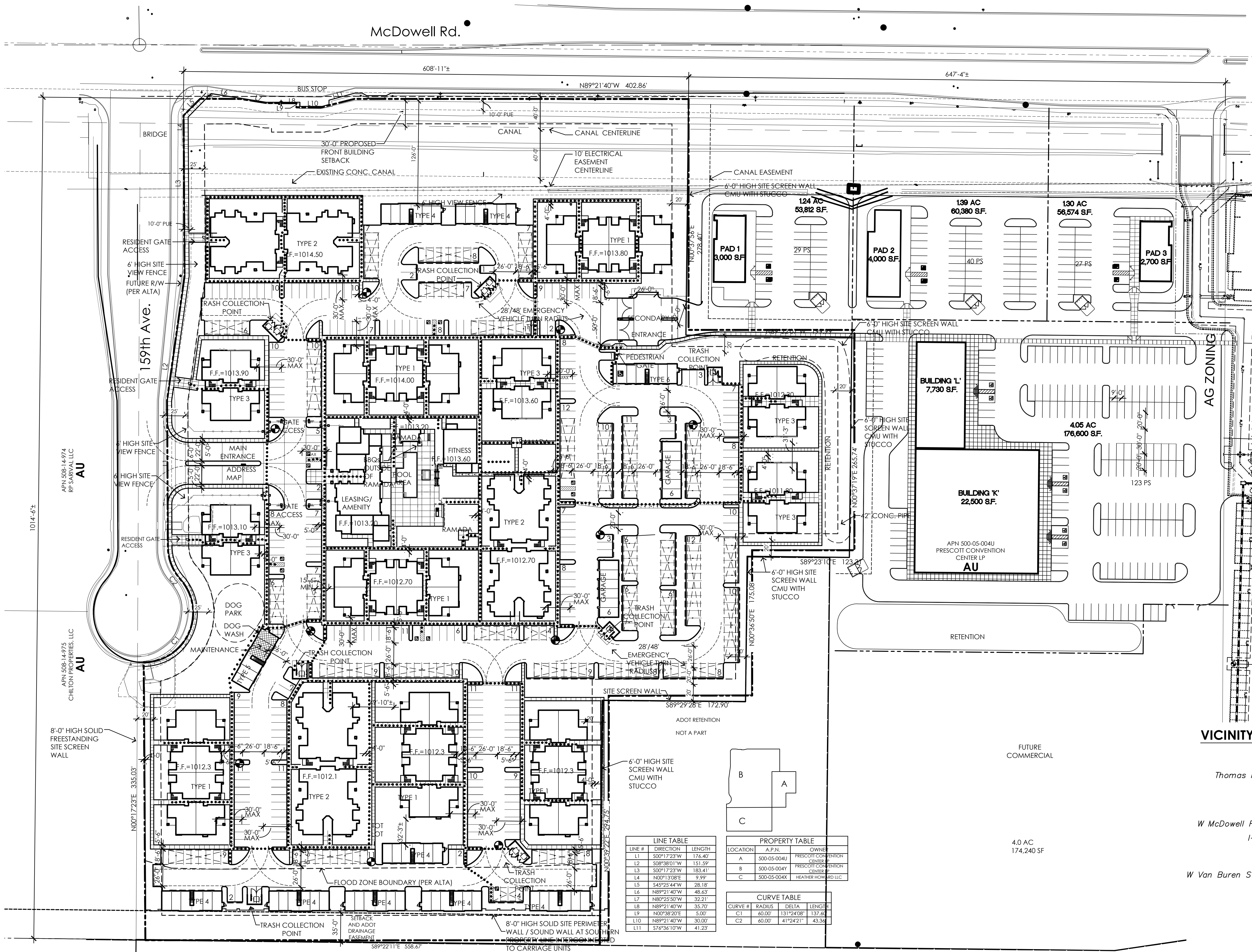




SITE DATA (COMMERCIAL)

GROSS SITE AREA: +/- 12.94 AC
NET SITE AREA: +/- 11.98 AC

BUILDING AREAS:

PAD "1" 3,000 SF
PAD "2" 4,000 SF
PAD "3" 2,700 SF
BUILDING "L" 7,730 SF
BUILDING "K" 22,500 SF
TOTAL 39,930 SF

REQUIRED PARKING:

PAD "1" 3000 SF / 300 = 10 PS
PAD "2" 4,000 SF / 300 = 14 PS
PAD "3" 2,700 SF / 300 = 9 PS

BUILDING "L" 7,730 SF / 300 = 26 PS
BUILDING "K" 22,500 SF / 300 = 75 PS
TOTAL PARKING REQUIRED: 134 PS

PROVIDED PARKING:

PAD "1" 29 PS
PAD "2" 40 PS
PAD "3" 27 PS
BUILDINGS "L" & "K" 123 PS
TOTAL 219 PS

TOTAL SITE AREA:

GROSS RESIDENTIAL +/-17.21 AC
GROSS COMMERCIAL +/-12.94 AC
TOTAL GROSS AREA: +/-30.15 AC

NET RESIDENTIAL +/-15.50 AC
NET COMMERCIAL +/-11.98 AC
TOTAL NET AREA: +/-27.48 AC

CONSTRUCTION TYPE:

