

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36, FROM WHICH THE WEST QUARTER BEARS, SOUTH 00 DEGREES 09 MINUTES 53 SECONDS EAST (BASIS OF BEARINGS), A DISTANCE OF 2638.52 FEET;

THENCE SOUTH 00 DEGREES 09 MINUTES 53 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 816.69 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 804.47 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 108.41 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 19.72 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 59 SECONDS EAST, A DISTANCE OF 475.07 FEET;

THENCE SOUTH 00 DEGREES 08 MINUTES 32 SECONDS EAST A DISTANCE OF 1201.20 FEET;

THENCE SOUTH 89 DEGREES 52 MINUTES 02 SECONDS WEST A DISTANCE OF 385.19 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 03 SECONDS WEST A DISTANCE OF 248.66 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 06 SECONDS WEST A DISTANCE OF 68.32 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 03 SECONDS WEST A DISTANCE OF 498.56 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 57 SECONDS WEST A DISTANCE OF 132.94 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 03 SECONDS WEST A DISTANCE OF 474.49 FEET TO THE POINT OF BEGINNING.

LEGEND

	FOUND BRASS CAP IN HAND HOLE
	FOUND BRASS CAP FLUSH
	FOUND REBAR W/CAP RLS26404 UNLESS OTHERWISE NOTED
	SET REBAR W/CAP RLS55030
R/W	RIGHT OF WAY
M.C.R.	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
	SUBJECT PROPERTY
	SECTION LINE
	EASEMENT LINE
	RIGHT OF WAY LINE
	FENCE LINE
	12 UNIT 3-STORY GARDEN STYLE BUILDING
	24 UNIT 3-STORY GARDEN STYLE BUILDING
	36 UNIT 3-STORY GARDEN STYLE BUILDING

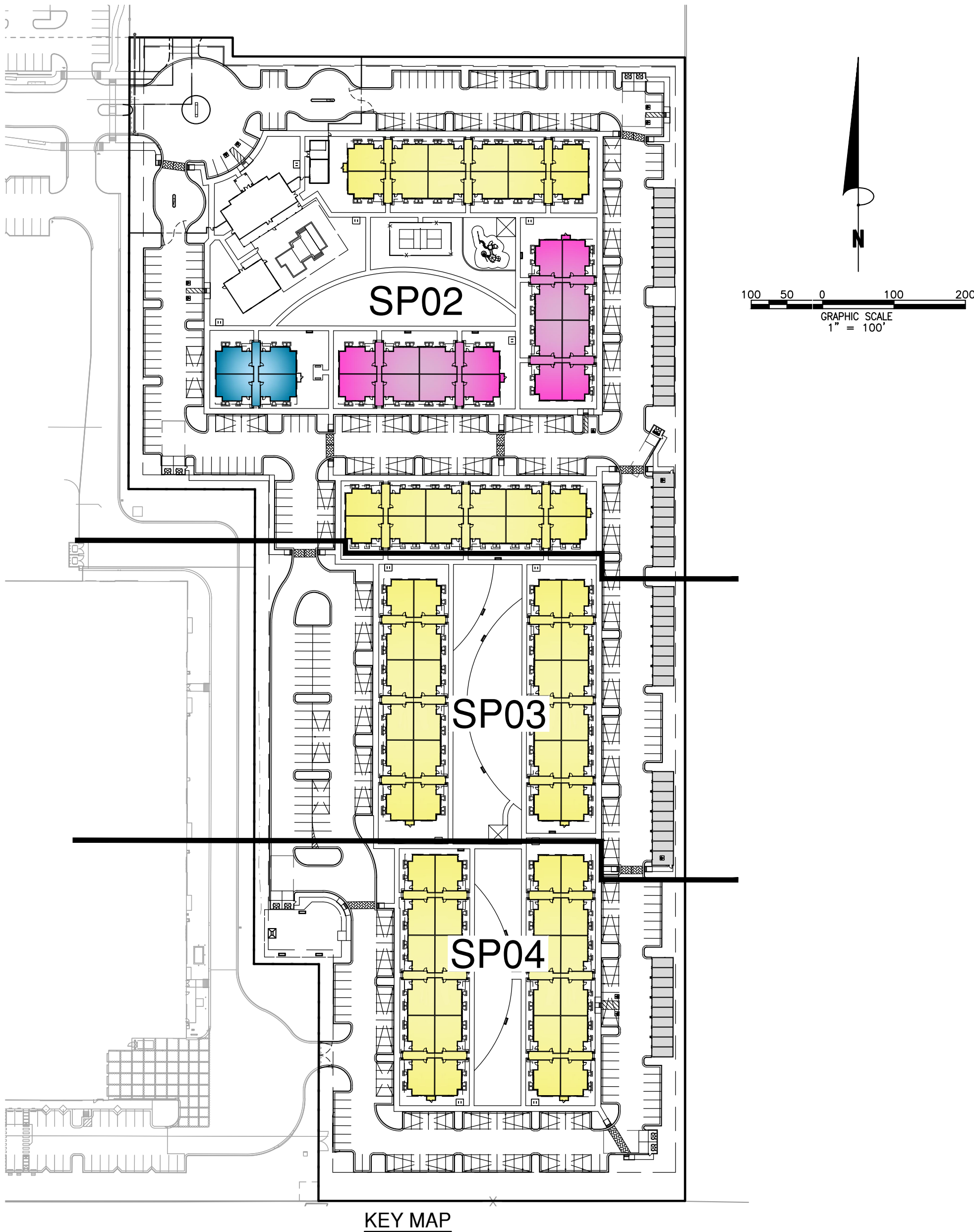
CITY OF MESA GENERAL NOTES

- ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS FURNISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE CITY OF MESA. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE AMENDED SPECIFICATIONS AND DETAILS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- SEPARATE RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ALL PUBLIC UTILITIES, PUBLIC STREET IMPROVEMENTS, AND RIGHT-OF-WAY LANDSCAPING. FOR INFORMATION REGARDING AVAILABILITY AND COST OF RIGHT-OF-WAY PERMITS, CONTACT THE PERMIT SERVICES SECTION OF THE BUILDING SAFETY DIVISION AT (480) 644-4273 OR AT [HTTP://WWW.MESA.AZ.GOV/DEV/SUSTAIN/CONSTRUCTION/PERMITS.ASPX](http://www.mesaaz.gov/dev/sustain/construction/permits.aspx). THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED UNLESS OTHERWISE NOTED. CONTRACTORS MUST HOLD THE APPROPRIATE CLASS OF LICENSE AND SHALL HAVE ON FILE WITH THE PERMIT SERVICES SECTION PROOF OF INSURANCE COVERAGE. PERMITS BECOME INVALID AND MUST BE UPDATED IF WORK HAS NOT BEGUN WITHIN NINETY (90) DAYS. PERMITS ALSO BECOME INVALID IF THE CONTRACTOR'S INSURANCE LAPSES OR IS VOIDED.
- TWENTY FOUR (24) HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK, CONSTRUCTION OR INSTALLATIONS ASSOCIATED WITH THIS PERMIT, THE PERMITTEE SHALL NOTIFY CITY OF MESA ENGINEERING DEPARTMENT AT (480) 644-2251 OF INTENT TO BEGIN AND REQUEST/SCHEDULE PRELIMINARY FIELD REVIEW AT THE PROJECT SITE WITH THE CITY OF MESA ENGINEERING DEPARTMENT CONSTRUCTION INSPECTOR (CITY INSPECTOR). FAILURE TO PROVIDE PROPER INSPECTION NOTIFICATION AS PRESCRIBED ABOVE, SHALL RESULT IN THIS PERMIT BECOMING INVALID AND WORK BEING STOPPED.
- CONTRACTOR'S SHALL COMPLY WITH THE REQUIREMENTS TO OBTAIN THE NECESSARY RIGHT-OF-WAY PERMITS AND SHALL COMPLY WITH THE RIGHT-OF-WAY PERMIT CONDITIONS AS FOUND ON THE BACK OF THE PERMIT FORM.
- THE CITY OF MESA PARKS & RECREATION DIVISION IS NOT REPRESENTED BY BLUE STAKE. WHEN THE CONTRACTOR EXCAVATES NEAR OR ADJACENT TO A CITY PARK, THE CONTRACTOR SHALL CONTACT THE PARKS & RECREATION ADMINISTRATION SECTION AT (480) 644-2354 TO REQUEST ASSISTANCE IN LOCATING ALL THEIR UNDERGROUND FACILITIES.
- THE CONTRACTOR SHALL OBTAIN AN EARTH-MOVING PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT AND SHALL COMPLY WITH ITS REQUIREMENTS FOR DUST CONTROL.
- THE ENGINEER HEREBY CERTIFIES AS EVIDENCED BY A PROFESSIONAL SEAL & SIGNATURE, THAT ALL AFFECTED UTILITY COMPANIES BOTH PUBLIC AND PRIVATE HAVE BEEN CONTACTED AND ALL EXISTING AND/OR PROPOSED UTILITY LINES AND OTHER RELATED INFORMATION HAVE BEEN TRANSFERRED ONTO THESE PLANS. THE ENGINEER OR ARCHITECT ALSO HEREBY CERTIFIES THAT ALL EXISTING AND/OR PROPOSED PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN CORRECTLY PLOTTED/SHOWN.
- THE ENGINEER, OR LAND SURVEYOR OF RECORD SHALL CERTIFY UPON COMPLETION OF CONSTRUCTION THAT ALL PUBLIC IMPROVEMENTS (WATER AND SEWER UTILITIES, STORM SEWER, CONCRETE, PAVING, STREET LIGHTS, ETC.) HAVE BEEN INSTALLED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE APPROVED PLANS. ANY CHANGES SHALL BE REFLECTED ON "AS-BUILT" DRAWINGS PROVIDED BY THE ENGINEER TO THE CITY'S ENGINEERING DEPARTMENT.
- THE REGISTERED ENGINEER OR LAND SURVEYOR SHALL CERTIFY THAT THE MINIMUM HORIZONTAL AND VERTICAL SEPARATION BETWEEN UTILITIES WITHIN PUBLIC RIGHT-OF-WAY AND EASEMENTS HAS BEEN MAINTAINED AS REQUIRED BY LAW OR POLICY.
- THE DEVELOPER SHALL PROVIDE ALL CONSTRUCTION STAKING FOR THE PROJECT.
- THE DEVELOPER OR THE ENGINEER IS RESPONSIBLE FOR ARRANGING FOR THE RELOCATION OR REMOVAL OF ALL UTILITIES OR FACILITIES THAT ARE IN CONFLICT WITH THE PROPOSED PUBLIC IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ALL UTILITIES, POWER POLES, IRRIGATION DRY-UPS, RESETS REMOVALS BY OTHERS, ETC.

