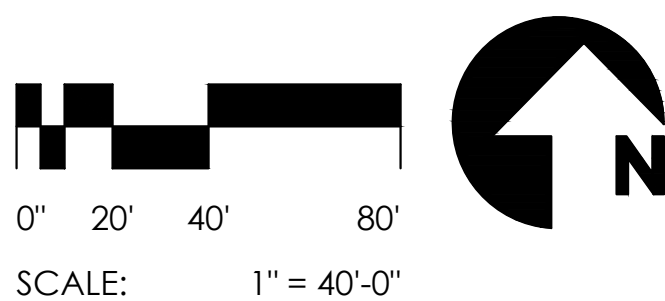
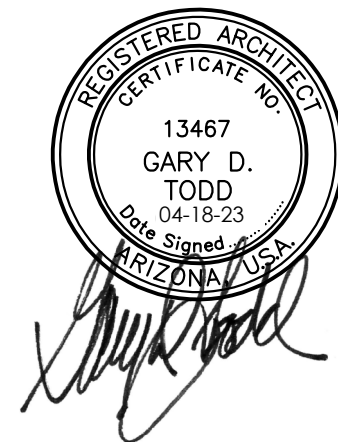
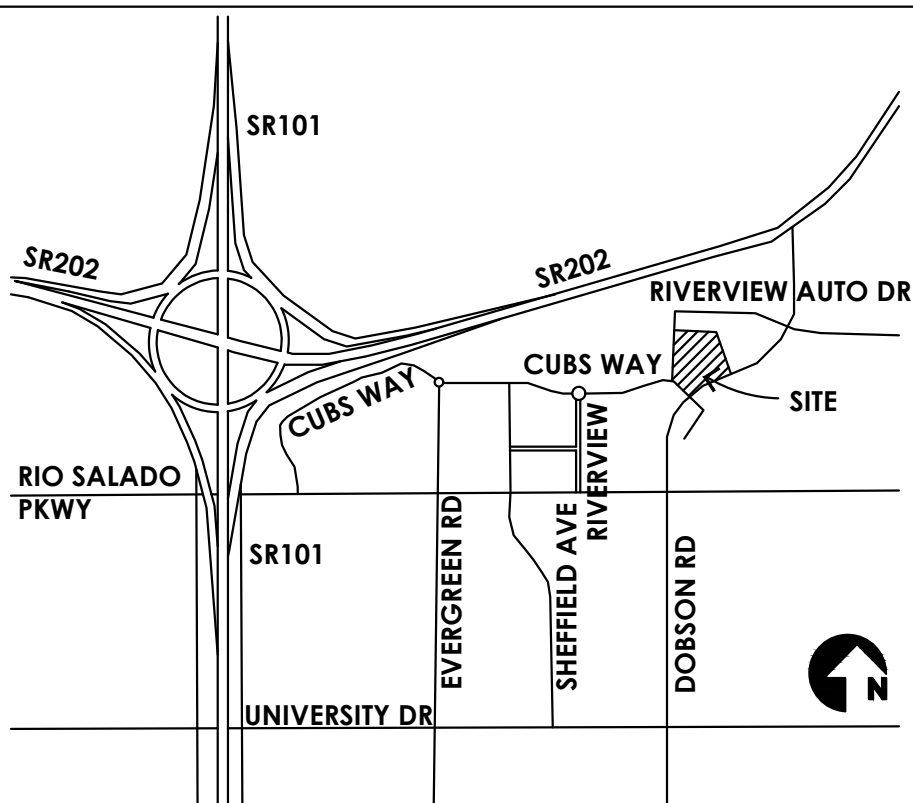


OVERALL EXTERIOR MATERIAL DISTRIBUTION:
STUCCO: ±56 %
GLAZING: ±22 %
FIBER CEMENT WALL PANEL: ±4 %
CMU / DECORATIVE SCREEN: ±18 %



VICINITY MAP



RESIDENCES AT DOBSON ROAD AND CUBS WAY

MESA, ARIZONA
GPA/REZONING/SITE PLAN 3RD SUBMITTAL

MARCH 13, 2023
(REVISED APRIL 26, 2023)

