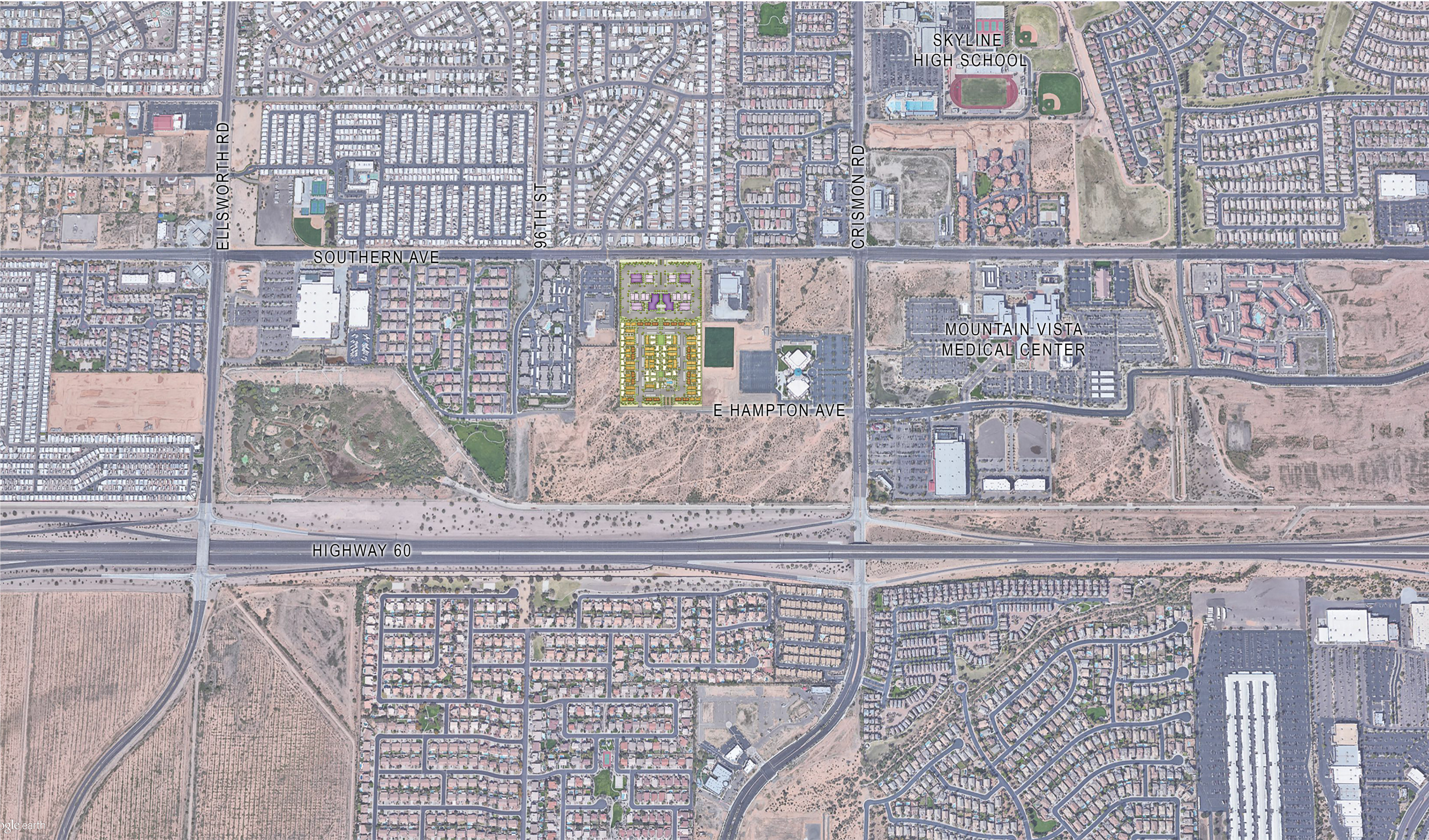




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Crismon Estates

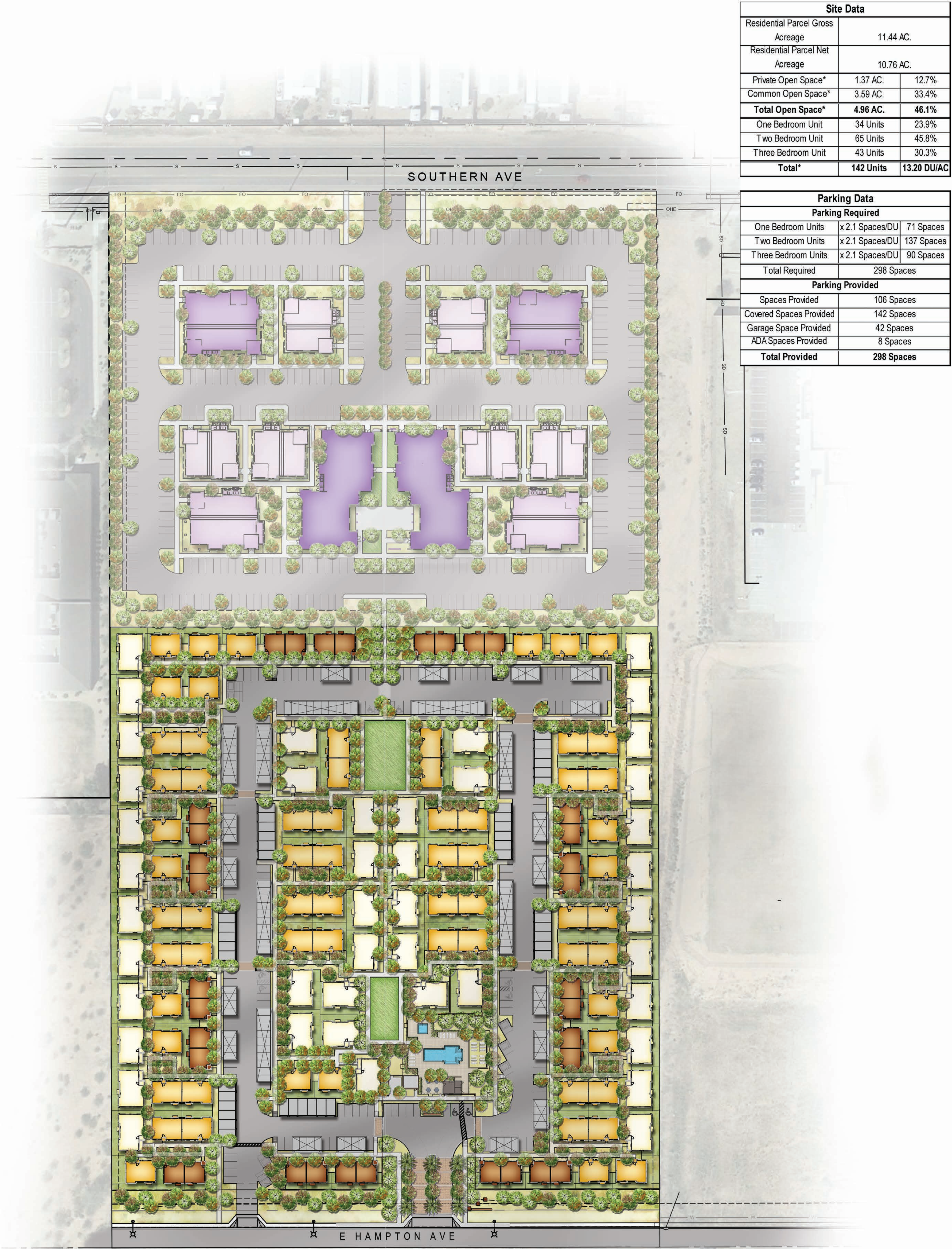
Context Aerial



plan scale NTS date: 08.16.16



andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986



Site Data		
Residential Parcel Gross Acreage	11.44 AC.	
Residential Parcel Net Acreage	10.76 AC.	
Private Open Space*	1.37 AC.	12.7%
Common Open Space*	3.59 AC.	33.4%
Total Open Space*	4.96 AC.	46.1%
One Bedroom Unit	34 Units	23.9%
Two Bedroom Unit	65 Units	45.8%
Three Bedroom Unit	43 Units	30.3%
Total*	142 Units	13.20 DU/AC

Parking Data		
Parking Required		
One Bedroom Units	x 2.1 Spaces/DU	71 Spaces
Two Bedroom Units	x 2.1 Spaces/DU	137 Spaces
Three Bedroom Units	x 2.1 Spaces/DU	90 Spaces
Total Required	298 Spaces	
Parking Provided		
Spaces Provided	106 Spaces	
Covered Spaces Provided	142 Spaces	
Garage Space Provided	42 Spaces	
ADA Spaces Provided	8 Spaces	
Total Provided	298 Spaces	

