



**TO:** Planning and Zoning Commission

**THRU:** Brett Burningham, Development Services Director

**FROM:** Erik Swanson, Planning Administrator

**RE:** Discussion and Possible Action on P21-0035 Encanterra Resort Casitas, a request from Curtis Briggs, Shea Homes for Preliminary Plat approval of an approximately 5.52-acre, 45 unit condominium subdivision located internal to the gated Encanterra Master Planned Community at northeast corner of Encanterra Boulevard and Encanterra Drive, adjacent to the La Casa Club House.

**DATE:** July 14, 2021

**STAFF RECOMMENDATION**

Staff recommends approval of P21-0035 Encanterra Resort Casitas Preliminary Plat, subject to the Conditions of Approval included in this report.

**PROPOSED MOTION**

Move to approve P21-0035 Encanterra Resort Casitas Preliminary Plat, subject to the Conditions of Approval included in this report.

**SUMMARY**

This proposal consists of a request for Preliminary Plat approval for an approximately 5.52-acre, 45 unit condominium subdivision located internal to the gated Encanterra Master Planned Community at northeast corner of Encanterra Boulevard and Encanterra Drive, adjacent to the La Casa Club House. The 45 units are distributed in 16 three-story buildings containing duplexes (3 buildings) and triplexes (13 buildings). In 2019 the site was zoned Mixed Use (MU)/ PAD when the property was annexed by the Town. The Town's MU/PAD zoning district was applied to match the equivalent TR/PAD (resort core) Pinal County zoning district. The proposed preliminary plat is in compliance with the previously approved Pinal County PAD zoning requirements, and the Town's Zoning Ordinance and subdivision regulations.

**HISTORY**

Nov. 19, 2019 The subject site was annexed and zoned MU/PAD to match the equivalent Pinal County TR/PAD (resort core) zoning. (Ordinance 712-19)

**PROJECT INFORMATION**

<b>Encanterra Resort Casitas Preliminary Plat Project Information</b>	
Site Location	Internal to the Encanterra Master Planned Community at the northeast corner of Encanterra Boulevard and Encanterra Drive.
Current Zoning	Mixed Use (MU/PAD)
General Plan Designation	Neighborhood
Surrounding Zoning:	
North	PRC/PAD (Golf Course)
South	Encanterra Dr. and PRC/PAD (Golf Course)
East	Encanterra Dr. and PRC/PAD (Golf Course)
West	MU/PAD (La Casa Club House)
Gross and Net Acreage	5.52 acres
Total Lots/Units	45 condominium units in 16 three-story buildings. Duplexes (3 buildings) and triplexes (13 buildings).
Proposed Density	8.15 net dwelling units per acre
Open Space Acreage:	15% (0.83-acres) open space required 50% (2.77-acres) open space proposed 0% active open space required for MU. Active Open space, however, is provided by the adjacent golf course, tennis courts and club house with a fitness center and spa.

**DISCUSSION**

This proposal consists of a request for Preliminary Plat approval for an approximately 5.52-acre, 45 unit condominium subdivision located internal to the gated Encanterra Master Planned Community at northeast corner of Encanterra Boulevard and Encanterra Drive, adjacent to the La Casa Club House. The 45 condominium units are distributed in 16 three-story buildings containing duplexes (3 buildings) and triplexes (13 buildings). In 2019 the site was zoned Mixed Use (MU)/PAD when the property was annexed by the Town. The Town’s MU/PAD zoning district was applied to match the equivalent TR/PAD (resort core) zoning in Pinal County. The proposed preliminary plat is in compliance with the previously approved Pinal County TR/PAD zoning district, and the Town’s Zoning Ordinance and subdivision regulations.

The preliminary plat proposes the following development standards as detailed below. These development standards are consistent with the Pinal County Development Services Code standards that were previously approved by Pinal County as part of the Encanterra Master Planned Community/PAD and are now part of the Town’s MU/PAD zoning district for the project. These standards meet or exceed the minimum requirements for the MU zoning district in the Town of Queen Creek.

<b>Standard</b>	<b>MU/PAD (Pinal County Development Services Code)</b>	<b>Proposed Resort Casitas</b>
Lot Coverage	N/A	N/A
Max Height	40'	36.5'
Front Setback	20' from P/L to front facing garage face/10' to livable, side loaded garage and front porch	20'
Side Setback	5' +5' = 10' total	7'
Rear Setback	15'	25'

With the subject site being adjacent to the Encanterra County Club and golf course, the design for the Resort Casitas focuses on the concept of a walkable neighborhood that contributes to and enhances the overall open space network within the Encanterra Master Planned Community. The landscaping theme and design will take from and complement the existing character of Encanterra. The Preliminary Plat is proposing to continue the landscaping theme found throughout the Encanterra Master Planned Community, which includes Ficus, Arizona Ash, Red Push Pistache, and Alee Elms. The application exceeds the required open space for the MU zoning district. The ordinance requires 15% (0.83-acres) open space, whereas 50% (2.77-acres) is proposed. The MU district does not have an active open space requirement. Active Open space, however, is provided by the adjacent golf course, tennis courts and club house that include a fitness center, spa and other active amenities available to the residents of the resort casitas.

It is important to note that Preliminary Plats do not require public outreach, as they are performed as an administrative function, however a number of residents have contacted Town Staff expressing concerns regarding the higher densities as presented in the duplex and triplex format. Staff has conveyed to the residents that the proposed development is consistent with the approved Encanterra master-plan that was previously approved in Pinal County.

**CONDITIONS OF APPROVAL**

1. This project shall be developed in accordance with the plans and exhibits attached to this case and all the provisions of the zoning ordinance applicable to this case.
2. For onsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), bond, or a signed C of O hold agreement to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. Construction assurance shall be deposited with the Town prior to final plat recordation.

3. Sales offices for new residential projects shall provide notice to prospective buyers that the project is located within an Overflight Area. Such notice shall consist of a sign at least 2-foot x 3-foot installed at the entrance to the sales office or leasing office at the residential project. The sign shall be installed prior to commencement of sales and shall not be removed until the sales office is permanently closed. The sign shall state the following in letters of at least one inch (1") in height: "This subdivision, due to its proximity to Phoenix-Mesa Gateway Airport, is likely to experience aircraft overflights, which could generate noise levels which may be of concern to some individuals. The mix of aircraft consists of cargo, commercial, charter, corporate, general aviation and military aircraft. For additional information contact the Arizona Department of Real Estate at: 602-468-1414 or Phoenix-Mesa Gateway Airport Public Relations Office at: 480-988-7600."
4. Public reports filed with the Arizona Department of Real Estate shall disclose the location of the Airport and potential aircraft overflights. The following statement shall be included in the public report: "This property, due to its proximity to Phoenix-Mesa Gateway Airport, is likely to experience aircraft overflights, which could generate noise levels which may be of concern to some individuals."

