

CITY OF PHOENIX SITE PLAN NOTES

- a. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- b. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- c. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- d. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-AT-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- e. ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT.
- f. GATES ARE TO REMAIN OPEN, OR ARE TO OPEN AUTOMATICALLY, BETWEEN THE HOURS OF 8 AM AND 6 PM.
- g. ADDITIONAL INDIVIDUAL LOT REQUIREMENTS (I.E. SETBACKS, WALL ELEVATIONS) ARE LOCATED ON THE APPROVED FINAL SITE PLAN.
- h. I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.
- i. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- j. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- k. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- l. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS, AND OTHER MECHANICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO PUBLIC STREETS.
- m. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.

SIGNATURE OF COPYRIGHT OWNER

PRINTED NAME OF COPYRIGHT OWNER

SITE NOTES

1. THERE ARE NO LOT SALES.
2. THERE ARE NO EXISTING BUILDINGS OR CURBED DRIVEWAYS.
3. THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
4. ALL OF THE UNITS AND GARAGES TO BE DESIGNED IN CONFORMANCE WITH THE IRC 2012 EDITION.
5. NO PUBLIC STREET OR PRIVATE ACCESSWAY PROVIDED.
6. ALL EXISTING OFF-SITE IMPROVEMENTS (SIDEWALKS, CURB RAMPS, AND DRIVEWAYS) TO BE UPDATED TO CURRENT ADA GUIDELINES.
7. ALL UNUSED DRIVEWAYS AND ANY BROKEN OR OUT OF GRADE CURB, GUTTER, AND SIDEWALK TO BE REMOVED AND REPLACED.
8. ALL DRIVES AND PARKING AREAS TO BE CURBED AND DUST PROOFED PER SECTION 702 OF THE ZONING ORDINANCE.
9. ACCESS GATES SHALL REQUIRE A SEPARATE SUBMITTAL.
10. ONSITE LIGHTING TO BE PROVIDED WITH ARCHITECTURAL AND COVERED PARKING PACKAGE.
11. FIRE SPRINKLERS ARE REQUIRED FOR THE LEASING OFFICE AND CLUBHOUSE PER NFPA 13.

PHASING - CONSTRUCTION SEQUENCING

SHEET 4 PROVIDES A SEQUENCING PLAN.

THE DEVELOPMENT WILL BE CONSTRUCTED IN A MANNER TO SEQUENCE THE CERTIFICATES OF OCCUPANCIES IN MULTIPLE STAGES. THE INITIAL PHASE WILL INCLUDE THE CLUBHOUSE, LEASING OFFICE & INITIAL PHASE UNITS. ALL SITE UTILITY INFRASTRUCTURE, FRONTAGE & ACCESS IMPROVEMENTS AND FINAL PAVING FOR ACCESS TO THE INITIAL PHASE WILL BE COMPLETED PRIOR TO ANY CERTIFICATES OF OCCUPANCY WITHIN THE INITIAL PHASE. SUBSEQUENT PHASES WILL CONSIST OF GROUPS OF AT LEAST 40 UNITS UNTIL THE PROJECT IS COMPLETE. PHASES OUTSIDE OF THE OCCUPIED AREAS UNDER CONSTRUCTION ARE TO BE FENCED OFF FROM TENANT ACCESS. ALL FINAL LANDSCAPE & PAVEMENT ADJACENT TO BUILDINGS THAT ARE OCCUPIED SHALL BE COMPLETE. ALL VERTICAL CONSTRUCTION REQUIRES EITHER FINAL PAVED ACCESS OR A TEMPORARY FIRE ACCESS ROAD ADJACENT TO THE UNITS UNDER CONSTRUCTION.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE AT THE SOUTHWEST CORNER OF SAID SECTION 8, FROM WHICH A BRASS CAP IN HANDHOLE AT THE WEST QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 0 DEGREES 14 MINUTES 04 SECONDS EAST, 2641.07 FEET;

THENCE NORTH 0 DEGREES 14 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 780.01 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 16 SECONDS EAST, 33.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 0 DEGREES 14 MINUTES 04 SECONDS EAST, 394.00 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 16 SECONDS EAST, 1278.22 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

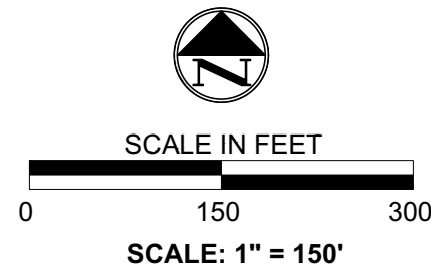
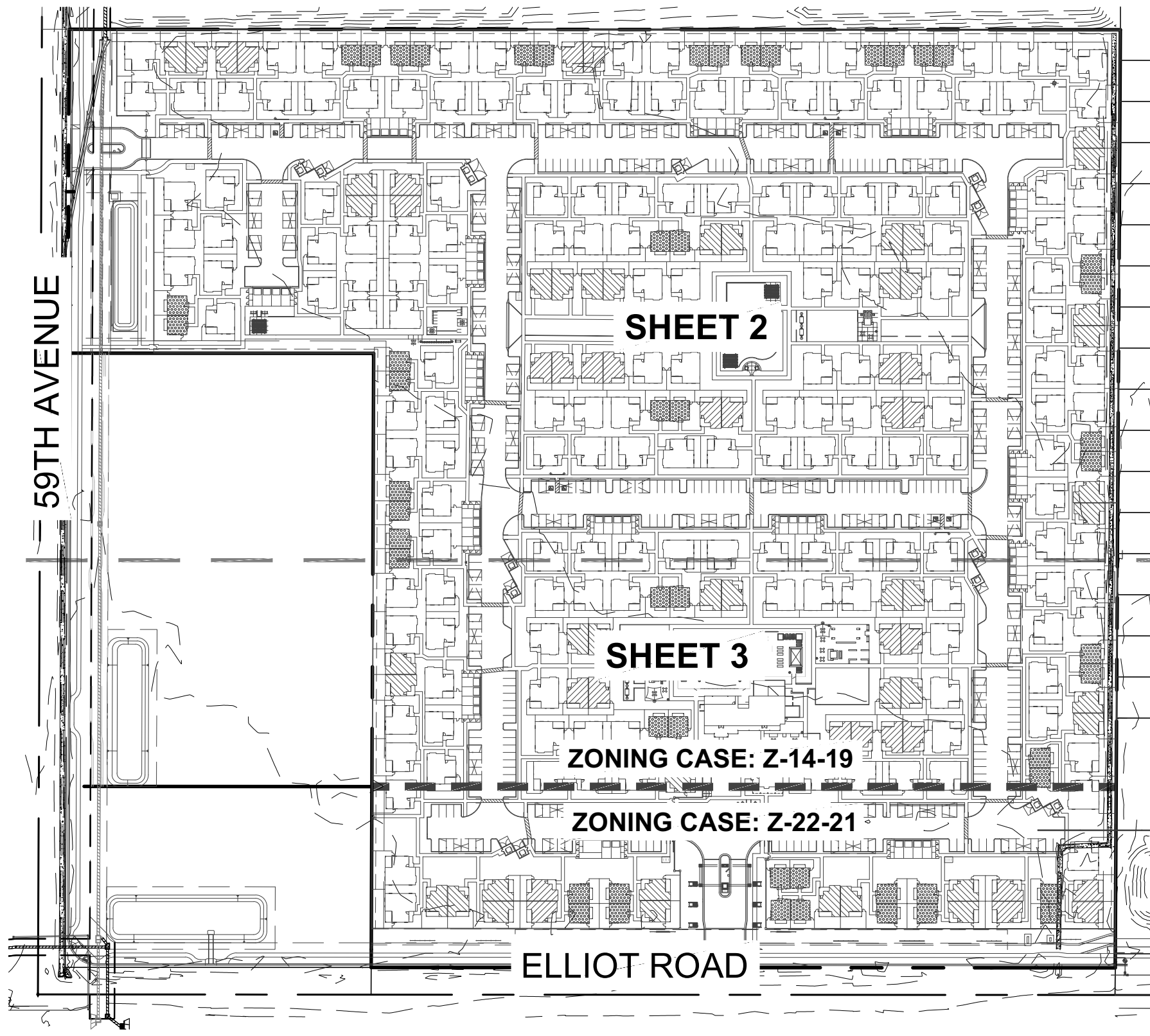
THENCE ALONG SAID EAST LINE, SOUTH 0 DEGREES 18 MINUTES 53 SECONDS WEST, 921.01 FEET TO A POINT ON A LINE PARALLEL WITH AND 253 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE ALONG SAID PARALLEL LINE, NORTH 89 DEGREES 58 MINUTES 16 SECONDS WEST, 904.93 FEET;

THENCE NORTH 0 DEGREES 14 MINUTES 04 SECONDS EAST, 527.00 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS WEST, 372.00 FEET TO THE POINT OF BEGINNING.

FINAL SITE PLAN FOR
ISOLA AT 202 AND ELLIOT
PHOENIX, ARIZONA 85339
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



STIPULATIONS

SEE SHEET 4 FOR STIPULATIONS.

REQUIRED PARKING CALCULATIONS

BUILDING TYPE	REQ'D SPACES
STUDIO 52 UNITS (x 1.3)	68
1-BED 74 UNITS (x 1.5)	111
2-BED 172 UNITS (x 1.5)	258

TOTAL REQUIRED PARKING 437*

*INCLUDES TOTAL UNRESERVED REQUIRED SPACES (SEE BELOW)

UNRESERVED PARKING

STUDIO 52 UNITS (x 0.3)	16
1-BED 74 UNITS (x 0.5)	37
2-BED 171 UNITS (x 0.5)	86

TOTAL UNRESERVED REQUIRED 139

PROVIDED PARKING CALCULATIONS

GARAGE (RESERVED)	60
OPEN PARKING (UNRESERVED)	222
COVERED PARKING (RESERVED)	292
OPEN ACCESSIBLE (UNRESERVED)	3
COVERED ACCESSIBLE (RESERVED)	6

	TOTAL	583
	RESERVED	358
	UNRESERVED	225

PARKING STALL SIZE	
REQ'D STALL SIZE	9' X 18'

PROVIDED STALL SIZE	9' X 15.5' PAVED WITH 2.5' OVERHANG
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BIKE RACK CALCULATIONS

TOTAL UNITS PER PALLET	4 UNITS
TOTAL BIKE PALLETS	6 PALLETS

TOTAL BIKE UNITS 24 UNITS

SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVER
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3	SITE PLAN
4	STIPULATIONS
5	LANDSCAPING DETAILS
6	LANDSCAPING DETAILS
7	MISCELLANEOUS DETAILS
8	MISCELLANEOUS DETAILS

PROJECT DATA

APN:	300-02-055A
EXISTING ZONING	R-3
Z-14-19 SITE AREA (GROSS TO CL):	± 22.92 AC (998,094 SF)
Z-14-19 SITE AREA (NET):	± 22.42 AC (976,424 SF)
Z-22-21 SITE AREA (GROSS TO CL):	± 5.14 AC (224,420 SF)
Z-22-21 SITE AREA (NET):	± 4.00 AC (174,666 SF)
NUMBER OF UNITS (Z-14-19):	263
NUMBER OF UNITS (Z-22-21):	35
CONSTRUCTION TYPE (DWELLING)	NON RATED - RESIDENTIAL
CONSTRUCTION TYPE (OFFICE)	TYPE V-B
CONSTRUCTION TYPE (CLUBHOUSE)	TYPE V-B
LOT SALES PROPOSED:	Y X N
ADDRESS:	5800 W ELLIOT ROAD PHOENIX, ARIZONA 85339

BENCHMARK

NGS ROD IN 5" PIPE 177" SOUTH AND 38" EAST OF THE INTERSECTION OF 51ST AVE & ELLIOT (795) CITY OF PHOENIX NGVD 29 ELEVATION 1037.55
NGS POINT D 521 (PID:DV2337)

FLOOD ZONE

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2260L, DATED OCTOBER 16, 2013.

ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONING STANDARDS R-3 - PRD OPTION	(Z-14-19)	(Z-22-21)
DENSITY (DU/ACRE)	MAX.	GROSS
	15.23	11.48
		6.81
MIN BLDG SETBACKS	REQ'D	PROV.
		PROV.
FRONT (WEST)	20'	20'
SIDE (NORTH)	15'	15'
REAR (EAST)	15'	15'
SIDE (SOUTH)	15'	15'
MIN LANDSCAPE SETBACKS (FT)	5'/20' (FRONT)	5'/20' (FRONT)
MAX. HEIGHT	2 STORIES / 30'	1 STORY / 30'
LOT COVERAGE	45%	23.8%
OPEN SPACE (% NET)	10%	11%
	(97,642 SF FOR Z-14-19)	(108,000 SF)
	(17,467 SF FOR Z-22-21)	(19,600 SF)
COMMON AREA	5% GROSS MIN.	11%
	(49,905 SF FOR Z-14-19)	(108,000 SF)
	(11,221 SF FOR Z-22-21)	(19,600 SF)

PARKING AREA LANDSCAPE

TOTAL PARKING SPACES AREA PROVIDED: (9' X 18' X 583) 94,446 SF
5% OF PARKING LOT AREA TO BE LANDSCAPED: (94,446 X 0.05) ±4,723 SF
PARKING LOT AREA PROVIDED TO BE LANDSCAPED: ±4,960 SF

LOADING REQUIREMENTS

298 DWELLING UNITS: 2 SPACES REQ'D* (10' X 30')

*PER CITY OF PHOENIX ZONING ORDINANCE SECTION 702

RETENTION

ALL RETENTION IS TO BE PROVIDED IN UNDERGROUND STORAGE TANKS AND SURFACE BASINS.

BUILDING AREA LOT COVERAGE CALCULATIONS

BUILDING TYPE	NO. BLDG	AREA (SF)	TOTAL (SF)
ALL SINGLE STORY			
STUDIO DUPLEX (17%)	26 (52 DU)	1,298	33,748
1-BED DUPLEX (25%)	37 (74 DU)	1,912	70,744
2 BED (58%)	172	1,263	217,236
SUBTOTAL	298 DU		321,728 SF

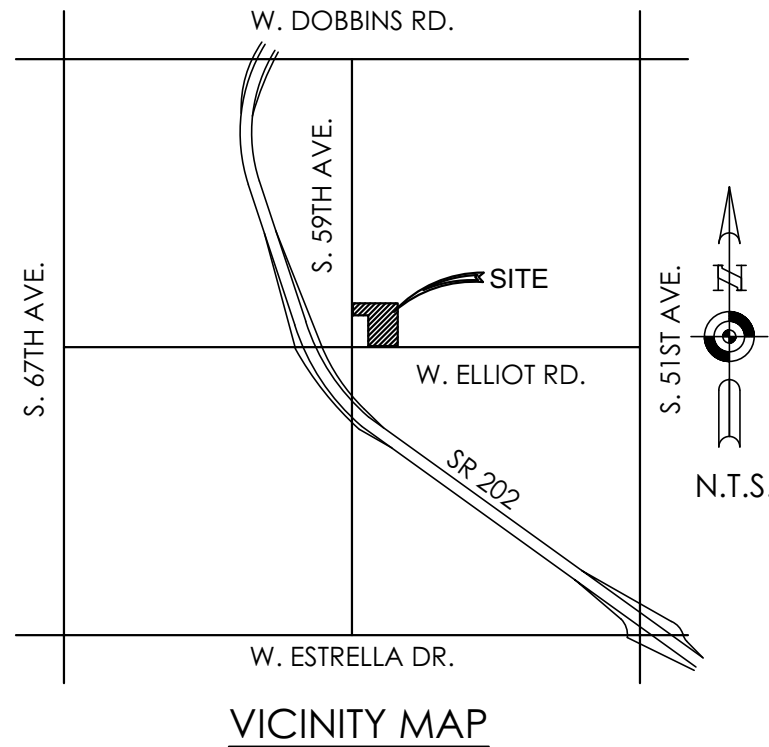
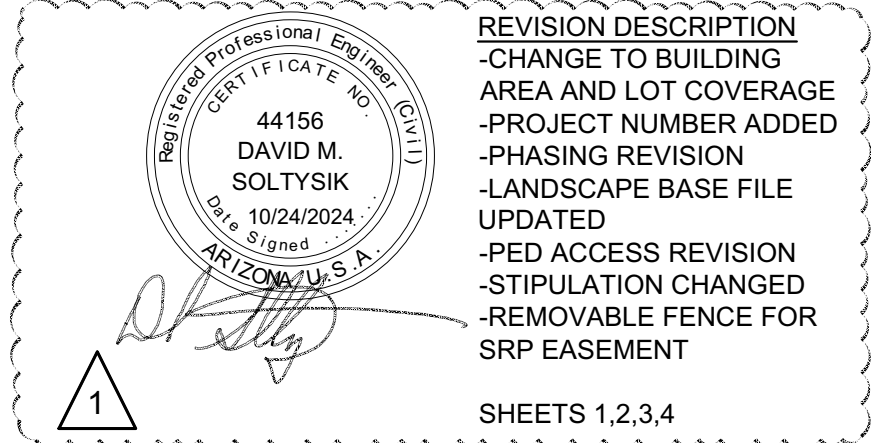
GARAGE	15	1,217	18,255
CARPORTS	51	VARIABLES	48,762
LEASING OFFICE	1	1,386	1,386
CLUBHOUSE	1	4,421	4,421
GRAND TOTAL			394,552 SF
LOT COVERAGE:	394,552 / 1,151,090		= 34.3%

REFUSE

298 DU x 0.5 CY / UNIT = 149 CY / WEEK
149 CY / 6 CY CONTAINERS = 24.83 REFUSE BINS / 2 (TWICE PER WEEK) = 12.41
REFUSE BINS REQUIRED = 13

CARPORT CANOPY CALCULATIONS

CARPORT CANOPY TYPE	NO.	AREA (SF)	TOTAL (SF)
4 VEHICLE	12	648	7,776
6 VEHICLE	28	972	27,216
6 VEHICLE (DOUBLE ADA STALL)	3	1,134	3,402
8 VEHICLE	8	1,296	10,368
SUBTOTAL			48,762



DEVELOPER / APPLICANT

ISOLA ELLIOT, LLC
13555 SE 36TH STREET, SUITE 320
BELLEVUE, WASHINGTON 98006

CONTACT: CASIL LIBMAN
PHONE: (602) 618-5564
EMAIL: CASIL.LIBMAN@ISOLAHOMES.COM

ARCHITECT

FELTEN GROUP
18325 N ALLIED WAY, SUITE 200
PHOENIX, ARIZONA 85054

CONTACT: PAUL KNITTER
PHONE: (602) 867-2500
EMAIL: PAUL.KNITTER@FELTENGROUP.COM

CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
645 E MISSOURI AVENUE, SUITE 420
PHOENIX, ARIZONA 85012

CONTACT: DAVE SOLTYSIK, PE
PHONE: (602) 297-8732
EMAIL: DSOLTYSIK@TERRASCAPE.US

PROPERTY OWNER

ISOLA ELLIOT, LLC
13555 SE 36TH STREET, SUITE 320
BELLEVUE, WASHINGTON 98006

CONTACT: CASIL LIBMAN
PHONE: (602) 618-5564
EMAIL: CASIL.LIBMAN@ISOLAHOMES.COM

LANDSCAPE ARCHITECT

McGOUGH ADAMSON
11110 N TATUM BOULEVARD, SUITE 100
PHOENIX, ARIZONA 85028

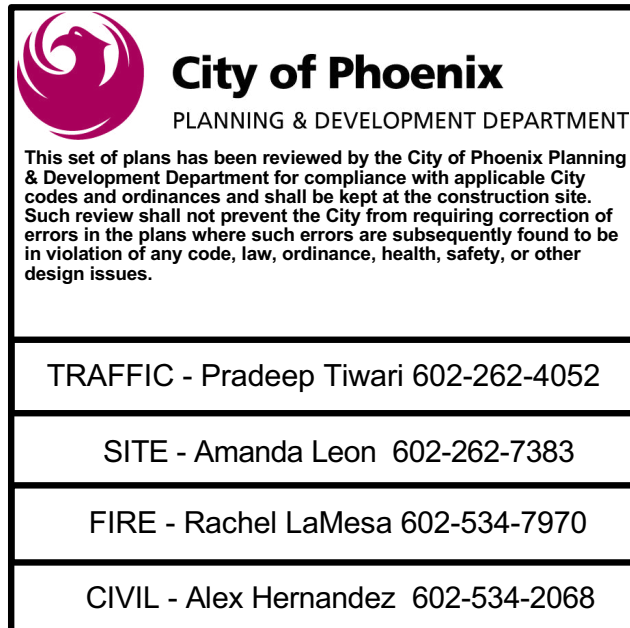
CONTACT: NICK ADAMSON
PHONE: (602) 997-9093
EMAIL: NICKA@MG-AZ.COM

BASIS OF BEARING

NORTH 00°14'04" EAST, BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. (PER TITLE REPORT LEGAL DESCRIPTION)

PROJECT DESCRIPTION

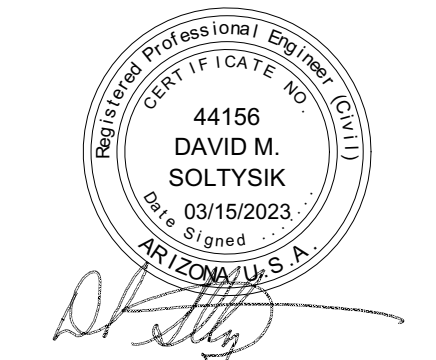
PROPOSED DEVELOPMENT CONSISTS OF ALL SITE IMPROVEMENTS ASSOCIATED WITH A NEW RENTAL HOME COMMUNITY OF 298 UNITS. THE IMPROVEMENTS SHOWN ON THESE PLANS ARE FOR THE CONSTRUCTION OF DWELLING AND SITE AMENITIES ASSOCIATED WITH THIS TYPE OF DEVELOPMENT.



