES 03/31/19

**AVILLA
POWER
&
ELLIOT**

PRELIMINARY
SITE PLAN

**AVILLA
HOMES**



DATE DESCRIPTION

08/14/18	1ST SUBMITTAL
10/02/2018	2ND SUBMITTAL
10/29/2018	3RD SUBMITTAL

CHECKED BY: PJV

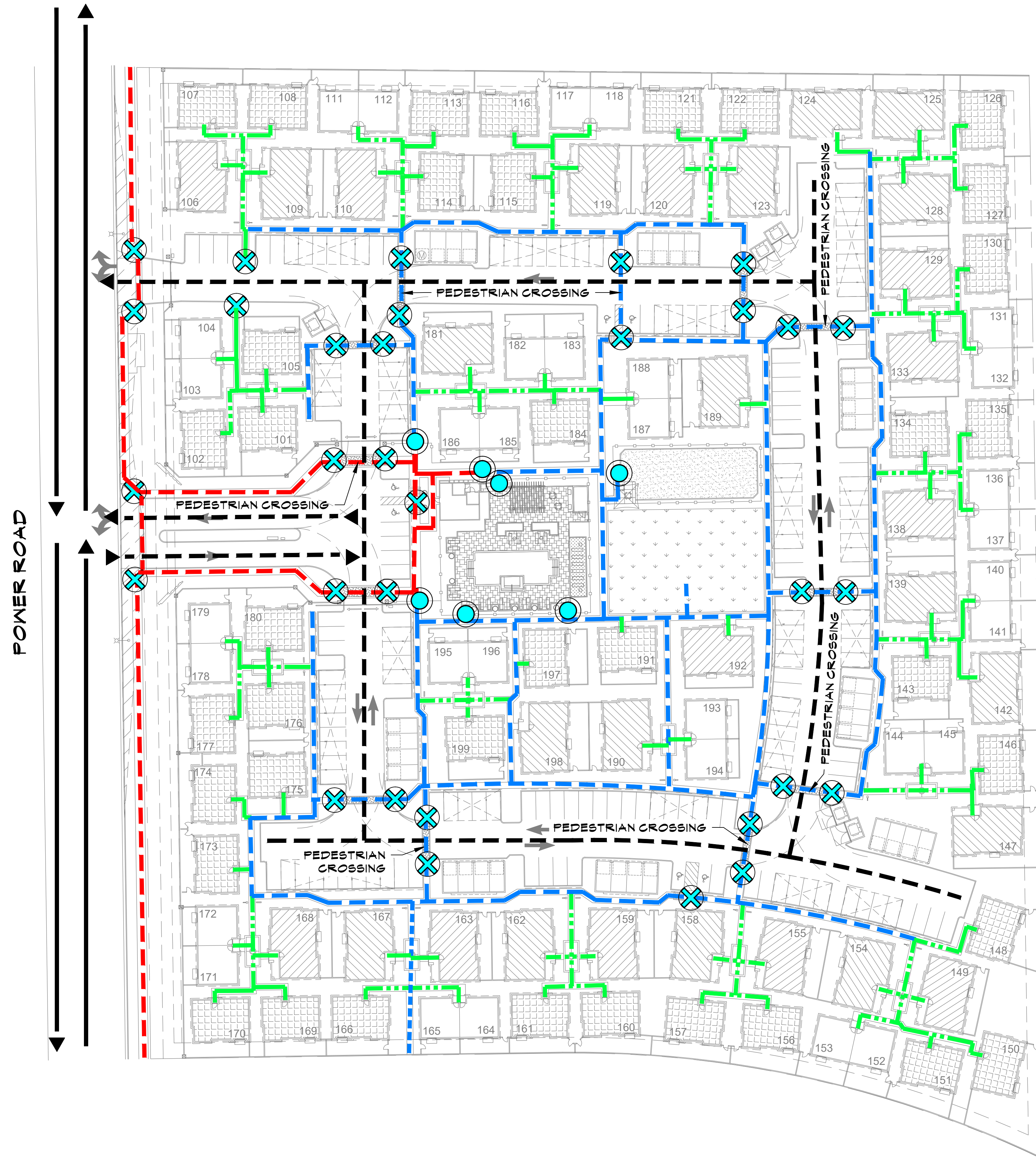
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TITLE:
**PRELIMINARY
SITE PLAN**

SHEET No.

