

PARCEL 1: APN: 141-18-002A
PARCEL 2: APN: 141-18-009L & 141-18-009M
PARCEL 3: APN: 141-18-002A
PARCEL 4: APN: 141-18-002B & 141-18-004B
PARCEL 5: APN: 141-18-009Q

EXISTING: LC PAD - LIMITED COMMERCIAL
(PLANNED AREA DEVELOPMENT)

PROPOSED: RM-2 - MULTIPLE RESIDENCE

SITE AREA GROSS: (TO CENTERLINE)	11.34 ACRES (493,809 SF)
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SITE AREA GROSS: 10.67 ACRES
(PER ALTA) (464,970 SF)

SITE AREA NET: 10.03 ACRES
(AFTER DEDICATION) (437,005 SF)

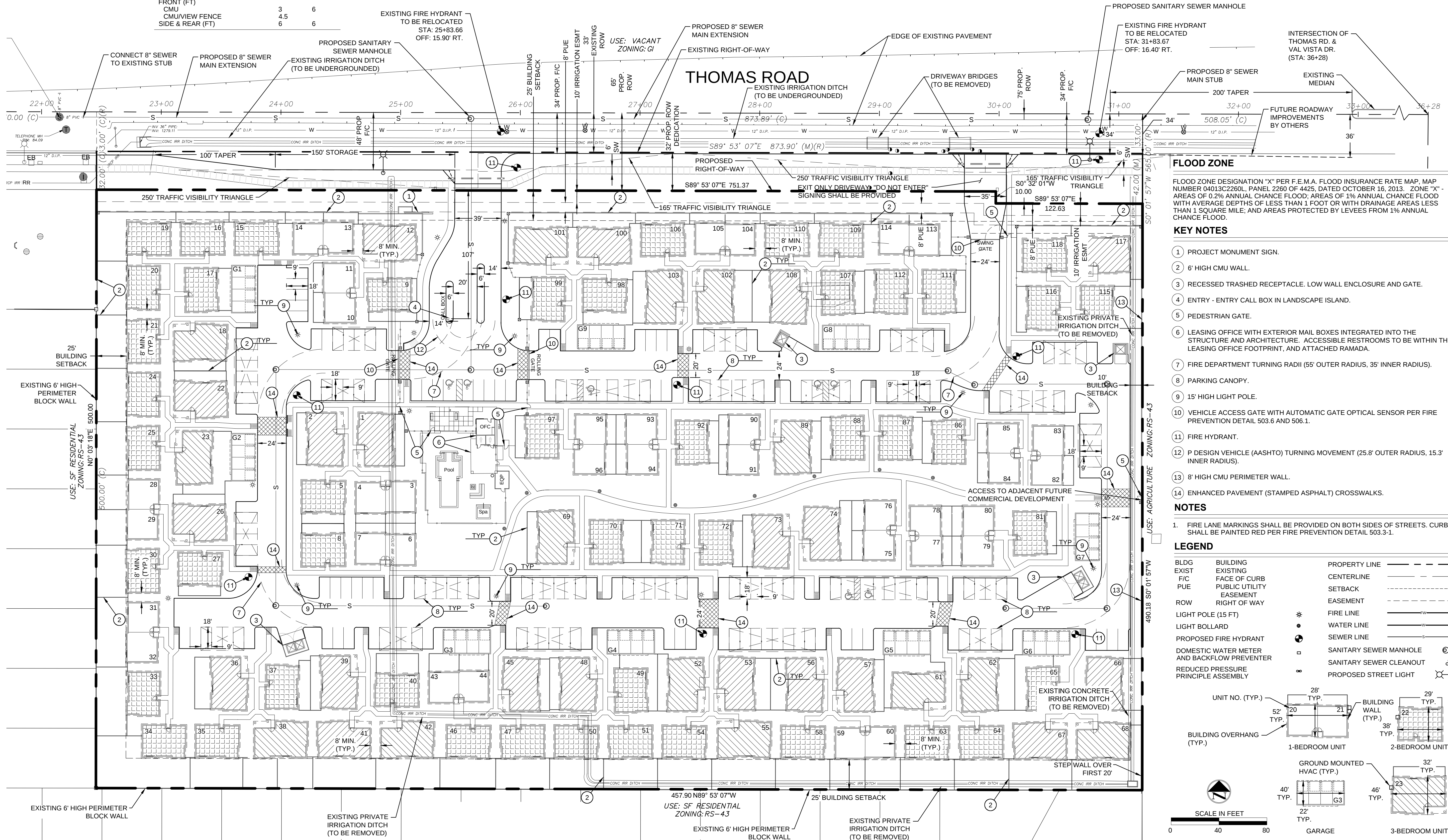
DENSITY (DU/ACRE)	MAX.	NET	GROSS
	15.0	11.0	10.4

