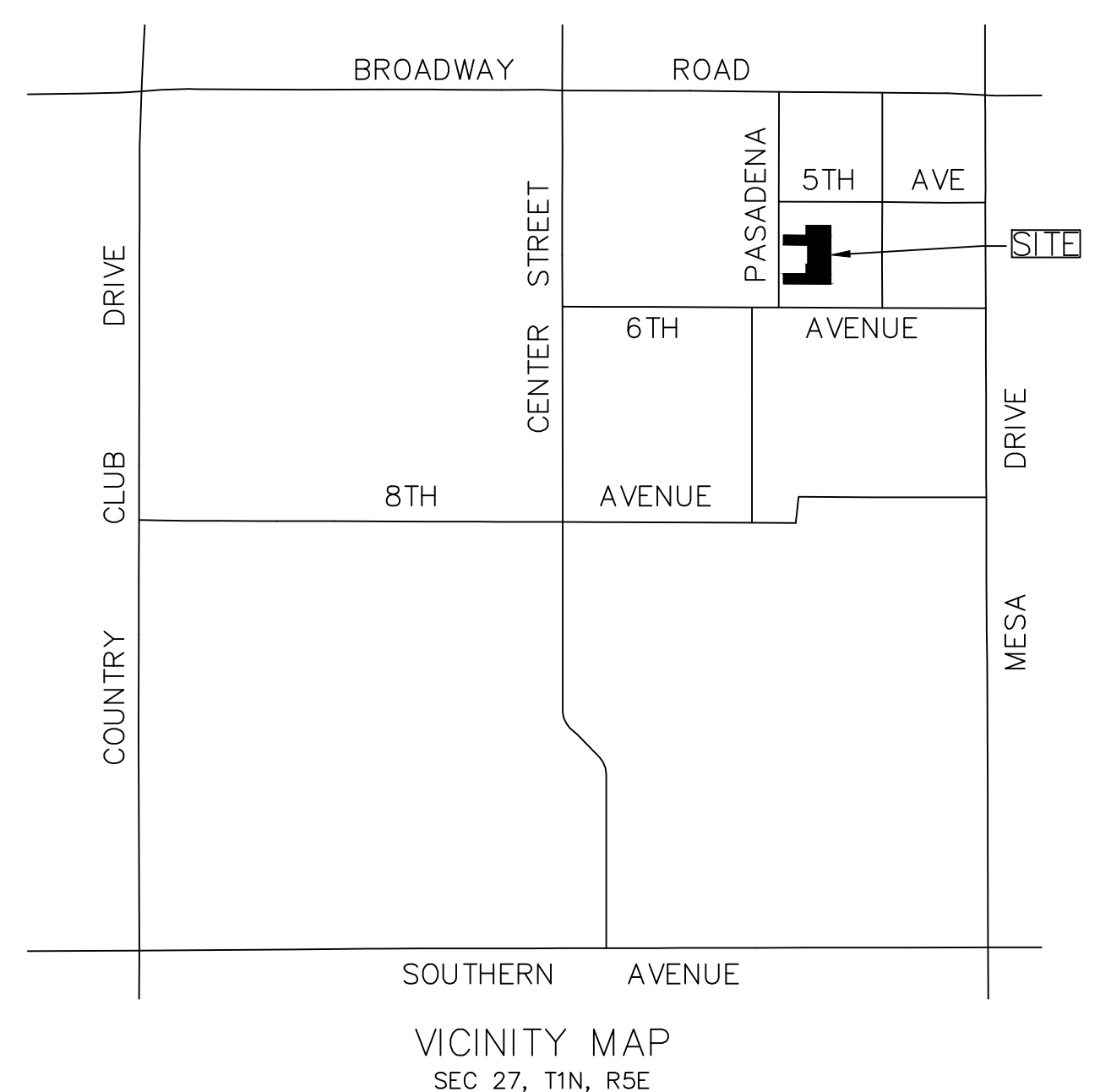
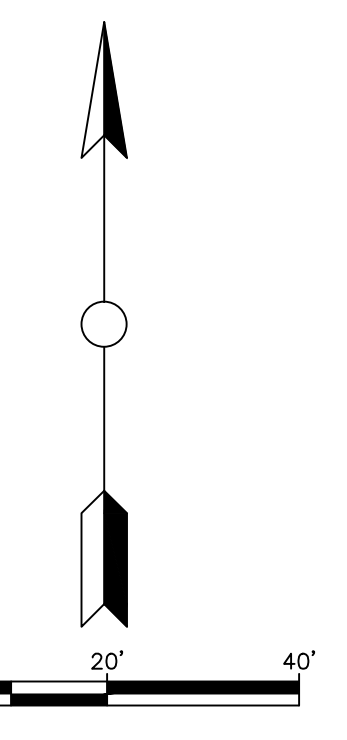