KIVA: 19-796
SDEV: 2008009
PAPP: 2015543
PRLM: 2107651
Q.S.: Q04-15
ZONING CASE(S): Z-14-19 Z-22-21
AMND: 19-796A1

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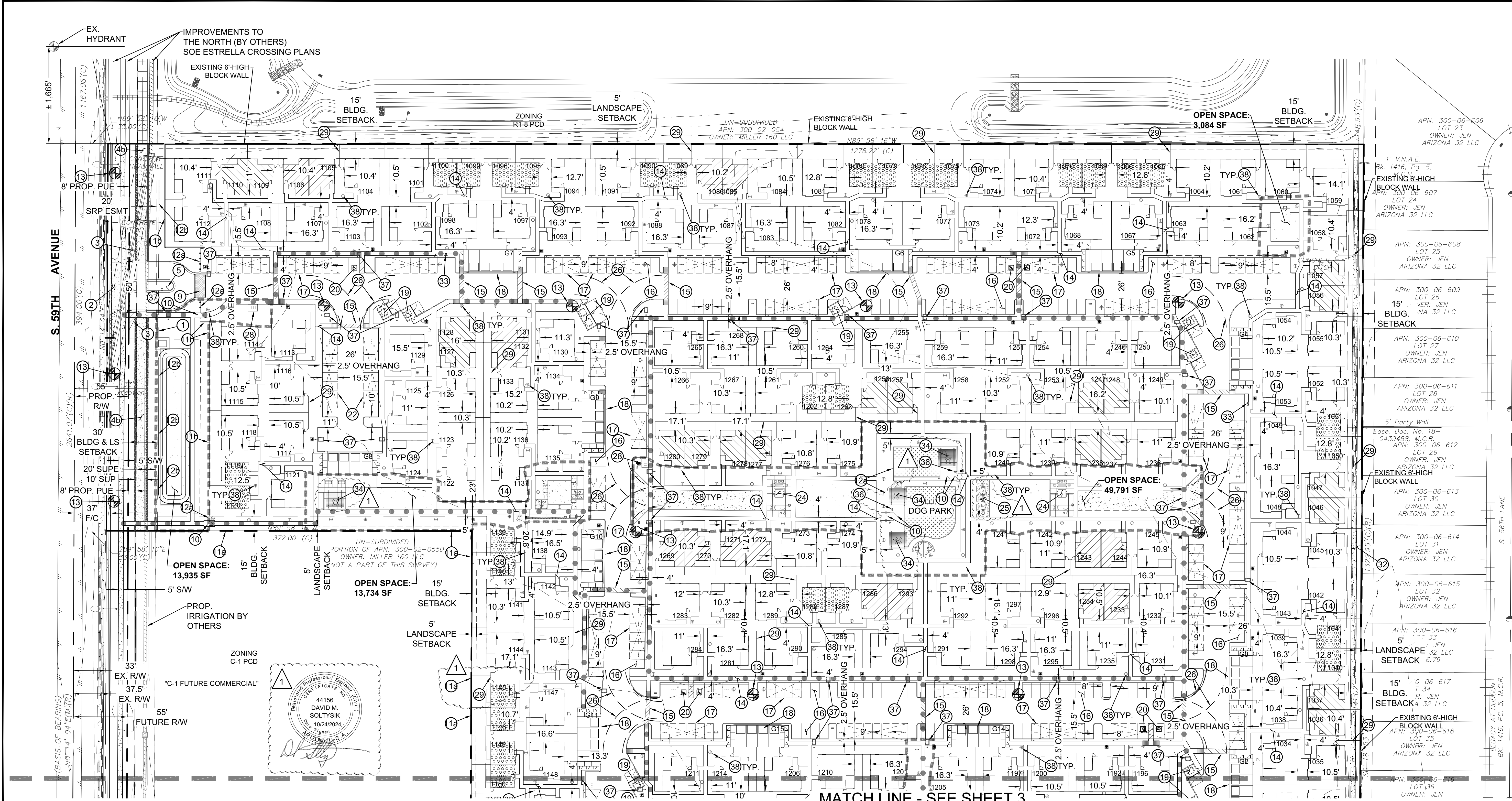
ISOLA AT 202 AND ELLIOT

FINAL SITE PLAN



DATE	DESCRIPTION
05/11/2022	FIRST SUBMITTAL
03/15/2023	SECOND SUBMITTAL
10/24/2024	REVISION 1
CHECKED BY:	DMS
DRAWN BY:	CRS
TITLE:	COVER
SHEET No.	1 of 8
PROJECT No.	0929

Printed: 10/24/24 - 8:37 AM By: mchman
From: M:\0000\19-796A1-AMND\19-796A1-AMND.dwg -> 2 SITE PLAN



KEY NOTES

① ENTRANCE MONUMENT (DETAIL A, SHEET 5)	⑪ 6'-HIGH SPA PRIVACY/FOCAL WALL (DETAIL I, SHEET 6)	⑳ BBQ / FIRE PIT (DETAIL H, SHEET 6)
② DRIVEWAY ENTRANCE PER COP STD. DTL. P1255-2	⑫ 6'-HIGH FULL-VIEW FENCE (DETAIL F, SHEET 5)	㉑ HAMMOCK
③ SIGHT-VISIBILITY TRIANGLE	⑬ 6'-HIGH CROSS-RAIL ACCENT FENCE (DETAIL I, SHEET 5)	㉒ FIRE DEPARTMENT TURNING RADII (65' OUTER RADIUS, 35' INNER RADIUS)
④ 10'-WIDE MULTI-USE TRAIL	⑭ PROPOSED FIRE HYDRANT	㉓ 10' X 30' LOADING BERTH
⑤ 10'-WIDE SHARED-USE PATH	⑮ SIDEWALK, WIDTH AS NOTED	㉔ BICYCLE RACK
⑥ VISITOR CALL BOX & DIRECTORY BOARD IN LANDSCAPE ISLAND	⑯ STRIPED CROSSWALK	㉕ 6'-HIGH VINYL FENCE (DETAIL E, SHEET 5)
⑦ SPA	⑰ PARKING STALL	㉖ DECORATIVE COLUMN
⑧ MAILBOXES	⑱ CARPORT CANOPY	㉗ STRUCTURE TO BE RELOCATED
⑨ VEHICLE ENTRY GATE WITH AUTOMATIC GATE OPTICAL SENSOR (DETAIL A, SHEET 6)	㉒ PARKING GARAGE	㉘ ABANDONED IRRIGATION DITCH TO BE REMOVED
⑩ RESIDENT-ONLY VEHICLE ENTRY GATE WITH AUTOMATIC GATE OPTICAL SENSOR (DETAIL A, SHEET 6)	㉓ TRASH ENCLOSURE PER COP STANDARDS (6-CY DUMPSTERS, DETAIL 1, SHEET 7)	㉙ ELECTRIC VEHICLE CHARGING STATION
⑪ COMMUNITY PEDESTRIAN GATE (DETAIL B, SHEET 6)	㉔ ACCESSIBLE PARKING STALL (DETAIL 4, SHEET 8)	㉚ RAMADA (SEE ARCHITECTURAL/BUILDING SUBMITTAL)
⑫ 6'-HIGH BUILDER WALL (DETAIL H, SHEET 5)	㉕ SEATWALL (DETAIL E, SHEET 6)	㉛ GAMING AREA
⑬ 6'-HIGH PRIMARY THEME WALL (DETAIL D, SHEET 5)	㉖ SHADE SAIL (DETAIL K, SHEET 6)	㉜ DOG PARK FOUNTAIN (DETAIL J, SHEET 6)
	㉗ POOL-ENCLOSURE GATE (DETAIL C, SHEET 6)	㉝ POLE LUMINAIRE (SEE SITE LIGHTING PLANS & DTL 3, SHEET 7)
		㉞ POST LUMINAIRE (SEE SITE LIGHTING PLANS & DTL 2)

LEGEND

BOUNDARY	EX PROPERTY LINE	CENTERLINE	SETBACK	EASEMENT	FENCE	ACCESSIBLE ROUTE	STREET LIGHT	PROPOSED FIRE HYDRANT	SIDEWALK RAMP	UNITS EQUIPPED WITH FIRE SPRINKLERS (150' HOSE LAY EXCEEDED)	RECYCLING ENCLOSURE	OPEN SPACE

ABBREVIATIONS

BLDG	BUILDING	LS	LANDSCAPE SETBACK	B/C	BACK OF CURB	BS	BUILDING SETBACK
ESMT	EASEMENT	PUE	PUBLIC UTILITY ESMT	OS	OPEN SPACE	EOP	EDGE OF PAVEMENT
EX	EXISTING	PROP	PROPOSED	TYP	TYPICAL	C	COMPACT PARKING
F/C	FACE OF CURB	ROW	RIGHT-OF-WAY	SWW	SIDEWALK		SPACE

TYPICAL FLOOR PLANS

BUILDING ELEVATIONS: FOR SPECIFIC BUILDING ELEVATION STYLE, SEE ARCHITECTURAL SITE DISTRIBUTION PLAN / KEY

SCALE IN FEET

0 50 100
SCALE: 1" = 50'

- 10' MIN. SEPARATION BETWEEN RESIDENTIAL & RESIDENTIAL BLDGS
- 15' MIN. SEPARATION BETWEEN RESIDENTIAL & COMMERCIAL BLDGS
- 20' MIN. SEPARATION BETWEEN COMMERCIAL & COMMERCIAL BLDGS

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Professional Engineer Seal: 44156 DAVID M. SOLTYSIK, 03/15/2023, ARIZONA U.S.A.