MIN BLDG SETBACKS (FT)	REQ.	PROV.
FRONT (NORTH)	25	25
SIDE (EAST)	25	10
SIDE (WEST)	25	25
REAR (SOUTH)	25	25
MIN LANDSCAPE SETBACKS (FT)	25	10
	REQ.	PROV.
MIN. LOT AREA/DU (SF)	2,904	3,703
MAX. BLDG. COVERAGE (% OF LOT)	45	27
MIN. OPEN SPACE (SF / UNIT)	200	1,983
TOT. OPEN SPACE (SF)	23,600	234,000
TOT. OPEN SPACE (AC)	0.54	5.37
PRIVATE OPEN SPACE (SF / UNIT)	0	550 (AV)
MIN. BLDG SEPARATION (FT)	25	8
MAX. HEIGHT (FT)	30	25
*25 FT REPRESENTS THE SALES OFFICE. TYPICAL UNIT HEIGHT IS 17 FT.		
MAX. WALL HEIGHTS		
FRONT (FT)		
CMU	3	6
CMU/VIEW FENCE	4.5	
SIDE & REAR (FT)	6	6

BUILDING TYPE	NO. BLDG.	AREA(SF)	TOTAL	TYP.
1-BED (25%)	18 (36UNITS)	1,271	22,878	245
2-BED (44%)	49	965	47,285	375
3-BED (31%)	33	1,244	41,052	500
TOTAL UNITS	118		111,215	
GARAGE	9	791	7,119	
OFFICE	1	387	387	
			118,721	

