

**PRELIMINARY
NOT FOR
CONSTRUCTION**

APARTMENT TOWNHOMES
THE VILLE
7228 W THUNDERBIRD RD
PEORIA, AZ 85645

**CASE #
Z2022068**

ISSUE
DATE REV FOR
05.18.2022 CLIENT REVIEW ZONING SUBMITTAL

Drawn
VRS RL
Checked
VRS
Job Number
2150
Drawing
SITE PLAN
Sheet

A1.0

KEYNOTES

- EXISTING FIRE HYDRANT
- EXISTING CURB
- PROPERTY LINE
- 30' x 30' SIGHT VISIBILITY TRIANGLE, STANDARD DETAIL PE-091
- NEW FIRE HYDRANT
- 6" VERTICAL CURB, TYP.
- 6" CMU WALL
- DOUBLE REFUSE ENCLOSURE, STANDARD DETAIL PE-146-2
- NEW TRANSFORMER AND PAD LOCATION
- 6" WALL; 3" TALL CMU w/ 3" TALL WROUGHT IRON ABOVE, 50% TRANSPARENT
- PATIO ENCLOSURE, SEE LANDSCAPE DWGS
- SIGHT VISIBILITY TRIANGLE, STANDARD DETAIL PE-090
- LANDSCAPE AREA, SEE LANDSCAPE DWGS
- NEW SES & ELECTRIC METERS
- NEW CONCRETE SIDEWALK
- FIRE RISER
- EXISTING ELECTRICAL POLE
- FDC
- BACK FLOW PREVENTER
- ACCESSIBLE ROUTE
- 2 CAR GARAGE AT FIRST FLOOR, TYP. ALL UNITS ARE IDENTICAL
- PARKING STALL STRIPING
- BIKE RACKS
- SEE CIVIL DWGS FOR MATERIAL LAYOUTS - ASPHALT, CONCRETE.
- BUILDING OVERHANG
- DOG PARK
- ABOVE GROUND RETENTION, SEE CIVIL
- OPEN SPACE
- PARKING SPACES
- UNDERGROUND RETENTION, SEE CIVIL
- MAILBOXES
- 26" WIDE DRIVEWAY, STANDARD DETAIL PE 251-1, SEE CIVIL DWGS
- OVERHEAD ELECTRICAL LINES
- MAN GATE
- EXISTING GAS ASSEMBLY
- NEW LIGHT FIXTURE, SEE ELECTRICAL
- OUTDOOR FIRE PIT, SEE SIAT.5
- BBO GRILLE, SEE DETAIL 27/A1.1
- ACCESSIBLE TURNING SPACE AT INTERVALS LESS THAN 200 FEET ALONG THE ACCESSIBLE SIDEWALK, PER ICC A 117.1, 403.5.2
- 36" TALL CMU SCREEN WALL, SEE DETAIL 25/A1.1
- POOL EQUIPMENT, SCREENED, GATED & LOCKED
- EXISTING GAS ASSEMBLY
- EASEMENT FOR ELECTRIC TRANSMISSION LINES & FACILITIES, NO EXACT WIDTH DEFINED, SEE CIVIL

LEGAL DESCRIPTION

PARCEL NO. 1:
THE SOUTH 2/5THS OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THAT PORTION CONVEYED TO MARICOPA COUNTY, BY DEED RECORDED AS DOCUMENT NO. 94-008611, RECORDS OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 40 FEET AND THE EAST LINE OF THE WEST 20 FEET OF SAID SOUTH 2/5THS OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTHERLY 30.00 FEET, ALONG THE EAST LINE OF THE WEST 20.00 FEET TO A POINT;

THENCE IN A SOUTHEASTERLY DIRECTION TO A POINT ON SAID NORTH LINE OF THE SOUTH 40.00 FEET THAT IS 30.00 FEET EAST FROM THE SAID POINT OF INTERSECTION;

THENCE WESTERLY TO THE POINT OF INTERSECTION.

PARCEL NO. 2:
THE NORTH 3/5THS OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:
THE SOUTH 2/5THS OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

PARCEL NO. 4:
THE WEST 90 FEET OF THE WEST 158 FEET OF THE EAST 248 FEET OF THE SOUTH TWO FIFTHS OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 33 FEET THEREOF FOR ROADWAY.

