

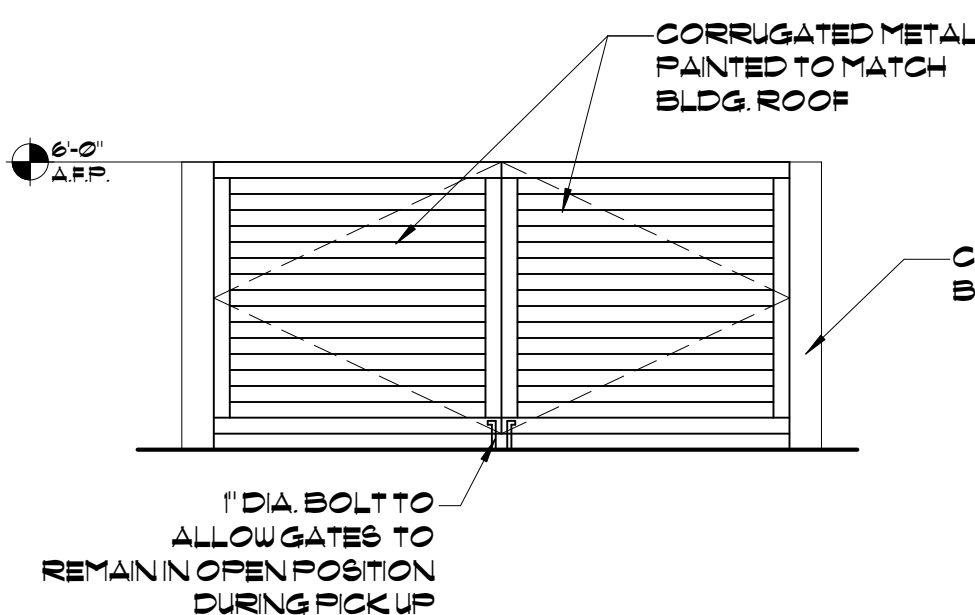
- SITE PLAN NOTES**
1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
  2. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
  3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
  4. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
  5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
  6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
  7. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION.
  8. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
  9. 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.
  10. ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3 FEET 0 INCHES WIDE AND HAVE A MAXIMUM SLOPE OF 120 WITH THE MAXIMUM CROSS SLOPE OF 150. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
  11. LANDSCAPING SHALL BE MAINTAINED BY A PERMANENT AND AUTOMATIC IRRIGATION SYSTEM TO MINIMIZE MAINTENANCE AND WATER CONSUMPTION.

**LEGEND:**

- FD. MONUMENT AS NOTED
- ⊕ FIRE HYDRANT
- ⊙ VALVE
- ⊞ WATER METER
- TELEPHONE RISER
- B.S.L. BUILDING SETBACK LINE
- CMU CONCRETE MASONRY UNIT
- ☼ MESQUITE

**LANDSCAPE SCHEDULE**

- |  |                                     |                |         |
|--|-------------------------------------|----------------|---------|
|  | ACACIA SMALLII/ SWEET ACACIA        | (8)-3" CALIPER | 48" BOX |
|  | ACACIA WILLARDIANA/ FALO BLANCO     | (5)-2" CALIPER | 24" BOX |
|  | AGAVE WEBER/ WEBER'S AGAVE          | 4              | 5 GAL.  |
|  | ASCLEPIAS SUBULATA/ DESERT MILKWEED | 5              | 5 GAL.  |
|  | EUPHORBIA RIGIDA/ BLUE EUPHORBIA    | 12             | 5 GAL.  |
|  | HYPTIS EMORYI/ DESERT LAVENDER      | 18             | 5 GAL.  |



**TRASH ENCLOSURE**

1/4" = 1'-0"

