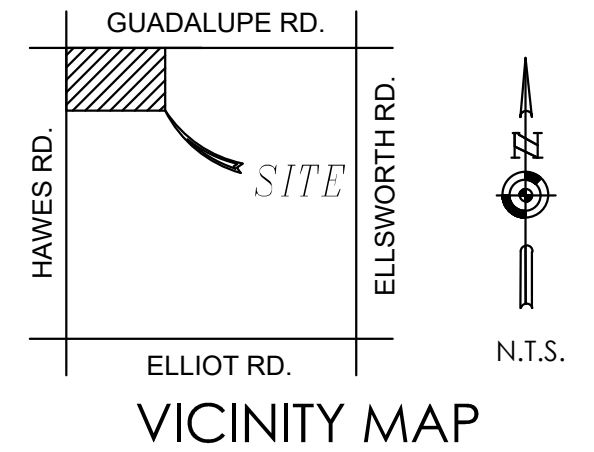


PRELIMINARY SITE PLAN:
AVILLA GUADALUPE & HAWES
8415 EAST GUADALUPE ROAD
MESA, ARIZONA

LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7
EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



SITE INFO:

APN: 304-03-033, 304-03-034
NET AREA 348,895 SF (±8.00 AC)
GROSS AREA 436,397 SF (±10.02 AC)
EXISTING ZONING: RS-43 (SINGLE RESIDENCE)
PROPOSED ZONING: RM-2/PAD (MULTIPLE RESIDENCE)
PROPOSED UNITS: 96 DWELLING UNITS

ZONING STANDARDS (RM-2/PAD)

MAX. DENSITY (DU/ACRE)	REQ.	PROV.
NET	15	12.0
GROSS	15	9.6
MIN BLDG SETBACKS (FT)		
FRONT (NORTH)	30	20
SIDE (EAST)	20	10
SIDE (WEST)	30	20
REAR (SOUTH)	25	15
MIN LANDSCAPE SETBACKS (FT)		
FRONT (NORTH)	30	15
SIDE (EAST)	20	10
SIDE (WEST)	30	15
REAR (SOUTH)	25	15
MAX. WALL HEIGHTS		
FRONT (FT)	3	6
SIDE & REAR (FT)	6	6
MIN. LOT AREA/DU (SF)	2,904	3,634
MAX. BLDG. COVERAGE (% OF LOT)	45	28
MIN. OPEN SPACE (SF/DU)	200	±1012
TOTAL OPEN SPACE (SF)	19,200	97,190
TOTAL OPEN SPACE (AC)	0.44	2.23
PRIVATE OPEN SPACE (SF)	8,800	40,822
MIN. 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.
- EAVES AND PROJECTIONS ENCROACH INTO SEPARATION. MINIMUM FIRE SEPARATION FOR FIRE SPRINKLERED BUILDINGS IS 6'.
- 25' REPRESENTS THE LEASING OFFICE. TYPICAL UNIT HEIGHT IS 17'.
- SEE WALL PLAN FOR WALL LAYOUT AND DETAILS.
- DIMENSIONS PROVIDED ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

BUILDING AREA CALCULATIONS

BUILDING TYPE	NO. BLDG.	AREA (SF)	TOTAL (SF)	TYP. PRVT OS (SF)
ALL SINGLE STORY				
1-BED DUPLEX (35%)	17 (34 DU)	1,270	21,590	196
2 BED (35%)	34	988	33,592	280
3-BED (30%)	28	1,254	35,112	344
SUB-TOTAL	96 DU		90,294 SF	
GARAGE	7	800	5,600	
LEASING OFFICE	1	701	701	
GRAND TOTAL			96,595 SF	

PARKING

REQUIRED (PER 11-32.3.A)
2.1 SPACES X DWELLING UNIT (2.1 x 96) 202 SPACES

PROVIDED

UNCOVERED	76
UNCOVERED ADA	6
CANOPY	96
GARAGE	24
TOTAL	202 SPACES

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 WITH AUTOMATIC GATE OPTICAL SENSOR PER FIRE PREVENTION DETAIL 503.6 AND 506.1
- PEDESTRIAN ENTRANCE GATE
- ENHANCED PAVEMENT
- DRIVEWAY PER CITY OF MESA STD DTL M-42
- TRAFFIC VISIBILITY (DIMENSION PROVIDED)
- LOCATION OF RELOCATED TRAFFIC SIGNAL
- NOT USED
- 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 RADIUS (55' OUTER RADIUS, 35' INNER RADIUS)

