

## PROJECT DATA

**LOCATION**

1456 SOUTH CRISMON ROAD, MESA, AZ  
(SUBMITTAL ADDRESS = 1432 S. CRISMON ROAD)  
LOT 5  
PARCEL NO.: PORTION OF 220-80-008B & PORTION OF 220-80-009H

## ZONING

PREV. ZONING CASE NO: ZON18-00149  
FEP-PAD  
SITE AREA = 148259 SF. = 3.4 AC  
BUILDING FOOTPRINT  
FIRST FLOOR GROSS = 18620 SF.  
FORTE COCHERE = 950 SF.  
STORAGE BUILDING = 203 SF.  
TOTAL BUILDING FOOTPRINT = 19,113 SF.  
SITE COVERAGE = 13.3 %

BUILDING AREA =	
1ST FLOOR =	18,010 SF.
2ND FLOOR =	16,163 SF.
3RD FLOOR =	17,569 SF.
4TH FLOOR =	17,569 SF.
<hr/>	
TOTAL BUILDING AREA =	69,311 SF.

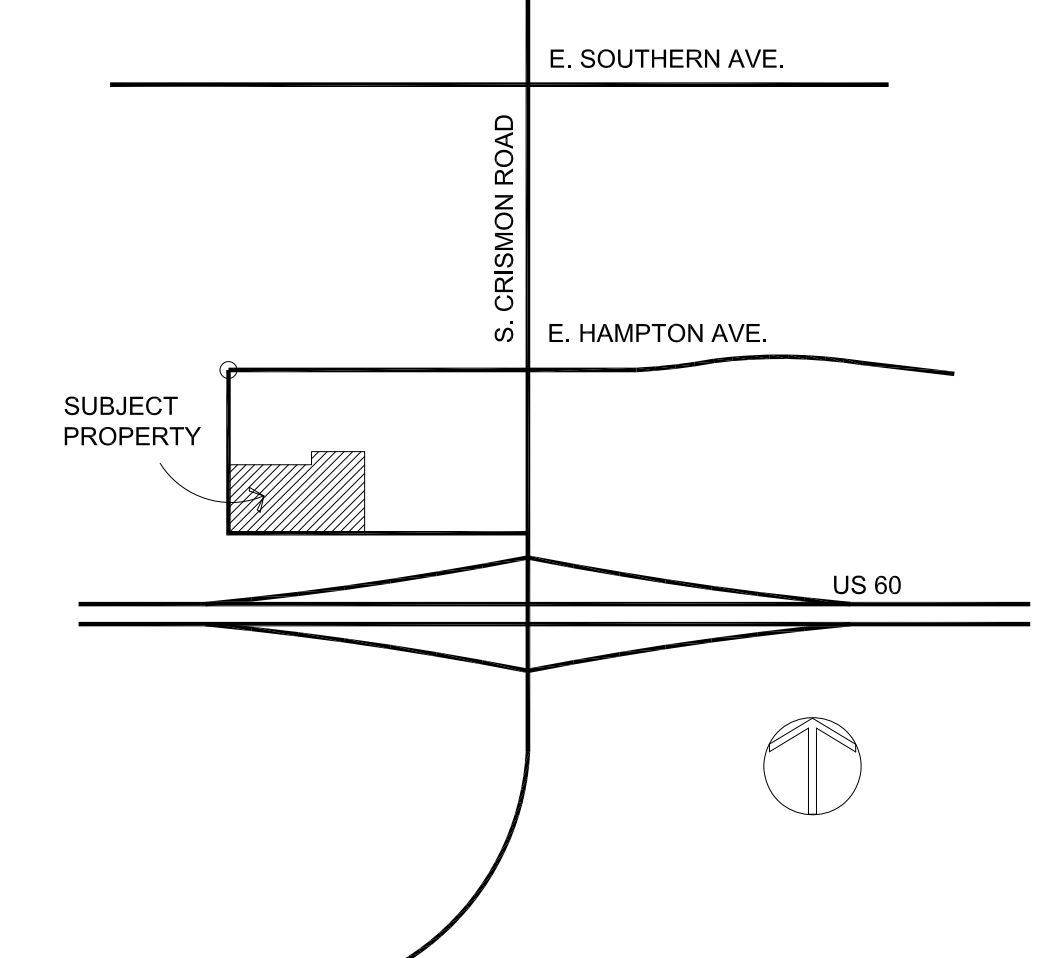
LANDSCAPE AREA PROVIDED = 58,704 SF. = 39.5%

