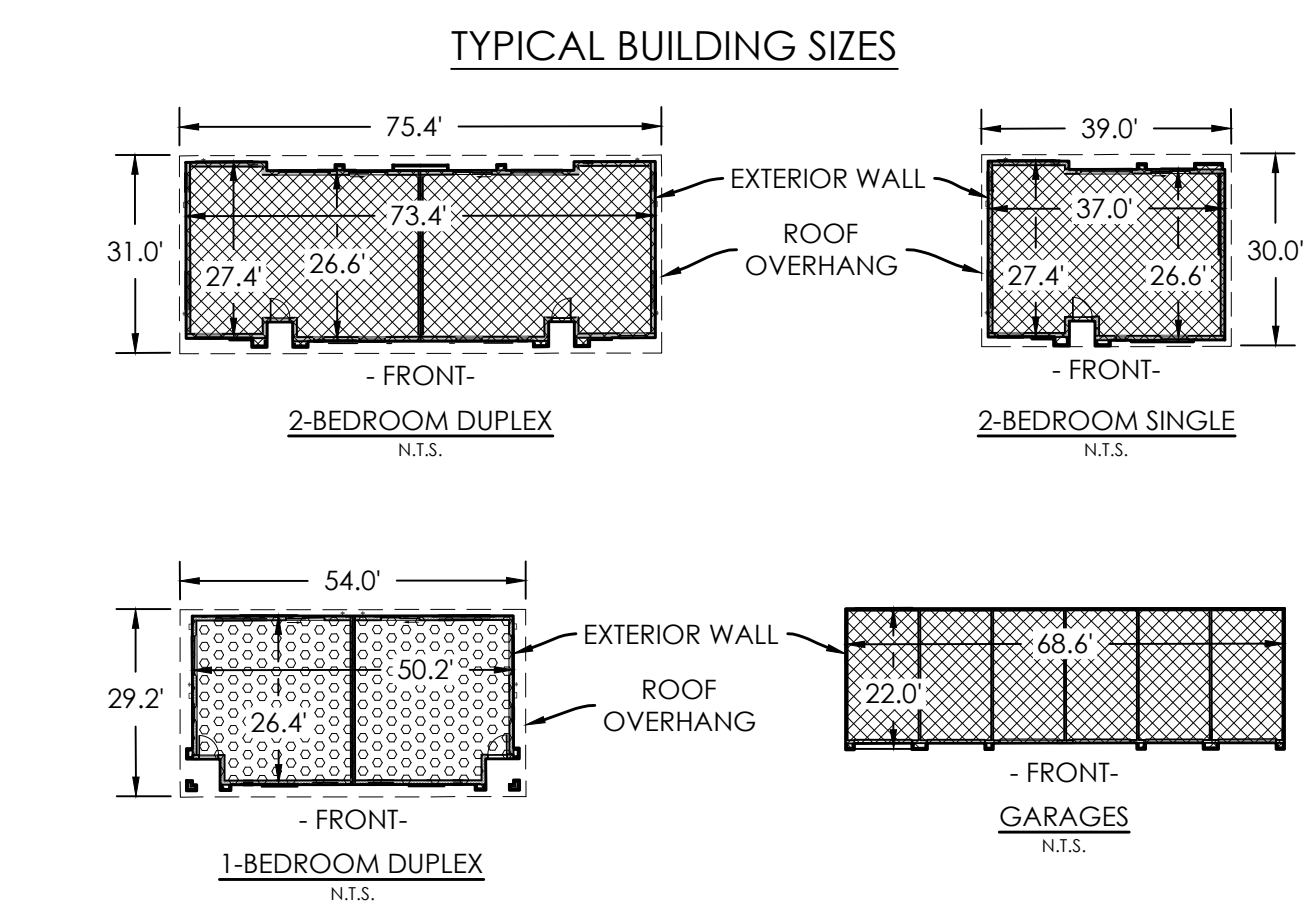
