

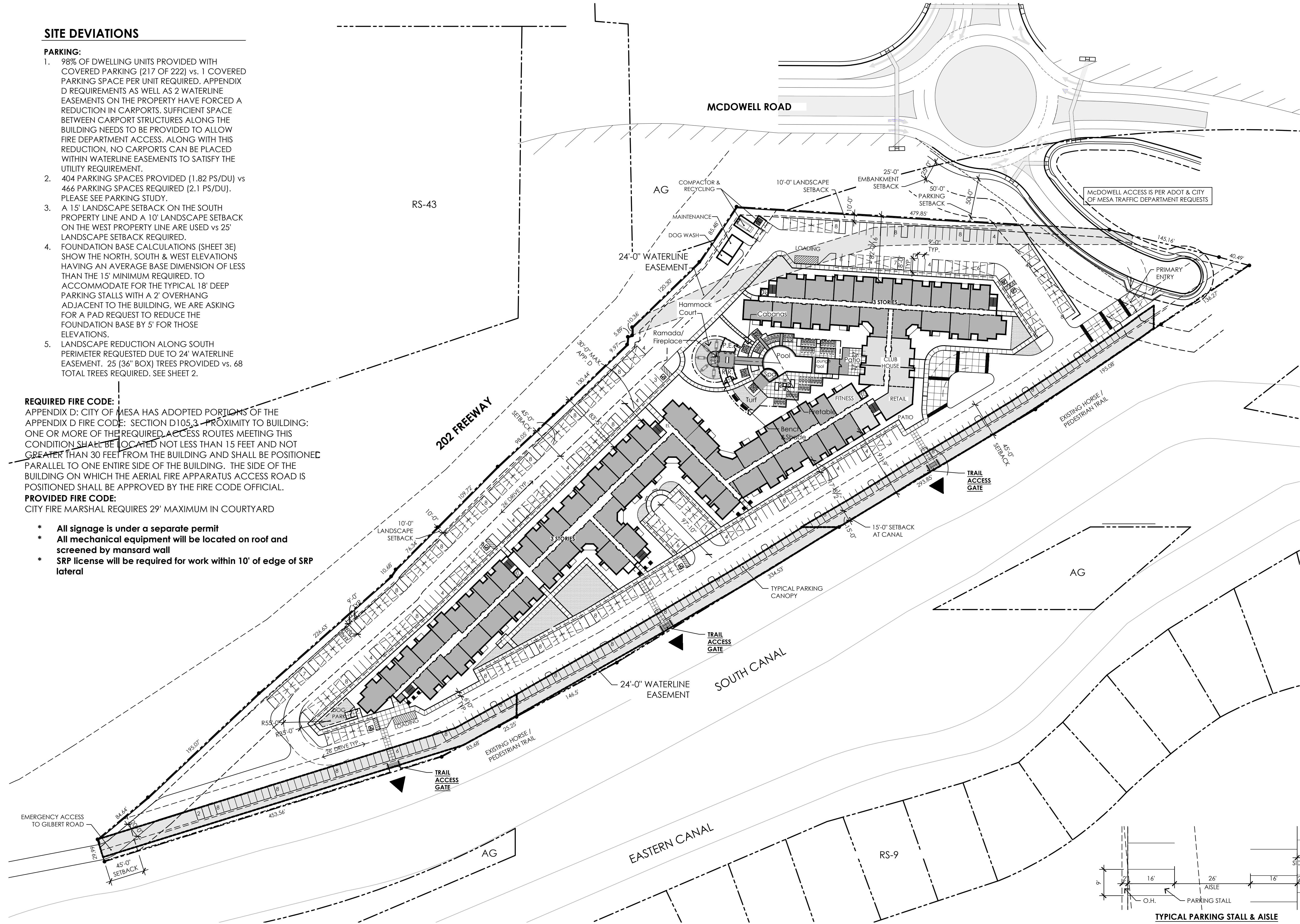
SITE DEVIATIONS

- PARKING:**
- 98% OF DWELLING UNITS PROVIDED WITH COVERED PARKING (217 OF 222) vs. 1 COVERED PARKING SPACE PER UNIT REQUIRED. APPENDIX D REQUIREMENTS AS WELL AS 2 WATERLINE EASEMENTS ON THE PROPERTY HAVE FORCED A REDUCTION IN CARPORTS. SUFFICIENT SPACE BETWEEN CARPORT STRUCTURES ALONG THE BUILDING NEEDS TO BE PROVIDED TO ALLOW FIRE DEPARTMENT ACCESS. ALONG WITH THIS REDUCTION, NO CARPORTS CAN BE PLACED WITHIN WATERLINE EASEMENTS TO SATISFY THE UTILITY REQUIREMENT.
 - 404 PARKING SPACES PROVIDED (1.82 PS/DU) vs 466 PARKING SPACES REQUIRED (2.1 PS/DU). PLEASE SEE PARKING STUDY.
 - A 15' LANDSCAPE SETBACK ON THE SOUTH PROPERTY LINE AND A 10' LANDSCAPE SETBACK ON THE WEST PROPERTY LINE ARE USED vs 25' LANDSCAPE SETBACK REQUIRED.
 - FOUNDATION BASE CALCULATIONS (SHEET 3E) SHOW THE NORTH, SOUTH & WEST ELEVATIONS HAVING AN AVERAGE BASE DIMENSION OF LESS THAN THE 15' MINIMUM REQUIRED. TO ACCOMMODATE FOR THE TYPICAL 18' DEEP PARKING STALLS WITH A 2' OVERHANG ADJACENT TO THE BUILDING, WE ARE ASKING FOR A PAD REQUEST TO REDUCE THE FOUNDATION BASE BY 5' FOR THOSE ELEVATIONS.
 - LANDSCAPE REDUCTION ALONG SOUTH PERIMETER REQUESTED DUE TO 24' WATERLINE EASEMENT. 25 (36" BOX) TREES PROVIDED vs. 68 TOTAL TREES REQUIRED. SEE SHEET 2.

REQUIRED FIRE CODE:
APPENDIX D: CITY OF MESA HAS ADOPTED PORTIONS OF THE APPENDIX D FIRE CODE: SECTION D105.3 - PROXIMITY TO BUILDING: ONE OR MORE OF THE REQUIRED ACCESS ROUTES MEETING THIS CONDITION SHALL BE LOCATED NOT LESS THAN 15 FEET AND NOT GREATER THAN 30 FEET FROM THE BUILDING AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. THE SIDE OF THE BUILDING ON WHICH THE AERIAL FIRE APPARATUS ACCESS ROAD IS POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.

PROVIDED FIRE CODE:
CITY FIRE MARSHAL REQUIRES 29' MAXIMUM IN COURTYARD

- All signage is under a separate permit
- All mechanical equipment will be located on roof and screened by mansard wall
- SRP license will be required for work within 10' of edge of SRP lateral



SITE DATA

ACCESSOR'S PARCEL NUMBERS:	PARCEL 1 - 141-03-022
	PARCEL 2 - 141-03-028
	PARCEL 3 - 141-03-038
	PARCEL 4 - 141-03-041
	PARCEL 5 - 141-03-042
	PARCEL 6 - 141-06-008H
	PARCEL 7 - 141-06-252
	PARCEL 8 - 141-06-253
	PARCEL 9 - 141-06-008F

NET SITE AREA: +/- 9.00 AC

ZONING:
EXISTING ZONING RS-43
PROPOSED ZONING RM-5

USE:
EXISTING USE VACANT
PROPOSED USE MULTI-FAMILY RESIDENTIAL

DENSITY:
DENSITY ALLOWED (NET) 43 DU/AC
NET DENSITY PROVIDED +/- 24.67 DU/AC

BUILDING FOOTPRINT AREA: 84,468 SF

BUILDING HEIGHT:
BUILDING HT. - MAX. ALLOWED 50'
BUILDING HT. - PROVIDED 3 STORIES, 39'-6"

SETBACKS:
FRONT BUILDING SETBACK 0'
SIDE BUILDING SETBACK 45'
REAR BUILDING SETBACK 45'
CANAL SETBACK MINIMUM 15'

(OTHER DEVELOPMENT STANDARDS TO BE DETERMINED THROUGH THE SITE PLANNING PROCESS.)

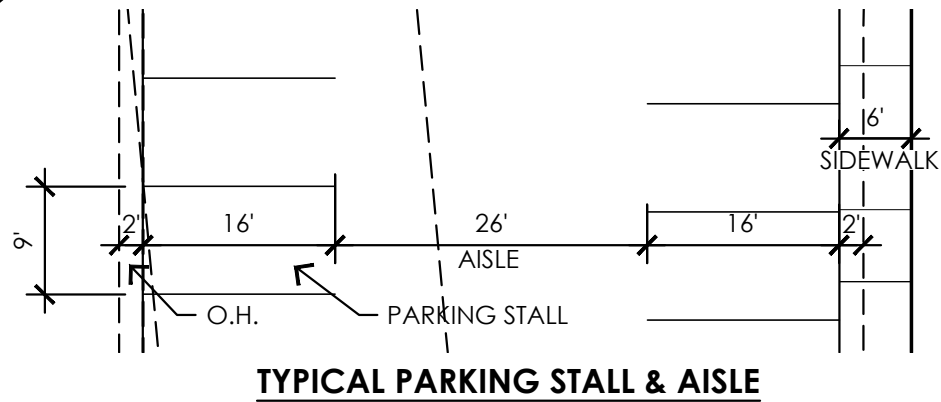
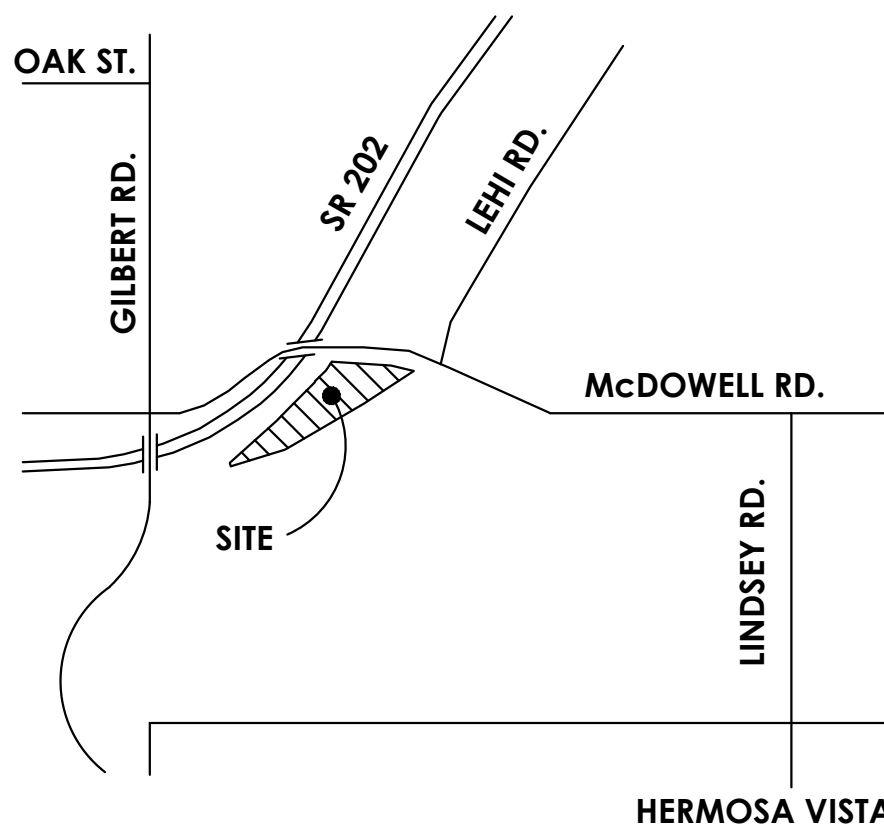
APARTMENT UNIT MIX:			
UNIT TYPE	RATIO	#DU	
A1 1BR/1BA	30.8%	75	
A2 1BR/1BA	22.0%	58	
B1 2BR/2BA	24.2%	46	
B2 2BR/2BA	10.6%	20	
B3 2BR/2BA	7.5%	14	
C1 3BR/2BA	4.8%	9	
TOTAL	100.0%	222	

PARKING REQUIRED (9' x 18') (MIN. 1 COVERED SPACE / DU)				
UNIT TYPE	#DU	P.S. RATIO	P.S. REQ.	
A 1BR/1BA	133	2.1 P.S./DU	279	
B 2BR/2BA	80	2.1 P.S./DU	168	
C 3BR/2BA	9	2.1 P.S./DU	19	
TOTAL	222		466	(222 COVERED)

PARKING PROVIDED (1.8 P.S./DU)
SURFACE PARKING PROVIDED (UNCOVERED) 187 P.S.
SURFACE PARKING PROVIDED (COVERED) 217 P.S.
TOTAL PARKING PROVIDED 404 P.S.
(217 COVERED)

RETAIL PARKING REQUIRED (9' x 18')			
AREA	P.S. RATIO	P.S. REQ.	
1,500 SF	375 SF / P.S.	4	

VICINITY MAP



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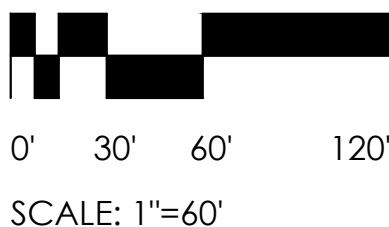
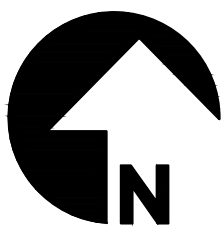
The Homestead @ Lehi Crossing

Mesa, Arizona

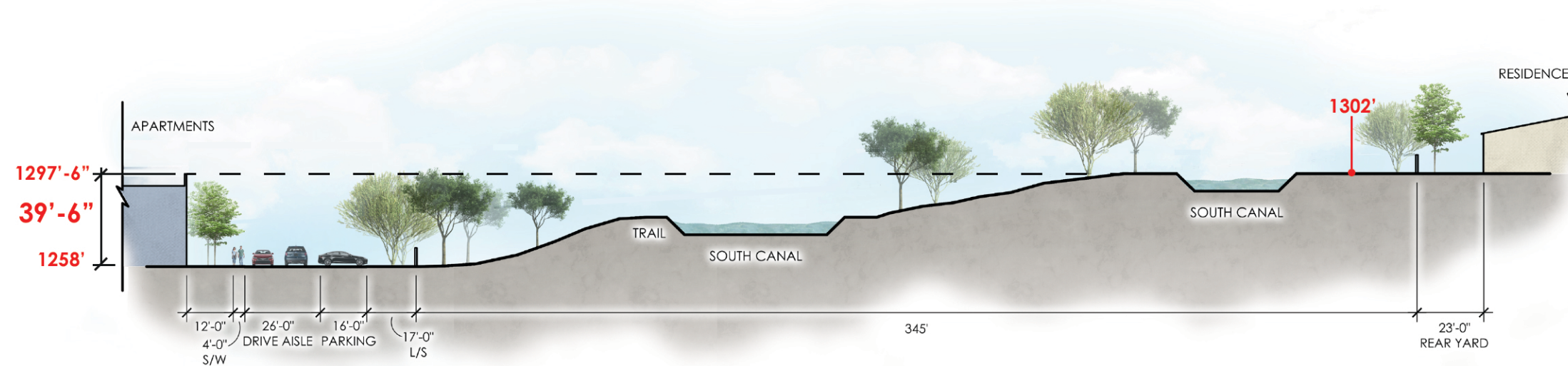
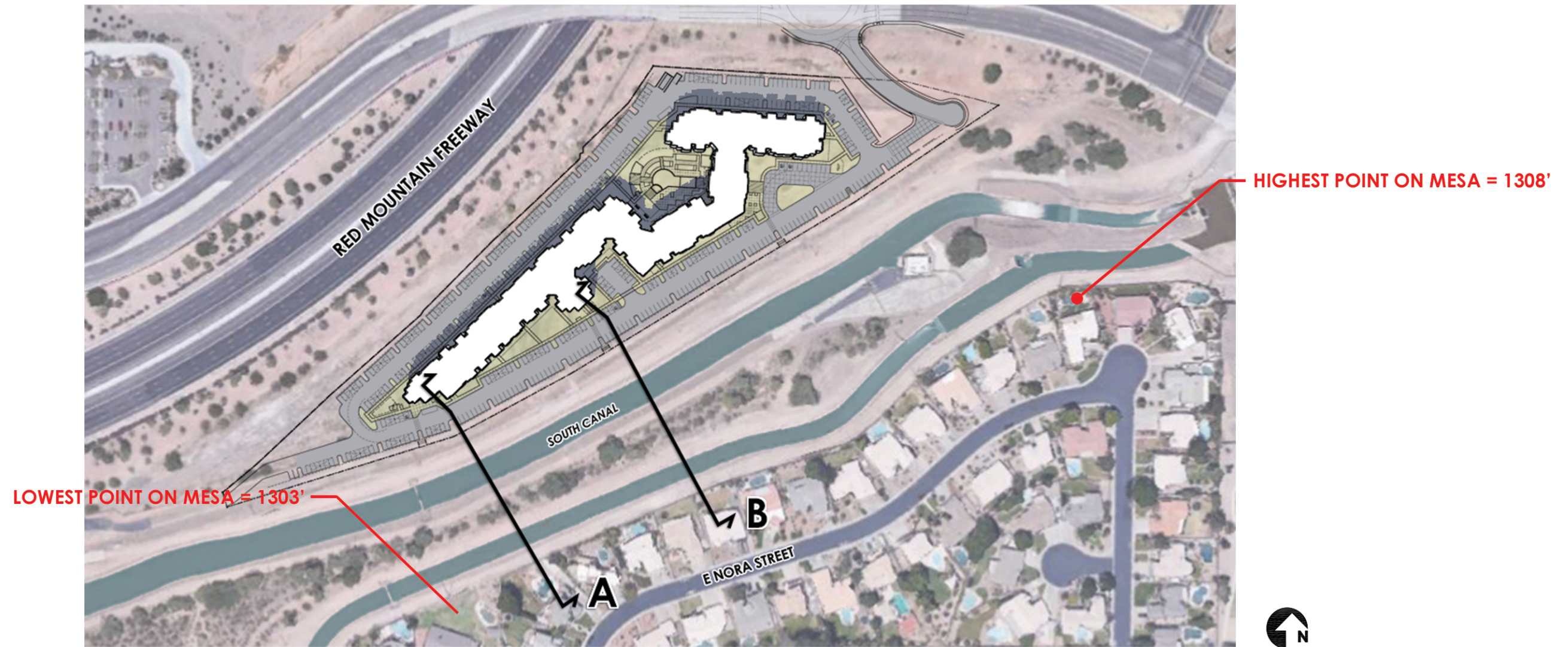
DESIGN REVIEW BOARD

SITE PLAN

Preliminary Not For Construction



SCALE: 1"=60'



CROSS SECTION 'A'

NTS

The Homestead @ Lehi Crossing

Mesa, Arizona

SITE SECTIONS

09-15-2021

SITE SECTION

Preliminary Not For Construction

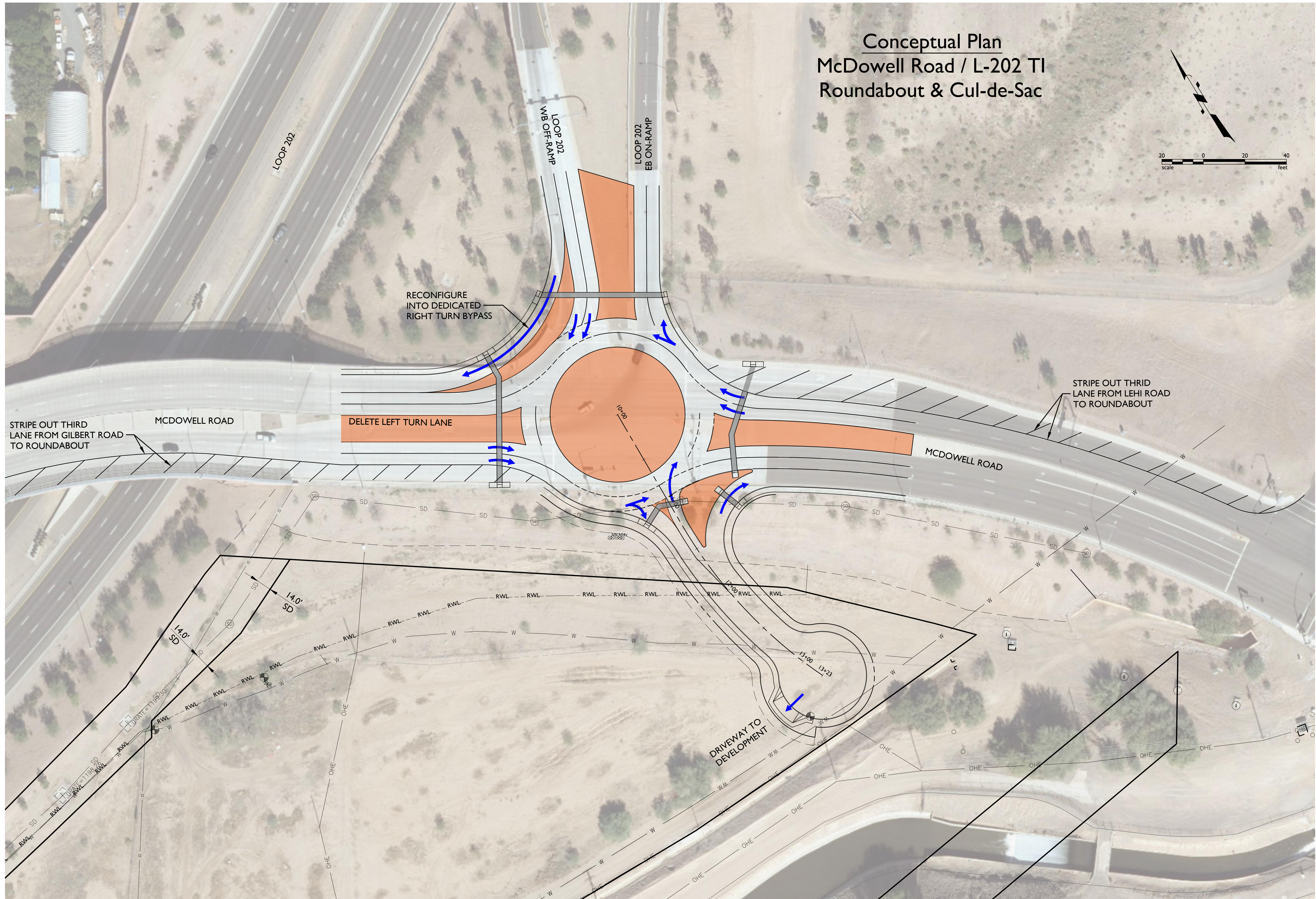


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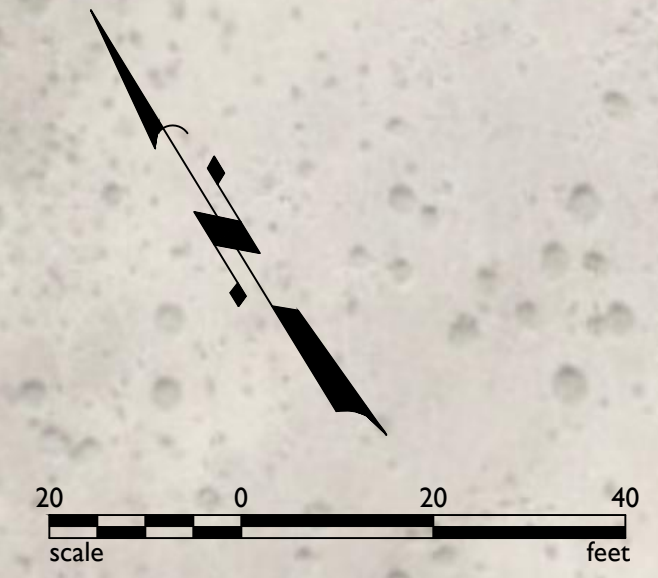
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20-2036-00



