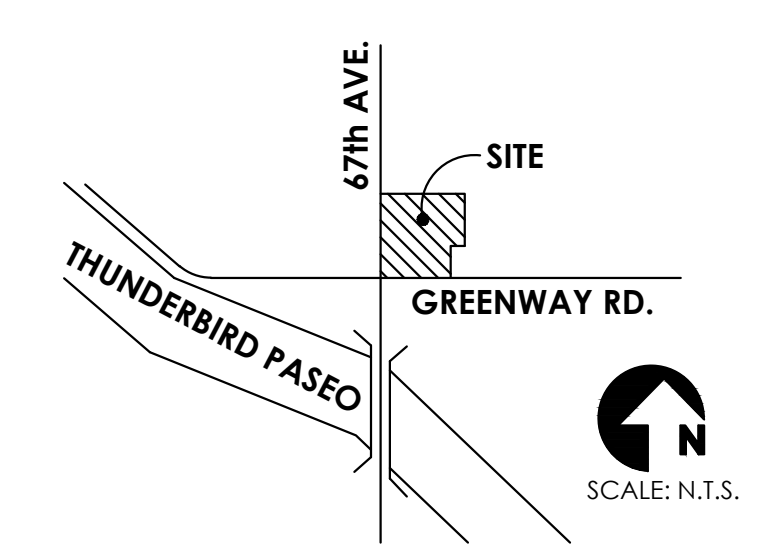


- NOTES**
1. A.D.A SIGNS SHALL COMPLY WITH THE LAYOUT SHOWN BELOW AND SHALL BE INSTALLED A MINIMUM OF 5' FROM THE GROUND TO THE BOTTOM OF THE SIGN BUT NO MORE THAN 6' (TO BE IN COMPLIANCE WITH STATE LAW - ARS 28-882 AND THE REQUIREMENTS OF THE US ACCESS BOARD)
  2. A.D.A. PAVEMENT MARKINGS SHALL BE CODE COMPLIANT.
  3. COVERED AND UNCOVERED PARKING SPACES ARE CONSIDERED SEPARATE ENTITIES AND NEED TO ACCOUNT FOR A.D.A. PARKING REQUIREMENTS.
  4. MINIMUM 5'-0" SIDEWALK WITH REQUIRED WITHIN PROPOSED DEVELOPMENT.
  5. DRIVEWAY TURN-AROUND PROVIDED AT GATED ENTRY.
  6. 2010 A.D.A. AND 2015 ENGINEERING STANDARDS SHALL BE FOLLOWED WHEN DEVELOPING CONSTRUCTION DOCUMENTS.
  7. ANY TEMPORARY TRAFFIC CONTROL ON PUBLIC R.O.W. SHALL BE SUBJECT TO A FEE PER BARRICADE ORDINANCE IN ADDITION TO REVIEW FEES.
  - 8' LIGHTING ALONG NORTH AND EAST P.L. TO BE ZERO.
  9. ROOF TOP AND GROUND MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED.
  10. 6'-0" SCREEN WALL TYPICAL AT TRASH ENCLOSURES.
  11. ALL RAMPS SHALL BE A.D.A. COMPLIANT.
  12. 2% OF PARKING SPACES SHALL BE HANDICAP ACCESSIBLE.
  13. COMMUNITY SIGNAGE TO BE CODE COMPLIANT AND COMPATIBLE WITH PROJECT.
  14. TWO STORY BUILDING ASSUMED TO BE 28' HIGH
  15. ASSUMES PRIVATE OPEN SPACE FOR PATIOS AND BALCONIES CAN BE REDUCED FROM 75 S.F. TO 70 S.F.

VICINITY MAP



**SITE DATA**

ASSESSOR'S PARCEL NUMBER 200-51-953 A & B  
200-51-952 B

**SITE AREA:**  
GROSS SITE AREA +/- 9.40 AC (409,385.43 SQ. FT.)  
EXISTING NET SITE AREA +/- 7.903 AC (344,280 SQ. FT.)  
PROPOSED NET SITE AREA +/- 7.64 AC (332,821.95 SQ. FT.) (AFTER DEDICATIONS)

**ZONING:**  
EXISTING ZONING R-3 & C-2  
PROPOSED ZONING R-5

**DENSITY ALLOWED**  
DENSITY ALLOWED (R-5) 30 DU/AC  
GROSS DENSITY PROVIDED +/- 19.46 DU/AC

**BUILDING HEIGHT:**  
BUILDING HT. - MAX. ALLOWED (R-5) 48'  
BUILDING HT. PROPOSED (3 STORIES) +/- 43'

**SETBACKS:**  
**PERIMETER BUILDING SETBACK** 20' + 6"/1'-0" BLDG. HT./0'20"  
**LOCATION** **REQUIRED** **PROVIDED**  
NORTH 20' + 6"/1'-0" OVER 20' 23'  
SOUTH 20' + 6"/1'-0" OVER 20' 30'  
EAST 20' + 6"/1'-0" OVER 20' 23'  
WEST 20' + 6"/1'-0" OVER 20' 30'

