



SITE PLAN SUMMARY

EXISTING LAND USE:	LDR 1-2 DU/AC (CITRUS SUB-AREA)
EXISTING ZONING:	RS-35
PROPOSED ZONING:	RS-35 PAD
TOTAL GROSS AREA:	± 20.06 AC.
TOTAL NET AREA:	± 19.08 AC.
PROPOSED LOT COUNT:	23
NET DENSITY (DU/AC):	1.20
MIN. LOT AREA/AVG.:	MIN: 20,000 S.F./AVG.: ± 24,235 S.F.
MIN. LOT WIDTH/DEPTH:	110'/130'
MIN. INTERIOR LOT S/B'S:	22' FRONT (LIVABLE/PORCHES), 30' GARAGES, 10' SIDE, 30' REAR
MAX. LOT COVERAGE:	50%
MAX. BLDG. COVERAGE:	40%
MAX. BUILDING HEIGHT:	30' (& SINGLE-STORY ON PERIMETER LOTS)
DETACHED ACCESSORY BUILDING LOCATION:	DETACHED GARAGES MAY NOT BE LOCATED IN THE REQUIRED REAR YARDS
OPEN SPACE:	± 2.9 AC. (± 15%)

THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND REQUIRES DETAILED SITE PLANNING, ENGINEERING AND CITY APPROVALS.

LOT SIZE SUMMARY

LOT #	LOT AREA	8	21,646 s.f.	16	20,901 s.f.
1	20,193 s.f.	9	29,862 s.f.	17	23,854 s.f.
2	21,821 s.f.	10	20,357 s.f.	18	28,328 s.f.
3	21,886 s.f.	11	20,964 s.f.	19	23,647 s.f.
4	26,702 s.f.	12	27,050 s.f.	20	22,513 s.f.
5	20,000 s.f.	13	32,188 s.f.	21	25,756 s.f.
6	25,137 s.f.	14	25,401 s.f.	22	24,876 s.f.
7	28,627 s.f.	15	21,223 s.f.	23	24,293 s.f.

NOTES: •THE PROJECT IS REQUIRED TO PROVIDE A ROUTE TO MEET MINIMUM FIRE TURNING RADIUS OF 35'/55' AND 20 FEET OF UNOBSTRUCTED WIDTH AND A VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET WITHIN THE COMMUNITY RIGHT-OF-WAY/TRACT.
 •PRIVATE STREETS WITH CUL-DE-SACS MUST BE DESIGNED WITH AN IMPROVED TRAFFIC TURNING CIRCLE TO MEET CITY OF MESA STANDARDS FOR CUL-DE-SAC TURNING RADI (ORD.TITLE 9.CH.6.9-6-1) OR AS OTHERWISE APPROVED.
 •PROJECT TO COMPLY WITH C.O.M. SOLID WASTE STANDARDS M-62.01 - 62.09 (REV. 03/04/21) AT THE TIME OF SUBMITTAL. TWO (2) BARRELS TO BE PROVIDED PER HOME.
 •THIS SITE WILL BE REQUIRED TO RETAIN THE 100-YEAR-2HOUR STORM CONSISTENT WITH THE GRADING AND DRAINAGE STANDARDS AS SET FORTH IN THE 2023 COM ENGINEERING AND DESIGN STANDARDS MANUAL.