MEDINA STATION-PARCEL C

MESA, ARIZONA

A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	SITE PLAN
03	SITE PLAN
04	SITE PLAN
05	SITE DETAILS

- THE CONTRACTORS SHALL LOCATE ALL UTILITIES PRIOR TO EXCAVATION AND AVOID DAMAGE TO SAME. CALL (602) 263-1100 FOR BLUE STAKE TWO WORKING DAYS PRIOR TO DIGGING. CALL SALT RIVER PROJECT FOR POLE BRACING. ELECTRIC SERVICE OR CONSTRUCTION SCHEDULING AT (602) 273-8888.
- WHEN GAS MAINS AND/OR SERVICES ARE EXPOSED, CONTACT THE CITY OF MESA AT (480) 644-2261 FOR INSPECTION OF THE EXPOSED PIPE AND COATING PRIOR TO BACKFILLING OF THE TRENCH.
- CONTRACTORS SHALL COMPLY WITH THE PROVISIONS FOR TRAFFIC CONTROL AND BARRICADING PER THE CURRENT CITY OF MESA TRAFFIC BARRICADE MANUAL.
- IF A FIRE HYDRANT IS NEEDED TO OBTAIN CONSTRUCTION WATER, THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT METER FROM PERMIT SERVICES AND PAY ALL APPLICABLE FEES AND CHARGES.
- IF DURING THE CONSTRUCTION OF A PUBLIC FACILITY, THE CONTRACTOR FAILS TO OR IS UNABLE TO COMPLY WITH A REQUEST OF THE CITY INSPECTOR, AND IT IS NECESSARY FOR CITY FORCES TO DO WORK THAT IS NORMALLY THE CONTRACTOR'S RESPONSIBILITY, THE CITY SHALL BE JUSTIFIED IN BILLING THE CONTRACTOR. EACH INCIDENT REQUIRING WORK BY CITY FORCES SHALL BE COVERED BY A SEPARATE BILLING AT THE CURRENT APPLICABLE RATES.
- THE CONTRACTOR IS ADVISED THAT DAMAGE TO PUBLIC SERVICES OR SYSTEMS AS A RESULT OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AND INSPECTED BY THE CITY INSPECTOR, UNLESS OTHERWISE APPROVED BY THE CITY. ALL REPAIRS SHALL BE DONE WITHIN 24 HOURS. THE CONTRACTOR IS ADVISED THAT ANY COSTS RELATED TO REPAIR OR REPLACEMENT OF DAMAGED PUBLIC SERVICES AND SYSTEMS AS A RESULT OF CONTRACTOR'S ACTIVITIES SHALL BE BORNE BY THE CONTRACTOR.

OWNER

BELA FLOR HOLDINGS LLC
1635 NORTH GREENFIELD ROAD SUITE 115
MESA, ARIZONA, 85205

DEVELOPER

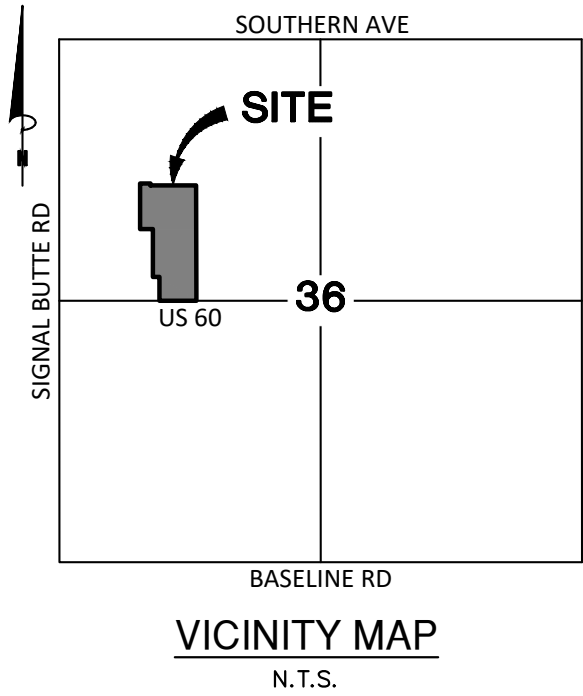
HILLPOINTE LLC
101 SOUTH NEW YORK AVENUE SUITE 211
WINTER PARK, FL, 32789
CONTACT: MARK FOSTER
PHONE: 303.910.5470
EMAIL: MFOSTER@HILLPOINTE.COM

CIVIL ENGINEER

BOWMAN
2420 S POWER ROAD SUITE 105
MESA, AZ, 85741
CONTACT: NATHAN LARSON, PE
PHONE: 480.287.9978 EXT. 8348
EMAIL: NLARSON@BOWMAN.COM

LANDSCAPE ARCHITECT

BOWMAN
3275 W INA ROAD SUITE 220
TUSCON, AZ 85741
CONTACT: TIM JOHNSON
PHONE: 520.475.3070
EMAIL: TIMJOHNSON@BOWMAN.COM



SITE PLAN YIELD

GROSS/NET ACREAGE	589,813 SF / 13.52 AC
DENSITY ALLOWED	35.00 DU/NET AC
DENSITY PROVIDED (NET)	20.41 DU/NET AC
DENSITY PROVIDED (GROSS)	20.41 DU/GROSS AC

PROJECT DESCRIPTION

276 UNIT 3-STORY 2-BEDROOM GARDEN STYLE DEVELOPMENT WITH 12-, 24-, AND 36- UNIT BUILDINGS.

PROJECT DATA

UNIT TYPE	YIELD	UNIT FOOTPRINT	TOTAL FOOTPRINT	MIX %
12 UNIT GARDEN BUILDING	1	4,683 SF	4,683 SF	4%
24 UNIT GARDEN BUILDING	2	9,414 SF	18,828 SF	18%
36 UNIT GARDEN BUILDING	6	14,170 SF	85,020 SF	78%
UNITS PROVIDED	276		108,531 SF	100%

