

CRISMON COMMONS

1810 S. CRISMON ROAD - MESA, ARIZONA 85209

PRELIMINARY SITE PLAN

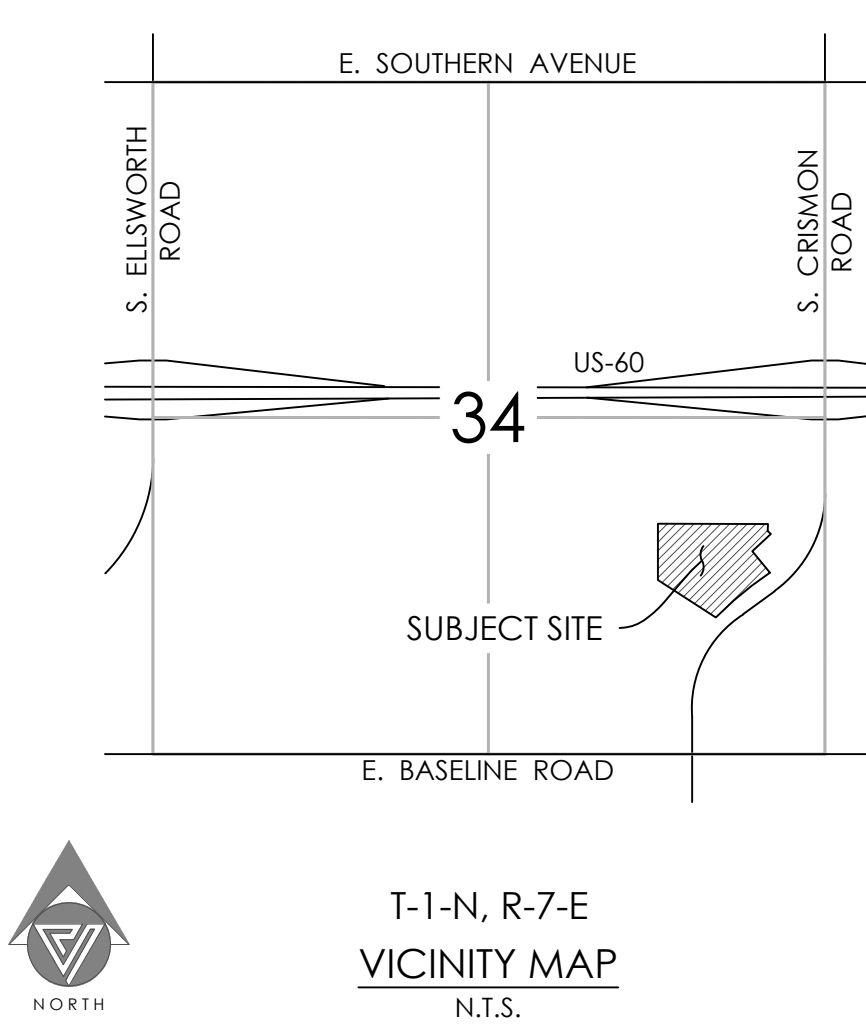
Planning and Zoning Board Approved  
with conditions - May 27, 2020