PROJECT TEAM

OWNER:
CAPITAL ALLOCATION PARTNERS
600 W 1ST ST #1049
TEMPE, AZ 85251
CONTACT: CHAD BARBER
CHAD@CAPITALALLOCATIONPARTNERS.COM
602.332.1768

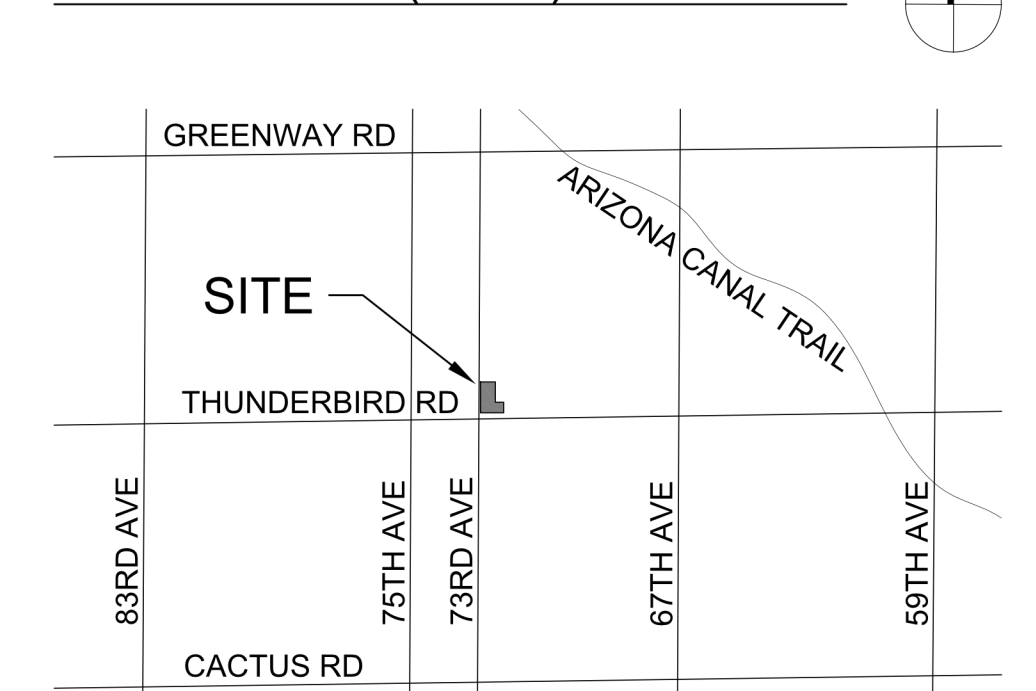
LEGAL/AUTHORIZED AGENT:
GAMMAGE & BURHAM, PLC
40 NORTH CENTRAL AVE., 20TH FLOOR
PHOENIX, AZ 85004
CONTACT: ASHLEY Z. MARSH, ESQ. & DENNIS NEWCOMBE
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602.258.0566

CIVIL ENGINEER:
JACOBS WALLACE LLC
2233 W BETHANY HOME ROAD
PHOENIX, AZ 85015
CONTACT: CHUCK JACOBS
602.757.5954
JACOBS@JACOBSWALLACE.COM

ARCHITECT:
CCBG ARCHITECTS, INC
102 E. BUCHANAN ST.
PHOENIX, AZ 85021
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602.258.2211

LANDSCAPE ARCHITECT:
DESIGN ETHIC
7525 E. 6TH AVE
SCOTTSDALE, AZ 85251
CONTACT: BRANDON PAUL
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VICINITY MAP (N.T.S)



PROJECT DATA & CODE SUMMARY

PROJECT ADDRESS:
7228 W THUNDERBIRD RD
PEORIA, AZ 85645

PROJECT DESCRIPTION:
PROJECT IS A GROUND UP TWO-STORY APARTMENT BUILDINGS, TYPE VB WITH ALL ASSOCIATED STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND CIVIL ENGINEERING, 80 APARTMENT UNITS WITH A CLUBHOUSE BUILDING AND OTHER OUTDOOR AMENITY SPACES.