## PARKING

GUEST ROOMS =	130
HOTEL PARKING REQ. =	130
LOBBY BAR	
INDOOR AREA = 500 SF.	
PARKING REQUIRED =	1
PATIO AREA = 760 SF.	
<u>PARKING REQUIRED =</u>	<u>4</u>
TOTAL PARKING REQUIRED =	141
PARKING PROVIDED =	145

ACCESSIBLE PARKING REQUIRED : 6  
ACCESSIBLE PARKING PROVIDED : 6  
ELECTRIC VEHICLE CHARGING STATIONS PROVIDED : 4  
OVERSIZED SPACES PROVIDED : 2  
COMPACT SPACES : 0  
BICYCLE PARKING SPACES REQUIRED : 15  
BICYCLE PARKING SPACES PROVIDED : 16

### VICINITY MAP



**PRELIMINARY**  
NOT FOR REGULATORY  
PROVAL, PERMITTING, OR  
CONSTRUCTION.

**LAMB ARCHITECTS**  
7114 E. STETSON DRIVE, SUITE 350  
SCOTTSDALE, ARIZONA 85251  
P: (480) 994-5262 F: (480) 994-9005



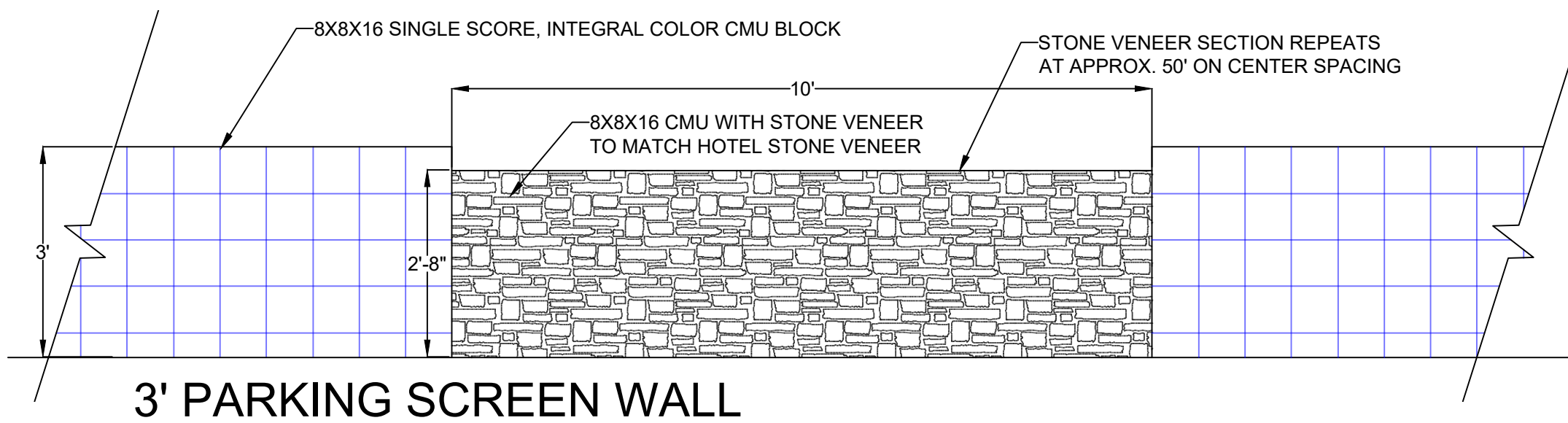
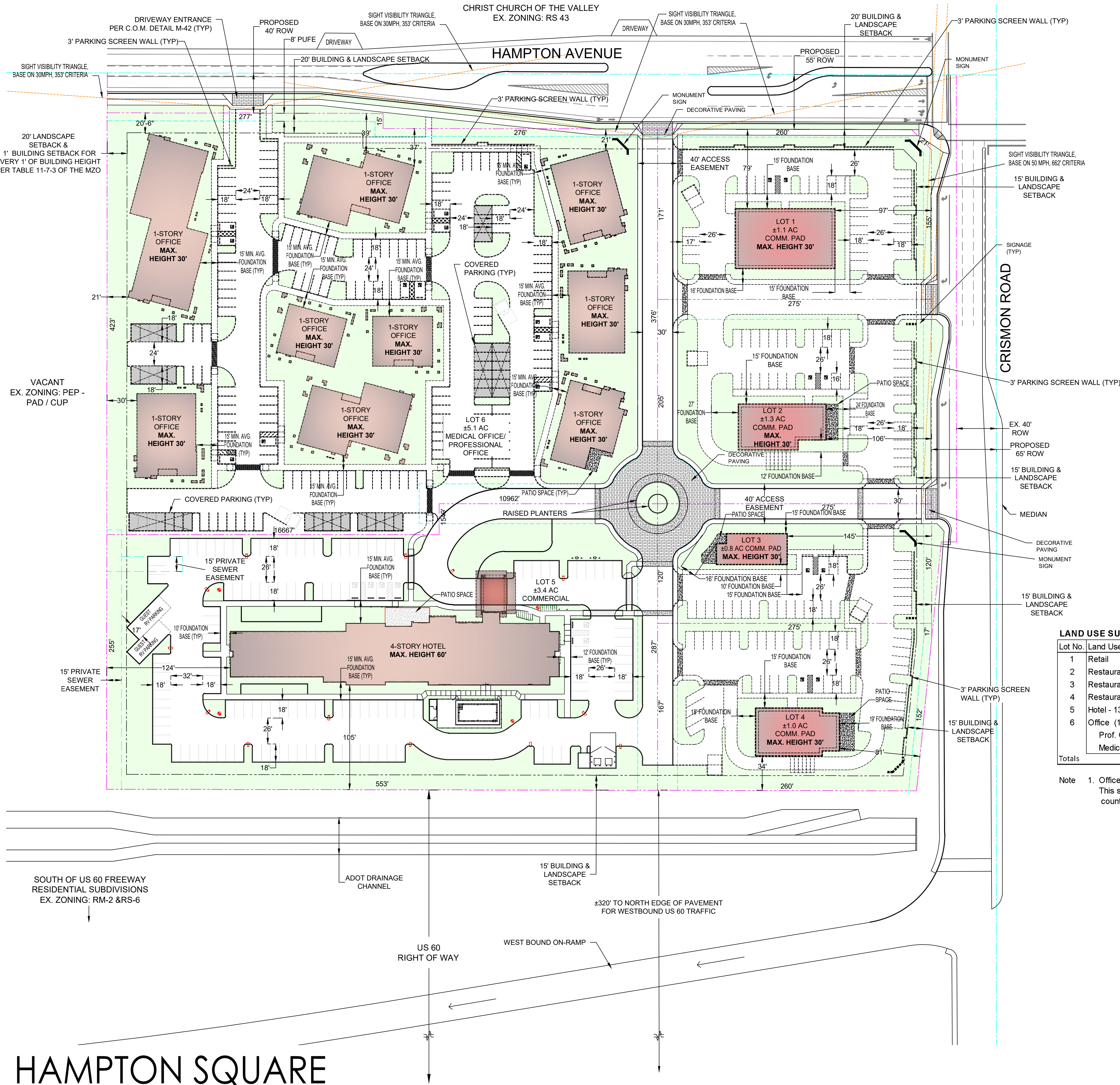
*Hampton Inn & Suites.*  
1456 S. CRIMAON ROAD, MESA AZ  
FOR  
VIRTUA CRISMON HOTEL, LLC