BUILDING AREA (IBC GROSS):
NORTH BUILDING: 171,140 S.F.
SOUTH BUILDING: 308,988 S.F.
TOWNHOMES: 8,440 S.F.
TOTAL RESIDENTIAL: **488,768 S.F.**
EFFICIENCY: **72.4%**
PARKING STRUCTURE: **222,514 S.F.**

PARKING REQUIRED PER PAD
2.1 PARKING SPACES PER DWELLING UNIT = 2.1 x 416 = 874 PS

PARKING PROPOSED
GARAGE PARKING:
LEVEL 1 (+ RAMP UP, TYP.) 49+50= 99
LEVEL 2 63+49= 112
LEVEL 3 63+49= 112
LEVEL 4 63+49= 112
LEVEL 5 63+49= 112
LEVEL 6 63
TOTAL GARAGE: 610
MAIN STREET SURFACE PARKING (UNCOVERED) 14 P.S.
ACCESSIBLE PARKING PROVIDED: 16 P.S. (2.5%)
(INCLUDED IN TOTAL PROVIDED)
TOTAL PARKING PROPOSED: 624 P.S.
1.50 P.S./D.U.
EV CHARGING PROPOSED: ±2% OF TOTAL = ±13 P.S.

BICYCLE PARKING:
REQUIRED: 1 B.S. PER 10 P.S., UP TO FIRST 50 B.S.
1 B.S. PER 20 P.S. THEREAFTER.
= 500 P.S./10 P.S. + 219 P.S./20 P.S. = 61 B.S.
PROPOSED: 66 B.S.

GENERAL PARKING DIMENSIONS:
PARKING SPACE 9' x 18'

aisle width:
SURFACE 26'
STRUCTURE 24'

BUILDING AMENITIES:
CLUBHOUSE LEVEL 1: 7,400 SF
CLUBROOM
CO-WORK SPACE
LOBBY
FITNESS
CLUBHOUSE LEVEL 2: 2,000 SF
LIBRARY
FITNESS
UBER LOUNGE / CAFE 1,400 SF
MAILROOM 1,200 SF
NORDIC SPA/SAUNA 1,100 SF
ROOFTOP TERRACE 2,900 SF
TOTAL: ±16,000 SF

SITE AMENITIES: (SEE LANDSCAPE PLAN)
WEST COURTYARD:
POOL SPA, OUTDOOR DINING AND GRILL STATION, VERANDA,
FIRE PLACE, FIRE PIT, LOUNGE CHAIRS, PAVILION, GROUP SEATING,
ACTIVITY LAWN, CITRUS GARDEN, OUTDOOR TRAINING AREA
EAST COURTYARD:
COLD PLUNGE POOL, SPA, SEATING, HAMMOCKS, OUTDOOR
GAME AREA, SAUNA AND STEAM ROOM, FIRE PIT, CITRUS GARDEN
ENTRY PLAZA:
OUTDOOR COWORKING, LOUNGE CHAIRS, OUTDOOR CAFE,
PATIO, SCREEN WALL, SEATING, FIRE PLACE
DOG RELIEF AREA:
ARTIFICIAL TURF, SEATING, DOG WASH AREA, DOG WASTE
STATION, DOG WATER FOUNTAIN
DOG RUN:
ARTIFICIAL TURF, DOG PLAY EQUIPMENT, DOG WASTE STATION,
DOG WATER FOUNTAIN, SEATING

SITE DATA

ACCESSOR'S PARCEL NUMBER:
135-33-584
SITE AREA:
GROSS: 8.30 AC (361,695 S.F.)
NET: 6.63 AC (288,589 S.F.)

ZONING:
EXISTING: GENERAL COMMERCIAL (GC) PAD
PROPOSED: RM-4 BIZ

USE:
EXISTING USE: VACANT
PROPOSED USE: MULTI-FAMILY RESIDENTIAL
PROPOSED OCCUPANCY: R-2, WITH S-2, A-3, & B

CONSTRUCTION TYPE:
I-A PARKING STRUCTURE
V-A 4-STORY STACKED FLATS.
V-B 2-STORY TOWNHOMES

DENSITY:
MAX ALLOWED: 30 D.U./NET AC (RM-4)
PROPOSED: 416 D.U./6.63 NET AC = 62.7 D.U./NET AC

BUILDING HEIGHT:
ALLOWED: 48' (RM-4)
PROPOSED: 61'