ISOLA AT 202 AND ELLIOT

FINAL SITE PLAN

ISOLA COMMUNITIES

Arizona 811 logo

DATE	DESCRIPTION
05/11/2022	FIRST SUBMITTAL
03/15/2023	SECOND SUBMITTAL
10/24/2024	REVISION 1

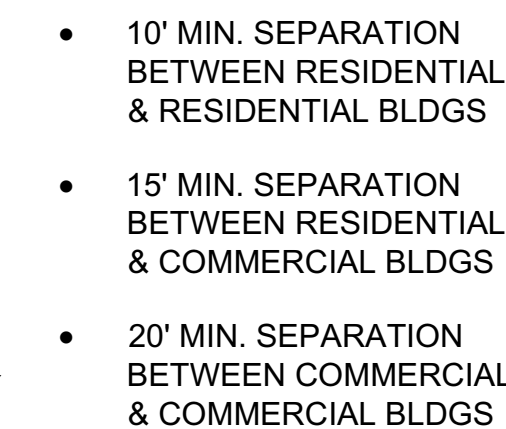
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TITLE: SITE PLAN
SHEET No. 2 of 8
PROJECT No. 0929



- ### LEGEND

ABBREVIATIONS

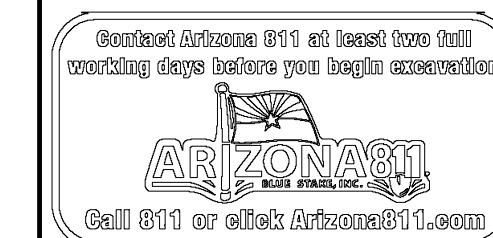
TYPICAL FLOOR PLANS



BUILDING ELEVATIONS:
FOR SPECIFIC BUILDING
ELEVATION STYLE, SEE
ARCHITECTURAL SITE
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FINAL SITE PLAN



DATE	DESCRIPTION
05/11/2022	FIRST SUBMITTAL
03/15/2023	SECOND SUBMITTAL
10/24/2024	 REVISION 1

CHECKED BY: DMS

DRAWN BY: CRS

TITLE:

SITE PLAN

SHEET No.

3 of 8

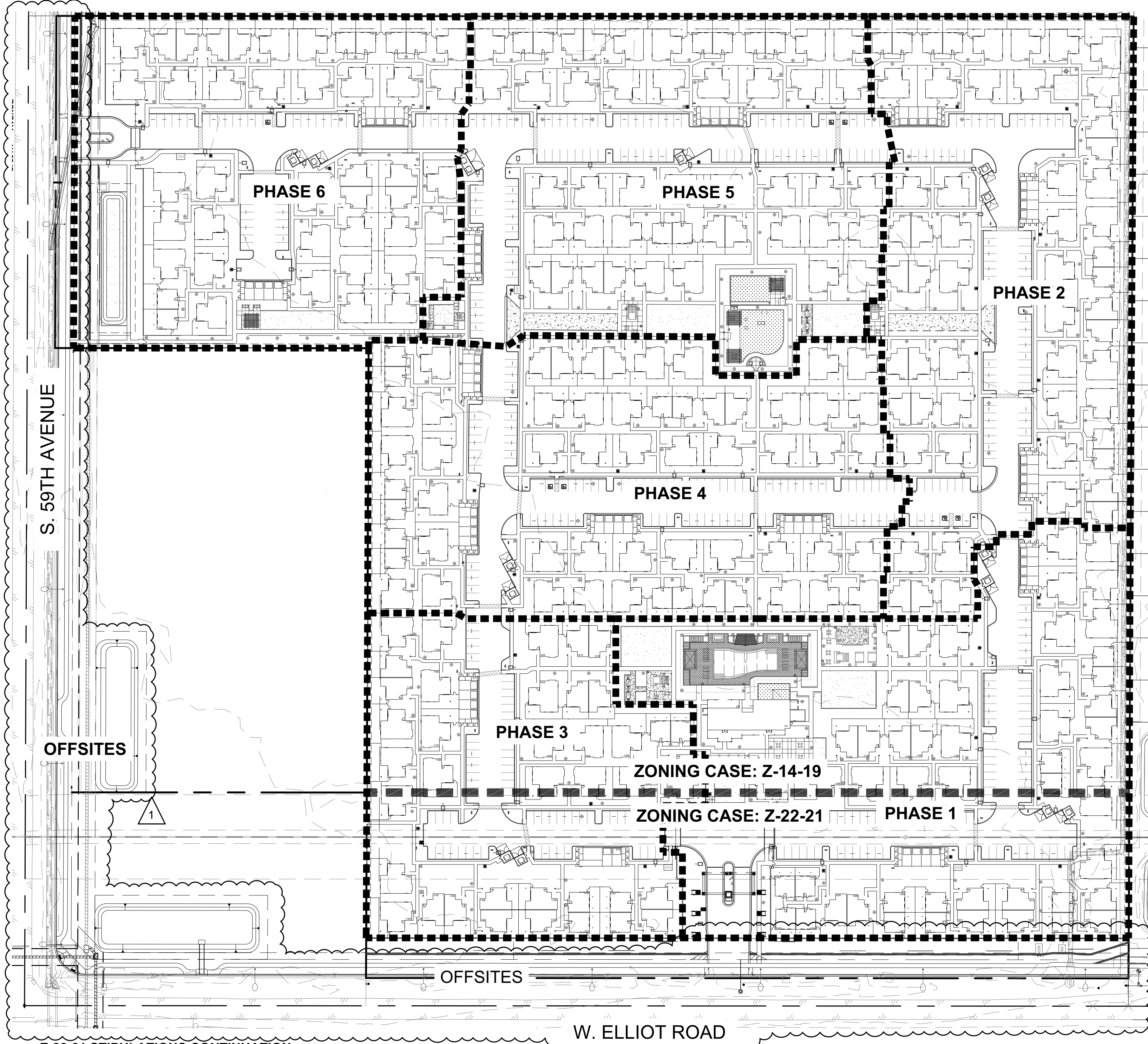
PROJECT No.	0929
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Z-14-19 STIPULATIONS

1. THE CONCEPTUAL SITE PLAN, LANDSCAPE PLAN, LIGHTING PLAN AND BUILDING ELEVATIONS FOR THE COMMERCIAL (C-1) PORTION OF THE SITE SHALL BE REVIEWED AND APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS PRIOR TO PRELIMINARY SITE PLAN APPROVAL.
2. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN AND ELEVATIONS DATE STAMPED APRIL 19, 2021, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT, AND AS MODIFIED BY THE FOLLOWING CRITERIA:
 - A. THE FRONT ELEVATIONS SHALL CONSIST OF A MINIMUM OF 10% NON-STUCCO ACCENT MATERIAL.
 - B. THE DEVELOPMENT SHALL PROVIDE GATED ACCESS.
 - C. THE DEVELOPMENT SHALL HAVE A MAXIMUM OF 264 UNITS.
3. A SHARED-USE PATH SHALL BE PROVIDED ALONG THE EAST SIDE OF 59TH AVENUE IN ACCORDANCE WITH THE CITY OF PHOENIX STANDARD TRAIL DETAIL AND AS APPROVED, MODIFIED, AND REQUIRED BY THE PARKS AND RECREATION AND PLANNING AND DEVELOPMENT DEPARTMENTS.
4. A 30-FOOT MINIMUM LANDSCAPE SETBACK SHALL BE PROVIDED ALONG 59TH AVENUE AND ALONG ELLIOTT ROAD, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
5. THE DEVELOPER SHALL PROVIDE A MINIMUM OF 10% OPEN SPACE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
6. THE DEVELOPER SHALL INSTALL A MINIMUM OF 20 INVERTED U-BICYCLE RACKS FOR GUESTS, INSTALLED PER THE REQUIREMENTS OF SECTION 1307.H.4 OF THE ZONING ORDINANCE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
7. A PEDESTRIAN CONNECTION SHALL BE PROVIDED BETWEEN THE R-3 AND C-1 PORTIONS OF THE SITE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
8. IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33-FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.
9. THE APPLICANT SHALL SUBMIT A TRAFFIC IMPACT STUDY TO THE CITY FOR THIS DEVELOPMENT. THE CONCLUSIONS OF THE STUDY WILL BE USED TO DETERMINE THE REQUIRED ROADWAY AND TRAFFIC IMPROVEMENTS TO BE PROVIDED BY THE DEVELOPER. NO PRELIMINARY APPROVAL OF PLANS SHALL BE GRANTED UNTIL THE STUDY IS REVIEWED AND APPROVED BY THE CITY. CONTACT MR. MATTHEW WILSON (602-262-7580) TO SET UP A MEETING TO DISCUSS THE REQUIREMENTS OF THE STUDY. THE TRAFFIC IMPACT STUDY SHALL ALSO BE SUBMITTED TO THE ARIZONA DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL.
10. THE DEVELOPER SHALL PROVIDE FOR A 55-FOOT, HALF-STREET RIGHT-OF-WAY DEDICATION FOR THE EAST SIDE OF 59TH AVENUE FOR THE ENTIRE LENGTH OF PROPERTY, EXTENDING TO ELLIOT ROAD. THIS SHALL INCLUDE 37 FEET OF PAVING FOR THE EAST HALF OF 59TH AVENUE.
11. THE DEVELOPER SHALL PROVIDE FOR A 55-FOOT, HALF-STREET RIGHT-OF-WAY DEDICATION ON THE NORTH SIDE OF ELLIOT ROAD FROM 59TH AVENUE TO THE EXISTING RESIDENTIAL DEVELOPMENT TO THE EAST. INCLUDE 37 FEET OF PAVING FOR THE NORTH HALF OF ELLIOT ROAD AND ADDITIONAL IMPROVEMENTS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
12. THE DEVELOPER SHALL PROVIDE FOR A 25-FOOT BY 25-FOOT RIGHT-OF-WAY TRIANGLE DEDICATION AT THE NORTHEAST CORNER OF THE 59TH AVENUE AND ELLIOT ROAD INTERSECTION.
13. OPEN IRRIGATION FACILITIES ARE TO BE RELOCATED AND PIPED OUTSIDE OF THE RIGHT-OF-WAY. CONTACT SALT RIVER PROJECT TO IDENTIFY EXISTING LAND RIGHTS AND ESTABLISH AN APPROPRIATE PROCESS TO RELOCATE FACILITY. RELOCATIONS THAT REQUIRE ADDITIONAL DEDICATIONS OR LAND TRANSFER REQUIRE COMPLETION PRIOR TO OBTAINING PLAT AND/OR CIVIL PLAN REVIEW APPROVAL.
14. THE DEVELOPER SHALL UNDERGROUND EXISTING OVERHEAD ELECTRICAL UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY THAT ARE IMPACTED OR TO BE RELOCATED AS PART OF THIS PROJECT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
15. THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, 5-FOOT SIDEWALK, CURB RAMPS, STREETLIGHTS, LANDSCAPING AND OTHER INCIDENTALS, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH THE CURRENT ADA GUIDELINES.
16. ANY REQUEST TO CHANGE, DELETE OR MODIFY STIPULATIONS SHALL BE PRESENTED THROUGH THE PLANNING HEARING OFFICER PROCESS AND NOTIFICATION SHALL BE GIVEN TO THE LAVEN VILLAGE PLANNING COMMITTEE PRIOR TO THE PLANNING HEARING OFFICER HEARING.
17. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED WITH THE REZONING APPLICATION FILE FOR RECORD.