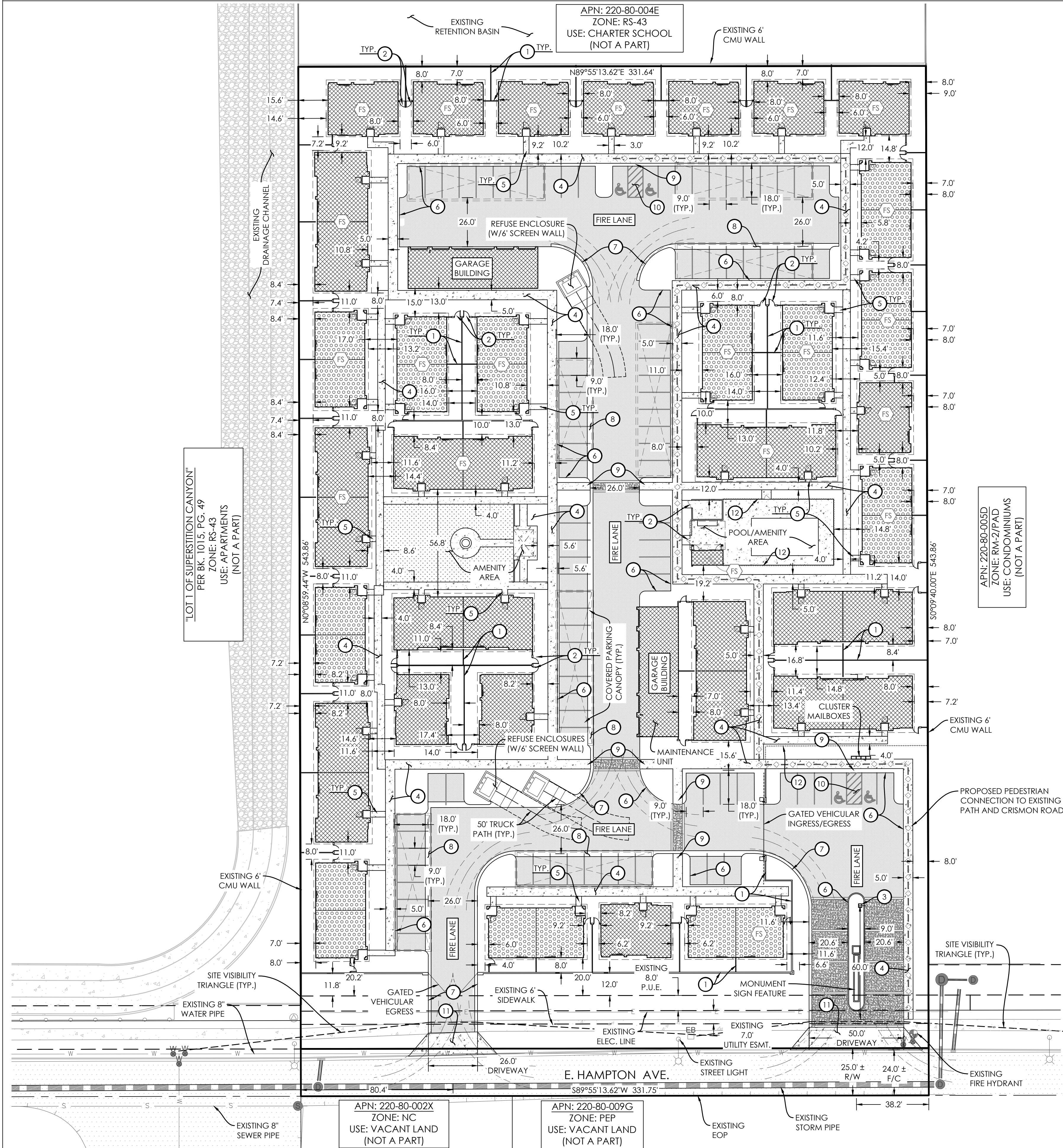


