



GRADE LEVEL SITE PLAN

scale: 1" = 30'-0"

RE-ZONING REQUEST

PARCELS
 APN: 136-25-001-A
 CURRENT RM-4
 REZONED **RM-2**
 APN: 136-25-009
 CURRENT RM-4
 REZONED **RM-2**
 APN: 136-25-012A
 CURRENT RS-9
 REZONED **RM-2**

REQUESTED DEVIATIONS

1-MINIMUM BUILDING SEPARATION
 PER TABLE 11-5-5 MINIMUM BUILDING SEPARATION IS 35'. DEVIATION REQUEST FOR **30' BUILDING SEPARATION.**
2-GARAGE DOORS
 PER SECTION 11-5-5.B.2 THE MAXIMUM NUMBER OF GARAGE DOORS ADJACENT TO ONE ANOTHER SHALL BE LIMITED TO THREE. DEVIATION REQUEST FOR **FOUR DOORS ADJACENT TO ONE ANOTHER.**
3-EAST LANDSCAPE SETBACK
 PER SECTION 11-33-3 15' LANDSCAPE SETBACK IS REQUIRED ALONG EAST PROPERTY LINE. PARKING CANNOT BE IN SETBACK. DEVIATION REQUEST TO ALLOW FOR **3'-0" LANDSCAPE SETBACK.**

SITE (TABLE 11-5-5)

161,781sf OR 3.714 ACRES

LANDSCAPE
 68,829sf / 161,781sf
43% COVERAGE PROVIDED

LOT COVERAGE
70% MAX LOT COVERAGE PERMITTED
 92,952sf / 161,781sf
57% COVERAGE PROVIDED

BUILDING COVERAGE
45% MAX BUILDING COVERAGE PERMITTED
 44,279sf / 161,781sf
27% COVERAGE PROVIDED

OPEN SPACE REQUIRED
 200sf / UNIT
 30 UNITS x 150sf = **6,000sf**

PROVIDED
 PLAYGROUND = 1,520sf
 POOL = 1,792sf
 OPEN AREA BY FITNESS = 2,827sf
TOTAL 6,139sf+

UNITS

BELOW GRADE
 (6) 3-BEDROOM
 GRADE
 (8) 2-BEDROOM
 2nd FLOOR
 (8) 3-BEDROOM
 (8) 2-BEDROOM
TOTALS
 (14) 3-BEDROOM
 (16) 2-BEDROOM
30 UNITS PROVIDED
 (TABLE 11-5-5)
 15 UNITS PER ACRE
 15 x 3.714 = **55 UNITS PERMITTED**
 30 UNITS / 3.714 ACRES =
 8 UNITS / ACRE PROVIDED

PARKING (11-32-3.A)

REQUIRED
 2.1 SPACES PER UNIT
 2.1 x 30 = **(63) SPACES REQUIRED**
 1 COVERED SPACE PER UNIT
(30) COVERED SPACES REQUIRED
PROVIDED
 (32) GARAGE SPACES
 (32) SURFACE SPACES
(64) TOTAL SPACES PROVIDED
 (2) ACCESSIBLE (1) VAN ACCESSIBLE = TOTAL (3)

SHEET INDEX

- A1.0 SITE PLAN
- A1.1 RENDERED SITE PLAN
- A2.0 FLOOR PLANS
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS
- A3.2 ELEVATIONS
- A3.3 ELEVATIONS
- A4.0 RENDERED ELEVATIONS
- A4.1 RENDERED ELEVATIONS
- A4.2 RENDERED ELEVATIONS
- A4.3 RENDERED ELEVATIONS
- A5.0 MODEL RENDERINGS
- A5.1 MODEL RENDERINGS
- A5.2 MODEL RENDERINGS
- C-1 CIVIL COVER SHEET
- C-2 CIVIL PRELIMINARY GRADING AND DRAINAGE
- C-3 CIVIL DRAINAGE AREA MAP
- C-4 CIVIL PRELIMINARY UTILITY PLAN
- L1 LANDSCAPE PLAN
- L2 LANDSCAPE PLAN

Westmount Estates
 1920 South Consolidated Canal Mesa, AZ
 East McKellips Road and North Stapley Drive

NOT FOR CONSTRUCTION

5/25/2021

A1.0

SITE PLAN



Westmount Estates
1920 South Consolidated Canal Mesa, AZ
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GRADE LEVEL SITE AND LANDSCAPE PLAN

scale: 1" = 30'-0"

NOT FOR
CONSTRUCTION