## ATTACHMENTS

1. Aerial Exhibit
2. Zoning Exhibit
3. Preliminary Plat

**Project Name: Encanterra Resort Casitas Preliminary Plat Aerial**

**Case Number: P21-0035**

**Hearing Date: July 14, 2021 (Planning Commission)**



**Project Name: Encanterra Resort Casitas Preliminary Plat Zoning**



























**Case Number: P21-0035**

**Hearing Date: July 14, 2021 (Planning Commission)**



Maricopa County Assessor's Office

**Zoning Districts**

 C-1 - Commercial	 RC - Recreation/Conservation	 R1-7 - Residential	 R1-43 - Residential
 C-2 - Commercial	 PQP - Public/Quasi-Public	 R1-8 - Residential	 R1-54 - Residential
 C-3 - Commercial	 HDR	 R1-9 - Residential	 R1-190 - Residential
 MU	 MDR - Residential	 R1-12 - Residential	 PCD - Planned Community
 TC - Commercial	 R1-4 - Residential	 R1-15 - Residential	 AT - Agritainment
 EMP A - Office/Industrial Park	 R1-5 - Residential	 R1-18 - Residential	
 EMP B - General Industrial	 R1-6 - Residential	 R1-35 - Residential	

# PRELIMINARY CONDOMINIUM PLAT FOR ENCANTERRA RESORT CASITAS

A RESUBDIVISION OF PARCEL 3, FINAL PLAT FOR SHEA HOMES AT JOHNSON FARMS, GOLF COURSE, TRACTS & MULTI-FAMILY PARCELS, ACCORDING TO CABINET H, SLIDE 042, PINAL COUNTY, ARIZONA, LOCATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

## PROJECT TEAM

**OWNER/DEVELOPER**  
SHEA HOMES  
TRILOGY ENCANTERRA CONSTRUCTION, L.L.C.  
36250 N. KENWORTHY ROAD  
SAN TAN VALLEY, AZ 85140  
TEL: (480) 6778452  
CONTACT: CURTIS BRIGGS  
curtis.briggs@sheahomes.com

**CIVIL ENGINEER & PLANNER:**  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL ROAD, SUITE 120  
MESA, ARIZONA 85201  
TEL: (480) 503-2250  
CONTACT: JOSH HANNON  
josh.hannon@epsgruoinc.com

## PROJECT DATA

APN	109-52-5340	
GROSS AREA	5.52 AC	240,586 SF
NET AREA		
EXISTING ZONING	MU - MIXED-USE PAD	
NUMBER OF BUILDINGS/UNITS	BUILDINGS	UNITS
DUPLEX	3	6
TRIPLEX	13	39
<b>TOTAL</b>	<b>16</b>	<b>45</b>
GROSS DENSITY	8.15 DU/AC	
AREA BREAKDOWN		
TRACT A	2.77 AC	120,672 SF
UNITS 1-16	2.75 AC	119,914 SF
<b>TOTAL</b>	<b>5.52 AC</b>	<b>240,586 SF</b>
BUILDING COVERAGE	49.84%	
BUILDING SEPARATION	15' FOR DUPLEX UNITS 20' FOR TRIPLEX UNITS	

## LOT LINE ADJUSTMENT

EXISTING PARCEL	5.41 AC	235,834 SF
PROPOSED PARCEL	5.52 AC	240,586 SF

## TRACT TABLE

TRACT	SIZE	USE
TRACT A	2.77 AC	COMMON AREA, UTILITIES, DRAINAGE, INGRESS/EGRESS & PEDESTRAINCE ACCESS

## GENERAL NOTES

- THE GROSS AREA OF THE SITE IS 5.523 ACRES AND THE NET AREA IS 5.523 ACRES.
- THE ZONING IS MU - MIXED USE/PAD.
- THE NUMBER OF BUILDINGS IS 16 AND THE NUMBER OF UNITS IS 45.
- THE APPROXIMATE OPEN SPACE AREA PROVIDED IS 2.77 ACRES, EXCLUSIVE OF ALL DRIVE LANES, PARKING AND BUILDING SETBACK AREAS.
- ANY RELOCATING, MODIFICATION, UNDERGROUNDING, ETC., OF THE EXISTING UTILITIES AND/OR IMPROVEMENTS REQUIRED BY THIS SUBDIVISION DEVELOPMENT WILL BE PAID BY THE SUBDIVIDER.
- THIS DEVELOPMENT SHALL COMPLY WITH THE ZONING ORDINANCE GUIDELINES FOR PLANNED AREA DEVELOPMENTS.
- UNITS ARE INTENDED TO BE SOLD.
- ALL COMMON AREA SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS PROPERTY, DUE TO ITS PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT, IS LIKELY TO EXPERIENCE AIRCRAFT OVERFLIGHTS, WHICH COULD GENERATE NOISE LEVELS WHICH MAY BE OF CONCERN TO SOME INDIVIDUALS. THE MIX OF AIRCRAFT CONSISTS OF CARGO, COMMERCIAL, CHARTER, CORPORATE, GENERAL AVIATION AND MILITARY AIRCRAFT.

## DEVELOPMENT STANDARDS

MU - MIXED USE/PAD CASE NUMBER P18-0103		
STANDARD	MU/PAD	RESORT CASITAS
LOT COVERAGE	N/A	N/A
MAX HEIGHT	40'	36.5'
FRONT SETBACK	20'/15'/10'	20'
SIDE SETBACK	5' + 5' + 10'	7'
REAR SETBACK	15'	25'

## SERVICE PROVIDERS

WATER	TOWN OF QUEEN CREEK
SEWER	JOHNSON UTILITIES
GAS	CITY OF MESA GAS
ELECTRIC	SALT RIVER PROJECT (SRP)
REFUSE	PRIVATE HAULER
TELEPHONE	CENTURY LINK / COX
CABLE TV	CENTURY LINK / COX
POLICE	PINAL COUNTY SHERIFF'S OFFICE

## SHEET INDEX

SHEET 1	CS01	COVER SHEET
SHEET 2	FP01	PRELIMINARY PLAT
SHEET 3	EX01	EXISTING CONDITIONS
SHEET 4	FP01	DUPLEX UNIT PLANS
SHEET 5	FP02	TRIPLEX UNIT PLANS

## LEGAL DESCRIPTION (EXISTING)

PARCEL 3, FINAL PLAT FOR SHEA HOMES AT JOHNSON FARMS, GOLF COURSE, TRACTS & MULTI-FAMILY PARCELS, ACCORDING TO CABINET H, SLIDE 042, PINAL COUNTY, ARIZONA, CONTAINING 235,834 SQUARE FEET OR 5.414 ACRES, MORE OR LESS

