

FILE: I:\04\ORB Job Files\20-204_CH_Cavasson\04_CAD Files\Preliminary\20204_A110_Site Plan.dwg USER: jps DATE: Nov. 28 2021 TIME: 09:25 am

SYMBOLS - SITE PLAN:

- PROPERTY LINE
- 5 BUILDING NUMBER
- TYPE 2 ← BUILDING TYPE
- 3- ← # OF STORIES
- 10 ← OPEN PARKING SPACES
- 10 ← COVERED PARKING SPACES
- ANSI ← ACCESSIBLE PARKING OR ANSI TYPE 'A' DWELLING UNIT
- INDICATES CARPORT PARKING STRUCTURE, PER DET. 9/A1.40.
- W R3 FIRE LANE DIMENSIONS
W = 24' MIN.
R2 = 49'
R3 = 55' AERIAL BUCKET CLEAR
- FIRE HYDRANT

KEYNOTES: ①

1. 9'x18' PARKING SPACE WITH 2' OVERHANG, TYPICAL.
2. 11'x18' PLUS 5' AISLE ACCESSIBLE PARKING SPACE, PER DET. 06/1.40.
3. PARKING ISLAND, PER DET. 01/1.40.
4. TRASH COMPACTOR WITH 6' H. CMU ENCLOSURE WITH STUCCO FINISH, PER DET. 27/1.41.
5. MAIN ACCESS ELECTRONIC VEHICULAR GATE, TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, PROVIDE KEY SWITCH/PRE-EMPTION SENSOR, EXIT AND RESIDENTS ONLY ENTRY ELECTRONIC VEHICULAR GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, PROVIDE KEY SWITCH/PRE-EMPTION SENSOR, PER DET. 22/1.41.
6. PEDESTRIAN CROSSING 5' WIDE MINIMUM WITH STRIPPING ON ASPHALT.
7. ACCESSIBLE CURB RAMP, PER DET. 05/A1.40.
8. PEDESTRIAN ENTRY GATE, PER DET. 16/A1.41
9. NEW PERIMETER 6' H. CMU WALL WITH STUCCO FINISH, PER DET. 15/1.40.
10. TRASH HOLDING AREA, PER DET. 20/A1.41.
11. CALL BOX AND DIRECTORY.
12. SIGHT VISIBILITY TRIANGLES.
13. 5' MINIMUM SIDEWALK ON SITE, TYPICAL.
14. 6' MINIMUM SIDEWALK AT PARKING, TYPICAL.
15. 6' SIDEWALK CONNECTING TO PUBLIC R.O.W.
16. 12'x45' LOADING/MOVE-IN PARKING SPACE.
17. BICYCLE RACK, PER DET. 23/1.41
18. PARKING SCREEN WALL/FENCE, PER DET.13/A1.40.
19. PEDESTRIAN ENTRY POOL GATE, PER DET. 21/A1.41.
20. TUBE STEEL VIEW FENCE, PER DET. 17/A1.41.
21. MONUMENT SIGN PER DET. 10/A1.40.
22. NOT USED
23. AMENITY AREA PER LANDSCAPE.
24. ENHANCED PAVING, PER HARDSCAPE.
25. DOG PARK FENCE.
26. POOL CABANA.
27. CONCRETE APRON, PER CIVIL.
28. 8' WIDE MINIMUM SIDEWALK ALONG LEGACY BLVD.
29. 6' WIDE MINIMUM SIDEWALK ALONG REVELLE RD. AND CLARET DR.
30. CONTINUE ROAD AND SIDEWALK IMPROVEMENTS ALL THE WAY TO CAVASSON BLVD.
31. PUBLIC PUBLIC NON-MOTORIZED ACCESS EASEMENT OVER SIDEWALK ENCROACHMENT

DEVELOPMENT DATA:

PROJECT DESCRIPTION:
GRAYHAWK DEVELOPMENT INTENDS TO DEVELOP THE "GRAYHAWK RESIDENCES AT CAVASSON" AN EXCEPTIONAL MULTI-FAMILY RESIDENTIAL (FOR RENT) ON 7701 E. LEGACY BOULEVARD

ZONING: PCD
SITE AREA: NET: 18,000 ACS 784,285 S.F.