Z-22-21 STIPULATIONS

1. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN AND ELEVATIONS DATE STAMPED APRIL 19, 2021, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
2. THE FRONT ELEVATIONS SHALL CONSIST OF A MINIMUM 10% NON-STUCCO ACCENT MATERIAL.
3. THE MAXIMUM BUILDING HEIGHT SHALL BE 22 FEET.
4. ALL SIDEWALKS ADJACENT TO PUBLIC RIGHTS-OF-WAY SHALL BE DETACHED WITH A MINIMUM 10-FOOT-WIDE CONTINUOUS LANDSCAPE AREA LOCATED BETWEEN THE SIDEWALK AND BACK OF CURB; AND SHALL INCLUDE 3-INCH MINIMUM CALIPER, LARGE CANOPY SINGLE TRUNK SHADE TREES, 25 FEET ON CENTER OR IN EQUIVALENT GROUPINGS; AND MINIMUM FIVE-GALLON SHRUBS WITH A MAXIMUM MATURE HEIGHT OF 2 FEET PROVIDING 75% LIVE COVER, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. WHERE UTILITY CONFLICTS EXIST, THE DEVELOPER SHALL WORK WITH THE PLANNING AND DEVELOPMENT DEPARTMENT ON ALTERNATIVE DESIGN SOLUTIONS CONSISTENT WITH A PEDESTRIAN ENVIRONMENT.
5. A MINIMUM 30-FOOT LANDSCAPE SETBACK SHALL BE REQUIRED ADJACENT TO ELLIOT ROAD AND SHALL INCLUDE LARGE CANOPY SHADE TREES 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS; AND MINIMUM FIVE-GALLON SHRUBS WITH A MAXIMUM MATURE HEIGHT OF 2 FEET PROVIDING 75% LIVE COVER, AND ADDITIONAL SHRUBS OR LIVE GROUNDCOVER, SHALL PROVIDE MINIMUM 75% LIVE COVER AT MATURE SIZE AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. WHERE UTILITY CONFLICTS EXIST, THE DEVELOPER SHALL WORK WITH THE PLANNING AND DEVELOPMENT DEPARTMENT ON ALTERNATIVE DESIGN SOLUTIONS CONSISTENT WITH A PEDESTRIAN ENVIRONMENT.
6. THE DEVELOPER SHALL PROVIDE A MINIMUM OF 25% OPEN SPACE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
7. PUBLIC AND PRIVATE OPEN SPACE AREAS SHALL PROVIDE A MINIMUM 50% SHADE AND A MINIMUM OF 50% LIVE VEGETATIVE COVER (SHRUBS, GRASSES, OR GROUNDCOVER PLANTS).
8. ALL UNCOVERED SURFACE PARKING LOT AREAS SHALL BE LANDSCAPED WITH A MINIMUM 2-INCH CALIPER DROUGHT-TOLERANT SHADE TREES. LANDSCAPING SHALL BE DISPERSED THROUGHOUT THE PARKING AREA AND ACHIEVE 25% SHADE AT MATURITY, AS APPROVED BY PLANNING AND DEVELOPMENT DEPARTMENT.
9. A PEDESTRIAN CONNECTION SHALL BE PROVIDED BETWEEN THE SITE AND THE C-1 PORTION TO THE WEST OF THE SITE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
10. DECORATIVE RAIL OR SIMILAR FENCING ELEMENTS SHALL BE PROVIDED ALONG ELLIOT ROAD, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
11. THE DEVELOPER SHALL DEDICATE A 30-FOOT WIDE MULTI-USE TRAIL EASEMENT (MUTE) ALONG ELLIOT ROAD AND CONSTRUCT A MINIMUM 10-FOOT-WIDE MULTI-USE TRAIL (MUT) WITHIN THE EASEMENT IN ACCORDANCE WITH THE MAG SUPPLEMENTAL DETAIL AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. WHERE CONFLICTS OR RESTRICTIONS EXIST, THE DEVELOPER SHALL WORK WITH THE SITE PLANNING SECTION ON AN ALTERNATE DESIGN THROUGH THE TECHNICAL APPEAL PROCESS.
12. THE MULTI-USE TRAIL ALONG ELLIOT ROAD SHALL BE SHADED TO A MINIMUM OF 50% USING SHADE TREES AT FULL MATURITY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
13. A MINIMUM OF 10 BICYCLE PARKING SPACES SHALL BE PROVIDED THROUGH INVERTED U AND/OR ARTISTIC RACKS (IN ADHERENCE TO THE CITY OF PHOENIX PREFERRED DESIGNS IN APPENDIX K OF THE COMPREHENSIVE BICYCLE MASTER PLAN) OR "OUTDOOR/COVERED FACILITIES" FOR GUESTS LOCATED NEAR ENTRANCES OR AMENITY AREAS AND INSTALLED PER THE REQUIREMENTS OF SECTION 1307.H OF THE PHOENIX ZONING ORDINANCE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
14. THE DEVELOPER SHALL PROVIDE FOR A 55-FOOT HALF STREET RIGHT-OF-WAY DEDICATION FOR THE EAST SIDE OF 59TH AVENUE FROM THE NORTHERN PROJECT BOUNDARY, EXTENDING TO ELLIOT ROAD. THIS SHALL INCLUDE 37 FEET OF PAVING FOR THE EAST HALF OF 59TH AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
15. THE DEVELOPER SHALL PROVIDE FOR A 55-FOOT HALF STREET RIGHT-OF-WAY DEDICATION ON THE NORTH SIDE OF ELLIOT ROAD FROM 59TH AVENUE TO THE EXISTING RESIDENTIAL DEVELOPMENT TO THE EAST. THIS SHALL INCLUDE 37 FEET OF PAVING FOR THE NORTH HALF OF ELLIOT ROAD AND ADDITIONAL IMPROVEMENTS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
16. THE DEVELOPER SHALL DEDICATE AND PROVIDE ALL RIGHT-OF-WAY IMPROVEMENTS DURING THE FIRST PHASE OF THE PROJECT.
17. THE DEVELOPER SHALL PROVIDE CONDUIT AND JUNCTION BOXES AT THE NORTHEAST CORNER OF 59TH AVENUE AND ELLIOT ROAD FOR FUTURE TRAFFIC SIGNAL EQUIPMENT. THE PLAN IS TO BE SUBMITTED TO THE STREET TRANSPORTATION DEPARTMENT FOR REVIEW AND APPROVAL.
18. THE APPLICANT SHALL SUBMIT A TIA WITH AN ASSOCIATED SIGNAL WARRANT ANALYSIS FOR THE INTERSECTION OF 59TH AVENUE AND ELLIOT ROAD. DEVELOPMENT WILL BE RESPONSIBLE FOR THE INSTALLATION OF THE TRAFFIC SIGNAL OR AN IN-LIEU CONTRIBUTION AS DEFINED WITHIN THE APPROVED TRAFFIC WARRANT ANALYSIS. NO PRELIMINARY APPROVAL OF PLANS SHALL BE GRANTED UNTIL THE STUDY IS REVIEWED AND APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.

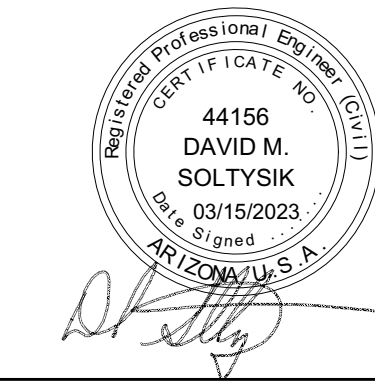


Z-22-21 STIPULATIONS CONTINUATION

19. EXISTING IRRIGATION FACILITIES ALONG 59TH AVENUE AND ELLIOT ROAD ARE TO BE UNDERGROUNDED AND/OR RELOCATED OUTSIDE OF CITY RIGHT-OF-WAY. CONTACT SRP TO IDENTIFY EXISTING LAND RIGHTS AND ESTABLISH APPROPRIATE PROCESS TO RELOCATE THE FACILITY. RELOCATIONS THAT REQUIRE ADDITIONAL DEDICATIONS OR LAND TRANSFER REQUIRE COMPLETION PRIOR TO OBTAINING PLAT AND/OR CIVIL PLAN REVIEW APPROVAL.
20. THE DEVELOPER SHALL UNDERGROUND EXISTING OVERHEAD ELECTRICAL UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY THAT ARE IMPACTED OR NEED TO BE RELOCATED AS PART OF THIS PROJECT. DEVELOPER SHALL COORDINATE REVIEW AND PERMITTING WITH THE AFFECTED UTILITY COMPANIES.
21. THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, SIDEWALK, CURB RAMPS, STREETLIGHTS, LANDSCAPING AND OTHER INCIDENTALS, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH THE CURRENT ADA GUIDELINES.
22. IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33-FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.
23. THE DEVELOPER SHALL PROVIDE A MINIMUM OF 24 GUEST PARKING SPACES IN CLOSE PROXIMITY TO THE CLUBHOUSE AMENITY AREA.
24. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

PHASING PLAN

PHASE	DESCRIPTION
OFFSITES	W. ELLIOT RD. AND S. 59TH AVE. PAVING & DRAINAGE IMPROVEMENTS. OFFSITE IMPROVEMENTS WILL BE DONE IN PHASE 1 (PER THE ZONING CASE STIPULATION).
1	POOL AMENITIES, GAME AREA, BBQ / FIRE PIT & OPEN SPACE AROUND POOL & CLUBHOUSE. RESIDENCE CLUBHOUSE AMENITIES.
2	50 UNITS, 2 GARAGES. LEASING OFFICE.
3	56 UNITS, 3 GARAGES.
4	40 UNITS, 2 GARAGES.
5	59 UNITS, 4 GARAGES.
6	48 UNITS, 2 GARAGES. DOG PARK, OPEN SPACE, BBQ / FIRE PIT, AND AMENITIES AROUND DOG PARK.
	45 UNITS, 2 GARAGES.

