

OVERALL SITE DATA		
Existing Zoning	NC & PEP	
Proposed Zoning	RM-3 PAD RSL 2.5 PAD	
Use	Amount	Percent
Gross Area	32.23 Ac.	7.73 DU/Ac.
Net Area	30.43 Ac.	8.18 DU/Ac.
Open Space	8.30 Ac.	27.3%
Product	Amounts	Mix
Condos	126 Units	50.6%
50' Lots	81 Units	32.5%
60' Lots	42 Units	16.9%
Total	249 Units	100.0%

-  PRIMARY ENTRY MONUMENT
 -  SECONDARY ENTRY AND PEDESTRIAN ACCESS
 -  PEDESTRIAN ACCESS GATE
- SVT LOCATIONS WILL BE ADDRESSED ON THE FINAL PLAN.
ALL LANDSCAPE ELEMENTS WILL COMPLY WITH MESA CITY CODE FOR SVTS.

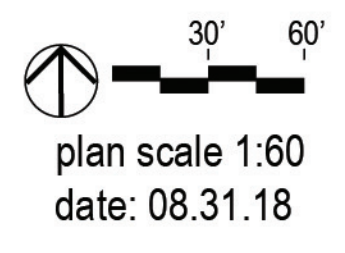
CHRISTIAN CHURCH
OF THE VALLEY
RS-43



Bella Encanta