COMMUNITY BUILDING	3,775 SF
FITNESS CENTER	1,824 SF
MAIL/ MAINTENANCE	913 SF
COVERED PARKING	45,360 SF
GARAGE	14,032 SF
PAVEMENT	153,657 SF
SIDEWALKS	40,070 SF
PICKLEBALL COURT	2,275 SF
TOT LOT	1,159 SF
RAMADAS	880 SF
POOL DECKING	3,546 SF
TOTAL LOT COVERAGE	376,022 SF
MAXIMUM LOT COVERAGE ALLOWED	= 80 %
LOT COVERAGE PROVIDED (NET)	= 64 %
APN NUMBER	220-82-018J
CURRENT ZONING - LC-PAD	
MINIMUM SETBACKS	NORTH 10' SOUTH 30' EAST 10' WEST 15'
ALLOWABLE BUILDING HEIGHT	= 60'
PROPOSED BUILDING HEIGHT	= 36'-6"

OPEN SPACE REQUIRED:	
COMMON OPEN SPACE	= 150 SF/DU
TOTAL = 150 SF x 276 DU	= 41,400 SF / 0.95 AC

OPEN SPACE PROVIDED:	
RECREATIONAL OPEN SPACE	= 123,801 SF / 2.84 AC
COMMON OPEN SPACE	= 135,218 SF / 3.10 AC
TOTAL OPEN SPACE	= 259,019 SF / 5.94 AC
	44% GROSS

PRIVATE OPEN SPACE REQUIRED	= 60 SF/DU
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PRIVATE OPEN SPACE PROVIDED:	
GROUND FLOOR UNITS	= 80 SF/DU
ABOVE GROUND UNITS	= 60 SF/DU

PARKING SUMMARY:

PARKING REQUIRED	
2 BEDROOM	276 x 1.7 = 470
TOTAL PARKING REQUIRED BY MUNICIPALITY	470

PARKING PROVIDED	
GARAGE PARKING (INCL-ADA)	58
COVERED NON-ADA PARKING	277
COVERED ADA PARKING	2
UNCOVERED NON-ADA PARKING	173
UNCOVERED ADA PARKING	7
TOTAL PARKING PROVIDED	517

BICYCLE PARKING REQUIRED	
1 SPACE PER 10 VEHICLE PARKING SPACES, 1 SPACE PER 20 VEHICLE PARKING SPACES AFTER 50 BICYCLE SPACES	
500 VEHICLE SPACES / 10	= 50
17 VEHICLE SPACES / 20	= 1
TOTAL BICYCLE PARKING REQUIRED	51

BICYCLE PARKING PROVIDED	= 52
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Bowman

Bowman Consulting Group Ltd
2420 S. Power Road Ste 105
Mesa, Arizona 85209
Phone: (480) 629-8830
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COVER SHEET
MEDINA STATION-PARCEL C
MARICOPA COUNTY
MESA, ARIZONA

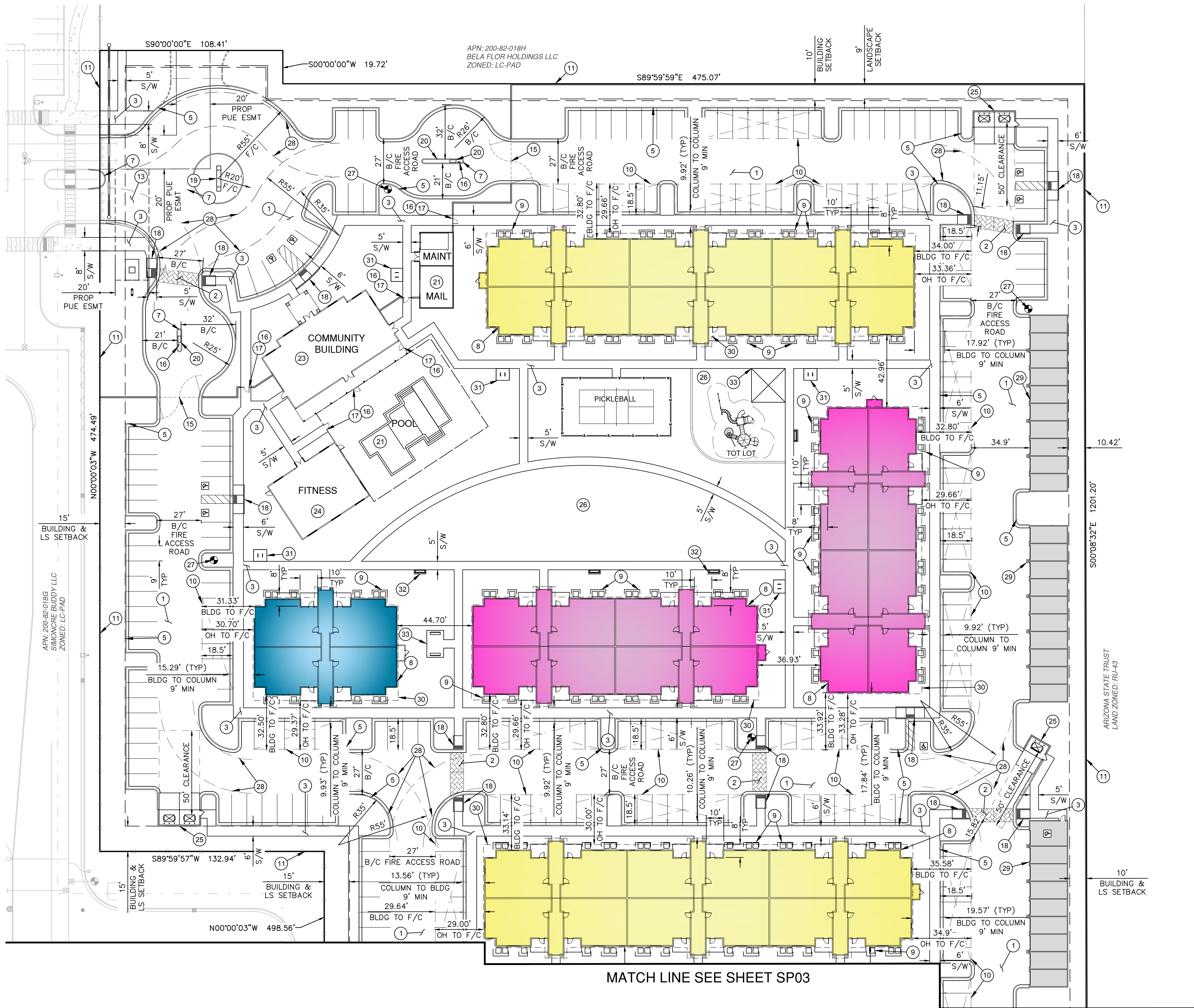
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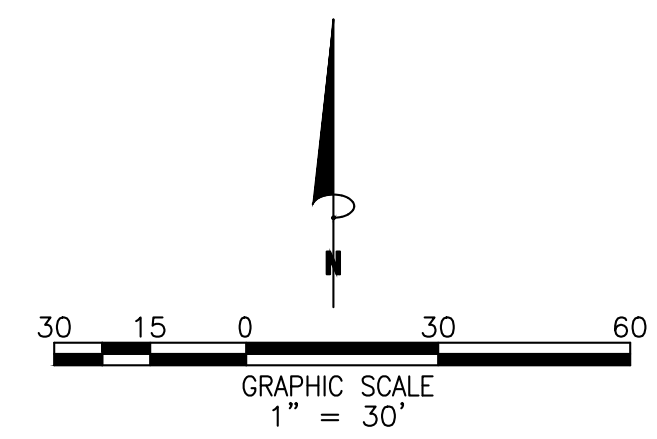
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6/30/25	2ND SUBMITTAL
7/25/25	3RD SUBMITTAL
8/19/25	4TH SUBMITTAL

DATE	DESCRIPTION
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DESIGN	DRAWN CHKD
SCALE	H: 1"=100' V: NONE
JOB No.	052056-01-001
DATE :	8/19/25

SP01
SHEET 01 OF 05



- KEY NOTES**
- 1 ASPHALT
 - 2 ALTERNATIVE PAVEMENT CROSSWALK PER MSDG 4.2.2 (TYP)
 - 3 BROOM FINISHED CONCRETE SIDEWALK PER MSDG 4.2.2. 5' WIDTH UNLESS OTHERWISE SPECIFIED
 - 4 NOT USED
 - 5 6" CURB AND GUTTER, DEPRESSED GUTTER
 - 6 6" CURB AND GUTTER
 - 7 6" SINGLE CURB
 - 8 3-STORY MULTIFAMILY BUILDING
 - 9 A/C UNIT WITH SCREENING, SEE LANDSCAPE PLAN (TYP)
 - 10 PROPOSED COVERED PARKING (TYP)
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 - 17 PEDESTRIAN GATE
 - 18 PEDESTRIAN RAMP WITH DETECTABLE WARNINGS
 - 19 ENTRY MONUMENT
 - 20 SITE MAP MONUMENT
 - 21 POOL COMPLEX
 - 22 MAIL KIOSK/MAINTENANCE BUILDING
 - 23 COMMUNITY BUILDING
 - 24 FITNESS CENTER
 - 25 REFUSE ENCLOSURE PER COM STD DET M-62, SEE LANDSCAPE PLANS
 - 26 OPEN SPACE
 - 27 PROPOSED FIRE HYDRANT (TYP)
 - 28 35' INSIDE RADIUS 55' OUTSIDE RADIUS (TYP)
 - 29 GARAGE
 - 30 BUILDING OVERHANG (OH)
 - 31 BICYCLE PARKING, SEE LANDSCAPE PLAN
 - 32 BENCH, SEE LANDSCAPE PLAN
 - 33 SHADE STRUCTURE, SEE LANDSCAPE PLAN
- NOTE:**
- 1. SEE DETAIL SHEET FOR BUILDING AND GROUND FLOOR PATIO DIMENSIONS.
 - 2. SEE ARCHITECTURE PLANS FOR UNIT BALCONY AND PATIO RAILING.
 - 3. ALL DIMENSION TO BACK OF CURB (B/C) UNLESS OTHERWISE NOTED.



