

SITE PLAN FOR "TURNEY CANALS" PROJECT

SITE PLAN NOTES:

- DRIVEWAY ENTRY PER COP DETAIL P1255-1.
- ADA PATH TO PUBLIC RIGHT OF WAY.
- LANDSCAPE AREA.
- BUILDING SETBACK LINE.
- CENTER LINE OF STREET.
- EXISTING CURB & GUTTER, REPLACE/REPAIR BROKEN OR OUT OF GRADE CURB AND SIDEWALK TO MEET CURRENT ADA GUIDELINES.
- EXISTING CONCRETE SIDEWALK.
- 6'-0" HIGH PERIMETER WALL.
- MAILBOXES.
- NEW CONCRETE SIDEWALK.
- ASPHALT PRIVATE DRIVEWAY.
- 10'X20' SITE VISIBILITY TRIANGLE.
- PROPERTY LINE.
- EXISTING FIRE HYDRANT.
- FDC.
- BICYCLE RACKS.
- BICYCLE REPAIR STATION.
- 36" WIDE GATE FOR PEDESTRIAN ACCESS TO THE CANAL.
- 6'-0" HIGH VIEW WALL ALONG CANAL PER CANAL BANK DESIGN GUIDELINES.
- BUILDING OVERHANG.
- LOADING ZONE.

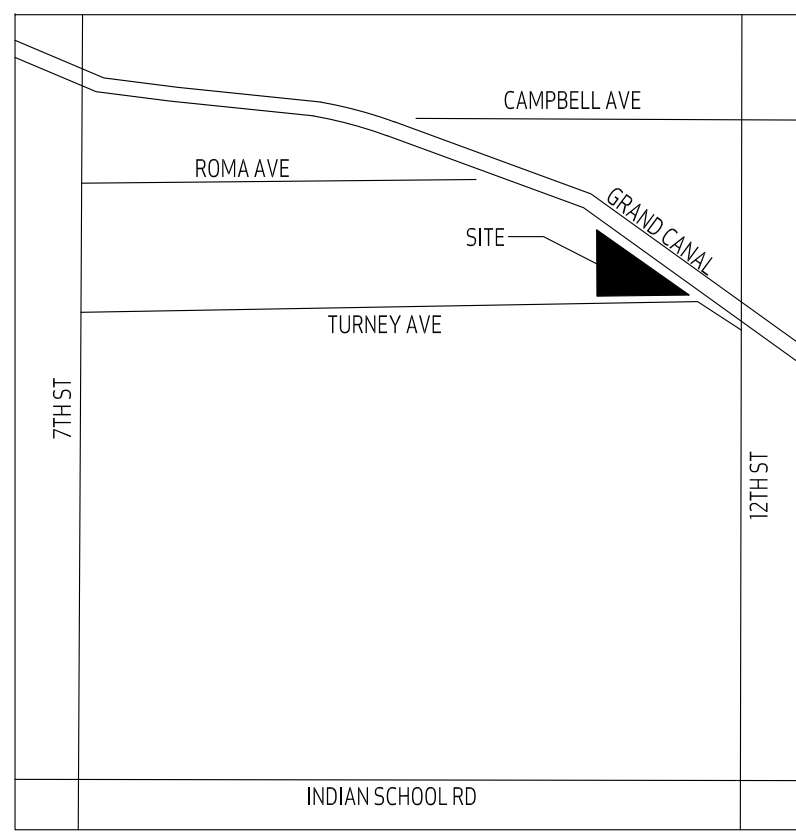
DEFERRED SUBMITTAL

- EMERGENCY ACCESS PERMIT
- UNDERGROUND FIRE LINE
- FIRE SPRINKLER SYSTEM

PARKING SUMMARY

UNITS	TYPE	SIZE	REQUIRED	TOTAL REQUIRED
(30)	1BEDROOM 1BATH	590 SF	1 STALL/UNIT	30.0
(15)	2BEDROOM 2BATH	850 SF	1.5 STALLS/UNIT	23.0
TOTAL REQUIRED:				53.0 SPACES
PARKING PROVIDED:				
COVERED PARKING				45.0
NOT COVERED PARKING				10.0
TOTAL PROVIDED:				55.0 SPACES
BICYCLE PARKING:				
PARKING REQUIRED:				
45 UNITS @ .25				12 SPACES
PARKING PROVIDED:				
2 SPACES PER LOOP				14 SPACES

VICINITY MAP



CITY OF PHOENIX NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES AT FOUR-WAY INTERSECTIONS OF PUBLIC AND/OR PRIVATE STREETS WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS", INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE THE SITE.
- OWNERS OF THE PROPERTY ADJACENT TO THE PUBLIC RIGHT OF WAYS WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT OF WAY, IN ACCORDANCE WITH APPROVED PLANS.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
- ADDITIONAL INDIVIDUAL LOT REQUIREMENTS (I.E. SETBACKS, WALL ELEVATIONS) ARE LOCATED ON THE APPROVED FINAL SITE PLAN.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- STRUCTURES AND LANDSCAPING WITH A TRIANGLE MEASURING 33'X33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED, RAZOR, OR CONCERTINA WIRE SHALL NOT BE USED ON THIS SITE.

