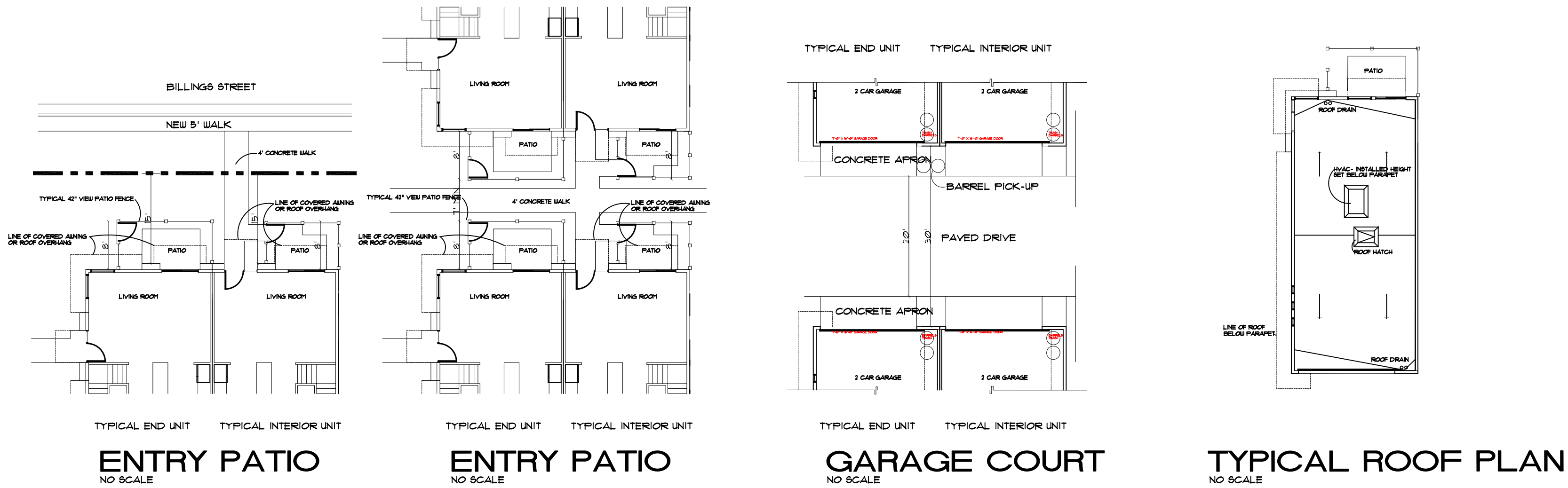




RM-2 DEVELOPMENT STANDARDS		
STANDARD	REQUIRED	PROPOSED
MINIMUM LOT SIZE	1200 SQ. FT.	1218 SQ. FT.
MINIMUM LOT WIDTH	60 FT.	21 FT.
MINIMUM LOT DEPTH	94 FT.	58 FT.
MAXIMUM DENSITY	15 DU/AC	14.84 DU/AC
MINIMUM LOT AREA PER DWELLING UNIT	2,936 S.F.	1134 S.F. MIN.
MAXIMUM HEIGHT	30 FT.	28 FT.
PARKING	103 SPACES	113 SPACES
MINIMUM YARDS		
FRONT AND STREET FACING SIDE-ARTERIAL (Sossaman Road)	30 FT.	20 FT.
FRONT AND STREET FACING SIDE-COLLECTOR (Billings)	25 FT.	15 FT.
INTERIOR SIDE AND REAR	30 FT.	10 FT.
MINIMUM SEPARATION BETWEEN BUILDINGS (two-story)	30 FT.	15 FT.
MAXIMUM BUILDING COVERAGE	45 %	38 %
MINIMUM OPEN SPACE PER UNIT	200 SQ. FT.	853 SQ. FT.