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Bowman Consulting Group Ltd
1600 N. Desert Drive Ste 210
Tempe, Arizona 85288
Phone: (480) 629-8830
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SITE PLAN

MEDINA STATION-PARCEL C

MARICOPA COUNTY

MESA, ARIZONA

PROJECT NUMBER

68461
NATHAN LARSON
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

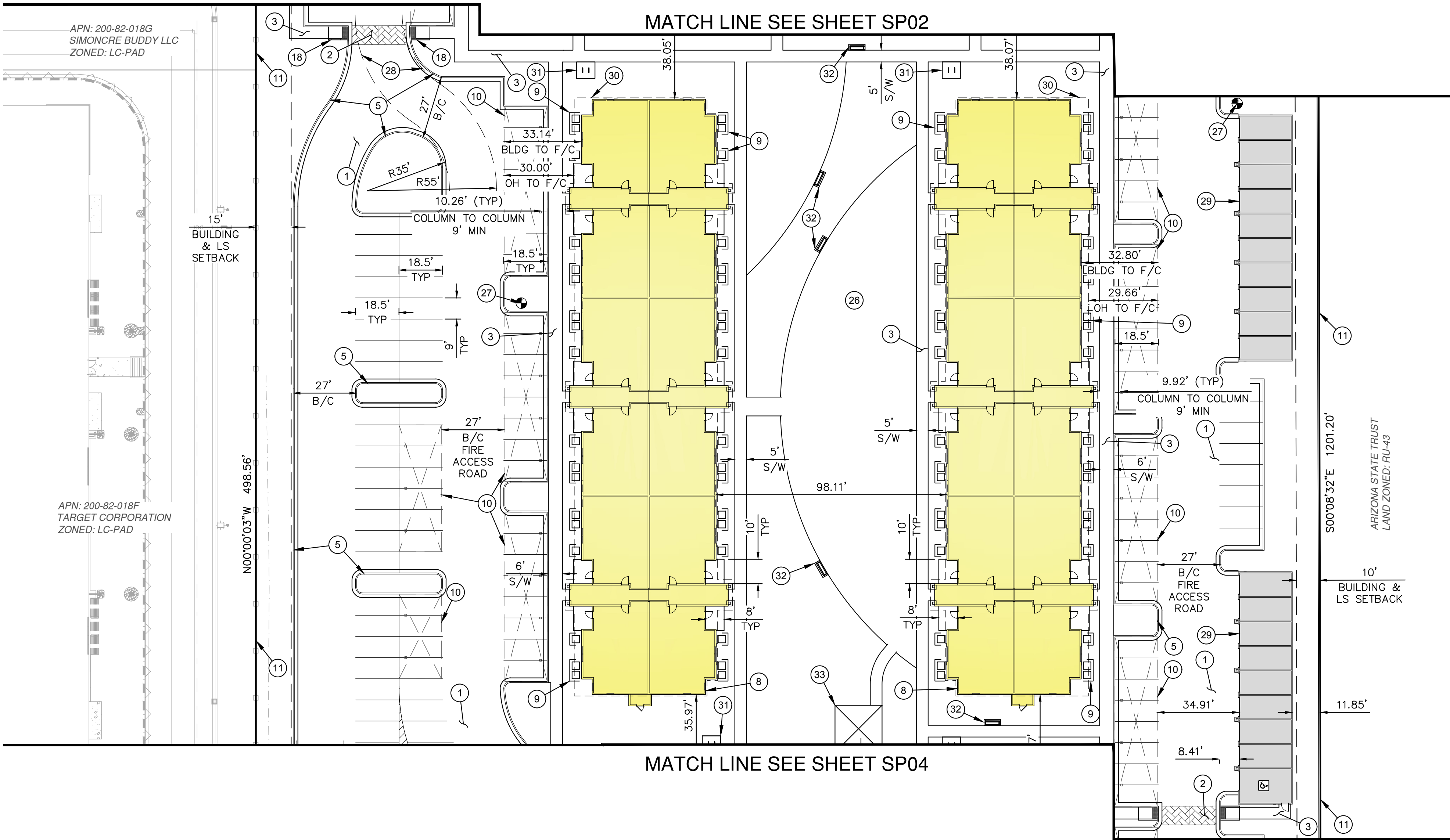
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8/19/25	4TH SUBMITTAL

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JOB No. 052056-01-001	
DATE : 8/19/25	

SP02

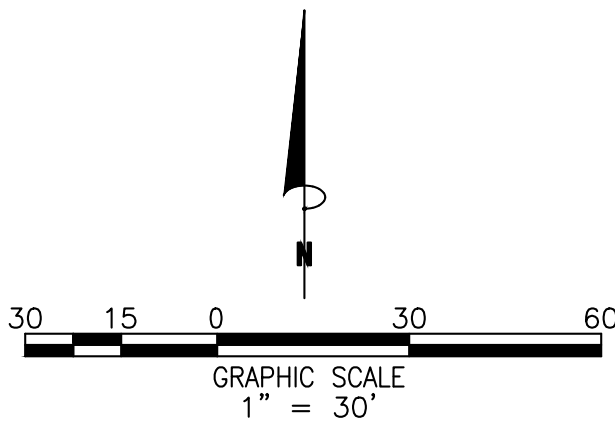
SHEET 02 OF 05



KEY NOTES

- 1 ASPHALT
- 2 ALTERNATIVE PAVEMENT CROSSWALK PER MSDG 4.2.2 (TYP)
- 3 BROOM FINISHED CONCRETE SIDEWALK PER MSDG 4.2.2. 5' WIDTH UNLESS OTHERWISE SPECIFIED
- 4 NOT USED
- 5 6" CURB AND GUTTER, DEPRESSED GUTTER
- 6 6" CURB AND GUTTER
- 7 6" SINGLE CURB
- 8 3-STORY MULTIFAMILY BUILDING
- 9 A/C UNIT WITH SCREENING, SEE LANDSCAPE PLAN (TYP)
- 10 PROPOSED COVERED PARKING (TYP)
- 11 PERIMETER BLOCK WALL. SEE LANDSCAPE PLAN
- 12 PROPOSED SOUND WALL
- 13 PRIMARY PROJECT ENTRY
- 14 EMERGENCY ACCESS GATE
- 15 INGRESS/EGRESS GATE
- 16 KEY SWIPE
- 17 PEDESTRIAN GATE
- 18 PEDESTRIAN RAMP WITH DETECTABLE WARNINGS
- 19 ENTRY MONUMENT
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- 22 MAIL KIOSK/MAINTENANCE BUILDING
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- 28 35' INSIDE RADIUS 55' OUTSIDE RADIUS (TYP)
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- 31 BICYCLE PARKING, SEE LANDSCAPE PLAN
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- 33 SHADE STRUCTURE, SEE LANDSCAPE PLAN

NOTE:
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SITE PLAN
MEDINA STATION-PARCEL C
MARICOPA COUNTY
MESA, ARIZONA

