SITEPLAN NOTES

a. "Development and use of this site will conform with all applicable codes and ordinances."
b. "This project is located in the City of Phoenix Water Services Area and has been designated as having an assured water supply."
c. "All new or relocated utilities will be placed underground."
d. "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'."
e. "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 of the site."
f. "Owners of property adjacent to public rights-of-way will have the responsibility for maintaining all landscaping located within the rights-of-way, in accordance with approved plans."
g. "All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment."
h. "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."
i. "Barbed, razor, or concertina wire (or similar) shall not be used on this site where visible from public streets or adjacent residential areas."
j. "All signage requires separate reviews, approvals, and permits. No signs are approved per this plan."

I consent to the reproduction of this site plan provided that if modifications are made, the professionals who make such changes assume full responsibility and liability for the modified portions of the plan.

8-27-2024

SIGNATURE OF COPYRIGHT OWNER DATE

Patrick Hallman AIA LEED AP

PRINTED NAME OF COPYRIGHT OWNER

PROPERTY INFORMATION

1. ZA-539-18-3 Approved Stipulation:
   1) Variance to reduce the required lot width for Lot 2 to 10 feet.
   2) Variance to reduce the required lot width for Lot 1 to 55 feet, Minimum 60 feet required.
   3) Variance to reduce the required side yard setback (North) for Lot 1 to 7 feet, Minimum 10 feet required.
2. Stipulation: Approved, 1 year to apply and pay for Building Permits.
3. Property's Owner has Agreed to a Cross-Drainage Agreement between the combined properties.
4. Property's Owner has Agreed to a Cross-Parking Agreement between the combined properties.

ZA-524-20 VARIANCE REQUEST:
1) VARIANCE REQUEST TO REDUCE THE REQUIRED LANDSCAPE SETBACK (NORTH) TO 0'. MINIMUM 5' REQUIRED.
2) VARIANCE REQUEST TO REDUCE THE REQUIRED FRONT LANDSCAPE (EAST) TO 0'. MINIMUM 20' REQUIRED.
3) VARIANCE REQUEST TO REDUCE THE DRIVE ISLE TO 14'. MINIMUM 24' REQUIRED.

APPROVED WITH STIPULATION: TO OBTAIN BUILDING PERMIT IN 1 YEAR.

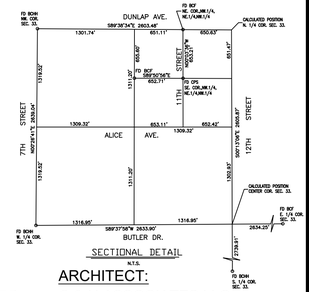
This development has been approved with individual collection locations which are not directly adjacent to each unit, as shown on the approved final site plan on file with the City of Phoenix Planning and Development Department. Each resident is responsible to transport their collection bin(s) to and from the approved collection location on 11th st, and placed in compliance with all city codes and ordinances. Any modifications to the solid waste collection locations must be approved through the submittal of a site plan amendment to the planning and development department with consent from the public works department. This section may not be modified or removed without express written permission from the planning and development department.

SITE PLAN

FOR THE PROPERTY OF
8916 N. 11TH STREET, PHOENIX, AZ. 85020
"NEW MILTI-FAMILY 4-PLEX APARTMENTS"