Apr 18, 2019 11:11am S:\Projects\2014\14-337\Civil\CAD\Roadway\Cover.dwg bmartin



Conceptual Plan
McDowell Road / L-202 TI
Roundabout & Cul-de-Sac



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Project:
Mark Gunning
Mesa, Arizona

Cover Sheet

Revisions:

No.	Description	By	Date

Call at least two full working days before you begin excavation.
One 811 for all utility work in Maricopa County (602)263-1100

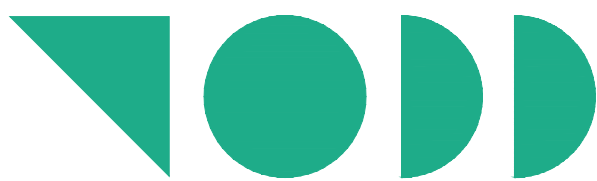
Designer: EPS
Drawn by: EPS

Preliminary

Not For Construction Or Recording

Job No.
14-337

Sheet No.
1
OF 2



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20-2036-01



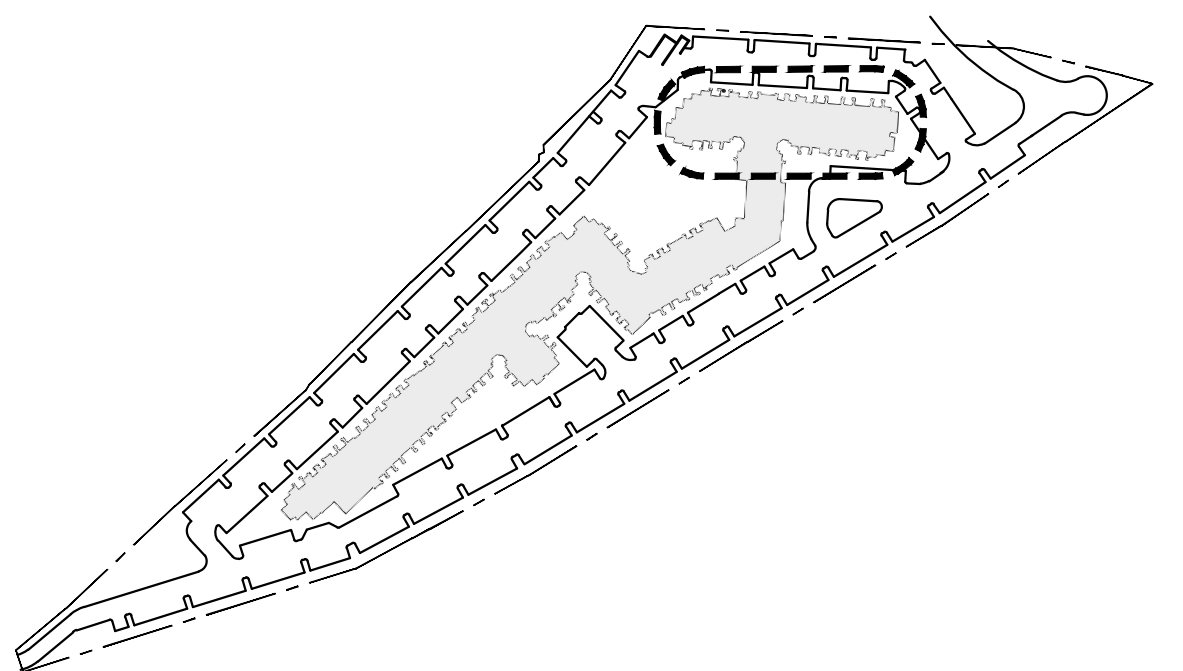
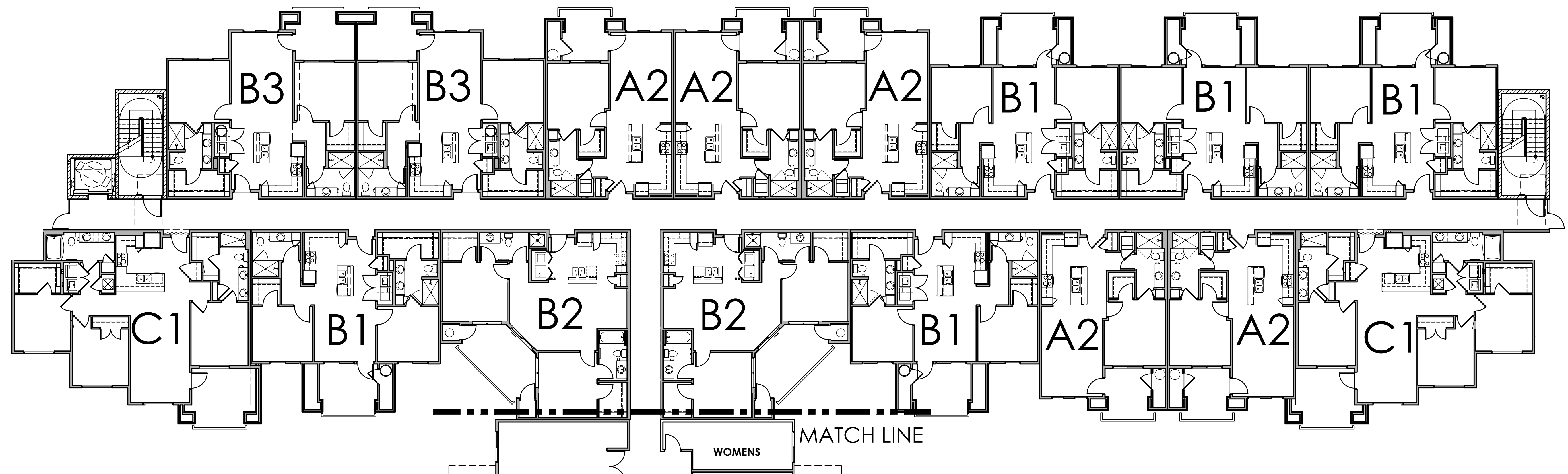
Mesa, Arizona

PLANNING & ZONING SUBMITTAL

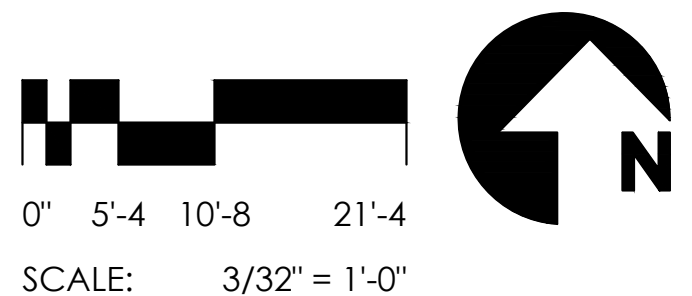
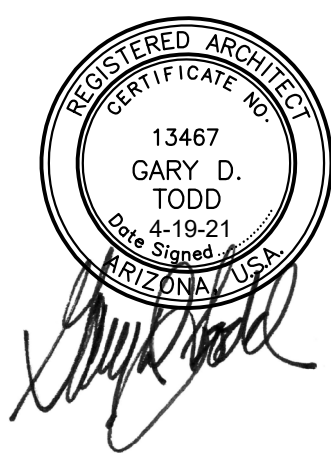
08-09-2021

BUILDING PLANS

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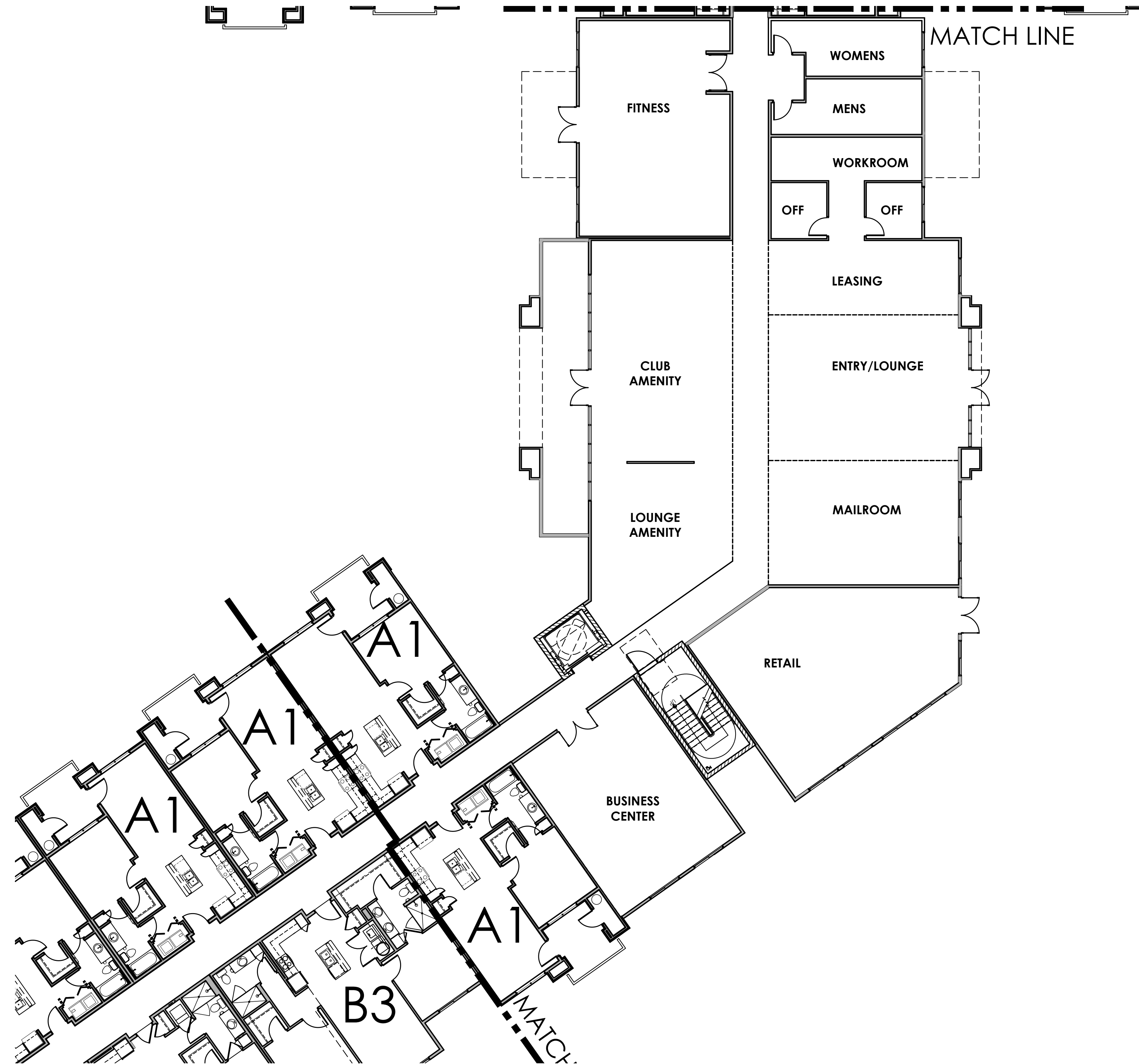


KEYMAP

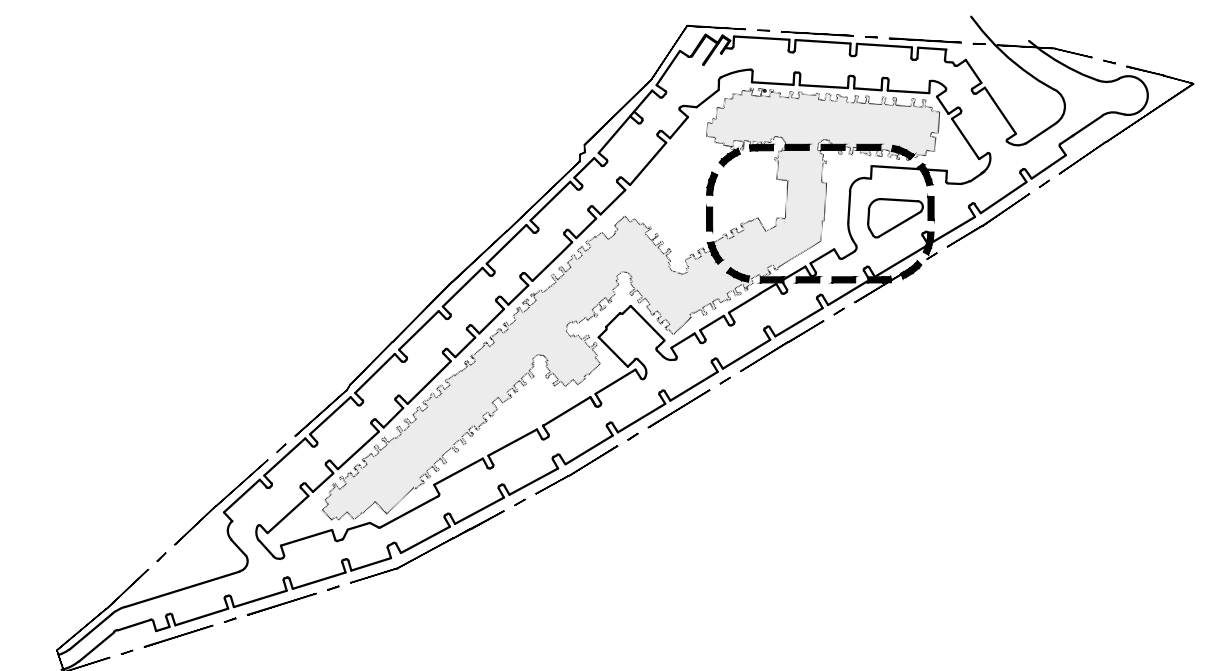


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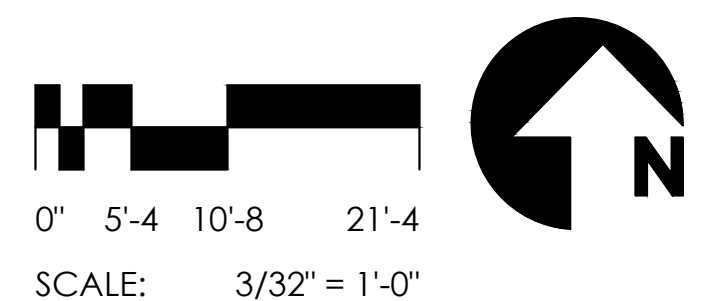
3/32" = 1'-0"



PARTIAL FIRST FLOOR



KEYMAP



3/32" = 1'-0"



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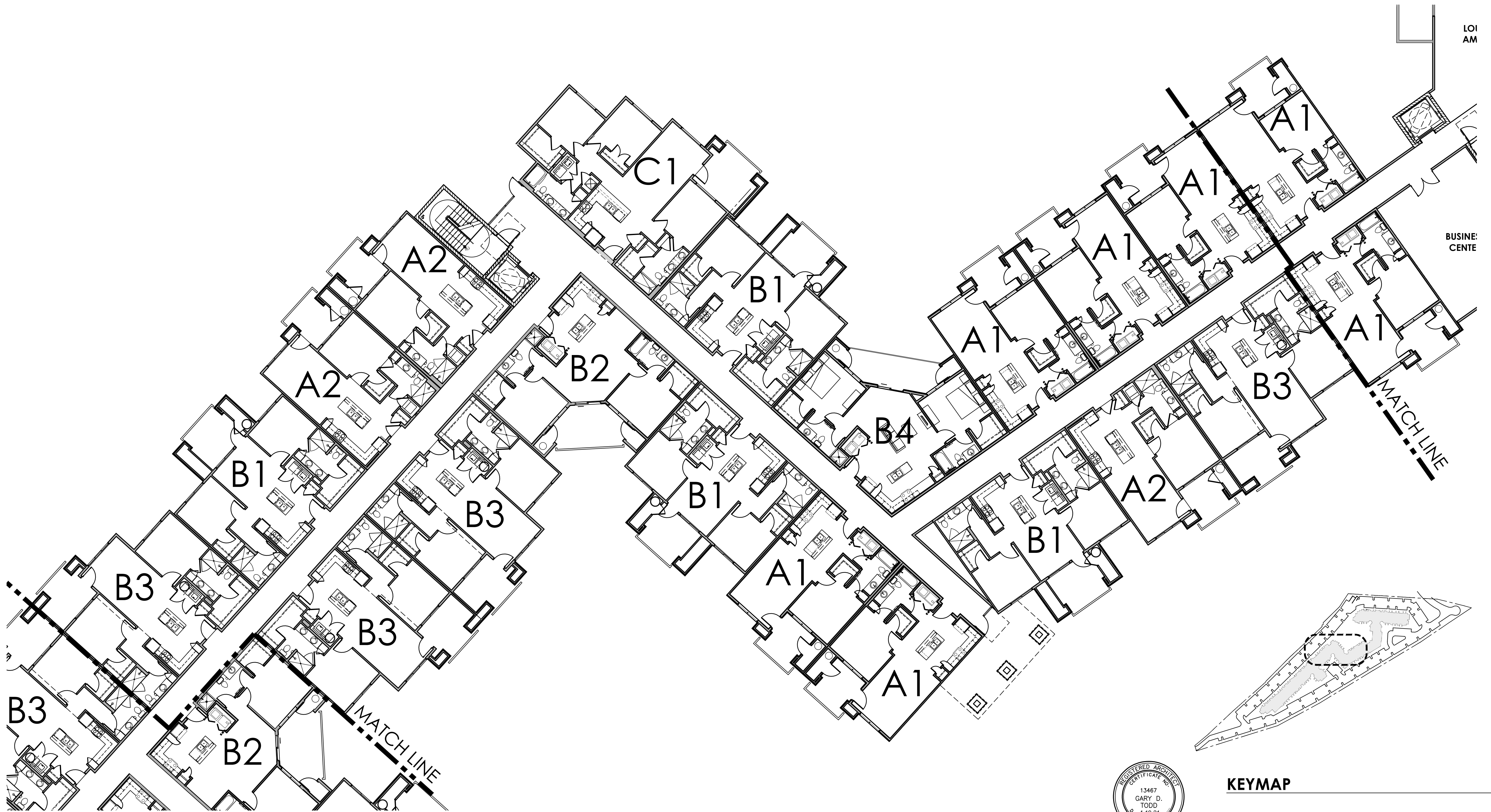
The Homestead at Lehi Crossing