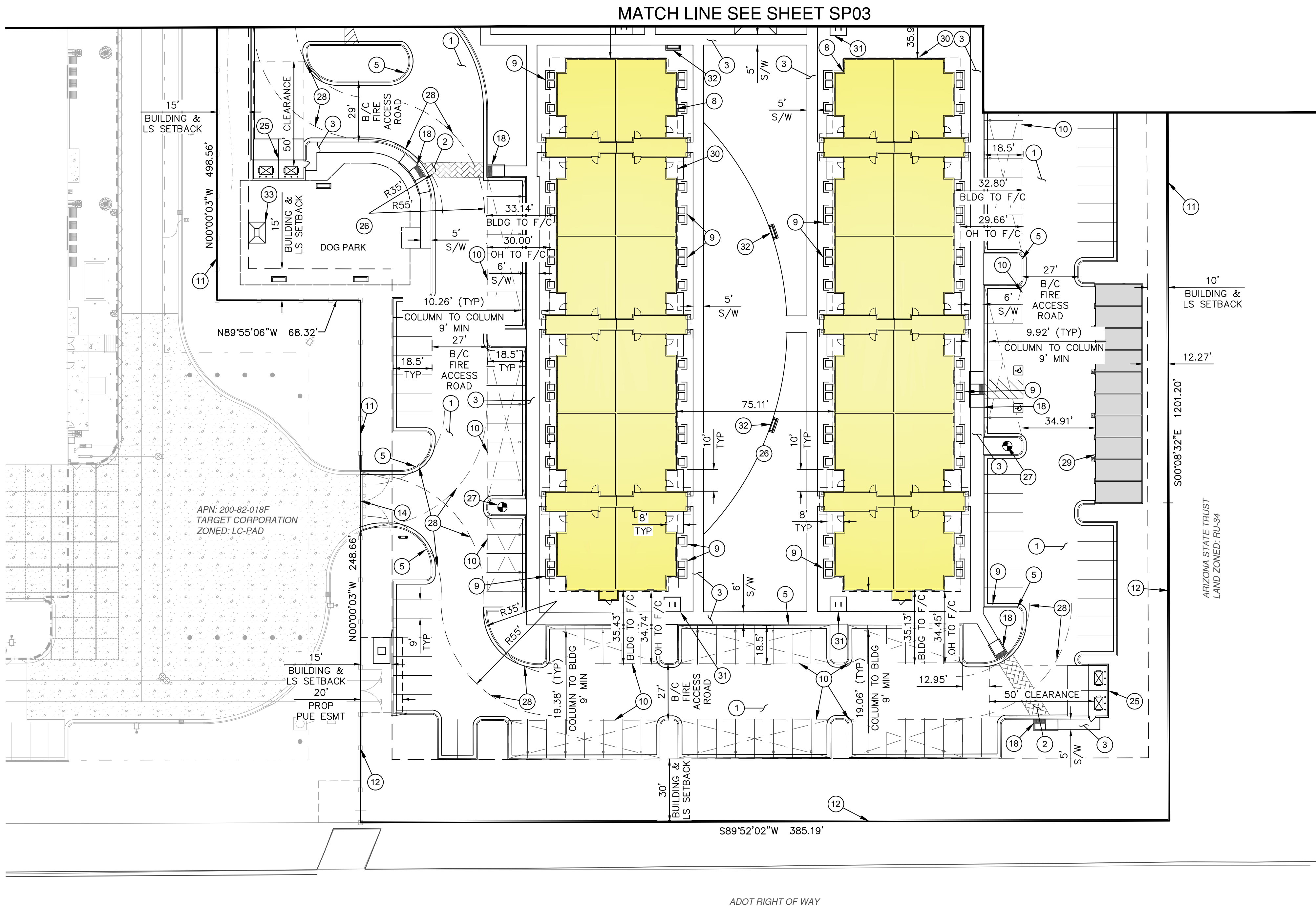
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8/19/25	4TH SUBMITTAL

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DATE : 8/19/25	

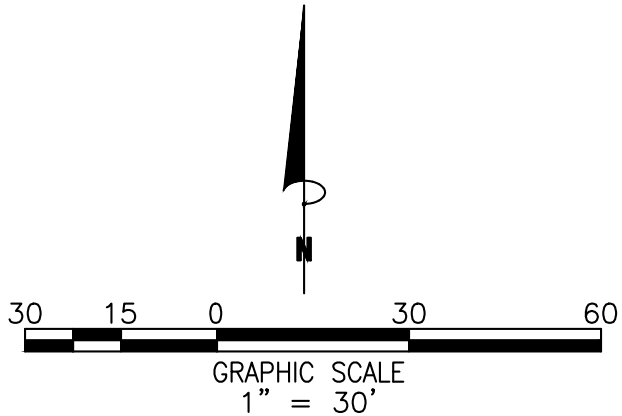
SP03
SHEET 03 OF 05



KEY NOTES

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NOTE:
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2. SEE ARCHITECTURE PLANS FOR UNIT BALCONY AND PATIO RAILING.
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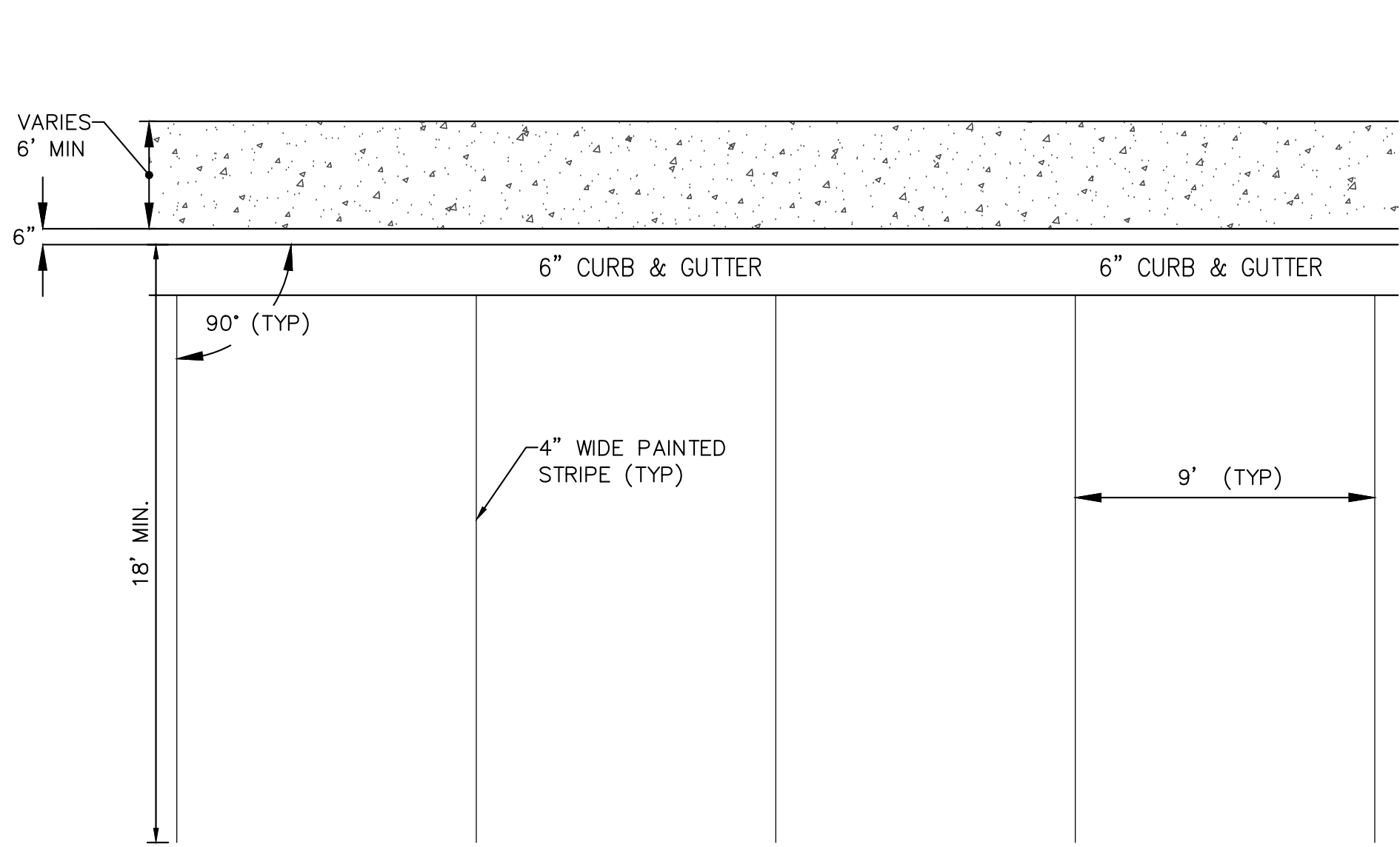