PROJECT DESCRIPTION

PROPOSED SITE PLAN CONSISTS OF A (45) FORTY FIVE UNIT RESIDENTIAL MULTI-FAMILY PROJECT IN A NEW DEVELOPMENT. THE PROPERTY IS CURRENTLY ZONED R-3, BEING REZONED TO R-4.

AMENITIES LIST

- GAMING AREA
- BBQ AREA
- LOUNGE AREA
- TURF

LEGAL DESCRIPTION

PARCEL NO. 1:
LOT 1, OF CAROLYN PLACE, ACCORDING TO THE PLAT RECORDED IN BOOK 36 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
THAT PART OF LOT 34, OF LA VETA PLACE, ACCORDING TO THE PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LA VETA PLACE;
THENCE WESTERLY, ALONG THE NORTH LINE OF LOT 1, OF CAROLYN PLACE, ACCORDING TO THE PLAT RECORDED IN BOOK 36 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA, AND BEING THE SOUTH LINE OF SAID LA VETA PLACE TO THE NORTHWEST CORNER OF LOT 1 OF SAID CAROLYN PLACE TO THE NORTHEAST BOUNDARY OF SAID LA VETA PLACE;
THENCE NORTH ALONG A LINE DETERMINED BY A STRAIGHT EXTENSION OF THE WEST LINE OF LOT 1 OF SAID CAROLYN PLACE TO THE NORTHEAST BOUNDARY OF SAID LA VETA PLACE;
THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING ALONG THE NORTHERLY BOUNDARY LINE OF SAID LA VETA PLACE AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE GRAND CANAL, AS SHOWN IN BOOK 7 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARKING LANDSCAPE

PARKING LANDSCAPE REQUIRED:	6,641 SF
TOTAL PARKING SURFACE:	6,641 SF
REQUIRED:	5% (333 SF)
PROVIDED:	8% (575 SF)

CODE REVIEW

AUTHORITY	CITY OF PHOENIX, ARIZONA
CODE	2018 INTERNATIONAL BUILDING CODE W/AMENDMENTS
	2018 INTERNATIONAL FIRE CODE
	2018 INTERNATIONAL MECHANICAL CODE
	2018 INTERNATIONAL PLUMBING CODE
	2017 NATIONAL ELECTRICAL CODE
	2018 INTERNATIONAL ENERGY CONSERVATION CODE
	2010 AMERICAN WITH DISABILITIES ACT
	2009 ANSIA I17.1
OCCUPANCY PROPOSED	R-2
OCCUPANCY USE	NON-SEPARATED
CONSTRUCTION TYPE	V-B

