



DECORATIVE HARDSCAPE (STAMPEE CONCRETE, PAVERS, OTHER)

	CURBING, SIDEWALK, TREES, SI	PING AREA. HRUBS, GROUND 'RAILING & MISC.	e vonte der	AN RD	
	PAVING AT DRIVE & TURF			SOSSAM	
		FIVE APE (STAMPED TE, PAVERS,		BASELINE RD.	CHERRY STREET APARTMENTS LLC
				- SOSSAMAN HEIGHTS	
					RED ARA
ALUE 1 2 1	ROOF MOUNTED MECHANICAL UNIT. TYPICAL SITE ACCESSIBILITY PATHWAY.	PROJECT CRITERIA	SOSSAMAN LOTS - PAD I RM-4 REQUISITES (PER TABLE 11-5-5 CITY OFMESA ZONING ORDINANCE)	PAD PROVIDED	BRIAN BURTON SANDSTROM
	EXTERIOR FINISH SYSTEM - STUCCO, PAINTED. SE PLANS & FINISH SCHEDULE		6,000 SF	52,792 SF	PARE DIANED COMA, U.S.
	EXTERIOR FINISH - PERIMETER GLAZING ASSEMBLY. SEE FINISH SCHEDULE. SEE PLANS & FINISH SCHEDULE EXTERIOR FINISH - METAL FASCIA. SEE PLANS &	MINIMUM LOT WIDTH MINIMUM LOT DEPTH MAXIMUM DENSITY MINIMUM LOT AREA / DU	60'-0" 94'-0" 30 DU / ACRE 1,452 SF	100'-0" (AT MINIMUM) 402'-1" 24.2 DU / ACRE (29 TOTAL DWELLING UNITS) 1,820 SF (AT 29 DWELLING UNITS)	DATE SIGNED: 03/29/2021
	FINISH SCHEDULE EXTERIOR SHADOW BOX ASSEMBLY. SEE PLANS AND FINISH SCHEDULE	MAXIMUM HEIGHT BUILDING COVERAGE	40'-0" 55 PERCENT (29,035 SF)	40'-0" MAX. (35'-9" APPROX.) 28.0 PERCENT (14,974 SF)	S [∞] , H
	EXTERIOR PLANTER & GUARD RAIL ASSEMBLY. SEE PLAND & FINISH SCHEDULE EXTERIOR TRELLIS, FENCING OR GUARD RAIL ASSEMBLY. SEE PLANS & FINISH SCHEDULE	OPEN SPACE / UNIT	150 SF (4,350 SF TOTAL)	397 SF (11,513 SF TOTAL). NOT INCLUSIVE OF CLUBHOUSE, DRIVE AISLES, SIDEWALKS, LANDSCAPED ROW, PRIVATE / DWELLING UNIT TERRACE AREAS. SEE GA-01.1 FOR MORE INFORMATION	7B, 308
	LOUVERED MECHANICAL SCREEN ASSEMBLY. FINISH TO MATCH PLANTER GUARD RAIL HEIGHT TO FULLY SCREEN UNITS. EXTERIOR LIGHTING, WALL SCONCE	SETBACKS MINIMUM FRONT YARD INTERIOR, SIDE AND DEAD (2 OD MODE LINITS)	20'-0" (4-LANE ARTERIAL) 15 FEET / STORY	0'-0" 15'-0" MIN SEE PLANS	A, 307
	CITY OF MESA PRESSURE REDUCING VALVE STATION TO REMAIN	REAR (3 OR MORE UNITS ON LOT) MINIMUM SEPARATION	20'-0"	26'-11" - SEE PLANS	
	EXISTING FIRE HYDRANT TO REMAIN, TO SERVE BUILDING 100	OF DETACHED COVERED			OSS 06, 3
	SITE RETENTION, LANDSCAPE AREA (OR) BOTH. SEE CIVIL & LANDSCAPE PLANS LANDSCAPED RIGHT OF WAY - SEE LANDSCAPE PLANS	BUILDINGS ON SAME LOT	30'-0"	48'-5" MIN. SEE PLANS	AZ 0) 30
	LANDSCAPE ISLAND AREA - SEE LANDSCAPE PLANS	PARKING PARKING (CITY OF MESA ZONING ORD. 11-32-3)	2.1 SPACES PER UNIT	1.86 SPACES PER UNIT SHOWN IN CURRENT DESIGN), 30 SA, 30 SA,
	REFUSE ENCLOSURE, PER CITY OF MESA STANDARDS DECORATIVE HARDSCAPE / PAVING - SEE	PARKING TOTALS	61	54 - REFERENCE PARKING REPORT PERFORMED BY WELLS + ASSOCIATES DATED 3/12/2021.	MES 309
	LANDSCAPING CONCRETE APRON				30 g B 2
	ASPHALT PAVING - SEE CIVIL ACCESSIBLE PEDESTRIAN WALK / WAY		2		
	ENTRYWAY / MONUMENT SIGNAGE COVERED PARKING CANOPY				00,-
	MASONRY SCREEN WALL, 8X8X16, STACK BOND NEW SITE AMENITY - PET PARK				02
	NEW SITE AMENITY - YARD GAMES & BBQ AREA PROPOSED 3 STORY STRUCTURE, BUILDING 100				19-00-13
1	PROPOSED 3 STORY STRUCTURE, BUILDING 200 EXTERIOR METAL PANELING - WEATHERED FINISH	1			ZON21 APN 2
	N GENERAL NOTES:	$\overline{\}$			NO. REVISION DATE
'S TE /ORI ITEC DIN/ 068.		D DR 11/22			1 ZONING COMMENT 03/15/21 UPDATES 2 ZONING COMMENT 03/29/21 UPDATES
E CIV E LAN /N O IDEC FUSE	VIL SHEET GD-1 FOR NEW UTILITIES, GRADING AND DRAINAGE NDSCAPE PLANS FOR PLANTING SPECIES AND LAYOUTS. PLANTING ON THIS SHEET ARE FOR GRAPHICAL PURPOSES ONLY AND ARE NO D TO PROVIDE DESIGN DIRECTION E CONSIERGE SERVICE SHALL BE PART OF BUILDING THE OVERALL I'S OPERATION AGREEMENT. REGULAR SERVICING SHALL BE DAILY				PROJECT NO.: 002 DATE: 03/29/2021
DAY E RE /ALE AINE	THROUGH FRIDAY, INCLUDING HOLIDAYS. EFUSE BINS TO BE CLEARED / SERVICED AS NEEDED TO PROVIDE T ENT CAPACITY THAT WOULD BE PROVIDED WITH MORE REFUSE ERS ON SITE. INCREASED FREQUENCY OF REFUSE PICK UP IS				DESIGNED BY: ADB DRAWN BY: BBS
S PE	D TO MEET THE CITY OF MESA'S BASE RECOMMENDATIONS OF 0.5 (ER DWELLING UNIT PER WEEK. REFERENCE CITY OF MESA STANDA M-62.02.2 - NOTE 4.				APPROVED BY: BBS SHEET TITLE: CONCEPTUAL SITE PLAN
					SHEET NO.:
\mathbf{T}	SITE PLAN - OVERALL	SOSSAMAN HI	FIGHTS		 GA-01