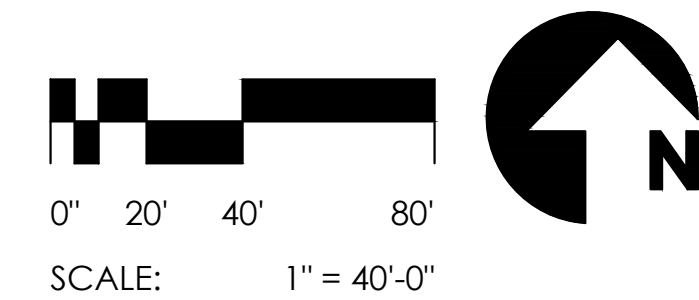
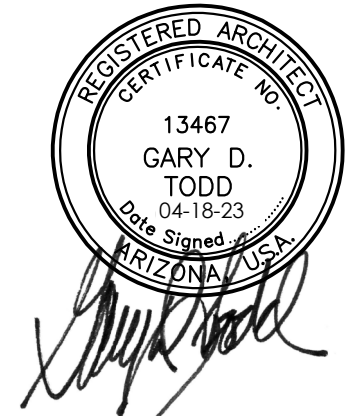
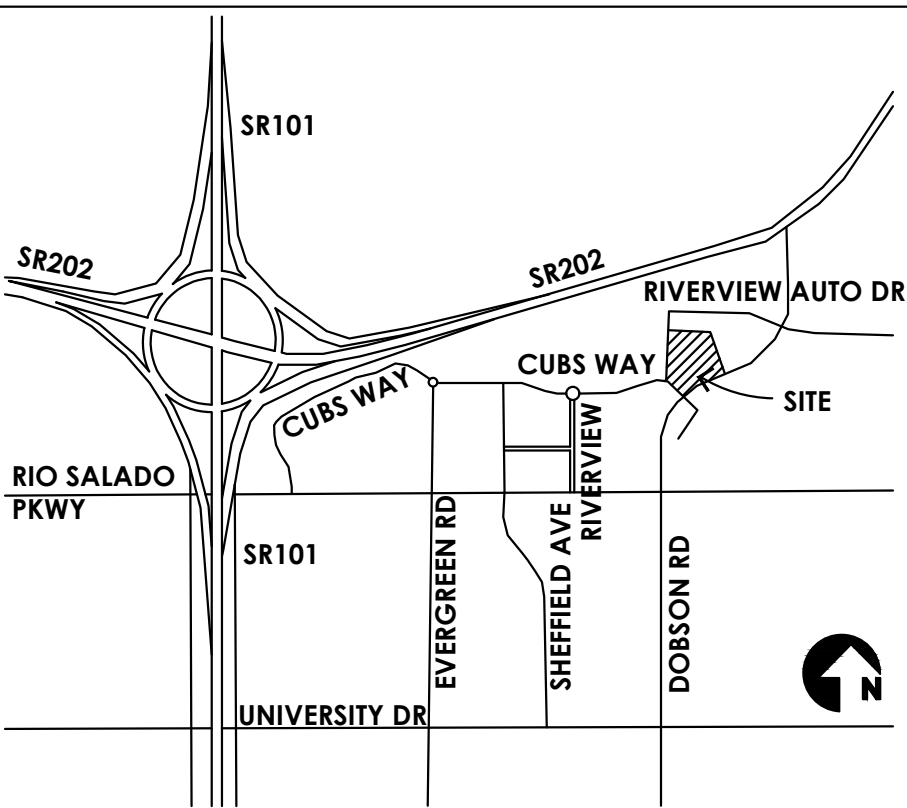


OVERALL EXTERIOR MATERIAL DISTRIBUTION:

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)

FINAL
SITE PLAN

Preliminary Not For Construction

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

602-952-8280 / TODDASSOC.COM

21-2065-00

A1.0