Mesa, Arizona
PLANNING & ZONING SUBMITTAL

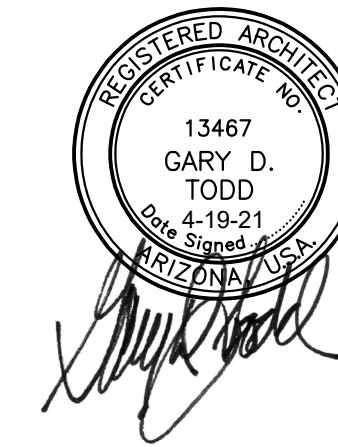
08-09-2021

BUILDING PLANS

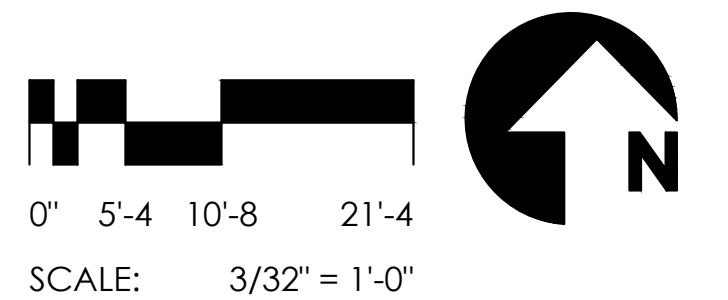
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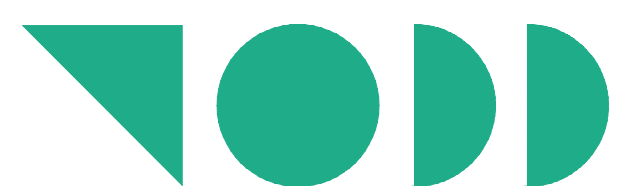
PARTIAL FIRST FLOOR



KEYMAP



3/32" = 1'-0"



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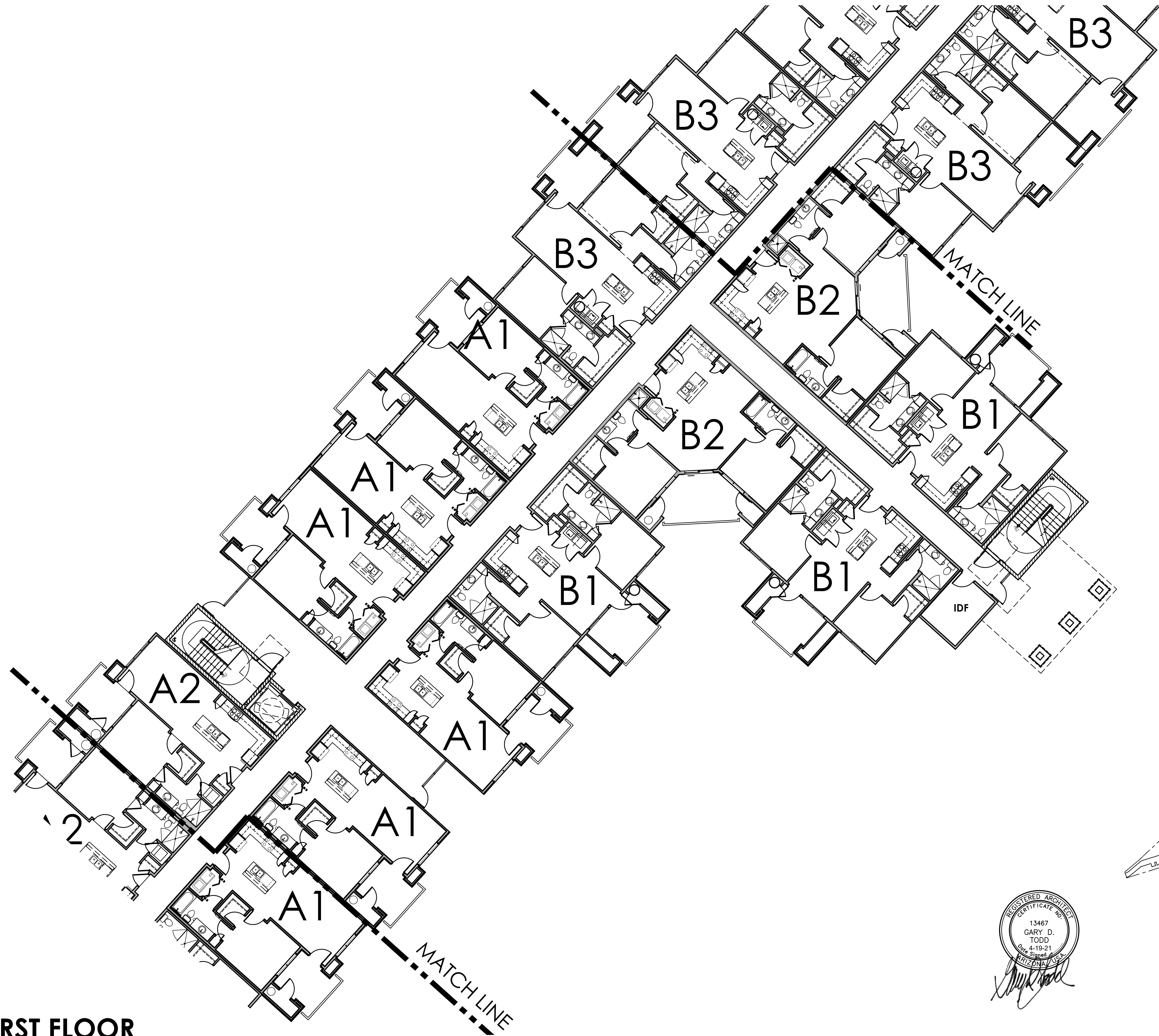
The Homestead at Lehi Crossing

Mesa, Arizona
PLANNING & ZONING SUBMITTAL

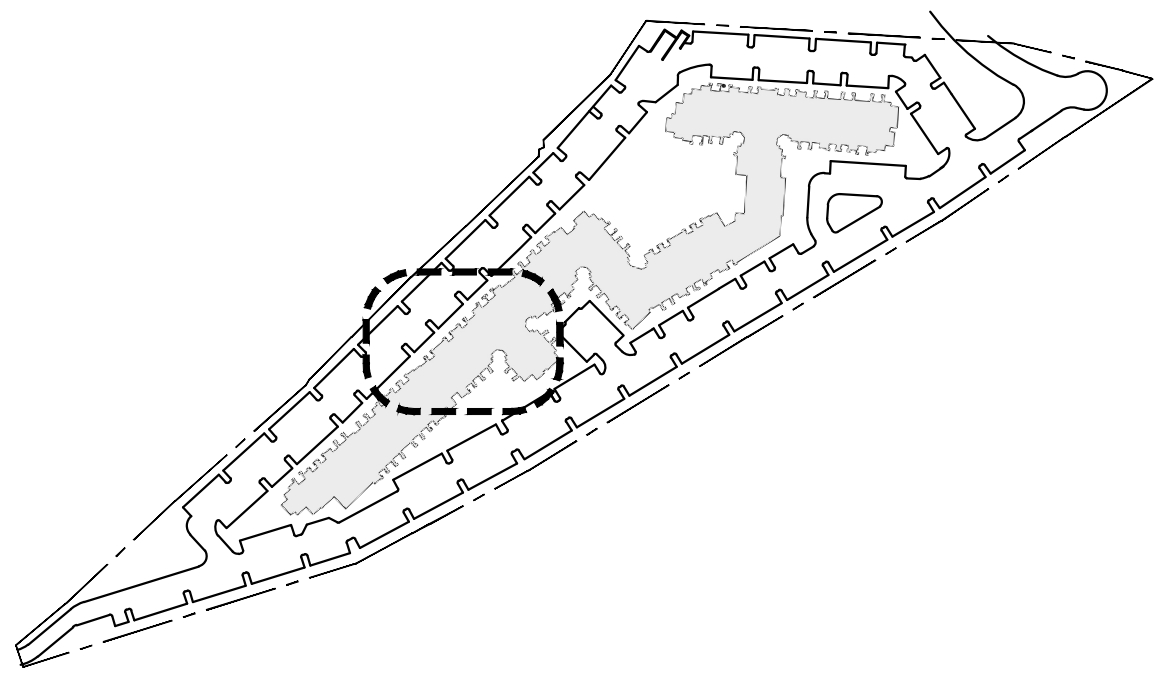
08-09-2021

BUILDING PLANS

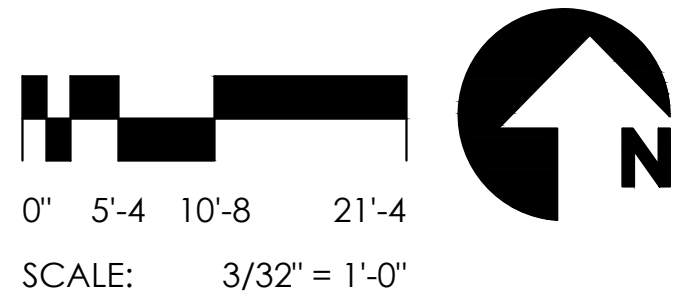
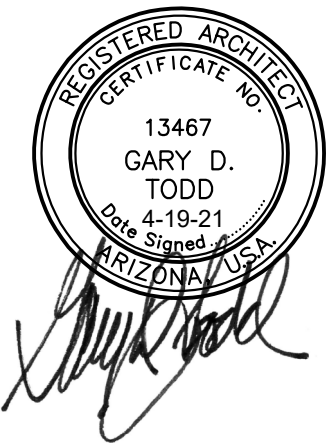
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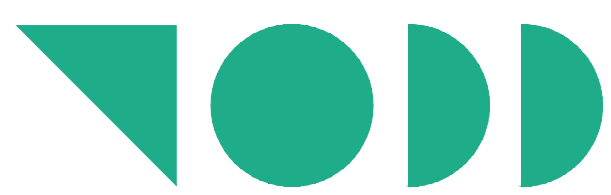
PARTIAL FIRST FLOOR



KEYMAP



3/32" = 1'-0"



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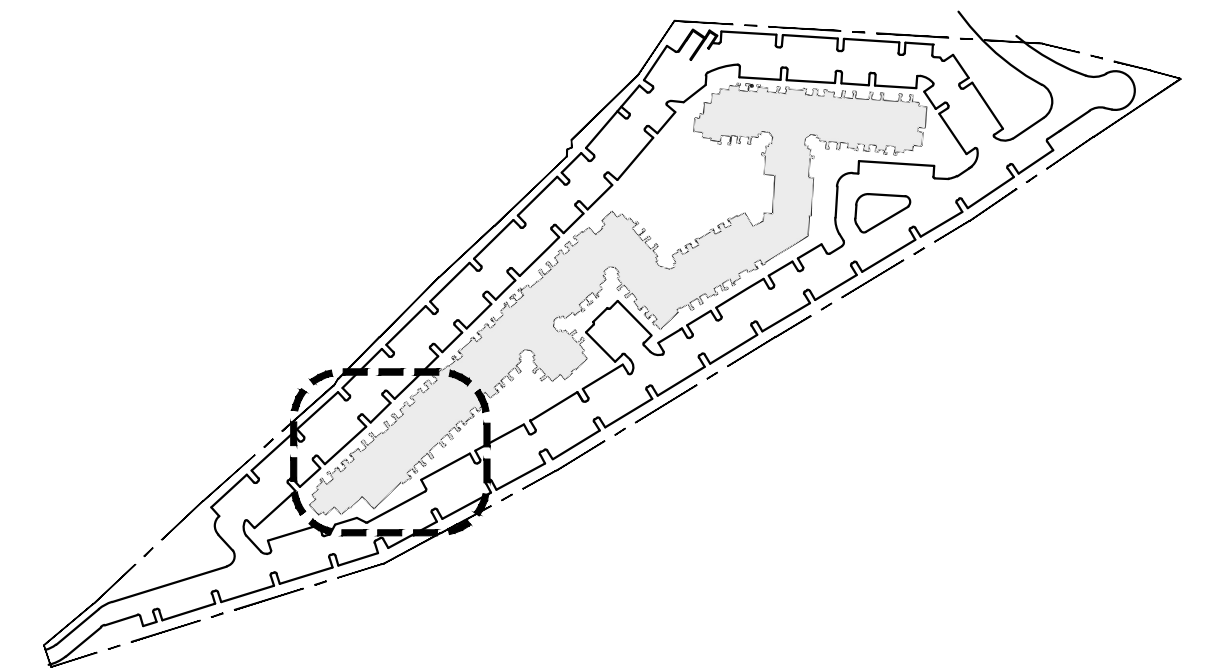
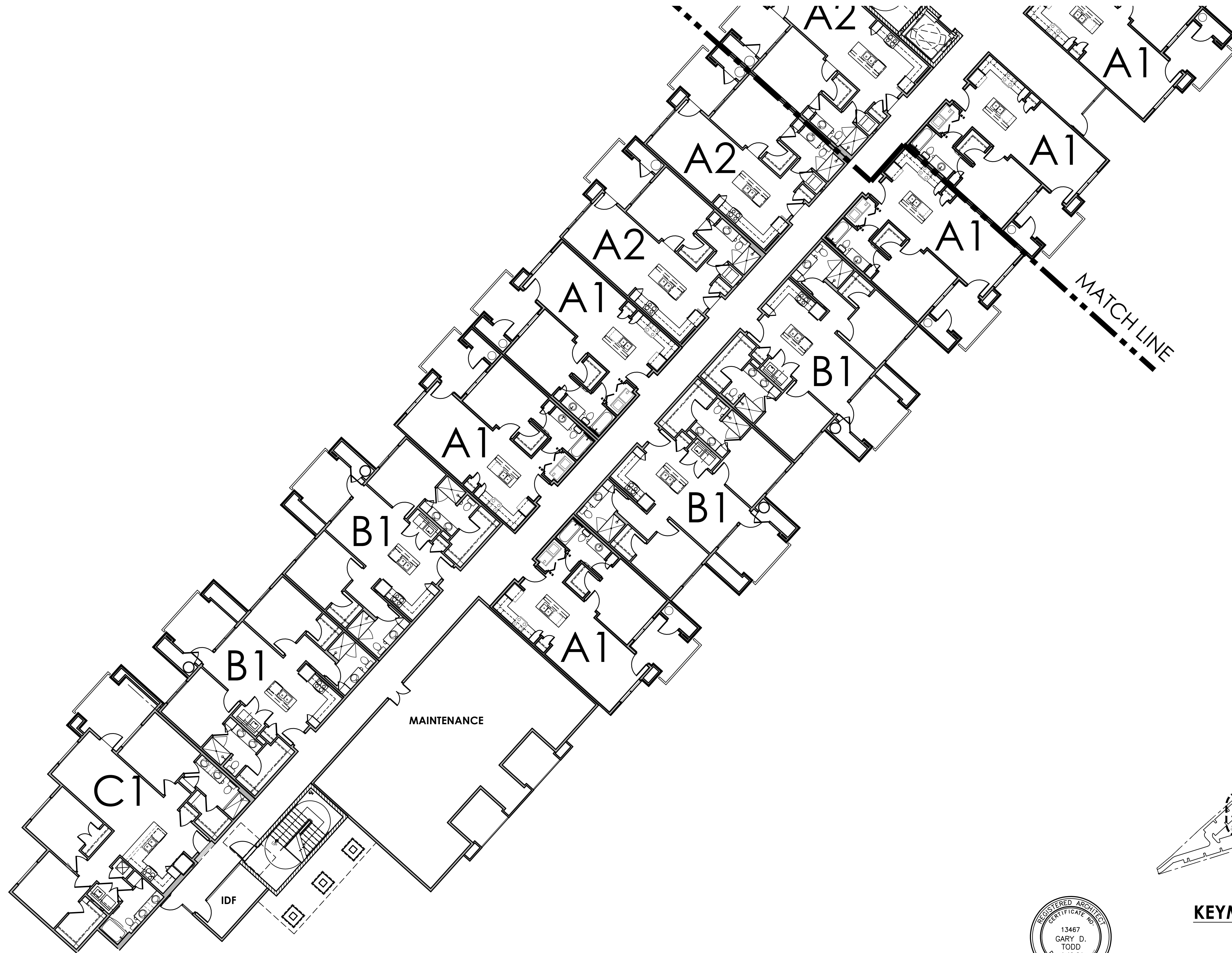
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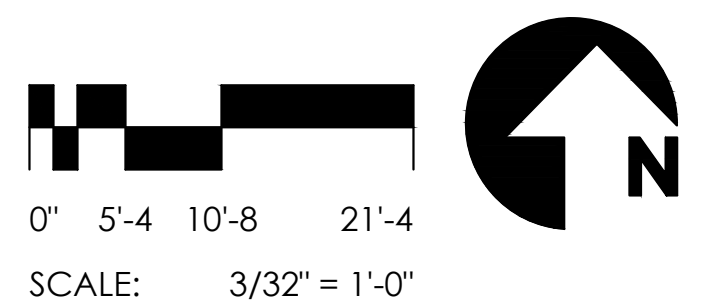
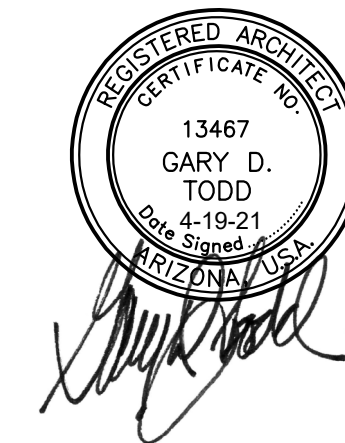
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BUILDING PLANS

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KEYMAP



PARTIAL FIRST FLOOR

3/32" = 1'-0"



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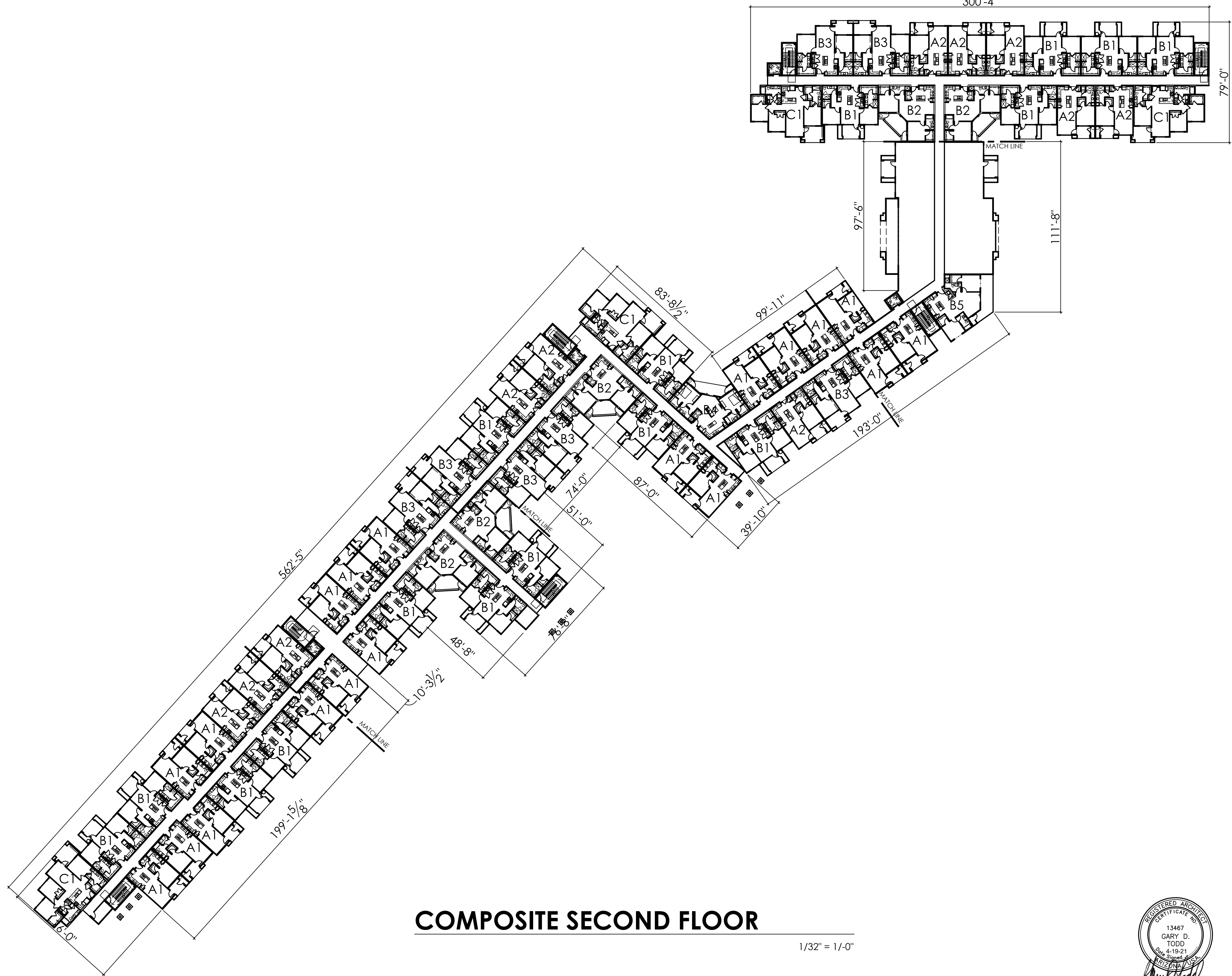
The Homestead at Lehi Crossing

Mesa, Arizona
PLANNING & ZONING SUBMITTAL

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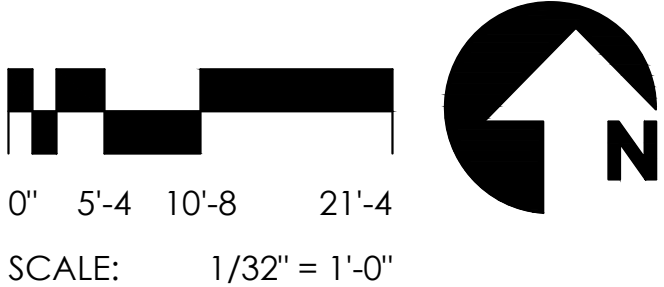
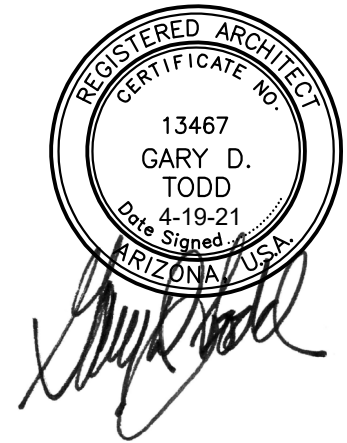
BUILDING PLANS