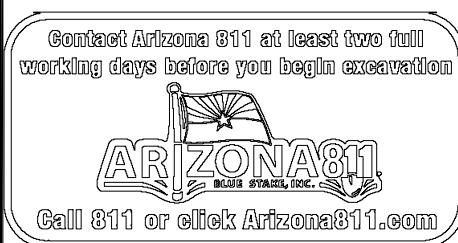
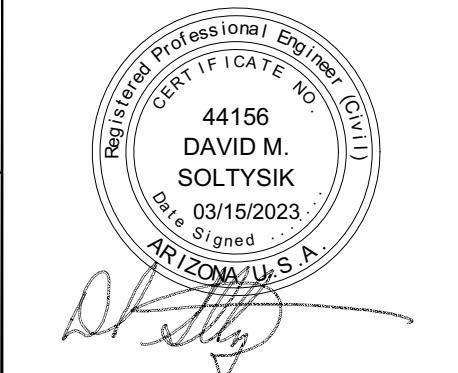
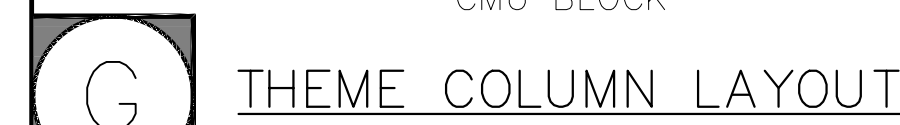


ISOLA AT 202 AND ELLIOT

FINAL SITE PLAN



DATE	DESCRIPTION
05/11/2022	FIRST SUBMITTAL
03/15/2023	SECOND SUBMITTAL
10/24/2024	REVISION 1
CHECKED BY: DMS	
DRAWN BY: CRS	
TITLE: STIPULATIONS	
SHEET No. 4 of 8	
PROJECT No. 0929	



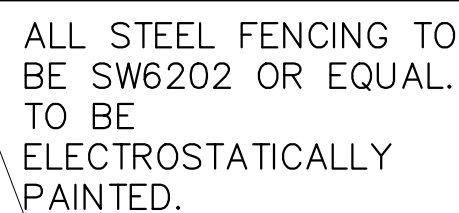
DATE	DESCRIPTION
05/11/2022	FIRST SUBMITTAL
03/15/2023	SECOND SUBMITTAL
CHECKED BY:	DMS
DRAWN BY:	CRS
TITLE: LANDSCAPING DETAILS	
SHEET No. 5 of 8	
PROJECT No. 0929	



