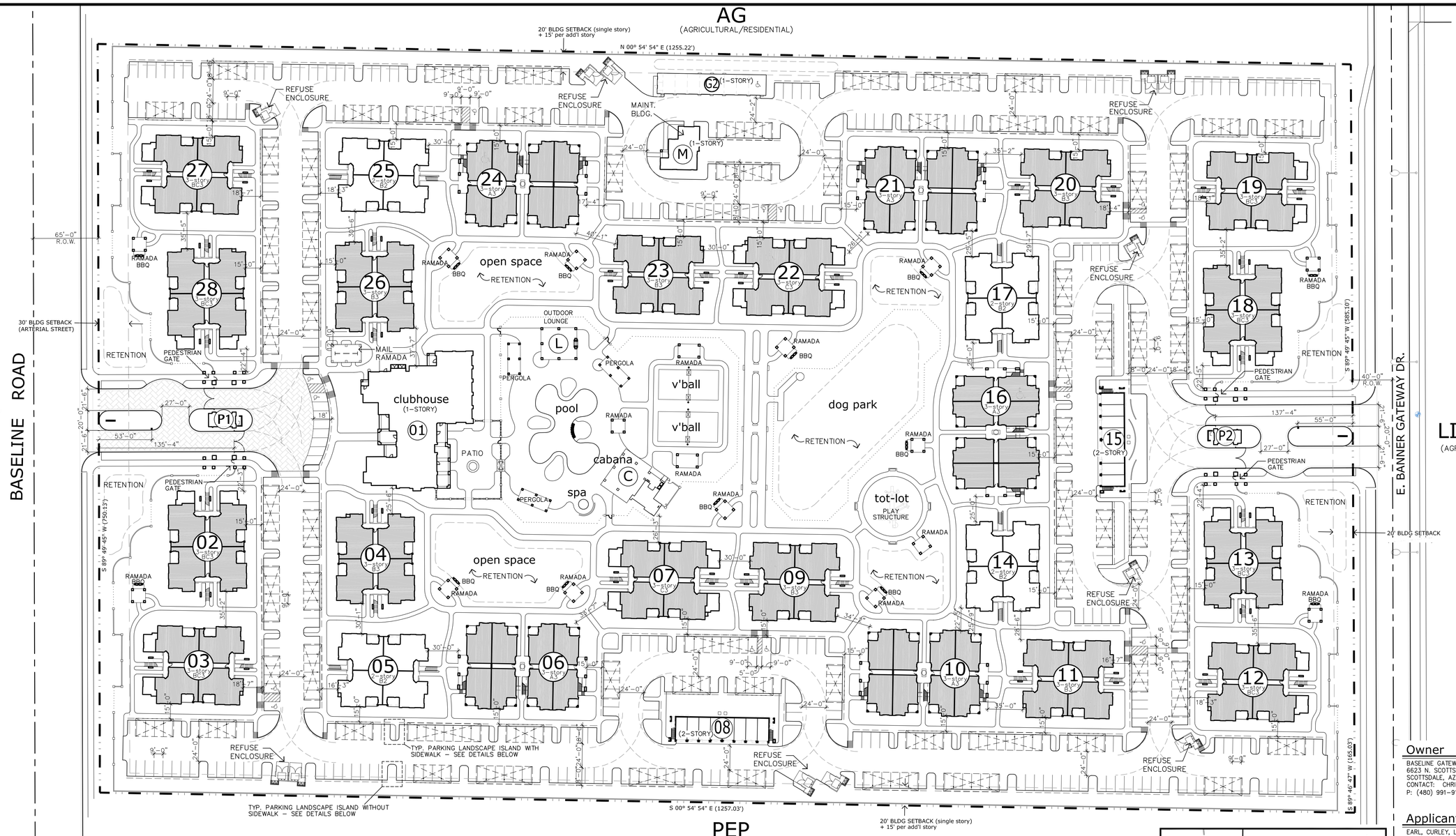
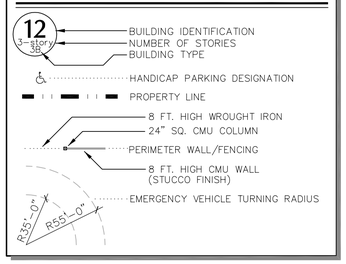
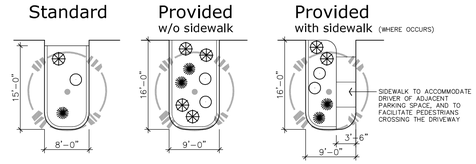


SYMBOL LEGEND:



Parking Lot Landscape Islands

Mesa Zoning Ordinance 11-33-4



Requirement	Standard	Provided w/o sidewalk		Provided with sidewalk (WHERE OCCURS)	
Area	116.1 s.f.	140.1 s.f. (20% inc.)		140.1 s.f. (20% inc.)	
Plantable Area	98.8 s.f.	121.3 s.f. (23% inc.)		75.3 s.f. (24% dec.) *	
Trees	1	1	N/C	1	N/C
Shrubs	3	7-8	(133-166% inc.)	6	(100% inc.)

* PLANTABLE AREA IS DECREASED WITH SIDEWALK, BUT STILL ACCOMMODATES TWCE THE REQUIRED PLANTING. SIDEWALK IS ESSENTIALLY REPLACING DECOMPOSED GRANITE FOR A MORE USEFUL AND BENEFICIAL SURFACE.

