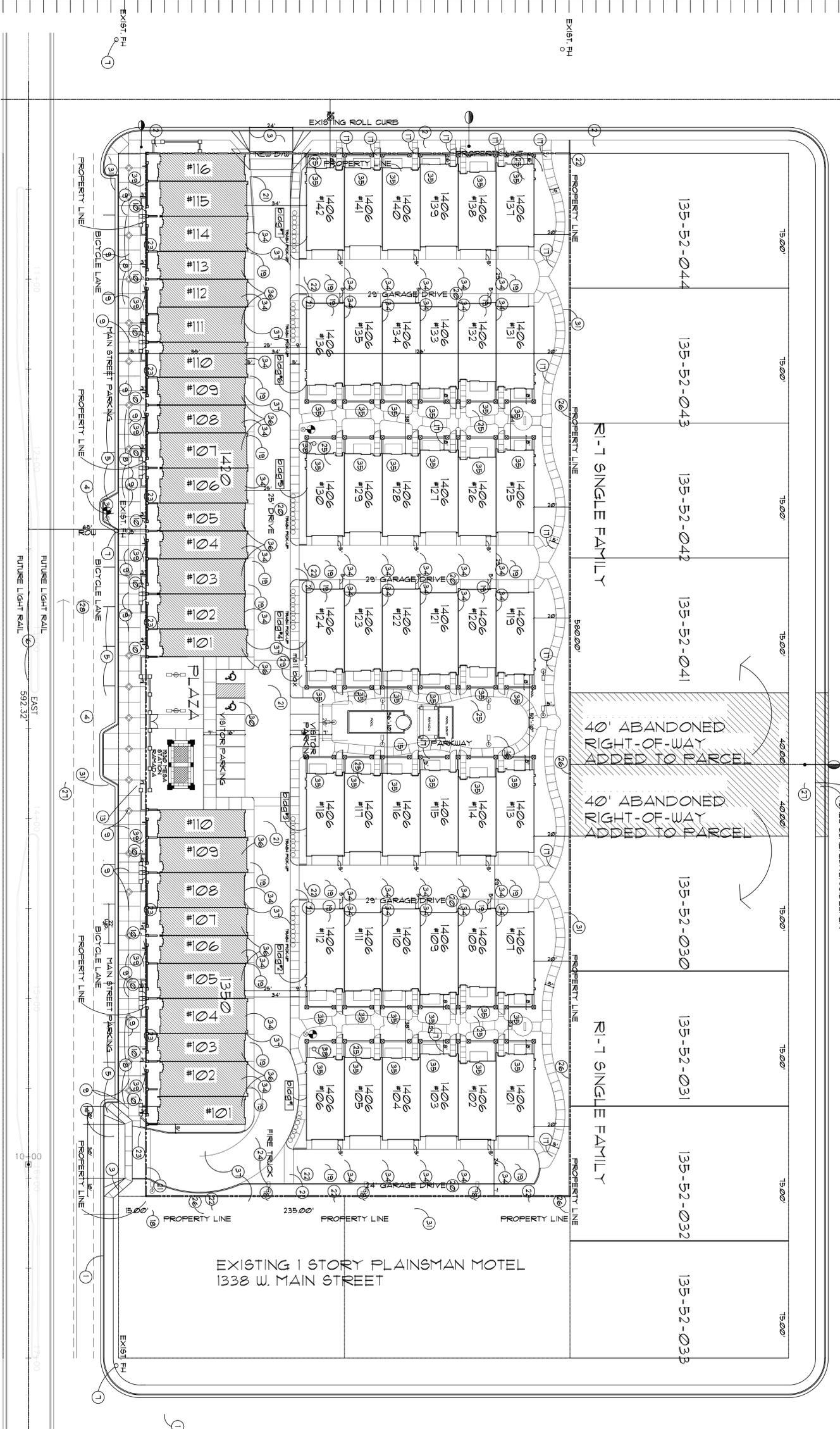


NOTE: THE APPLICANT HEREBY REPRESENTS THAT THESE CONSTRUCTION DOCUMENTS COMPLY WITH ALL ZONING APPROVALS, DESIGN REVIEW BOARD APPROVALS, BUILDING AND ENGINEERING STANDARDS AND ALL APPLICABLE REQUIREMENTS OF THE MESA CITY CODE. THE APPLICANT AGREES TO HOLD THE CITY OF MESA HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE DENIAL OF CERTIFICATE OF OCCUPANCY AND THAT RESULT IN ADDITIONAL PENALTIES AND/OR ENFORCEMENT ACTIONS AS PROVIDED IN THE MESA ZONING AND BUILDING CODES. APPROVAL OF THE CONSTRUCTION DOCUMENTS SHALL NOT IMPLY APPROVAL OF ANY DEVIATION FROM THE PLANS APPROVED AND STIPULATED BY DESIGN REVIEW BOARD, PLANNING AND ZONING BOARD, AND CITY COUNCIL, OR FROM BUILDING AND ENGINEERING STANDARDS.