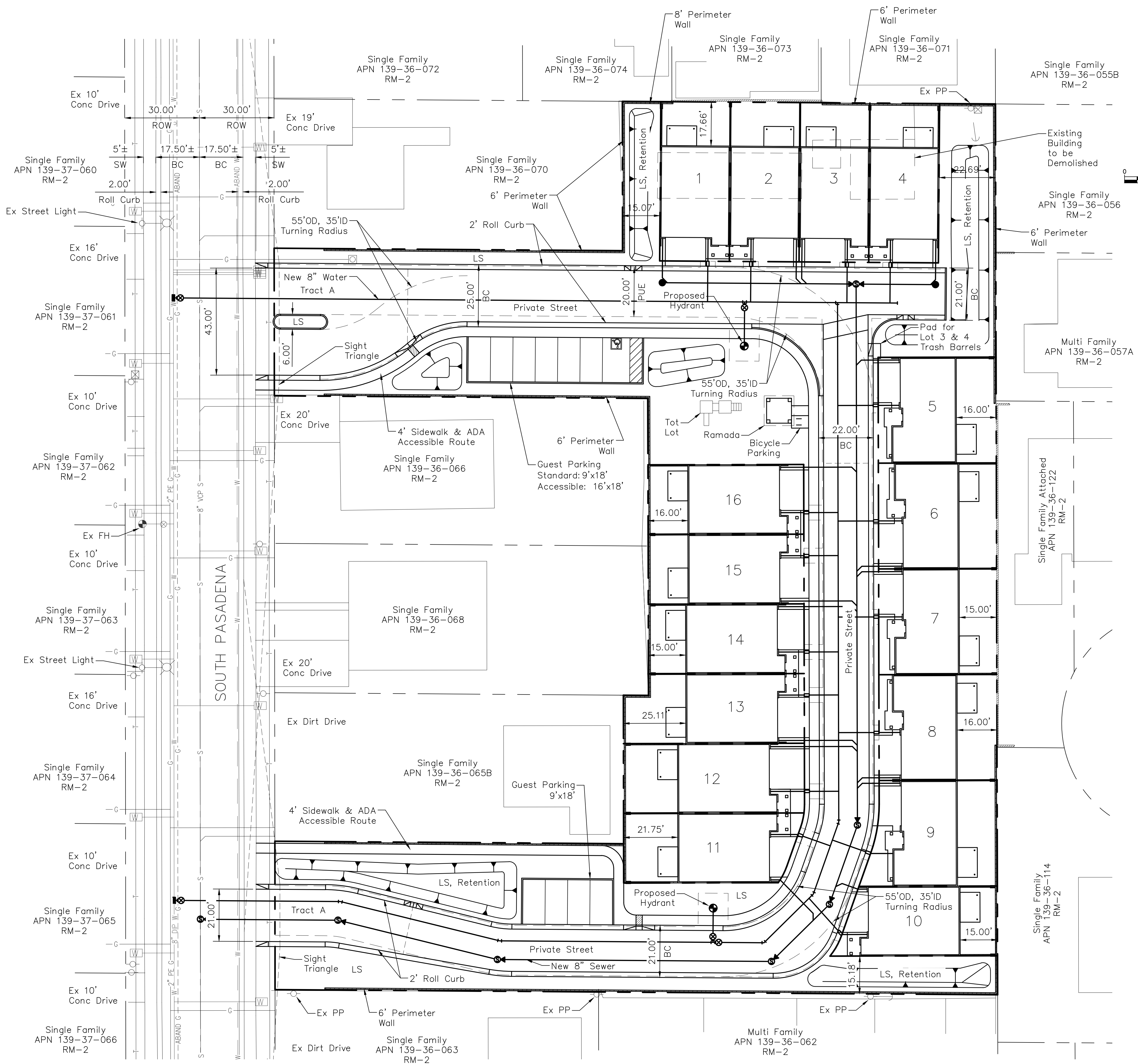