BASELINE ASSEMBLAGE PROJECT DESCRIPTION:

MARK-TAYLOR INTENDS TO BUILD AN EXCEPTIONAL MULTIFAMILY COMMUNITY WHICH WILL PROVIDE 344 QUALITY 1, 2 & 3-BEDROOM DWELLING UNITS WITHIN TWO AND THREE-STORY WOOD FRAME APARTMENT BLDGS. THE WIDE RANGE OF FLOOR PLANS SURROUND THE COMMON OPEN SPACE FOR PASSIVE ENJOYMENT AND RECREATIONAL USE BY THE RESIDENTS. AMENITIES SUCH AS THE ELEGANT POOL, CABANA AND RAMADAS COMPLEMENT THE BUSINESS AND EXERCISE FACILITIES FOUND IN THE LEASING AND RECREATION BUILDING. LIMITED GARAGES ARE OFFERED IN ADDITION TO UNENCLOSED COVERED & UNCOVERED ON-SITE PARKING.

PROJECT ADDRESS: E. Baseline Rd between Iverness Ave & Pierpont Dr. Mesa, AZ

Tax Parcel No.s APN: 140-68-006Q, 140-68-0065, 140-68-006U 140-68-006W & 140-68-156

SITE AREA: GROSS ± 1,020,696 S.F. (23.43 AC.)
NET ± 942,303 S.F. (21.62 AC.)

DENSITY: ALLOWED: 20.00 DU / ACRE
PROPOSED: 16.10 DU / ACRE

ZONING: EXISTING: LI, PEP & AG
PROPOSED: RM-3 PAD

USE: MULTI-FAMILY RESIDENTIAL

DWELLING UNITS: 348 D.U.

UNIT MIX:
1 BDRM UNITS 124 (35.6%)
2 BDRM UNITS 176 (50.6%)
3 BDRM UNITS 48 (13.8%)
TOTAL: 348

BUILDING SETBACKS:
FRONT (ARTERIAL STREET): 30'-0"
INTERIOR SIDE: 1/2/3 story = 20'/35'/50'
REAR (LOCAL STREET): 20'-0"

BUILDING SEPARATION: APT. BUILDINGS 1/2/3 story = 25'/30'/35'
AUX. BLDG'S / CARPORTS 10'-0" MIN.

BUILDING HEIGHT: MAXIMUM ALLOWED: 40'-0"
PROPOSED: 40'-0"

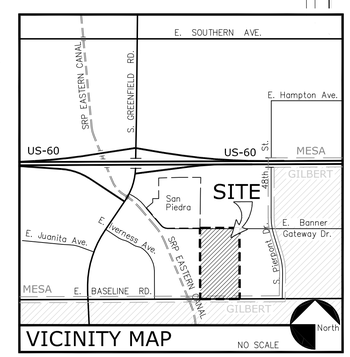
OPEN SPACE: REQUIRED (175 sf X 344 du) 60,200 SF
PROPOSED: ± 281,938 SF

BUILDING COVERAGE: MAXIMUM ALLOWED: 50%
472,453 S.F.
PROPOSED: 20.8% NET LOT
195,853 S.F.

PARKING:
REQUIRED:
1 BDRM UNITS (124) x 2.1 SPACES 261
2 BDRM UNITS (176) x 2.1 SPACES 370
3 BDRM UNITS (48) x 2.1 SPACES 101
TOTAL: (348) 732
(2.10 ps/du)

PROVIDED:
GARAGE SPACES 24
CARPORT SPACES 348
UNCOVERED (UNRESERVED) SPACES 351
TOTAL PROVIDED 723
(2.08 ps/du)

ACCESSIBLE PARKING: (STND/VAN)
REQUIRED: 2% OF PROVIDED 15/2
VAN (1 per 6 ACCESSIBLE)
GARAGE SPACES 1/–
CARPORT SPACES 7/–
UNCOVERED (UNRESERVED) SPACES 7/2
TOTAL PROVIDED 15/2



north

PRELIMINARY SITE PLAN

SCALE: 1" = 50'

0 25 50 100 200

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

DATE:	REVISIONS:	DATE:	REVISIONS:	DATE:	REVISIONS:
1		8		15	
2		9		16	
3		10		17	
4		11		18	
5		12		19	
6		13		20	
7		14			

Mark - Taylor Development
Baseline Gateway Apts
E. Baseline Rd. — Mesa, AZ 85206

PAD Amendment

Owner
BASELINE GATEWAY APTS. LLC
6623 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85250
CONTACT: CHRIS BROZINA
P: (480) 991-9111

Applicant (GPA, Rezone)
EARL, CURLEY, LAGARDE
3101 N. CENTRAL AVE. #1000
PHOENIX, AZ 85012
CONTACT: STEVE EARL
P: (602) 265-0094

Civil Engineer
3-ENGINEERING
6370 E. THOMAS RD. Ste. 200
SCOTTSDALE, AZ 85251
CONTACT: DAN MANN
P: (602) 334-4387

Architect
ARCHITECTURAL DESIGN GROUP
6623 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250
CONTACT: ROB ORME
P: (480) 281-5549

Landscape Arch't
COLLABORATIVE-V DESIGN STUDIO
7116 E. 1ST. AVE. SUITE 103
SCOTTSDALE, AZ 85251
CONTACT: PAUL VECCHIA
P: (480) 347-0590

REGISTERED ARCHITECT
CERTIFICATE NO. 32220
ROB ORME
Date Signed 12/19/17
ARIZONA U.S.A.
Expires 3/31/2019

Job No:	–
Date:	2017 Sept 11
Sheet No:	SP1
Scale:	As Shown
Drawn:	GP
Checked:	RO
Plan Check No.	–

Z17-038 PLN2017-00322 -