**OWNER**  
OMPC UNIT OWNERS ASSOC.  
PO BOX 4029  
TUSTIN, CA 92781  
CONTACT: KETH WARBURTON

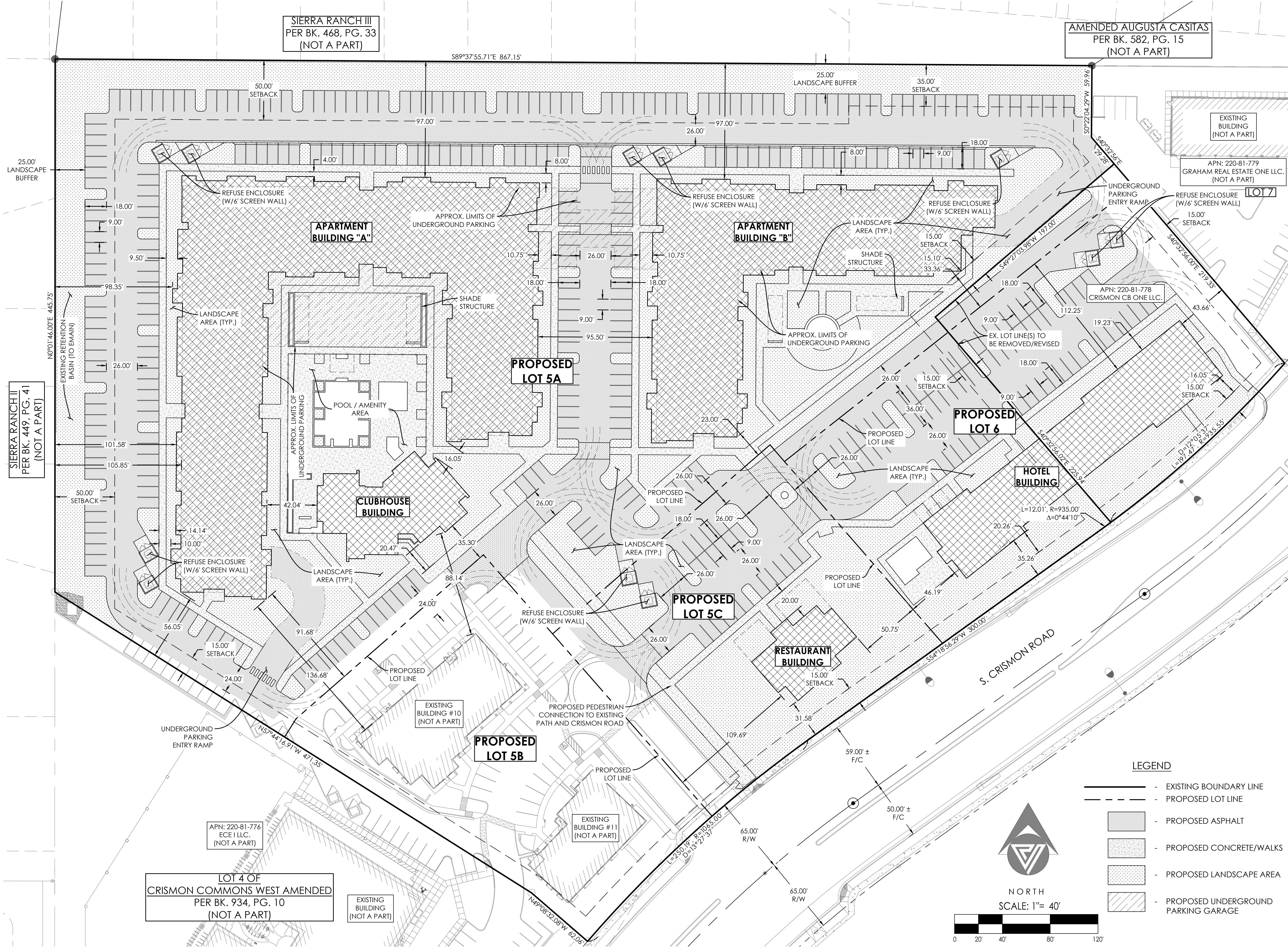
**ARCHITECT**  
CURTIS MINER ARCHITECTURE  
233 S. PLEASANT GROVE, BLVD., 105  
PLEASANT GROVE, UT 84062  
PH: (801) 769-3000  
CONTACT: CURTIS MINER, AIA, NCARB

**DEVELOPER**  
OVERLAND DEVELOPMENT CORP.  
14034 S. 145 E. SUITE. 100  
DRAPER, UT 84020  
PH: (801) 971-6650  
CONTACT: MICHAEL HOLMAN

**CIVIL ENGINEER**  
VESPRO  
8502 E. VIA DE VENTURA, SUITE 101  
SCOTTSDALE, AZ 85258  
PH: (480) 393-3640  
CONTACT: PETER VESECKY, PE



**VESPRO**  
8502 E. Via de Ventura Suite 101  
Scottsdale, AZ 85258  
Ph: (480) 393-3640 Fx: (480) 393-3639  
www.vespro.net



**ZONING**  
LC (LIMITED COMMERCIAL)  
PROPOSED USES ARE PERMITTED OR ALLOWED WITH COUNCIL USE PERMIT

**AREA**  
TOTAL PROJECT AREA = 467,018 FT² ( 10.7213 ACRES)  
PROPOSED LOT 5A = 340,455 FT² ( 7.8158 ACRES) NET  
PROPOSED LOT 5C = 50,416 FT² ( 1.1574 ACRES) NET  
PROPOSED LOT 6 = 76,147 FT² ( 1.7481 ACRES) NET