A Mixed Density Community

Conceptual
Site Plan



SECONDARY RESIDENT ONLY INGRESS/EGRESS

E HAMPTON AVE



KEYMAP

RS-43

CRISMON ESTATES
RS-43

E HAMPTON AVE

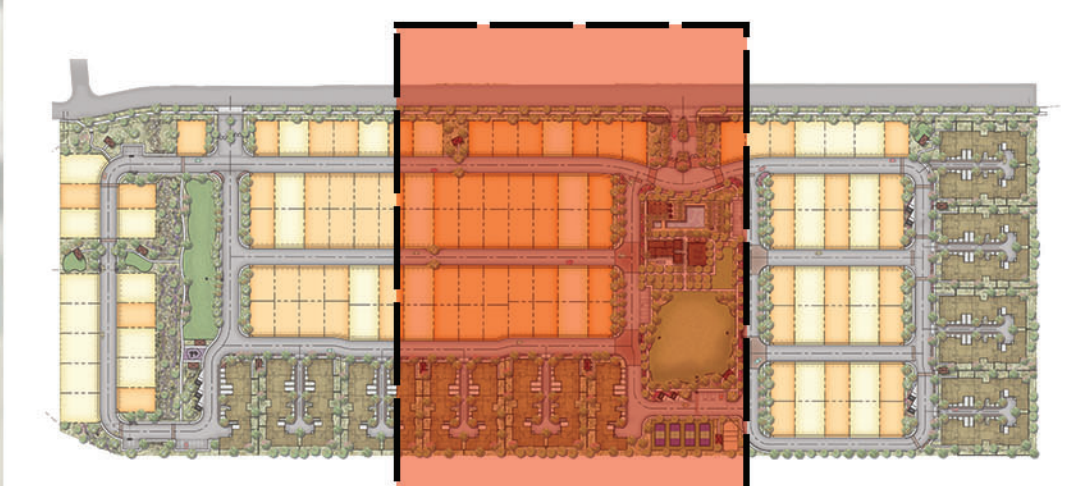
GATED PRIMARY
ENTRANCE



PROPOSED ZONING: RSL - 2.5 PAD
PROPOSED ZONING: RM - 3 PAD



US-60/ADOT ROW



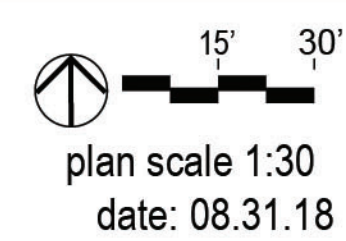
KEYMAP



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A Mixed Density Community

Site Plan -
Mid Close Up



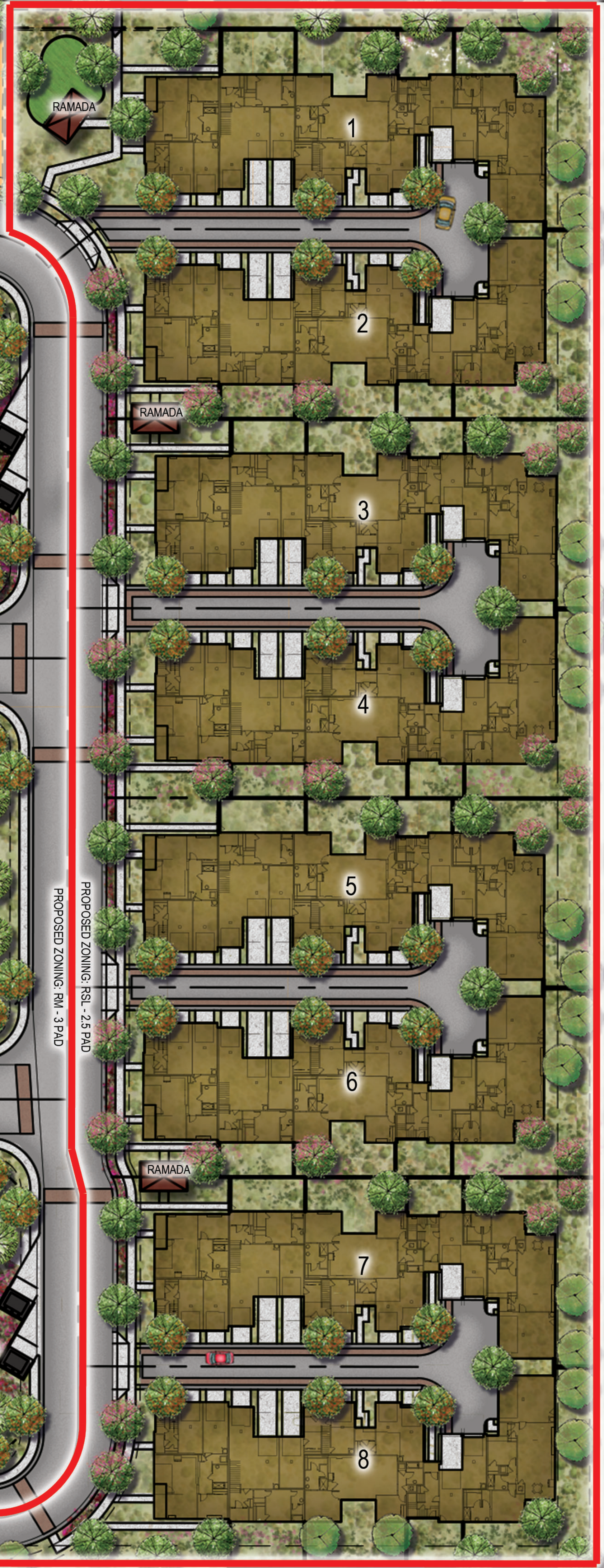
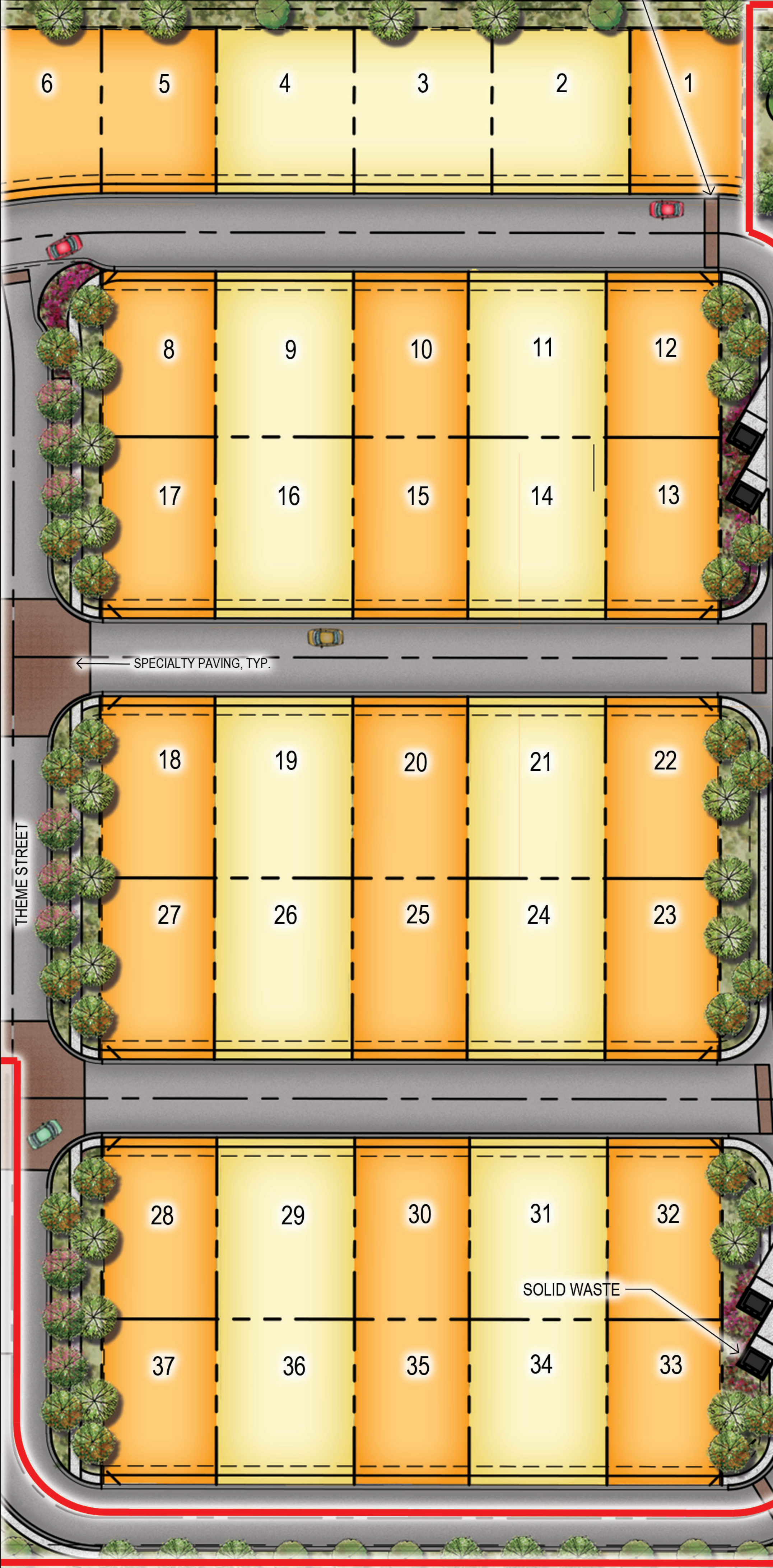
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CRISMON ESTATES
RS-43