**ARCHITECT:**

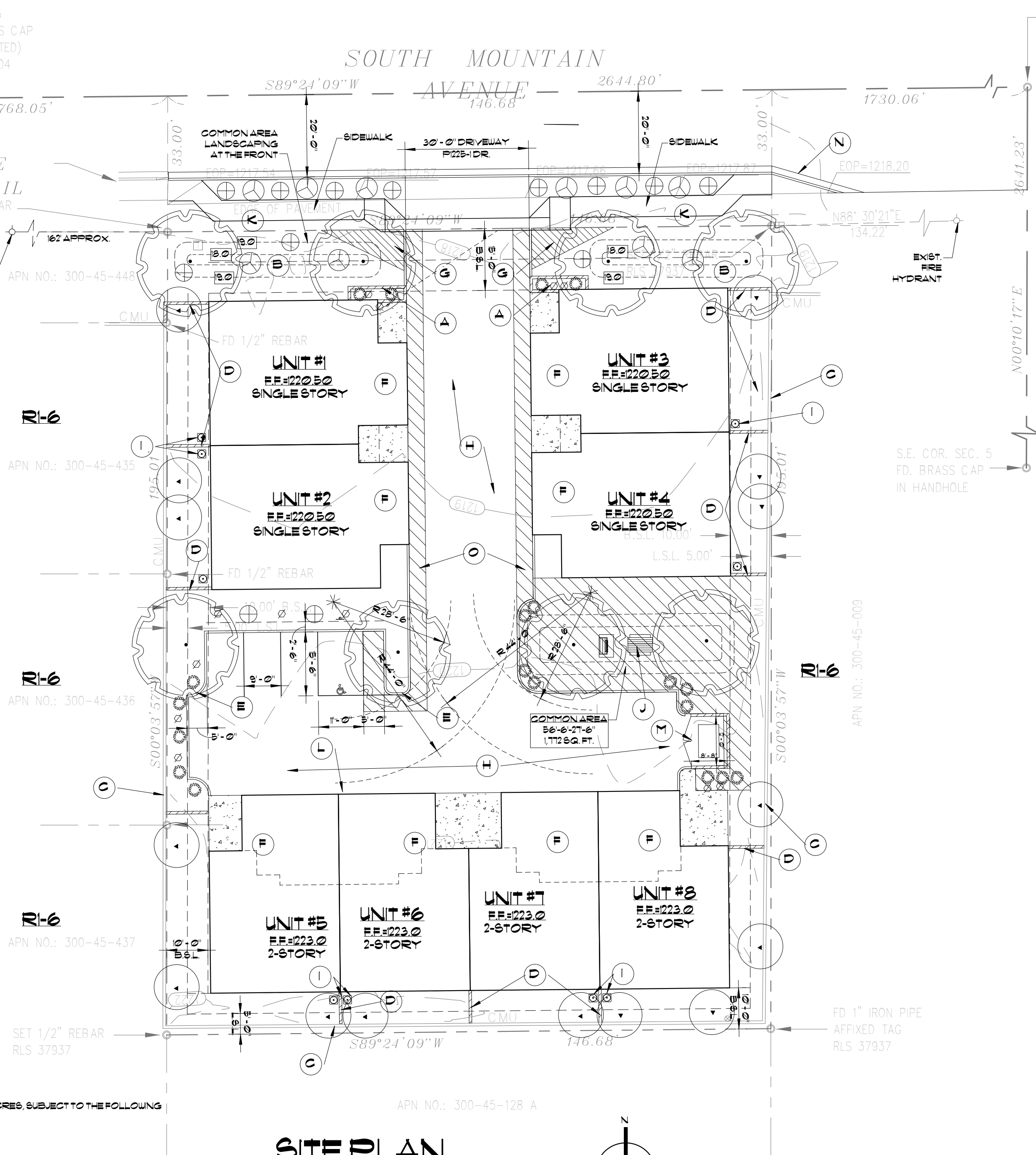
CHAVEZ AIA  
1250 N. TATUM BLVD.  
PHOENIX, AZ 85028  
(602) 932-8600  
echavez@echavez.net

**APPLICANT:**

CHAVEZ AIA  
1250 N. TATUM BLVD.  
PHOENIX, AZ 85028  
(602) 932-8600  
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**OWNER:**

