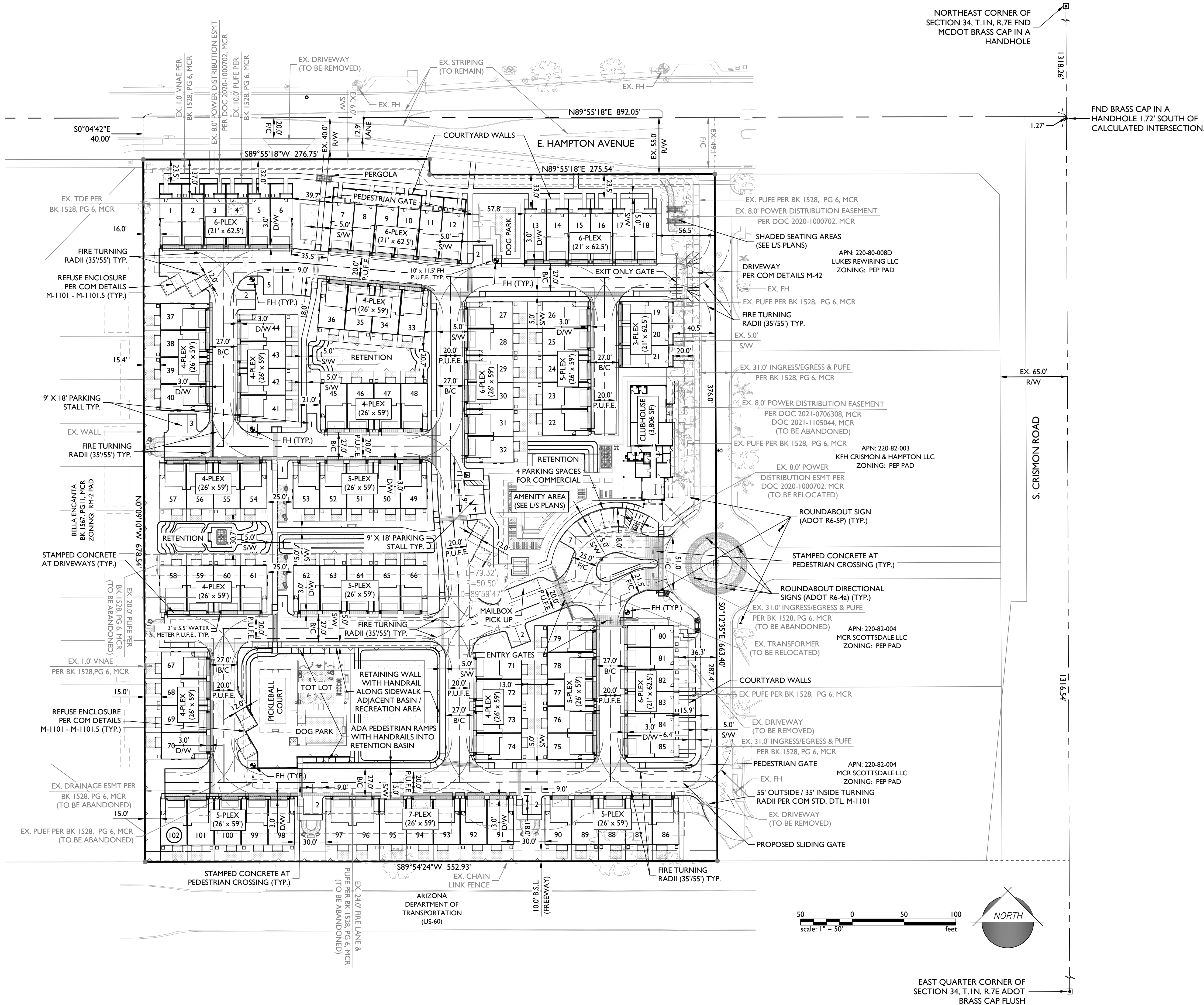


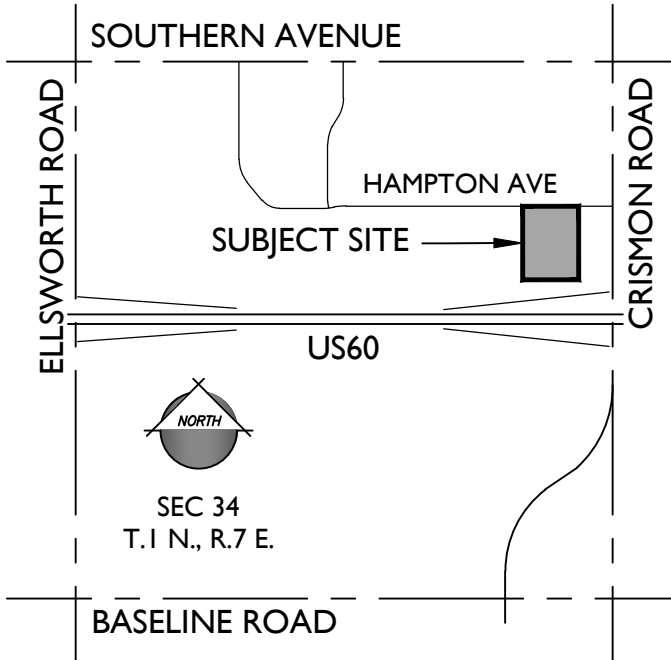
SITE PLAN FOR CRISMON & HAMPTON

A PORTION OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH,
RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MESA, MARICOPA COUNTY, ARIZONA



VICINITY MAP

N.T.S.



PROJECT TEAM

PROPERTY DEVELOPER:
PORTER KYLE
8502 E PRINCESS DRIVE, STE 180
SCOTTSDALE, ARIZONA 85255
CONTACT: MIKE STEPHAN
mstephan@porterkyale.com

PLANNER & CIVIL ENGINEER:
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, ARIZONA 85201
TEL: (480) 503-2250
CONTACT: DAVID HUGHES
david.hughes@epsgruoinc.com

ATTORNEY:
RAY LAW FIRM
2325 E CAMELBACK ROAD, STE 400
PHOENIX, ARIZONA 85016
TEL: (602) 536-8983
CONTACT: BRENNAN RAY
bray@raylawaz.com

LANDSCAPE ARCHITECT:
ADAMSON GROUP
535 E. MCKELLIPS ROAD, SUITE 131
MESA, ARIZONA 85203
TEL: (602) 997-9093
CONTACT: NICK ADAMSON, RLA