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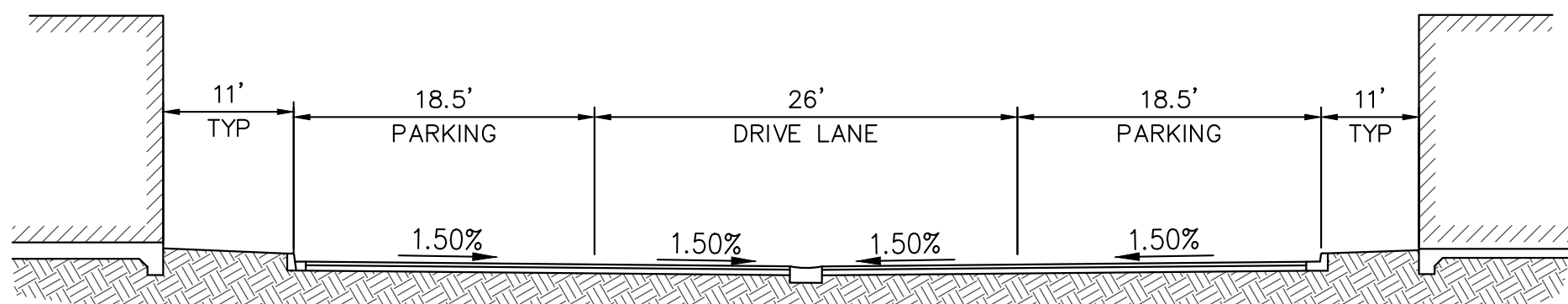


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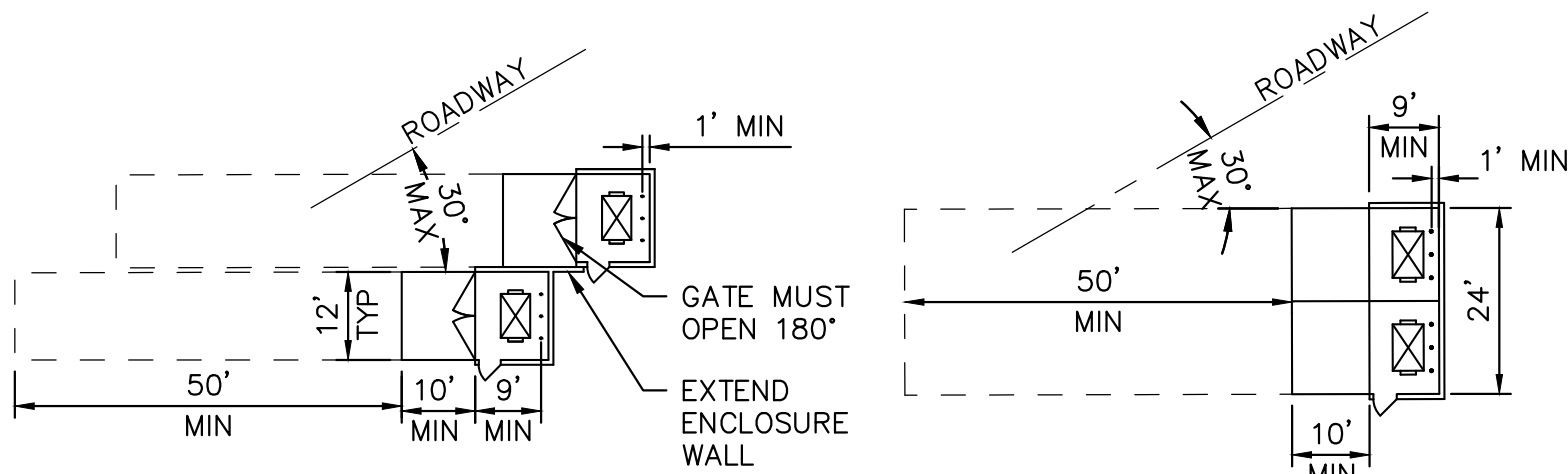
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DATE : 8/19/25		



