



PROJECT DATA

OVERALL SITE DATA:
 TOTAL SITE AREA: ±20.00 NET ACRES
 COMMERCIAL SITE AREA: ±6.83 NET ACRES
 NORTH & SOUTH RESIDENTIAL VILLAGES SITE AREA: ±13.36 NET ACRES
 PROPOSED USE: RETAIL AND MULTI FAMILY RESIDENTIAL
 PROPOSED ZONING: LC-PAD CUP
 CURRENT ZONING: LI-PAD

PROPOSED LOT COVERAGE: 78.89% (10.5 AC/459,236 SF)

COMMERCIAL SITE DATA:
 SEE THE COMMERCIAL SITE PLAN FOR ADDITIONAL INFORMATION

MULTI-FAMILY RESIDENTIAL

SITE DATA:
 MAXIMUM HEIGHT: 3-STORIES / 38'-0" TO TOP OF PARAPET
 PROPOSED DENSITY: 25.37 DU/NET AC ON 13.36 AC PORTION OF SITE
 OPEN SPACE REQUIRED: 150 S.F./UNIT @ 339 UNITS = 50,850 S.F.
 COMMON OPEN SPACE PROVIDED: 123,355 S.F.

TOTAL UNIT MIX:

ONE BEDROOM UNITS:	156	(46%)
TWO BEDROOM UNITS:	161	(47%)
THREE BEDROOM UNITS:	22	(7%)
TOTAL:	339	D.U.

UNIT TYPE

UNIT TYPE	LIVABLE AREA	UNITS
LOFT	776 S.F.	8
UNIT A1	660 S.F.	86
UNIT A2	760 S.F.	62
UNIT B1	1099 S.F.	161
UNIT C1	1395 S.F.	22
TOTAL:	339 D.U.	317,717 S.F.
AVG. S.F.		939 S.F.

LOT COVERAGE (FOOTPRINT)

BUILDING TYPE:	TYPE 1	TYPE 2	TYPE 3: LOFT	CLUBHOUSE	POOL CABANA	RAMADA	TOTAL:
TYPE 1	11,828 S.F.	13	153,764 S.F.				
TYPE 2	5,364 S.F.	1	5,364 S.F.				
TYPE 3: LOFT	1,609 S.F.	4	6,436 S.F.				
CLUBHOUSE	8,167 S.F.	1	8,167 S.F.				
POOL CABANA	1,040 S.F.	1	1,040 S.F.				
RAMADA	256 S.F.	1	256 S.F.				
TOTAL:	21	175,027 S.F.	30% LOT COVERAGE				

PARKING:

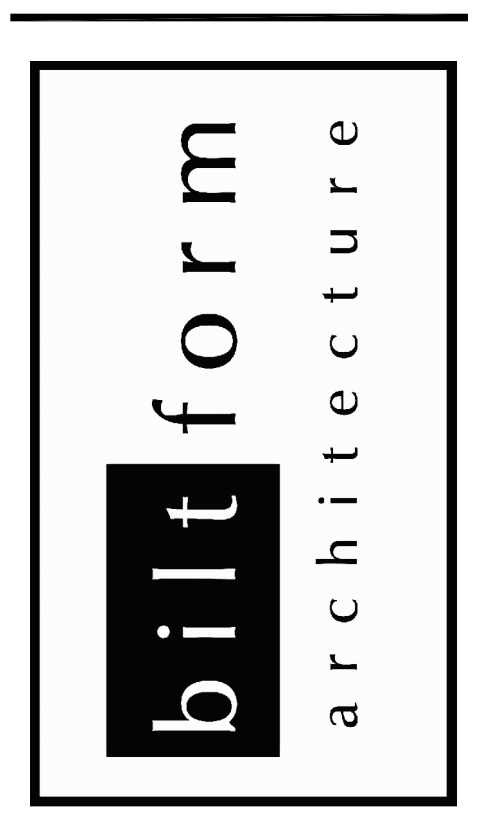
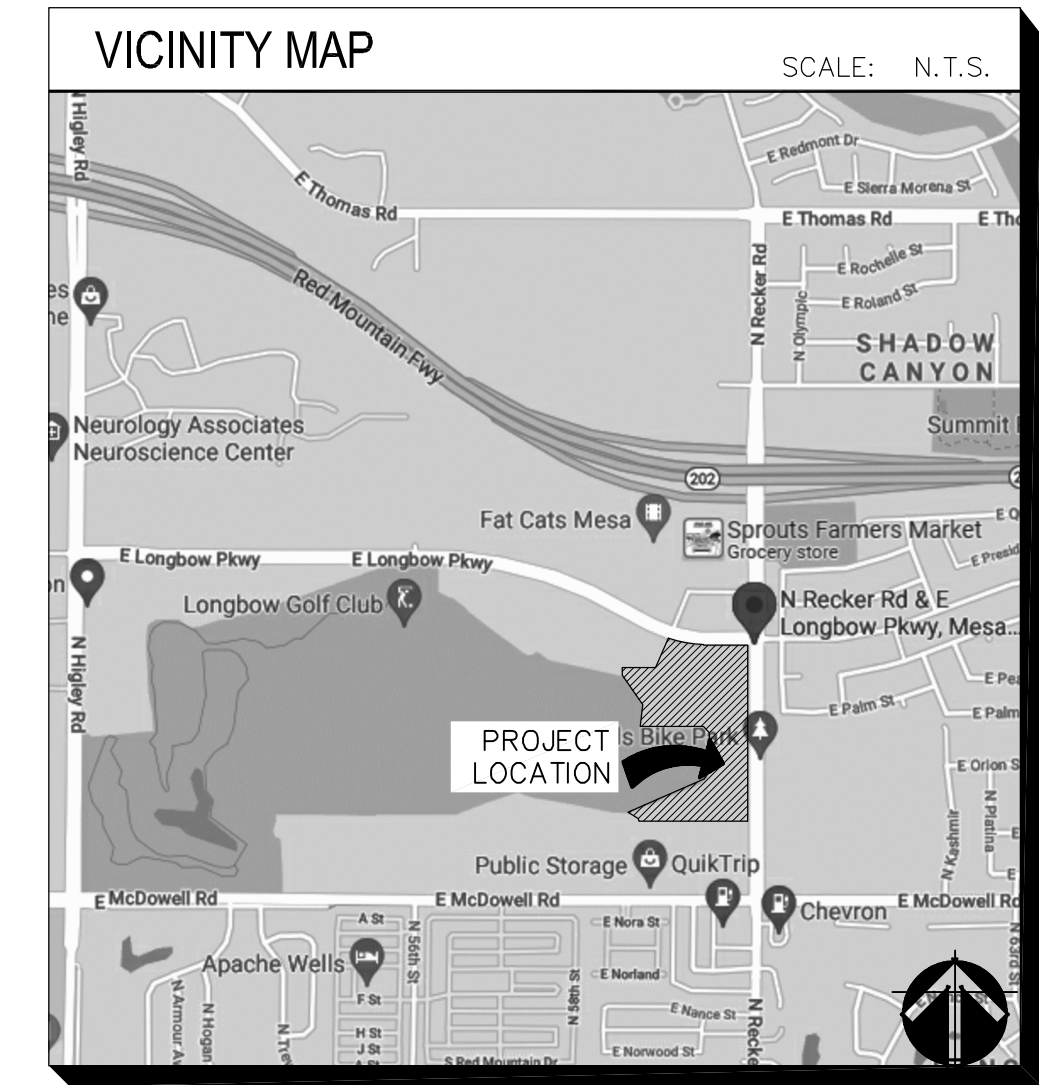
REQUIRED: 339 DWELLING UNITS X 2.1 P.S./DWELLING UNIT
 TOTAL: 712 P.S.

PROVIDED:

PRIVATE GARAGE PARKING	185 P.S.
TANDEM PARKING	161 P.S.
CARPORIT PARKING	174 P.S.
UNCOVERED PARKING	144 P.S.
TOTAL PROVIDED:	664 P.S.

COMPACT PARKING: 1.95 P.S. PER DWELLING UNIT
 ACCESSIBLE PARKING: 5.5% 37 P.S.
 PROVIDED: 2% 14 P.S.