nick@adamsongroupaz.com

PROJECT DATA

A.P.N.	220-82-006; 007
LOCATION:	W/SWC CRISMON ROAD & HAMPTON AVENUE
EXISTING GENERAL PLAN:	URBAN CENTER
EXISTING ZONING:	PEP PAD
PROPOSED ZONING:	RM-2 PAD
GROSS AREA:	9.11 ACRES (397,006 SF)
NET AREA:	8.51 ACRES (370,785 SF)
NO. OF LOTS:	
REAR-LOADED (21' x 62.5')	27 LOTS
FRONT-LOADED (26' x 59')	75 LOTS
TOTAL	102 LOTS
DENSITY:	12.0 DU / NET ACRE
MAX. DENSITY:	13.2 DU / NET ACRE
GROSS BUILDING AREA:	122,041 SF
BUILDING COVERAGE:	32.9%
PARKING REQUIRED:	
RESIDENTIAL	204 SPACES (2 PER UNIT)
COMMERCIAL	4 SPACES (1.250 SF)
TOTAL	208 SPACES
PARKING PROVIDED:	
GARAGE	204 SPACES
VISITOR	30 SPACES
ADA	2 SPACES
TOTAL	236 SPACES
REQUIRED OPEN SPACE:	20,400 SF (200 SF PER UNIT)
PROVIDED OPEN SPACE:	
COMMON OPEN SPACE	78,066 SF (765 SF PER UNIT)
PRIVATE OPEN SPACE	33,089 SF (324 SF PER UNIT)
TOTAL	111,155 SF (1,090 SF PER UNIT)