# PRELIMINARY HOTEL SITE PLAN

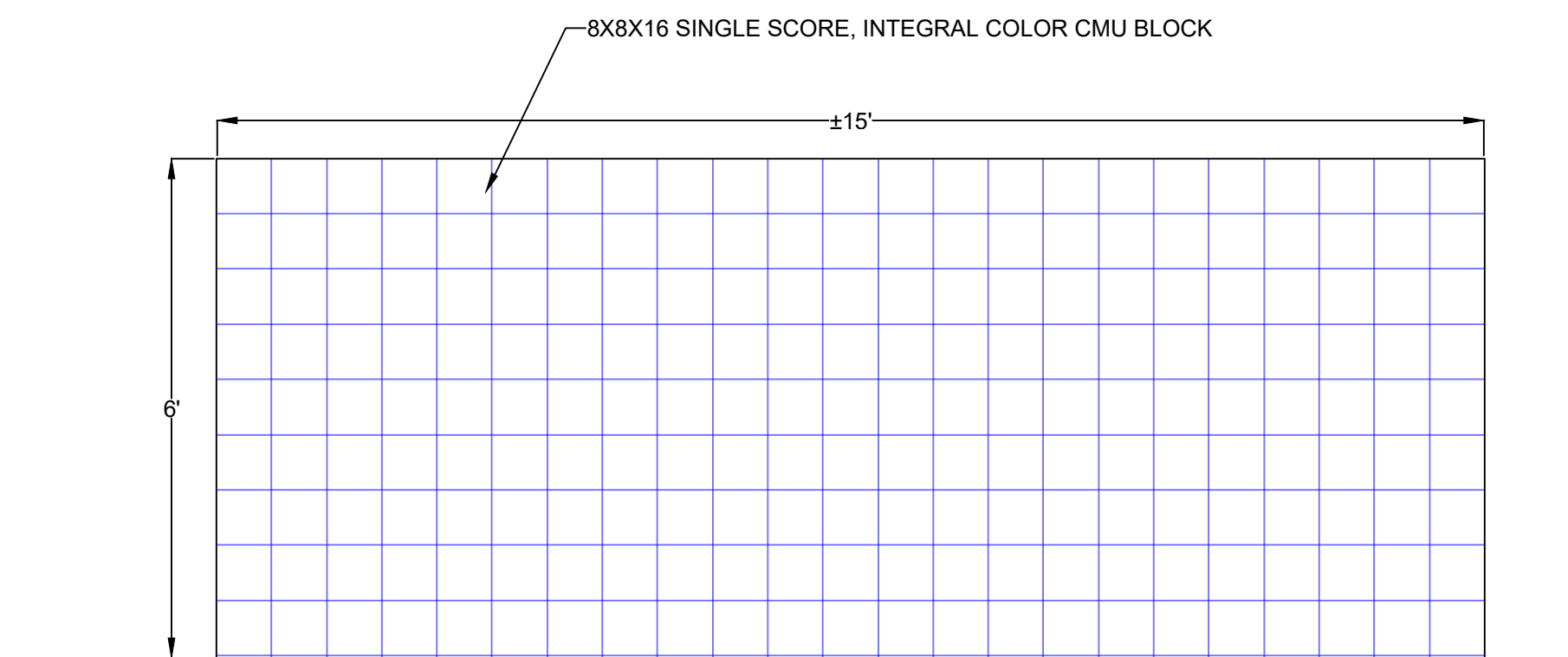
E.V:	DATE:	COMMENTS:
(1)	5-10-19	CITY COMMENTS
<b>PROJECT NO:      6041</b>		
<b>DATE:             3/20/19</b>		
<b>DRAWN BY:</b>		
<b>CHECKED BY:</b>		
<b>SHEET No.</b>		

# A1.0





SCALE: 1/2"=1'



SCALE: 1/2"=1'

#### GENERAL NOTES

- ALL STREET IMPROVEMENTS FINAL DESIGN AND CONSTRUCTION TO BE PER ALL CITY OF MESA ENGINEERING & DESIGN STANDARDS, SUBDIVISION REGULATIONS, AND MESA STANDARD DETAILS AND SPECIFICATIONS.
- THE SOLID WASTE FINAL DESIGN, INSTALLATION, CONSTRUCTION, LOCATION, NUMBER, ACCESS ROUTE AND COLLECTION VEHICLE TURNING RADIUS SHALL COMPLY WITH CITY OF MESA STANDARD DETAIL M-62.01 THROUGH M-62.07
- THE FIRST PHASE WILL BE REQUIRED TO INSTALL ALL PERIMETER IMPROVEMENTS FOR THE OVERALL SITE, INCLUDING ALONG CRISMON ROAD AND HAMPTON AVENUE.

