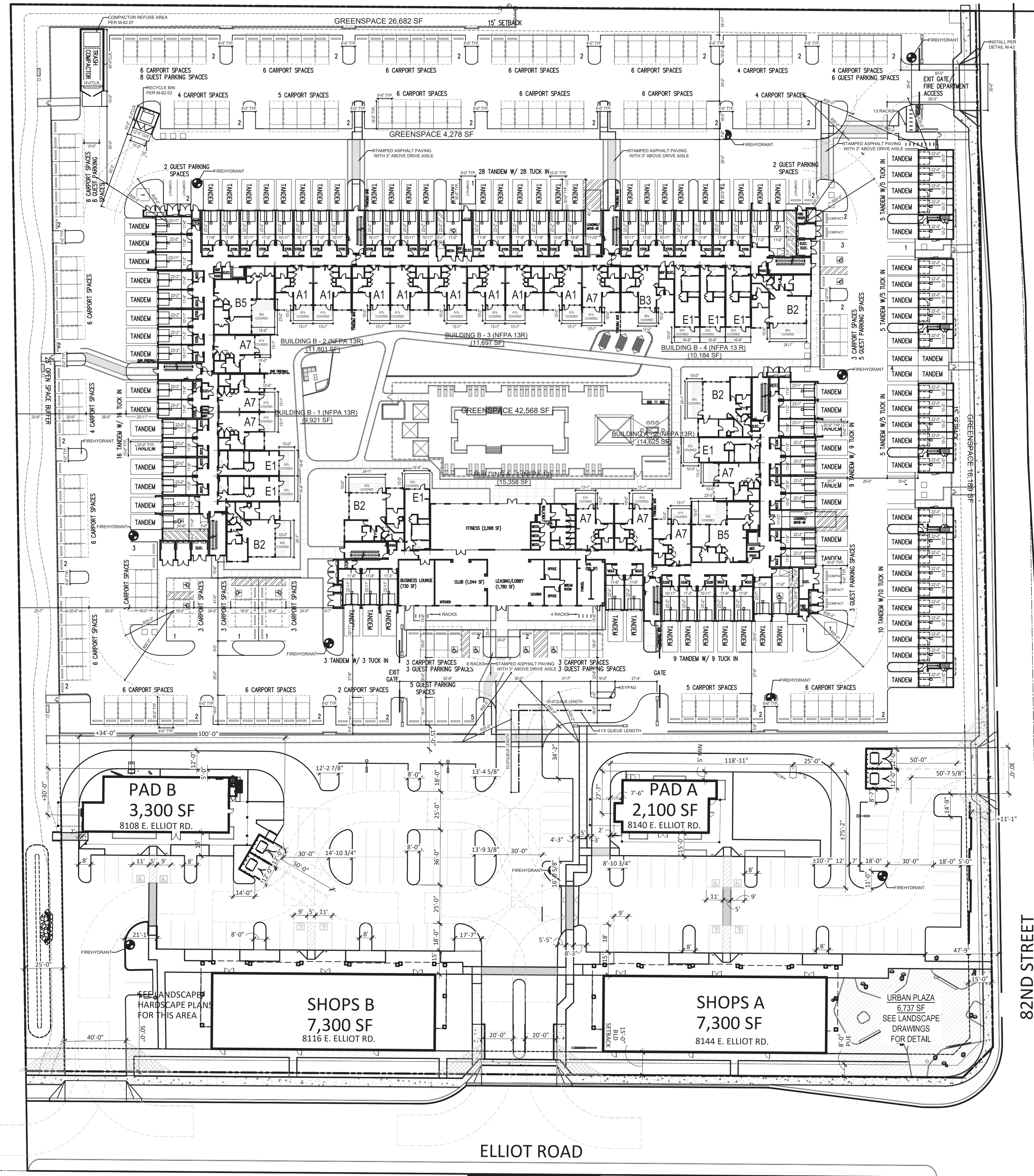




GROSS SITE ACREAGE
OVERALL: 509,150 SF (11.688 AC)
RESIDENTIAL PORTION: 313,324 SF (7.193 AC)–61.5%
RETAIL PORTION: 195,826 SF (4.496 AC)–38.5%