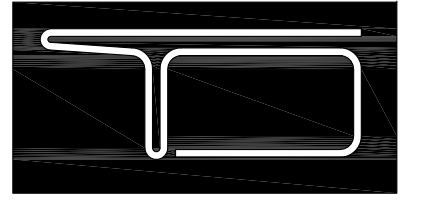
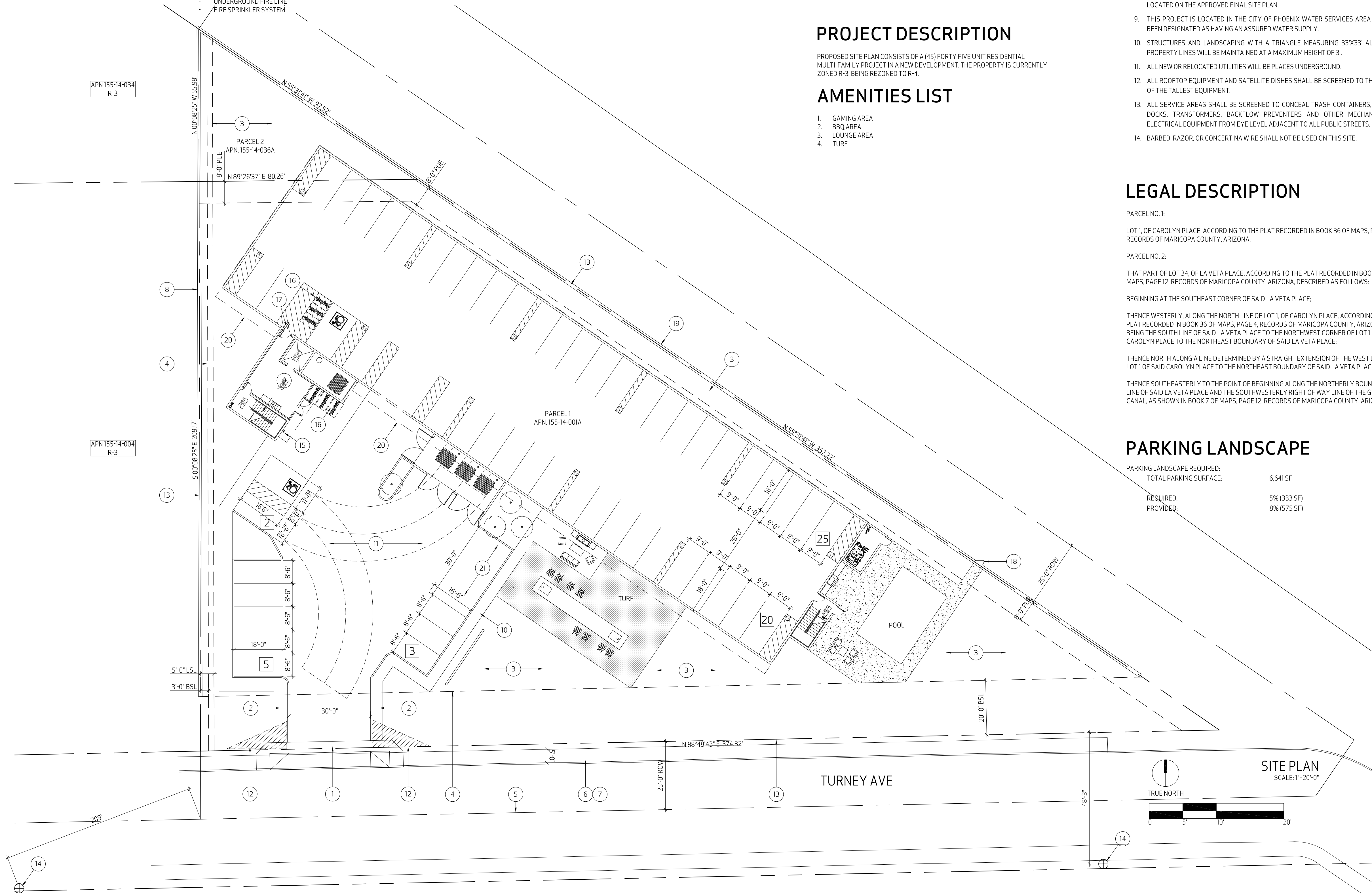
PROJECT INFORMATION

PROJECT NAME:	TURNEY CANALS
ADDRESS:	118 EAST TURNEY AVENUE PHOENIX, ARIZONA 85014
APN:	155-14-001A, 155-14-036A
ZONING:	R-3 R-4 (SUBDIVISION) CANALScape
PROPOSED USE:	MULTIFAMILY
NUMBER OF UNITS:	45 UNITS
STORIES:	(3) THREE STORIES
BUILDING HEIGHT:	40'-0" HIGH
ALLOWED:	40'-0" HIGH
PROPOSED:	
LOT SIZE:	NET ACRES: 48.975 SF (1.12 ACRES) PER SURVEY GROSS ACRES: 71,856 SF (1.64 ACRES)
BUILDING FOOTPRINT:	TOTAL BUILDING FOOTPRINT: 17,660 SF TOTAL
LOT COVERAGE:	ALLOWED: 50.0% (24,487 SF) PROPOSED: 36.0% (17,660 SF)
FIRE PROTECTION:	FIRE SPRINKLERS: YES FIRE ALARM: NO
DENSITY:	ALLOWED: 29.00 DU/ACRE (47 UNITS) PROPOSED: 27.27 DU/ACRE (45 UNITS)
OPEN SPACE:	REQUIRED: 5.0% (3,592 SF) PROPOSED: 5.1% (3,667 SF)
UNIT SIZE:	(30) 1BEDROOM 1BATH: 590 SF (15) 2BEDROOM 2BATH: 850 SF
REFUSE:	COMMUNITY PICK UP
LOT SALES:	NO

PROJECT DIRECTORY

OWNER	TURNEY CANALS, LLC 4470 WEST SUNSET BOULEVARD, #302 LOS ANGELES, CALIFORNIA 90027
CONTACT:	ASH PATHI PHONE: 310.570.2380
ARCHITECT	TOMECAK DESIGN, P.C. 4368 NORTH CIVIC CENTER PLAZA ST. 201 SCOTTSDALE, ARIZONA 85251
CIVIL ENGINEER	PHONE: 602.619.7751 CONTACT: MARK TOMECAK JACOBS WALLACE, LLC 2233 WEST BETHANY HOME ROAD PHOENIX, ARIZONA 85015 PHONE: 602.757.5964 CONTACT: CHUCK JACOBS

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EXPIRES 3.31.2023

PROJECT:
TURNEY CANALS

118 EAST TURNEY AVENUE
PHOENIX, ARIZONA 85014

REVISED:

JOB #.: 2213

DATE: 7.6.2022

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SHEET No: **A1.00**