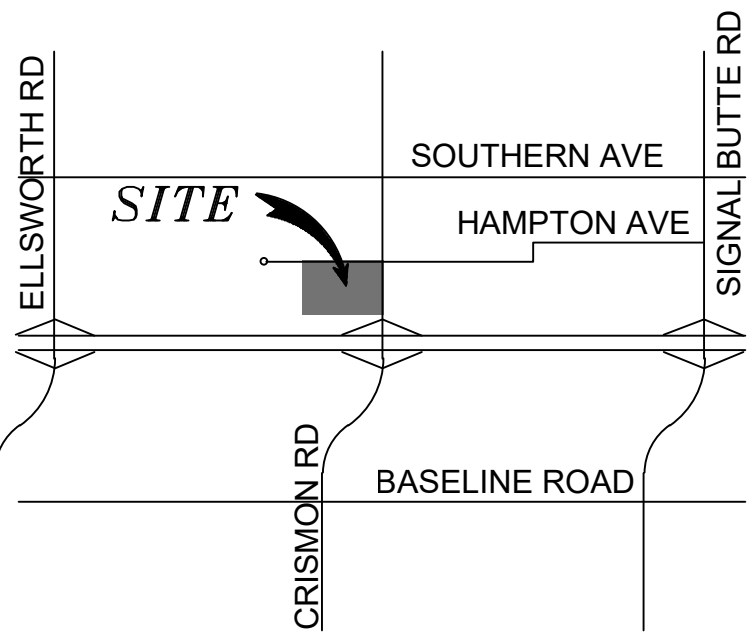
#### LAND USE SUMMARY

Lot No.	Land Use	Lot Area (Ac.)	Building SF	Pkg Req'd	Pkg Prov.	Coverage	FAR
1	Retail	1.1	6,500	18	32	12.4%	0.12
2	Restaurant - FF	1.3	4,000	41	41	7.1%	0.07
3	Restaurant - FF	0.8	2,400	27	27	6.0%	0.07
4	Restaurant - FF	1.0	3,900	40	40	9.4%	0.09
5	Hotel - 130 Units	3.4	69,311	141	145	13.3%	0.47
6	Office (1)	5.1		173	173	29.0%	0.29
	Prof. Office		16,233	44	44		
	Medical Office		30,146	151	150		
Totals		12.7	132,490	440	458	15.0%	0.24

Note 1. Office uses require 1 covered parking space per office or suite plus 1 add'l space. This site conceptual plan for Lot 6 indicates 43 covered spaces. Final required count and placement will be resolved with Design Review Approval for Lot 6.

#### Dimension Requirements and

Bulk Regulations		
Bulk Regulations:	Current PAD	PAD Amendment
Minimum Site Area:	.75 acre	.75 acre
Minimum Lot Width:	100 ft	100 ft
Minimum Lot Depth:	100 ft	100 ft
Maximum Building Height:		
Lots 1-4 Commercial Pads	30 ft	Plan Specific
Lot 5 Hotel	45 ft	Plan Specific
Lot 6 Office / Commercial	30 ft	Plan Specific
Minimum Building Setbacks		
Crismon Road:	15 ft	15 ft
Hampton Avenue:	20 ft	20 ft
US 60:	15 ft	15 ft
West PAD Boundary	20 ft	20 ft
Minimum Landscape Setbacks:		
Crismon Road:	15 ft	15 ft
Hampton Avenue:	20 ft	20 ft
US 60:	15 ft	15 ft
West PAD Boundary	20 ft	20 ft
Site Coverage	13-16%	14-18%
Floor Area Ratio	.26 - .30	.26 - .30