LOT COVERAGE:
ALLOWED: 70% (202,012.3 SF)
PROPOSED: 71% (±203,600 SF)

BUILDING COVERAGE:
ALLOWED: 55% (158,724 SF)
PROPOSED: ±58% (±168,000 SF)

SETBACKS:

YARD	MINIMUM REQ'D (RM-4)			PROPOSED
	BLDG	LANDSCAPE	BLDG	LANDSCAPE
FRONT (DOBSON RD)	30'	30'	15'	14 total: 6' patio wall with 8' setback
STREET SIDE (CUBS WAY)	25'	25'	21'-1"	14 total: 3.5'-6' patio wall with 8' setback
STREET SIDE (RIVERVIEW AUTO DR.)	20'	20'	15'	14 total: 3.5' patio wall with 8' setback
SIDE (E PROP. LINE)	15'/STORY	15'	15'	14 total: 3.5' patio wall with 3.5' setback
REAR (N PROP. LINE)	15'/STORY	15'	15'	14 total: 6' boundary wall with 8' setback

OPEN SPACE (RM-4):
REQUIRED: 150 S.F./D.U. = 120x416 = 62,400 S.F.
PROPOSED: PUBLIC OPEN SPACE 30,600 S.F.
PRIVATE OPEN SPACE 19,339 + 34,213 = 53,552 S.F.
(SEE UNIT MIX TABLE BELOW)

TOTAL OPEN SPACE: ±84,000 S.F. (84,000/416 = ±202 SF/DU)

PRIVATE OPEN SPACE (RM-4):
REQUIRED:

- 1) MINIMUM PRIVATE OPEN SPACE:
STUDIO & 1 BEDROOM: 60 SF
2 BEDROOM: 100 SF
3 BEDROOM: 120 SF
2) PRIVATE OPEN SPACE LOCATED AT THE GROUND LEVEL (PATIOS) SHALL HAVE NO DIMENSION LESS THAN 10 FEET.
3) ABOVE-GROUND PRIVATE OPEN SPACE (BALCONIES) SHALL BE A MINIMUM OF 60 SF AND SHALL NOT BE LESS THAN 8 FEET WIDE OR LESS THAN 6 FEET DEEP.

PROPOSED:
SEE PATIO & BALCONY PRIVATE OPEN SPACE IN TABLE BELOW, AND ENLARGED UNIT PLAN SHEETS A6.1 - A6.7

UNIT MIX AND AREA CALCULATIONS

UNIT TYPE - BED/BATH	# OF UNITS	# OF PATIOS	# OF BALCONIES	PRIVATE OPEN SPACE PER UNIT (SF)		TOTAL PRIVATE OPEN SPACE PER TYPE (SF)	
				PATIO	BALCONY	PATIO	BALCONY
S1 - STUDIO / 1 BATH	69	13	56	145	73	1885	4088
S2 - STUDIO / 1 BATH	4	1	3	138	83	138	249
A1 - 1 BED / 1 BATH	111	25	86	282	141	7050	12126
A2 - 1 BED / 1 BATH	80	20	60	210	71	4200	4260
A3 - 1 BED / 1 BATH	4	1	3	201	111	201	333
A4 - 1 BED / 1 BATH	3	0	3	N/A	112	0	336
B1 - 2 BED / 2 BATH	73	14	59	176	115	2464	6785
B2 - 2 BED / 2 BATH	15	3	12	193	104	579	1248
B2-ALT - 2 BED / 2 BATH	8	2	6	193	104	386	624
B3 - 2 BED / 2 BATH	12	3	9	145	116	435	1044
B4 - 2 BED / 2 BATH	4	1	3	204	142	204	426
B5 - 2 BED / 2 BATH	8	2	6	286	148	572	888
B6 - 2 BED / 2 BATH	4	1	3	197	106	197	318
B7 - 2 BED / 2 BATH	4	0	4	N/A	102	0	408
TH - 2 BED / 2.5 BATH	6	6	0	130	0	780	0
C3 - 3 BED / 2 BATH	11	2	9	124	120	248	1080
TOTAL	416					19,339 SF	34,213 SF

THE
Larry H. Miller
COMPANY



TODD+ ASSOCIATES

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21-2065-00

FINAL
SITE PLAN

Preliminary Not For Construction

A1.0