RESIDENTIAL PORTION LOT COVERAGE (80% MAX. OF NET)
MAXIMUM PROVIDED.
235,782 SF 76,702 SF

RESIDENTIAL PORTION GREEN SPACE / PERVIOUS
PROVIDED. URBAN PLAZA: 6,737 SF
89,717 SF

PRIVATE OPEN SPACE UNIT TYPE	AREA PROVIDED		COVERAGE PROVIDED		
	1ST FLOOR	2ND–4TH FLOOR	1ST FLOOR	2ND–3RD FLOOR	4TH FLOOR
UNIT E1 (STUDIO)	167SF/UNIT	87SF/UNIT	87SF (52%)	87SF (100%)	58SF (67%)
UNIT A1 (1-BED)	127SF/UNIT	77SF/UNIT	77SF (61%)	77SF (100%)	77SF (100%)
UNIT A7 (1-BED)	127SF/UNIT	77SF/UNIT	77SF (61%)	77SF (100%)	77SF (100%)
UNIT B1 (2-BED)	N/A	101SF/UNIT	N/A	101SF (100%)	67SF (66%)
UNIT B2 (2-BED)	241SF/UNIT	287SF/UNIT	144SF (60%)	287SF (100%)	287SF (100%)
UNIT B2a (2-BED)	N/A	240SF/UNIT	N/A	240SF (100%)	240SF (100%)
UNIT B3 (2-BED)	118SF/UNIT	101SF/UNIT	101SF (86%)	101SF (100%)	67SF (66%)
UNIT B4 (2-BED)	N/A	101SF/UNIT	N/A	101SF (100%)	101SF (100%)
UNIT B5 (2-BED)	348SF/UNIT	206SF/UNIT	206SF (59%)	206SF (100%)	206SF (100%)

UNIT DENSITY
MAX. ALLOWED MRU CAP PROVIDED.
25DU/AC 12.5 DU/AC 21DU/AC

TOTAL UNITS PROVIDED: 233

RESIDENTIAL PORTION PARKING REQUIRED			
UNIT TYPE	RATIO	NO. OF UNITS	SPACES REQUIRED
STUDIO	1.00	28	28
1-BED	1.50	118	177
2-BED	2.10	87	183
GUEST	0.10	233	23

TOTAL 411

RESIDENTIAL PORTION PARKING PROVIDED			
	GUEST	RESIDENCE	TOTAL
UNCOVERED–COMPACT	7	3	10
UNCOVERED–STANDARD	13	52	65
UNCOVERED–HC	–	5	5
UNCOVERED–TANDEM	–	94	94
CARPOT–STANDARD	25	113	138
CARPOT–HC	–	5	5
PRIVATE GARAGE–STANDARD	–	86	86
PRIVATE GARAGE–HC	–	4	4
TOTAL	45	362	407
PARKING RATIO			1.75
TOTAL COVERED			233

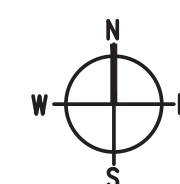
RESIDENTIAL PORTION BIKE PARKING		
REQUIRED	PROVIDED	RATIO PROVIDED
41	42	0.18

RETAIL PORTION PARKING REQUIRED
PAD A – 2,100 S.F. RESTAURANT 1 SPACE/ 100 S.F.= 21
PAD B – 3,300 S.F. RESTAURANT 1 SPACE/ 100 S.F.= 33
SHOPS A – 7,300 S.F. RETAIL 1 SPACE/ 375 S.F. = 19
SHOPS B – 7,300 S.F. RETAIL 1 SPACE/ 375 S.F. = 19

TOTAL 92

RETAIL PORTION PARKING PROVIDED	
STANDARD	101
HC	8
TOTAL	109

RETAIL PORTION BIKE PARKING	
REQUIRED	PROVIDED.
10	10



EDI International, PC
3250 Briarpark Dr.
Suite 140
Houston, TX 77042
Phone: (713) 375-1400
Fax: (713) 375-1600
www.EDI-International.com
TEXAS CALIFORNIA NEW YORK

