

Villa Rialto - Phase II

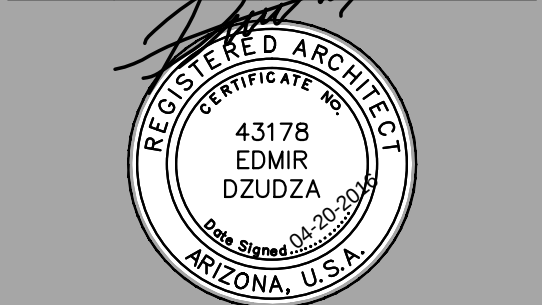


SITE PLAN
SCALE : 1"= 20'-0"

0 5' 10' 20'

SCALE: 1"=20'-0"

Rev.	Date	Submittal
	04-20-2016	Pre-Application



EXPIRATION DATE: 09/30/2017
SIGNED AND SEALED
ELECTRONICALLY 04-17-2016

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**Villa Rialto
Phase II**
By KDL Investments, LLC
7820 East Baseline Road, Mesa, AZ 85208

Colored Site Plan

Date:	04-20-2016
Project No.	0813-2
Drawn By:	ED
Checked By:	ED
Approved By:	ED

Scale: 1"=20'-0"

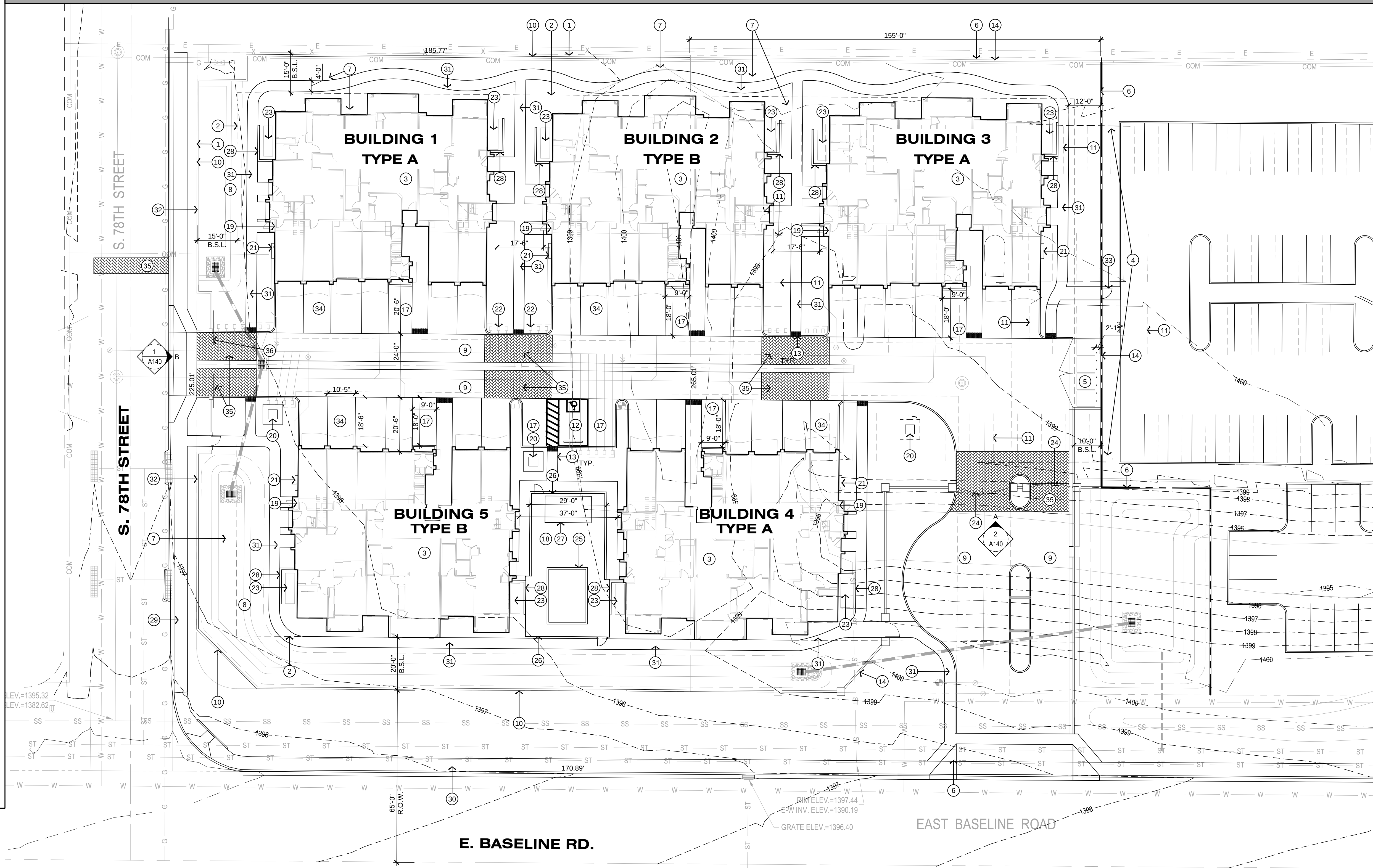
A150

LEGEND

	BOUNDARY LINE
	CENTER LINE OR MONUMENT LINE
	CONCRETE SURFACE
	DECORATIVE BRICK SURFACE
	DIMPLED PEDESTRIAN RAMP
	24 INCH VERTICAL CURB & GUTTER
	24 INCH ROLLED CURB
	6 INCH CONCRETE CURB
	INDICATES DRIVEWAY (MEANS OF ACCESS)
	WALL
	FENCE
	OVERHEAD ELECTRIC LINE
	SET 1/2" REBAR CAPPED 42137 (UNLESS OTHERWISE NOTED)
	SCHEDULE B ITEM
	BACK FLOW PREVENTER
	BIKE RACK
	DOWN GUY
	ELECTRIC BOX
	ELECTRIC CABINET
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	FIRE HYDRANT