DEVELOPER

NEXMETRO DEVELOPMENT, LLC
2355 E. CAMELBACK RD. STE 805
PHOENIX, ARIZONA 85016
CONTACT: JARED GEISLER
PHONE: (602) 599-9388
EMAIL: JARED@NEXMETRO.COM

CIVIL ENGINEER

TERRASCOPE CONSULTING
1102 EAST MISSOURI AVENUE
PHOENIX, ARIZONA 85014
CONTACT: DAVID SOLTYSIK
PHONE: (602) 287-8732
EMAIL: DSOLTYSIK@TERRASCOPE.US

OWNER

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

ARCHITECT

FELTEN GROUP
18325 N. ALLIED WAY, STE 200
PHOENIX, ARIZONA 85054
CONTACT: JAIME GOMEZ
PHONE: (602) 867-2503
EMAIL: JAIME.GOMEZ@FELTENGROUP.COM

LEGAL DESCRIPTION:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE WEST 33 FEET AND THE NORTH 33 FEET FOR ROADWAY.

FLOOD INFORMATION

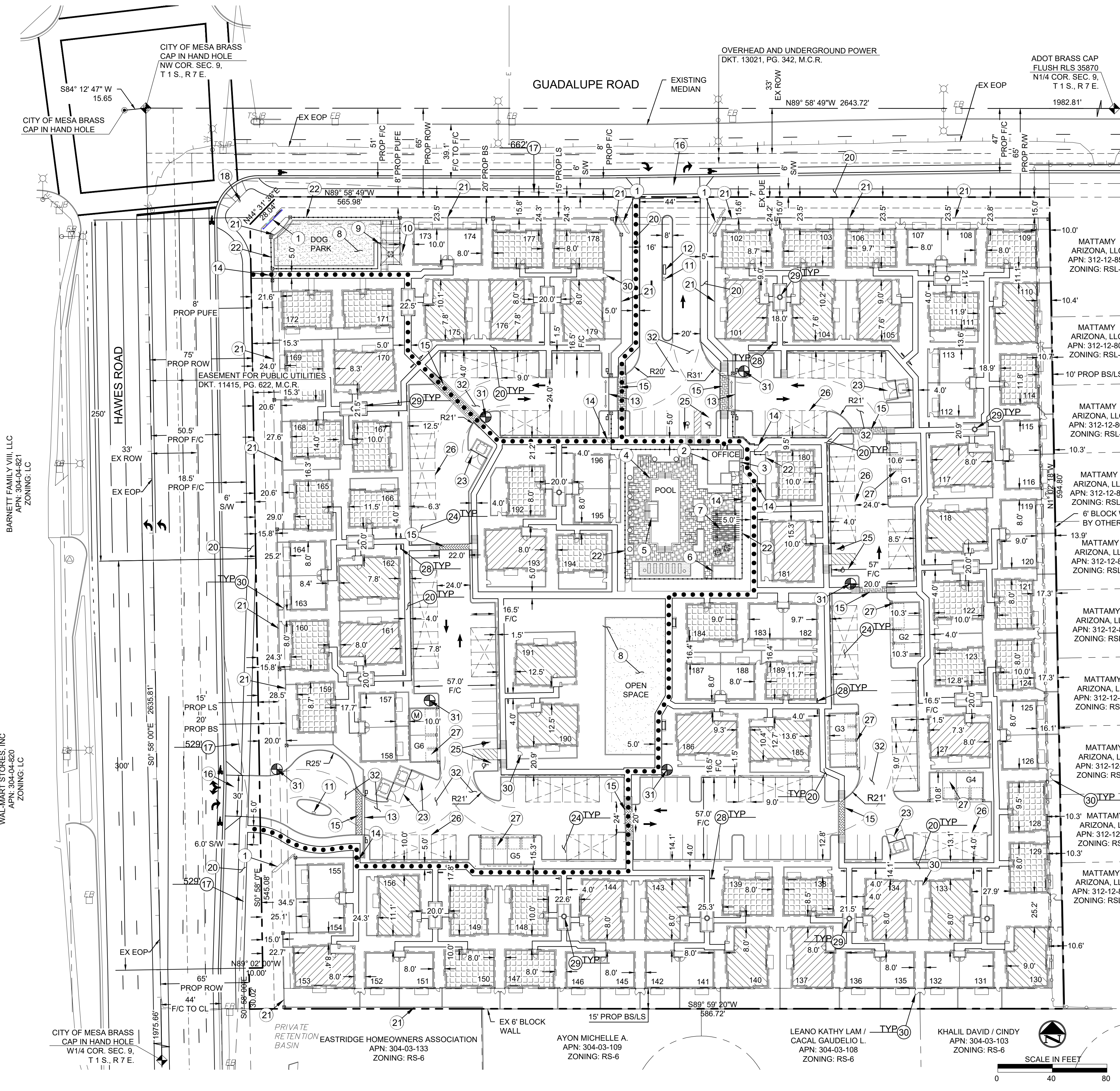
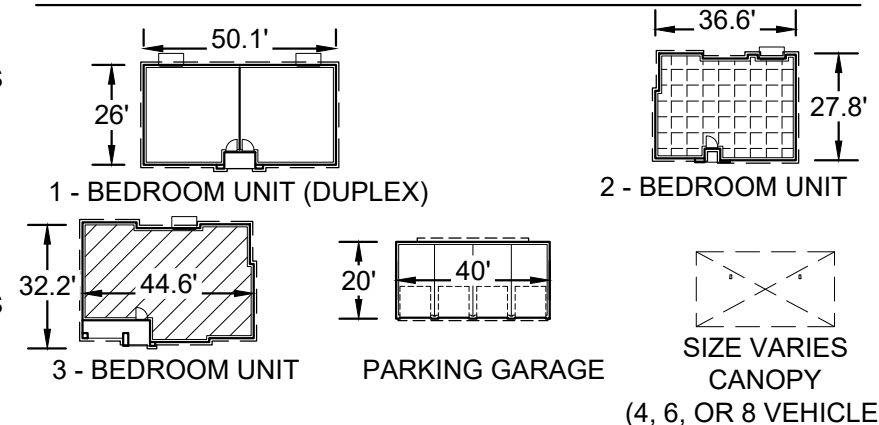
FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2760L, PANEL 2760 OF 4425, DATED OCTOBER 16, 2013.

