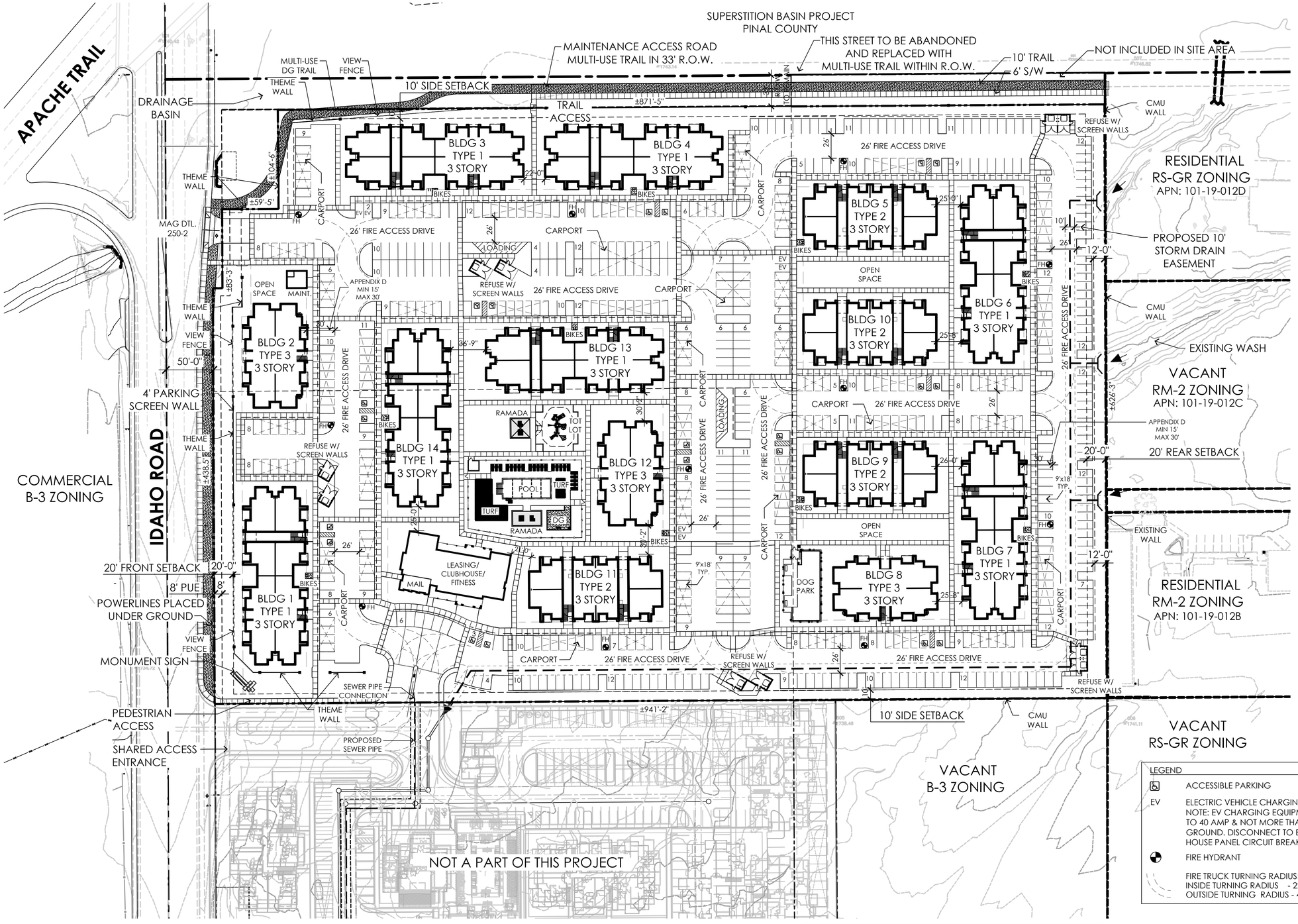


FEMA PRELIMINARY FIRM (PANEL 04021C0016F)
ISSUED 12.05.2023, USED AS BEST AVAILABLE DATA.