**BUILDING DATA**  
**APARTMENT BUILDING 'A'**  
UNITS PER FLOOR: 39  
NUMBER OF FLOORS: 4  
TOTAL UNITS: 156  
GROUND FLOOR AREA: 49,000 FT²  
TOTAL FLOOR AREA: 196,000 FT²  
**APARTMENT BUILDING 'B'**  
UNITS PER FLOOR: 21  
NUMBER OF FLOORS: 4  
TOTAL UNITS: 84  
GROUND FLOOR AREA: 27,000 FT²  
TOTAL FLOOR AREA: 108,000 FT²  
**APARTMENT UNIT MATRIX**  
1 BED / 1 BATH: 100 UNITS (42%)  
2 BED / 2 BATH: 120 UNITS (50%)  
3 BED / 2 BATH: 20 UNITS (8%)  
TOTAL: 240 UNITS  
**APARTMENT CLUBHOUSE**  
TOTAL FLOOR AREA: 6,900 FT²  
**APARTMENT UNITS PER ACRE**  
LOT 5A: 30.70  
LOTS 5A, 5C, AND 6: 22.38  
**PRIVATE OPEN SPACE PER UNIT**  
1 BED - 92 SF  
2 BED - 102 SF  
3 BED - 122 SF

**HOTEL BUILDING**  
NUMBER OF FLOORS: 4  
TOTAL ROOMS: 95  
GROUND FLOOR AREA: 17,000 FT²  
TOTAL FLOOR AREA: 68,000 FT²  
**RESTAURANT BUILDING**  
TOTAL FLOOR AREA: 3,700 FT²  
**BUILDING SUMMARY**  
APARTMENT = 304,000 FT²  
HOTEL = 68,000 FT²  
RESTAURANT = 3,700 FT²

**MAX ROOF HEIGHTS:** APARTMENT = 45' - 8"  
HOTEL = 51' - 0"  
RESTAURANT = 25' - 2"

**LANDSCAPE / OPEN SPACE**  
TOTAL LANDSCAPE AREA: 141,572 FT²  
141,572' / 487,018' = 0.3031 = 30.31% COVERAGE (EXISTING LOTS 5 & 6)  
THE SUBJECT PROPOSED DEVELOPMENT SHARES LOT AREA WITH OTHER BUILDINGS TOGETHER AS A COMBINED SITE. AREAS REPRESENTED HEREON MAY NOT BE APPLICABLE TO SPECIFIC USAGE CALCULATIONS. REFER TO SEPARATE LANDSCAPE SHEET L100 FOR ADDITIONAL INFO)

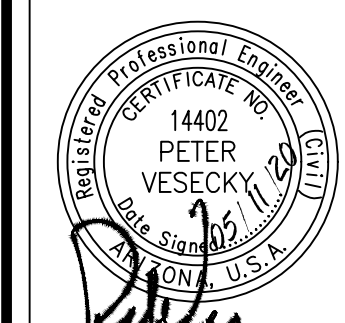
**PARKING REQUIRED**  
APARTMENT = 504 SPACES  
HOTEL = 95 SPACES  
RESTAURANT = 37 SPACES  
TOTAL SPACES REQUIRED = 636 SPACES

**PARKING PROVIDED**  
APARTMENT = 493 SPACES  
UNDERGROUND = 245 SPACES  
HOTEL = 95 SPACES  
RESTAURANT = 37 SPACES  
TOTAL = 625 SPACES

**NOTE:**  
SOME PARKING MAY BE SHARED WITH ADJACENT USERS OF THE SAME LOT, GOVERNED BY SHARED RIGHTS UNDER OVERLYING CC&R'S FROM PRIOR DEVELOPMENT.

**GENERAL NOTES**  
1. ALL DIMENSIONS ARE TO FACE-OF-CURB OR FACE-OF-BUILDING UNLESS OTHERWISE NOTED.  
2. THE LAYOUT AND INFORMATION SHOWN HEREON IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE BASED ON JURISDICTIONAL REVIEW AND OWNER REVISIONS.  
3. ROOF DRAINAGE WILL BE PIPED DIRECTLY UNDERGROUND WITH ONLY EMERGENCY OVERFLOW OUTLETS DAYLIGHTING AT FINISHED GRADE AND SURFACE DRAIN AS NECESSARY.  
4. PRIOR SURROUNDING INFRASTRUCTURE AND DEVELOPMENT WILL BE MAINTAINED IN-PLACE EXCEPT FOR PORTIONS IN CONFLICT WITH THE PROPOSED IMPROVEMENTS AS SHOWN HEREON.  
5. PRECISE PARKING COUNTS MAY BE ADJUSTED AT THE TIME OF DEVELOPMENT AS PERMITTED UNDER THE MESA ZONING ORDINANCE.

