

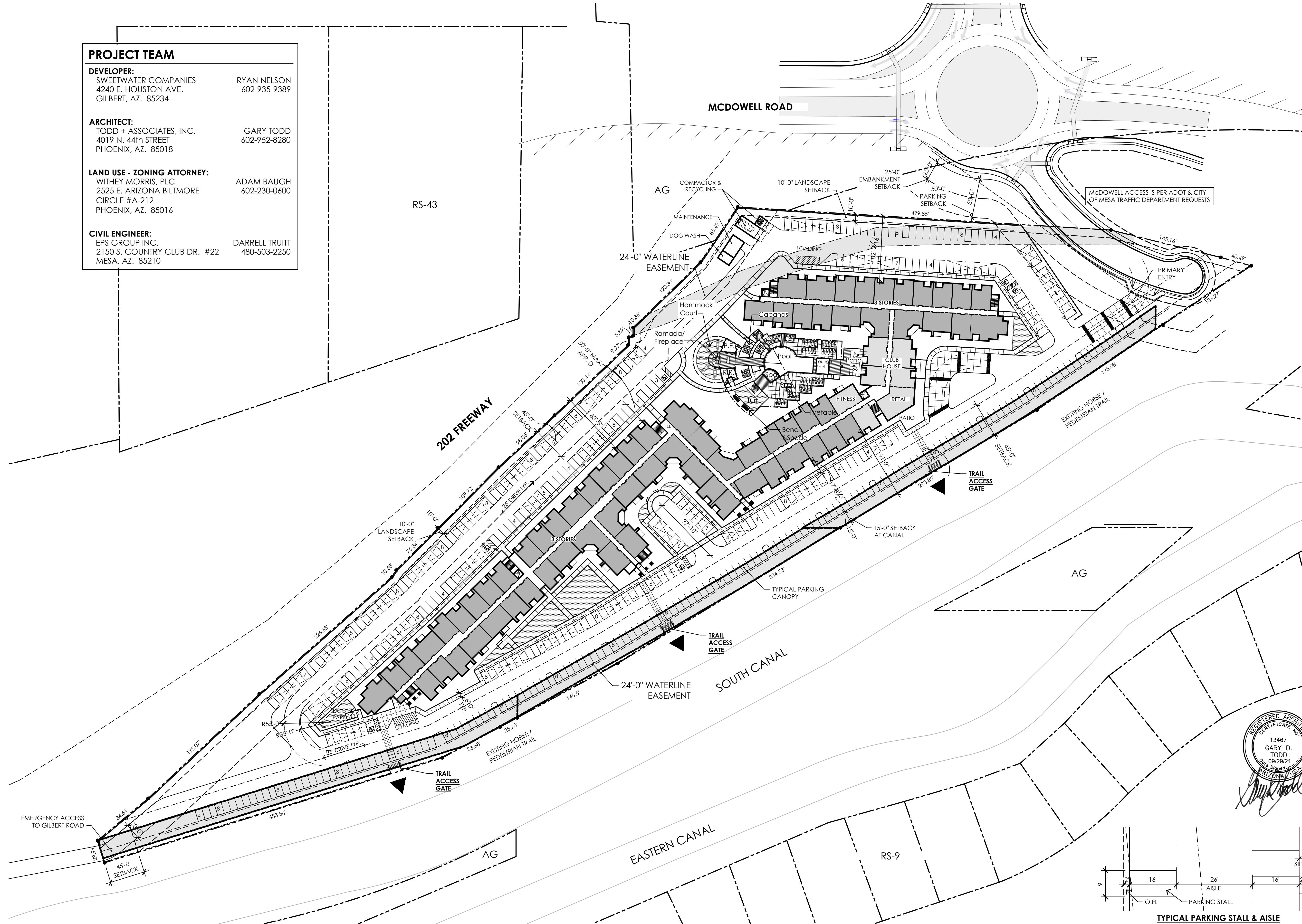
PROJECT TEAM

DEVELOPER:
SWEETWATER COMPANIES
4240 E. HOUSTON AVE.
GILBERT, AZ. 85234
RYAN NELSON
602-935-9389

ARCHITECT:
TODD + ASSOCIATES, INC.
4019 N. 44th STREET
PHOENIX, AZ. 85018
GARY TODD
602-952-8280

LAND USE - ZONING ATTORNEY:
WITHEY MORRIS, PLC
2525 E. ARIZONA BILTMORE
CIRCLE #A-212
PHOENIX, AZ. 85016
ADAM BAUGH
602-230-0600

CIVIL ENGINEER:
EPS GROUP INC.
2150 S. COUNTRY CLUB DR. #22
MESA, AZ. 85210
DARRELL TRUITT
480-503-2250



SITE DATA

ACCESSOR'S PARCEL NUMBERS:
PARCEL 1 - 141-03-022
PARCEL 2 - 141-03-028
PARCEL 3 - 141-03-038
PARCEL 4 - 141-03-041
PARCEL 5 - 141-03-042
PARCEL 6 - 141-06-008H
PARCEL 7 - 141-06-252
PARCEL 8 - 141-06-253
PARCEL 9 - 141-06-008F