	FLAG POLE
	GUARD POST OR GATE POST
	HANDICAPPED SPACE
	METAL GRATE (RECTANGULAR)
	GATE KEY PAD
	LIGHT POLE
	MAIL BOX
	POWER POLE
	POWER POLE W/ UNDERGROUND ELECTRIC
	SEWER CLEAN OUT
	STORM DRAIN MANHOLE
	SEWER MANHOLE
	STREET SIGN
	STUB OUT
	TELEPHONE RISER
	TRAFFIC SIGNAL BOX
	CABLE TELEVISION RISER
	WATER METER
	WATER VALVE
	ASSESSORS PARCEL NUMBER
	MARICOPA COUNTY RECORDS
	RIGHT OF WAY
	BOOK
	PAGE
	TYPICAL
	WITNESS CORNER
	NOT A PART
	NO BUILDINGS - DIRT AREA

A.P.N.
M.C.R.
R/W
BK.
PG.
(TYP.)
W.C.
N.A.P.
N.B.D.A.

Villa Rialto - Phase II

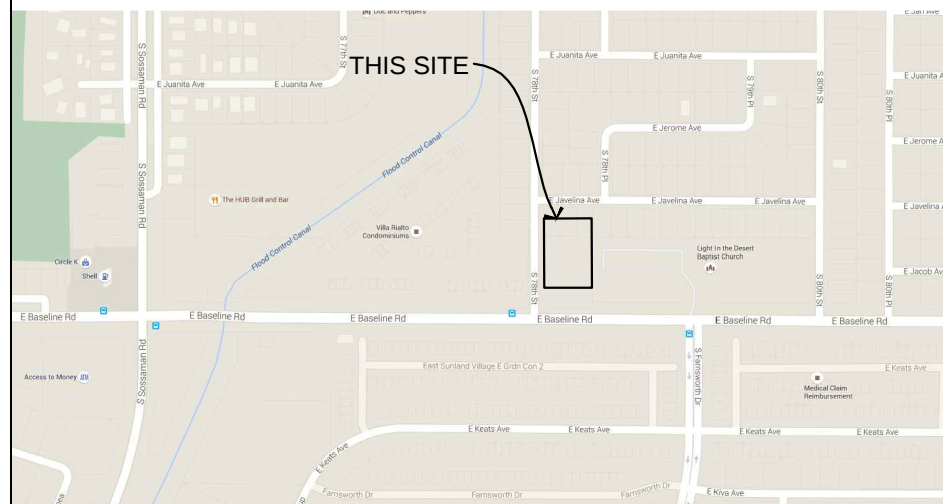


SITE PLAN

SCALE: 1"=20'-0"



VICINITY MAP



PARKING CALCULATION

REQUIRED PARKING SPACES:	(2) PER DWELLING UNIT 2 X 30 = 60
ADDITIONAL REQUIRED GUEST PARKING SPACES:	1 PER EVERY 10 DWELLING UNITS = 3
TOTAL REQUIRED PARKING SPACES:	63
PROVIDED PARKING SPACES:	30 PRIVATE GARAGES 30 DEDICATED ASSIGNED TANDEM PARKINGS 7 GUEST PARKINGS 1
PROVIDED ACCESSIBLE SPACES:	1
TOTAL PROVIDED PARKING SPACES:	68