## LEGAL DESCRIPTION (PROPOSED)

ALL OF PARCEL 3 AND A PORTION OF TRACT H AND TRACT I, FINAL PLAT FOR SHEA HOMES AT JOHNSON FARMS, GOLF COURSE, TRACTS & MULTI-FAMILY PARCELS, ACCORDING TO CABINET H, SLIDE 042, PINAL COUNTY, RECORDER, THAT PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHERLY MOST CORNER OF SAID PARCEL 3;

THENCE NORTH 03°46'46" WEST, A DISTANCE OF 217.76 FEET;

THENCE NORTH 06°37'10" WEST, A DISTANCE OF 125.44;

THENCE NORTH 18°30'32" EAST, FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 8.00 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF SAID PARCEL 3, A DISTANCE OF 373.21 FEET;

THENCE SOUTH 68°05'25" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 597.36 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT H;

THENCE SOUTH 60°00'33" WEST, ALONG THE EASTERLY LINE OF SAID TRACT H AND SAID PARCEL 3, A DISTANCE OF 122.19 FEET TO THE BEGINNING OF A TANGENT CURVE OF 624.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE AND SAID EASTERLY LINE, THROUGH A CENTRAL ANGLE OF 27°29'28", A DISTANCE OF 299.40 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 456.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE AND THE EASTERLY LINE OF SAID PARCEL 3, THROUGH A CENTRAL ANGLE OF 49°49'49", A DISTANCE OF 396.58 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 240,586 SQUARE FEET OR 5.523 ACRES, MORE OR LESS.

## CERTIFICATE OF ASSURED WATER SUPPLY

TRILOGY ENCANTERRA CONSTRUCTION, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, HAS RECEIVED A CERTIFICATE OF ASSURED WATER SUPPLY FOR THIS SUBDIVISION PURSUANT TO A.R.S. 45-576 UNDER FILE NUMBER 27-700213.0000.

## FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04021C-0475 E DATED DECEMBER 4, 2007, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). ZONE "X" AS DEFINED BY FEMA IS:

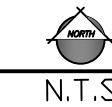
AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

## BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°38'12" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO CABINET H, SLIDE 42, PINAL COUNTY RECORDS.

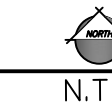
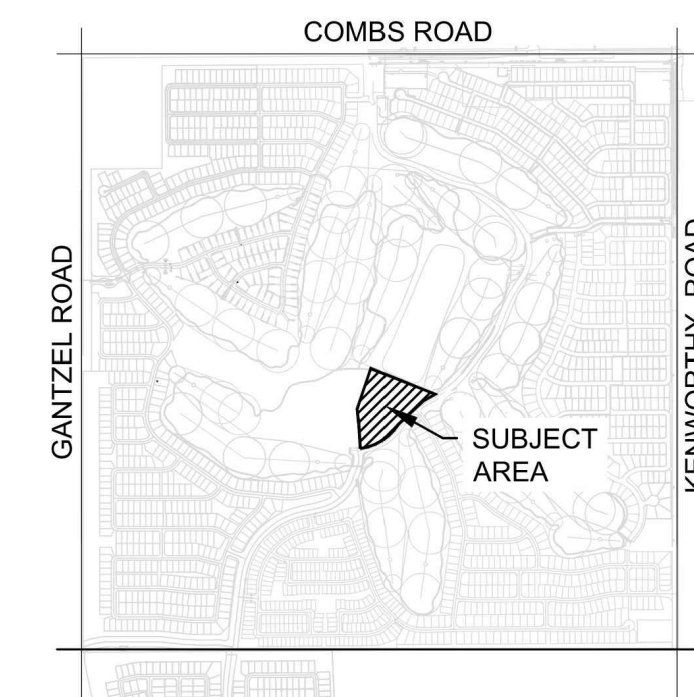
## VICINITY MAP

14	13	18	17	16	15
23	24	19	20	21	22
26	25	30	29	28	27
35	36	31	33	34	
2	1	6	5	4	3
11	12	7	8	9	10



N.T.S.

## LOCATION MAP



N.T.S.

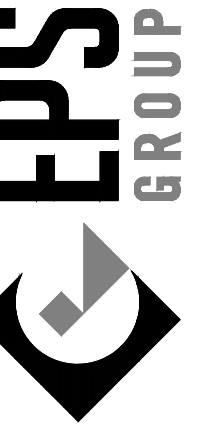
## PARKING

New Multifamily- 45 Dwelling Units per TOQCZO Code Table 5.6-3			
	Units	Spaces Required	Spaces Provided
Studio			
1 Bedroom (1 per unit)			
2+ Bedroom (2 per unit)	45	90	77 Garage Spaces
Surface Parking*			14 Guest Spaces
<b>Total Parking Spaces</b>			<b>91 Spaces</b>
Incl 4 ADA Spaces			
Golf Cart Spaces			13 Golf Cart Spaces
Bicycle Spaces		22.5 spaces	25 Bicycle Spaces

21-0303

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1130 N. Alma School Road, Suite 120  
Mesa, AZ 85201  
T: 480.503.2250 | F: 480.503.2258  
www.epsgruoinc.com



Encanterra Resort Casitas  
Queen Creek, Arizona

Cover Sheet

Project:

Revisions:

February 2nd, 2021 - 1st Submittal (By Others)  
April 2, 2021 - 2nd Submittal  
May 18, 2021 - 3rd Submittal  
June 15, 2021 - 4th Submittal



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Job No.  
21-0303

CS01

Sheet No.  
1  
of 5

APN 109-52-536C  
THE CLUB AT ENCANTERRA, L.L.C.  
TRACT I (GOLF COURSE)  
CAB. H. SLD. 42  
FEE NO. 2008-003491  
ZONED: PRC RECREATION/CONSERVATION/PAD

APN 109-52-536C  
THE CLUB AT ENCANTERRA, L.L.C.  
TRACT H (GOLF COURSE)  
CAB. H. SLD. 42  
FEE NO. 2008-003491  
ZONED: PRC RECREATION/CONSERVATION/PAD

APN 109-52-536D  
THE CLUB AT ENCANTERRA, L.L.C.  
TRACT D (GOLF COURSE)  
CAB. H. SLD. 42  
FEE NO. 2008-003491  
ZONED: PRC RECREATION/CONSERVATION/PAD

APN 109-52-536D  
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SHEA HOMES AT JOHNSON FARMS,  
NEIGHBORHOOD 3  
FEE NO. 2012-094793  
ZONED: R1-S RESIDENTIAL PAD