APPLICABLE CODES AND STANDARDS:
2018 International Building Code
2017 National Electrical Code
2018 International Electrical Conservation Code
2018 International Existing Building Code
2018 International Fuel Gas Code
2018 International Mechanical Code
2018 International Plumbing Code
2018 International Property Maintenance Code
2018 International Residential Code
2018 International Fire Code
2018 International Swimming Pool and Spa Code
2009 ANSI ICC A117.1

SCHOOL DISTRICT:
PEORIA UNIFIED SCHOOL DISTRICT NO. 11
• OAKWOOD ELEMENTARY SCHOOL (K-8)
• PIONEER ELEMENTARY SCHOOL
• CACTUS HIGH SCHOOL

EXISTING ZONING:
RU-43

PROPOSED ZONING:
R-4 RUPD

REZONING REQUEST:
ZONE CHANGE FROM RU-43 TO R-4 RUPD FOR 'THE VILLE'

APN:
200-68-020G 200-68-020N
200-68-020M 200-68-020P
200-68-020C 200-68-020R
200-68-020T 200-68-020S
200-68-020L 200-68-020U

GROSS SITE AREA:
271,362 SF (6.23 ACRES)

NET SITE AREA:
231,648 SF (5.32 ACRES)

DENSITY CALCULATIONS:
ALLOWABLE: 18 DU
PROVIDED: 12.84 DU (80 UNITS/6.23 GROSS ACRES)

TOTAL UNIT COUNT:
80 APARTMENT UNITS FOR RENT

OCCUPANCY:
R-2 APARTMENTS (IBC 310) FLOORS 1-2
U PARKING (IBC 311) FLOORS 1

CONSTRUCTION TYPE:
TYPE VB

SPRINKLERS:
YES, NFPA 13

FIRE ALARM:
NO

EMERGENCY LIGHTING:
NO

BUILDING SETBACKS:
FRONT SETBACK (SOUTH) 20'-0"
REAR SETBACK (NORTH) 20'-0"
INTERIOR SIDE YARD SETBACK (EAST) 20'-0"
STREET SIDE YARD SETBACK (WEST) 20'-0"

LANDSCAPE SETBACKS:
FRONT SETBACK (SOUTH) 20'-0"
REAR SETBACK (NORTH) 20'-0"
INTERIOR SIDE YARD SETBACK (EAST) 20'-0"
STREET SIDE YARD SETBACK (WEST) 20'-0"

LOT COVERAGE:
(BLDG FOOTPRINT & OVERHANG IN SQUARE FOOTAGE)
79,255 SF OF BLDG COVERAGE = 34.2% PROVIDED
79,255 SF + 231,648 SF = 60% MAX ALLOWED

BUILDING HEIGHT:
ALLOWED: 48'-0" (4 STORIES)
PROPOSED: 29'-6" TOP OF PARAPET (2 STORIES)

BUILDING AREA:
TYP. 10-UNIT BLDG FIRST FLOOR GROSS SF 9,030 SF (x7 BLDGS)
TYP. 10-UNIT BLDG SECOND FLOOR GROSS SF 8,713 SF (x7 BLDGS)
5-UNIT BLDG FIRST FLOOR GROSS SF 4,520 SF
5-UNIT BLDG SECOND FLOOR GROSS SF 4,356 SF
CLUBHOUSE BLDG GROSS SF 1,087 SF
TOTAL 134,144 SF

COMMON OPEN SPACE:
REQ'D:
150 SF OF OPEN SPACE PER BEDROOM
150 SF x 160 BEDROOMS = 24,000 SF

PROVIDED OPEN SPACE:
1,956 + 5,374 + 1,000 + 3,797 + 8,265 + 4,719 = 25,111 SF

AMENITIES PROVIDED:
1. POOL
2. CLUBHOUSE
3. SHADED OPEN SPACE
4. DOG PARK

PARKING LOT LANDSCAPE:
REQUIRED: 10% OF PARKING AREA
.10 x 6,192 SF = 619 SF REQ'D
PROVIDED: = 724 SF PROVIDED

PARKING:
REQ'D:
80 TWO-BEDROOM UNITS @ 2 SPACES EACH = 160 SPACES
1 GUEST PARKING FOR EVERY 10 UNITS = 8 SPACES
TOTAL REQUIRED: = 168 SPACES

PROVIDED:
GARAGE SPACES = 160 SPACES
SITE PARKING = 29 SPACES
TOTAL PROVIDED: = 189 SPACES

ACCESSIBLE PARKING REQ'D (ADA 2010, TABLE 208.2)
26 TO 50 PARKING SPACES: 2 ADA SPACE REQ'D
29 SURFACE PARKING SPACES PROVIDED, (NOT INCLUDING GARAGE SPACES)
TOTAL REQUIRED: 2 ADA SPACES REQ'D
TOTAL PROVIDED: 2 ADA SPACES PROVIDED