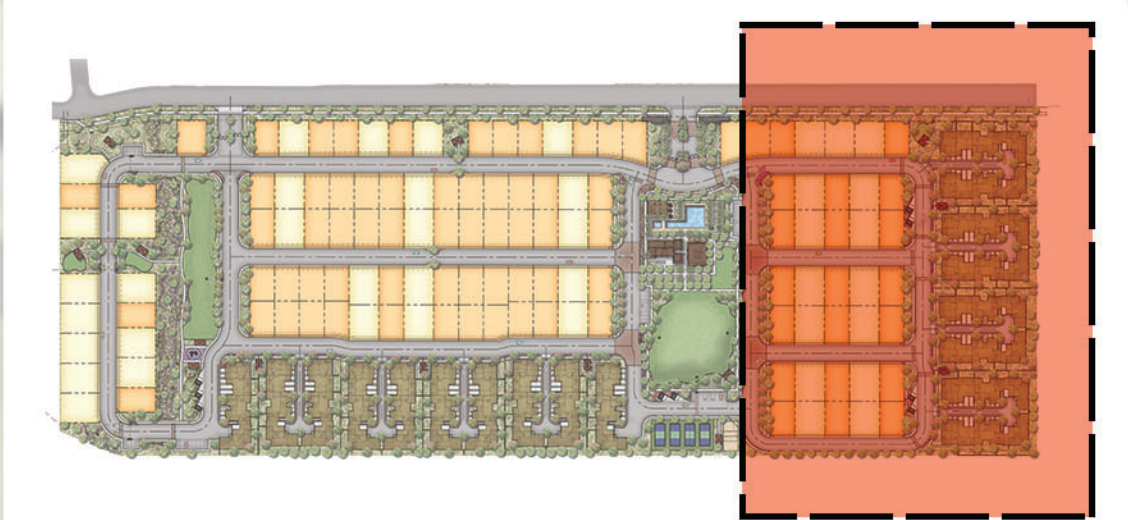
CHRISTIAN CHURCH
OF THE VALLEY
RS-43

E HAMPTON AVE

6' STAMPED ASPHALT
AT CROSSWALK, TYP.



US - 60 / ADOT ROW



KEYMAP



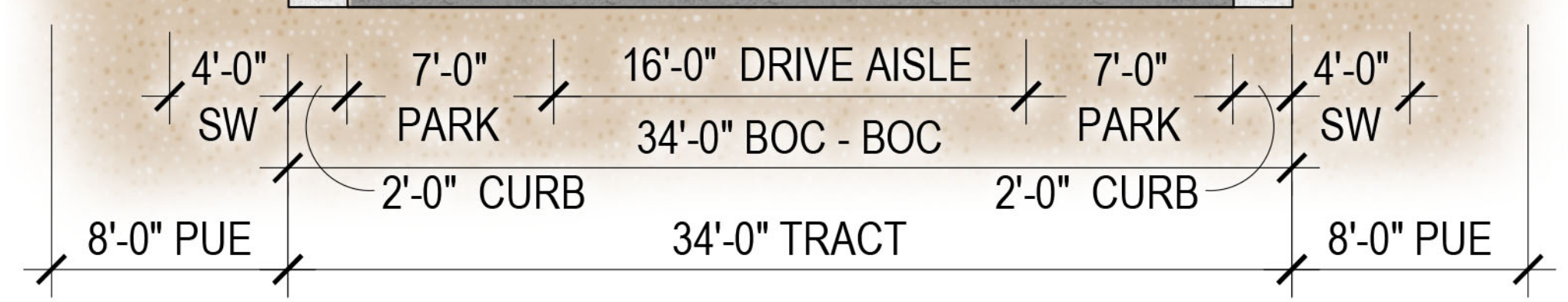
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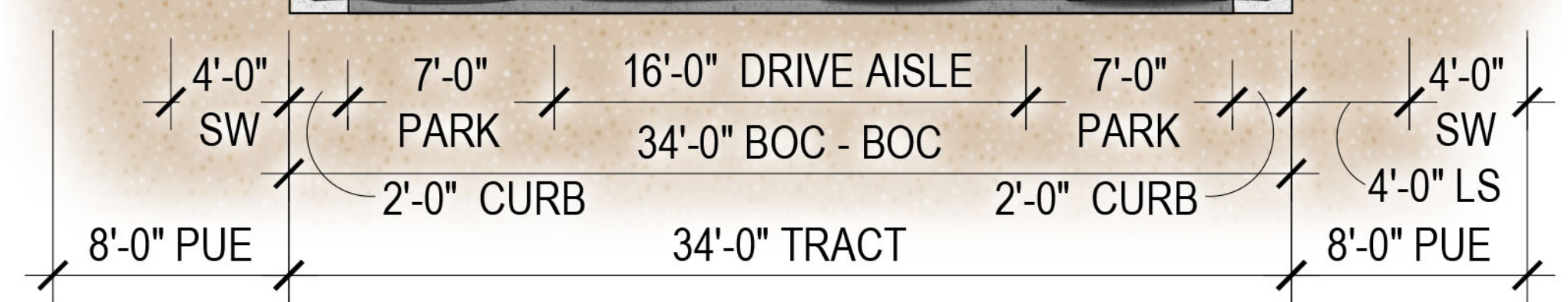
Site Plan - East Close Up