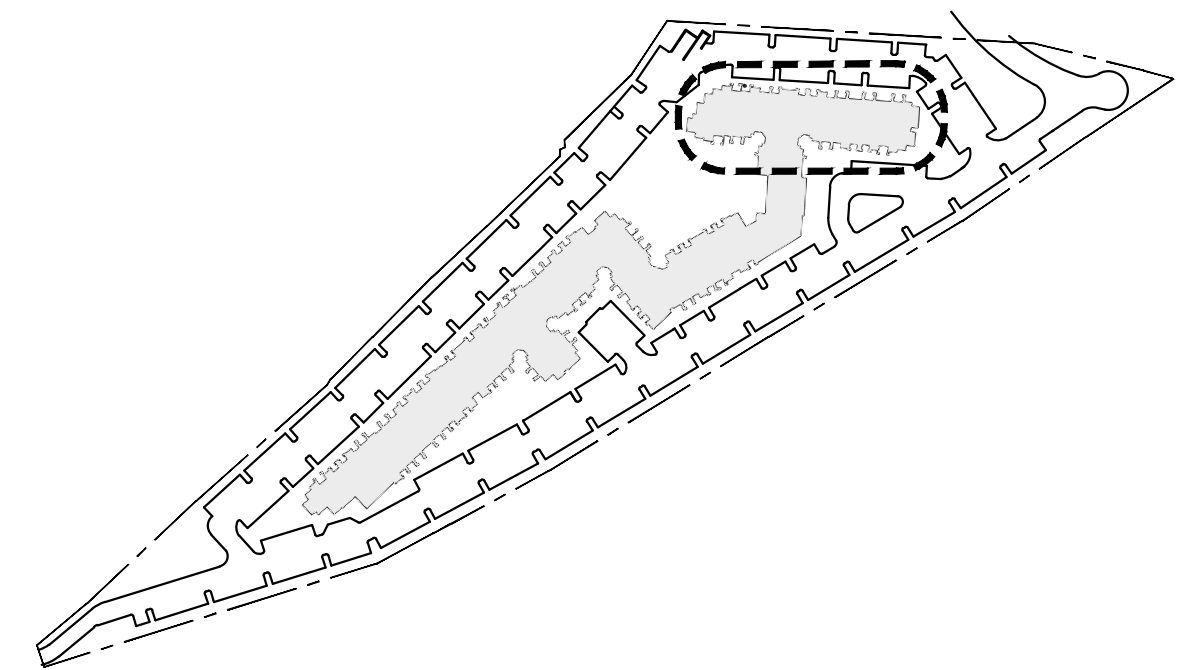
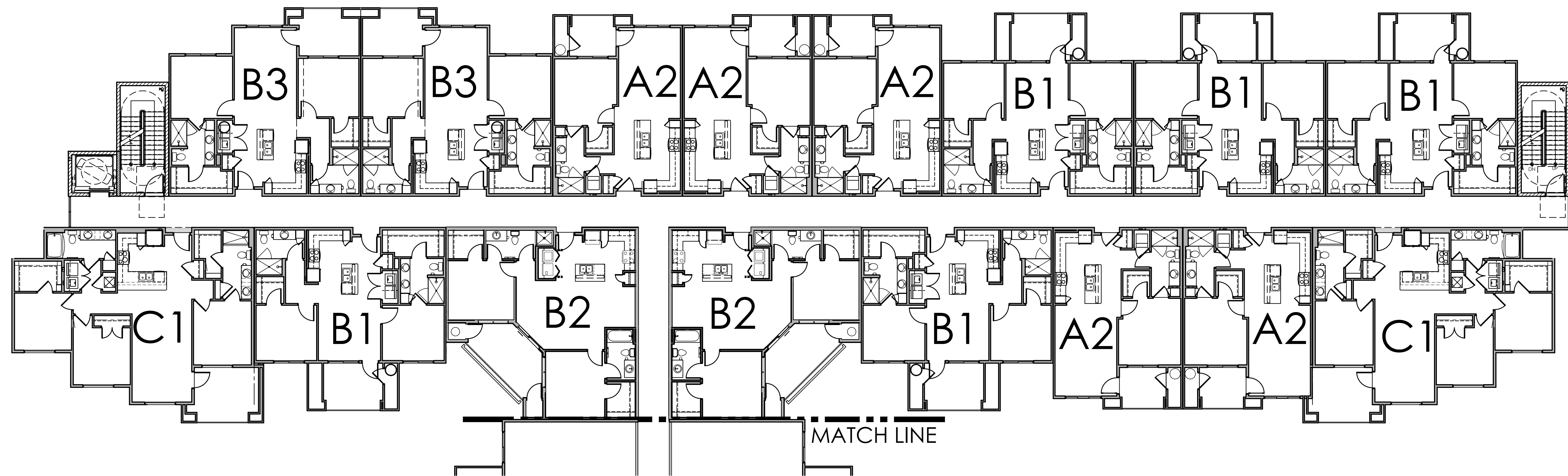
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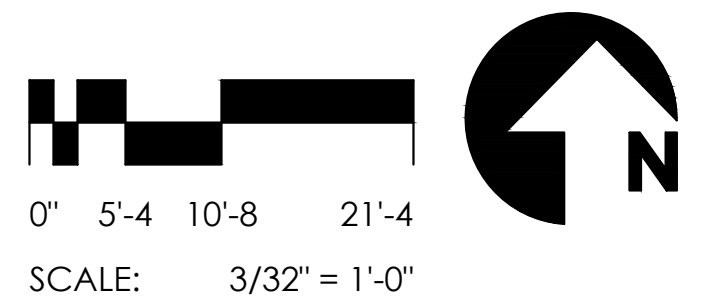
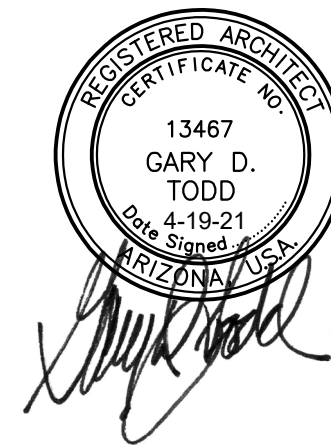
COMPOSITE SECOND FLOOR

1/32" = 1'-0"



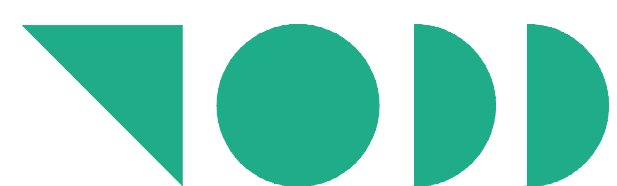


KEYMAP



PARTIAL SECOND FLOOR

3/32" = 1'-0"



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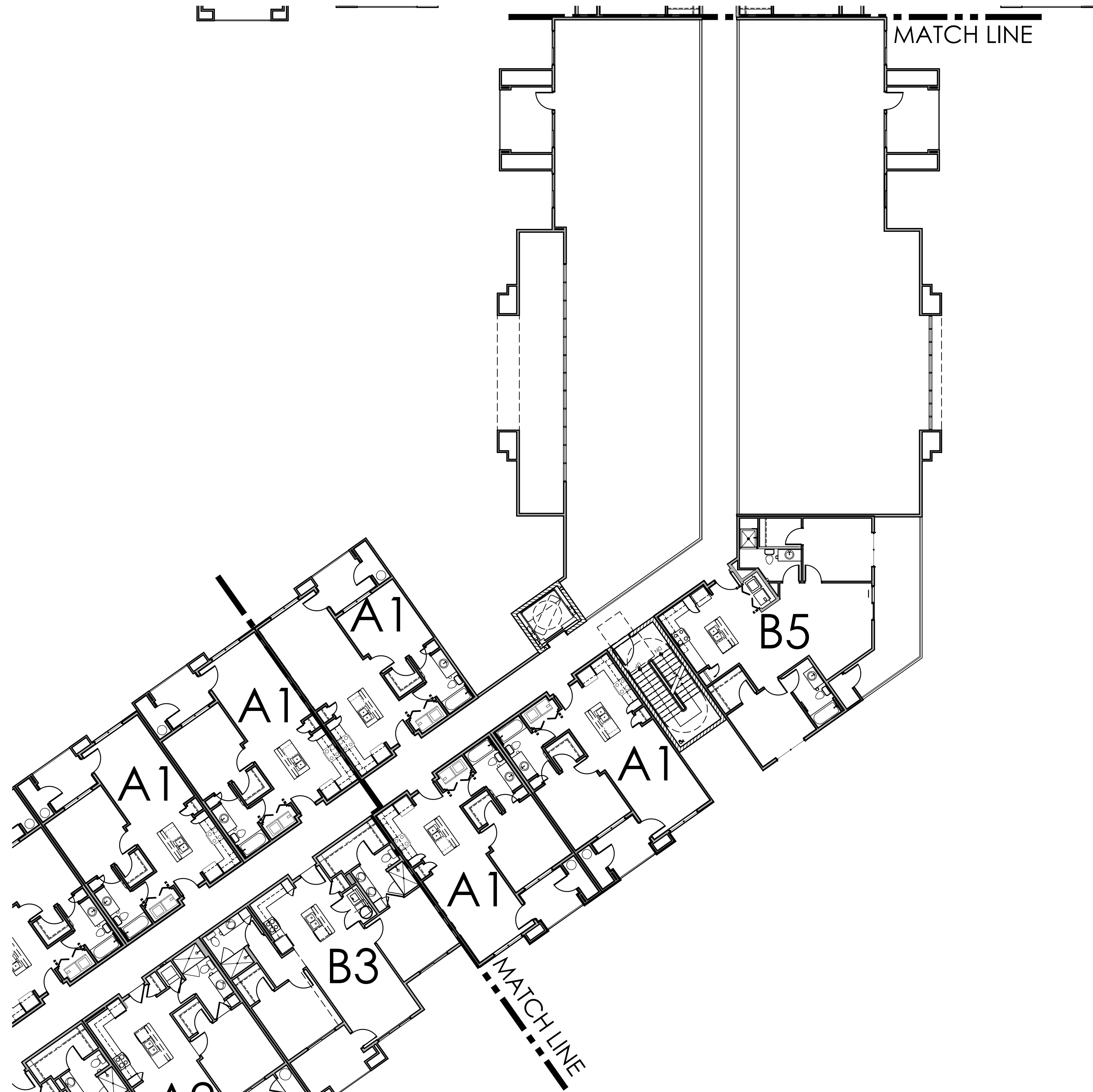
The Homestead at Lehi Crossing

Mesa, Arizona
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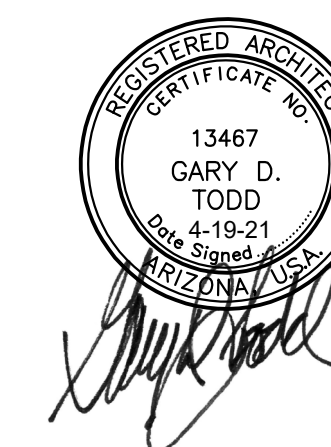
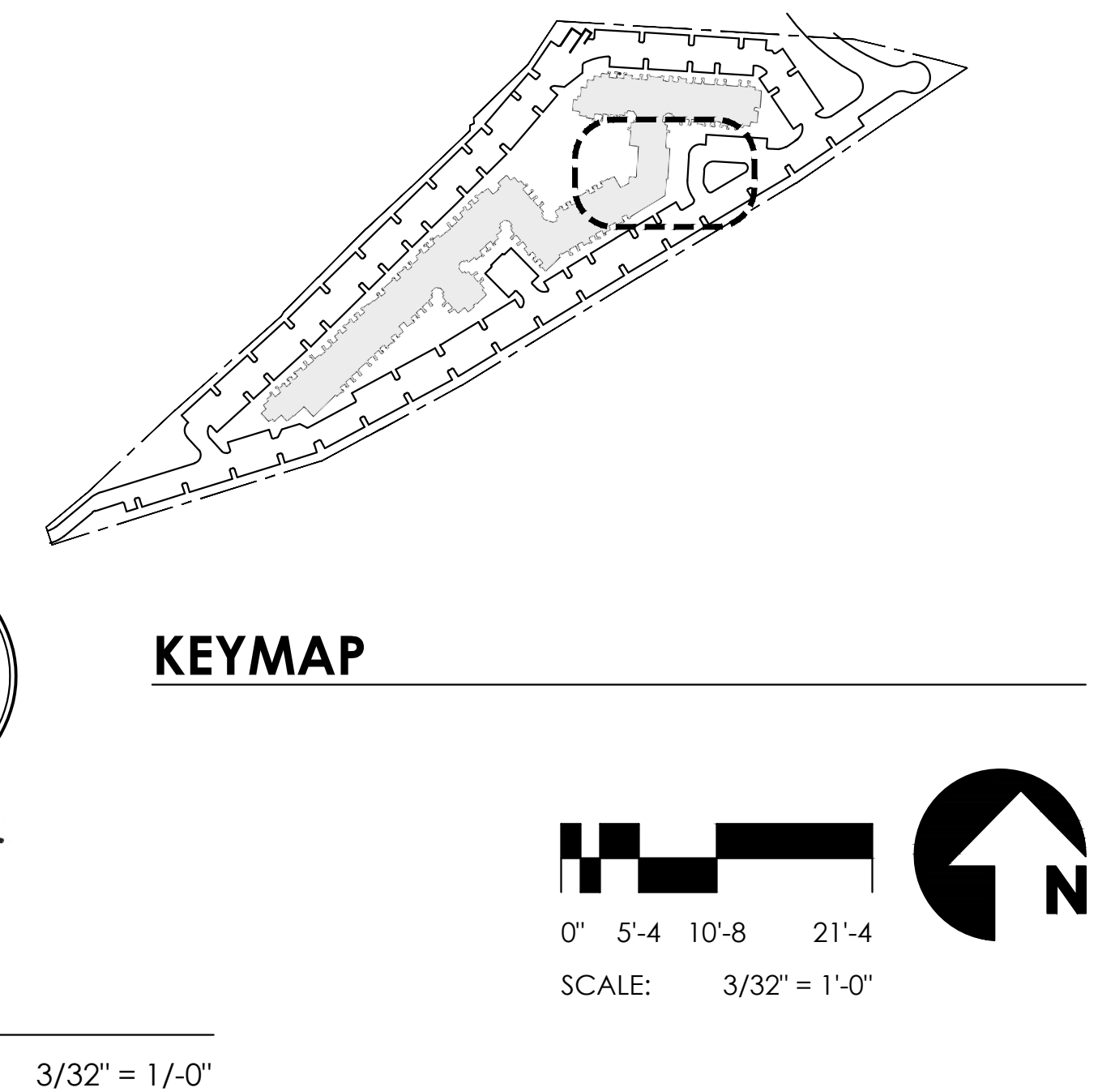
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BUILDING PLANS

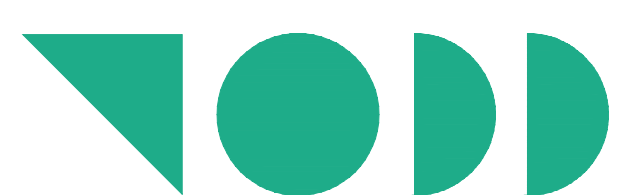
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PARTIAL SECOND FLOOR



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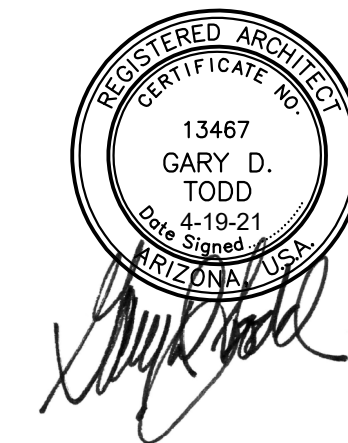
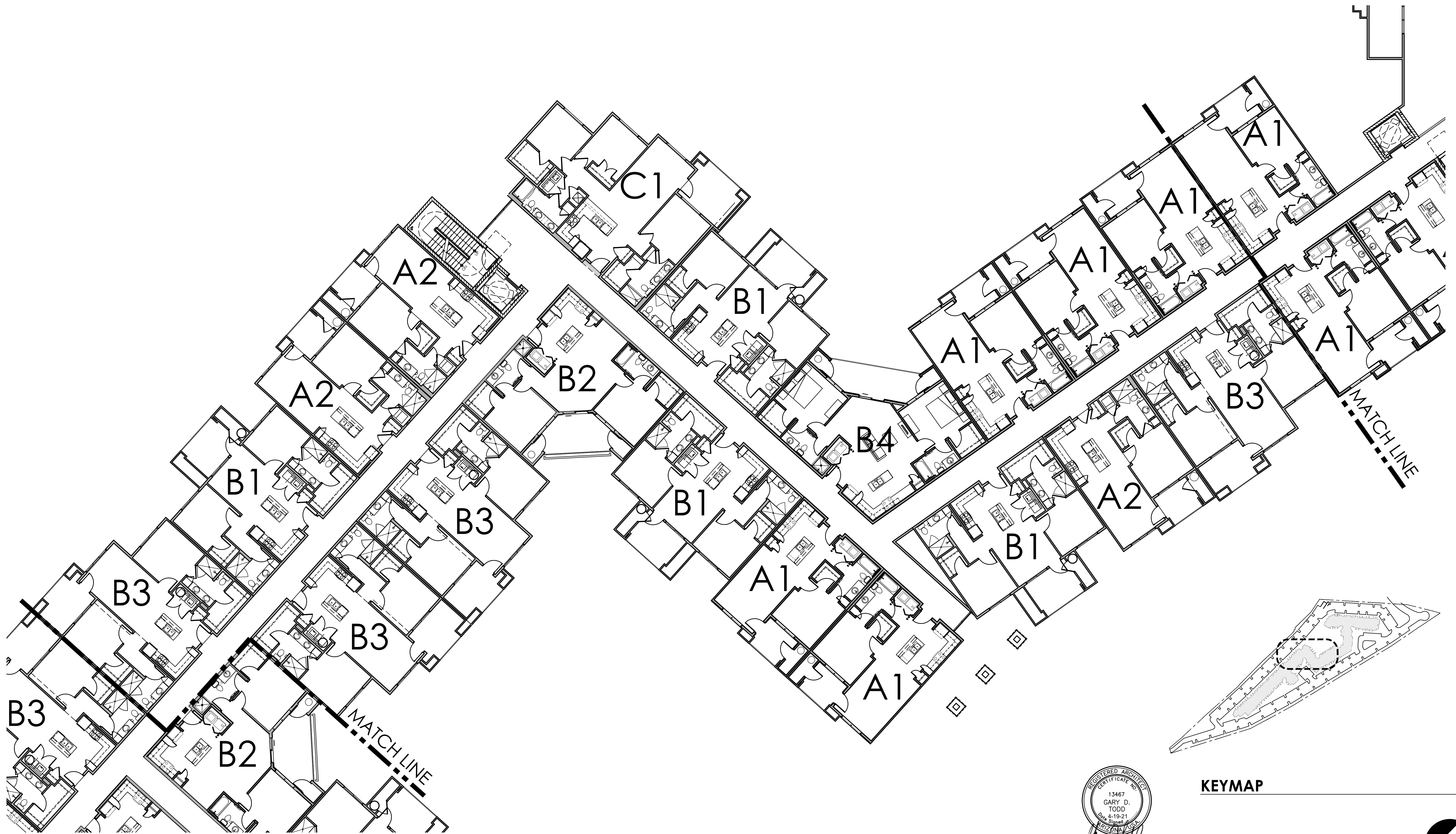
The Homestead at Lehi Crossing

Mesa, Arizona
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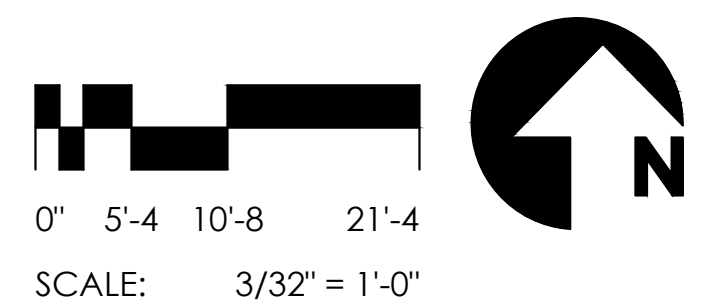
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BUILDING PLANS

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KEYMAP



PARTIAL SECOND FLOOR

3/32" = 1'-0"