PEPPER PLACE



STANDAGE STREET

NOTE: ALL LOTS WITH PAD ELEVATIONS BELOW THE NEXT UPSTREAM PUBLIC SEWER MANHOLE COVER SERVING SUCH LOT SHALL BE PROTECTED FROM SEWAGE BACKFLOW BY AN APPROVED BACKFLOW VALVE - IRC-2006 P-3008.



PROJECT INFORMATION

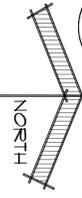
OWNER: MESA MAIN STREET LLC
 1001 N. FRANKLIN LIND BLVD. #101
 SCOTTSDALE, ARIZONA 85255
 LOCATION: 1350 W. MAIN STREET
 MESA, ARIZONA
 ZONING: NC BIZ
 9/16 AREA: 148,000 SF. - 332 ACRES
 TOWNHOUSES - INDIVIDUALLY OWNED
 42 EXISTING TOWNHOUSES
 26 MAIN STREET FRONTAGE UNITS TOTAL
 EACH WITH OPTIONAL BUSINESS/BEEDROOM ON
 MAIN STREET
 INTERNATIONAL RESIDENTIAL CODE 2006
 OCCUPANCY R-5/B - COM-1, TYPE V-B
 DENSITY = 20.48 UNITS/ACRE
 PARKING REQUIRED: 2 PER UNIT - 136
 TOTAL REQUIRED 136
 PARKING PROVIDED:
 2 GARAGE UNITS - 15 SPACES
 VISITOR SPACES - 17 (INCLUDES 2 ACCESSIBLE SPACE)
 MAIN STREET SPACES - 10 SPACES
 TOTAL PROVIDED 143

TOP OF EXTERIOR FOUNDATION SHALL BE 1'11" PLUS 1/8" ABOVE FINISH ELEVATION OF THE STREET AT POINT OF DISCHARGE OF THE NET OF AN APPROVED DRAINAGE DEVICE (IRC2006 R403113).

KEYED SITE PLAN NOTES

- EXISTING CURB/CUTTER - SEE CIVIL DRAWINGS
- CIVIL DRAWINGS
- NEW CURB/CUTTER - SEE CIVIL DRAWINGS
- NEW DRIVEWAY/PAVING CITY OF MESA DETAIL H-42 - SEE CIVIL DRAWINGS
- NEW DRIVEWAY/PAVING CITY OF MESA DETAIL H-43 - SEE CIVIL DRAWINGS
- NEW DRIVEWAY/PAVING CITY OF MESA DETAIL H-44 - SEE CIVIL DRAWINGS
- NEW DRIVEWAY/PAVING CITY OF MESA DETAIL H-45 - SEE CIVIL DRAWINGS
- NEW DRIVEWAY/PAVING CITY OF MESA DETAIL H-46 - SEE CIVIL DRAWINGS
- NEW DRIVEWAY/PAVING CITY OF MESA DETAIL H-47 - SEE CIVIL DRAWINGS
- NEW DRIVEWAY/PAVING CITY OF MESA DETAIL H-48 - SEE CIVIL DRAWINGS
- NEW DRIVEWAY/PAVING CITY OF MESA DETAIL H-49 - SEE CIVIL DRAWINGS
- NEW DRIVEWAY/PAVING CITY OF MESA DETAIL H-50 - SEE CIVIL DRAWINGS
- NEW DRIVEWAY/PAVING CITY OF MESA DETAIL H-51 - SEE CIVIL DRAWINGS
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- NEW DRIVEWAY/PAVING CITY OF MESA DETAIL H-99 - SEE CIVIL DRAWINGS
- NEW DRIVEWAY/PAVING CITY OF MESA DETAIL H-100 - SEE CIVIL DRAWINGS

NOTE: THE EXISTING OUTDOOR SIGN ON THIS PROPERTY MUST BE REMOVED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 NOTE: ADDRESS BUILDING NUMBERS TO BE INSTALLED PER FIRE PREVENTION DETAIL 505.1



PRELIMINARY
 PLAT
 1" = 30'

WEST MAIN STATION VILLAGE