BUILDING HEIGHT:
PROPOSED: THREE STORY / 45 FT

CONSTRUCTION TYPE: V-A & V-B

FIRE SPRINKLERS / ALARM:
TO BE PROVIDED PER APPLICABLE CODES

BUILDING SETBACKS:

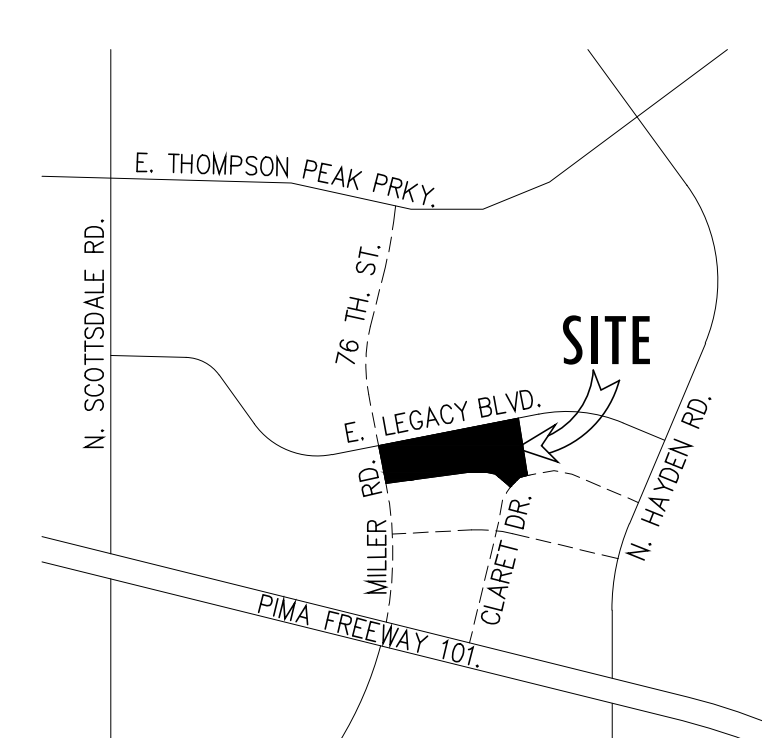
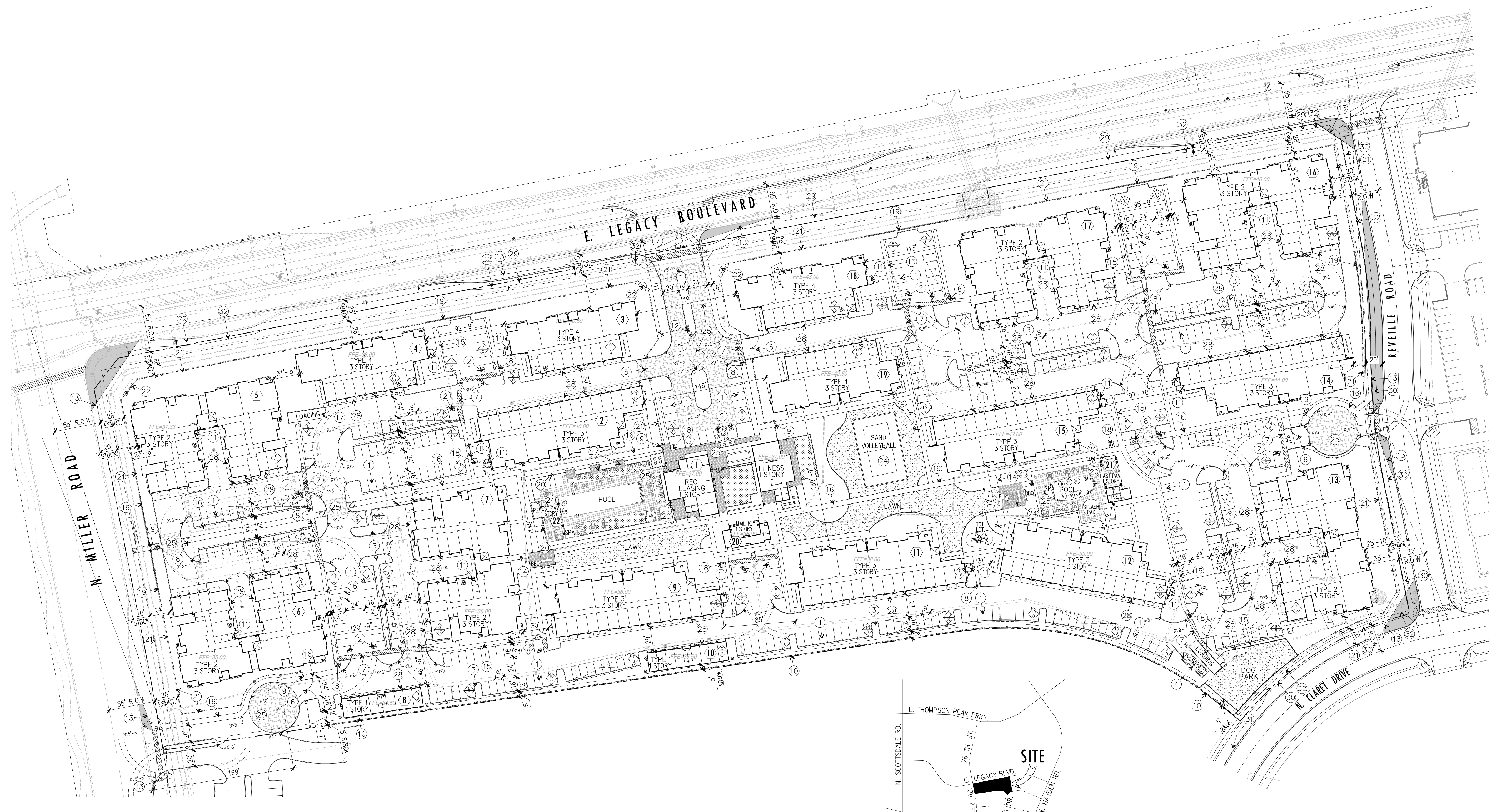
REQUIRED	PROVIDED
NORTH 25'	51' LEGACY BLVD.
EAST 20'	34' REVELLE RD.
SOUTH 20'	35' CLARET DR.
SOUTH 5'	5' MILLER RD.
WEST 20'	33' FROM BACK OF CURB