15' 30'
plan scale 1:30
date: 08.31.18

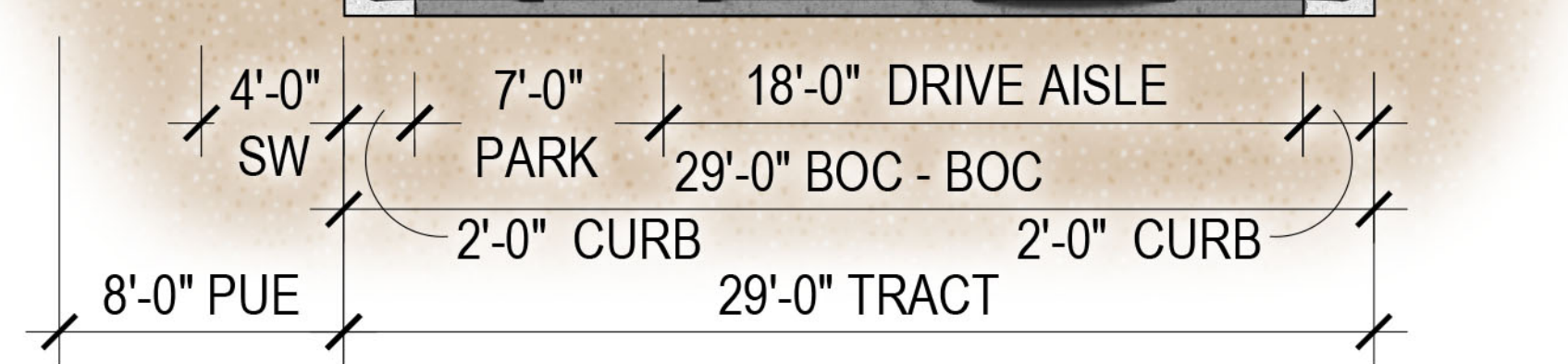
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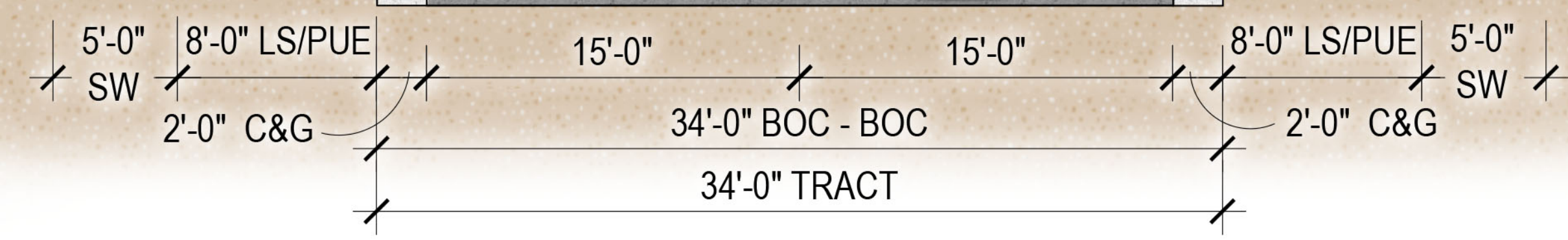
A Local Drive
SCALE: 1"=5'-0"



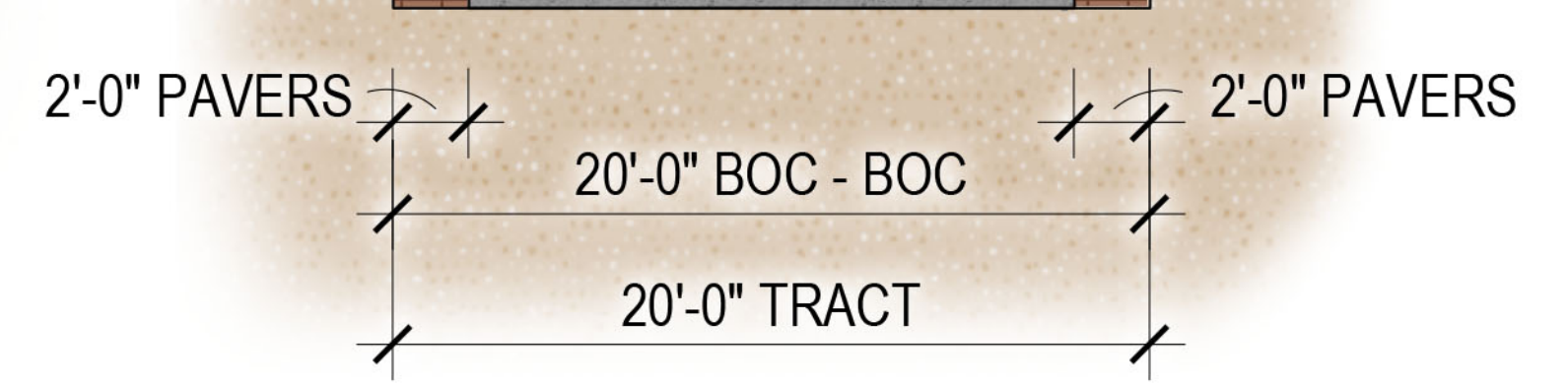
B South Local Drive
SCALE: 1"=5'-0"



