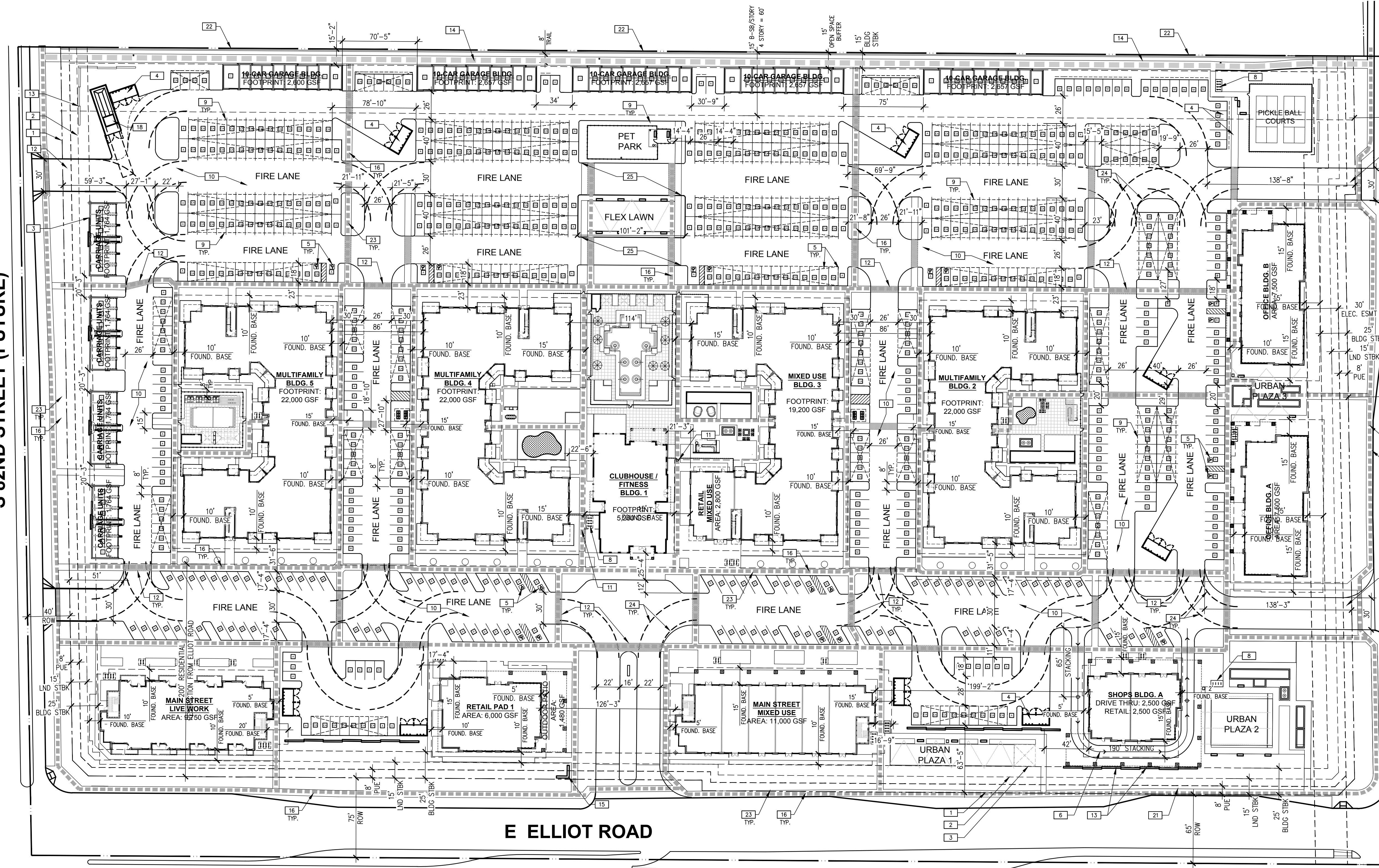


S 82ND STREET (FUTURE)

S HAWES ROAD

E ELLIOT ROAD

FINAL SITE PLAN



1" = 50'
0 25 50 100 250
SITE PLAN
1" = 40'-0"