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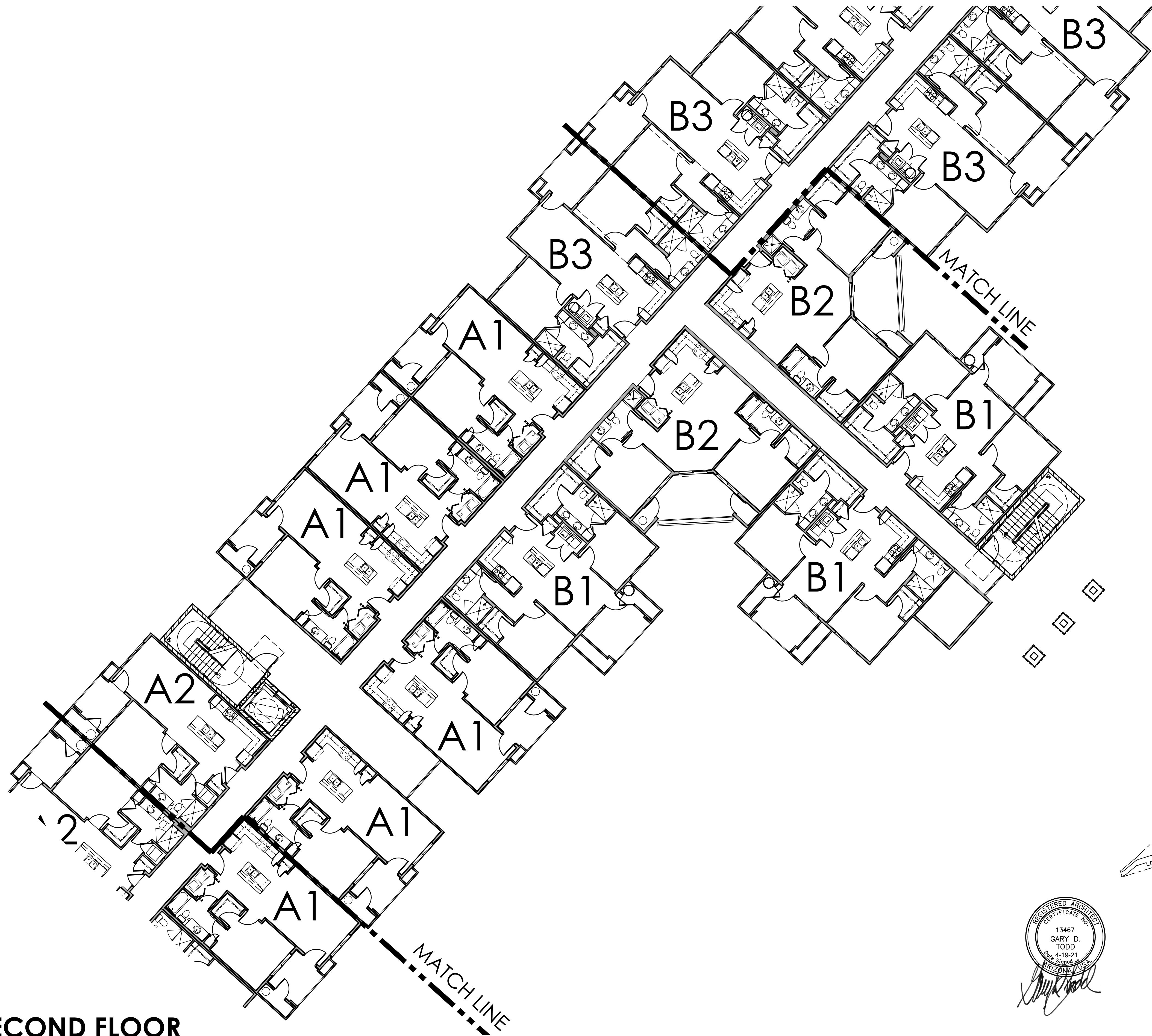
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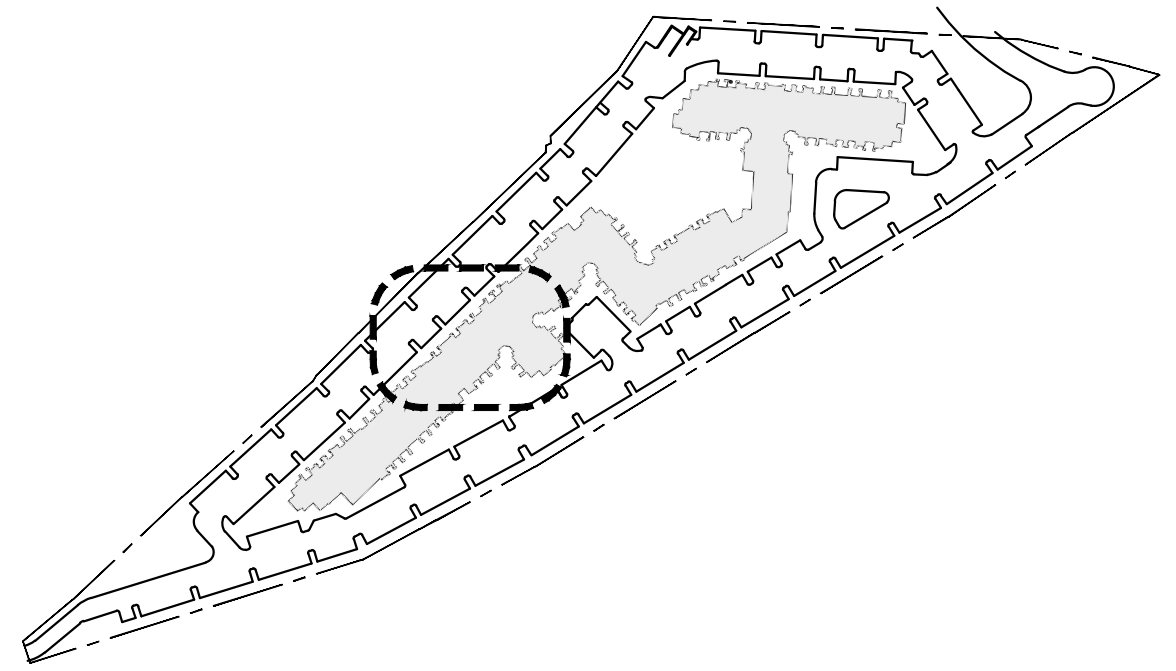
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BUILDING PLANS

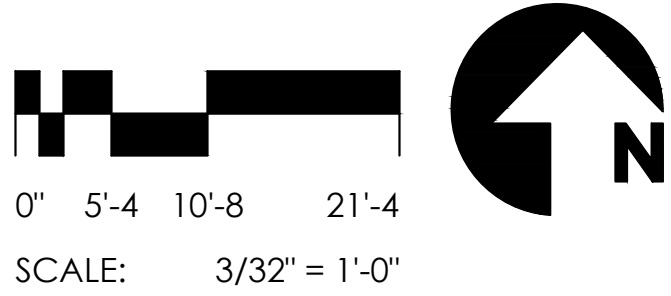
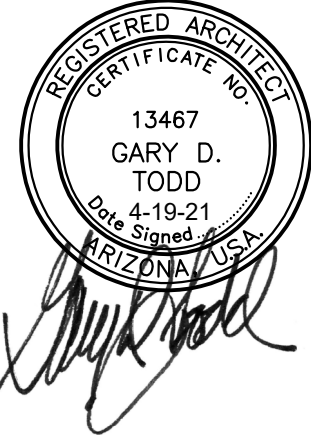
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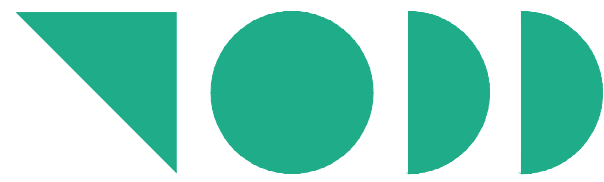
PARTIAL SECOND FLOOR



KEYMAP



3/32" = 1'-0"



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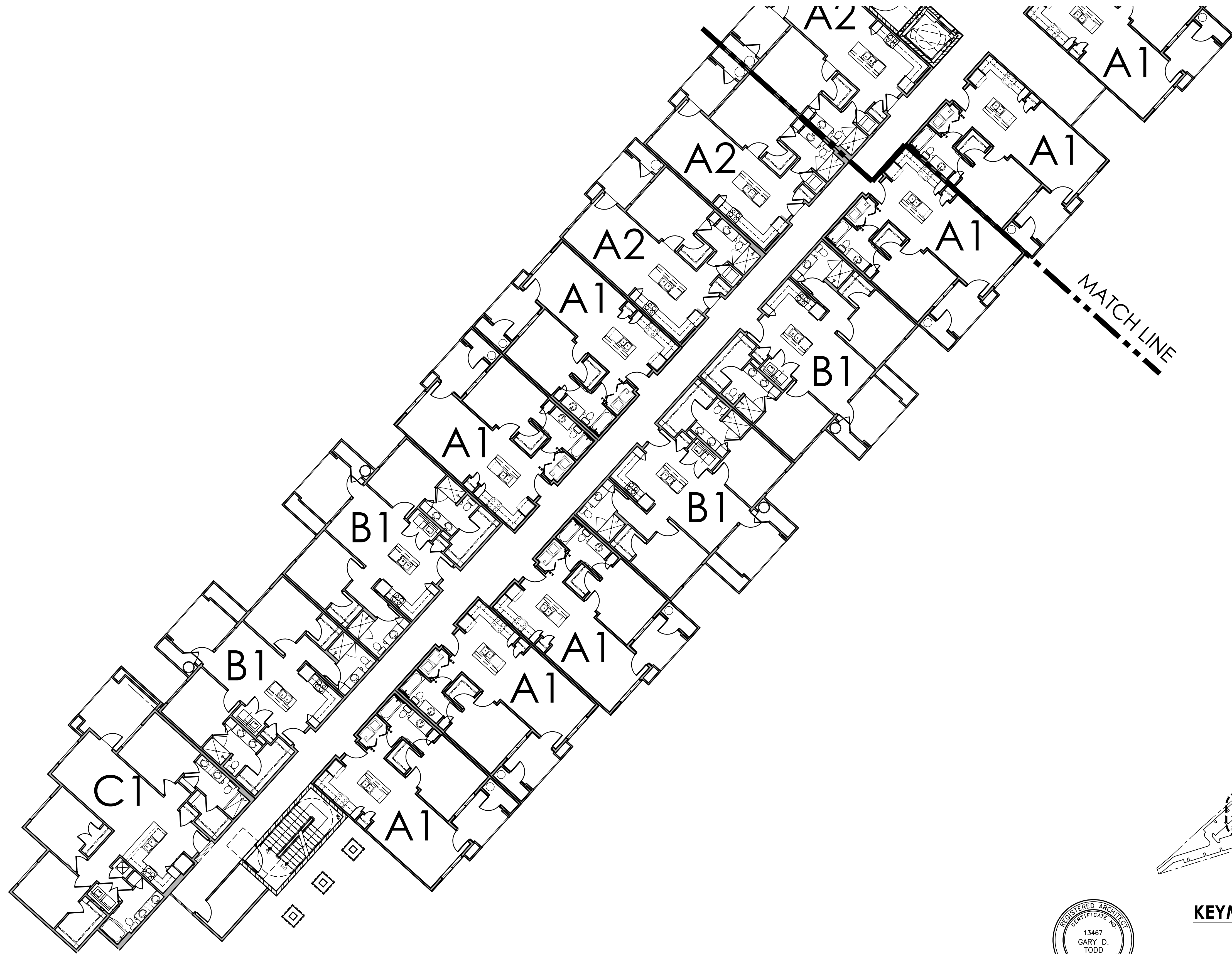
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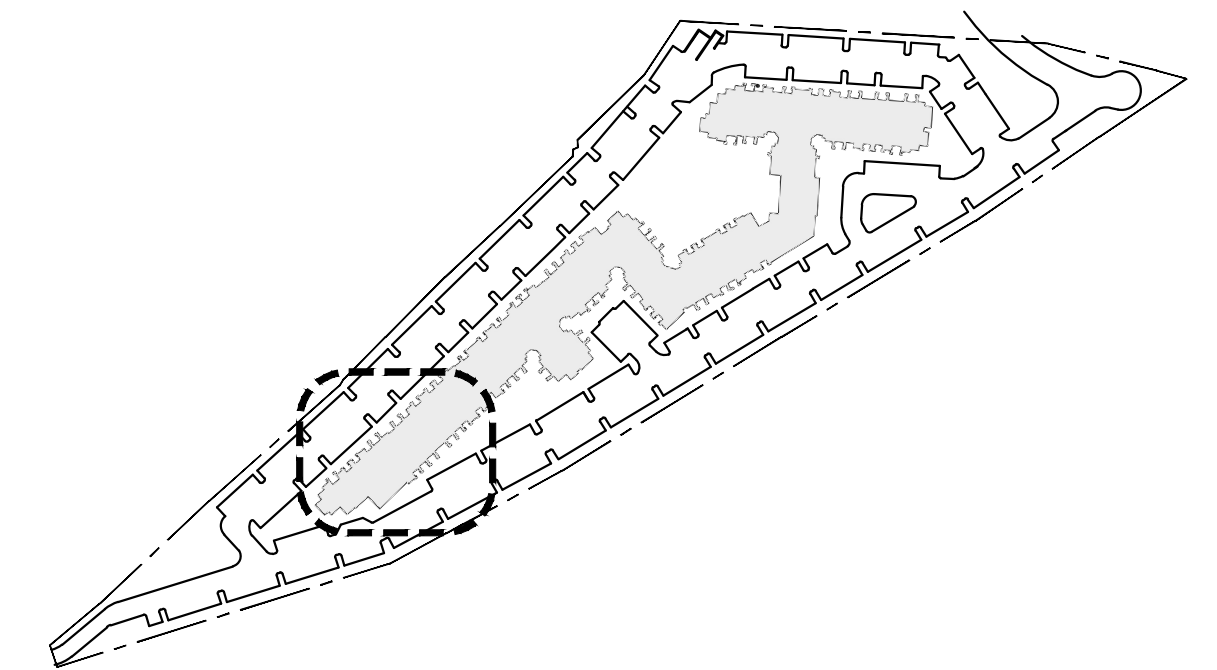
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BUILDING PLANS

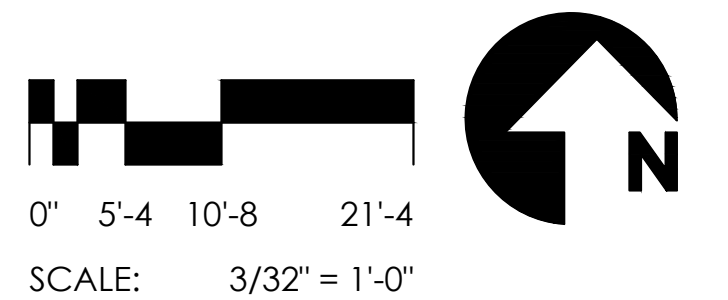
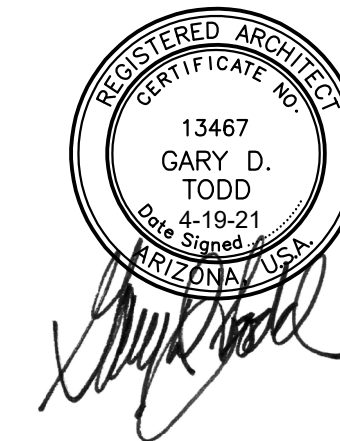
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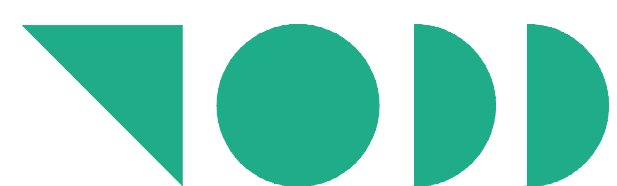
PARTIAL SECOND FLOOR



KEYMAP



3/32" = 1'-0"



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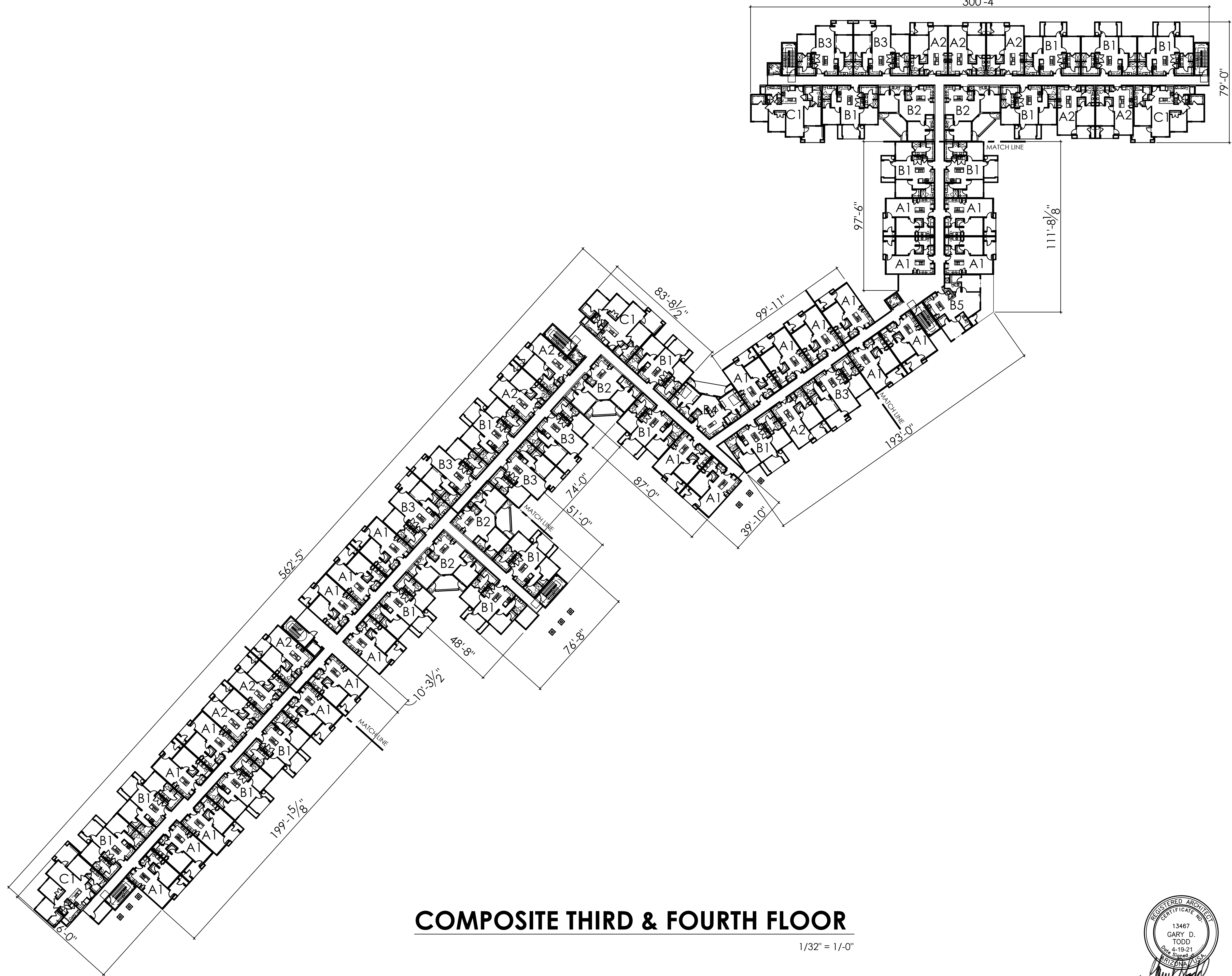
The Homestead at Lehi Crossing

Mesa, Arizona
PLANNING & ZONING SUBMITTAL

08-09-2021

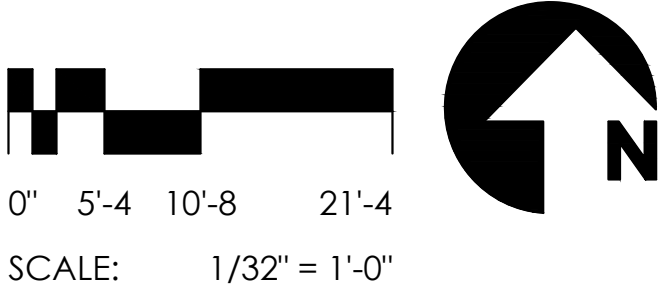
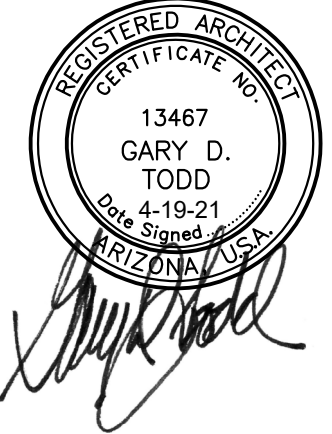
BUILDING PLANS