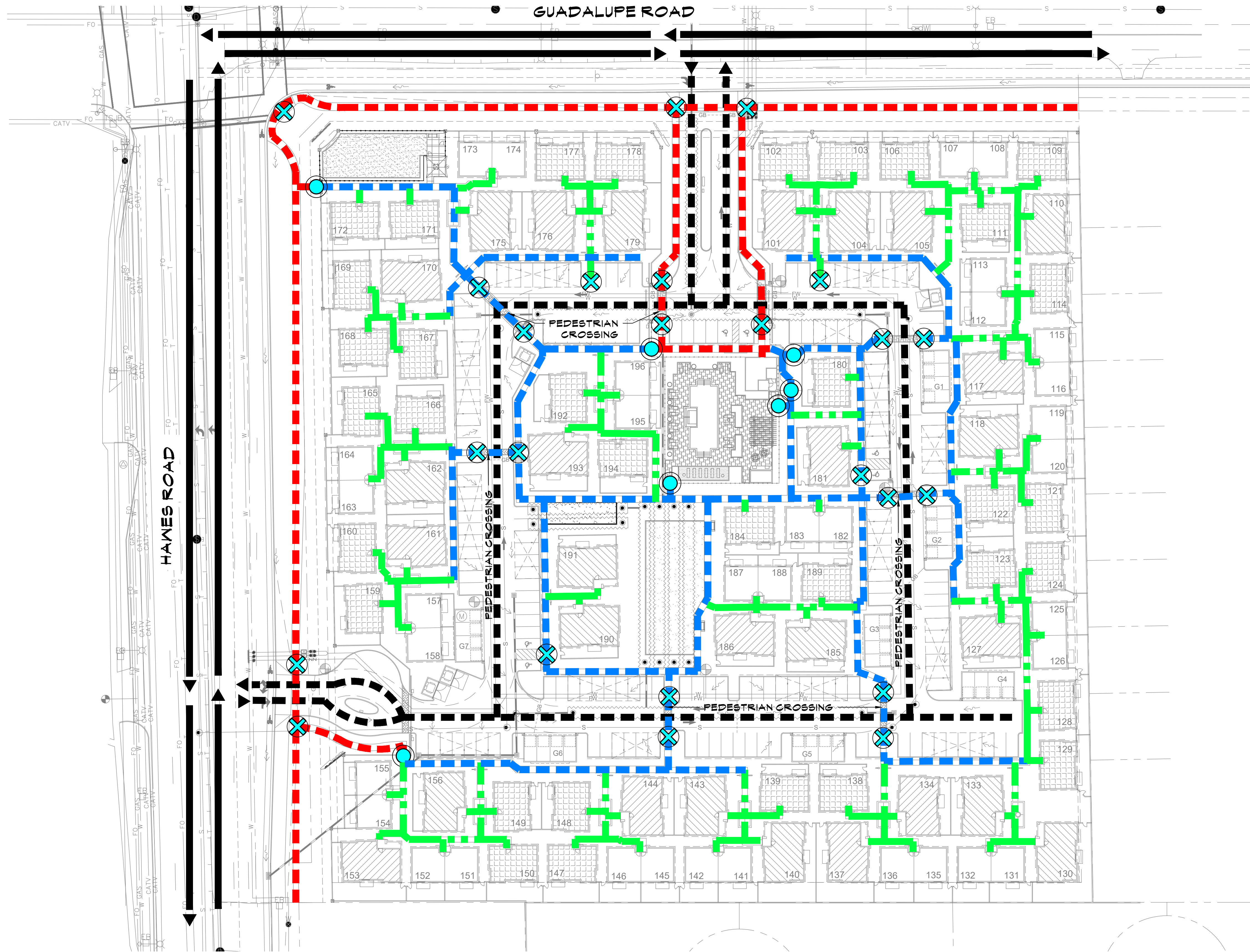
ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LEGEND & ABBREVIATIONS