BICYCLE PARKING:
0.25 BICYCLE PARKING FOR EVERY RESIDENTIAL UNIT
80 UNITS x 0.25 = 20 BICYCLE PARKING SPACES REQ'D
20 BICYCLE PARKING SPACES PROVIDED

REFUSE & RECYCLING
REQUIRED:
SOLID 80 units x 5 cu yds = 40 cu yds per week
RECYCLE 80 units x 5 cu yds = 40 cu yds per week

PROVIDED:
SOLID 3 BINS x 8 cu yds each = 24 cu yds (serviced 2 times per week)
RECYCLE 3 BINS x 8 cu yds each = 24 cu yd (serviced 2 times per week)

RUPD COMPARISON CHART

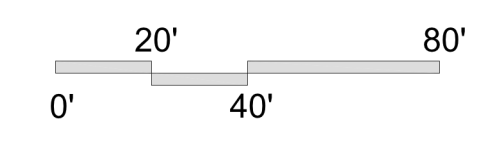
REGULATION	BASE R-4 ZONING DISTRICT (R-4)	PROPOSED ZONING DISTRICT REGULATIONS (R-4 RUPD)
HEIGHT	40'	30' * EXCEPTION: EXCLUDING PARAPETS, WHICH MAY EXTEND A MAXIMUM 3 FEET OR TO A HEIGHT NECESSARY TO SCREEN MECHANICAL EQUIPMENT
FRONT (SOUTH ALONG THUNDERBIRD RD & NORTH ALONG CEMETARY RD)	20'	20'
INTERIOR SIDE YARD (EAST BOUNDARIES)	5'	20' * EXCEPTION: REFUSE ENCLOSURES ARE ALLOWED TO ENCR OACH
STREET-SIDE YARD (WEST ALONG 73RD AVE)	10'	20'
REAR YARD (NORTH FOR EASTERN PART OF SITE)	25'	20' * EXCEPTION: REFUSE ENCLOSURES AND A MAXIMUM OF THREE (3) PARKING SPACES ALLOWED TO ENCR OACH
LOT AREA	6,000 SF	6,000 SF
LOT WIDTH	60'	60'
LOT AREA PER DWELLING UNIT	2,000 SF	2,000 SF
LOT COVERAGE	60%	60%
COMMON OPEN SPACE	N/A	10%
PARKING SPACES	2	2 PER UNIT (GARAGE PARKING)
OPEN PARKING STALL DIMENSIONS	9'-6" x 20'-0"	9'-6" x 20'-0" * PARKING SPACE MAY OVERHANG 2 FEET INTO A LANDSCAPE STRIP OR PEDESTRIAN WALKWAY, HOWEVER, ANY PARKING SPACES PROTRUDING OVER A PEDESTRIAN WALKWAY SHALL MAINTAIN AT LEAST A FOUR (4) FOOT WIDE CLEARANCE FOR PEDESTRIAN ACCESS

UTILITY COMMITMENT TABLE

WATER -	CITY OF PEORIA
WASTEWATER DISPOSAL -	CITY OF PEORIA
FIRE PROTECTION -	CITY OF PEORIA
POLICE PROTECTION -	CITY OF PEORIA
ELECTRIC -	APS
NATURAL GAS -	SOUTHWEST GAS (AS NEEDED)
TELEPHONE -	* TO BE DETERMINED *
REFUSE -	CITY OF PEORIA OR PRIVATE WASTE MANAGEMENT COMPANY



SITE PLAN



IANNITELLI GLADYS 200-98-956 PAD
TALBOT COREEN M 200-98-957 PAD
SOMMER JAY D 200-77-971 R1-10
TONG LAM QUANG 200-77-970 R1-10
WILK KENNETH C 200-77-969 R1-10
RYSZOWSKI DAVID T 200-77-968 R1-10
OWENS FAMILY TRUST 200-77-967 R1-10

WORLD GOSPEL MISSION 200-65-010C RM-1

WORLD GOSPEL MISSION 200-65-005H RM-1

GRAY EDNAM TR 200-65-005G AG

KENNETH P JOHNSON FAMILY TRUST 200-65-005E AG

SANDELL MELODY MAE 200-68-066B RU-43

SANDELL MELODY MAE 200-68-066A RU-43