

# GENERAL NOTES

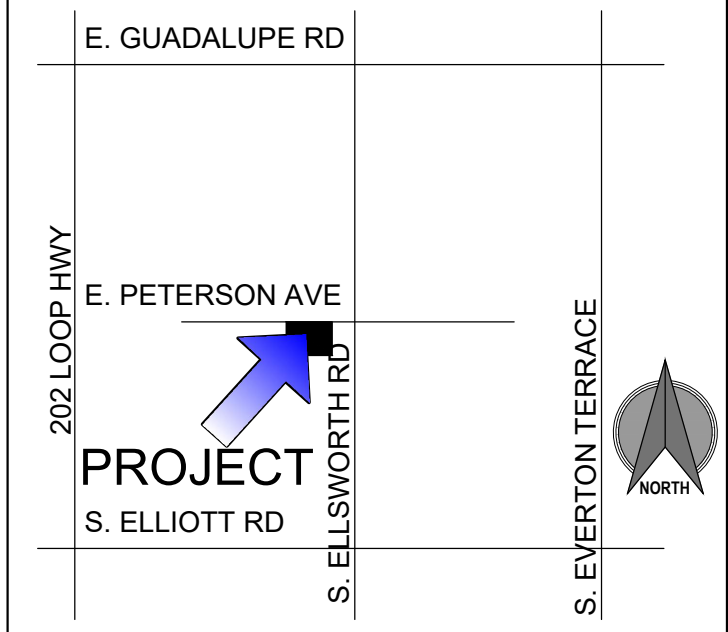
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33'X33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES OF THE SITE.
- OWNER'S OF PROPERTY ADJACENT TO PUBLIC RIGHT OF WAY WILL HAVE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT OF WAY, IN ACCORDANCE WITH APPROVED PLANS.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

