

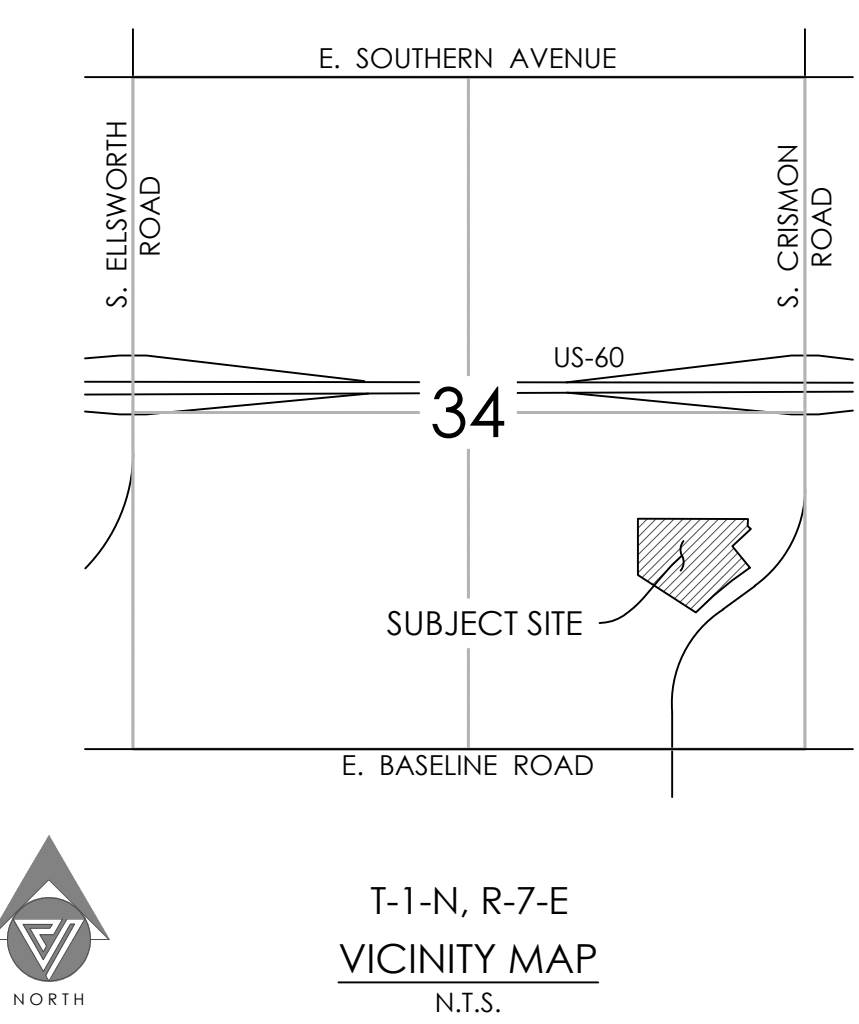
CRISMON COMMONS
1810 S. CRISMON ROAD - MESA, ARIZONA 85209
PRELIMINARY SITE PLAN

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

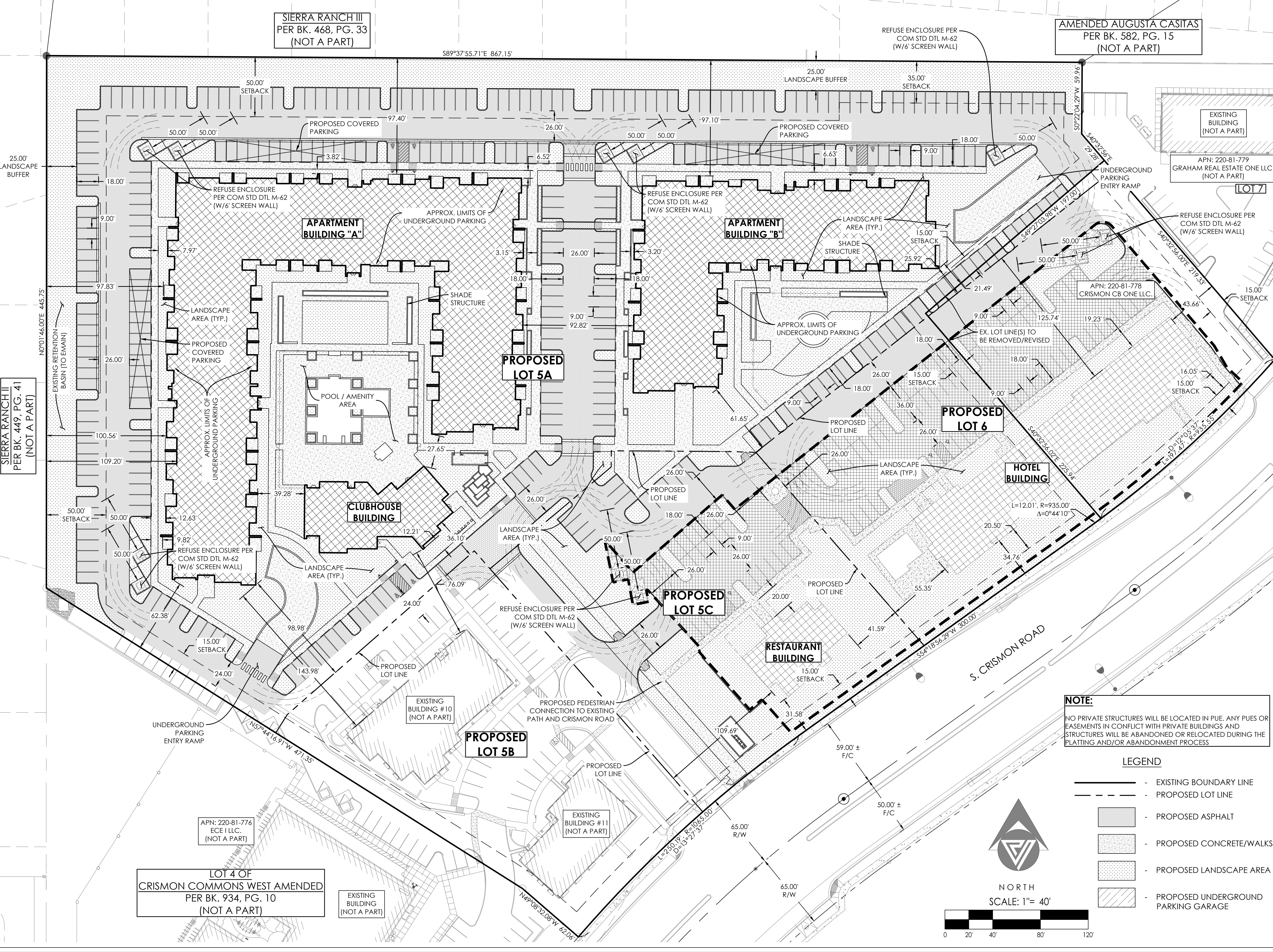
ARCHITECT
CURTIS MINER ARCHITECTURE
233 S. PLEASANT GROVE, BLVD., 105
PLEASANT GROVE, UT 84062
PH: (801) 769-3000
CONTACT: CURTIS MINER, AIA, NCARB