DEVELOPER/APPLICANT

CRISMON DEVELOPMENT, LLC
c/o PARAGON DEVELOPMENT GROUP
2241 E. PECOS ROAD, SUITE 1
CHANDLER, AZ 85225

CONTACT: BRUCE DUNN
PHONE: (480) 726-7575
EMAIL: BRUCE.DUNN@PARAGONARIZONA.COM

DEVELOPMENT CONSULTANT

BURCH & CRACCHIOLO, P.A.
702 E. OSBORN ROAD, SUITE 200
PHOENIX, AZ 85014

CONTACT: BRENNAN RAY
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EMAIL: BRAY@BCATTORNEYS.COM

CIVIL ENGINEER

TERRASCAPE CONSULTING
1102 E. MISSOURI AVE.
PHOENIX, AZ 85014

CONTACT: DAVID M. SOLTYSIK, P.E.
PHONE: (602) 297-8732
EMAIL: DSOLTYSIK@TERRASCAPECONSULTING.COM

PROPERTY OWNER

SUNNY ACRES/MONTGOMERY 32 LLC
4720 E. FALCON DRIVE, #106
MESA, AZ 85215

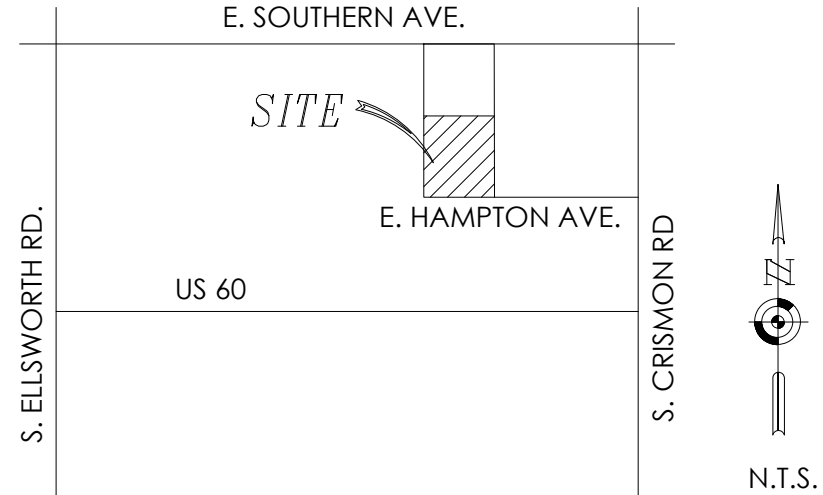
PRELIMINARY SITE PLAN CRISMON ESTATES CITY OF MESA, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LANDSCAPE ARCHITECT

ANDERSONBARON
50 N. MCCLINTOCK DRIVE, SUITE #1
CHANDLER, AZ 85226

CONTACT: CHRIS JONES
PHONE: (480) 699-7956
EMAIL: CHRISJONES@ANDERSONBARON.COM



VICINITY MAP

PARCEL APN

PARCEL 1: APN: 220-80-006B
PARCEL 2: APN: 220-80-005B

ZONING

EXISTING: RS-43 (SINGLE RESIDENCE)
PROPOSED: RM-2/PAD (MULTIPLE RESIDENCE) - 144 DWELLING UNITS

PROJECT INFORMATION

SITE AREA GROSS (TO CENTERLINE): 11.44 ACRES / ± 498,439 SF

SITE AREA NET (AFTER DEDICATION): 10.76 ACRES / ± 468,588 SF

ZONING STANDARDS (RM-2)