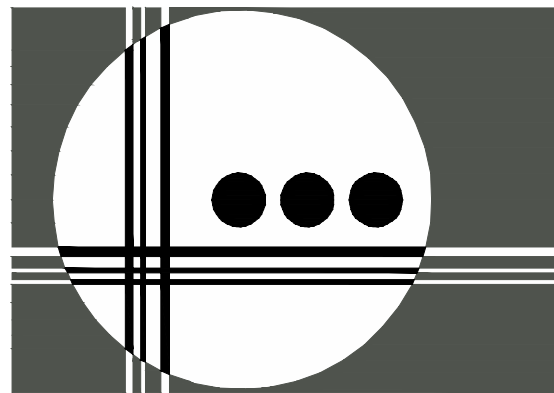


VICINITY MAP  
NTS



## DEVELOPMENT SITE PLAN

SCALE: 1" = 50'  
DATE: 5.13.19  
GPLA JOB# 17055



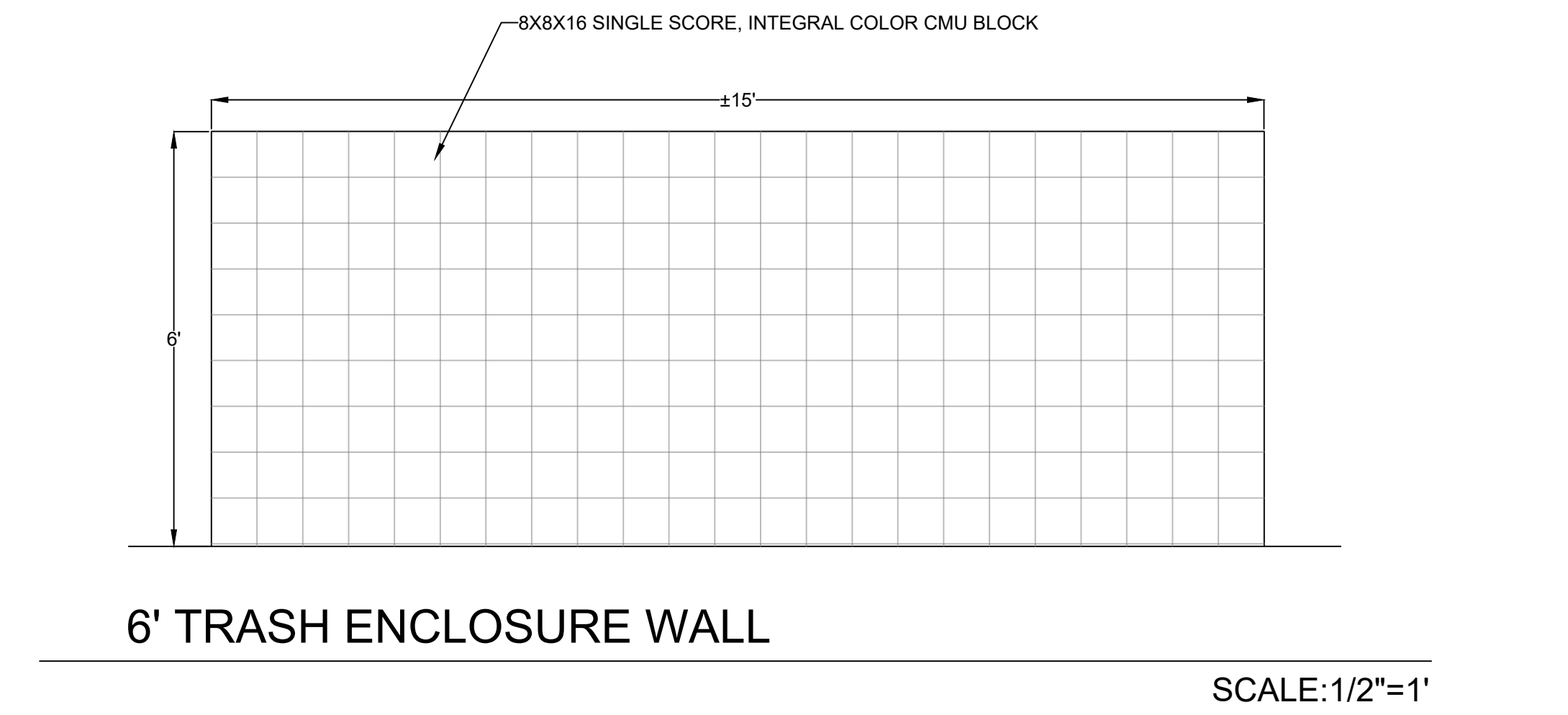