UNIT MIX:	RATIO	QTY
STUDIO	6%	24 D.U.
1 BEDROOM	31%	124 D.U.
2 BEDROOM	47%	186 D.U.
3 BEDROOM	17%	66 D.U.
TOTAL	100%	400 D.U.
DENSITY:	22.22 DU/NET AC.	

PARKING:	REQUIRED	PROVIDED
STUDIO	1.25 P.S./D.U.	30 P.S.
1 BEDROOM	1.3 P.S./D.U.	161.2 P.S.
2 BEDROOM	1.7 P.S./D.U.	316.2 P.S.
3 BEDROOM	1.9 P.S./D.U.	125.4 P.S.
GUEST	0.1667 P.S./D.U.	67 P.S.
TOTAL	1.75 P.S./D.U.	699 P.S.

ACCESSIBLE PARKING:	REQUIRED	PROVIDED
REQUIRED	4% OF PROVIDED	29
PROVIDED	PRIVATE GARAGE	10
	CARPORT	7
	OPEN (1 VAN)	12
TOTAL PROVIDED	TOTAL PROVIDED	29

BICYCLE PARKING:	REQUIRED	PROVIDED
REQUIRED	10% OF PROVIDED	72
PROVIDED	ON SITE	20
	GARAGE	52
TOTAL PROVIDED	TOTAL PROVIDED	72



VICINITY MAP: NOT TO SCALE

SITE PLAN - PRELIMINARY

SCALE: 1" = 60'-0"

GRAYHAWK RESIDENCES AT CAVASSON
7701 E. LEGACY BOULEVARD
SCOTTSDALE, AZ 85255



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REVISIONS

NO.	DATE	DESCRIPTION

DRB 3RD SUBMITTAL
DATE: DECEMBER 02, 2021 ORB # 20-204

A1.10
SITE PLAN
PRELIMINARY