MAX. DENSITY (DU/ACRE) - 142 DU	REQ.	PROV.
NET	15	13.2
GROSS	15	12.4

MIN BLDG SETBACKS (FT)		
FRONT (SOUTH)	*25	25
SIDE (EAST)	*25	8
SIDE (WEST)	*25	8
REAR (NORTH)	*25	8

* 25' YARD REQUIRED WHEN ADJACENT TO RS ZONE

MIN LANDSCAPE SETBACKS (FT)		
FRONT (SOUTH)	*25	25
SIDE (EAST)	*25	8
SIDE (WEST)	*25	8
REAR (NORTH)	*25	8

* 25' YARD REQUIRED WHEN ADJACENT TO RS ZONE

MAX. WALL HEIGHTS		
FRONT (FT)	3	6
SIDE & REAR (FT)	6	6

MIN. LOT AREA/DU (SF)	2,904	3,254
MAX. BLDG. COVERAGE (% OF LOT) <td>45</td> <td>35</td>	45	35
MIN. OPEN SPACE (SF/DU) <td>200</td> <td>1,047</td>	200	1,047
TOT. OPEN SPACE (SF) <td>28,800</td> <td>150,836</td>	28,800	150,836
TOT. OPEN SPACE (AC) <td>0.66</td> <td>3.46</td>	0.66	3.46
PRIVATE OPEN SPACE (SF/UNIT) <td>-</td> <td>395 (AVG)</td>	-	395 (AVG)
MIN. BLDG. SEPARATION (FT) <td>25</td> <td>8 (SEE NOTE 2)</td>	25	8 (SEE NOTE 2)
MAX. BLDG. HEIGHT (FT) <td>30</td> <td>25 (SEE NOTE 3)</td>	30	25 (SEE NOTE 3)
CANOPY SEPARATION (FT) <td>20</td> <td>18</td>	20	18

PARKING - REQUIRED

2.1 SPACES/ DWELLING UNIT
2.1 x 142 DU = 298 SPACES
STALL SIZE: 9' X 18' REQUIRED
9' X 18' PROVIDED (9' X 16' F/C WITH 2' OVERHANG)

PARKING - PROVIDED

	106
UNCOVERED	8
UNCOVERED ADA	142
CANOPY	42
GARAGE	298

KEY NOTES

- PROJECT MONUMENT SIGN.
- DRIVEWAY PER CITY OF MESA STANDARD DETAIL M-42.
- TRASH ENCLOSURE PER CITY OF MESA STANDARD DETAIL M-62.02.1
- ENTRY CALL BOX IN LANDSCAPE ISLAND.
- LEASING OFFICE.
- MAILBOXES.
- FIRE DEPARTMENT TURNING RADII (55' OUTER RADIUS, 35' INNER RADIUS).
- PARKING CANOPY.
- POOL EQUIPMENT ROOM.
- VEHICLE ACCESS GATE WITH AUTOMATIC GATE OPTICAL SENSOR PER FIRE PREVENTION DETAIL 503.6 AND 506.1.
- PRIVATE FIRE HYDRANT.
- 2' CAR OVERHANG.
- PROPOSED SIDEWALK.
- ENHANCED PAVEMENT.
- PAINTED CROSSWALK.
- PUBLIC STREET LIGHT.
- PUBLIC FIRE HYDRANT.
- ACCESSIBLE PARKING STALL.
- PROPOSED EDGE OF PAVEMENT.

NOTES

- FIRE LANE MARKINGS SHALL BE PROVIDED ON BOTH SIDES OF STREETS. CURBS SHALL BE PAINTED RED PER FIRE PREVENTION DETAIL 503.3-1.
- MINIMUM SEPARATION FOR FIRE SPRINKLERED BUILDINGS IS 6 FEET. ALL ROOFTOP OVERHANGS EXCEED 6' SEPARATION.
- 25 FT REPRESENTS THE SALES OFFICE. TYPICAL UNIT HEIGHT IS 17 FT.
- SEE WALL PLAN FOR WALL LAYOUT AND DETAILS.