SITE DATA

PARCEL #:	APN 218-57-978 AND APN 218-57-987
PROPOSED ZONING:	RM-3 MULTIPLE RESIDENCE DISTRICT
SITE NET AREA:	44,587 SF
SITE NET AREA (PROPOSED):	84,926 SF (1.95 AC)
S. 78TH STREET R.O.W. AREA:	6,949 SF
E. BASELINE RD. R.O.W. AREA:	25,538 SF
SITE GROSS AREA (PROPOSED):	84,926 SF + 6,949 SF + 25,538 SF = 117,413 SF ~ 2.70 AC
NEW DWELLING UNITS:	30
DENSITY (PROPOSED):	30 DU / 2.70 AC = 11.11 DU/AC
PROPOSED LOT COVERAGE:	30.31%

KEYNOTES

- PROPERTY LINE
- BUILDING SET BACK LINE
- NEW 6-PLEX BUILDING
- EXISTING PARKING
- TRASH ENCLOSURE
- PROPOSED PROPERTY LINE
- LANDSCAPE
- RETENTION AREA
- ASPHALT PAVING
- 6'-0" HIGH MASONRY WALL
- REMOVE EXISTING PARKING
- ADA PARKING
- ADA RAMP
- NEW 6' HIGH MASONRY WALL
- 12'x12' RAMADA
- BBQ
- NON ASSIGNED PARKING SPACE 9'-0" X 18'-0" MIN.
- POOL AREA
- FIRE RISER ROOM AND FIRE DEPARTMENT CONNECTION
- PROPOSED TRANSFORMER LOCATION, BY UTILITY PROVIDER
- 600 Amps SES
- WATER METER, REFER TO CIVIL
- A/C UNIT COMPRESSORS
- NEW MOTORIZED GATES WITH OPTICOM PREEMPTION DEVICE
- POOL UNDER SEPARATE PERMIT
- POOL FENCE
- GAZEBO
- 48" HIGH MASONRY SCREEN WALL
- NEW SIDEWALK CURB AND GUTTER
- EXISTING SIDEWALK TO REMAIN
- 48" WIDE WALKWAY
- NEW 6 FEET HIGH MASONRY WALL, REFER TO DETAIL 1/A120
- 48" WIDE GATE
- PRIVATE TANDEM PARKING SPACE 10'-0" X 18'-0" MIN.
- DECORATIVE PAVEMENT
- NEW MOTORIZED SLIDING GATE WITH OPTICOM PREEMPTION DEVICE

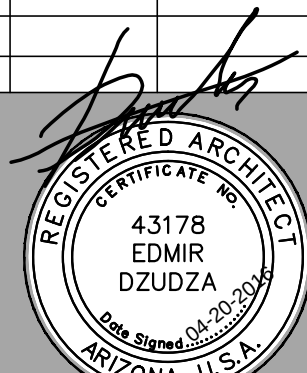
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SHEET
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2. A102 SITE PLAN (FOR REFERENCE ONLY)
3. A103 SITE PLAN-PARKING LOT
4. A110 SITE WALLS PLAN
5. A120 SITE DETAILS
6. A130 SITE DETAILS
7. A140 SITE DETAILS
8. A300 ELEVATIONS TYPE B
9. A301 ELEVATIONS TYPE B
10. A310 ELEVATIONS TYPE A
11. A311 ELEVATIONS TYPE A
12. A350 COLORED ELEVATIONS
13. A351 COLORED ELEVATIONS
14. A360 COLORED ELEVATIONS
15. A361 COLORED ELEVATIONS
16. A200 6-PLEX FIRST FLOOR PLAN
17. A201 6-PLEX FIRST SECOND PLAN

CONTACTS

DEVELOPER:	BELA FLOR COMMUNITIES, LLC 1835 N. GREENFIELD RD, #115 MESA, AZ 85205 CONTACT: HUDD HASSELL 602-525-0000	ARCHITECT:	E-PROJECT, LLC 917 W. KATHLEEN RD PHOENIX, AZ 85023 PHONE: 602-481-9282 FAX: 480-359-4407 E-MAIL: e-project@cox.net CONTACT: EDMIR DZUDZA, AIA
GENERAL CONTRACTOR:	TO BE BID	PROJECT DESCRIPTION:	VILLA RIALTO PHASE II DEVELOPEMNT, NEW (5) 6-PLEX BUILDINGS ON PARCEL APN 218-57-978 AND WESTERN PORTION OF PARCEL APN 218-57-987

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Villa Rialto
Phase II
By KDL Investments, LLC
7820 East Baseline Road, Mesa, AZ 85208

Site Plan

Date: 08-03-2016

Project No. 0813-2

Drawn By: ED

Checked By: ED

Approved By: ED

Scale: 1"=20'-0"

A101
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