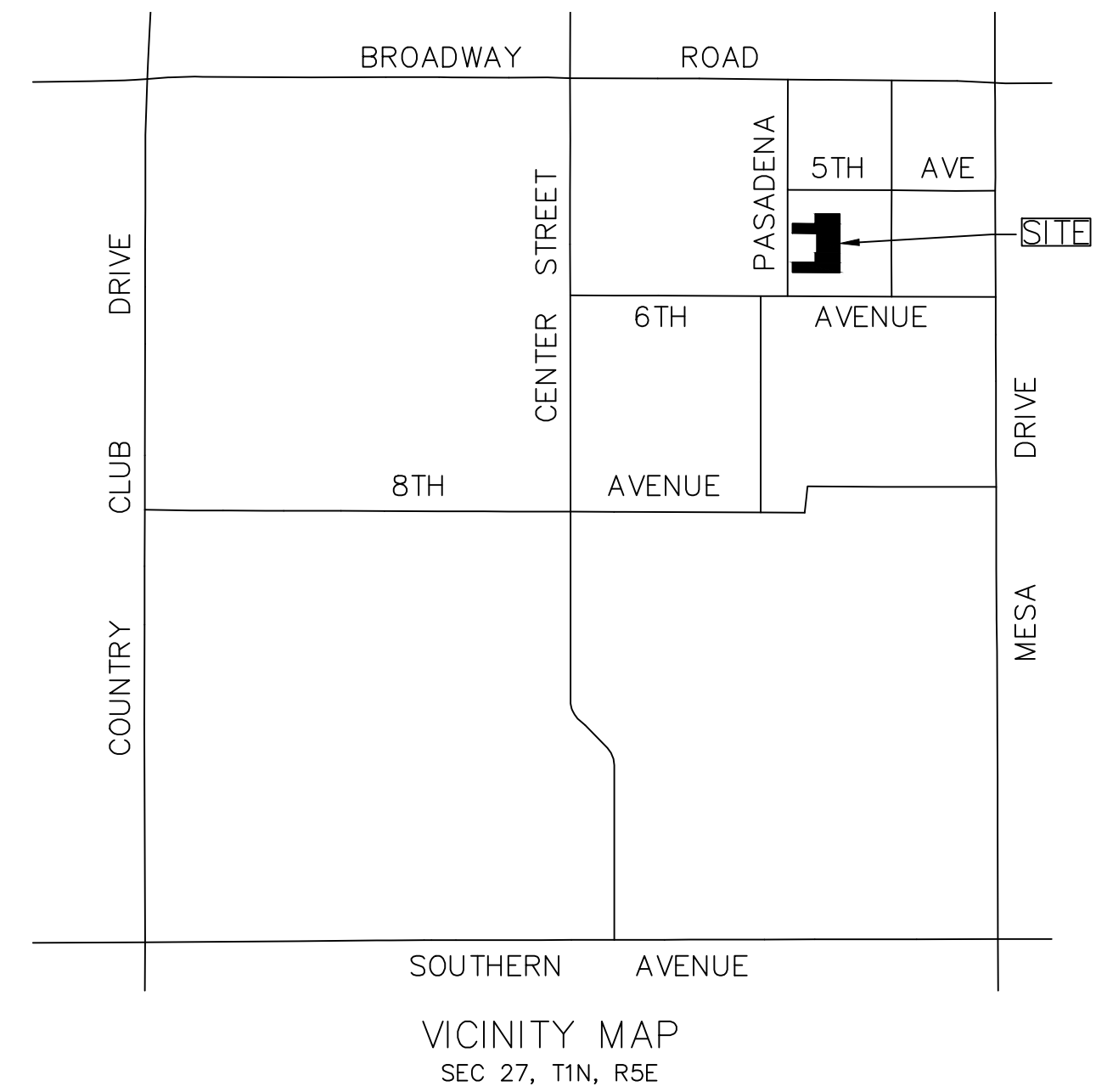
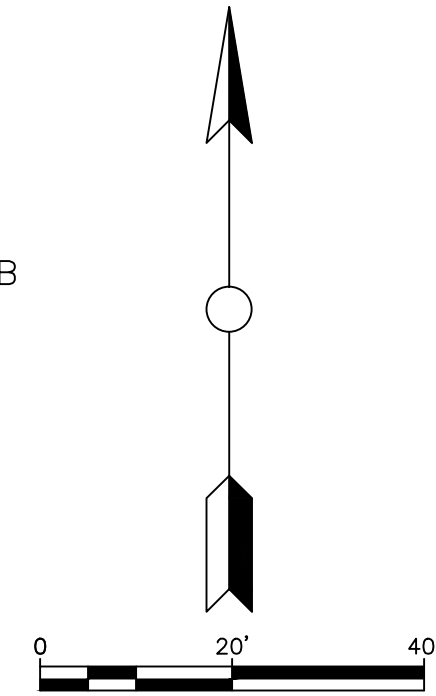