SCALE: $\frac{1}{2}" = 1'$



COMMUNITY PEDESTRIAN GATE



POOL ENCLOSURE GATE

SCALE: $\frac{1}{2}" = 1'$



FOCAL WALL DECORATIVE ELEMENTS

SCALE: $\frac{1}{2}" = 1'$

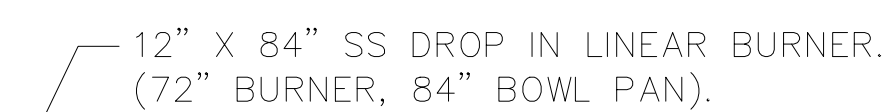


SEATWALL DETAIL

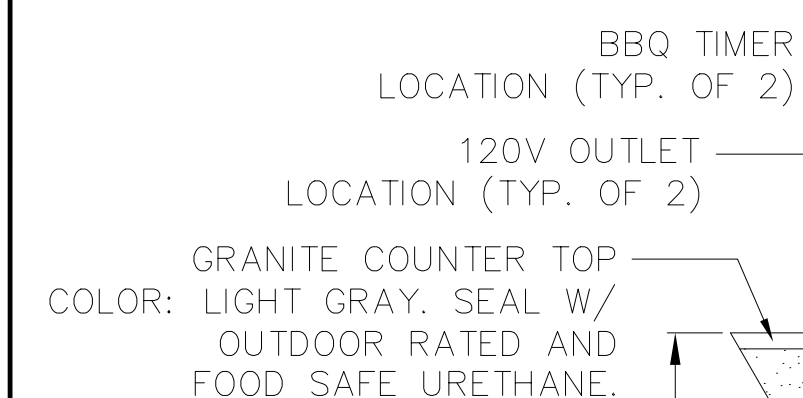
SCALE: $\frac{1}{2}" = 1'$



FIRE PIT DETAIL

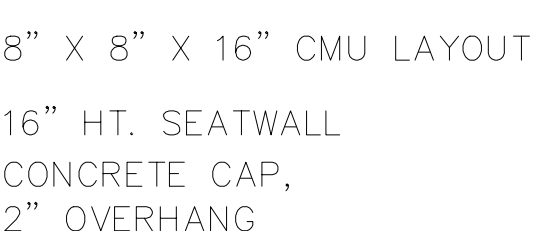


SCALE: $\frac{1}{2}'' = 1'$



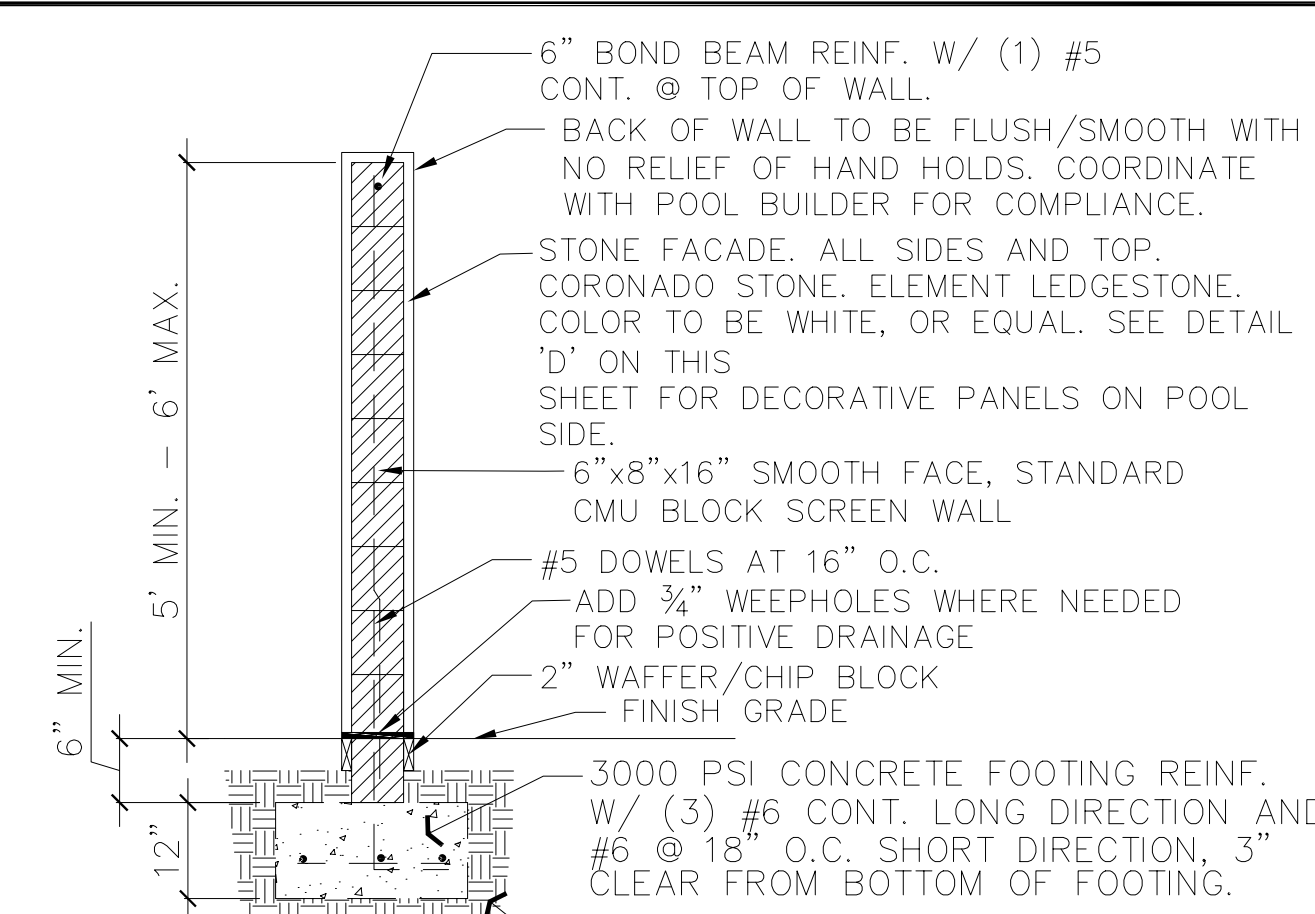
BBQ GRILL DETAIL

SCALE: $\frac{1}{2}" = 1'$



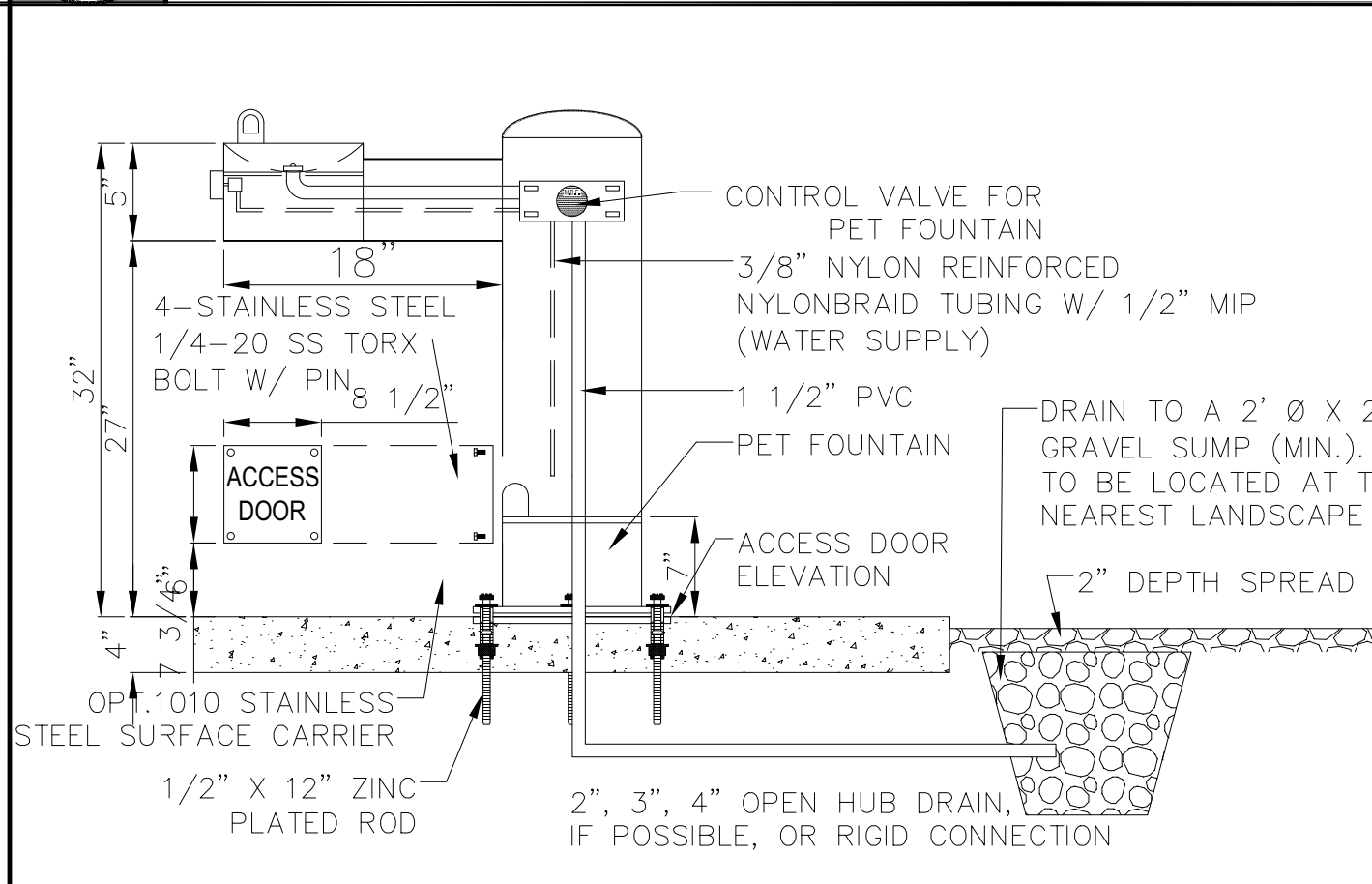
BBQ TYPE 1 AND FIRE PIT LAYOUT

SCALE: $\frac{1}{4}" = 1'$



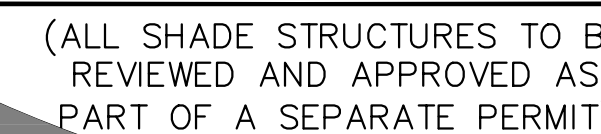
SPA PRIVACY/FOCAL WALL

SCALE: $\frac{3}{4}" = 1'$



DOG PARK FOUNTAIN
DETAIL

SCALE: N.T.S.



16' FABRIC SHADE SAIL
DETAIL

SCALE: 1/4" = 1'

Registered Professional Engineer (Civil)
 CERTIFICATE NO. 441156
 DAVID M. SOLTYSIK
 Date Signed 03/15/2023
 ARIZONA, U.S.A.

ISOLA AT 202 AND
ELLIOT

FINAL SITE PLAN



DATE	DESCRIPTION
05/11/2022	FIRST SUBMITT.
03/15/2023	SECOND SUBMITT.

CHECKED BY: DMS

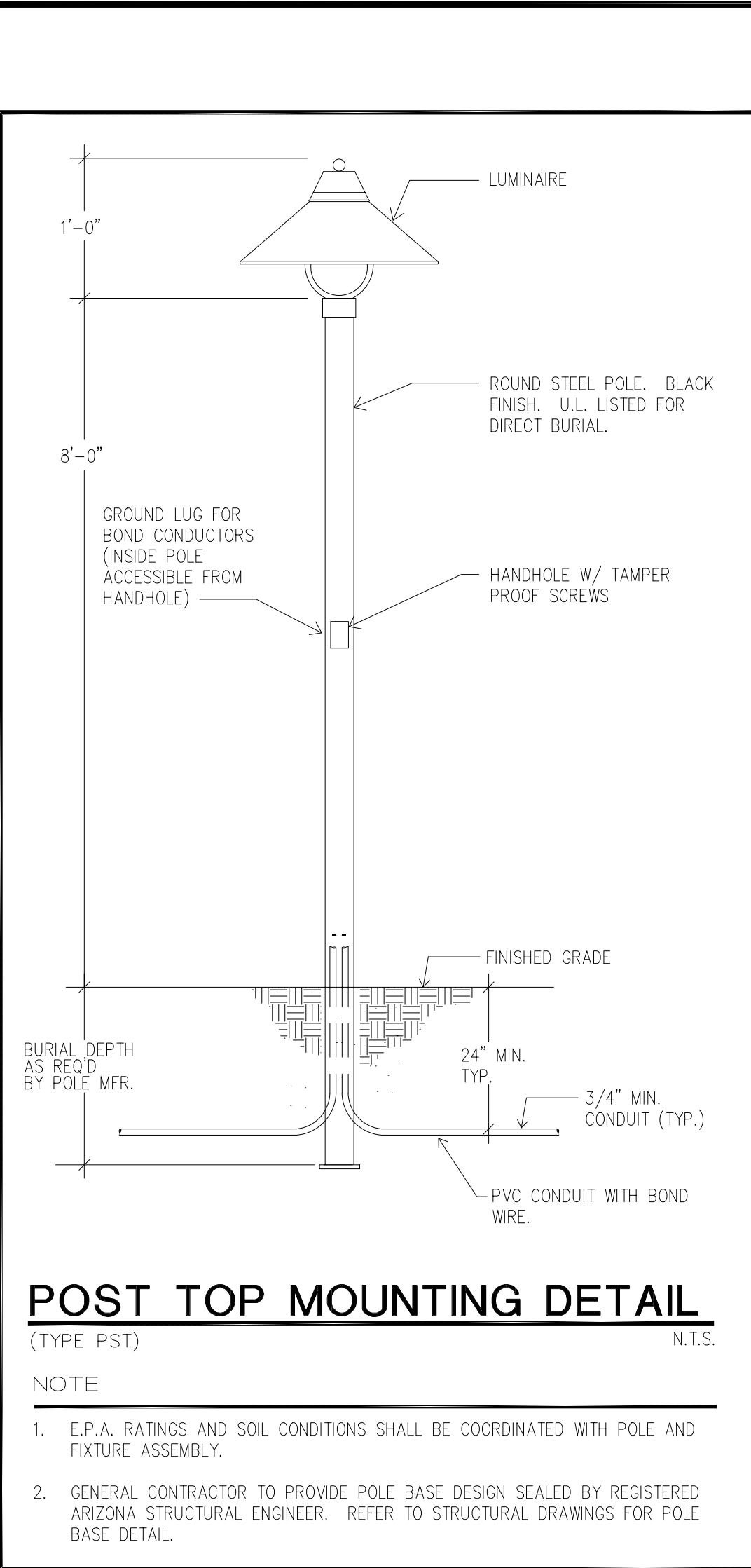
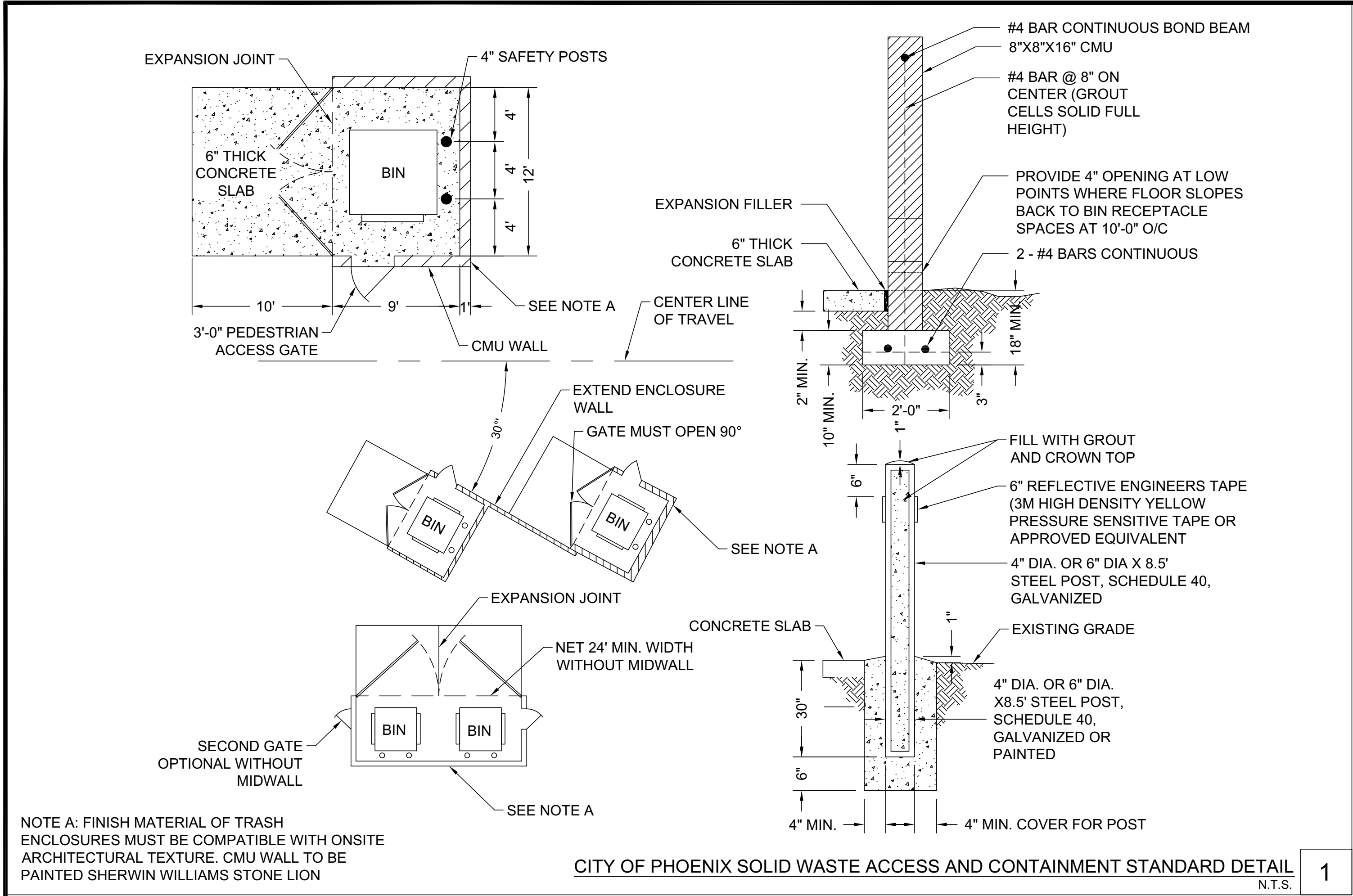
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TITLE:
LANDSCAPING
DETAILS