# PROJECT DESCRIPTION

DEVELOPMENT OF NEW MIXED USE COMMERCIAL MASTER DEVELOPMENT PLAN

# VICINITY MAP

SCALE: NOT TO SCALE



# TYPICAL DIMENSIONS

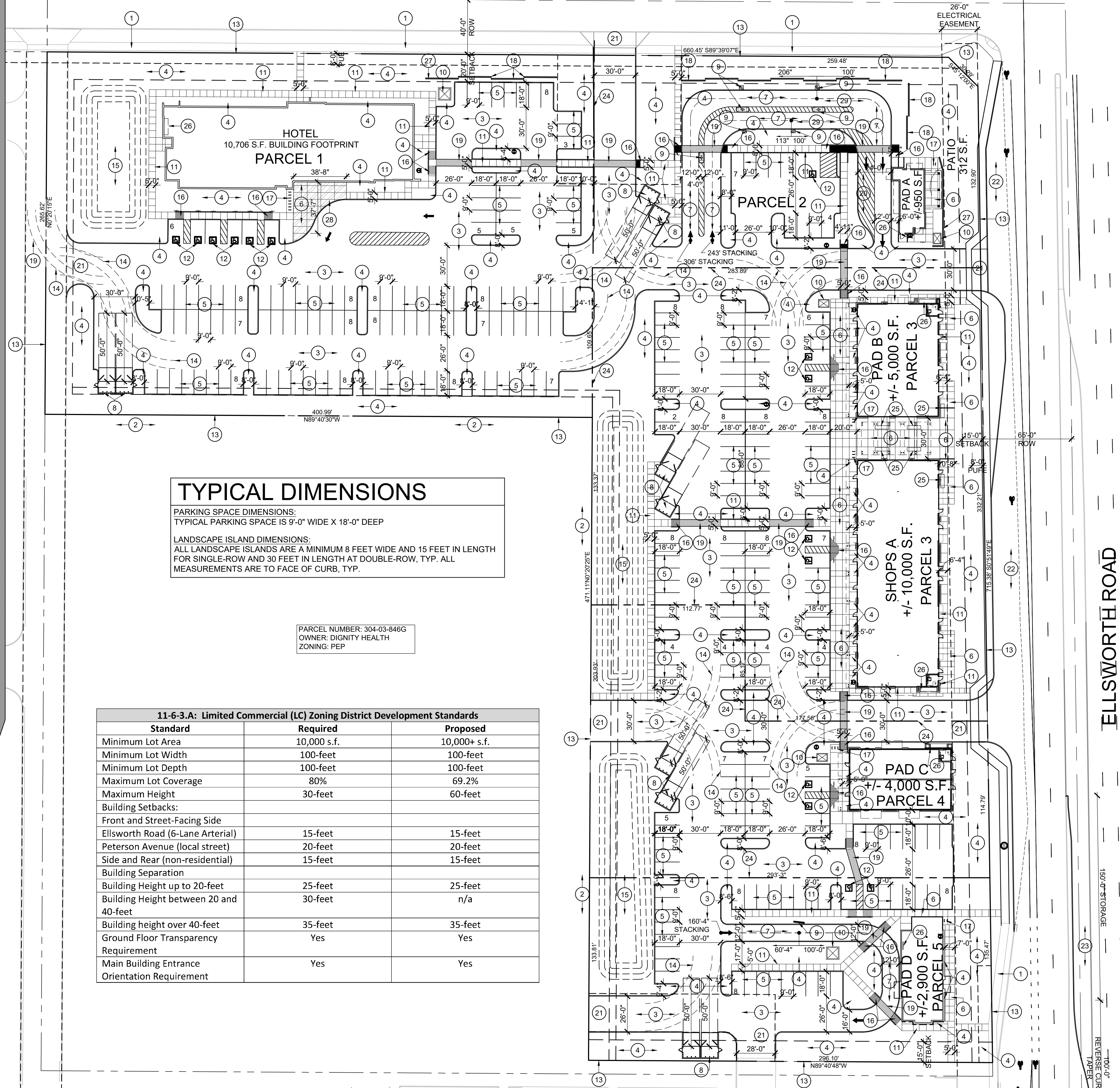
**PARKING SPACE DIMENSIONS:**  
TYPICAL PARKING SPACE IS 9'-0" WIDE X 18'-0" DEEP

**LANDSCAPE ISLAND DIMENSIONS:**  
ALL LANDSCAPE ISLANDS ARE A MINIMUM 8 FEET WIDE AND 15 FEET IN LENGTH FOR SINGLE-ROW AND 30 FEET IN LENGTH AT DOUBLE-ROW, TYP. ALL MEASUREMENTS ARE TO FACE OF CURB, TYP.

PARCEL NUMBER: 304-03-846G  
OWNER: DIGNITY HEALTH  
ZONING: PEP

11-6-3.A: Limited Commercial (LC) Zoning District Development Standards		
Standard	Required	Proposed
Minimum Lot Area	10,000 s.f.	10,000+ s.f.
Minimum Lot Width	100-feet	100-feet
Minimum Lot Depth	100-feet	100-feet
Maximum Lot Coverage	80%	69.2%
Maximum Height	30-feet	60-feet
<b>Building Setbacks:</b>		
Front and Street-Facing Side		
Ellsworth Road (6-Lane Arterial)	15-feet	15-feet
Peterson Avenue (local street)	20-feet	20-feet
Side and Rear (non-residential)	15-feet	15-feet
<b>Building Separation</b>		
Building Height up to 20-feet	25-feet	25-feet
Building Height between 20 and 40-feet	30-feet	n/a
Building height over 40-feet	35-feet	35-feet
Ground Floor Transparency Requirement	Yes	Yes
Main Building Entrance Orientation Requirement	Yes	Yes

# PETERSON AVENUE



# PROJECT TEAM:

**OWNER:**  
ELLSWORTH LAND, LP  
270 EAST CAMELBACK RD, STE 170  
PHOENIX, AZ 85016  
CONTACT: JASON HERSKER  
EMAIL: JHERSKER@CAMCRE.COM

**ARCHITECT:**  
PHNX DESIGN, LLC  
1855 EAST SOUTHERN AVE, SUITE 204  
MESA, ARIZONA 85204  
CONTACT: MIKE HILLS  
PH: (602) 762.7354  
EMAIL: MIKEH@PHNX-DESIGN.COM