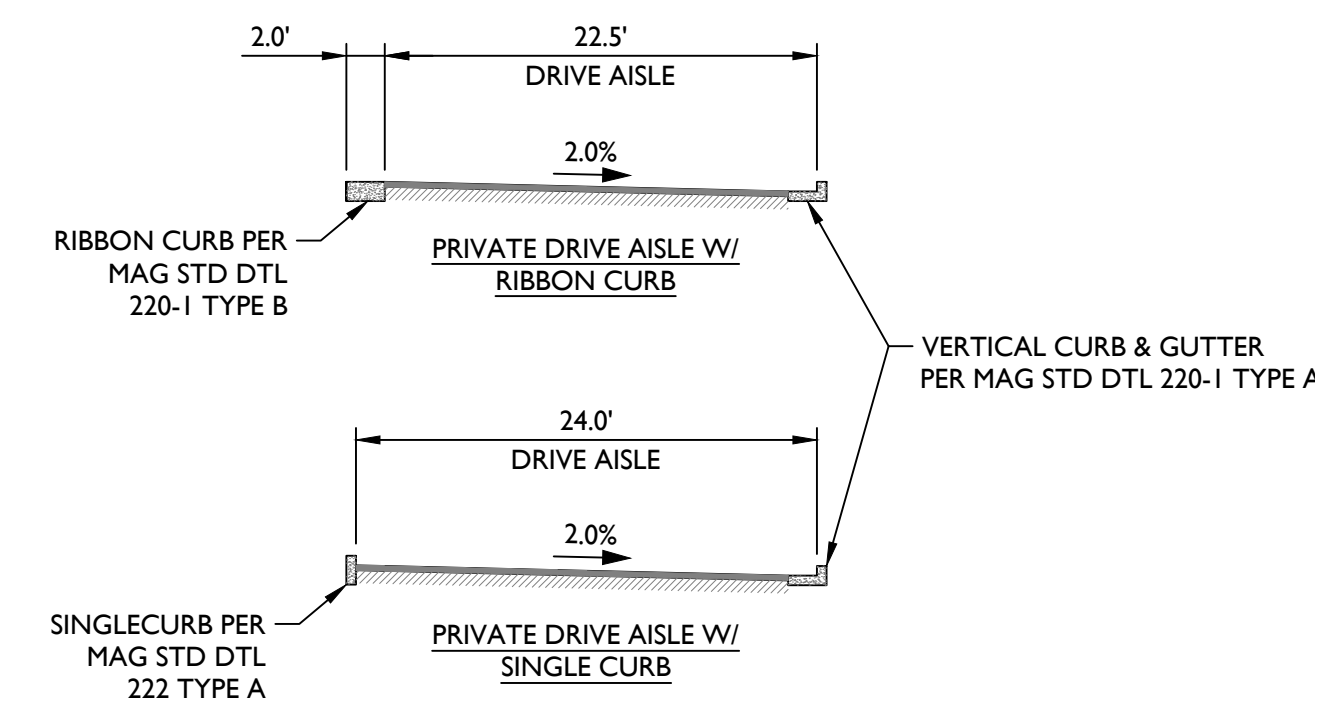
APN 109-52-5370  
THE CLUB AT ENCANTERRA, L.L.C.  
TRACT G (CLUBHOUSE)  
CAB. H. SLD. 42  
FEE NO. 2008-003491  
ZONED: MU - MIXED USE/PAD



LINE TABLE		
LINE	LENGTH	BEARING
L1	8.01'	N18°30'32"E
L2	10.17'	S60°00'33"W

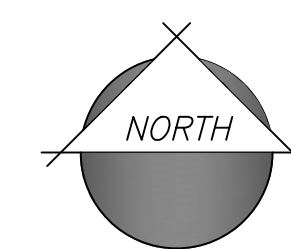
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	396.58'	456.00'	384.20'	049°49'49"
C2	299.40'	624.00'	296.54'	027°29'28"
C3	522.06'	480.00'	496.71'	062°18'59"
C4	522.06'	480.00'	496.71'	062°18'59"
C5	201.29'	600.00'	200.34'	019°13'17"
C6	86.60'	600.00'	86.52'	008°16'11"

CROSS-SECTION



LEGEND

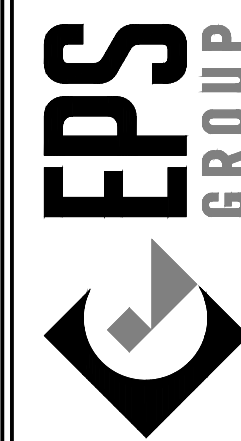
- ⊗ WATER VALVE
- WATER TEE
- ⊕ FIRE HYDRANT
- WATER METER & SERVICE
- ▲ PIPE REDUCER
- DW DRIVEWAY
- WATER LINE
- SEWER LINE
- SEWER MANHOLE
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- CENTER LINE
- × EXISTING FENCE



40 0 40 80  
scale: 1" = 40' feet

SHEET INDEX

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Project: Encanterra Resort Casitas  
Queen Creek, Arizona

Revisions:
February 2nd, 2021 - 1st Submittal (By Others)
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Job No.  
21-0303

PP01

Sheet No.  
2  
of 5



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ZONED: PRC RECREATION/CONSERVATION/PAD

APN 109-52-5370  
THE CLUB AT ENCANTERRA, L.L.C.  
TRACT G (CLUBHOUSE)  
CAB. H. SLD. 42  
FEE NO. 2008-003491  
ZONED: MU - MIXED USE/PAD

APN 109-52-536D  
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TRACT D (GOLF COURSE)  
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FEE NO. 2008-003491  
ZONED: PRC RECREATION/CONSERVATION/PAD

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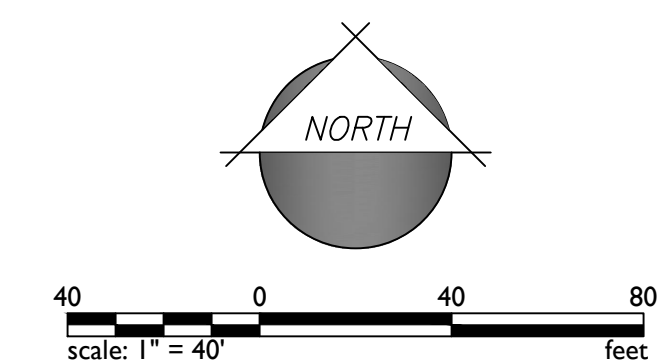
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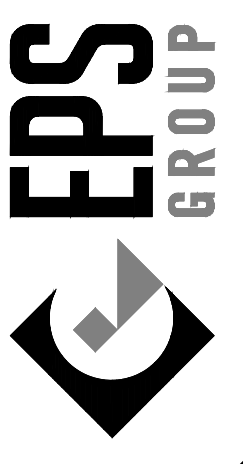
LEGEND

- FIRE HYDRANT
- DRIVEWAY
- WATER LINE
- SEWER LINE
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- BUILDING SETBACK LINE
- CENTER LINE
- EXISTING FENCE