C South Local Drive - Adjacent to Lots 33-37
SCALE: 1"=5'-0"



D Theme Street
SCALE: 1"=5'-0"



E Condominium Drive Aisle
SCALE: 1"=5'-0"



Parking Data			
Zone	# of Units	Required Parking	Provided Parking
RSL - 2.5 (Detached Homes)	123	246	398
Garage			246
● Driveway Parking			152
RM-3 (Condos)	126	252	275
Garage			216
● Driveway Parking			59
● Off-Street Parking			41
Total	249	498	714

■ - Solid Waste Receptacle Pickup Location ■ - Dumpster location

Note: 10' tree clearance around all solid waste receptacles for condominium units.

- Location of detached home barrels will be dictated by driveway location on final plat.
- Dumpsters are 8 yard containers emptied two times a week



US-60/ADOT ROW



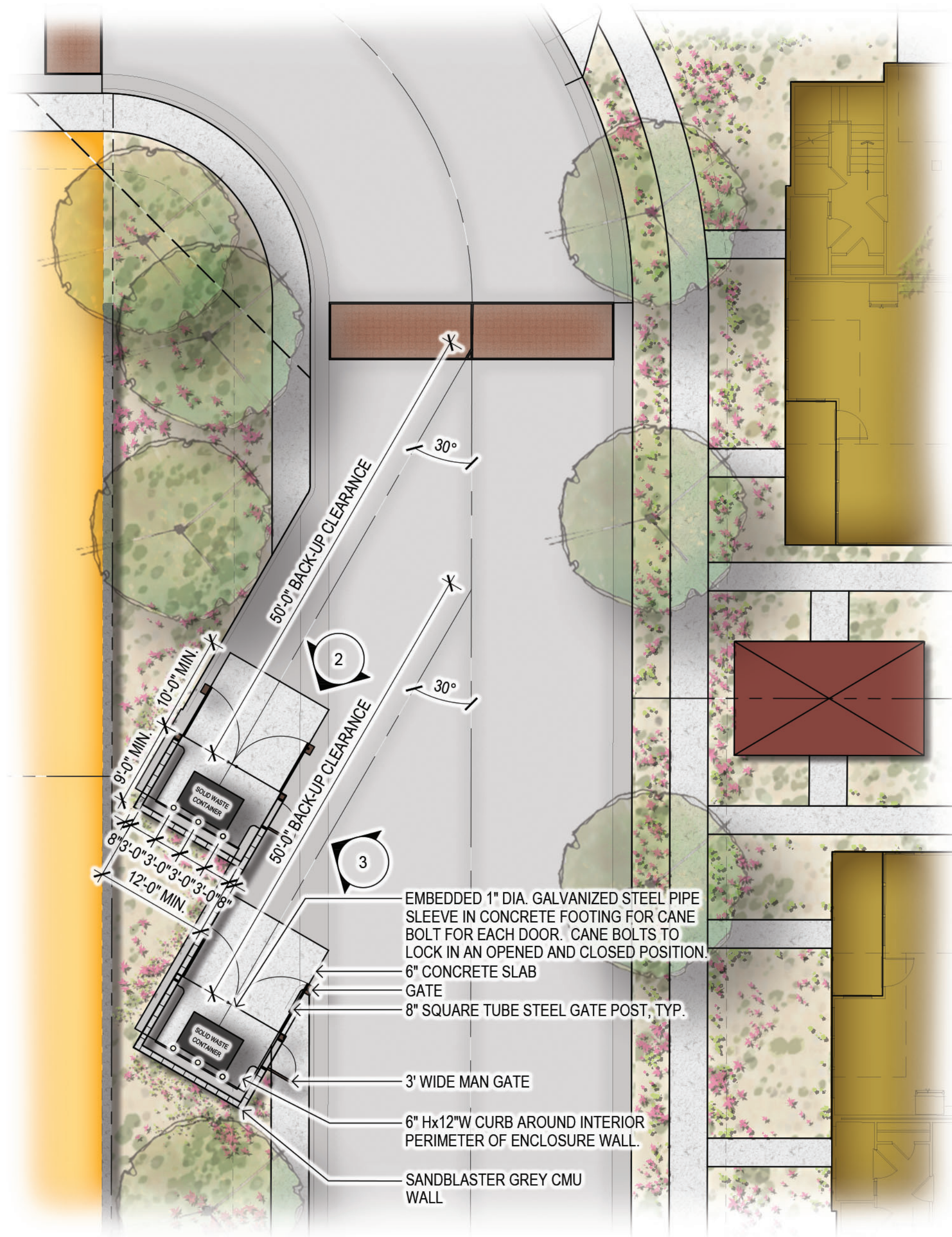
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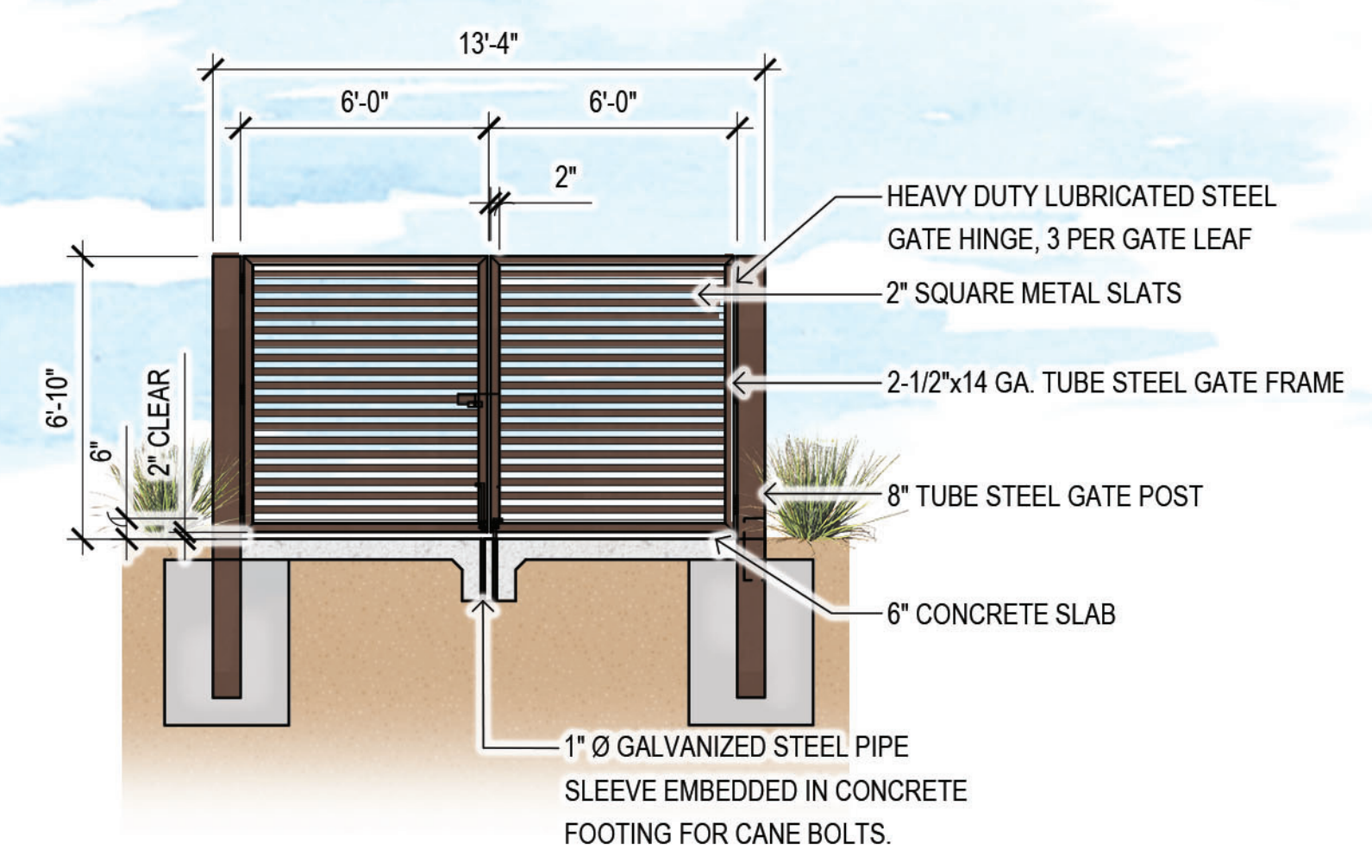
Parking & Solid Waste Plan