HAMPTON EAST II
APN: 200-80-004D - MESA, ARIZONA
PRELIMINARY SITE PLAN



ZONING DEV. STANDARDS - RM-2

REGULATION	CITY OF MESA RM-2 DEV. REGULATIONS	HAMPTON EAST II PROPOSED DEVELOPMENT REGULATIONS
MIN. LOT AREA (SQ. FT.)	7,200	7,200 MIN.
LOT WIDTH (FT.) - MULTI-FAMILY RES.	60	60
MIN. LOT DEPTH (FT.) - MULTI-FAMILY RES.	94	94
MAX. DENSITY (DU/NET AC.)	15	15
MIN. LOT AREA PER DU (SQ. FT.)	2,904	2,904
MAX. HEIGHT (FT.)	30	18 FT./1 STORY
BUILDING SETBACKS		
FRONT (HAMPTON AVE.)	20 FT.	20 FT.
SIDE (EAST PL)	20 FT.	8 FT.
SIDE (WEST PL)	20 FT.	8 FT.
REAR	20 FT.	8 FT.
LANDSCAPE SETBACK		
FRONT (HAMPTON AVE.)	20 FT.	20 FT.
SIDE (EAST PL)	20 FT.	8 FT.
SIDE (WEST PL)	20 FT.	8 FT.
REAR	20 FT.	8 FT.
SEPARATION BETWEEN BUILDINGS (1-STORY)	20 FT.	8 FT.
MAX. BUILDING COVERAGE	45%	45%
MIN. OPEN SPACE (SQ. FT./UNIT)	200	200

ABBREVIATIONS

- AC - ACRE
- APN - ASSESSOR'S PARCEL NUMBER
- B/W - BACK OF SIDEWALK
- CMU - CONCRETE MASONRY UNIT
- DEV - DEVELOPMENT
- DU - DWELLING UNIT
- EOP - EDGE OF PAVEMENT
- EA - EACH
- EX - EXISTING
- F.F. - FINISHED FLOOR ELEVATION
- F/C - FACE OF CURB
- FDC - FIRE DEPARTMENT CONNECTION
- LF - LINEAL FEET
- MAX - MAXIMUM
- MIN - MINIMUM
- N.T.S. - NOT TO SCALE
- PL - PROPERTY LINE
- PROP - PROPOSED
- P.U.E. - PUBLIC UTILITY EASEMENT
- RES - RESIDENTIAL
- R/W - RIGHT OF WAY
- SF or FT - SQUARE FEET
- SVC - SERVICE
- TYP - TYPICAL

