

PROJECT DATA

PROJECT NAME: TOLL AT CAVASSON
ZONING: P-C PCP
SITE AREA: 11.27 ACRES, 490,871 S.F.
APN: 212-35-893
BUILDING HEIGHT: PROPOSED 3 STORY/36 FT
PROPOSED UNITS: 135 UNITS
DENSITY: 11.98 DU/AC
FIRE SPRINKLERS: NFPA 13D

BUILDING SETBACKS:

NORTH (5' REQUIRED NON STREET) 6.6' PROVIDED
WEST (20' REQUIRED) 53.9' PROVIDED (MILLER RD.)
SOUTH (20' REQUIRED) 45.0' PROVIDED (CAVASSON BLVD.)
EAST (20' REQUIRED) 26' PROVIDED (CLARET DR.)

PROJECT DESCRIPTION

TOLL BROTHERS INTENDS TO DEVELOP THE "TOLL AT CAVASSON" A NEW, FOR-SALE, RESIDENTIAL TOWNHOUSE COMMUNITY. THE DEVELOPMENT INCLUDES 135 LUXURY RESIDENCES CENTERED AROUND A RECREATIONAL AMENITY AND EACH RESIDENCE WILL HAVE THEIR OWN PRIVATE OUTDOOR LIVING SPACE. EACH TOWNHOUSE WILL HAVE A PRIVATE 2-BAY GARAGE

PARKING::

REQUIRED	CAR/UNIT	UNITS	TOTAL
TOWNHOUSE	2.0 P.S./D.U.	135	270
		TOTAL:	270
PROVIDED		TOTAL	
PRIVATE GARAGE		270	
GUEST		54	
		TOTAL:	324

OPEN SPACE REQUIRED::

GROSS SITE AREA	490,871 S.F.
REQUIRED COMMON OPEN SPACE (25%)	122,730 S.F.
COMMON OPEN SPACE PROVIDED	145,822 S.F. (30%)

KEYNOTES:

- 22'x8' PARALLEL PARKING STALL
- 18'x9' PARKING STALL WITH CURB STOP
- 18'x11' ADA PARKING STALL WITH CURB STOP
- SIDEWALK
- PRIVATE SITE WALL, SEE HARDSCAPE PLANS
- CALL BOX
- ADA CURB RAMP
- POOL FENCE, SEE HARDSCAPE PLANS
- POOL ENTRY GATE, SEE HARDSCAPE PLANS
- ENHANCED HARDSCAPE, SEE HARDSCAPE PLANS
- DOG PARK FENCE, SEE HARDSCAPE PLANS
- TURF AREA, SEE HARDSCAPE PLANS
- POOL CABANA, SEE HARDSCAPE PLANS
- VEHICULAR ACCESS GATE WITH KNOX BOX AND PREEMPTION SENSOR
- 15 CU. YD. TRASH COMPACTOR
- PROPOSED TRANSFORMER (TYP)
- PROPOSED PRIVATE DOMESTIC BOOSTER PUMP ENCLOSURE

PROJECT TEAM:

DEVELOPER
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SITE PLAN
TOLL AT CAVASSON - PRELIMINARY
A PORTION OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

Date	09/26/2024
Project No.	18114-750
Project Mgr.	T. WOLF
Project Eng.	M. WOLF

NOT FOR
CONSTRUCTION
PRELIMINARY
OR RECORDING
BID AT RISK

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