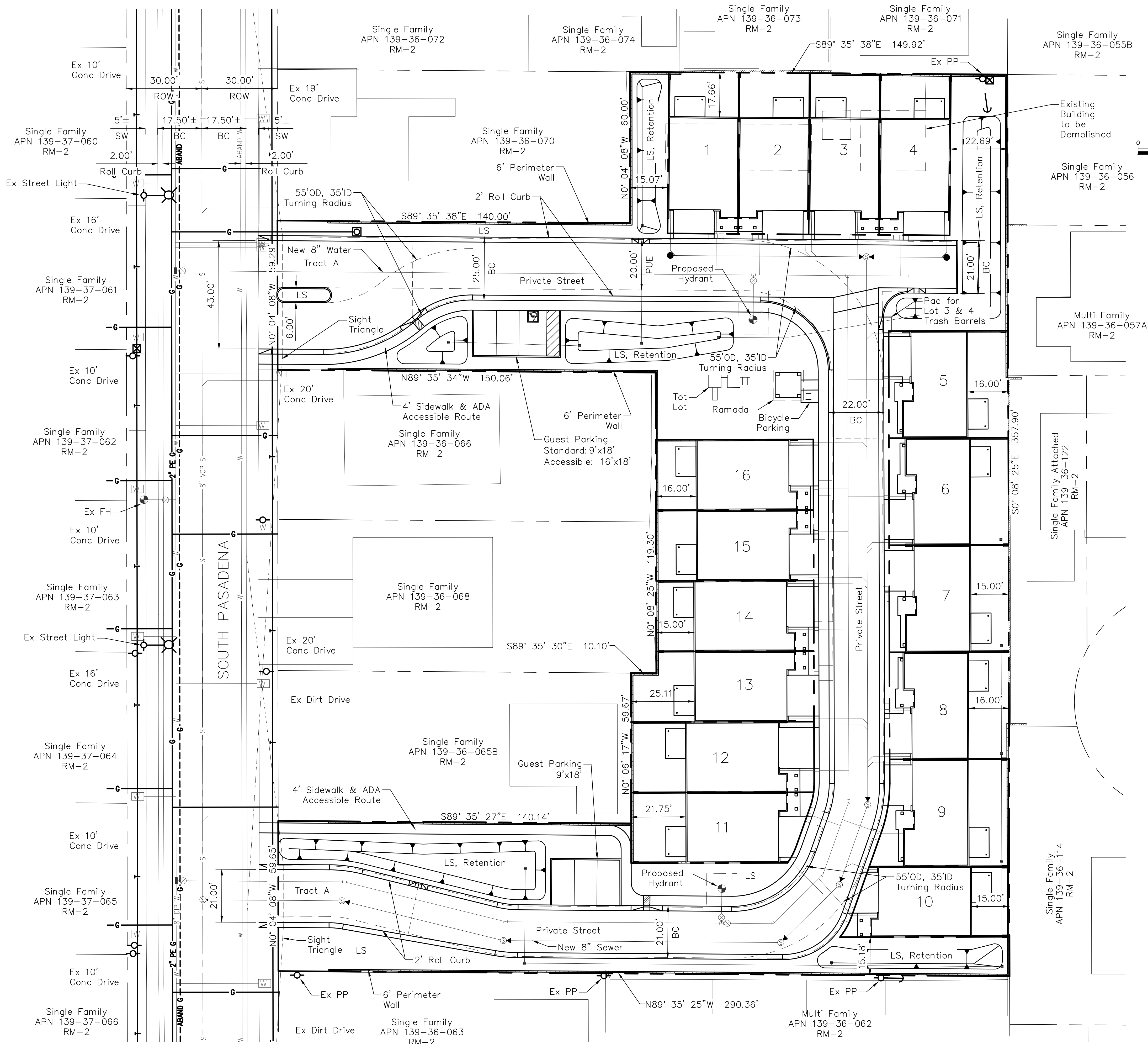