NET SITE AREA: +/- 9.00 AC

ZONING:
EXISTING ZONING RS-43
PROPOSED ZONING RM-5

USE:
EXISTING USE VACANT
PROPOSED USE MULTI-FAMILY RESIDENTIAL

DENSITY:
DENSITY ALLOWED (NET) 43 DU/AC
NET DENSITY PROVIDED +/- 24.67 DU/AC

BUILDING FOOTPRINT AREA: 84,468 SF

BUILDING HEIGHT:
BUILDING HT. - MAX. ALLOWED 50'
BUILDING HT. - PROVIDED 3 STORIES, 39'-6"

SETBACKS:
FRONT BUILDING SETBACK 0'
SIDE BUILDING SETBACK 45'
REAR BUILDING SETBACK 45'
CANAL SETBACK MINIMUM 15'

(OTHER DEVELOPMENT STANDARDS TO BE DETERMINED THROUGH THE SITE PLANNING PROCESS.)

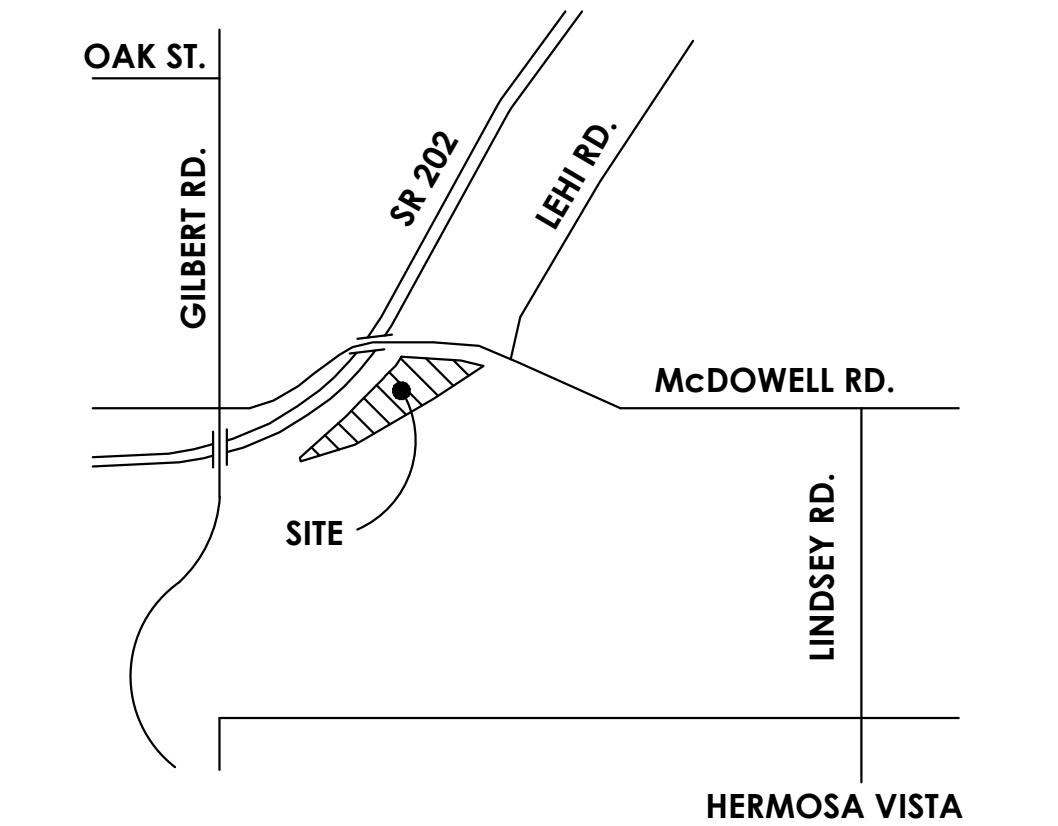
APARTMENT UNIT MIX:			
UNIT TYPE	RATIO	#DU	
A1 1BR/1BA	30.8%	75	
A2 1BR/1BA	22.0%	58	
B1 2BR/2BA	24.2%	46	
B2 2BR/2BA	10.6%	20	
B3 2BR/2BA	7.5%	14	
C1 3BR/2BA	4.8%	9	
TOTAL	100.0%	222	

PARKING REQUIRED (9' x 18') (MIN. 1 COVERED SPACE / DU)				
UNIT TYPE	#DU	P.S. RATIO	P.S. REQ.	
A 1BR/1BA	126	2.1 P.S./DU	264	
B 2BR/2BA	106	2.1 P.S./DU	222	
C 3BR/2BA	12	2.1 P.S./DU	25	
TOTAL	222		462	(222 COVERED)

PARKING PROVIDED (1.8 P.S./DU)
SURFACE PARKING PROVIDED (UNCOVERED) 187 P.S.
SURFACE PARKING PROVIDED (COVERED) 217 P.S.
TOTAL PARKING PROVIDED 404 P.S.
(217 COVERED)

RETAIL PARKING REQUIRED (9' x 18')			
AREA	P.S. RATIO	P.S. REQ.	
1,500 SF	375 SF / P.S.	4	

VICINITY MAP



TODD +
ASSOCIATES

602-952-8280 / TODDASSOC.COM
20-2036-00



The Homestead @ Lehi Crossing

Mesa, Arizona

DESIGN REVIEW BOARD

SITE PLAN

Preliminary Not For Construction