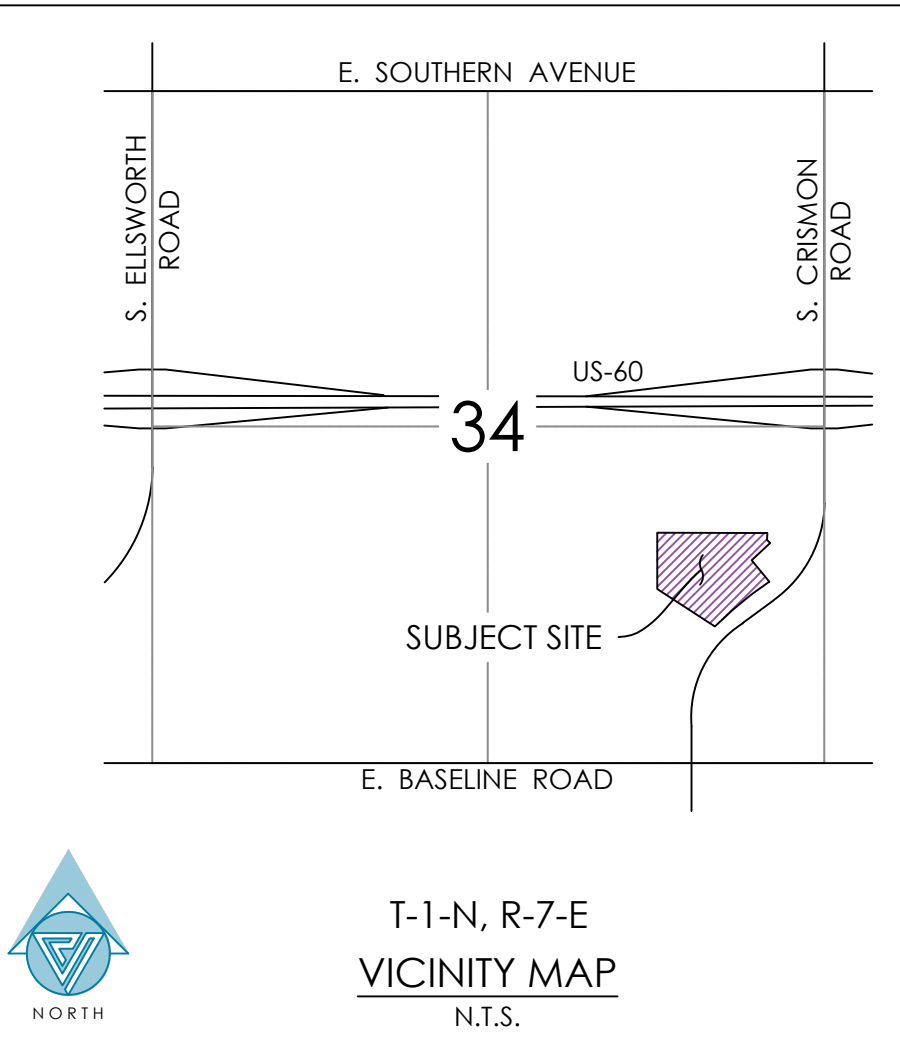
**CRISMON COMMONS**  
1810 S. CRISMON ROAD - MESA, ARIZONA 85209  
**PRELIMINARY SITE PLAN**



PROJECT NO: 18016  
DRAWING DATE: 05/11/20  
DRAWN BY: MEC  
CHECKED BY: PV  
DRAWING SCALE: AS SHOWN  
DRAWING FILE: 18016\_SPT.dwg