DOMAN HOMES LLC  
1805 E. DRAKE DR.  
TEMPE AZ 85283



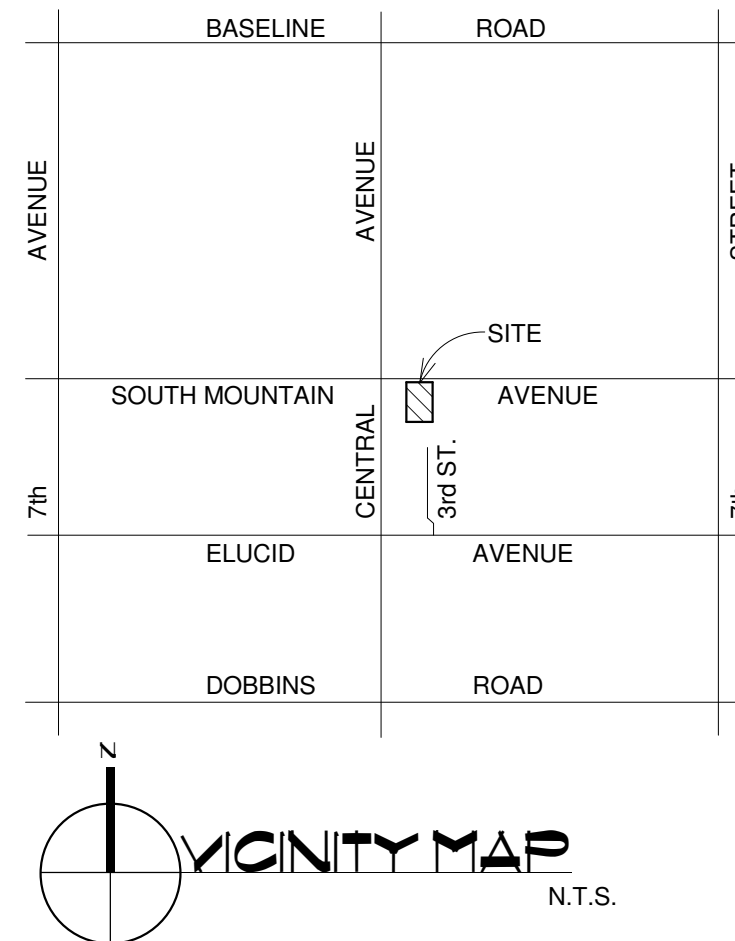
**SITE PLAN**

1" = 20'-0"



**EASEMENTS REQUIRED:**

1. A LANDSCAPE MAINTENANCE AGREEMENT TO BE RECORDED TO ALLOW FOR 6'-0" FENCES TO ENCROACH 5'-0" LANDSCAPE SETBACK.



**SITE DATA:**

PROJECT DESCRIPTION: DEVELOPMENT OF 8 TOWNHOME RESIDENCES.

LEGAL DESCRIPTION: THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION FIVE(5) TOWNSHIP ONE(1) SOUTH, RANGE THREE(3) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 33 FEET SOUTH OF POINT 165 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP ONE(1) SOUTH, RANGE THREE(3) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, THENCE SOUTH 390 FEET; THENCE EAST 146.675 FEET; THENCE NORTH 390 FEET; THENCE WEST 146.675 FEET TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 195 FEET THEREOF.

SITE ADDRESS: 21 E SOUTH MOUNTAIN AVENUE  
PHOENIX, AZ 85042

APN: 300-45-004E

Q.S. 02-28

LOT ZONING: R2

ZONING HISTORY: Z-30-06

GROSS LOT AREA: 33,445 SQ. FT. (0.769 ACRES)

NET LOT AREA: 28,604 SQ. FT. (0.657 ACRES)

LOT COVERAGE: 1.825(41.3%)

DENSITY: 33,445/1910 4 UNITS/ACRE

BUILDING HEIGHT: 5'-0" (UNITS 1-4) 25'-0" (UNITS 5-8)

PARKING: 2 SPACES PROVIDED PER DUELING UNIT  
3 UNRESERVED SPACES  
1 ACCESSIBLE SPACE PROVIDED

OPEN SPACE PROVIDED COMMON AREA (112 (6.3% OF GROSS LOT SIZE)

**BLDG DATA:**

SINGLE STORY UNITS(1-4, 118): 1565 SQ. FT. UNDER ROOF (INCLUDES GARAGE)

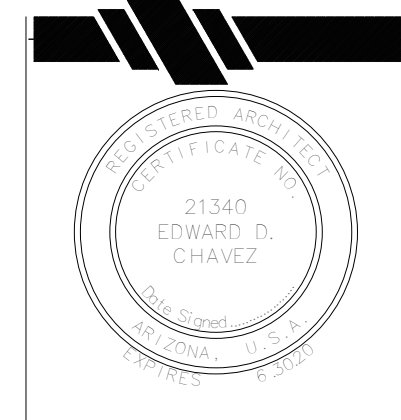
2-STORY UNITS(5-8): 2,090 SQ. FT. UNDER ROOF (INCLUDES GARAGE)

CONSTRUCTION TYPE: VB (RC BUILDING CODE)

**SITE NOTES:**

- (A) PLANTERS.
- (B) RETENTION AREAS.
- (C) EXISTING 6'-0" CMU SITE WALL.
- (D) NEW 6'-0" CMU SITE WALL
- (E) 6" CURB
- (F) 2 PARKING SPACES PROVIDED INSIDE GARAGE.
- (G) 10'X20' VISIBILITY TRIANGLE.
- (H) ASPHALT SURFACE.
- (I) A/C COMPRESSOR
- (J) RAMADA, BBQ, 4 PICNIC TABLES @ COMMON AREA PER STIPULATIONS FROM CASE #2-30-06-7
- (K) DECOMPOSED GRANITE GROUND COVER
- (L) BALCONY ABOVE.
- (M) 3 CU. YD. REFUSE BIN.
- (N) PROVIDE DEPARTURE TAPER
- (O) PEDESTRIAN ROUTE

KIVA: 17-2438  
SDEV: 1700494  
Q.S.: 02-28



**THE DOMAIN HOMES**

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AIA ARCHITECT  
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CHAVEZ • AIA

ARCHITECTURE • DEVELOPMENT • COMMERCIAL • RESIDENTIAL • INTERIOR DESIGN

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SINCE 1972

date	layout	date	revision

JOB NUMBER

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SHEET DESCRIPTION  
SITE PLAN

DATE  
OCTOBER 3, 2017