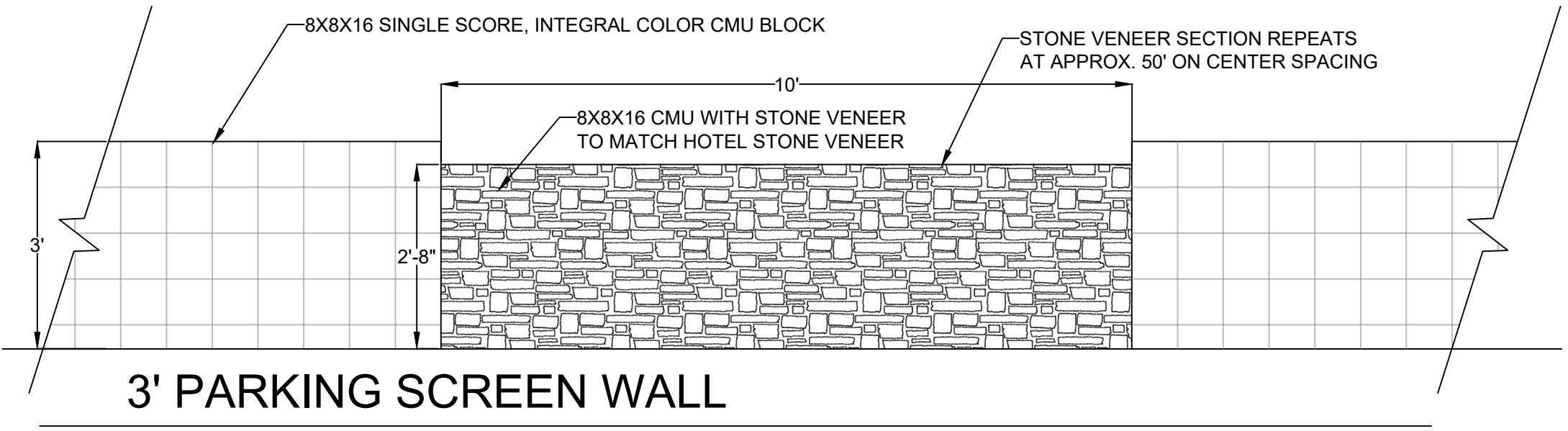
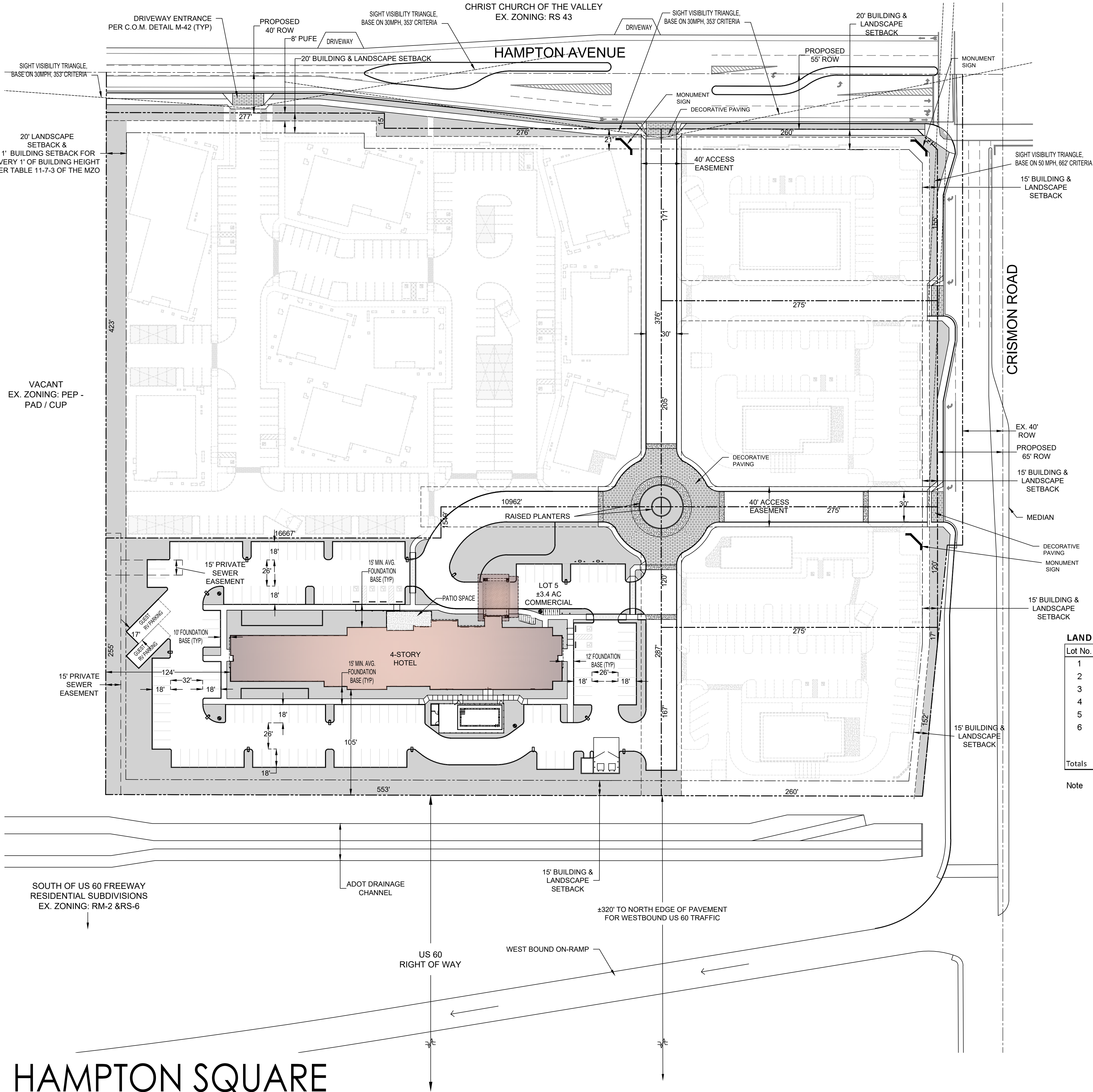
**GILMORE**  
PLANNING & LANDSCAPE ARCHITECTURE  
2211 N. 7th Street  
Phoenix, AZ 85006  
T 602.266.5622  
www.getgilmore.com