DEVELOPER
OVERLAND DEVELOPMENT CORP.
3200 W CLUBHOUSE DR., STE#250
LEHI, UT 84043
PH: (801) 355-1111
CONTACT: MICHAEL HOLMAN

CIVIL ENGINEER
VESPRO
8502 E. VIA DE VENTURA, SUITE 101
SCOTTSDALE, AZ 85258
PH: (480) 393-3640
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ZONING
LC (LIMITED COMMERCIAL)
PROPOSED USES ARE PERMITTED OR ALLOWED WITH COUNCIL USE PERMIT

AREA
TOTAL PROJECT AREA = 467,018 FT² (10.7213 ACRES)

BUILDING DATA
APARTMENT BUILDING 'A':
UNITS PER FLOOR: 41
NUMBER OF FLOORS: 4
TOTAL UNITS: 164
GROUND FLOOR AREA: 51,252 FT²
TOTAL FLOOR AREA: 205,008 FT²

APARTMENT BUILDING 'B':
UNITS PER FLOOR: 19
NUMBER OF FLOORS: 4
TOTAL UNITS: 76
GROUND FLOOR AREA: 24,416 FT²
TOTAL FLOOR AREA: 97,664 FT²

APARTMENT CLUBHOUSE
TOTAL FLOOR AREA: 6,368 FT²

APARTMENT UNITS PER ACRE
LOT 5A: 30.70
LOTS 5B, 5C, AND 6: 22.38

PRIVATE OPEN SPACE PER UNIT
1 BED - 93 SF
2 BED - 103 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: 131,879 FT²
131,897 / 467,018 = 0.2824 = 28.24% 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)

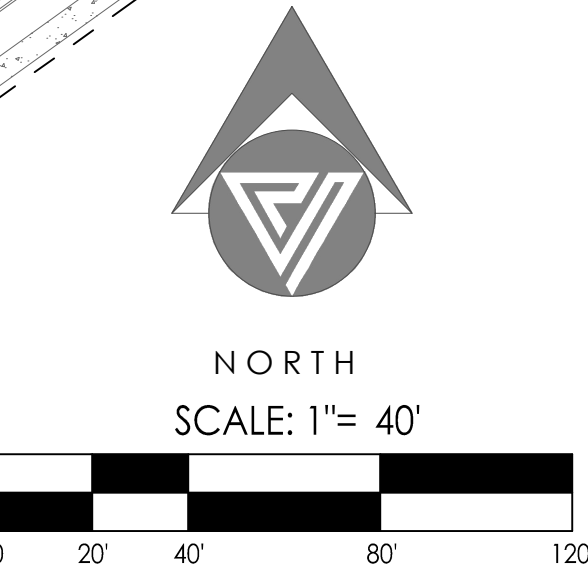
PARKING REQUIRED
APARTMENT = 504 SPACES
HOTEL = 95 SPACES
RESTAURANT = 37 SPACES
TOTAL SPACES REQUIRED = 636 SPACES

PARKING PROVIDED
APARTMENT = 493 SPACES
-UNDERGROUND = 209 SPACES
-COVERED = 39 SPACES
-SURFACE = 245 SPACES
HOTEL = 95 SPACES
RESTAURANT = 37 SPACES
TOTAL = 625 SPACES

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.
6. TREES CANNOT BE WITHIN 10' OF ANY TRASH ENCLOSURE PER COM STD. DTL. M-62.02.2.

NOTE:
NO PRIVATE STRUCTURES WILL BE LOCATED IN PUE. ANY PUES OR EASEMENTS IN CONFLICT WITH PRIVATE BUILDINGS AND STRUCTURES WILL BE ABANDONED OR RELOCATED DURING THE PLATING AND/OR ABANDONMENT PROCESS

- LEGEND**
- EXISTING BOUNDARY LINE
 - PROPOSED LOT LINE
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE/WALKS
 - PROPOSED LANDSCAPE AREA
 - PROPOSED UNDERGROUND PARKING GARAGE



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

PROJECT NO: 18016
DRAWING DATE: 03/24/21
DRAWN BY: MEC
CHECKED BY: PETER VESECKY
DRAWING SCALE: AS SHOWN
DRAWING FILE: 18016_SPO1.dwg

SITE PLAN
SP01
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