HAWES CROSSING
8132 E ELLIOT RD, MESA, AZ, 85212
FORE GREEN DEVELOPMENT

COPYRIGHT © 2023 EDI INTERNATIONAL, PC ALL RIGHTS RESERVED		
NO.	DATE	ISSUE

Project No. 22017
Issued: CITY SUBMITTAL
Issue Date: 08/23/2023

DRAWING TITLE

SITEPLAN

Scale: 1" = 40'-0"

DRAWING NUMBER
A100

SITEPLAN

PROJECT DIRECTORY

APPLICANT:
FORE GREEN DEVELOPMENT
16427 N SCOTTSDALE ROAD
SUITE 250
CONTACT: MAX RUDOLPH
PHONE: (480) 588-0868
E-MAIL: MRUDOLPH@FOREPROPERTY.COM

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 E. THOMAS ROAD
PHOENIX, AZ 85016
CONTACT: MATTHEW SARGENT
PHONE: (602) 955-3900
E-MAIL: msargent@rkaa.com

SITE DATA

ASSESSOR PARCEL NO:	-
GROSS SITE AREA:	4.496 ACRES (195,8615.F.)
NET SITE AREA:	3.28 ACRES (142,837 S.F.)
PROPERTY TYPE:	-
EXISTING ZONING:	-
PROPOSED ZONING:	-
PROPOSED FLOOR RATIO:	14.0%
DRIVE-THRU QUEUE LENGTH:	150' MIN TOTAL
URBAN PLAZA:	6,737 SF