# HAMPTON SQUARE

MESA, AZ  
PREPARED FOR: CRISMON BFC, LLC

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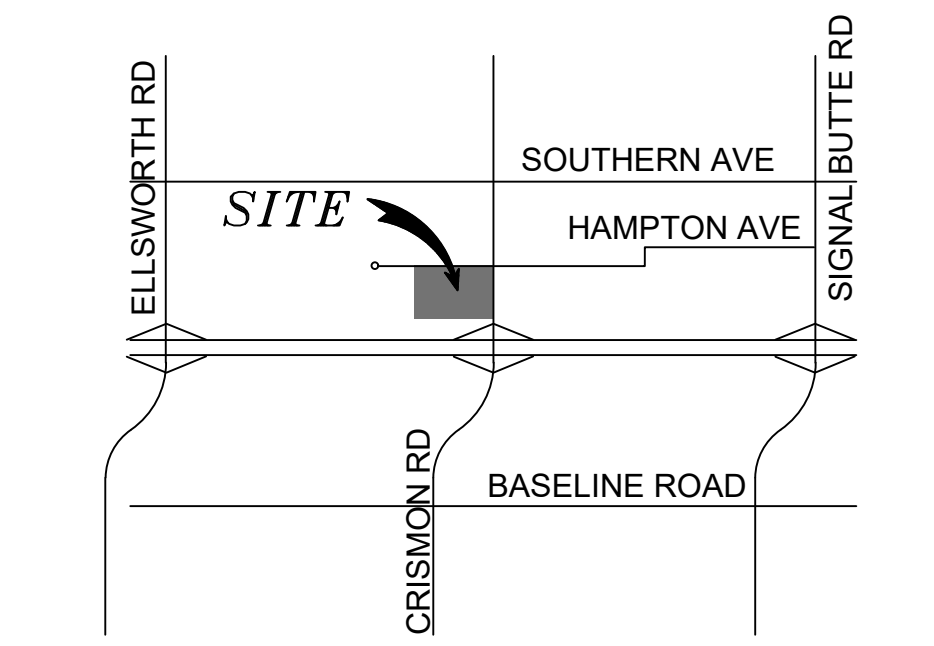


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# HAMPTON SQUARE

MESA, AZ  
PREPARED FOR: CRISMON BFC, LLC

VICINITY MAP  
NTS

North

PHASE 1  
DEVELOPMENT SITE PLAN

SCALE: 1" = 50'  
DATE: 4.29.19  
GPLA JOB# 17055

0' 25' 50' 100' 200'

NORTH

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