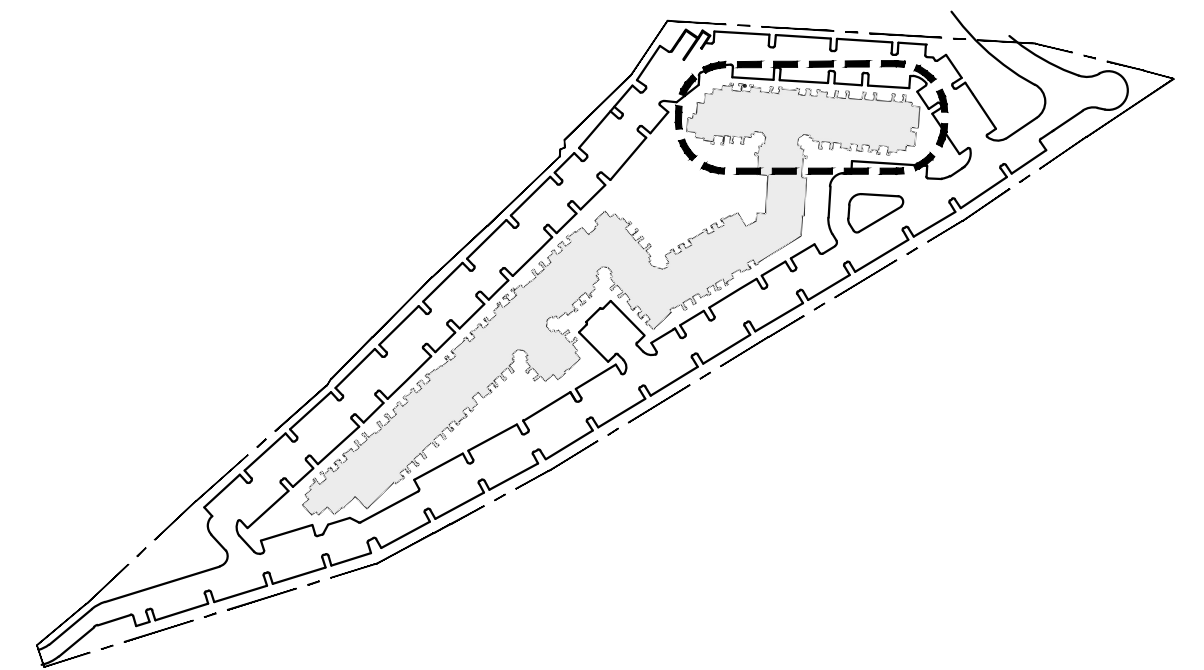
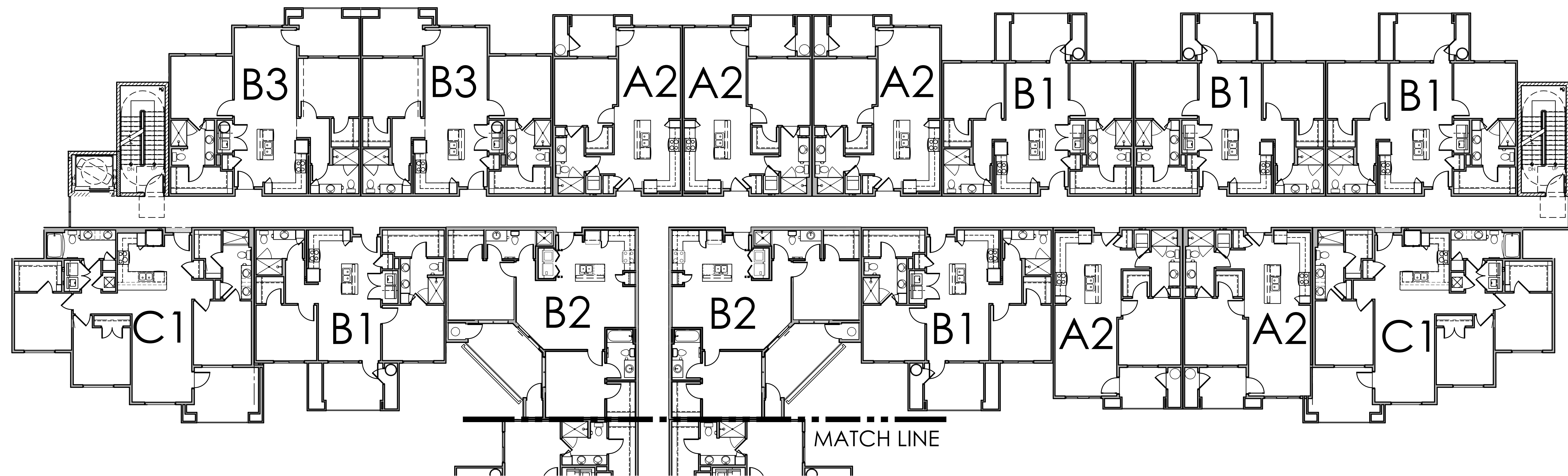
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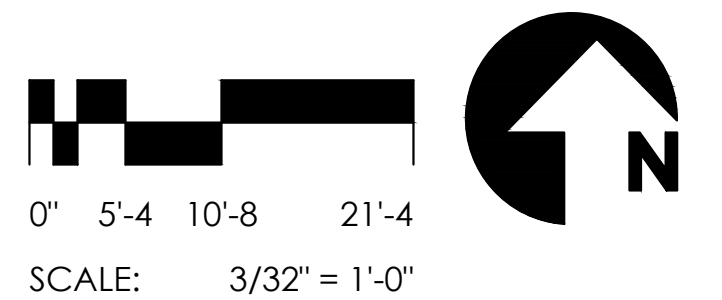
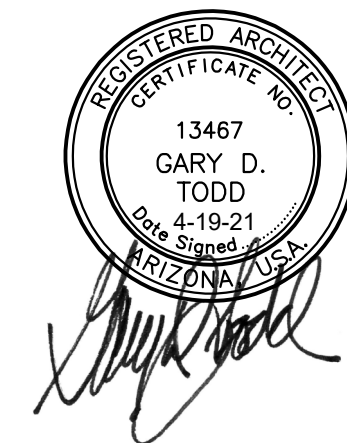
COMPOSITE THIRD & FOURTH FLOOR

1/32" = 1'-0"





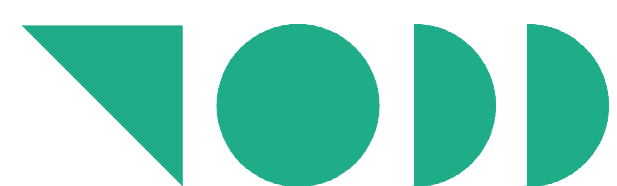
KEYMAP



0' 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

3/32" = 1'-0"

PARTIAL THIRD & FOURTH FLOOR



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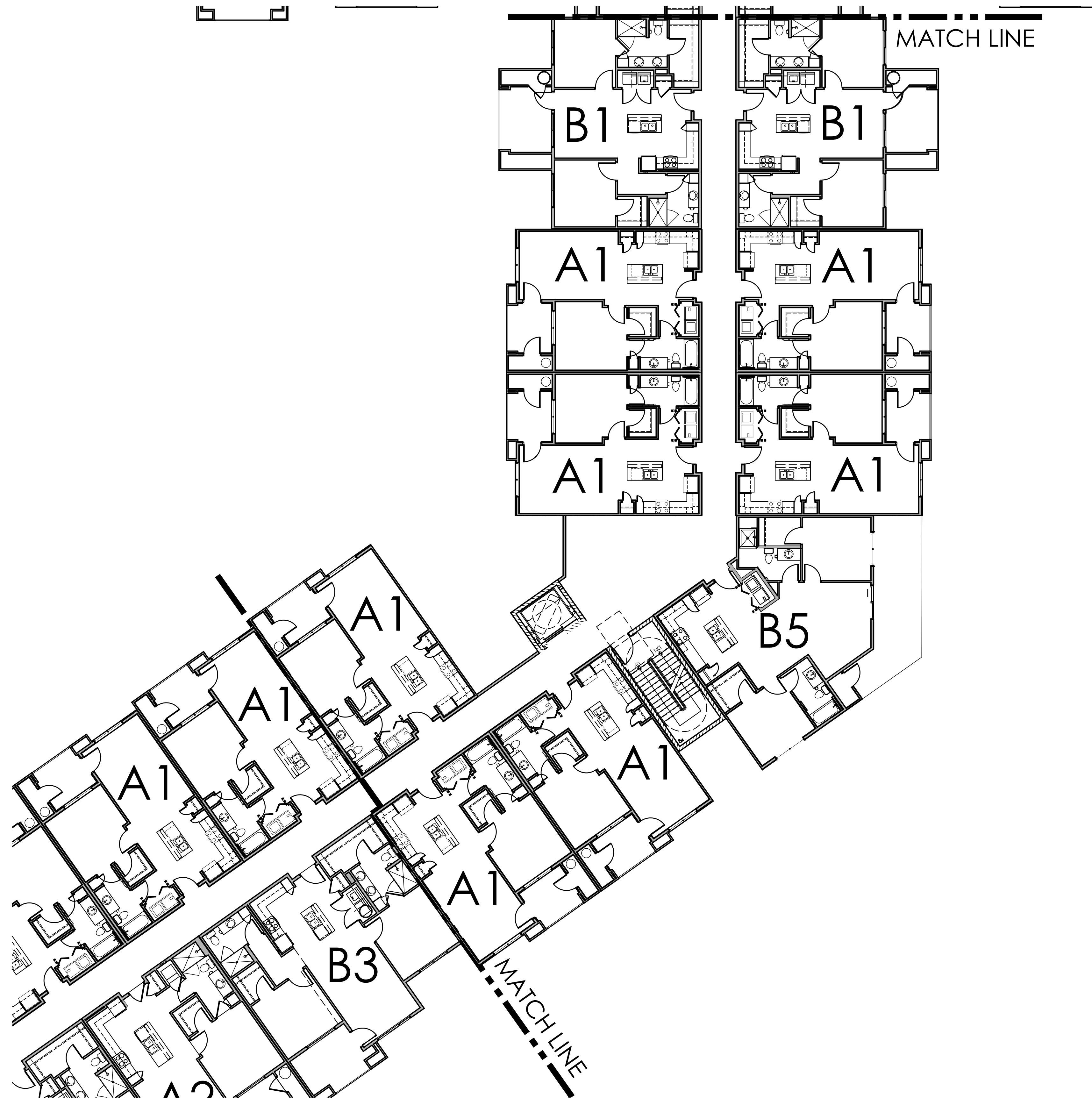
The Homestead at Lehi Crossing

Mesa, Arizona
PLANNING & ZONING SUBMITTAL

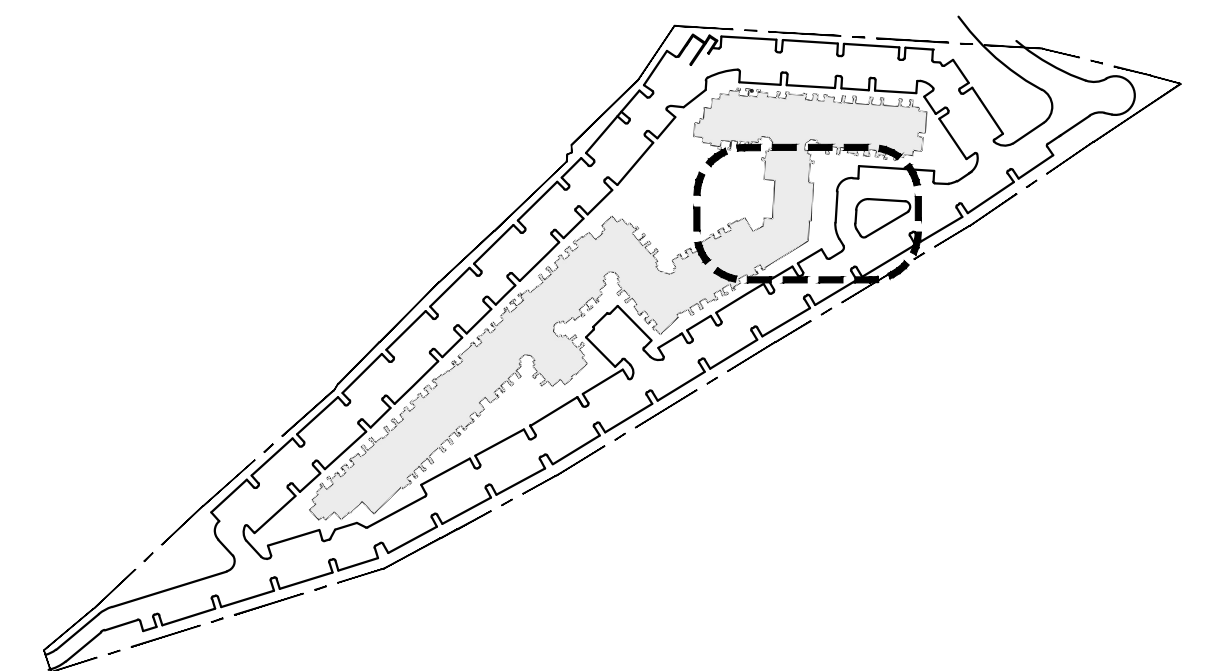
08-09-2021

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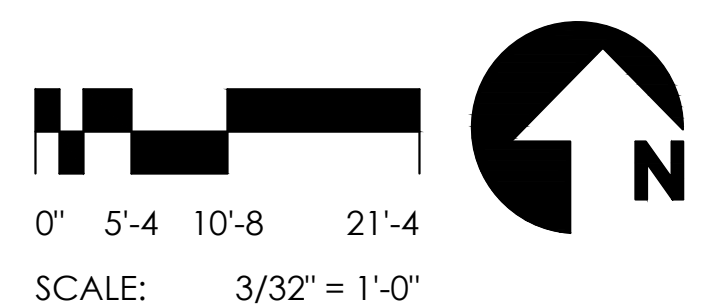
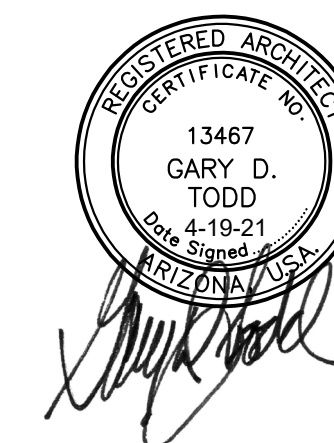
Preliminary Not For Construction



PARTIAL THIRD & FOURTH FLOOR



KEYMAP



3/32" = 1'-0"



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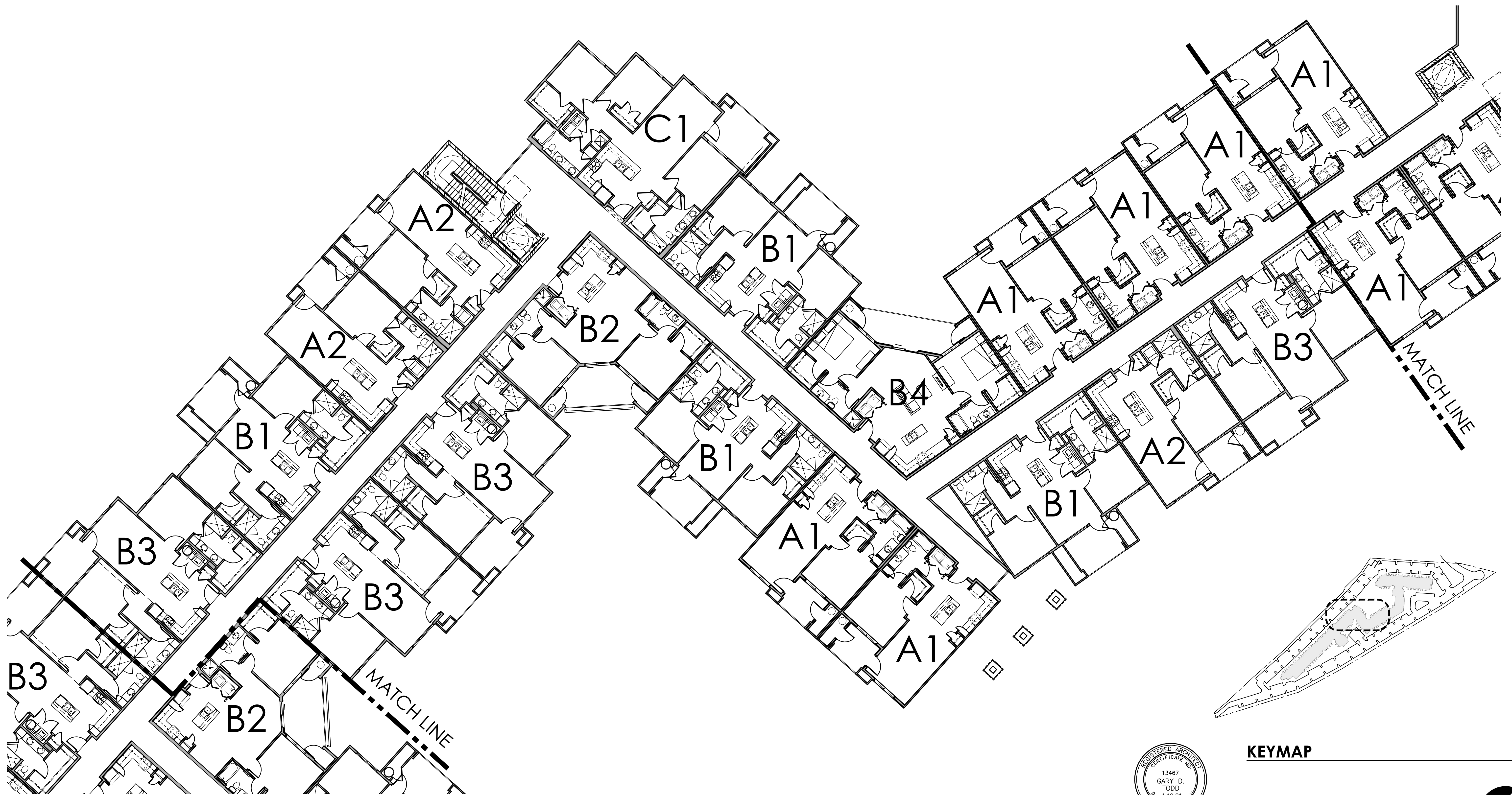
The Homestead at Lehi Crossing

Mesa, Arizona
PLANNING & ZONING SUBMITTAL

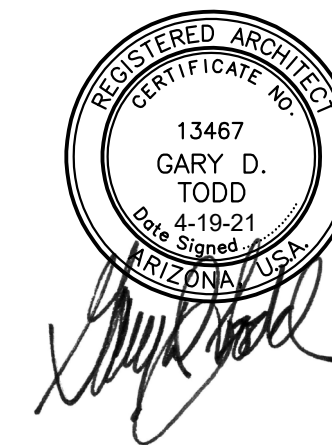
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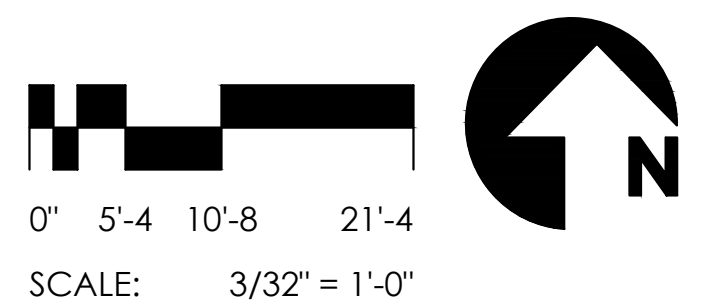
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KEYMAP



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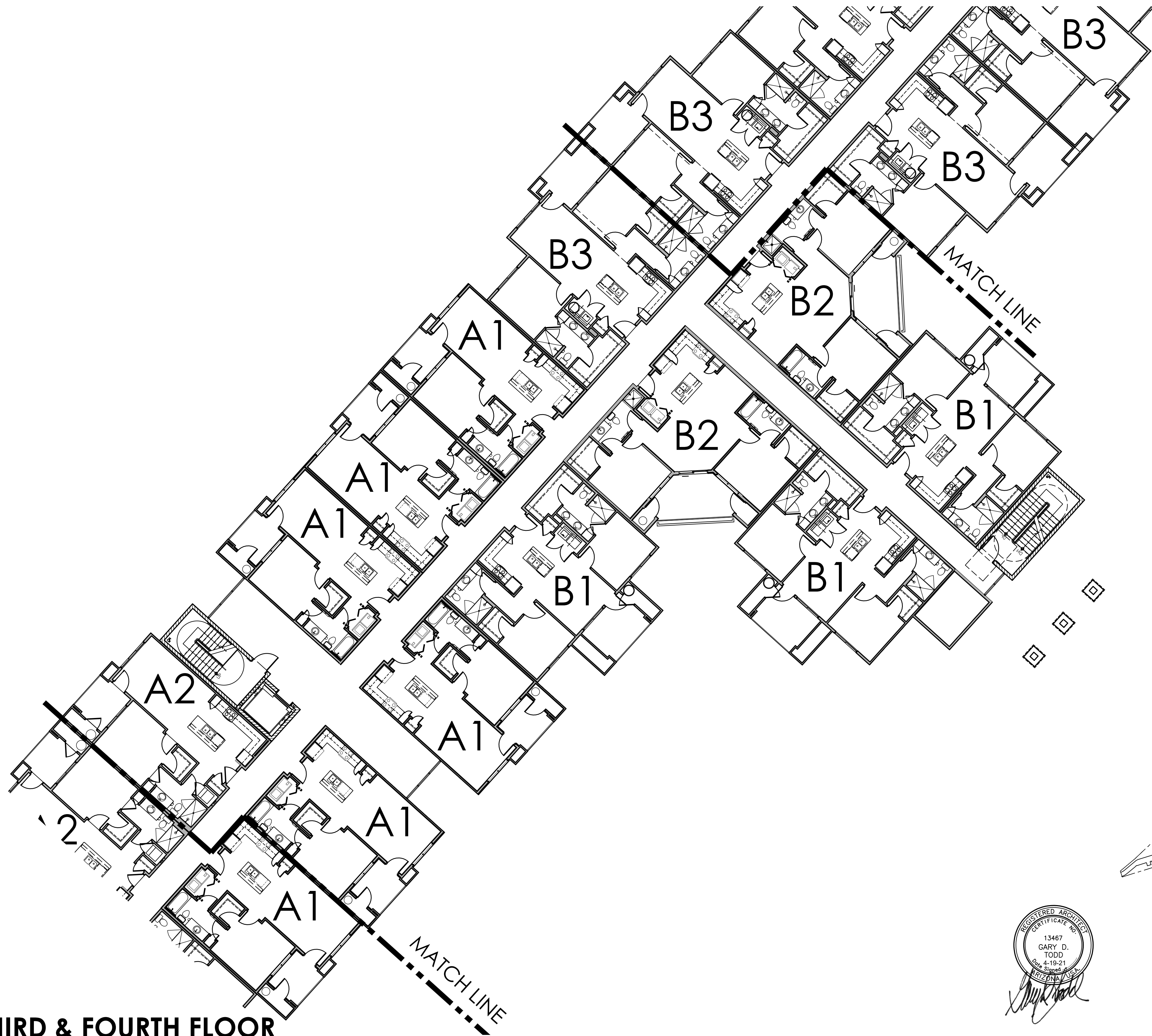
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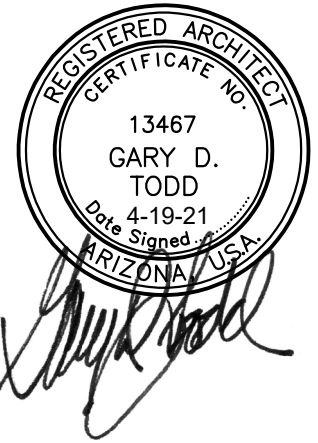
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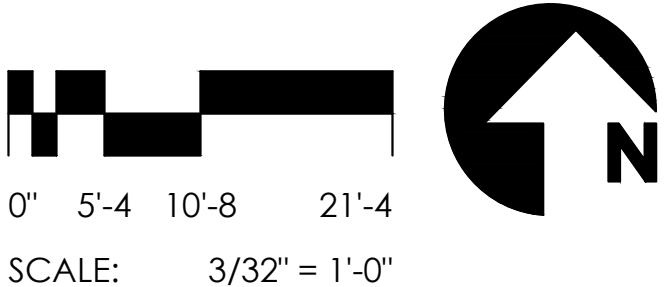
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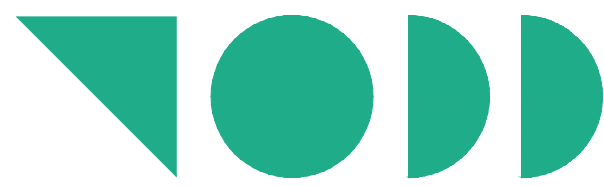
PARTIAL THIRD & FOURTH FLOOR