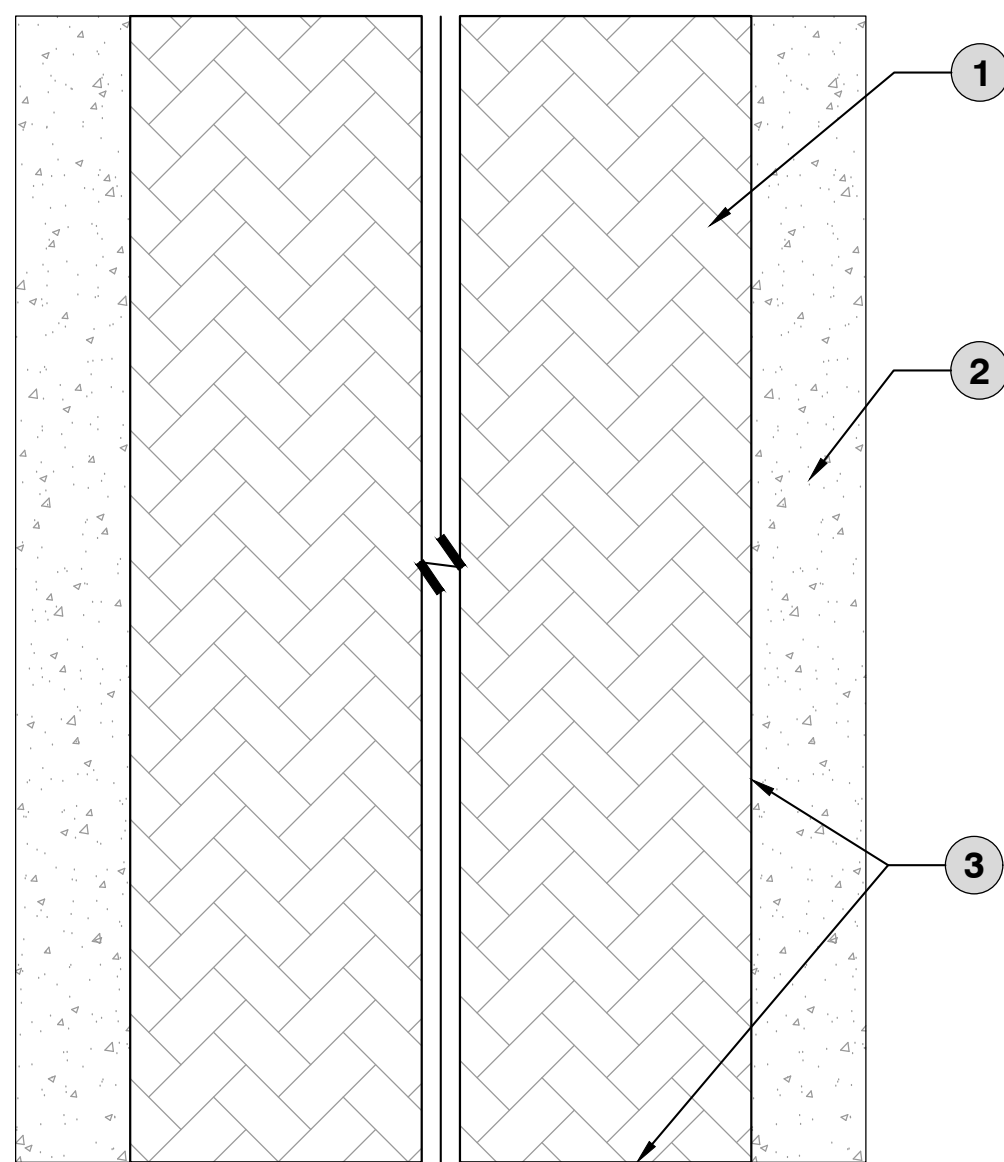
STANDARD PARKING DETAIL
NTS



TYPICAL ROAD SECTION
NTS



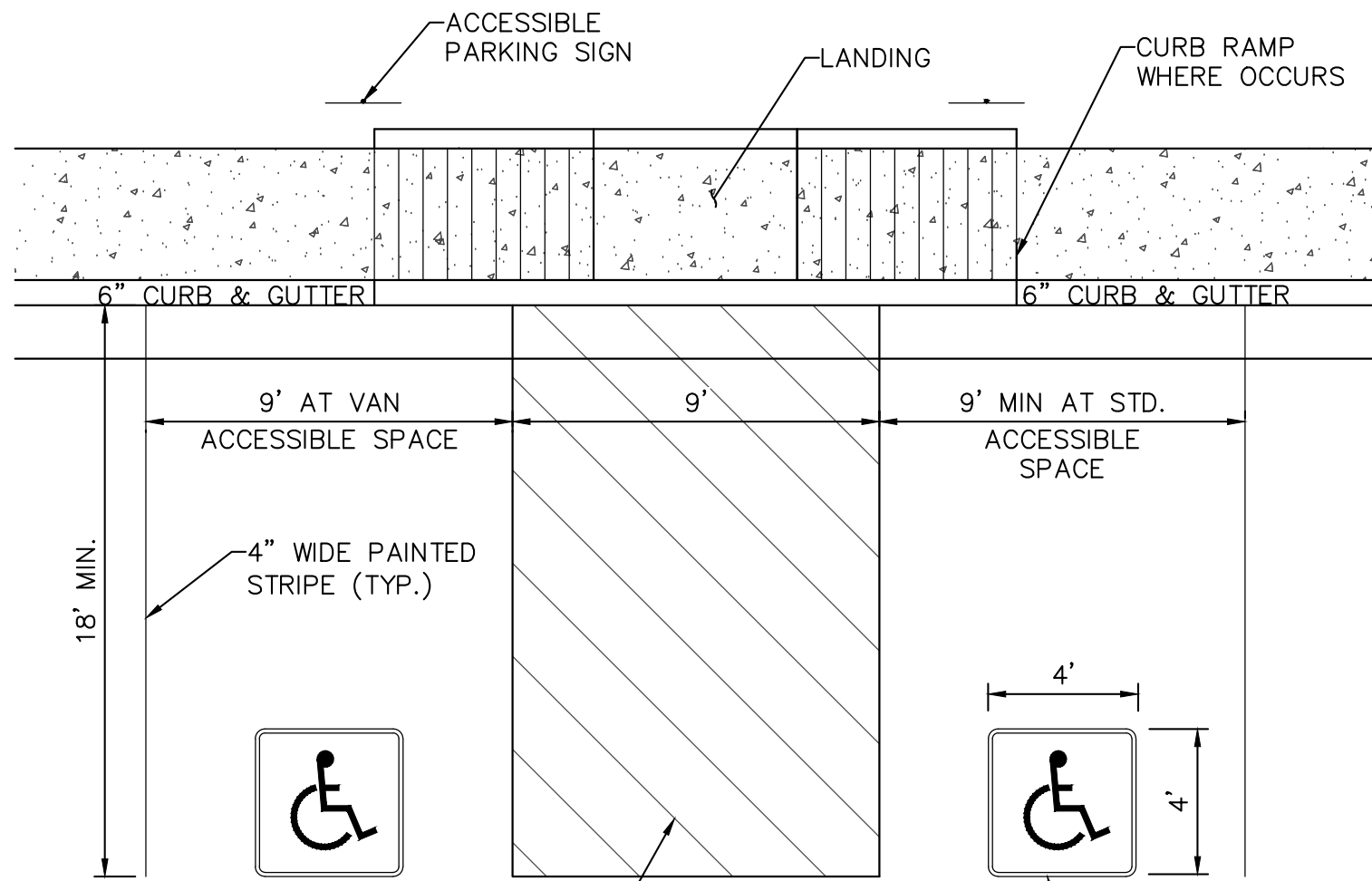
TYPICAL TRASH ENCLOSURE
NTS



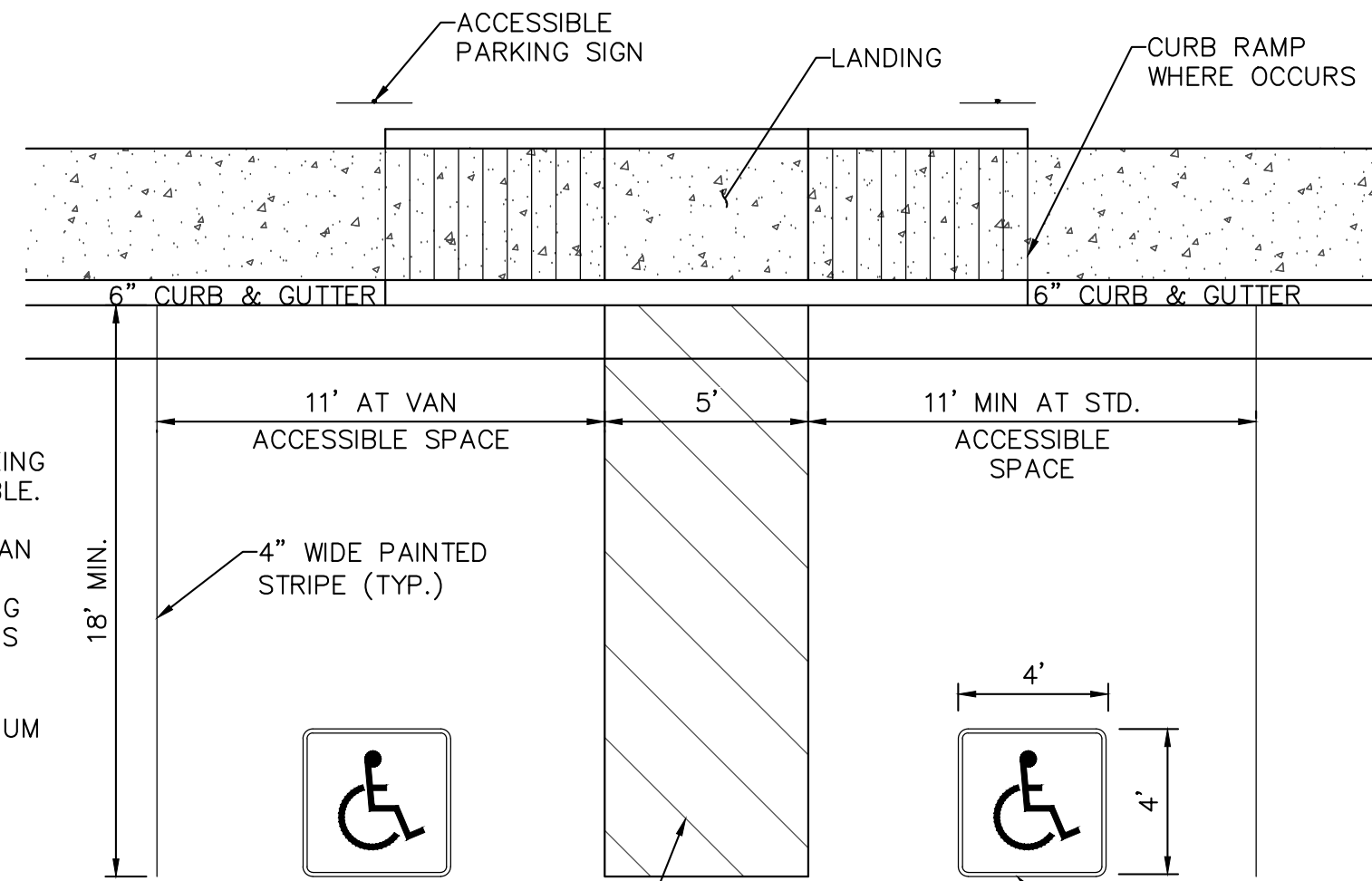
PEDESTRIAN CROSSING
NTS

- 1 STAMPED CONCRETE
COLOR: NATURAL TONES
PATTERN: TO BE DETERMINED
SEE MEDINA STATION DESIGN GUIDELINES 4.2.2
FOR MORE INFORMATION
- 2 ADJACENT SURFACE AS SHOWN ON
ENGINEERS PAVING PLANS
- 3 BITUMINOUS FILL

- NOTES:
1. SIZE AND PLACEMENT OF PEDESTRIAN
CROSSING AS SHOWN ON ENGINEERS PLANS.
 2. BITUMINOUS FILL SHALL BE UTILIZED BETWEEN
ADJACENT SURFACE MATERIALS AND
ELEMENTS AS NOTED ON THE ENGINEERS
PLANS.
 3. INSTALL PER MAG STD DTL 225
 4. ALL MATERIALS AND PATTERNS FOR
PEDESTRIAN CROSSING SHALL COMPLY WITH
MEDINA STATION DESIGN GUIDELINES AND
MZO. PATTERNS AND MATERIALS SHALL BE
PART OF A COHESIVE PROJECT DESIGN.