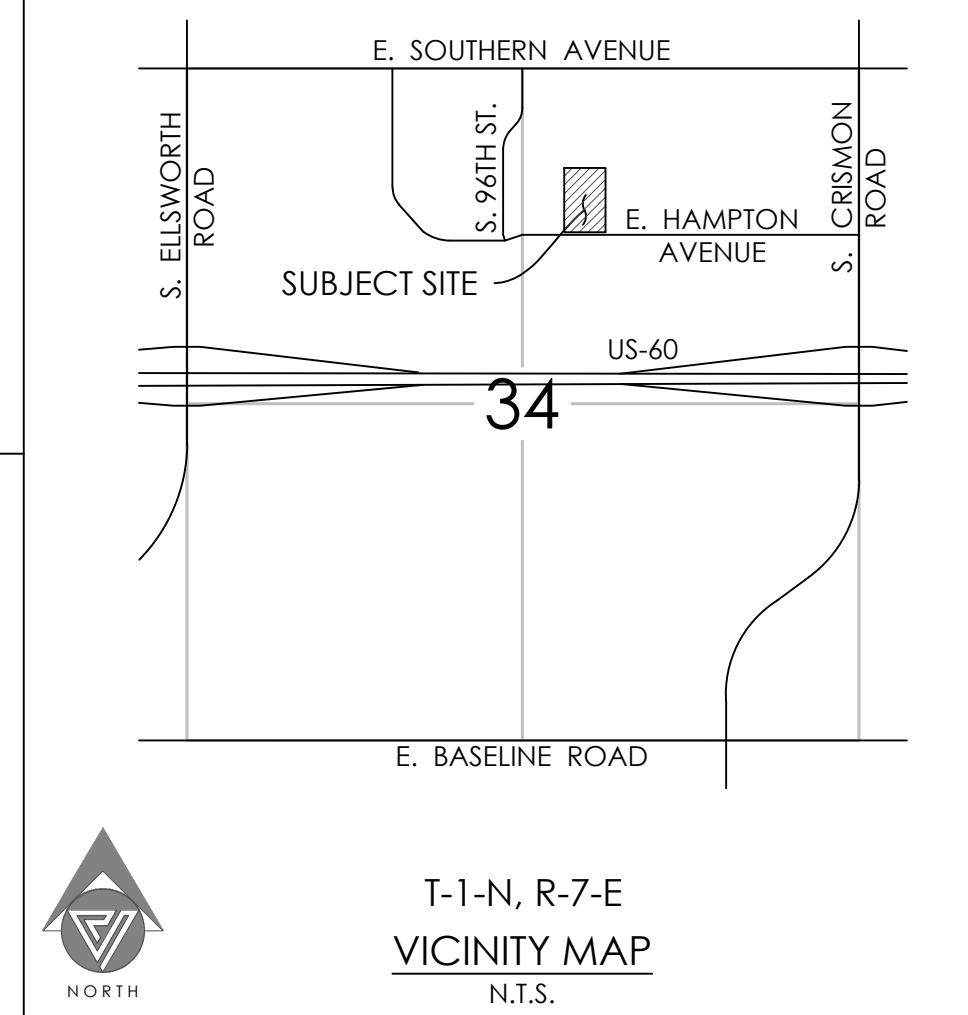
LEGEND

- EXISTING BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED ADA ACCESSIBLE ROUTE
- PROPOSED FENCE
- PROPOSED ASPHALT
- PROPOSED CONCRETE / WALKS
- BUILDING AREA (2-BEDROOM UNIT)
- BUILDING AREA (1-BEDROOM UNIT)
- BUILDINGS / UNITS WITH FIRE SPRINKLER SVC.
- DESIGNATED FIRE LANE

KEY / CONSTRUCTION NOTES

- PROPOSED SITE WALL
- PEDESTRIAN / FIRE ACCESS GATE
- VEHICULAR GATE ACCESS CALL BOX
- CONCRETE SIDEWALK (WIDTH AS SHOWN)
- 3' WIDE UNIT ACCESS WALK
- VERTICAL CURB (SINGLE)
- VERTICAL CURB & GUTTER
- VALLEY GUTTER (3' WIDE)
- PEDESTRIAN SIDEWALK RAMP
- ADA ACCESSIBLE PARKING
- PROPOSED DRIVEWAY (COMMERCIAL)
- PROPOSED IRON FENCE (6' HEIGHT)

SCALE: 1" = 30'



OWNER
OFF CRISMON PROPERTIES, LLC
6020 E. ARBOR AVENUE, SUITE 101
MESA, AZ 85206
PH: (480) 699-7956
CONTACT: _____

LANDSCAPE ARCHITECT
ANDERSONBARON
50 N. MCKLINTOCK DRIVE, SUITE 1
CHANDLER, AZ 85226
PH: (480) 699-7956
CONTACT: ALEX FISH

DEVELOPER
HAMPTON EAST II, LLC
C/O PARAGON DEV. GROUP
2241 E. PECOS ROAD, SUITE 1
CHANDLER, AZ 85225
PH: (480) 726-7575
CONTACT: BRUCE DUNN

CIVIL ENGINEER
VESPRO
8502 E. VIA DE VENTURA, SUITE 101
SCOTTSDALE, AZ 85258
PH: (480) 393-3640
CONTACT: CASEY PENNINGTON

ZONING
EXISTING: RS-43 (SINGLE RESIDENCE)
PROPOSED: RM-2 WITH PAD (MULTIPLE RESIDENCE)

AREA
GROSS = 180,398 FT² (4.1414 ACRES)
NET = 172,102 FT² (3.9509 ACRES)

FLOOD ZONE
ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2315L DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN ZONE "X". ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." IT SHOULD BE NOTED THAT FEMA HAS DETERMINED THE ENTIRE MAP PANEL AREA TO BE WITHIN THE SAME FLOOD ZONE DESIGNATION AND HAS NOT OFFICIALLY PUBLISHED A MAP. THE DATA IS AVAILABLE THROUGH FEMA'S WEBSITE AND INTERACTIVE INFORMATION PORTAL.