KEYMAP



3/32" = 1'-0"



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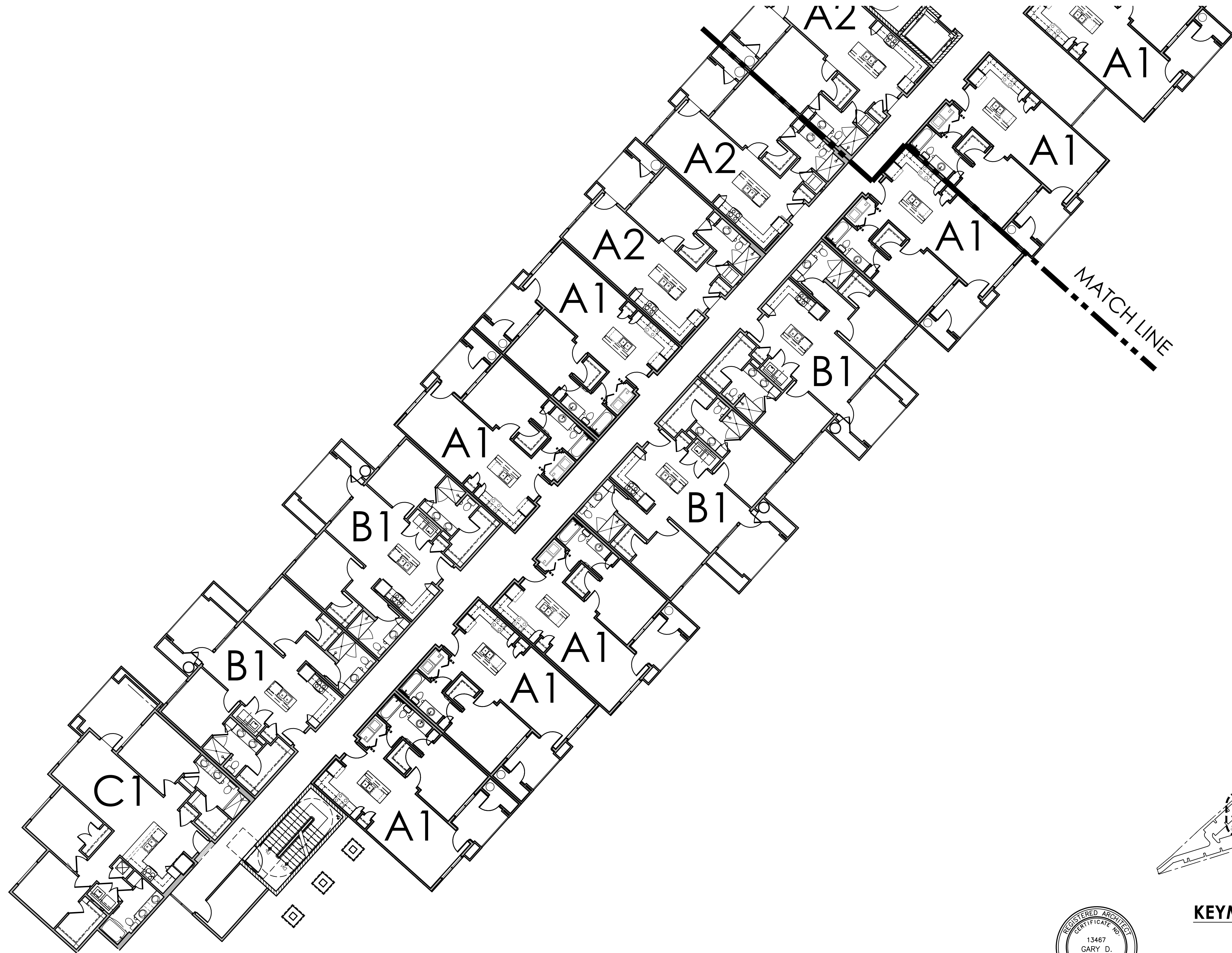
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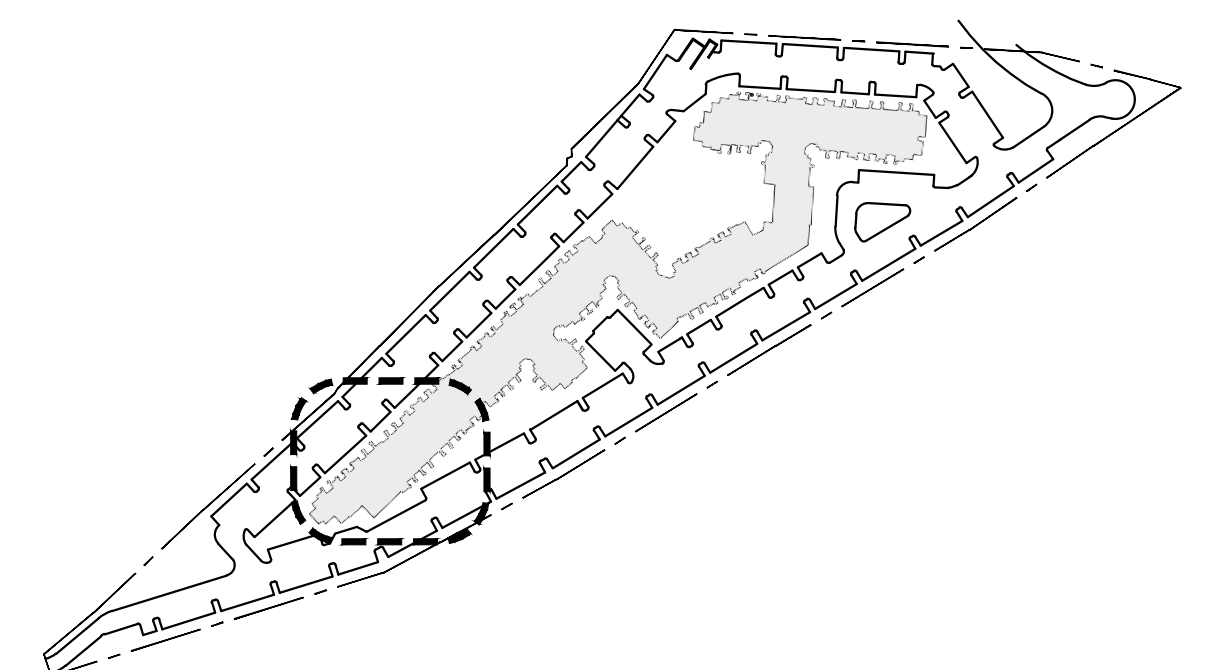
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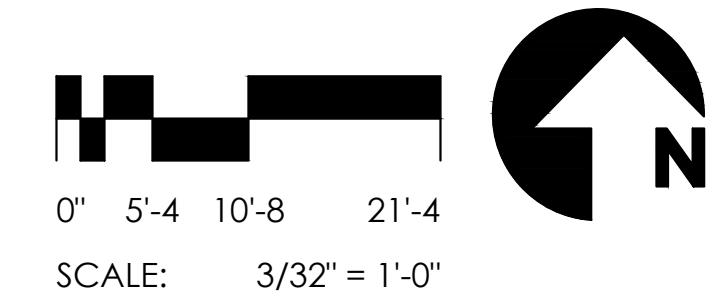
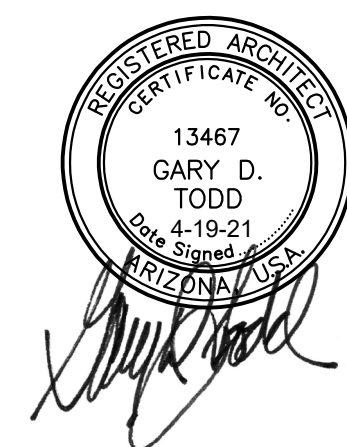
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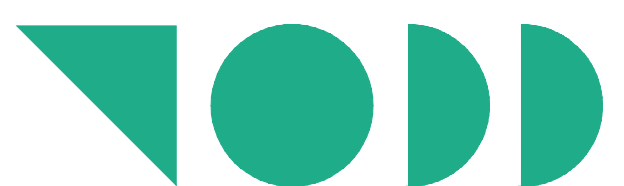
PARTIAL THIRD & FOURTH FLOOR



KEYMAP



3/32" = 1'-0"



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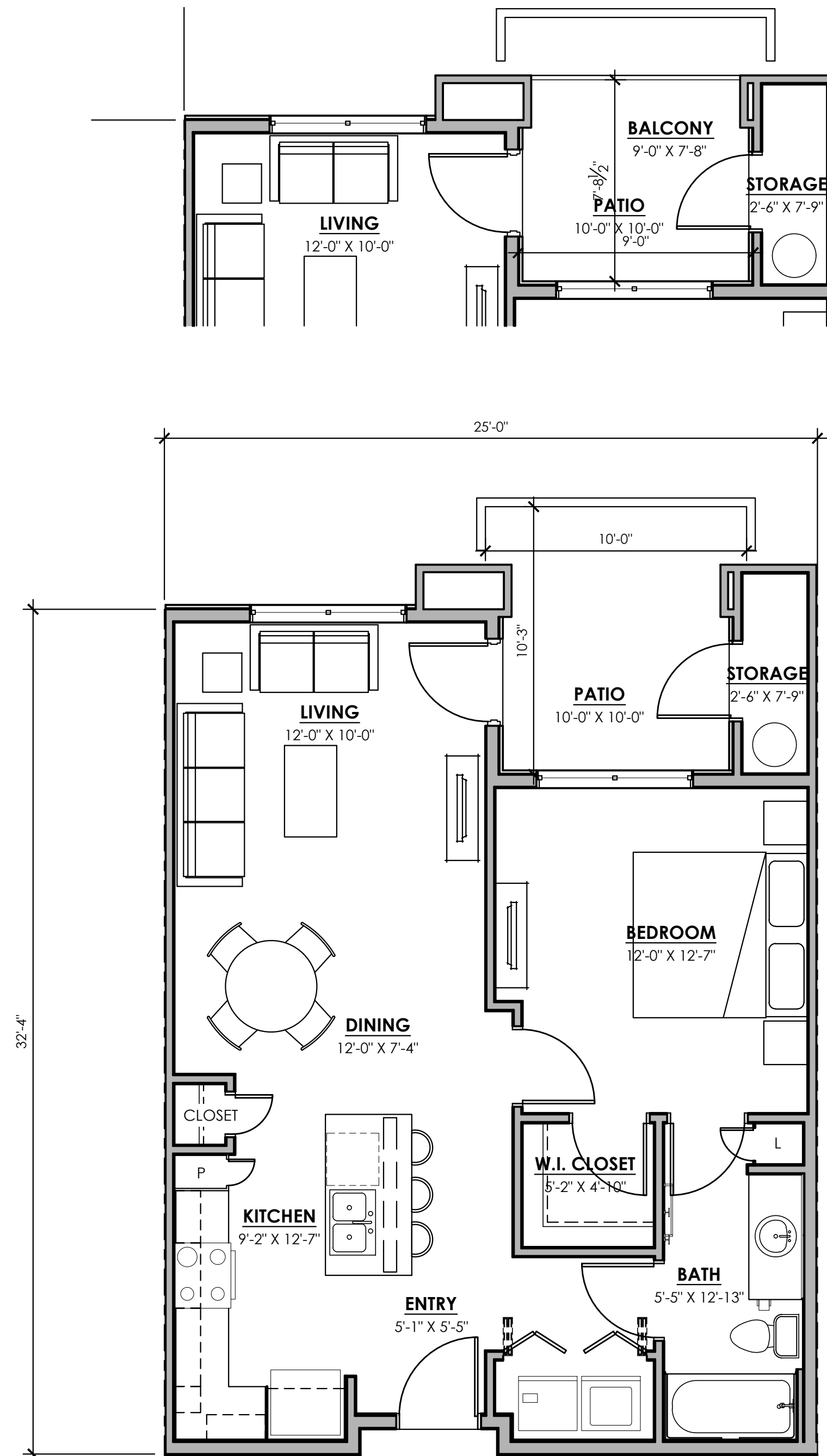
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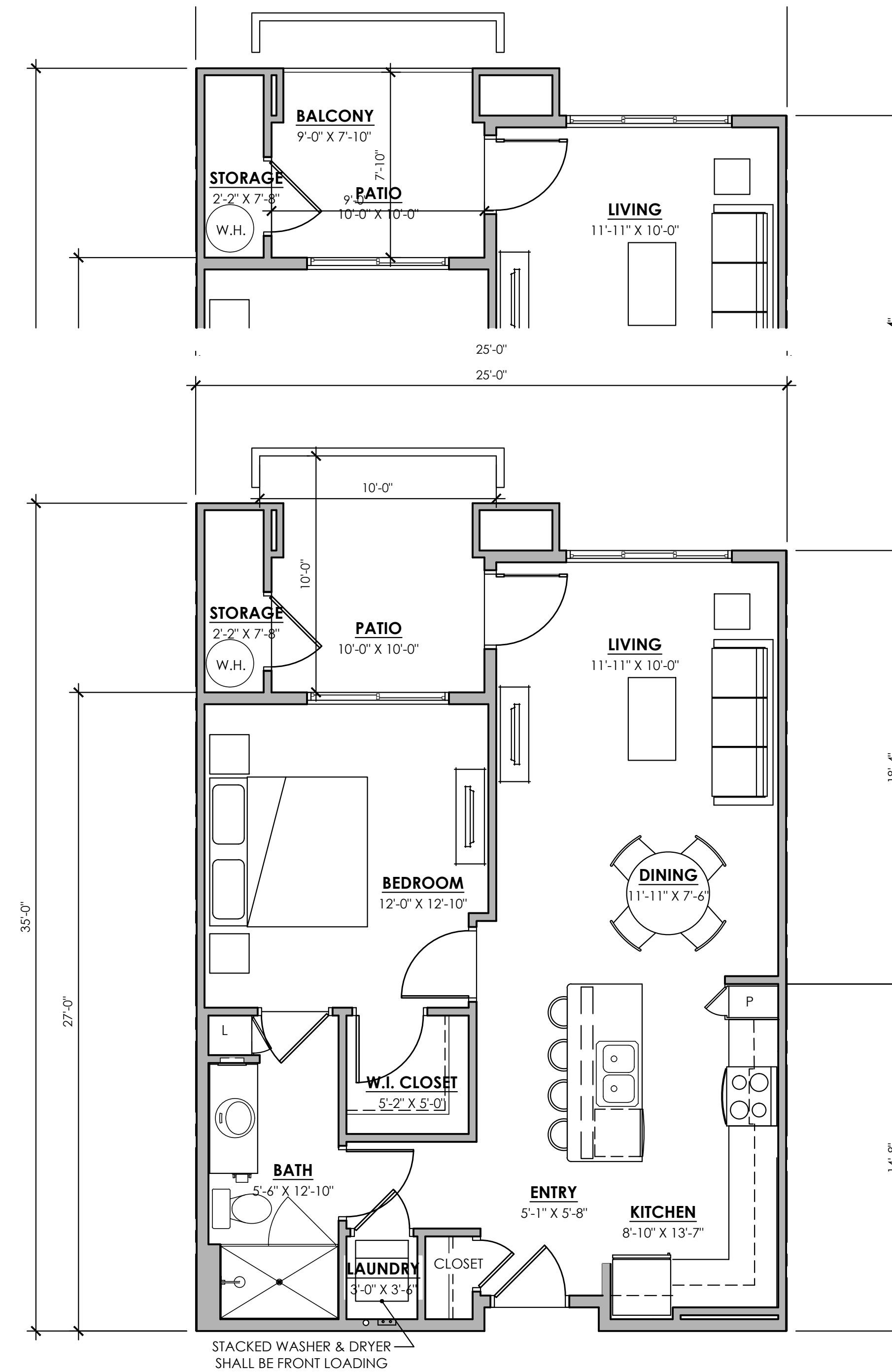
BUILDING PLANS

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UNIT A1
1 BEDROOM / 1 BATH

NET RENTABLE: 726 S.F.
BALCONY: 70 S.F.
PATIO: 100 S.F.
STORAGE: 26 S.F.
SCALE: 1/4" = 1'-0"