BICYCLE PARKING: 1/10 PARKING SPACES UP TO 50, 1/20 REMAINING PARKING SPACES
 REQUIRED: 500/10 + 164/20 = 58.2
 PROVIDED: 60



biltform architecture group, LLC.
 11460 north cave creek road - suite 11
 phoenix - arizona 85020
 Phone 602.285.8200 Fax 602.285.9229

PRELIMINARY
 NOT FOR
 CONSTRUCTION

ASCEND at LONGBOW HIGHPOINT

MIXED USE PROJECT
 CITY OF MESA, ARIZONA

D.R. HORTON
 America's Builder

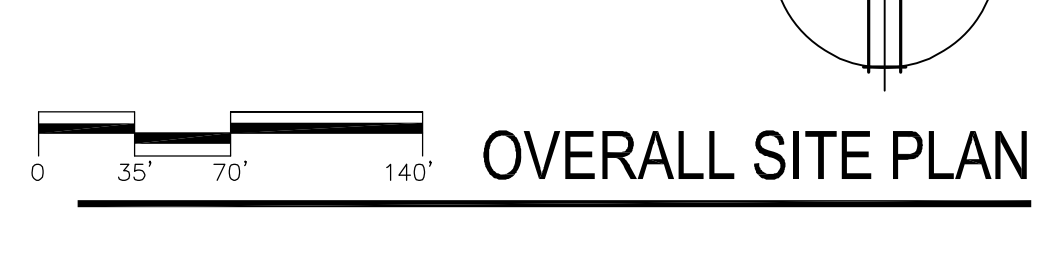
1341 Horton Circle
 Arlington, Texas 76001
 Phone: (817) 390-8264

REVISIONS:

1	
2	
3	
4	

REZONE SUBMITTAL

JOB NO: 21-031
 DATE: SEPTEMBER 7, 2021
 SCALE: 1"=70'-0"
 SHEET NO:



A1.0-MF
 OVERALL SITE PLAN
 © BILTFORM ARCHITECTURE GROUP, INC.



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RAMADA	256 S.F.	1
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		30% LOT COVERAGE