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April 2, 2021 - 2nd Submittal
May 18, 2021 - 3rd Submittal
June 15, 2021 - 4th Submittal



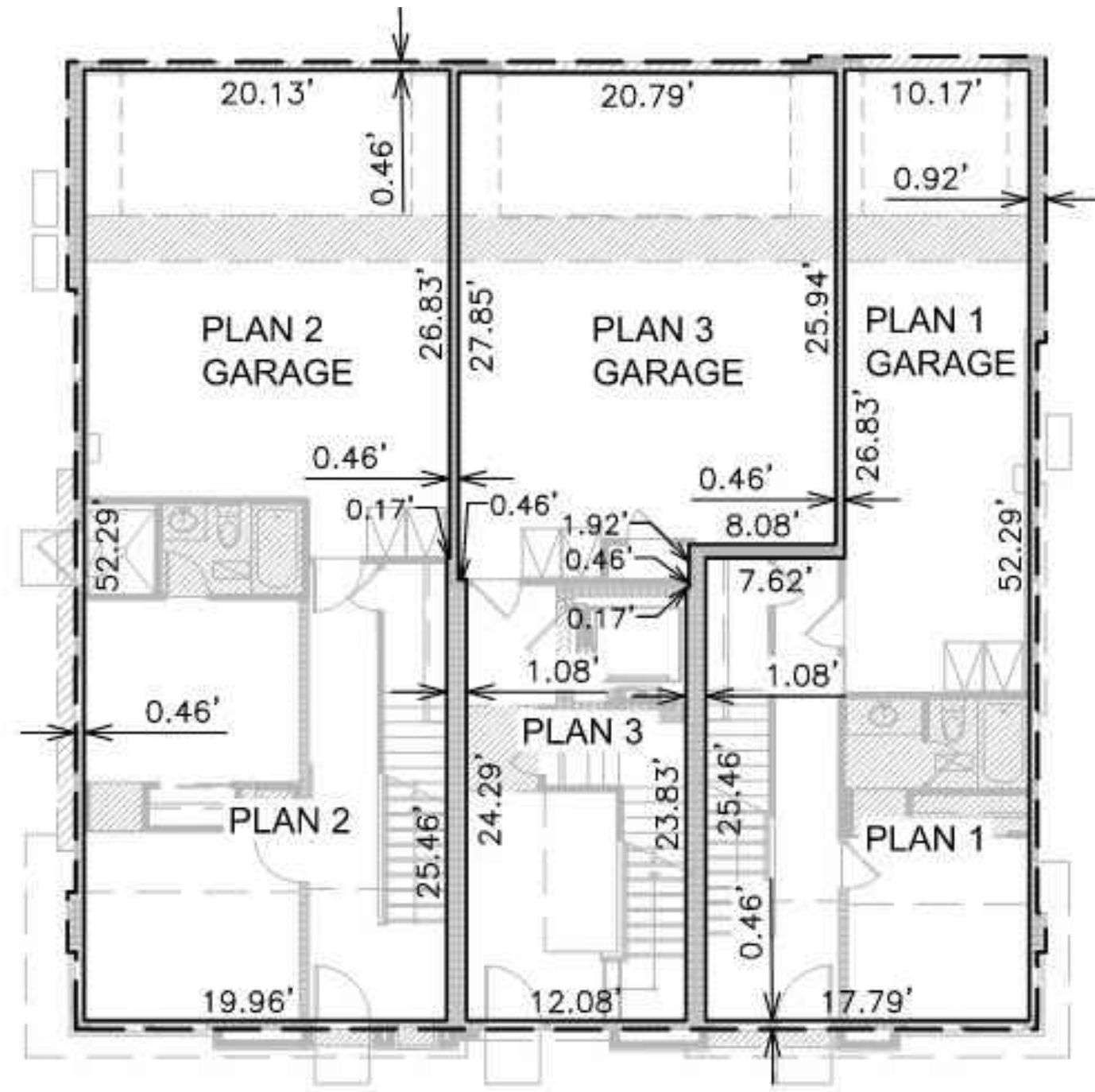
Designer: Staff  
Drawn by: Staff

Preliminary  
Not For  
Construction  
Or  
Recording

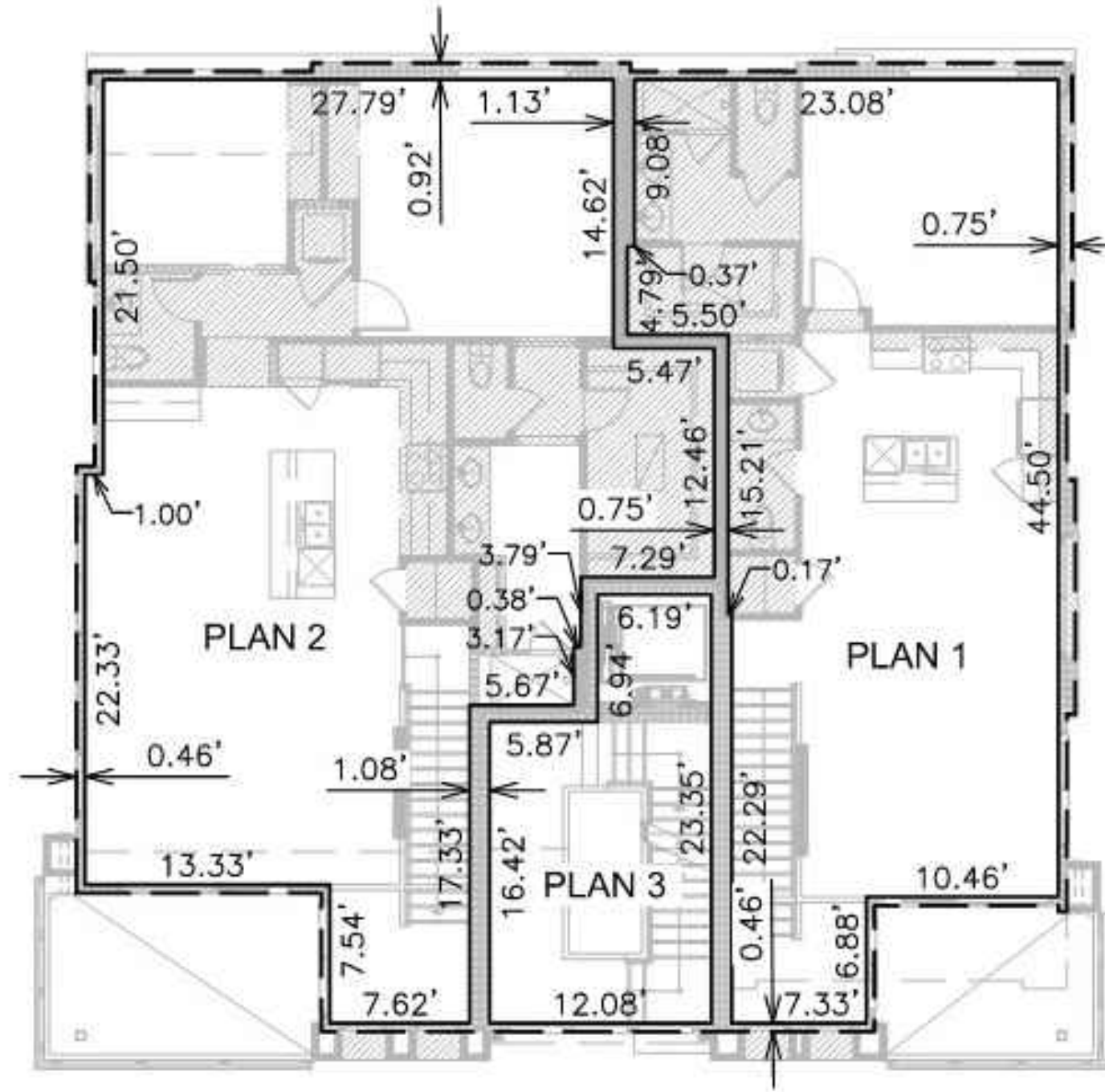
Job No.  
**21-0303**

EX01

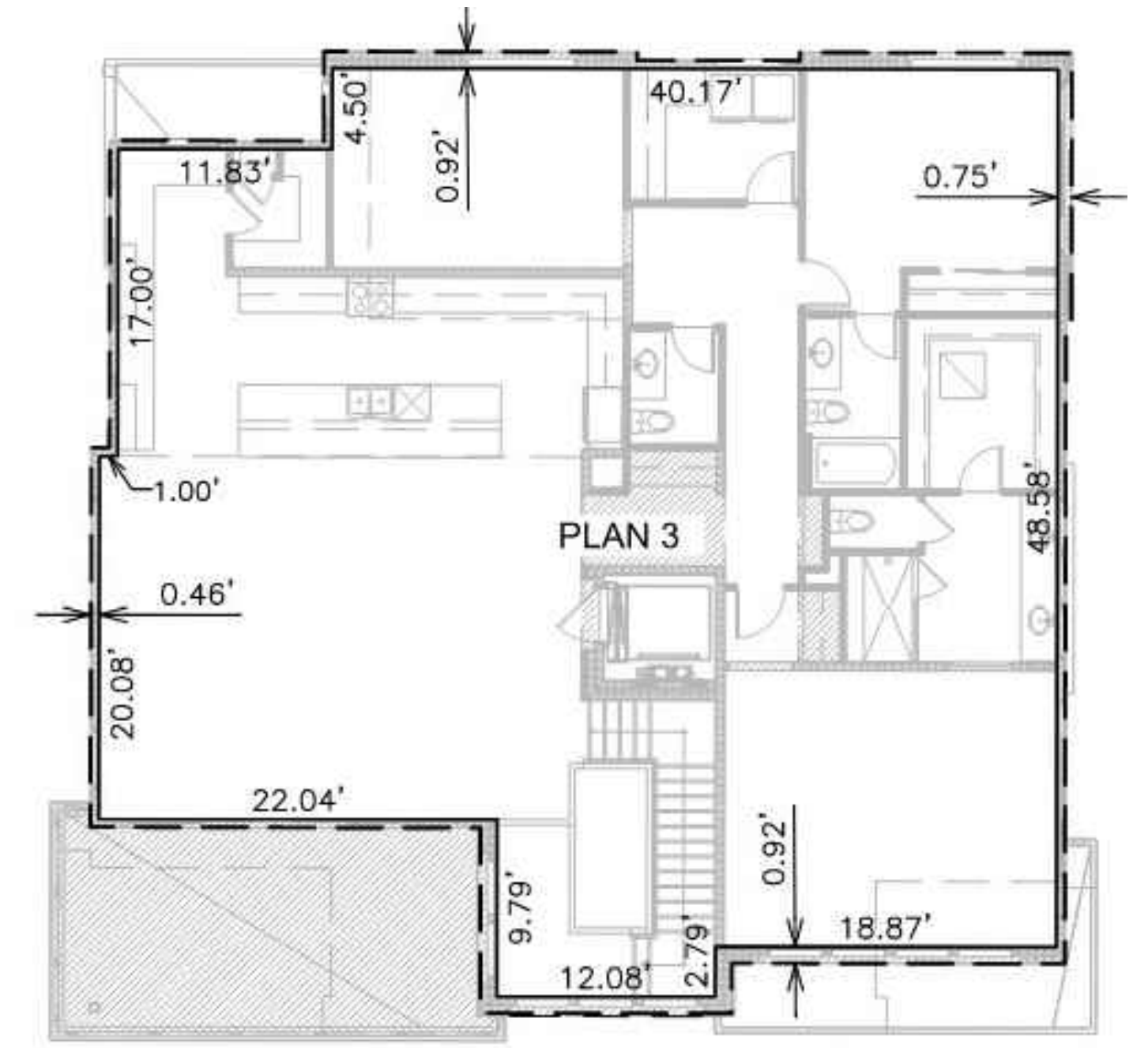
Sheet No.  
**3**  
of 5



DUPLEX FIRST LEVEL



DUPLEX SECOND LEVEL



DUPLEX THIRD LEVEL

**LEGEND**

- INDICATES INTERIOR BOUNDARY
- - - INDICATES EXTERIOR FACE

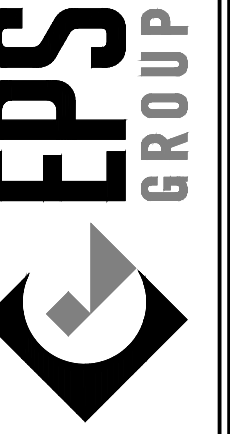
**UNIT DATA TABLE**

	PLAN 1	PLAN 2
FIRST LEVEL	280 SF	732 SF
SECOND LEVEL	172 SF	1,647 SF
THIRD LEVEL	1,831 SF	N/A
TOTAL LIVING	2,284 SF	2,378 SF

NOTE: DUPLEX PRODUCT APPLIES TO BUILDINGS 7, 8 AND 10.