**SITE PLAN**  
**SP01**  
1 of 1

CRISMON COMMONS  
1810 S. CRISMON ROAD - MESA, ARIZONA 85209  
PROPOSED PLAT REVISIONS



**OWNER**  
OMPC UNIT OWNERS ASSOC.  
PO BOX 4029  
TUSTIN, CA 92781  
CONTACT: KEITH WARBURTON

**ARCHITECT**  
CURTIS MINER ARCHITECTURE  
233 S. PLEASANT GROVE, BLVD., 105  
PLEASANT GROVE, UT 84062  
PH: (801) 769-3000  
CONTACT: CURTIS MINER, AIA, NCARB

**DEVELOPER**  
OVERLAND DEVELOPMENT CORP.  
14034 S. 145 E. SUITE. 100  
DRAPER, UT 84020  
PH: (801) 971-6650  
CONTACT: DAVE HOLMAN

**CIVIL ENGINEER**  
VESPRO  
8502 E. VIA DE VENTURA, SUITE 101  
SCOTTSDALE, AZ 85258  
PH: (480) 393-3640  
CONTACT: PETER VESECKY, PE

**AREA**  
TOTAL PROJECT AREA = 467,018 FT<sup>2</sup> ( 10.7213 ACRES)  
PROPOSED LOT 5A = 340,455 FT<sup>2</sup> ( 7.8158 ACRES) NET  
PROPOSED LOT 5C = 50,416 FT<sup>2</sup> ( 1.1574 ACRES) NET  
PROPOSED LOT 6 = 76,147 FT<sup>2</sup> ( 1.7481 ACRES) NET

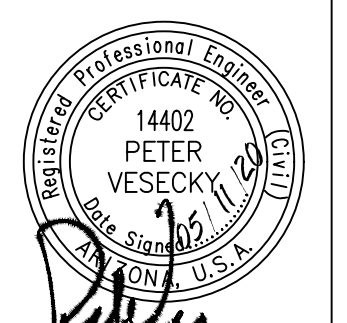
- GENERAL NOTES**
- ALL DIMENSIONS ARE TO BOUNDARY / LOT LINES OR EDGE OF EASEMENT UNLESS OTHERWISE NOTED.
  - IT IS ANTICIPATED THAT A RE-PLAT WILL BE PREPARED TO COINCIDE WITH THE PLAN OF DEVELOPMENT TO REMOVE ANY CONFLICTS AND DEDICATE NEW EASEMENTS AS NECESSARY TO SERVE THE PROJECT WITH UTILITIES AFTER RELOCATION.
  - THE PLATTED INFO SHOWN HEREON IS IN REFERENCE TO THE MOST RECENT PLAT OF RECORD FOUND IN BOOK 975, PAGE 3 OF MAPS, OF THE MARICOPA COUNTY RECORDER'S OFFICE.
  - THE INFORMATION SHOWN HEREON IS RELATIVE TO A RECENT ALTA SURVEY AND SUBJECT TO MATTERS OF TITLE AT THE TIME OF PREPARATION. SOME MATTERS MAY STILL BE PENDING AND ARE NOT REPRESENTED OR COMPLETE, BUT ARE SHOWN AND IDENTIFIED TO THE BEST OF OUR KNOWLEDGE.

- LEGEND**
- EXISTING BOUNDARY LINE
  - PROPOSED LOT LINE
  - EXISTING EASEMENT LINE
  - EXISTING EASEMENT TO BE ABANDONED OR MODIFIED
  - PROPOSED EASEMENT LINE
  - EXISTING CONDO BUILDING TO BE ABANDONED / REMOVED
  - EXISTING ACCESS EASEMENT (TO REMAIN)
  - EXISTING P.U.E. OR POWER EASEMENT TO BE ABANDONED / REMOVED
  - PROPOSED P.U.E. TO BE DEDICATED

**SPECIAL NOTE:**  
THE BASE PLAT AND PROPERTY INFORMATION SHOWN HEREON WAS PROVIDED BY SURVEY INNOVATION GROUP (SIG).

**VESPRO**  
8502 E. Via de Ventura, Suite 101  
Scottsdale, AZ 85258  
Ph: (480) 393-3640 Fx: (480) 393-3639  
www.vespro.net

CRISMON COMMONS  
1810 S. CRISMON ROAD - MESA, ARIZONA 85209  
PROPOSED PLAT REVISIONS



PROJECT NO: 18016  
DRAWING DATE: 05/11/20  
DRAWN BY: MEC  
CHECKED BY: PV  
DRAWING SCALE: AS SHOWN  
DRAWING FILE: 18016\_EKPlat.dwg

EXHIBIT  
**EX01**  
1 of 1