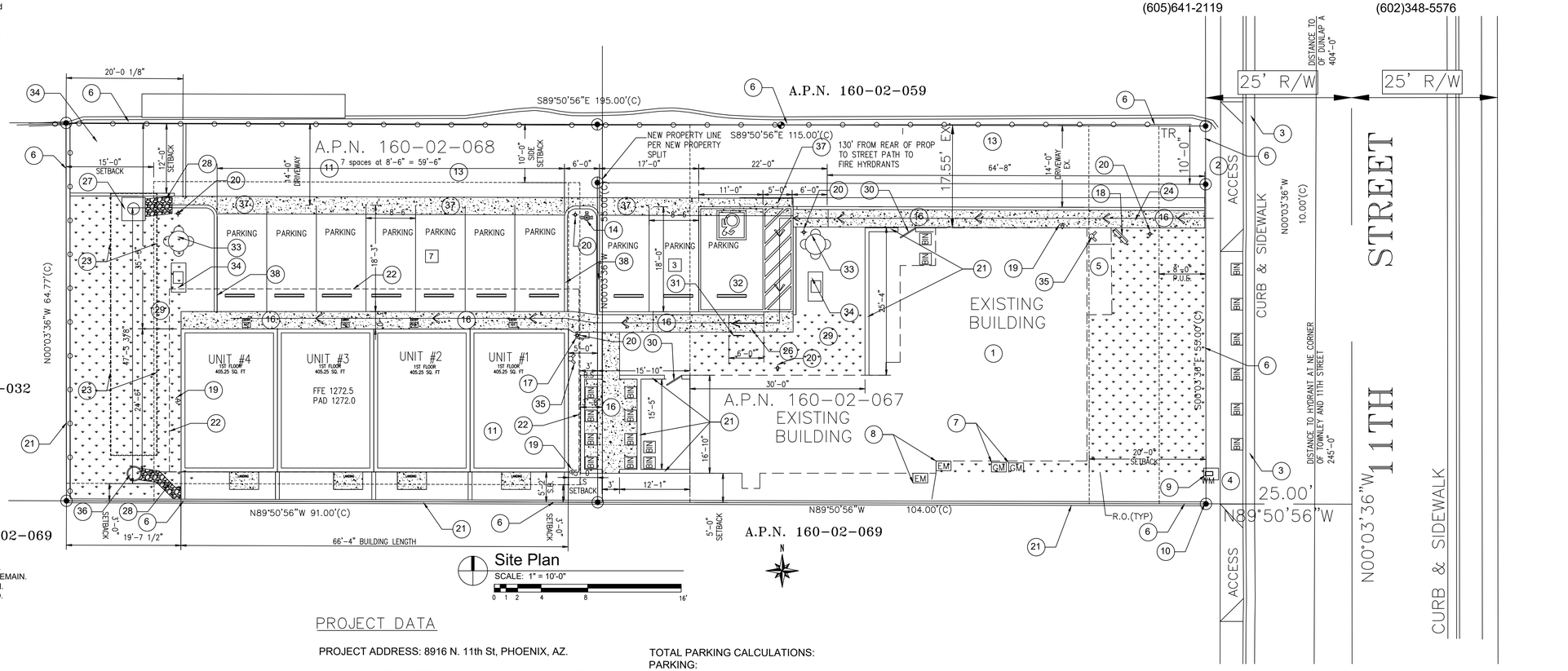
SCOPE OF WORK

This Project consist of new Construction of a 4-Plex 2 Story Apartments Building with a heitht of 25'; This 4-Plex is to remain on Parcel 160-02-068 while the existing Duplex remains on Parcel 160-02-067,The Site will share drive aisle, parking, drainage, and open-space areas subject to approved variances.The Structure is to be Fire Sprinklered (Deferred Submittal). There are 2-2/Bedroom - 2/Bathroom Units and and 2-3/Bedroom - 2/Bathroom Units proposed in the New 4-Plex. The second story cattilevered for a larger 2nd story. There is no reserved parking spaces with a total of 10 parkingspaces provided, one of which is ADA Accessible. There is one Trash Enclosure shared by all units on both properties. These two lots have historically worked together in cross access parking and drainage, the lots will be split/combined to show New Property Line adjustments. There is no intent to combine the two lots. Variance required for Lot 2, no landscape front and perimeter, no open space as it will share with Lot 1, and reduced drive asile width. Site will not be gated.



OWNER:
TATE BERGER/JESSICA HOPPER
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PHOENIX, ARIZONA 85030
CONTACT: MR. TATE BERGER
bhventuresaz@gmail.com
(605)641-2119

ARCHITECT:
C & H ASSOCIATES LLC.
1301 E. WASHINGTON ST, STE 201
PHOENIX, ARIZONA 85034
CONTACT: MR. PATRICK HALLMAN
p_hallman05@hotmail.com
(602)348-5576



Site Plan
SCALE: 1" = 10'-0"
0 1 2 4 8 16'

N

Key notes

1. EXISTING DUPLEX STRUCTURE & PAD TO REMAIN.
2. EXISTING CONCRETE DRIVEWAY ENTRANCE TO REMAIN.
3. EXISTING CONCRETE CURB & GUTTER TO REMAIN.
4. EXISTING CONCRETE DRIVEWAY TO BE REMOVED.
5. EXISTING 4' CONCRETE SIDEWALK TO REMAIN.
6. EXISTING PROPERTY LINE..
7. EXISTING GAS METER.
8. EXISTING ELECTRICAL PANEL & METER.
9. EXISTING WATER METER.
10. EXISTING UTILITY POLE.
11. EXISTING CONCRETE TO BE REMOVED.
12. EXISTING BLOCK WALL TO BE REMOVED.
13. PROPOSED 14' WIDE ASPHALT DRIVEWAY.
14. PROPOSED NEW FIRE HYDRANT.
15. PROPOSED TRASH BINS ENCLOSURE & GATES.
16. PROPOSED 3' WIDE WALKWAY.
17. PROPOSED COMPLEX MAIL BOX STATION.
18. PROPOSED COMPLEX KEY MAP CABINET.
19. PROPOSED WALL MOUNTED SITE LIGHTING..
20. PROPOSED POLE MOUNTED SITE LIGHTING.
21. PROPOSED 6' CMU BLOCK WALL.
22. PROPOSED BUILDINGS ROOF OVERHANG.
23. NEW 8' DIAMETER STORMWATER RETENTION TANK. SEE CIVIL DRAWINGS
24. PROPOSED CONCRETE SCUPPER, PER COP STD DTL 206-1&2.
25. PROPOSED RIP-RAP SPILLWAY.
26. PROPOSED SIDEWALK RAMP.
27. CONCRETE SPILLWAY.
28. RIP RAP.
29. PROPOSED OPEN AREA.
30. PROPOSED 3'X6' GATE.
31. ACCESSIBLE PARKING SIGN.
32. ACCESSIBLE PARKING SPACE.
33. PRECAST CONCRETE PICNIC TABLE.
34. GAS BARBQUE ON MASONRY PEDESTAL.
35. NEW FIRE DEPARTMENT CONNECTION.
36. DRYWELL. SEE CIVIL DRAWINGS.
37. VALLEY GUTTER. SEE CIVIL DRAWINGS.
38. 6" CONCRETE CURB. SEE CIVIL DRAWINGS.