**SHEET INDEX**

SHEET 1	CS01	COVER SHEET
SHEET 2	FP01	PRELIMINARY PLAT
SHEET 3	EX01	EXISTING CONDITIONS
SHEET 4	FP01	DUPLEX UNIT PLANS
SHEET 5	FP02	TRIPLEX UNIT PLANS



Project:

Revisions:

February 2nd, 2021 - 1st Submittal (By Others)  
April 2, 2021 - 2nd Submittal  
May 18, 2021 - 3rd Submittal  
June 15, 2021 - 4th Submittal



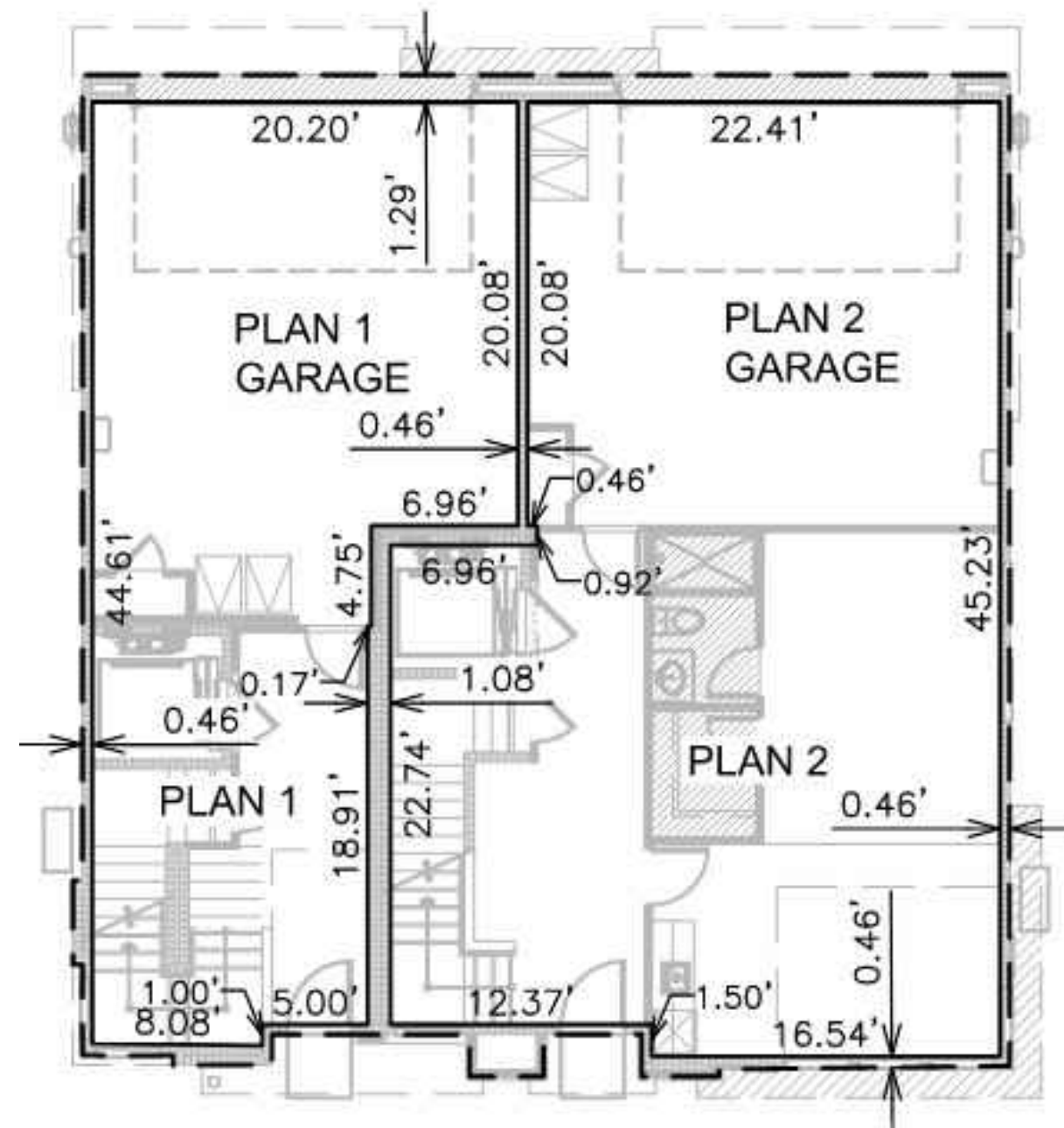
Designer: Staff  
Drawn by: Staff

Preliminary  
Not For  
Construction  
Or  
Recording

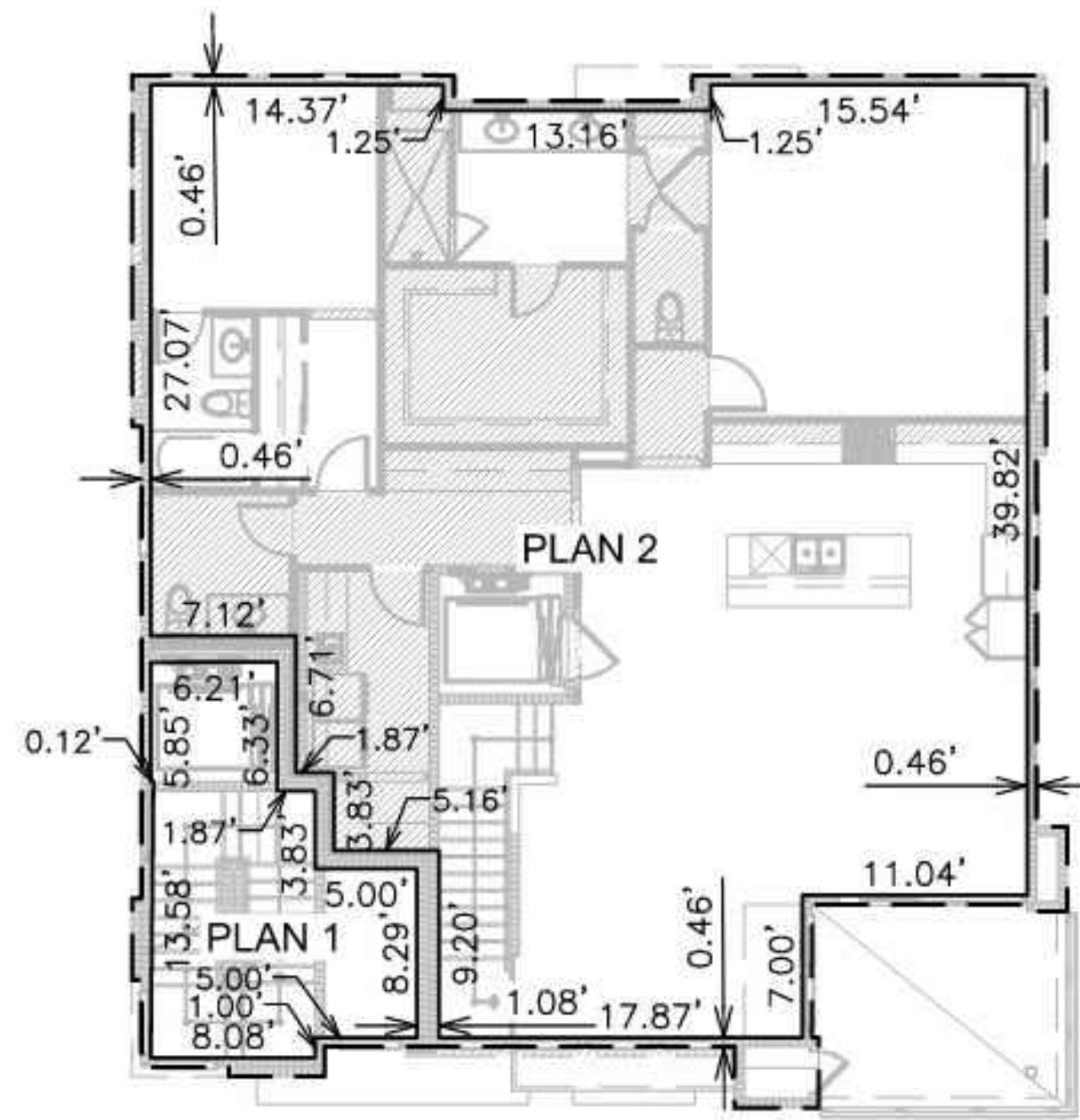
Job No.  
21-0303

FP01

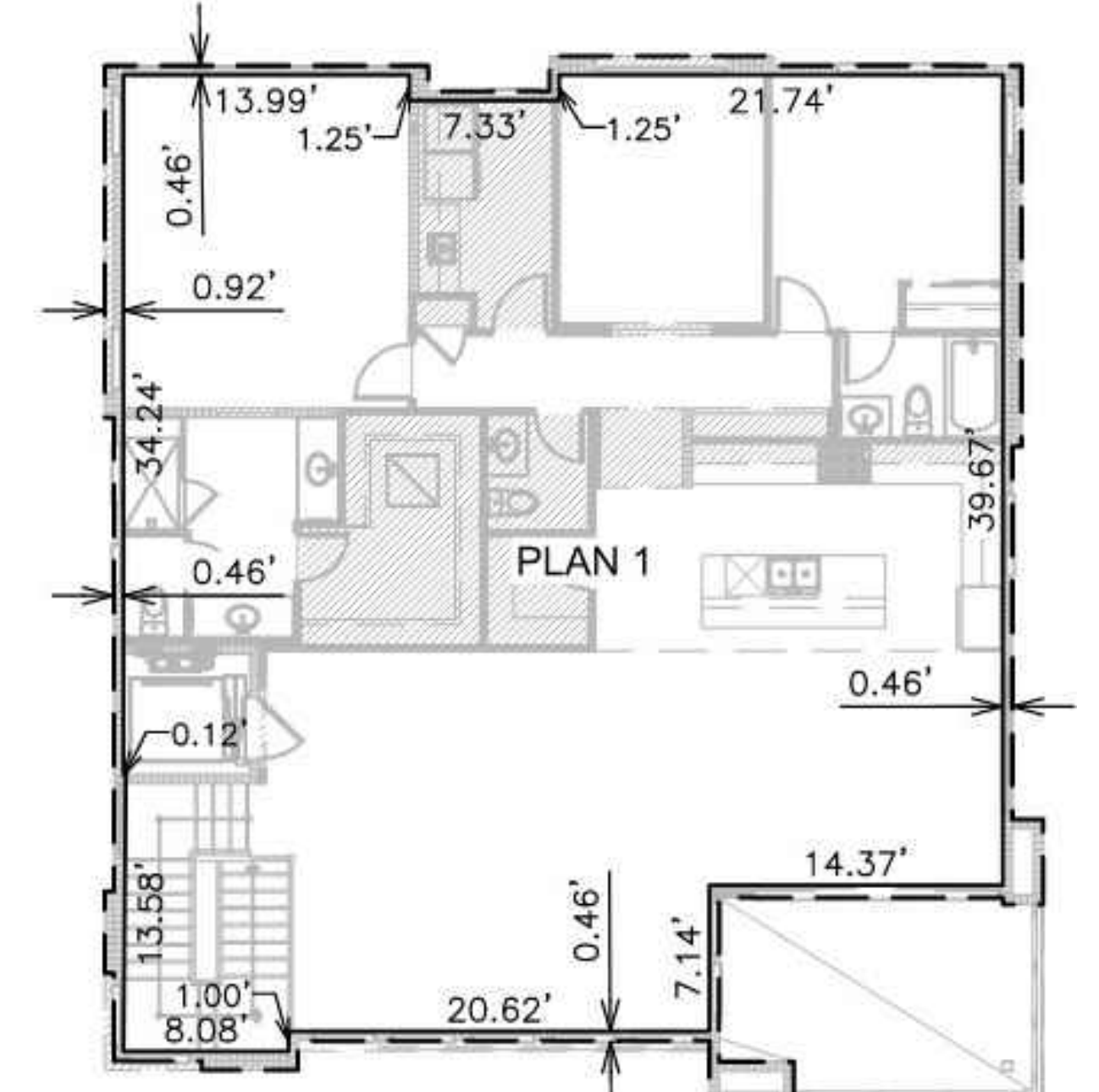
Sheet No.  
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of 5



TRIPLEX FIRST LEVEL



TRIPLEX SECOND LEVEL



TRIPLEX THIRD LEVEL

**LEGEND**

- INDICATES INTERIOR BOUNDARY
- - - - INDICATES EXTERIOR FACE

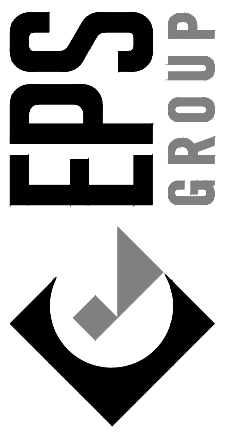
**UNIT DATA TABLE**

	PLAN 1	PLAN 2	PLAN 3
FIRST LEVEL	408 SF	560 SF	322 SF
SECOND LEVEL	904 SF	1,203 SF	190 SF
THIRD LEVEL	N/A	N/A	2,246 SF
TOTAL LIVING	1,312 SF	1,763 SF	2,758 SF

NOTE: TRIPLEX PRODUCT APPLIES TO BUILDINGS 1-6, 9 AND 11-16.

**SHEET INDEX**

SHEET 1	CS01	COVER SHEET
SHEET 2	PP01	PRELIMINARY PLAT
SHEET 3	EX01	EXISTING CONDITIONS
SHEET 4	FP01	DUPLEX UNIT PLANS
SHEET 5	FP02	TRIPLEX UNIT PLANS



Project:

Revisions:

Revision	Date	Description
February 2nd, 2021 - 1st Submittal (By Others)		
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June 15, 2021 - 4th Submittal		



Designer: Staff  
 Drawn by: Staff

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 Or  
 Recording

Job No.  
**21-0303**

**FP02**

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