GENERAL NOTES

- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER FINAL PLAT.
- ALL LOCAL STREETS WILL BE CONSTRUCTED TO CITY OF MESA STANDARDS, AS MODIFIED HEREIN.
- MAINTENANCE OF ALL COMMON AREAS, TRACTS AND LANDSCAPING IN ALL RIGHTS-OF-WAYS ON ALL LOCAL, ARTERIAL AND COLLECTOR ROADWAYS IS THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS. DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.
- ALL LANDSCAPE AND OPEN SPACE CONCEPTS ARE SHOWN ON THE PRELIMINARY LANDSCAPE PLANS.
- THE IMPROVEMENTS SHOWN ON THIS SITE PLAN WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATION OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- ALL RESIDENTIAL UNITS SHALL BE PROVIDED WITH A TRASH VALET SERVICE.

UTILITIES

WATER	CITY OF MESA
SEWER	CITY OF MESA
GAS	SOUTHWEST GAS
ELECTRIC	SALT RIVER PROJECT (SRP)
TELEPHONE	CENTURY LINK / COX
REFUSE	CITY OF MESA
CABLE TV	CENTURY LINK / COX

PROPOSED RM-2 PAD DEVIATIONS

REAR-LOADED UNITS (21' x 62.5') (LOTS 1-21 & 80-85)

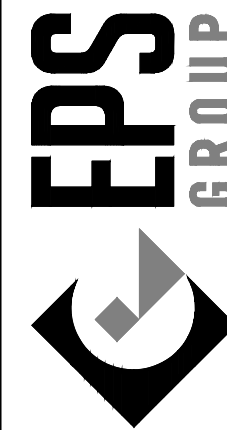
MIN. LOT AREA	1,333 SF
MIN. LOT WIDTH	21'
MIN. LOT DEPTH	62'
MIN. FRONT SETBACK	13' (LIVABLE) / 9' (PATIO)
MIN. REAR SETBACK	0' (LIVABLE) / 3' (FACE OF GARAGE)
MIN. SIDE SETBACK (END UNITS)	0'

FRONT-LOADED UNITS (26' x 59') (LOTS 22-79 & 86-102)

MIN. LOT AREA	1,534 SF
MIN. LOT WIDTH	26'
MIN. LOT DEPTH	59'
MIN. FRONT SETBACK	0' (LIVABLE) / 3' (FACE OF GARAGE)
MIN. REAR SETBACK	11' (LIVABLE) / 6' (PATIO)
MIN. FREEWAY SETBACK (SOUTH)	15' (LIVABLE) / 10' (PATIO)
MIN. SIDE SETBACK (END UNITS)	0'

MAX. BUILDING COVERAGE PER LOT	70%
MAX. LOT COVERAGE PER LOT	84%
MAX. FRONT YARD PAVED SURFACE	70%
MIN. COVERED PRIVATE OPEN SPACE	15%

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
WWW.EPSGROUPINC.COM



Crismon & Hampton

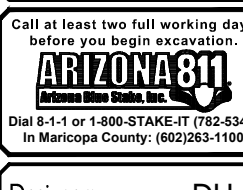
City of Mesa, AZ

Site Plan

Project:

Revisions:

MARCH 14, 2025 - 1ST SITE PLAN SUBMITTAL
AUGUST 11, 2025 - 2ND SITE PLAN SUBMITTAL
OCTOBER 8, 2025 - 3RD SITE PLAN SUBMITTAL
NOVEMBER 3, 2025 - 4TH SITE PLAN SUBMITTAL
DECEMBER 1, 2025 - 5TH SITE PLAN SUBMITTAL



Call at least two full working days before you begin excavation.
Small Print: Not to be used without written permission of the City of Mesa. In Maricopa County: (602)263-1100

Designer: DH

Drawn by: JAJ

Preliminary

Not For

Construction

Or

Recording

Job No.