SITE DATA

ASSESSOR'S PARCEL NUMBER (APN) 101190130 , 10119014B, 10119015B,

SITE ADDRESS - APACHE JUNCTION

PROJECT DESCRIPTION:

PROPOSED 300-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON 14 GROSS ACRES WITHIN THE CITY'S DOWNTOWN AREA. THE RESIDENTIAL BUILDINGS CONSIST OF 3-STORY WALK-UP APARTMENTS. THE BEDROOM UNITS CONSIST OF 1, 2, 3 AND 4-BEDROOM UNITS. THE BUILDING CHARACTER IS MODERN SOUTHWEST-INSPIRED ARCHITECTURE. THERE WILL BE SURFACE AND CARPORT PARKING.

GENERAL ZONING ANALYSIS:

SITE AREA:

GROSS SITE AREA	+/- 14.0 AC.
NET SITE AREA	+/- 13.3 AC.

ZONING:

EXISTING	B-3

DENSITY:

DENSITY ALLOWED (NET)	40 DU / AC.
DENSITY PROPOSED (NET)	22.6 DU / AC.

BUILDING HEIGHT:

ALLOWED	60 FEET
PROPOSED	3 STORIES - 40 FEET

BUILDING AREA:

GROSS BUILDING AREA PROPOSED	±382,488 S.F.

UNIT MIX:

	UNIT TYPE	RATIO	#D.U.
A1	1 BEDROOM/ 1BATH	16%	48 DU
B1	2 BEDROOM/ 2 BATH	44%	132 DU
C1	3 BEDROOM/ 2 BATH	28%	84 DU
D1	4 BEDROOM/ 2 BATH	12%	36 DU
	TOTAL	**100%**	**300 DU**

BUILDING SETBACKS:

MINIMUM ALLOWED:

FRONT (IDAHO RD.)	20'
SIDE (SOUTH & NORTH)	10'
REAR (EAST BOUNDARY)	20'

PARKING:

PARKING REQUIRED (9'x18' TYP. P.S. INCL. 2'-0" OVERHANG)

	UNIT TYPE	P.S. RATIO	P.S. REQD.
A	1 BEDROOM	1.5 P.S./ DU	72 P.S.
B	2 BEDROOM	2.0 P.S./ DU	264 P.S.
C	3 BEDROOM	2.0 P.S./ DU	168 P.S.
D	4 BEDROOM	2.0 P.S./ DU	72 P.S.
	GUEST	0.3 P.S./ DU	90 P.S.
	TOTAL REQUIRED		**666 P.S. (2.22 PS/DU)**

PARKING PROVIDED:

UNCOVERED PARKING	370 P.S.
CARPORT PARKING	300 P.S.
TOTAL PARKING PROVIDED	**670 P.S. (2.23 PS/DU)**

(ACCESSIBLE PARKING PROVIDED 20 P.S.)
(E.V. PARKING PROVIDED - 1/250 PS = 6 P.S.)

BIKE PARKING:
REQUIRED 6 + (1:40 P.S. x 2) = 6+(675/40 x 2) = 40 BIKE SPACES
BIKE PARKING PROVIDED 40 BIKE SPACES

LOADING SPACES: (10'x30')
LOADING SPACES PROVIDED 2 LOADING SPACES

OPEN SPACE:

PROVIDED +/- 108,296 S.F.(18.6% OF NET AREA)

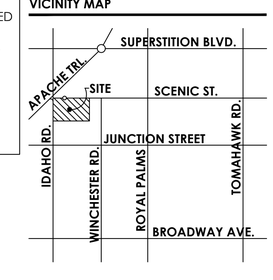
LEGEND

- ACCESSIBLE PARKING
- EV — ELECTRIC VEHICLE CHARGING
  NOTE: EV CHARGING EQUIPMENT TO BE LIMITED TO 40 AMP & NOT MORE THAT 150V TO GROUND. DISCONNECT TO BE PROVIDED VIA HOUSE PANEL CIRCUIT BREAKER PER CODE.
- FIRE HYDRANT
- FIRE TRUCK TURNING RADIUS:
  INSIDE TURNING RADIUS - 22'-10"
  OUTSIDE TURNING RADIUS - 43'-9"

0' 25' 50' 100'
SCALE: 1" = 50'-0"

N

VICINITY MAP



TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
24-2056-00

ROERS COMPANIES

Roers 88 North Apartments

Apache Junction, Arizona

SITE PLAN & DR SUBMITTAL #4

September 30, 2025

REGISTERED ARCHITECT CERTIFICATE NO. 13467 GARY D. TODD 09/30/25 Date Signed ARIZONA, U.S.A.

CONCEPTUAL SITE PLAN

Preliminary Not For Construction

A1.0