30' 60'
plan scale 1:60
date: 08.31.18

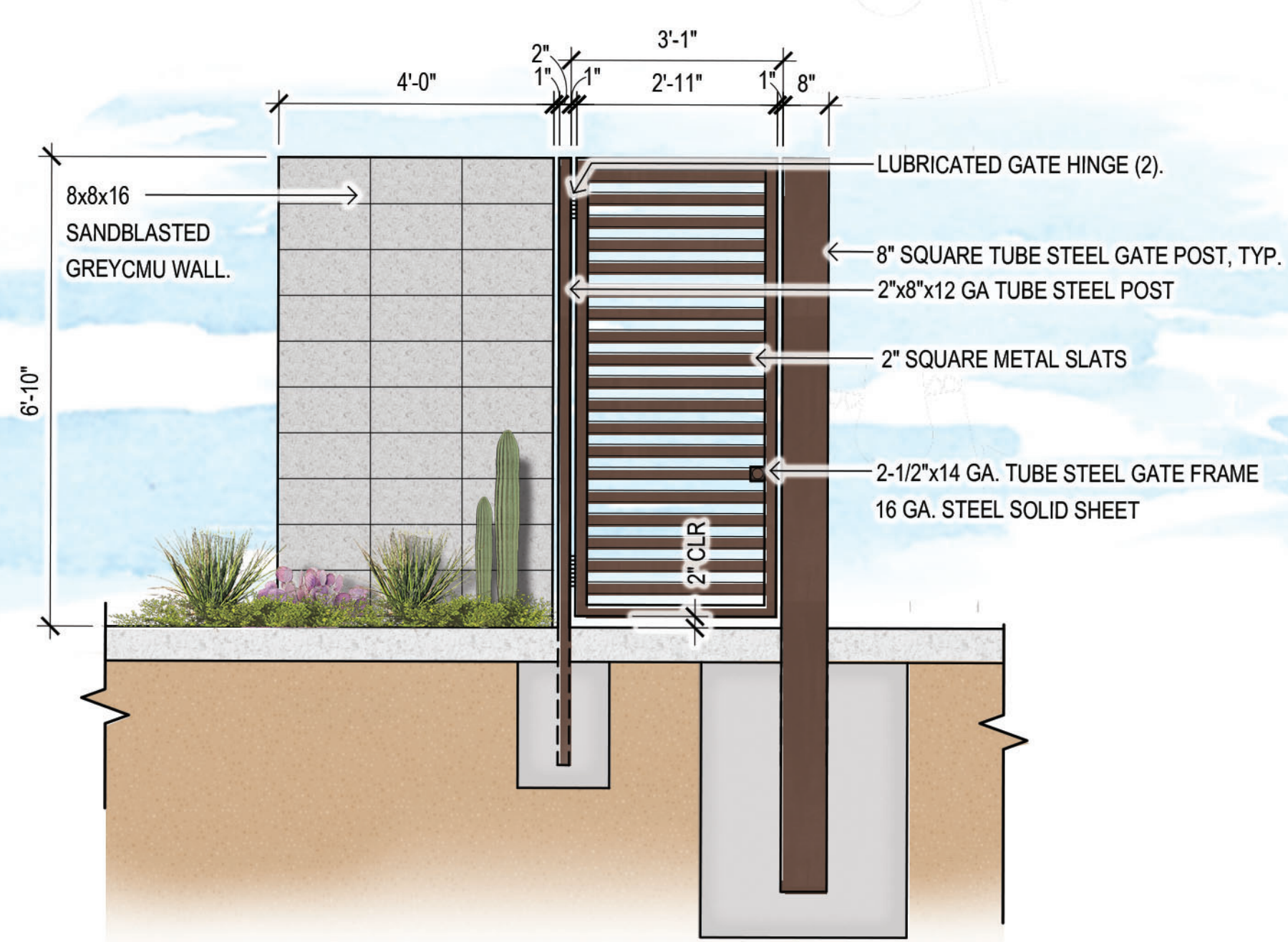




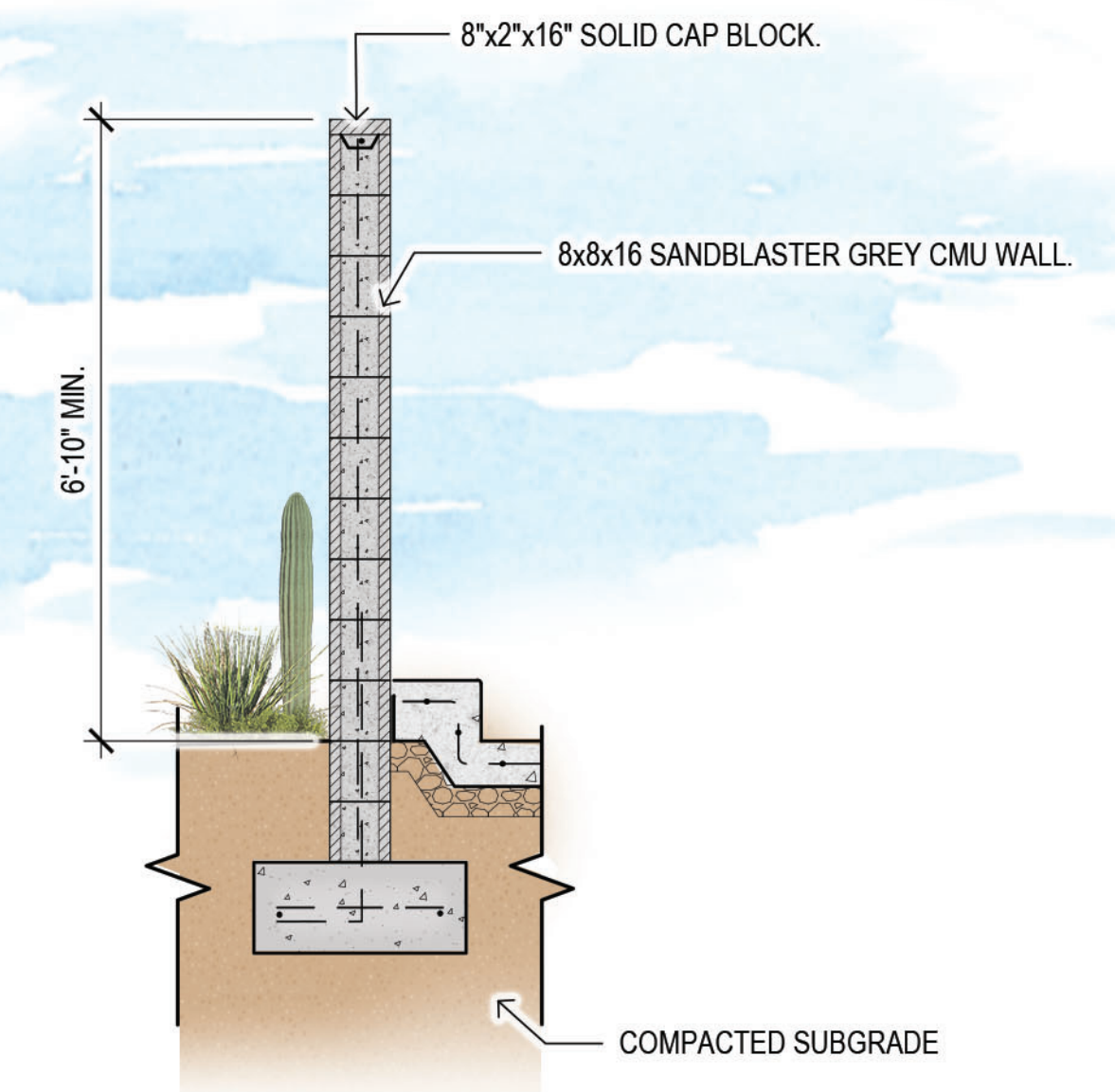
1 Dumpster Location Enlargement
SCALE: 1"=10'-0"