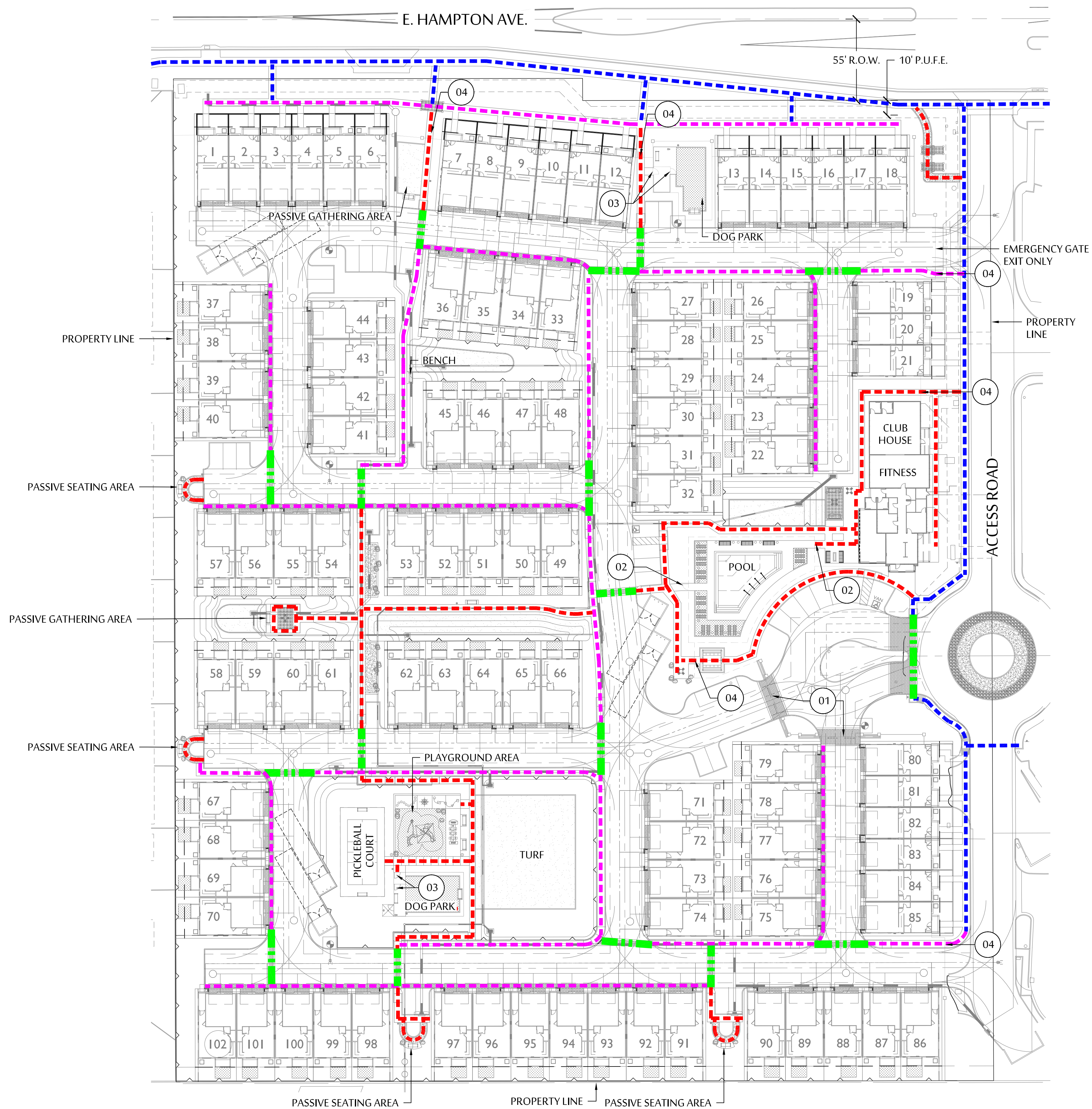
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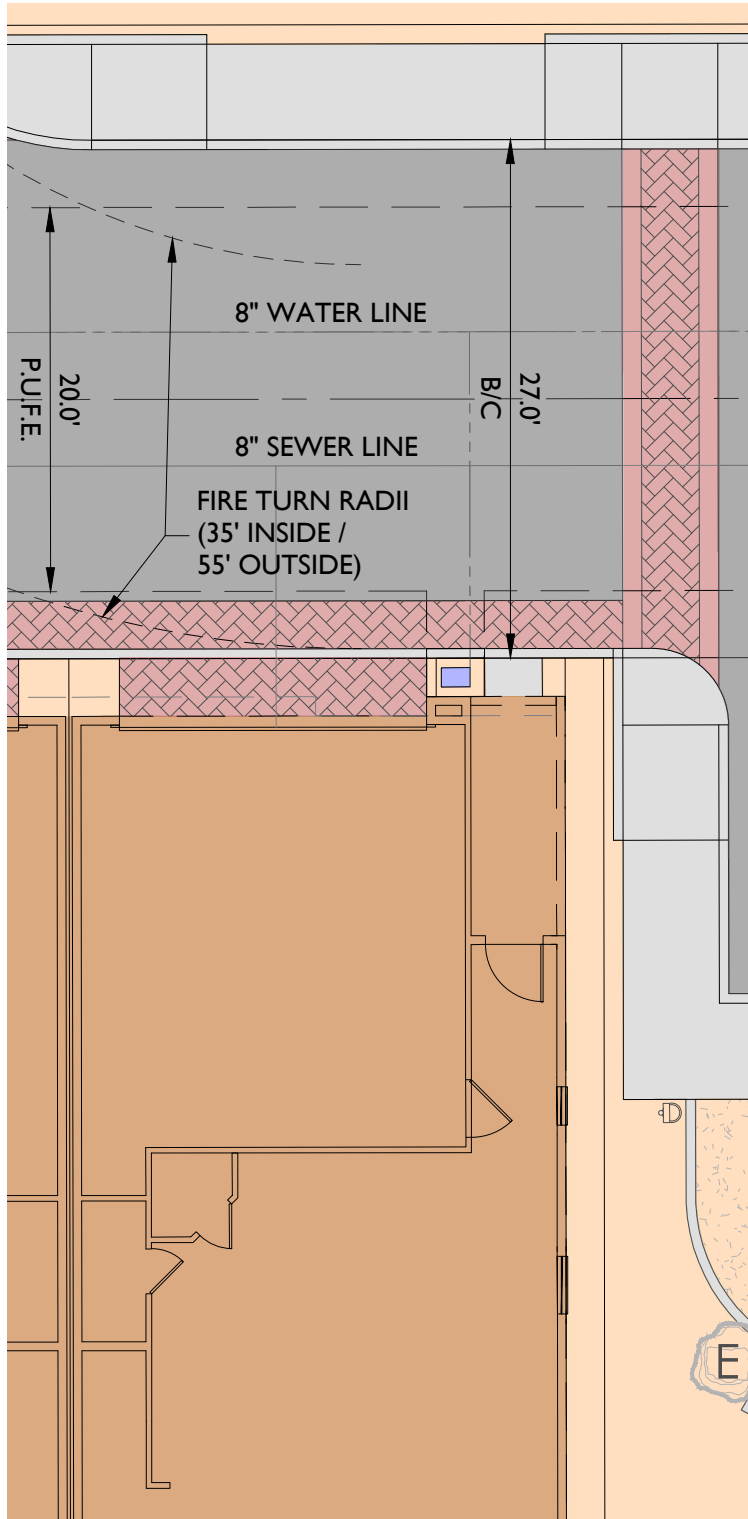
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of 1



	OFF - SITE CIRCULATION
	ON - SITE CIRCULATION
	AMENITY/OPEN SPACE CIRCULATION
	ON - SITE ENHANCED PEDESTRIAN CROSSING
	VEHICULAR ROLLING ACCESS GATE - SEE DETAIL 'A' ON SHEET L8
	POOL GATE
	DOG PARK GATE
	COMMUNITY PEDESTRIAN GATE



LEGEND

- BUILDING FOOTPRINT
- ASPHALT
- CONCRETE
- STAMPED CONCRETE
- DECOMPOSED GRANITE
- WATER METER

5 0 10
scale feet

24-0510

The Lincoln

Front Loaded Unit Enlargement



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Suite 120 Mesa, AZ 85201
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www.epsgroupinc.com