

PROJECT DATA

PROJECT NAME: TOLL AT CAVASSON
ZONING: P-C PCP
SITE AREA: 11.27 ACRES, 490,871 S.F.
212-35-893
APN: 212-35-893
BUILDING HEIGHT: PROPOSED 3 STORY/36 FT
PROPOSED UNITS: 136 UNITS
DENSITY: 12.07 DU/AC
FIRE SPRINKLERS: NFPA 13D

PROJECT TEAM:

DEVELOPER
TOLL BROTHERS
8767 E. VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: 480-596-5815
CONTACT: COLIN PHIPPS

CIVIL ENGINEER
HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD., SUITE 12000
MESA, AZ 85210
TEL: 480-892-3313
CONTACT: TEAGUN S. WOLF

ARCHITECT
WOODLEY ARCHITECTURAL GROUP
731 SOUTHPARK DR, STE B
LITTLETON, CO 80120
TEL: 303-683-7231
CONTACT: GRAHAM DENTON

LANDSCAPE ARCHITECT
COLLABORATIVE V DESIGN STUDIO
7116 E. 1ST AVE, SUITE 103
SCOTTSDALE, AZ 85251
TEL: 480-347-0590
CONTACT: SCOTT HEFFERNAN

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 136 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::

<u>REQUIRED</u>	<u>CAR/UNIT</u>	<u>UNITS</u>	<u>TOTAL</u>
TOWNHOUSE	2.0 P.S./D.U.	136	272
TOTAL:			272
<u>PROVIDED</u>		<u>TOTAL</u>	
PRIVATE GARAGE		272	
GUEST		54	
TOTAL:		326	

ACCESSIBLE PARKING		
REQUIRED	4% OF GUEST	3
PROVIDED		4
TOTAL:		4

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



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

Date	06/25/2024
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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