COMMERCIALTO BE DETERMINED

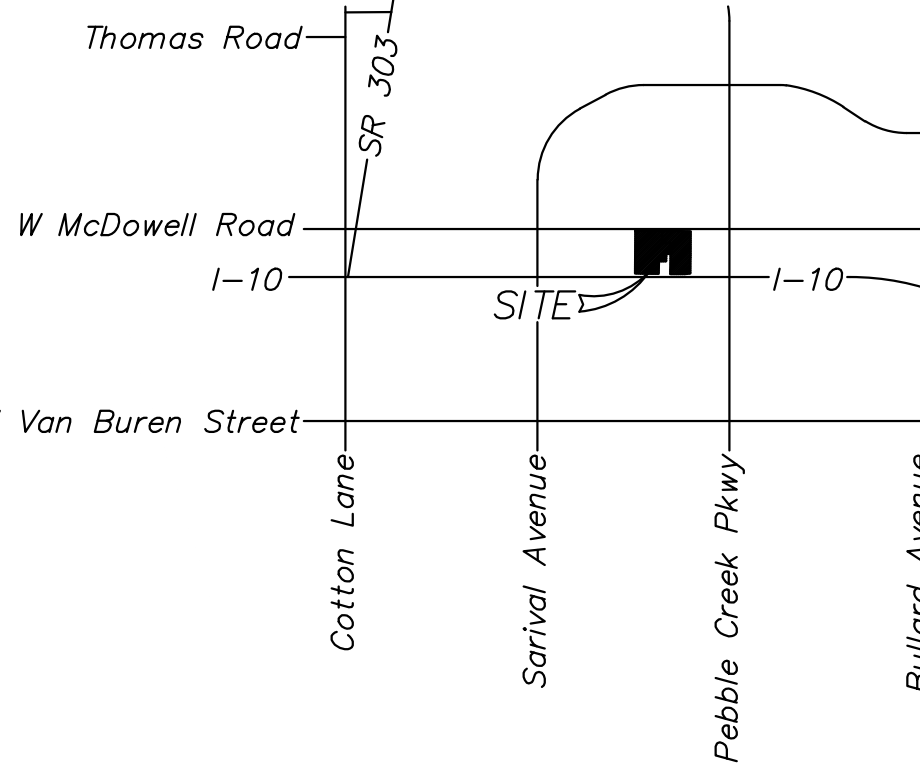
SYMBOL LEGEND

NOT TO SCALE

- CARPORT
- TRASH ENCLOSURES DOUBLE / SINGLE
- FIRE DEPT. TURNING RADIUS (28'/48')
- ACCESSIBLE ROUTE
- PROPERTY LINE
- ACCESSIBLE PARKING SPACE
- FIRE HYDRANT

VICINITY MAP

NOT TO SCALE



SITE DATA: (RESIDENTIAL)

GROSS SITE AREA: +/- 17.21 AC
NET SITE AREA: +/- 15.50 AC
EXISTING ZONING: AGRICULTURE (AG)

PROPOSED ZONING: P.A.D.
PROPOSED USE: MULTIFAMILY

PROPOSED BUILDING SETBACKS:

FRONT: 30'-0"
SIDE: 20'-0"
159th AVENUE: 25'-0"
REAR: 35'-0"

OPEN SPACE:

REQUIRED 400 SF PER UNIT X 296 = 118,400 SF
PROVIDED 166,540 SF

HEIGHT:

PROVIDED: 3 STORIES (45'-0" A.F.G.)

DWELLING UNITS:

PROVIDED: 296 UNITS

DENSITY:

PROVIDED: +/- 19.1 D.U. / NET ACRE

UNIT MIX:

DESCRIPTION	#DU	RATIO
1 BEDROOM	128	43%
2 BEDROOM	132	45%
3 BEDROOM	36	12%
TOTAL	296	100.0%

REQUIRED PARKING:

1 BEDROOM128 D.U. x 1.5 = 192 P.S.
2 BEDROOM132 D.U. x 2.0 = 264 P.S.
3 BEDROOM36 D.U. x 2.0 = 72 P.S.
GUEST296 D.U. / 10 P.S./D.U. = 30 P.S.
TOTAL PARKING REQUIRED 558 P.S.

PARKING PROVIDED:

GARAGE 69
COVERED 224
SURFACE 265
TOTAL PARKING 558

PARKING DIMENSIONS.....9' x 20'
PARKING AISLE.....26'

ACCESSIBLE PARKING:

REQUIRED 2% x 558 = 12
PROVIDED 2% x 558 = 12

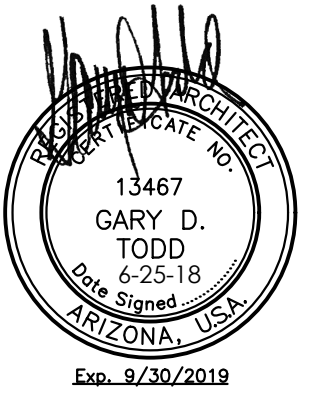
CONSTRUCTION TYPE:

RESIDENTIALV-A
CLUBHOUSE/CARRIAGE UNITS.....V-B

BUILDING SCHEDULE

BUILDING TYPE	BUILDING AREA	BUILDING HEIGHT
TYPE-1	28,167 s.f.	42'-0"
TYPE-2	33,291 s.f.	42'-0"
TYPE-3	12,444 s.f.	42'-0"
TYPE-4	3,526 s.f.	27'-0"
TYPE-5	3,526 s.f.	27'-0"
TYPE-6	3,636 s.f.	27'-0"
TYPE-7	Garage	

CLUBHOUSE 7,438 S.F. 25'-0"
RAMADA 412 S.F. 21'-0"
FITNESS 2,852 S.F.



CONCEPTUAL SITE PLAN

Pebble Creek Marketplace Apartments

SCALE: 1" = 60'-0"

0 30' 60' 120'



TODD & ASSOCIATES, INC.

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602.952.8280p www.toddassoc.com

Goodyear, Arizona

PAD 2nd Submittal

Project No. 17-2007-01 Date 06.25.18

PRE-APPLICATION FILE NUMBER: PA17-056



W.M. GRACE COMPANIES
SINCE 1966



SHEET
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