1 of 1

PROJECT No.
0851



PEDESTRIAN CIRCULATION LEGEND

	OUTER SITE PEDESTRIAN CIRCULATION
	INNER SITE PEDESTRIAN CIRCULATION
	ACTIVE PEDESTRIAN CIRCULATION (ADA ACCESSIBLE)
	A.D.A. ACCESSIBLE RAMP
	PEDESTRIAN GATE

VEHICULAR CIRCULATION LEGEND

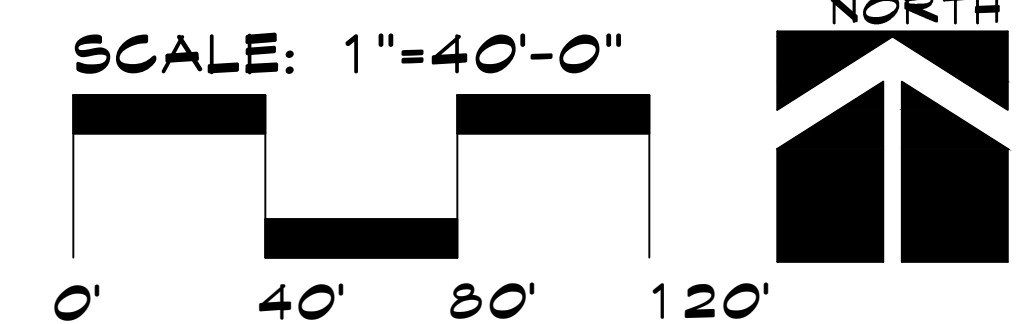
	EXISTING ROADWAYS
	PROPOSED VEHICULAR ACCESS

POWER ROAD

AVILLA - POWER AND ELLIOT
VEHICULAR & PEDESTRIAN CIRCULATION PLAN

3309 S. POWER RD. MESA, AZ 85212
 OCTOBER 22, 2018

SHEET L2



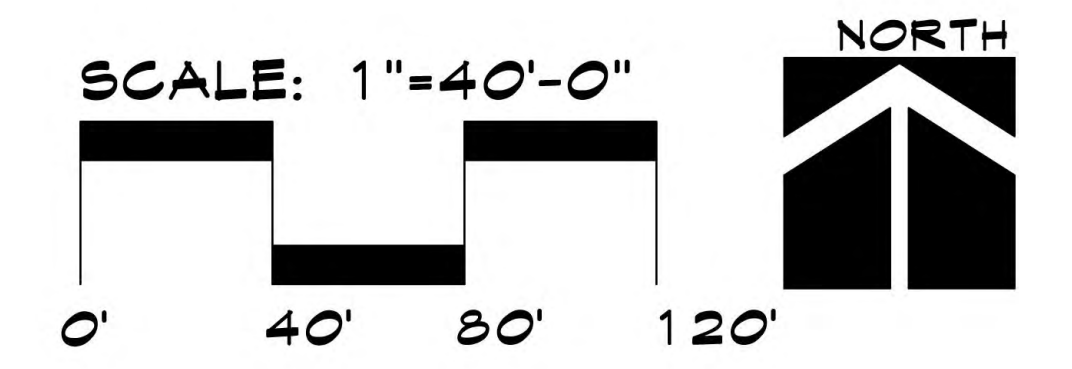


NEXmetro
Communities

AVILLA - POWER AND ELLIOT
AMENITIES ENLARGEMENT

3309 S. POWER RD. MESA, AZ 85212
OCTOBER 22, 2018

SHEET L6





AVILLA - POWER AND ELLIOT
 TYPICAL COURTYARD LAYOUT