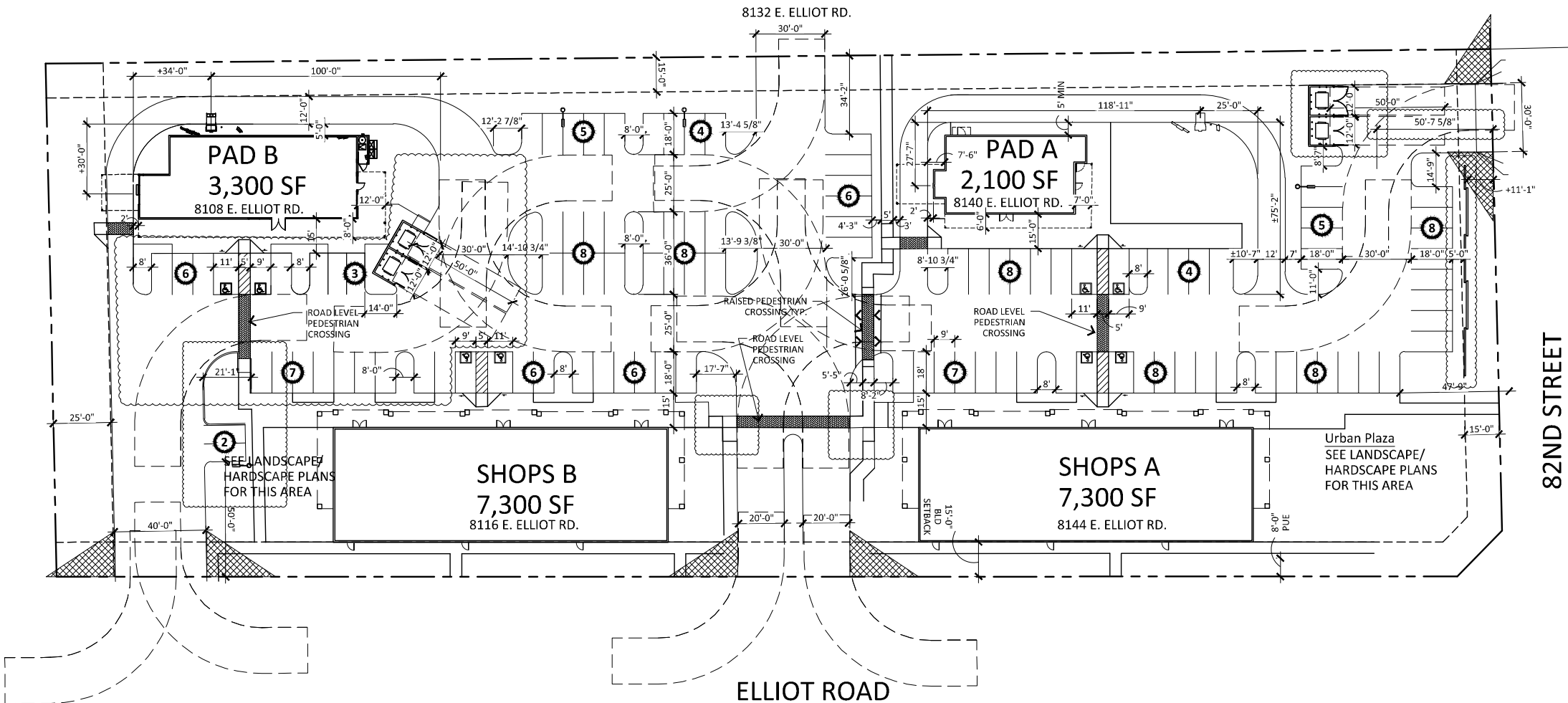
PARKING DATA

TOTAL PARKING REQUIRED:	92 SPACES
PAD A - 2,100 S.F.	RESTAURANT 1 SPACE/ 100 S.F.= 21 SPACES
8156 E. ELLIOT RD.	
PAD B - 3,300 S.F.	RESTAURANT 1 SPACE/ 100 S.F.= 33 SPACES
8108 E. ELLIOT RD.	
SHOPS A - 7,300 S.F.	RETAIL 1 SPACE/ 375 S.F. = 19 SPACES
8144 E. ELLIOT RD.	
SHOPS B - 7,300 S.F.	RETAIL 1 SPACE/ 375 S.F. = 19 SPACES
8120 E. ELLIOT RD.	

TOTAL PARKING PROVIDED:	109 SPACES
ACCESSIBLE SPACES REQUIRED:	2 SPACES
ACCESSIBLE SPACES PROVIDED:	8 SPACES
BICYCLE SPACES PROVIDED:	10 SPACES
BICYCLE SPACES PROVIDED:	10 SPACES

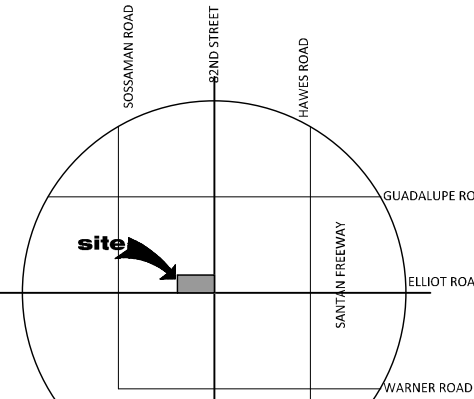
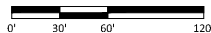
GENERAL NOTES

ALL TRASH ENCLOSURES MUST MEET THE CITY OF MESA'S STANDARD DETAILS



SITE PLAN

SCALE: 1" = 30'-0"



VICINITY MAP

SCALE: N.T.S.



COMMERCIAL DEVELOPMENT
NWC ELLIOT ROAD AND 82 STREET
MESA, ARIZONA
DATE: 07-26-2023

SP-1

RKAA# 22179.50

© 2023 RKAA
ARCHITECTS, INC. ALL
RIGHTS RESERVED.
THIS DRAWING IS AN
INSTRUMENT OF
SERVICE. IT IS THE
PROPERTY OF RKAA
ARCHITECTS, INC. AND
MAY NOT BE
DUPLICATED, USED OR
DISCLOSED WITHOUT
WRITTEN PERMISSION
OF THE ARCHITECT.