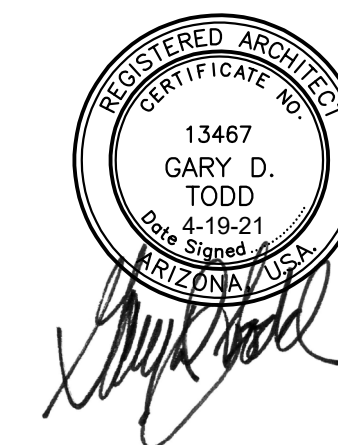


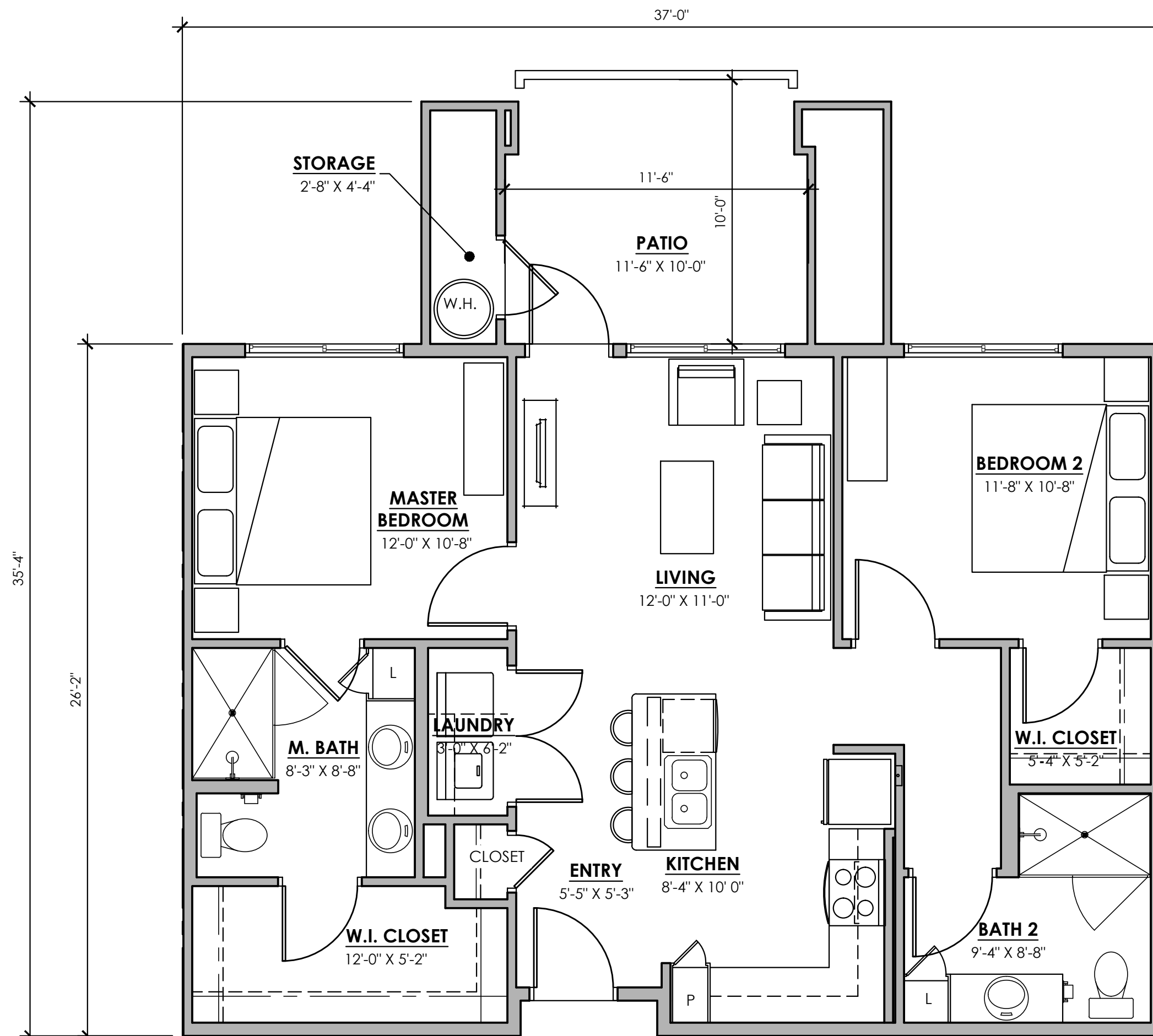
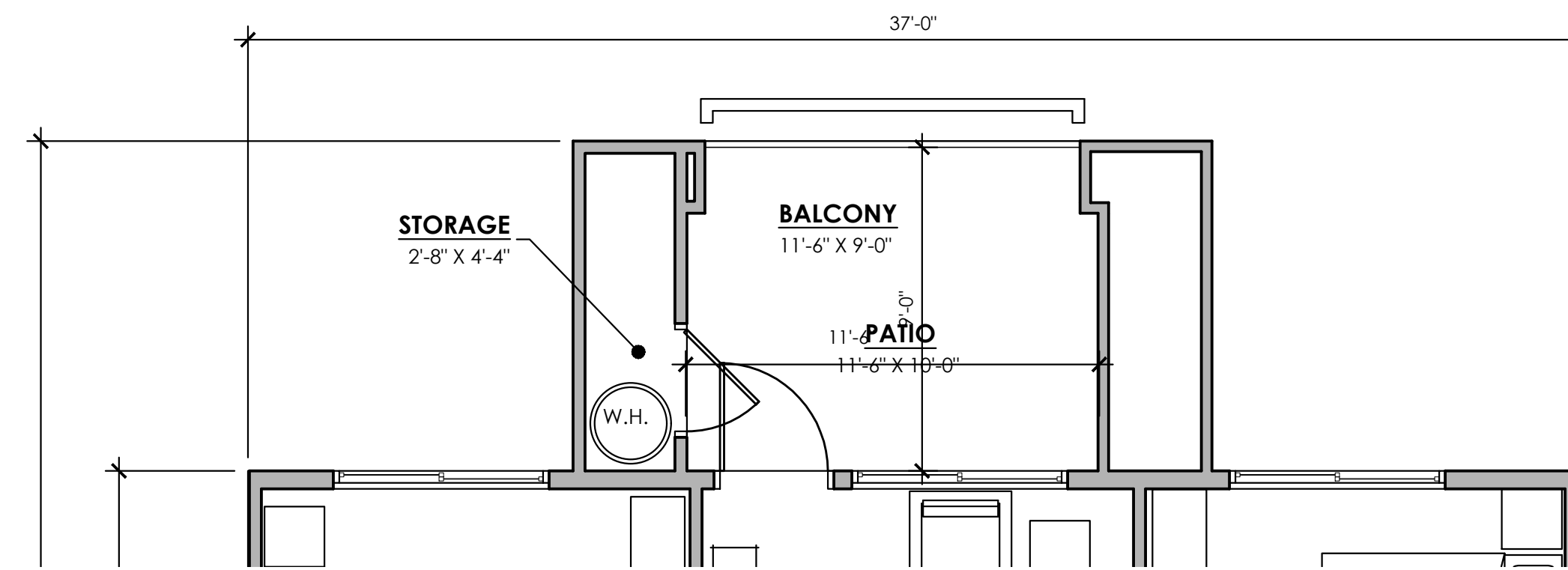
UNIT A2
1 BEDROOM / 1 BATH

NET RENTABLE: 747 S.F.
BALCONY: 64 S.F.
PATIO: 100 S.F.
STORAGE: 19 S.F.
SCALE: 1/4" = 1'-0"

PRIVATE OPEN SPACE:
PRIVATE OPEN SPACE LOCATED ON THE GROUND FLOOR SHALL HAVE NO DIMENSION LESS THAN 10 FEET. ABOVE-GROUND PRIVATE OPEN SPACE (BALCONY) SHALL BE A MINIMUM OF 60 SF AND SHALL NOT BE LESS THAN 8 FEET WIDE OR LESS THAN 6 FEET DEEP.

**** UNIT NET RENTABLE S.F. = THE UNIT NET RENTABLE AREA IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD WALL TO THE CENTER OF THE UNITS PARTY WALL TO THE OUTSIDE FACE OF THE CORRIDOR STUD WALL. AREA DOES NOT INCLUDE BUILDING FRAME-OUTS, POP-OUTS, OTHER FAUX ELEVATION FEATURES, PATIOS, BALCONIES, BREEZEWAYS OR PATIO/ BALCONY STORAGE ROOMS.**

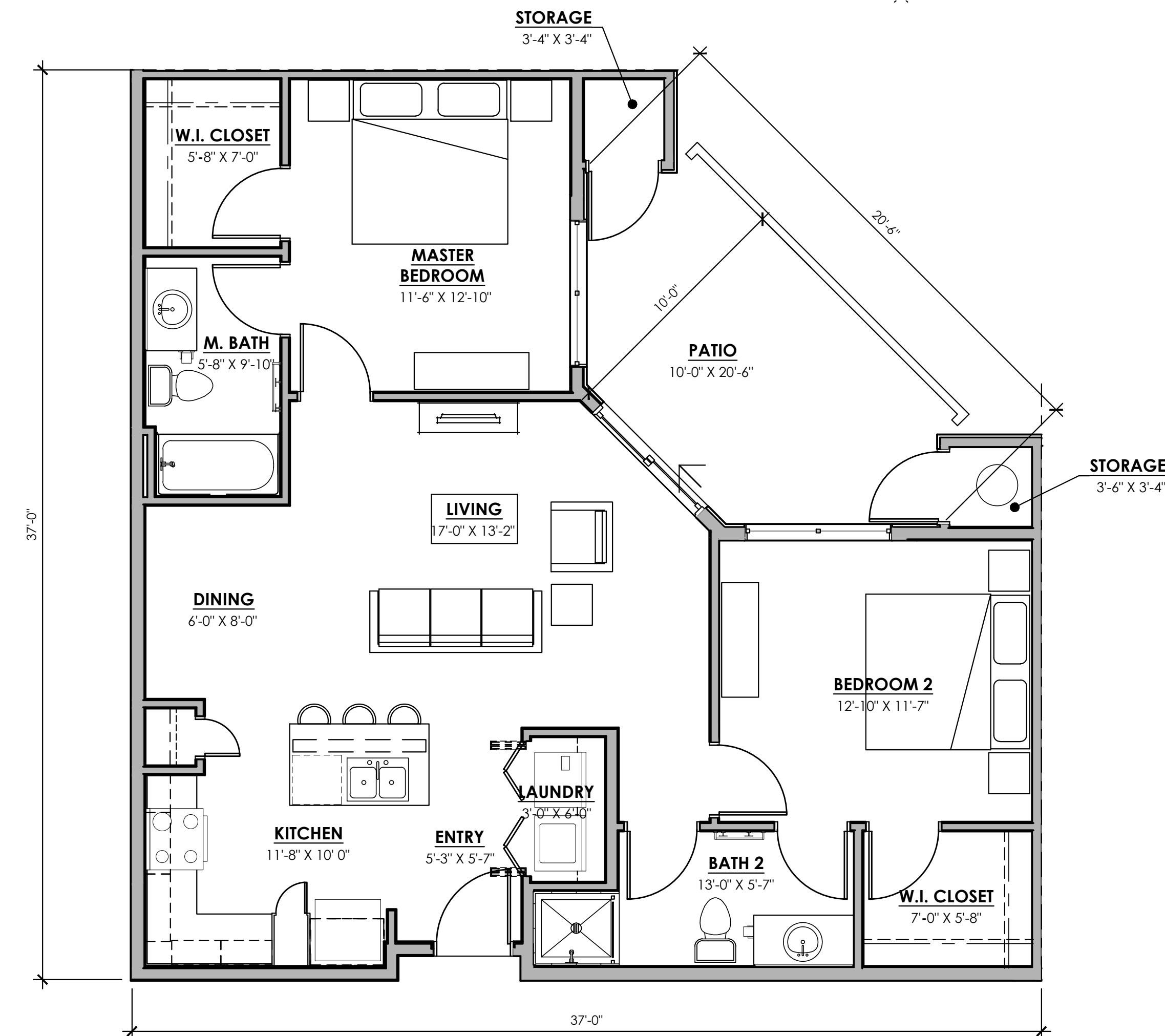
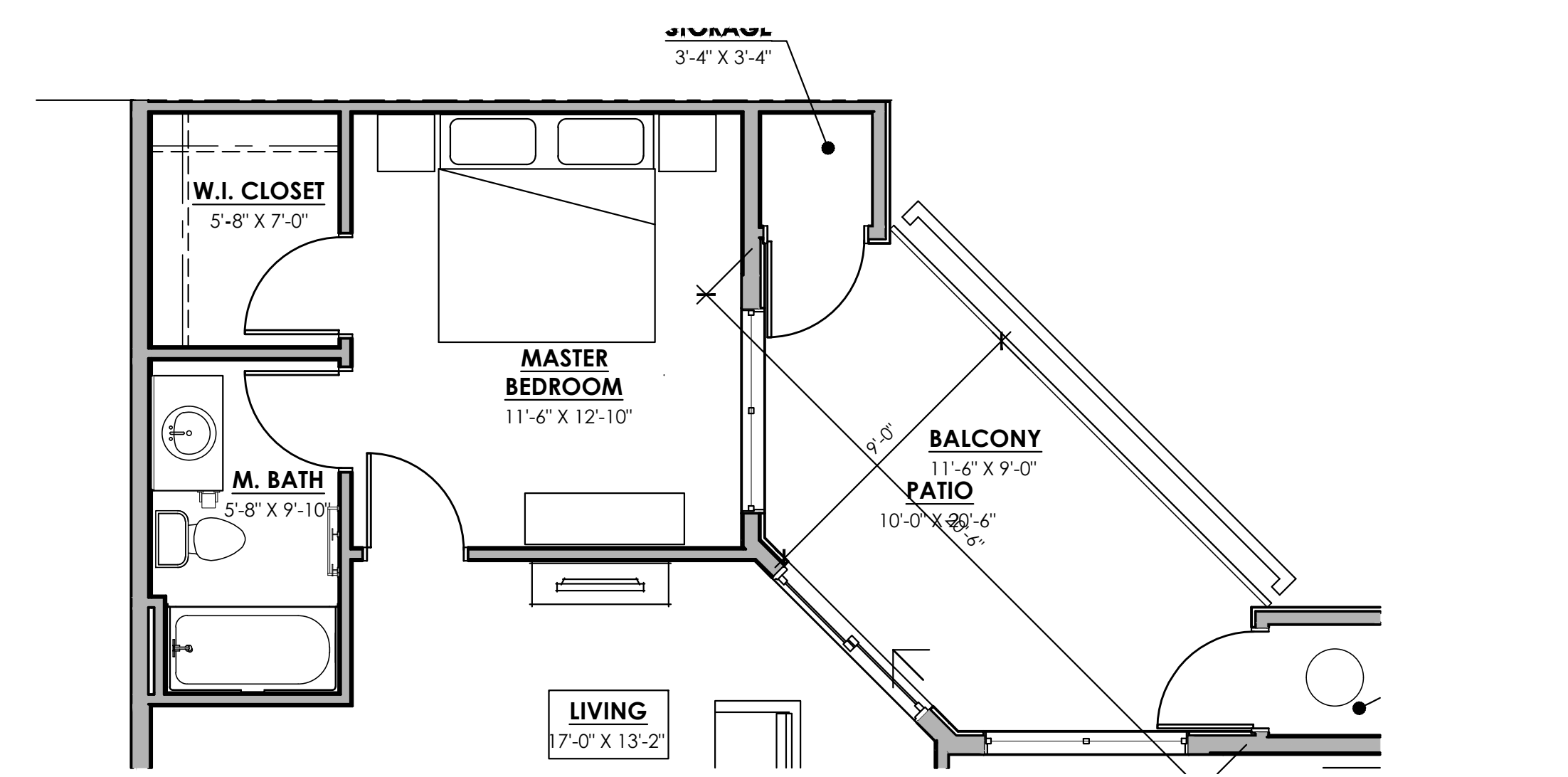




UNIT B1 2 BEDROOM / 2 BATH

NET RENTABLE: 967 S.F.
BALCONY: 103 S.F.
PATIO: 103 S.F.
STORAGE: 29 S.F.

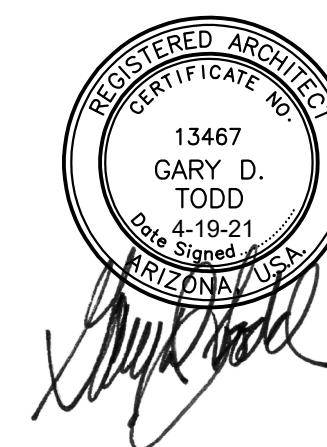
SCALE: 1/4" = 1'-0"



UNIT B2 2 BEDROOM / 2 BATH

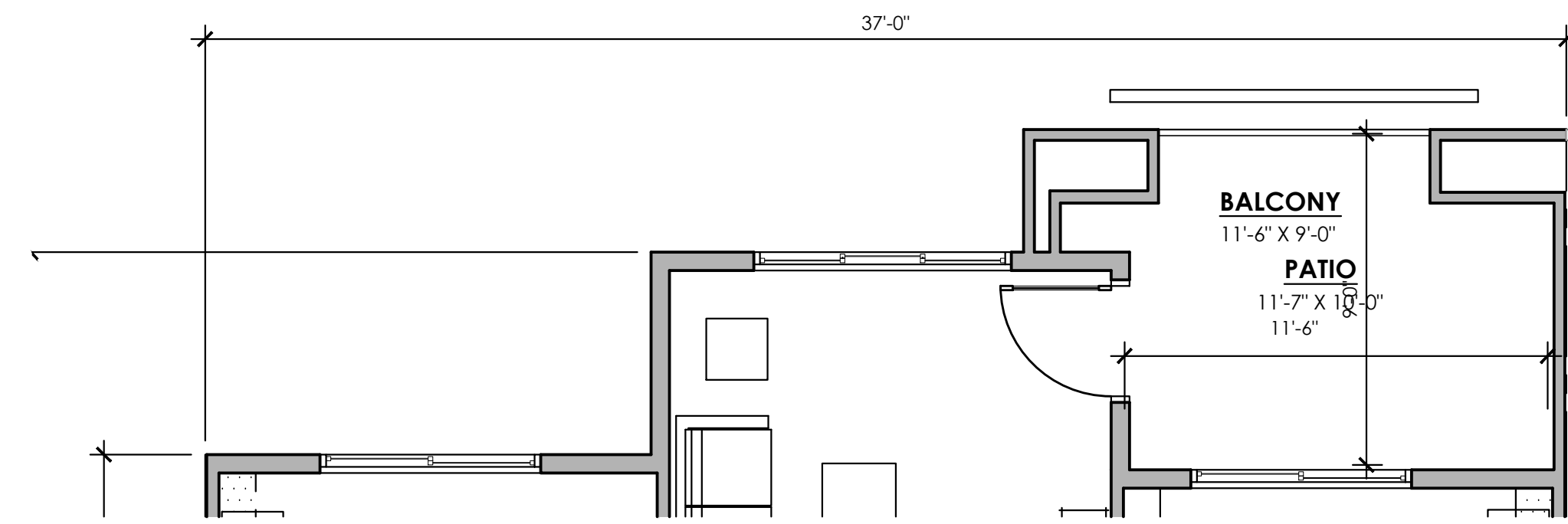
NET RENTABLE: 1033 S.F.
BALCONY: 154 S.F.
PATIO: 141 S.F.
STORAGE: 30 S.F.

SCALE: 1/4" = 1'-0"



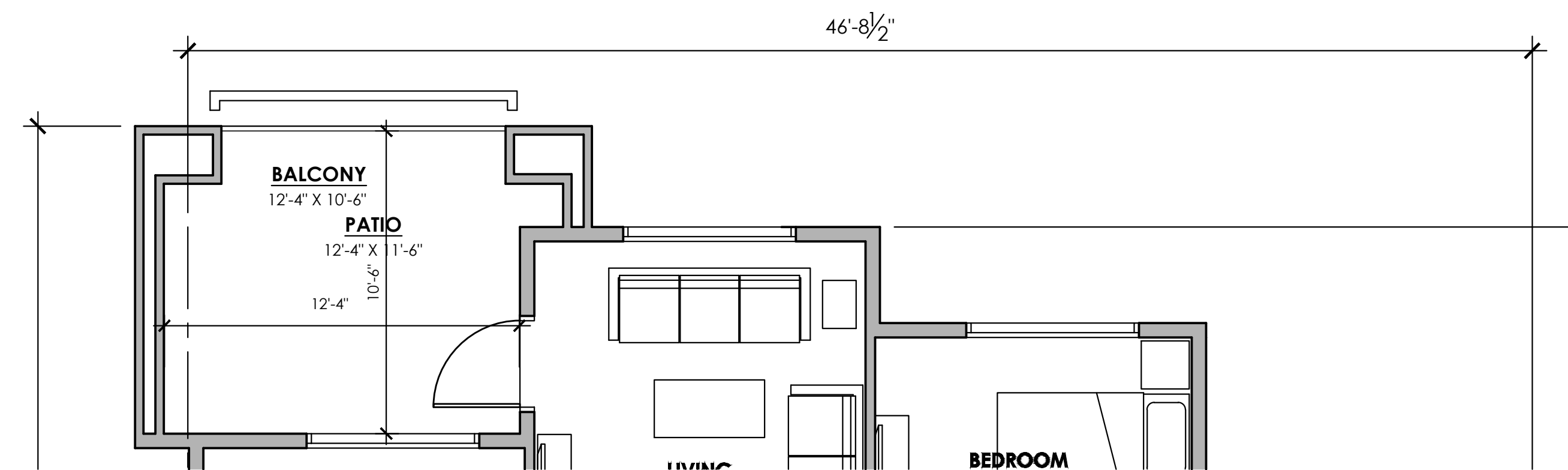
PRIVATE OPEN SPACE:
PRIVATE OPEN SPACE LOCATED ON THE GROUND FLOOR SHALL HAVE NO DIMENSION LESS THAN 10 FEET. ABOVE-GROUND PRIVATE OPEN SPACE (BALCONY) SHALL BE A MINIMUM OF 60 SF AND SHALL NOT BE LESS THAN 8 FEET WIDE OR LESS THAN 6 FEET DEEP.

**** UNIT NET RENTABLE S.F. = THE UNIT NET RENTABLE AREA IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD WALL TO THE CENTER OF THE UNITS PARTY WALL TO THE OUTSIDE FACE OF THE CORRIDOR STUD WALL. AREA DOES NOT INCLUDE BUILDING FRAME-OUTS, POP-OUTS, OTHER FAUX ELEVATION FEATURES, PATIOS, BALCONIES, BREEZEWAYS OR PATIO/ BALCONY STORAGE ROOMS.**



UNIT B3
2 BEDROOM / 2 BATH

NET RENTABLE: 1077 S.F.
BALCONY: 100 S.F.
PATIO: 106 S.F.
SCALE: 1/4" = 1'-0"

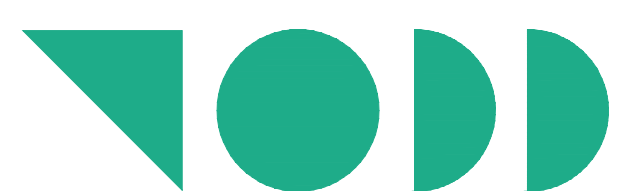
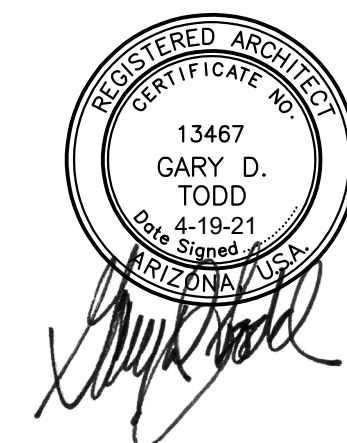


UNIT C1
3 BEDROOM / 2 BATH

NET RENTABLE: 1320 S.F.
BALCONY: 128 S.F.
PATIO: 138 S.F.
SCALE: 1/4" = 1'-0"

PRIVATE OPEN SPACE:
PRIVATE OPEN SPACE LOCATED ON THE GROUND FLOOR SHALL HAVE NO DIMENSION LESS THAN 10 FEET. ABOVE-GROUND PRIVATE OPEN SPACE (BALCONY) SHALL BE A MINIMUM OF 60 SF AND SHALL NOT BE LESS THAN 8 FEET WIDE OR LESS THAN 6 FEET DEEP.

**** UNIT NET RENTABLE S.F. = THE UNIT NET RENTABLE AREA IS MEASURED FROM THE OUTSIDE FACE OF THE EXTERIOR STUD WALL TO THE CENTER OF THE UNITS PARTY WALL TO THE OUTSIDE FACE OF THE CORRIDOR STUD WALL. AREA DOES NOT INCLUDE BUILDING FRAME-OUTS, POP-OUTS, OTHER FAUX ELEVATION FEATURES, PATIOS, BALCONIES, BREEZEWAYS OR PATIO/ BALCONY STORAGE ROOMS.**



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