Legend

- AFFIXED COMPLEX KEY MAP CABINET
- AFFIXED MAILBOX STATION
- BUILDINGS [NOT PART OF] [PART-OF-PERMIT]
- OPEN SPACE/LANDSCAPE

PROJECT DATA

PROJECT ADDRESS: 8916 N. 11th St, PHOENIX, AZ.

LOT 1, APN 160-02-067 (EXISTING DUPLEX, 2-1/BEDROOM UNITS, SINGLE STORY)
ZONING: R-4
LOT SIZE (NET): 5,708.3 SQ. FT., OR .13 ACRES
LOT SIZE (GROSS): 7,078.0 SQ. FT., OR .16 ACRES
BUILDING SIZE: 1,892 SQ. FT.
LOT COVERAGE: 33.1%

LOT 2, APN 160-02-068 (NEW 4-PLEX, 2-3/BEDROOM & 2-2/BEDROOM UNITS, 2 STORY)
ZONING: R-4
LOT SIZE (NET): 6,935.9 SQ. FT., OR .159 ACRES.
LOT SIZE (GROSS): 7,185.45 SQ. FT., OR .164 ACRES
BUILDING SIZE: 3,709 SQ. FT.
1ST FLOOR: 1,625 SQ. FT.
2ND FLOOR: 2,084 SQ. FT.
LOT COVERAGE: 51.6%

TOTAL PARKING CALCULATIONS:
PARKING:
EXISTING: 2(1-BDRM) X 1.5 = 3;
NEW 2(3-BDRM)X2=4 + 2(2-BDRM)X1.5=3.
TOTAL (3+4+3) = 10 SPACES (ADA INCLUDED).

OPEN SPACE CALCULATION (NEED ADJUSTED)
LOT 1 REQUIRED: 5% OF GROSS (7,078) = 335 SQ. FT.
LOT 1 PROVIDED: 1,291 SQ. FT. =18.2%
LOT 2 REQUIRED: 5% OF GROSS (6935) = 346.7 SQ. FT.
LOT 2 PROVIDED: 1,153 SQ. FT. = 16.6%

BUILDING DATA (NEW 4-PLEX)
CONSTRUCTION TYPE: V-B
SPRINKLERS: YES, DEFERRED SUBMITTAL
BUILDING HEIGHT: 25' (2 LEVELS)

WASTE ACCESS/CONTAINMENT ENCLOSURE: REQ. = 1
PROV. = 1

PARKING LOT LANDSCAPING:PARCELS 1&2
PARKING AREA: 1,679 SF
PARKING LANDSCAPE AREA: 360 SF
PARKING LANDSCAPE REQUIRED: 10%. 21% PROVIDED.

KIVA# 18-4012
PRLM 2015595
PRDV 19062
PAPP# 1908424
Q.S.# 26-29
ZA# 547-19
LSPL 2106648
DEDI 210103
CPGD 2104553
FPAP 200600

REGISTERED ARCHITECT
CERTIFICATE NO.
50692
PATRICK D. HALLMAN
STATE OF ARIZONA U.S.A.
6/15/22

TATE BERGER & JESSICA HOPPER
NEW MULTI-FAMILY 4-PLEX APARTMENTS
@
8916 N. 11TH STREET
PHOENIX, ARIZONA

TATE BERGER/JESSICA HOPPER
NEW 4-PLEX APARTMENTS
8916 N. 11TH STREET
PHOENIX, ARIZONA

JOB. NO	DRAWN	CHECKED	DATE
18-0038			7-5-22

SITE PLAN A1