**LANDSCAPE ARCHITECT:**  
HILLMAN WORKSHOP.  
2901 E. HIGHLAND AVE  
PHOENIX, AZ 85016  
CONTACT: AARON HILLMAN  
PH: (480) 686.2001

**CIVIL ENGINEER'S, INC.:**  
BECK CONSULTING ENGINEER'S, INC.  
2942 NORTH 24TH STREET, SUITE 114  
PHOENIX, AZ 85061  
CONTACT: JUSTIN EVINGER  
PH: (602) 810.2975

# SITE DATA

APN: 304-03-846L  
EXISTING ZONING: LC-PAD-PAD & PEP-PAD WITHIN AOA 3  
PROPOSED USE: MIXED USE COMMERCIAL MASTER DEVELOPMENT PLAN  
PARCEL AREA: 318,635 S.F.  
PUBLIC SPACE REQUIRED: 22,850 S.F. / 1000 X 5 = 114.25 S.F.  
PROPOSED: 1,500 S.F.  
TOTAL LOT COVERAGE: 220,500 / 318,635 X 100 = 69.2%  
OVERALL SHARED PARKING: 258 SPACES  
REQUIRED: 258 SPACES  
PROPOSED: 302 SPACES

**PARCEL 1:**  
SITE AREA: 106,272 S.F. (2.44 AC)  
LOT DENSITY: 10,706 S.F. / 106,272 X 100 = 10.1%  
LOT COVERAGE: 72,737 S.F. / 106,272 X 100 = 68.4%  
DROP OFF AREA: 983 S.F.  
PARKING CALCULATION:  
HOTEL (1/ROOM): 102 SPACES  
PARKING PROVIDED: 125 SPACES  
REQ'D: 13 BIKE RACKS  
PROPD: 14 BIKE RACKS

**PARCEL 2:**  
SITE AREA: 43,682 S.F. (1.00 AC)  
LOT DENSITY: 950 / 43,682 X 100 = 2.17%  
LOT COVERAGE: 27,141 / 43,682 X 100 = 62.1%  
BUILDING AREA: 950 S.F.  
PATIO: 312 S.F.  
PARKING CALCULATION:  
BUILDING (1 / 100): 9 SPACES  
PATIO (1 / 200): 2 SPACES  
TOTAL: 11 SPACES  
PARKING PROVIDED: 11 SPACES  
REQ'D: 2 BIKE RACKS  
PROPD: 4 BIKE RACKS

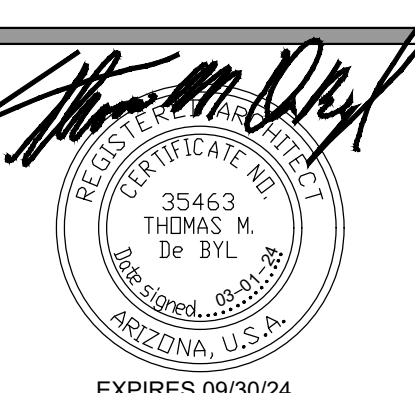
**PARCEL 3:**  
SITE AREA: 85,414 S.F. (1.96 AC)  
LOT DENSITY: 15,000 / 85,414 X 100 = 17.56%  
LOT COVERAGE: 66,534 / 85,414 X 100 = 77.9%  
SHOPS A BUILDING AREA: 10,000 S.F.  
PAD B BUILDING AREA: 5,000 S.F.  
PATIO: 1,500 S.F.  
TOTAL BUILDING AREA: 16,500 S.F.  
PARKING CALCULATION:  
SHOPS A (1 / 275): 36 SPACES  
PAD B (1 / 275): 18 SPACES  
PATIO (1 / 200): 8 SPACES  
PARKING REQUIRED: 63 SPACES  
PARKING PROVIDED: 90 SPACES  
REQ'D: 10 BIKE RACKS  
PROPD: 10 BIKE RACKS

