

PROJECT DATA

Gross Site Area	14.84 ac
Net Site Area	14.46 ac
Net Density	17.15 du/ac (248 du's)
Allowed Density	20 du/ac
Existing Zoning	RS-43 & RS-15
Proposed Zoning	RM-3 PAD

Allowed Building Height	40'
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Prop. Building Height	Qty.	Total Sq. Ft.
Apartments (3-Story)	38' 7	69,357
Apartments (2-Story)	28' 5	45,455
Club / Leasing	25' 1	5,958
Five-Bay Garage	13' 14	17,220
Parking Cover	9.5' 15	32,585

Total Covered Area:	27%	170,575
Bldg. Cover Allowed:	55%	346,432
Impermeable Provided:	63%	397,404
Impermeable Allowed:	70%	442,134
Total OS Required:	175 sq. ft. x 248	43,400
Total Common OS Provided:		170,000

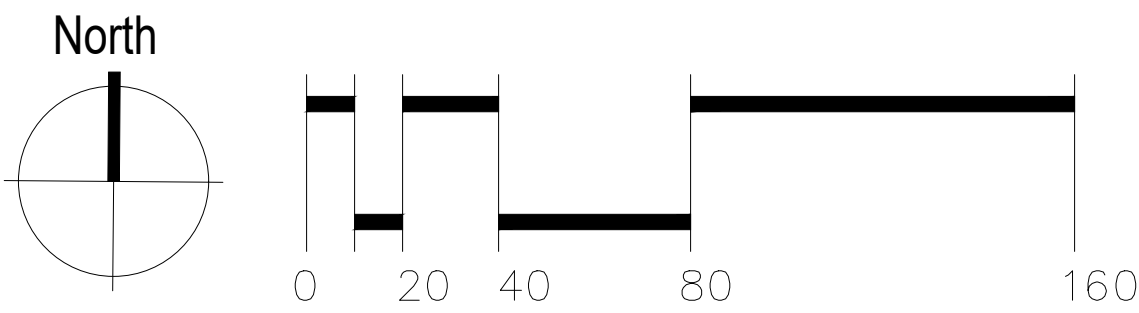
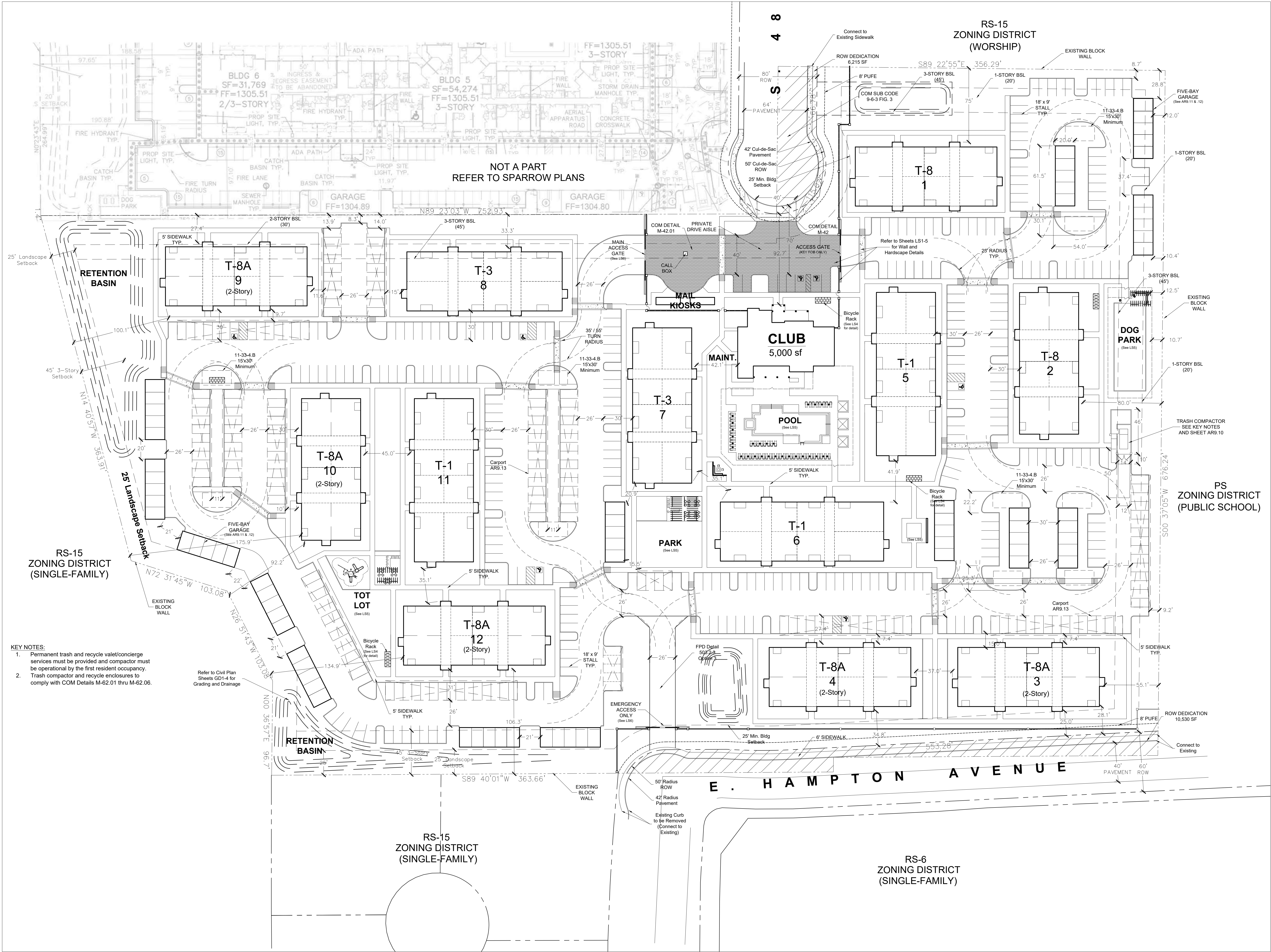
Unit Type	Qty.	Unit %	Private OS*
Studio	32	12.9%	NA
1 BR	124	50%	5,904 sf
2 BR	74	29.8%	6,098 sf
3 BR	18	7.3%	1,296 sf

Total Units	248	100.0%	13,296 sf
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*Refer to Emblem zoning deviations exhibit for private open space breakdown

Parking Required (2.1 sp/du)	521 spaces
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Parking Provided	
Uncovered Surface	275
Garage	70
Surface Covered	178
Parking Total	523 (2.11 sp/du)
Bike Parking Required	50
Bike Parking Provided	50



SP1
REZONING SITE PLAN
Emblem Mesa
Mesa, AZ