BLDG	BUILDING	ROW	RIGHT-OF-WAY
ESMT	EASEMENT	B/C	BACK OF CURB
EX	EXISTING	OS	OPEN SPACE
F/C	FACE OF CURB	TYP	TYPICAL
LS	LANDSCAPE	S/W	SIDEWALK
	SETBACK	BS	BUILDING SETBACK
PUFE	PUBLIC UTILITY FACILITY	ESMT	EDGE OF PAVEMENT
PROPOSED	PROPOSED	EOP	
PROP	BOUNDARY		
EX	PROPERTY LINE		
CENTERLINE			
SETBACK			
EASEMENT			
FENCE			
ACCESSIBLE ROUTE			
STREET LIGHT			
PROPOSED FIRE HYDRANT			
SIDEWALK RAMP			
MAINTENANCE GARAGE			

TYPICAL FLOOR PLANS





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

AVILLA - ENCLAVE

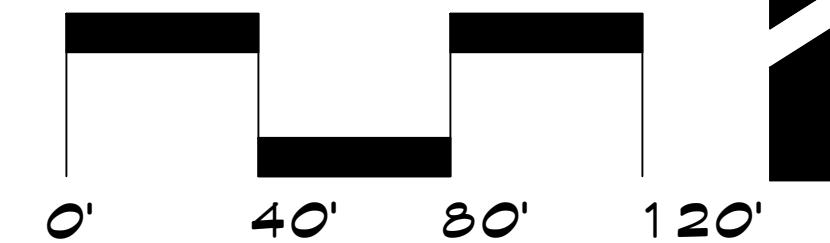
VEHICULAR & PEDESTRIAN CIRCULATION PLAN

SEC OF GUADALUPE RD. & HAWES RD. - MESA, AZ

OCTOBER 22, 2018

SHEET L2

SCALE: 1"=40'-0"



NEXmetro
Communities