**PARCEL 4:**  
SITE AREA: 43,595 S.F. (1 AC)  
LOT DENSITY: 4,000 / 43,595 X 100 = 9.17%  
LOT COVERAGE: 30,711 / 43,595 X 100 = 70.4%  
BUILDING AREA: 4,000 S.F.  
PARKING CALCULATION:  
PARKING REQUIRED: (1/75) 53 SPACES  
PARKING PROVIDED: 44 SPACES  
REQ'D: 5 BIKE RACKS  
PROPD: 6 BIKE RACKS

**PARCEL 5:**  
SITE AREA: 39,672 S.F. (0.91 AC)  
LOT DENSITY: 2,900 / 39,672 X 100 = 7.31%  
LOT COVERAGE: 23,377 / 39,672 X 100 = 58.9%  
BUILDING AREA: 2,900 S.F.  
PARKING CALCULATION:  
PARKING REQUIRED: (1/100) 29 SPACES  
PARKING PROVIDED: 32 SPACES  
REQ'D: 3 BIKE RACKS  
PROPD: 4 BIKE RACKS

# KEYNOTES:

- EXISTING SIDEWALK TO REMAIN, TYPICAL.
- ADJACENT PROPERTY IS EXISTING AND WILL REMAIN AS IS.
- PROPOSED ASPHALT DRIVE AREA.
- PROPOSED LANDSCAPE AREA.
- PROPOSED 4" WIDE PARKING STRIPING.
- PROPOSED CONCRETE HARDSCAPE AREA, REFER TO DETAIL 7/A101.
- PROPOSED ASPHALT DRIVE THRU LANE.
- PROPOSED TRASH ENCLOSURE LOCATION, ENCLOSURE TO MATCH CITY OF MESA STANDARD DETAIL M-62.01 THRU M-62.04.2, REFER TO DETAIL 12/A101.
- MENU DISPLAY BOARDS.
- PROPOSED ELECTRICAL TRANSFORMER LOCATION.
- PROPOSED CONCRETE SIDEWALK.
- ACCESSIBLE PARKING SPACES, REFER TO DETAIL 1/A101.
- PROPERTY LINE.
- 20' WIDE WITH MINIMUM TURNING RADIUS OF 35'/55' FIRE ACCESS.
- DASHED LINE INDICATES RETENTION AND LANDSCAPE AREA.
- CONCRETE ACCESSIBLE CURB RAMP, REFER TO DETAIL 5 & 6/A101.
- BIKE RACK, REFER TO DETAIL 4/A101.
- 40" HIGH C.M.U. SCREEN WALL AS INDICATED. REFER TO ELEVATIONS 14/A101 AND DETAIL 17/A101 FOR DETAIL AT WALL ENDS.
- STAMPED CONCRETE.
- BYPASS LANE YELLOW 4" WIDE YELLOW PAINT STRIPING.
- PROPOSED ENTRY DRIVE, REFER TO CIVIL DRAWINGS.
- PROPOSED RIGHT TURN BAR, REFER TO CIVIL DRAWINGS.
- PROPOSED LEFT TURN BAR, REFER TO CIVIL DRAWINGS.
- FUTURE LEASE LINES IF INTENT IS TO SELL.
- BENCHES, PROVIDED BY OWNER.
- SES LOCATION, FULLY RECESSED INTO BUILDING AND PAINTED TO MATCH ADJACENT SURFACE, REFER TO EXTERIOR ELEVATIONS.
- SCREEN WALL TO BE 12" ABOVE EQUIPMENT.
- HATCHED AREA INDICATES 983 S.F. DROP-OFF AREA FOR THE HOTEL.
- SHADE STRUCTURE WILL BE PROVIDED AT THE DRIVE-THRU FOR THE DUTCH BROS. DESIGN TO BE FINALIZED THROUGH SEPARATE DRB REQUEST.



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# FINAL SITE PLAN

PETERSON AVENUE AND ELLSWORTH ROAD  
MESA, ARIZONA

DATE	REVISION
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2	
3	
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5	

FINAL SITE PLAN

# A100

PHNX DESIGN #: 22-345