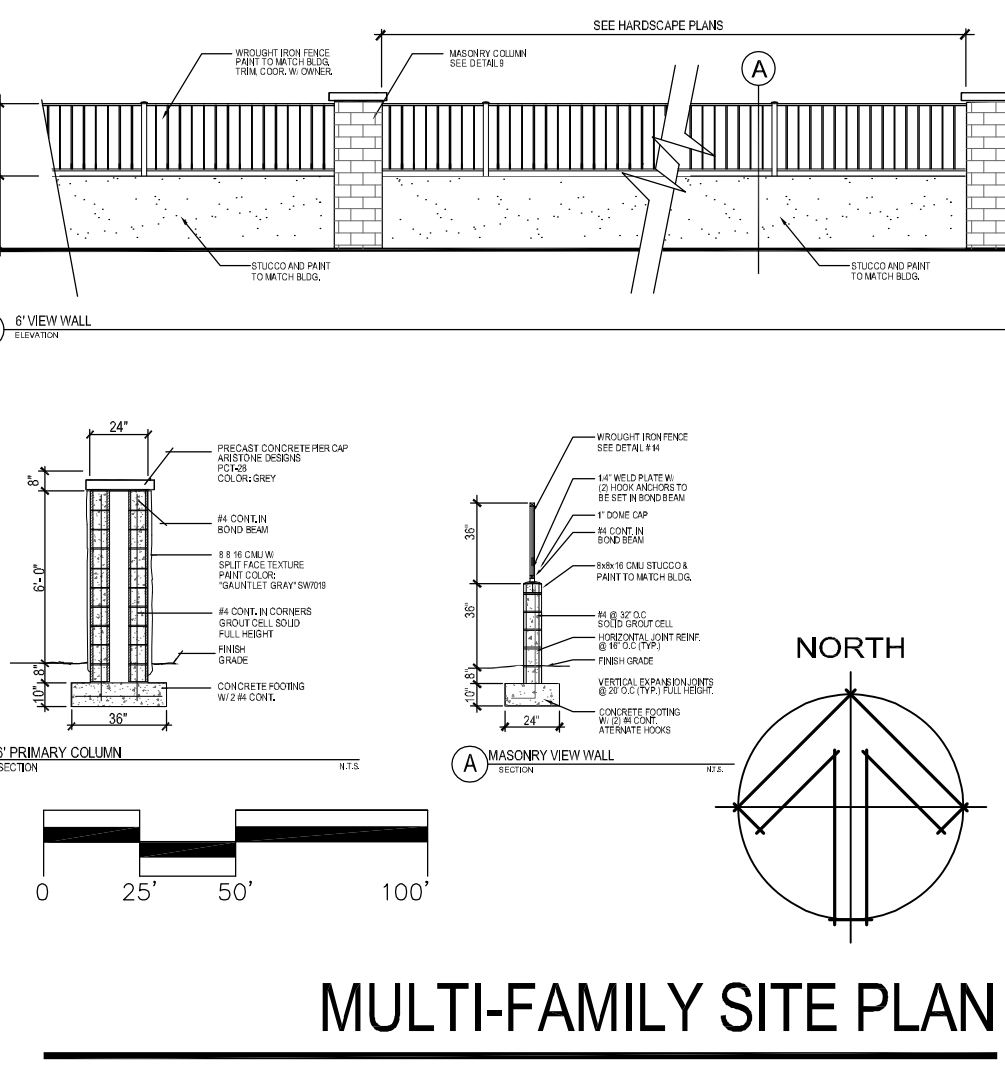
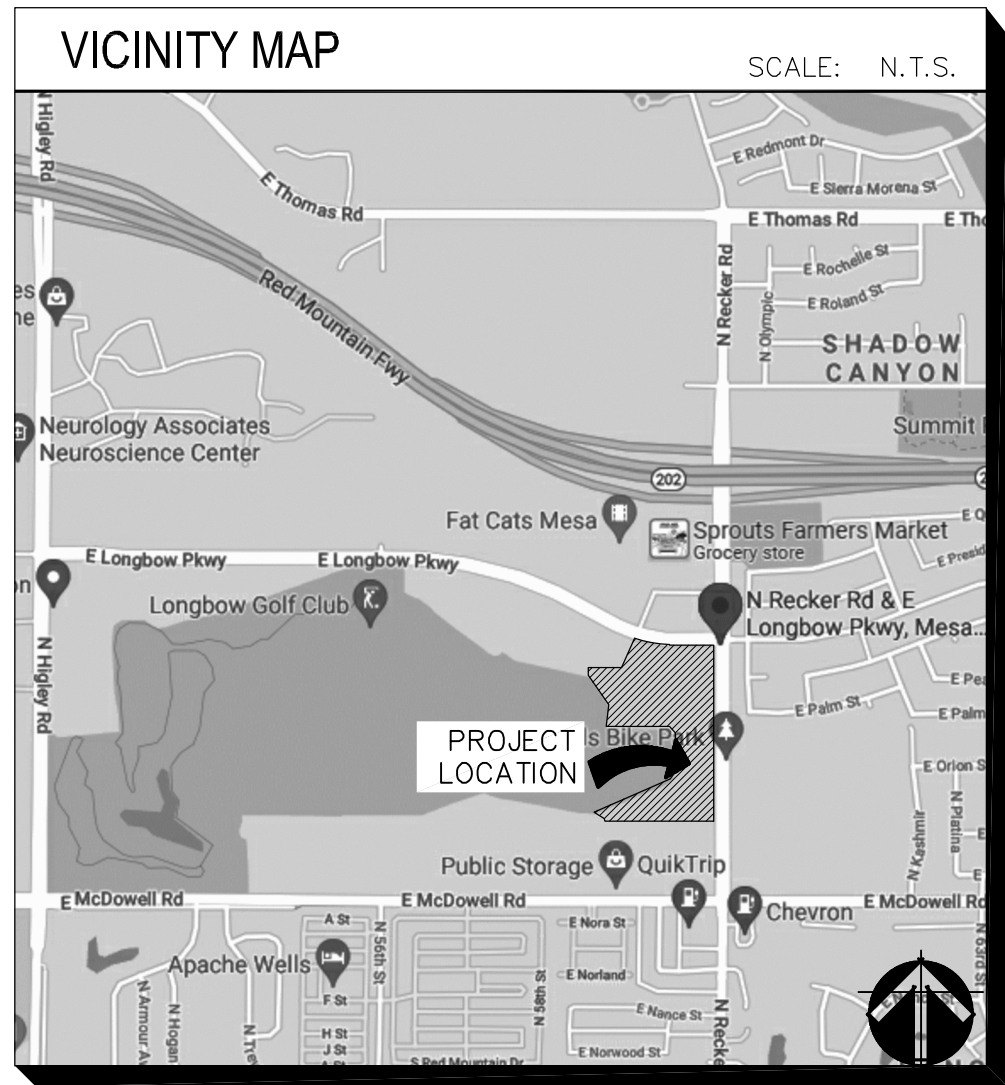
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