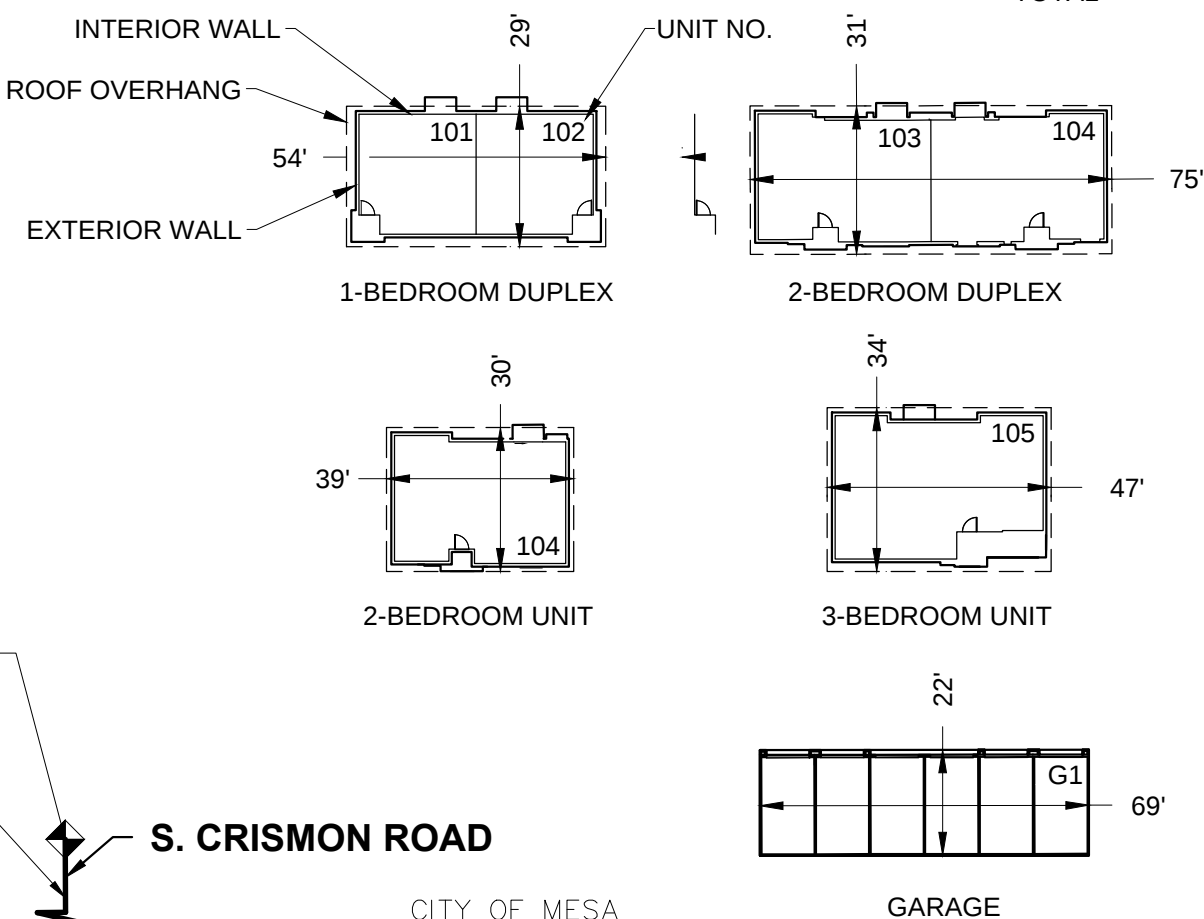
FLOOD ZONE

FLOOD ZONE DESIGNATION "0.2% ANNUAL CHANCE FLOOD HAZARD" PER F.E.M.A. "NATIONAL FLOOD HAZARD LAYER" DIGITAL MAP. NO PRINTED FLOOD MAP OR FIRM IS CURRENTLY AVAILABLE FOR THIS SITE.

BUILDING AREA CALCULATIONS

BUILDING TYPE	NO. BLDG.	AREA (SF)	TOTAL (SF)	TYP. PRIV. O.S. (SF)
1-BED DUPLEX (24%)	17 (34 DU)	1,391	23,647	200
2-BED DUPLEX (31%)	22 (44 DU)	2,052	45,144	300
2-BED (15%)	21	1,032	21,672	300
3-BED (30%)	43	1,384	59,512	600
TOTAL	142 DU		149,975 SF	
GARAGE	7	1,514	10,598	
CLUBHOUSE	1	500	500	
TOTAL			161,073 SF	

TYPICAL FLOOR PLANS



LEGEND & ABBREVIATIONS

BLDG	BUILDING
EX	EXISTING
F/C	FACE OF CURB
PUE	PUBLIC UTILITY EASEMENT
PROP	PROPOSED
ROW	RIGHT-OF-WAY
B/C	BACK OF CURB
OS	OPEN SPACE
PROPERTY LINE	
CENTERLINE	
SETBACK	
EASEMENT	
FENCE	
STREET LIGHT	
LIGHT POLE (15 FT)	
PROPOSED FIRE HYDRANT	
SIDEWALK RAMP	
ACCESSIBLE ROUTE	