SITE PLAN KEYNOTES

- 1 PROPERTY LINE (———)
- 2 LANDSCAPE SETBACK LINE
- 3 25' MAX. BUILDING SETBACK LINE
- 4 C.O.M. STANDARD DOUBLE BIN ENCLOSURE. SEE SITE DETAILS SHEET.
- 5 C.O.M. STANDARD ACCESSIBLE PARKING STALL. SEE SITE DETAILS SHEET.
- 6 DRIVE-THRU STACKING PER MZO SECTION 11.31.18(E)
- 7 RETENTION BASIN; SEE CIVIL PLANS.
- 8 BIKE RACKS (8 BIKE STALLS PER RACK), TYPICAL.
- 9 PRE-ENGINEERED PARKING SHADE STRUCTURE; TYPICAL. SEE SITE DETAILS SHEET.
- 10 FIRE LANE, PAINT CURB PER CITY STANDARDS.
- 11 SECURED-ACCESS PEDESTRIAN GATE. SEE LANDSCAPE PLANS.
- 12 6" WIDE PAVERS FINISH PEDESTRIAN CROSSWALKS AT PAVEMENT, RAISE 3" ABOVE VEHICLE LANE PER MZO SECTION 11-32-4(C)
- 13 DECORATIVE SCREEN WALL. SEE LANDSCAPE PLANS.
- 14 8'-0" STABILIZED D.G. PEDESTRIAN TRAIL PER HAWES CROSSING PAD (———)
- 15 PROPOSED FUTURE MONUMENT SIGN LOCATION.
- 16 6" CONCRETE SIDEWALK, TYPICAL.
- 17 CITY OF MESA TYPICAL PARKING STALL LAYOUT. SEE SITE DETAILS SHEET.
- 18 C.O.M. STANDARD CMU TRASH COMPACTOR ENCLOSURE. SEE SITE DETAILS SHEET.
- 19 DECORATIVE SECURITY METAL FENCE. SEE LANDSCAPE PLANS FOR FENCE DESIGN.
- 20 SITE ACCESS DRIVEWAY TO ALIGN WITH ADJACENT PROPERTY.
- 21 PROPOSED FUTURE BUS PAD. OFF-SITE STREET DESIGN SHOWN FOR REFERENCE ONLY.
- 22 6' H SCREENING WALL ALONG NORTH PROPERTY LINE; SEE LANDSCAPE PLANS.
- 23 PEDESTRIAN CIRCULATION PATH (———), ON 6'-0" WIDE ADA COMPLIANT SIDEWALK.
- 24 FIRE TRUCK MANEUVERING CLEARANCE; 35' INSIDE RADIUS, 55' OUTSIDE RADIUS.
- 25 RAISED SPEED TABLE WITH PAVES FINISH PEDESTRIAN CROSSWALKS
- A RESIDENTIAL PARKING
- B COVERED RESIDENTIAL PARKING
- G PRIVATE RESIDENTIAL GARAGE
- R RETAIL PARKING
- S COVERED RETAIL PARKING
- M SHARED PARKING

TRASH VOLUME CALCULATION

REFERENCE CITY OF MESA STANDARD DETAIL M-62.02.2(2), M-62.02.2(3), AND M-62.02.2(4)

MULTI-FAMILY TRASH CALCULATION:

CONTAINER TYPE	CY TRASH PER WEEK PER UNIT	TOTAL TRASH PER WEEK	COMPACTOR RATIO	TOTAL TRASH (CY)
386	0.5	193	4.1	48.25
STANDARD BIN	1	25	1	25
COMPACTOR	1	25	1	25
STANDARD BIN	1	6	1	6
TOTAL CAPACITY PER WEEK				30

RECYCLING:

CONTAINER TYPE	CY TRASH PER WEEK PER UNIT	TOTAL TRASH PER WEEK	TOTAL RECYCLING (CY)
386	0.125	48.25	48.25
STANDARD BIN	1	6	6
COMPACTOR	1	6	6
STANDARD BIN	1	2	2
TOTAL CAPACITY PER WEEK			60

NOTE: TRASH FROM UNITS WILL BE COLLECTED BY A PERMANENT CONCIERGE SERVICE, PROVIDED BY THE APARTMENT COMPLEX

COMMERCIAL TRASH CALCULATION:

REFERENCE TO CITY OF MESA STANDARD DETAIL M-62.02.2(1) EACH COMMERCIAL BUILDING REQUIRES (1) DOUBLE ENCLOSURE

SIDE(E)	REAR(N)	SIDE(W)	FRONT(S)
25'	25'	25'	25'
15'	15'	15'	15'

DOUBLE ENCLOSURE PROVIDED: 4

DEVELOPMENT DATA

PROJECT DESCRIPTION
THE SCOPE OF THIS PROJECT IS THE MASTER PLANNING OF A MIXED USE DEVELOPMENT THAT INCLUDES 4 NEW MULTI STORY MULTIFAMILY APARTMENT BUILDINGS AND 5 COMMERCIAL USE SINGLE STORY BUILDINGS, BUILT OVER ONE PHASE.