**LANDSCAPING SETBACK**  
**LOCATION** **REQUIRED** **PROVIDED**  
NORTH 15' 15'  
SOUTH 30' 30'  
EAST 15' 15'  
WEST 30' 30'

**LOT COVERAGE:**  
MAXIMUM (R-5) (183,052.07 S.F.) 55.0%  
PROVIDED (106,869 S.F.) 31.1%

**OPEN SPACE:**  
MINIMUM (R-5) (82,720 S.F.) 25.0%  
PROVIDED 84,087 S.F.

**PRIVATE OPEN SPACE:**  
REQUIRED:  
MINIMUM (R-5) - 182 DWELLING UNITS X 75 S.F. = 13,650 S.F.  
PROVIDED:  
FIRST LEVEL UNITS 60 PATIOS 4,784 SF  
UPPER LEVEL UNITS 122 BALCONIES 9,054 SF  
TOTAL PRIVATE OPEN SPACE 13,834 SF

**UNIT MIX:**

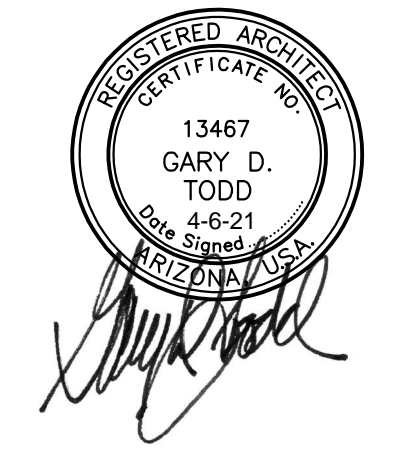
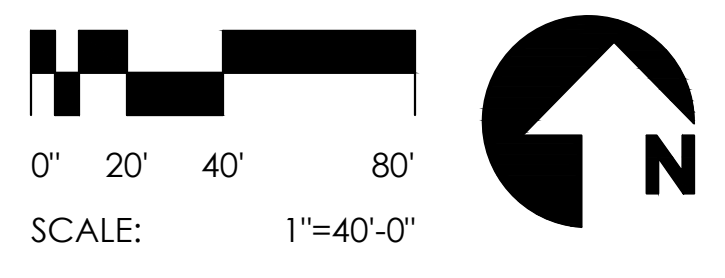
|               | UNIT TYPE  | NET AREA | RATIO  | #DU |
|---------------|------------|----------|--------|-----|
| S1            | STUDIO/1BA | 665 SF   | 13%    | 24  |
| A1            | 1BR/1BA    | 762 SF   | 20%    | 36  |
| A2            | 1BR/1BA    | 750 SF   | 33%    | 60  |
| A2 ALTI       | 1BR/1BA    | 766 SF   | 4%     | 8   |
| B1            | 2BR/2BA    | 1,108 SF | 26%    | 48  |
| L1 (CARRIAGE) | 1BR/1BA    | 932 SF   | 4%     | 6   |
|               |            | TOTAL    | 100.0% | 182 |

**NET RENTABLE AREA** IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD WALL TO THE CENTER OF THE UNITS PARTY WALL TO THE OUTSIDE FACE OF THE CORRIDOR STUD WALL. AREA DOES NOT INCLUDE PATIOS, BALCONIES, BREEZEWAYS OR PATIO/BALCONY STORAGE ROOMS.

**PARKING:**

| PARKING REQUIRED: | #DU   | P.S. RATIO    | P.S. REQ. |
|-------------------|-------|---------------|-----------|
| S1                | 24    | 1.0 P.S./DU   | 24        |
| A1                | 36    | 1.0 P.S./DU   | 36        |
| A2                | 60    | 1.0 P.S./DU   | 60        |
| A2 ALTI           | 8     | 1.0 P.S./DU   | 8         |
| B1                | 48    | 2.0 P.S./DU   | 96        |
| L1 (CARRIAGE)     | 6     | 1.0 P.S./DU   | 6         |
| GUEST             |       | 1.0 P.S./3 DU | 61        |
|                   | TOTAL |               | 291       |

PARKING PROVIDED:  
SURFACE OPEN PARKING (61 GUEST PARKING INCLUDED) 113  
COVERED PARKING 158  
GARAGE 24  
TOTAL PARKING PROVIDED 295  
(1.62 P.S./DU)  
(INCLUDES 7 H.C. SPACES)



**TODD + ASSOCIATES**

602-952-8280 / TODDASSOC.COM  
20-2037-03



**Moderne @ Arrowhead**

Glendale, Arizona  
RE-ZONING / GENERAL PLAN

APRIL 07, 2021

CONCEPTUAL SITE PLAN

**A1.1**