File: P:\CFZMSA\Civil\Drawings\Final Drawings\Site Plan CFZMSA 08-29-16.dwg



**Planning and Zoning Board
Approved: August 17, 2016**

SITE DATA

Address
523 S Pasadena
Mesa, AZ 85210

Assessor's Parcel Numbers:
139-36-065A
139-36-065C
139-36-067
139-36-069

General Plan
Neighborhood, Traditional

Zoning
Existing: RM-2 and RM-3
Proposed: RM-2 with Bonus Intensity Zone Overlay (BIZ)

Area
Gross: 72,679 sf, 1.67 ac
Net: 69,113 sf, 1.58 ac

Density
Number of Units Proposed: 16
Density Allowed: 15 du/ac
Density Proposed: 10.1 du/ac

Parking
Required: 2.1 spaces/du x 16 = 34
Provided: In garages: 32
On surface: 11
Total: 43
One Accessible Space Provided

Bicycles:
Required: 15% x 16 = 3
Provided: 4

Open Space
Required: 200 sf/du x 16 = 3,200 sf
Provided:
Common Open Space: 10,921 sf
Private Open Space: 8,862 sf
Total Open Space: 19,783 sf

Use: Single Family Residential

Occupancy Classification: Group R-2

Type of Construction: V-B

Building Areas:
Lots 1-4, 10-16: 1,695 sf livable, 2,156 sf total per unit
Lots 5-9: 1,633 sf livable, 2,103 sf total per unit

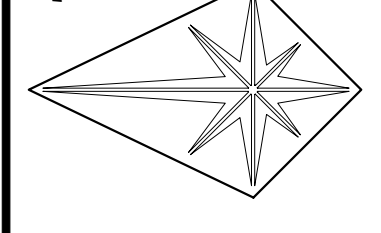
Building Height: 28 ft

Utility Providers
Power: City of Mesa
Communications/TV: COX, CenturyLink
Gas: City of Mesa
Water: City of Mesa
Sewer: City of Mesa
Solid Waste: City of Mesa

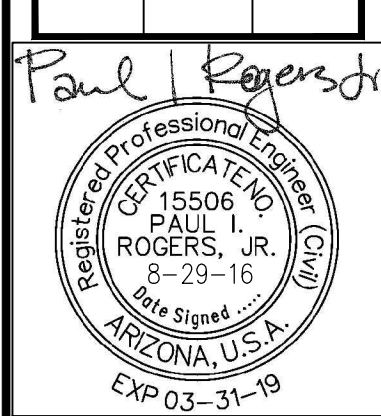
Notes
Any driveway modifications in the future will require Transportation Department Approval.

NO.	DATE	REVISIONS

THE TRAPEZIUM CONSULTING GROUP, LLC
EXPERIENCE INTEGRITY PERFORMANCE
ENVIRONMENTAL PLANNING CIVIL DESIGN
7050 E. Redfield Road, Suite 160 Scottsdale, AZ 85260 Ph: (480) 943-1500 www.trapeziumgroup.com



PASADENA ESTATES
523 S PASADENA, MESA, ARIZONA
SITE PLAN/PRELIMINARY PLAT



PROJ. MGR.:	PIR
PROJ. ASSOC.:	CFZMSA/16001
SCALE:	1"=20'
DATE:	10-10-16