A.P.N. 304-04-031
LOCATION NWC ELLIOT RD. AND S. HAWES RD., MESA, AZ

GROSS SITE AREA 978,357 SF (22.46 ACRES)
NET SITE AREA 838,780 SF (19.26 ACRES)
CURRENT ZONING MX-U (MIXED USE URBAN)
PROPOSED USE COMMERCIAL AND MULTIFAMILY DEVELOPMENT

EXISTING USE: VACANT LOT / AGRICULTURE
GENERAL PLAN: MIXED USE / EMPLOYMENT

LOT USE PERCENTAGES (NET AREAS):
RESIDENTIAL 553,280 SF (12.71 AC) = 65%
COMMERCIAL 285,500 SF (6.55 AC) = 35%

MAXIMUM SETBACKS PROVIDED:

BUILDING	SIDE(E)	REAR(N)	SIDE(W)	FRONT(S)
25'	25'	25'	25'	25'
LANDSCAPE	15'	15'	15'	15'

URBAN PLAZA AREA:
URBAN PLAZA #1 8,300 SF
URBAN PLAZA #2 13,750 SF
URBAN PLAZA #3 2,500 SF
TOTAL URBAN PLAZA AREA: 24,550 SF

TOTAL SITE AREA: 838,780 SF
REQUIRED COVERAGE: 2.0% (PER HAWES CROSSING PAD)
AREA REQUIRED (2.0%) = 16,776 SF
AREA PROVIDED (2.9%) = 24,550 SF

RESIDENTIAL PROJECT DATA

VALUES ARE APPROXIMATE FOR INITIAL SITE PLANNING PURPOSES

RESIDENTIAL SITE AREA 553,280 SF (12.71 AC)

RESIDENTIAL BUILDING
MIXED-USE APARTMENTS (1) x 19,200 SF = 19,200 SF
APARTMENTS (3) x 22,000 SF = 66,000 SF
CARRIAGE HOUSE (4) x 1,600 SF = 6,400 SF
MAIN ST LIVE/WORK (1) x 11,000 SF
MAIN ST MIXED-USE (1) x 11,000 SF
TOTAL BUILDING AREA 113,600 SF

RESIDENTIAL UNITS
MIXED-USE APARTMENTS (1) x (84) DU ea = 84 DU
APARTMENTS (3) x (88) DU ea = 264 DU
CARRIAGE HOUSE (4) x (2) DU ea = 8 DU
MAIN ST LIVE/WORK (1) x 18 DU
MAIN ST MIXED-USE (1) x 12 DU
TOTAL UNITS 386 DU

DENSITY
60% MRU CAP: 193
DENSITY ALLOWED 25 DU / AC
DENSITY PROVIDED 17.19 DU/AC
GROSS = 386 / 22.46 = 17.19 DU/AC
NET = 386 / 19.26 = 20.04 DU/AC

BUILDINGS COVERAGE
TOTAL BUILDINGS AREA 113,600 SF
BUILDING COVERAGE 21%

PARKING (RATIO 1.6 SP PER UNIT)
386 UNITS = 618 SP

RESIDENTIAL (SURFACE): 92 SP
RESIDENTIAL (GARAGE): 74 SP
RESIDENTIAL (COVERED): 399 SP
SHARED (SURFACE): 78 SP
TOTAL PARKING 643 SP

PARKING RATIO 643 SP / 386 DU = 1.67 SP/DU

COMMERCIAL PROJECT DATA

VALUES ARE APPROXIMATE FOR INITIAL SITE PLANNING PURPOSES

COMMERCIAL SITE AREA 285,500 SF (6.55 AC)

BUILDINGS COVERAGE
TOTAL BUILDINGS AREA 42,050 SF
BUILDING COVERAGE 14.71%

OPEN SPACE (5%)
REQUIRED (42,000' x 5%) = 2,100 SF
PROVIDED = 24,550 SF

BUILDING TYPE
OFFICE 15,000 SF
REST - SIT DOWN 6,000 SF
REST - PATIO 1,480 SF
REST - DRIVE THRU 2,500 SF
RETAIL 16,300 SF
TOTAL COMMERCIAL 41,280 SF

PARKING
REQUIRED OFFICE 1/375 SF = 40
REST - SIT DOWN 1/75 SF = 80
REST - PATIO 1/200 SF = 8
REST - DRIVE THRU 1/100 SF = 25
RETAIL 1/1275 SF = 60
TOTAL 214

DEDICATED RETAIL:
COVERED: 42
SHARED: 28
PROVIDED: 224

PARKING RATIO: 5.3 SP / 1,000 SF

OVERALL SITE PLAN

DATE	REMARKS
02/27/2023	PRE-APPLICATION SUBMITTAL
05/01/2023	SP / DRB SUBMITTAL #1
06/05/2023	SP / DRB SUBMITTAL #2
10/09/2023	SP / DRB SUBMITTAL #3
01/29/2024	SP / DRB SUBMITTAL #4
03/13/2024	SP / DRB SUBMITTAL #4 - REV 1
05/03/2024	SP / DRB SUBMITTAL #4 - REV 2

PA / PM: C.BRUCE
DRAWN BY: W.M.
JOB NO.: PHX22-0196-00

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