BUILDING DATA

	UNIT COUNT	TOTAL AREA
2 BEDROOM SINGLE BUILDING AREA: 981 FT² (EA.)	11	10,791
1 BEDROOM DUPLEX BUILDING AREA: 1,270 FT² (EA.)	24	30,480
2 BEDROOM DUPLEX BUILDING AREA: 1,962 FT² (EA.)	18	35,316
GARAGE BUILDING AREA: 1,447 FT² (EA.)	2	2,894

MAX. ROOF HEIGHT: 17'-3"
CONSTRUCTION TYPE: VB
OCCUPANCY TYPE: R-3
TOTAL BUILDING LOT COVERAGE: 44% (46% WITH GARAGE BUILDINGS)
DWELLING UNIT (DU) TOTAL: 53 UNITS
DU PER ACRE: 13.41 DU/AC

OPEN SPACE
TOTAL OPEN SPACE AREA: 77,290 FT²
77,290 / 172,102 = 0.449 = 44.9% COVERAGE
(AREAS REPRESENTED HEREON MAY NOT BE APPLICABLE TO SPECIFIC USAGE CALCULATIONS. REFER TO SEPARATE LANDSCAPE PLAN FOR ADDITIONAL INFO.)

PARKING REQUIRED
2.1 SPACES PER DWELLING UNIT
2.1 x 53 UNITS = 111 SPACES
TOTAL SPACES REQUIRED = 111 SPACES

PARKING PROVIDED
35 - UNCOVERED SPACES
44 - COVERED SPACES
12 - GARAGE SPACES (1 SPACE DESIGNATED AS MAINTENANCE UNIT)
4 - ADA ACCESSIBLE SPACES
115 - TOTAL PARKING SPACES

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE-OF-CURB OR FACE-OF-BUILDING UNLESS OTHERWISE NOTED.
- THE LAYOUT AND INFORMATION SHOWN HEREON IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE BASED ON JURISDICTIONAL REVIEW AND OWNER REVISIONS.
- ROOF DRAINAGE WILL BE DIRECTED TO DAYLIGHT AT FINISHED GRADE AND FLOW OVERLAND AS NECESSARY.
- PRIOR SURROUNDING INFRASTRUCTURE AND DEVELOPMENT WILL BE MAINTAINED IN-PLACE EXCEPT FOR PORTIONS IN CONFLICT WITH THE PROPOSED IMPROVEMENTS AS SHOWN HEREON.
- MINIMUM SEPARATION FOR BUILDINGS WITH FIRE SPRINKLER SYSTEMS IS 6-FEET.
- MINIMUM SEPARATION BETWEEN DWELLING AND GARAGE BUILDINGS IS 8-FEET.

VESPRO
8502 E. Via de Ventura, Suite 101
Scottsdale, AZ 85258
Ph: (480) 393-3640 Fx: (480) 393-3639
www.vespro.net

HAMPTON EAST II
APN: 200-80-004D - MESA, ARIZONA
PRELIMINARY SITE PLAN

REVISIONS

NO.	DESCRIPTION	DATE

PROFESSIONAL ENGINEER
14402
PETER VESECKY
Arizona, U.S.A.
Expires 09/30/2019

PROJECT NO: 19004
DRAWING DATE: 08/07/19
DRAWN BY: RSJ
CHECKED BY: CAP
DRAWING SCALE: AS SHOWN
DRAWING FILE: 19004_SP01.dwg

SITE PLAN
SP01
1 of 1