2.1 SPACES/ DWELLING UNIT	
2.1 x 118 DU	= 248 SPACES

OPEN	87
GARAGE	36
CANOPY	119
OPEN ACCESSIBLE	2
COVERED ACCESSIBLE	5
TOTAL	249 SPACES



NEXMETRO DEVELOPMENT LLC
2355 E. CAMELBACK RD., SUITE 805
PHOENIX, AZ 85016

CONTACT: BRIAN ROSENBAUM
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EMAIL: BRIAN@NEXMETRO.COM

TERRASCAPE CONSULTING
1102 E. MISSOURI AVE.
PHOENIX, AZ 85014

CONTACT: DAVID M SOLTYSIK, P.E.
PHONE: (602) 297-8732

EMAIL:
DSOLTYSIK@TERRASCAPECONSULTING

PARCELS 1 - 4 - ENGEL INVESTMENT
LIMITED PARTNERSHIP
PARCEL 5 - E. RODNEY ENGEL JR.,

BURCH & CRACCHIOLO, P.A.
702 E. OSBORN ROAD, SUITE 200
PHOENIX, AZ 85014

CONTACT: BRENNAN RAY
PHONE: (602) 234-8794
EMAIL: BRAY@BCATTORNEYS.COM

THE McGOUGH GROUP
11110 N. TATUM BLVD., SUITE 100
PHOENIX, AZ 85028

CONTACT: TIM McGOUGH
PHONE: (602) 997-9093

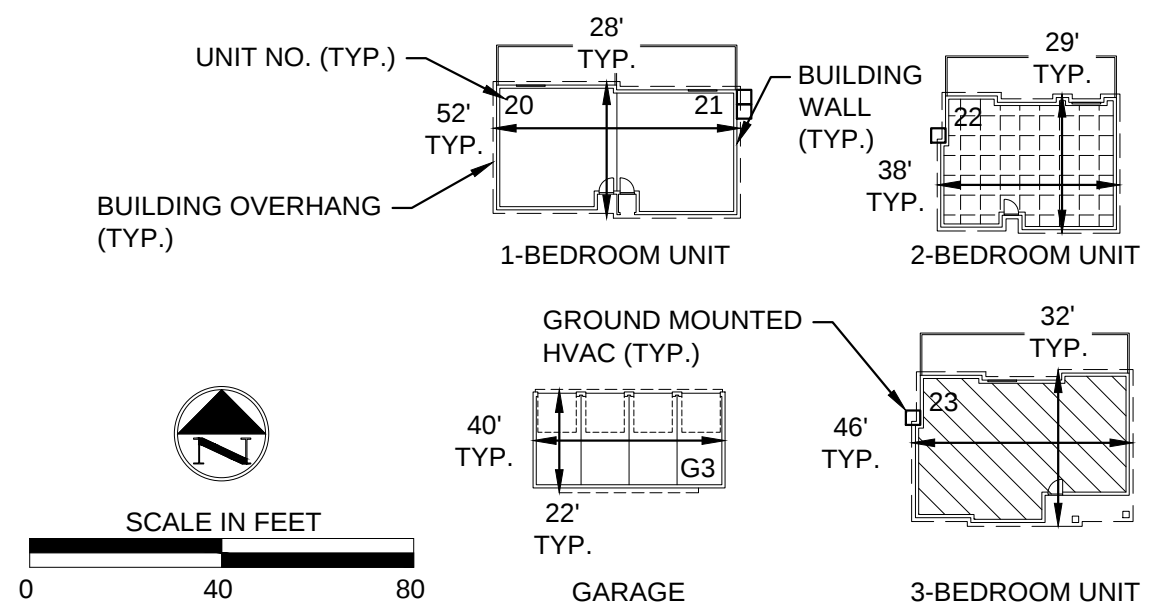
EMPALE: EMPALE@MIGUEL.COM

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2260L, PANEL 2260 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.

- 1 PROJECT MONUMENT SIGN.
- 2 6' HIGH CMU WALL.
- 3 RECESSED TRASHED RECEPTACLE. LOW WALL ENCLOSURE AND GATE.
- 4 ENTRY - ENTRY CALL BOX IN LANDSCAPE ISLAND.
- 5 PEDESTRIAN GATE.
- 6 LEASING OFFICE WITH EXTERIOR MAIL BOXES INTEGRATED INTO THE STRUCTURE AND ARCHITECTURE. ACCESSIBLE RESTROOMS TO BE WITHIN THE LEASING OFFICE FOOTPRINT, AND ATTACHED RAMADA.
- 7 FIRE DEPARTMENT TURNING RADII (55' OUTER RADIUS, 35' INNER RADIUS).
- 8 PARKING CANOPY.
- 9 15' HIGH LIGHT POLE.
- 10 VEHICLE ACCESS GATE WITH AUTOMATIC GATE OPTICAL SENSOR PER FIRE PREVENTION DETAIL 503.6 AND 506.1.
- 11 FIRE HYDRANT.
- 12 P DESIGN VEHICLE (AASHTO) TURNING MOVEMENT (25.8' OUTER RADIUS, 15.3' INNER RADIUS).
- 13 8' HIGH CMU PERIMETER WALL.
- 14 ENHANCED PAVEMENT (STAMPED ASPHALT) CROSSWALKS.

1. FIRE LANE MARKINGS SHALL BE PROVIDED ON BOTH SIDES OF STREETS. CURBS SHALL BE PAINTED RED PER FIRE PREVENTION DETAIL 503 3-1.

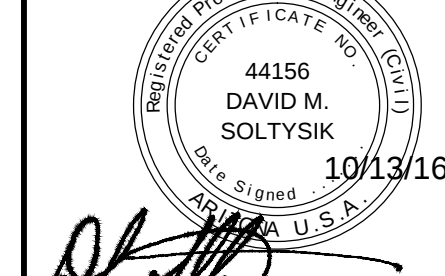
B/LDG	BUILDING		PROPERTY LINE	— — — — —
EXIST	EXISTING		CENTERLINE	— — — — —
F/C	FACE OF CURB			
PUE	PUBLIC UTILITY		SETBACK	- - - - -
	EASEMENT		EASEMENT	- - - - -
ROW	RIGHT OF WAY			
LIGHT POLE (15 FT)		✴	FIRE LINE	— — — — —
LIGHT BOLLARD		●	WATER LINE	— — — — —
PROPOSED FIRE HYDRANT		●	SEWER LINE	— — — — —
DOMESTIC WATER METER AND BACKFLOW PREVENTER		□	SANITARY SEWER MANHOLE	⊗
REDUCED PRESSURE PRINCIPLE ASSEMBLY		∞	SANITARY SEWER CLEANOUT	⊗
			PROPOSED STREET LIGHT	⊙



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SEAL:



EXPIRES 3/31/2018



1000

2355 E. CAMELBACK RD., SUITE 805
PHOENIX, ARIZONA 85016

Call at least two full working days
before you begin excavation.

ARIZONA 811
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

DATE:	DESCRIPTION
05/12/16	DESIGN REVIEW
09/12/16	REVISED 25' SETBACK
10/07/16	CITY REVISIONS
10/13/16	CITY REVISIONS

CHECKED BY: DMS

DRAWN BY: TAT

TITLE:

SITE PLAN

SHEET No.

1 of 1

PROJECT M

0598