PROJECT INFORMATION

OWNER: ASPIRE DEVELOPMENT LLC
MR. BRYSON BENNETT
4360 E. BROWN ROAD
MESA, ARIZONA 85205

LOCATION: 210 N. SOSSAMAN ROAD
MESA, ARIZONA

ZONING: RM-2

GROSS SITE AREA: 176,640 S.F. - 4.05 ACRES
NET SITE AREA: 143,880 S.F. - 3.30 ACRES
BUILDING COVERAGE AREA: 53,086 S.F. - 31% OF NET SITE AREA
PAVEMENT COVERAGE AREA: 40,711 S.F. - 28% OF NET SITE AREA
LANDSCAPE/OPEN SPACE AREA: 50,023 S.F. - 35% OF NET SITE AREA
(includes 168 S.F. private patio per unit)

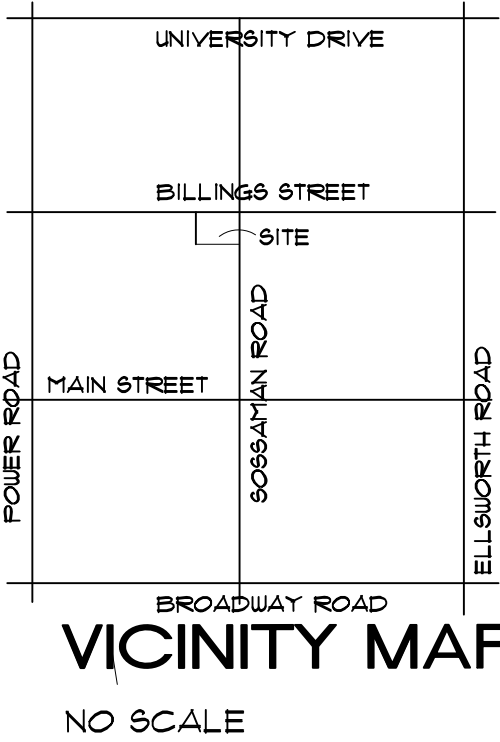
LANDSCAPE/OPEN SPACE AREA: 50,023 S.F. - 35% OF NET SITE AREA
(includes 168 S.F. private patio per unit)

PRIVATE OPEN SPACE REQUIRED 120 S.F./ UNIT-5,850 S.F. TOTAL
PRIVATE OPEN SPACE PROVIDED 168 S.F./ UNIT - 8232 S.F. TOTAL
COMMON OPEN SPACE REQUIRED 200 S.F./ UNIT
COMMON OPEN SPACE PROVIDED 50,023-(**8232) = 41,791/49=853 S.F./UNIT
(**does not include 168 S.F. private patio per unit)

APN-218-16-023
TOWNHOMES - INDIVIDUALLY OWNED
49 UNITS TOTAL
INTERNATIONAL RESIDENTIAL CODE-2006
OCCUPANT R-3 CONST. TYPE V-B
NET DENSITY = 14.84 UNITS/ACRE
PARKING REQUIRED: 2.1 PER UNIT - 103

TOTAL REQUIRED 103
PARKING PROVIDED:
2 GARAGE SPACES EACH TOWNHOUSE- 98
VISITOR SPACES - 15 (INCLUDES 1 ACCESSIBLE SPACES)

TOTAL PROVIDED 113

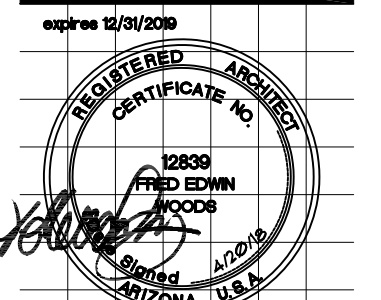


CONCEPTUAL
SITE PLAN
1" = 30' NORTH

ASPIRE DEVELOPMENT L.L.C.
ASPIRE AT SUN VALLEY
210 NORTH SOSSAMAN ROAD
MESA, ARIZONA

PRONO BENNETT
DATE: 11/14/17
DRAWN BY: FEW
REVISIONS:
1/19/18 4/10/18
1/22/18 4/11/18
1/23/18 4/21/18
2/08/18
4/03/18

ASPIRE DEVELOPMENT LLC
ASPIRE AT SUN VALLEY
MESA, ARIZONA



WOODS ASSOCIATES
ARCHITECTS, LLC
3319 E. McDOWELL RD.
MESA, ARIZONA 85213
(480) 962-7672