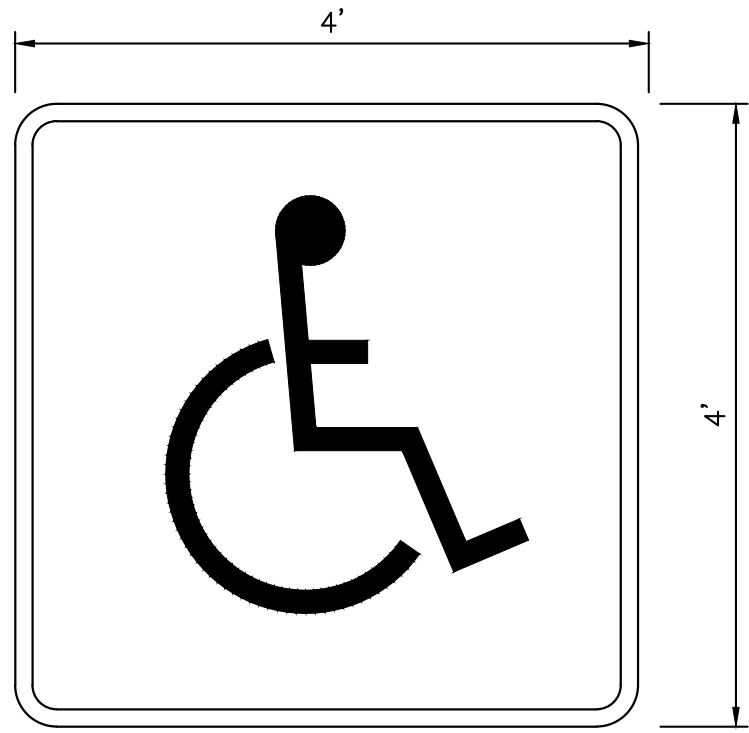


COVERED
ACCESSIBLE (ADA) PARKING STRIPING AND SIGNAGE
NTS



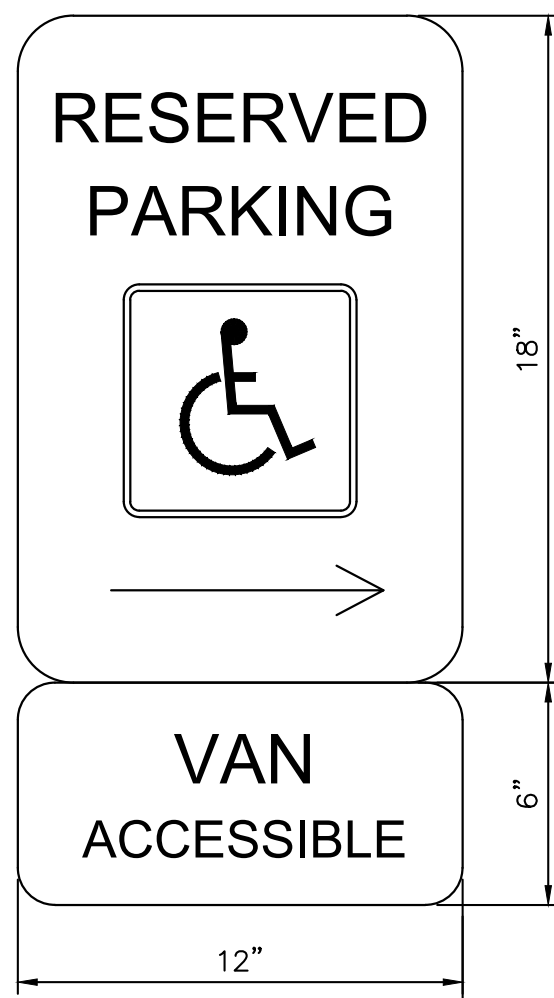
UNCOVERED
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NTS

- NOTES:
1. 2% OF THE REQUIRED PARKING
SPACES MUST BE ACCESSIBLE.
OF THE TOTAL ACCESSIBLE
SPACES 1 IN 6 MUST BE VAN
ACCESSIBLE.
 2. MAXIMUM SLOPE OF PARKING
AND MANEUVERING AREAS IS
1:50 (2%).
 3. VAN ACCESSIBLE SPACE
ALTERNATIVE MAY BE MINIMUM
8' WIDE WITH 8' STRIPED
ACCESS AISLE.



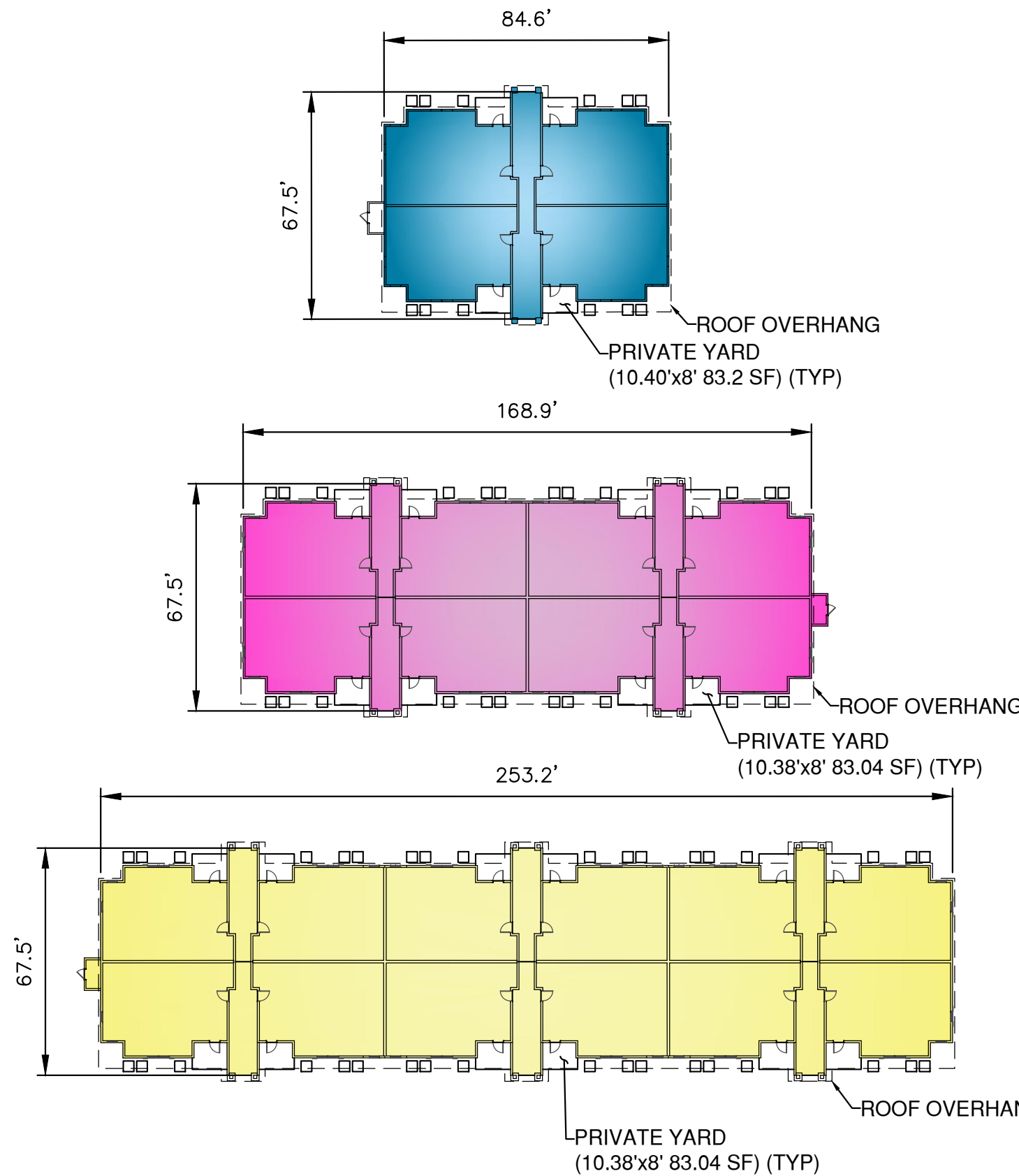
NOTE:
-THERMOPLASTIC PAVEMENT MARKINGS SHALL BE WHITE
SYMBOL ON A 4' X 4' BLUE SQUARE.

HANDICAP PAVEMENT MARKING SYMBOL
NTS



HANDICAP PARKING SIGN
NTS

- NOTES:
1. THE BOTTOM OF THE SIGN
SHALL BE 5 FEET ABOVE
FINISHED GRADE.
 2. SIGN SHALL BE CENTERED
ON THE PARKING SPACE
AND PLACED 1.5 FEET
FROM FACE OF CURB. IN
PARKING LOT SITUATIONS
WITHOUT CURBING, SIGN
MAY BE PLACED AT THE
END OF THE STALL.
 3. VAN ACCESSIBLE TAB TO
BE USED IF APPLICABLE



TYPICAL GARDEN STYLE UNIT DIMENSIONS
NTS