## SITE DATA

Address  
523 S Pasadena  
Mesa, AZ 85210

Assessor's Parcel Numbers:  
139-36-065A  
139-36-065C  
139-36-067  
139-36-069

General Plan  
Neighborhood, Traditional

Zoning  
Existing: RM-2 and RM-3  
Proposed: RM-2 with Bonus Intensity Zone Overlay (BIZ)

Area  
Gross: 72,679 sf, 1.67 ac  
Net: 69,113 sf, 1.58 ac

Density  
Number of Units Proposed: 16  
Density Allowed: 15 du/ac  
Density Proposed: 10.1 du/ac

Parking  
Required: 2.1 spaces/du x 16 = 34  
Provided: In garages: 32  
On surface: 6  
Total: 38  
One Accessible Space Provided

Bicycles:  
Required:  $15\% \times 16 = 3$   
Provided: 4

Open Space  
Required: 200 sf/du x 16 = 3200 sf  
Provided:  
Common Open Space: 12089 sf  
Private Open Space: 8957 sf  
Total Open Space: 21046 sf

Use: Single Family Residential

Occupancy Classification: Group R-2

Type of Construction: V-B

Building Areas:  
 Lots 1-4, 10-16: 1,695 sf livable, 2,156 sf total per unit  
 Lots 5-9: 1,633 sf livable, 2,103 sf total per unit

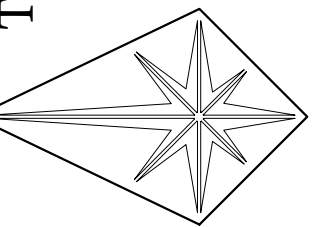
Building Height: 28 ft

|                          |                  |
|--------------------------|------------------|
| <u>Utility Providers</u> |                  |
| Power:                   | City of Mesa     |
| Communications/TV:       | COX, CenturyLink |
| Gas:                     | City of Mesa     |
| Water:                   | City of Mesa     |
| Sewer:                   | City of Mesa     |
| Solid Waste:             | City of Mesa     |

Notes  
Any driveway modifications in the future will require Transportation Department Approval.

[illegible]

**THE TRAPEZIUM CONSULTING GROUP, LLC**  
EXPERIENCE INTEGRITY PERFORMANCE  
ENVIRONMENTAL  
PLANNING  
CIVIL DESIGN



PASADENA ESTATES  
523 S PASADENA, MESA, ARIZONA  
SITE PLAN/PRELIMINARY PLAT

Paul Rogers



CERTIFICATE NO. 15506  
PAUL I. ROGERS, JR.  
7-13-16  
Date Signed ....  
ARIZONA, U.S.A.  
EXP. 31-19

PROJ. MGR. : PIR  
 PROJ. ASSOC. : \_\_\_\_\_  
 PROJ. # : CFZMSA/16001  
 SCALE : 1"=20'  
 DATE : 07-13-16

Sheet No:

1 OF 1