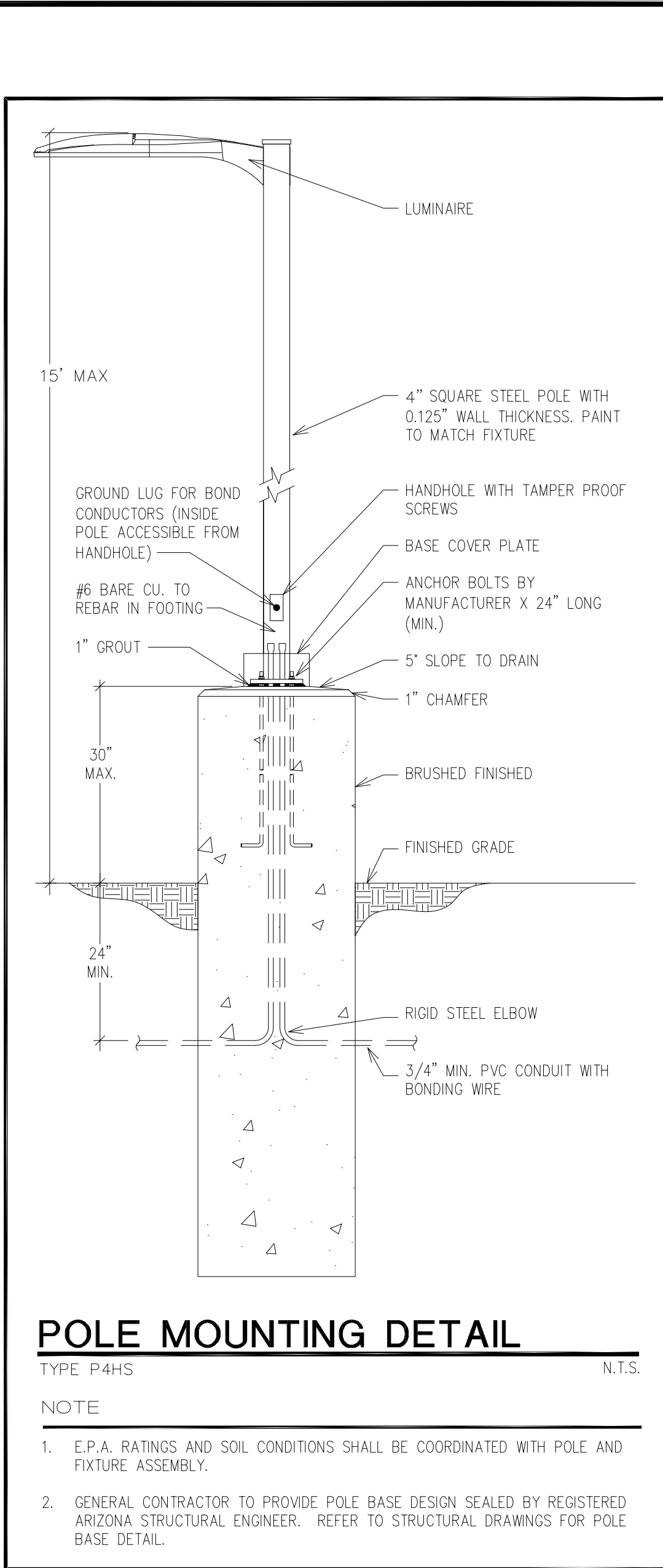
SHEET No

6 of 8

PROJECT No.	0929
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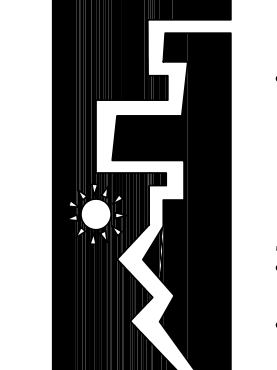


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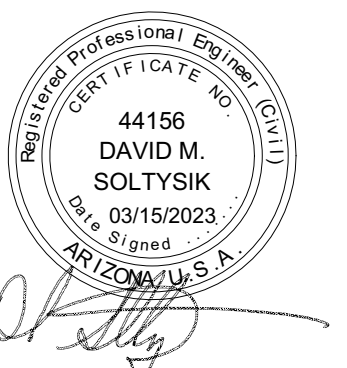


3

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ISOLA AT 202 AND ELLIOT

FINAL SITE PLAN

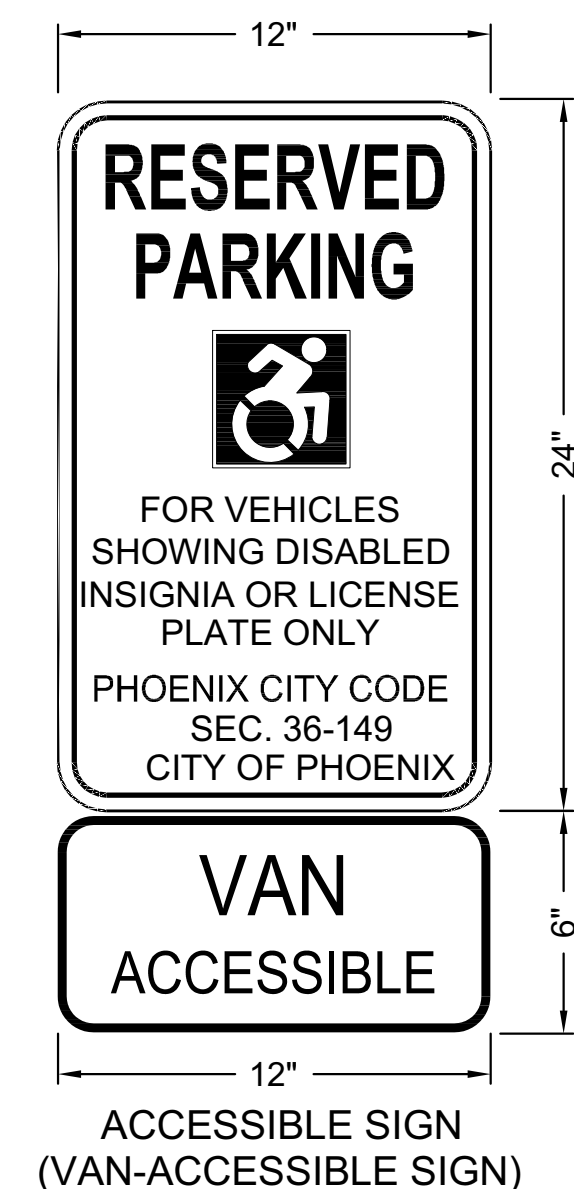




Call 811 or click: Arizona811.com

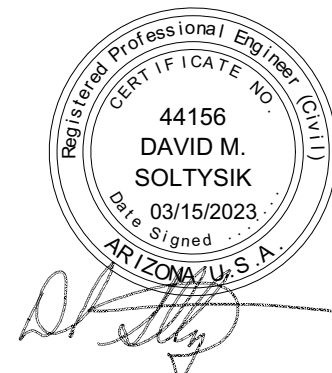
DATE	DESCRIPTION
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03/15/2023	SECOND SUBMITTAL
CHECKED BY:	DMS
DRAWN BY:	CRS
TITLE:	MISCELLANEOUS DETAILS
SHEET No.	7 of 8
PROJECT No.	0929

- ① 5 FT ACCESS AISLE REQUIRED. ACCESS AISLES LOCATED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR ANGLED PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES.
- ② ACCESS SPACES MUST BE PROMINENTLY OUTLINED IN COLORS OR MATERIALS CONTRASTING FROM REGULAR PARKING SPACES
 - 4" OUTLINE STRIPING REQUIRED (TRAFFIC YELLOW PREFERRED)
 - ACCESS AISLE SHALL BE CLEARLY MARKED (CROSSHATCHING STRIPES SPACE 2 FT O.C. PREFERRED)
- ③ INTERNATIONAL ACCESSIBLE SYMBOL REQUIRED, BLUE AND WHITE SYMBOLS PREFERRED. A SYMBOL CAN BE DISPLAYED WITHOUT BLUE BACKGROUND. PREFERRED SYMBOL SHOWN.
- ④ ACCESSIBLE SIGN REQUIRED - MUST NEVER BE OBSCURED. RECOMMENDED LOCATION IS TO BE NO GREATER THAN 10 FEET FROM CURB.
- ⑤ ONE OUT OF EVERY 6 ADA SPACES SHALL BE VAN ACCESSIBLE AND HAVE A MINIMUM VERTICAL CLEARANCE OF 8 FT 2 INCHES AT GARAGE AND UNDER CANOPIES. THE VERTICAL SIGN SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE".
- ⑥ CURB STOPS ARE REQUIRED WHERE SIDEWALKS ARE FLUSH WITH THE PARKING SPACES. CURB STOPS AT OTHER LOCATIONS ARE OPTIONAL.
- ⑦ SEE PARKING AREA DIMENSION POLICIES FOR ANGLED PARKING.
- ⑧ WHERE A TOTAL OF 4 OR FEWER PARKING SPACES ARE PROVIDED, IDENTIFICATION OF ACCESSIBLE PARKING SPACES SHALL NOT BE REQUIRED. ACCESSIBLE PARKING SPACE DIMENSIONS SHALL BE MAINTAINED AND ACCESS AISLE SHALL BE PROVIDED.

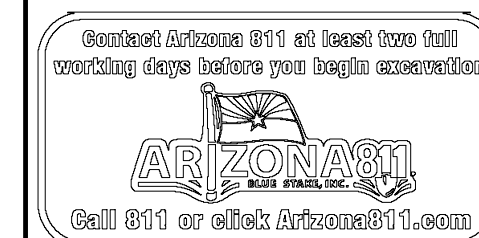


DOUBLE ACCESSIBLE PARKING

ACCESSIBLE (ADA) PARKING STRIPING AND SIGNAGE

ISOLA AT 202 AND
ELLIOT

FINAL SITE PLAN



DATE	DESCRIPTION
05/11/2022	FIRST SUBMITTAL
03/15/2023	SECOND SUBMITTAL
CHECKED BY:	DMS
DRAWN BY:	CRS
TITLE: MISCELLANEOUS DETAILS	
SHEET No.	
8 of 8	
PROJECT No.	