2 Solid Waste Enclosure Elevation
SCALE: 1/4"=1'-0"




3 Solid Waste Enclosure Man Gate
SCALE: 1/2"=1'-0"

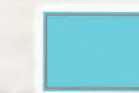


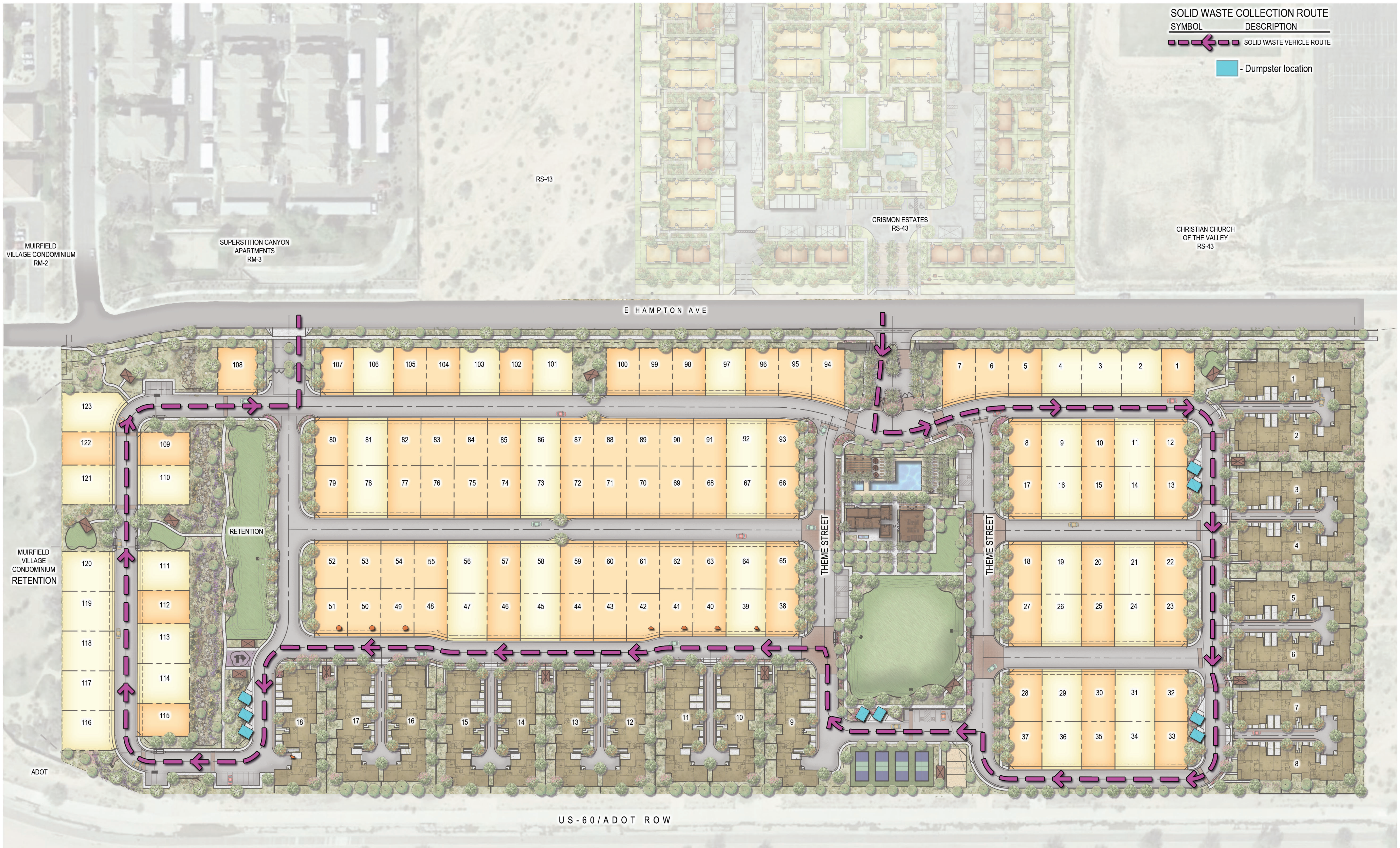
4 Solid Waste Enclosure Section
SCALE: 1/2"=1'-0"

SOLID WASTE COLLECTION ROUTE

SYMBOL DESCRIPTION

 SOLID WASTE VEHICLE ROUTE

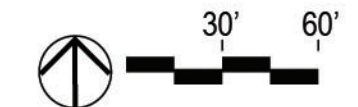
 - Dumpster location



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Solid Waste
Collection Route


plan scale 1:60
date: 08.31.18

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