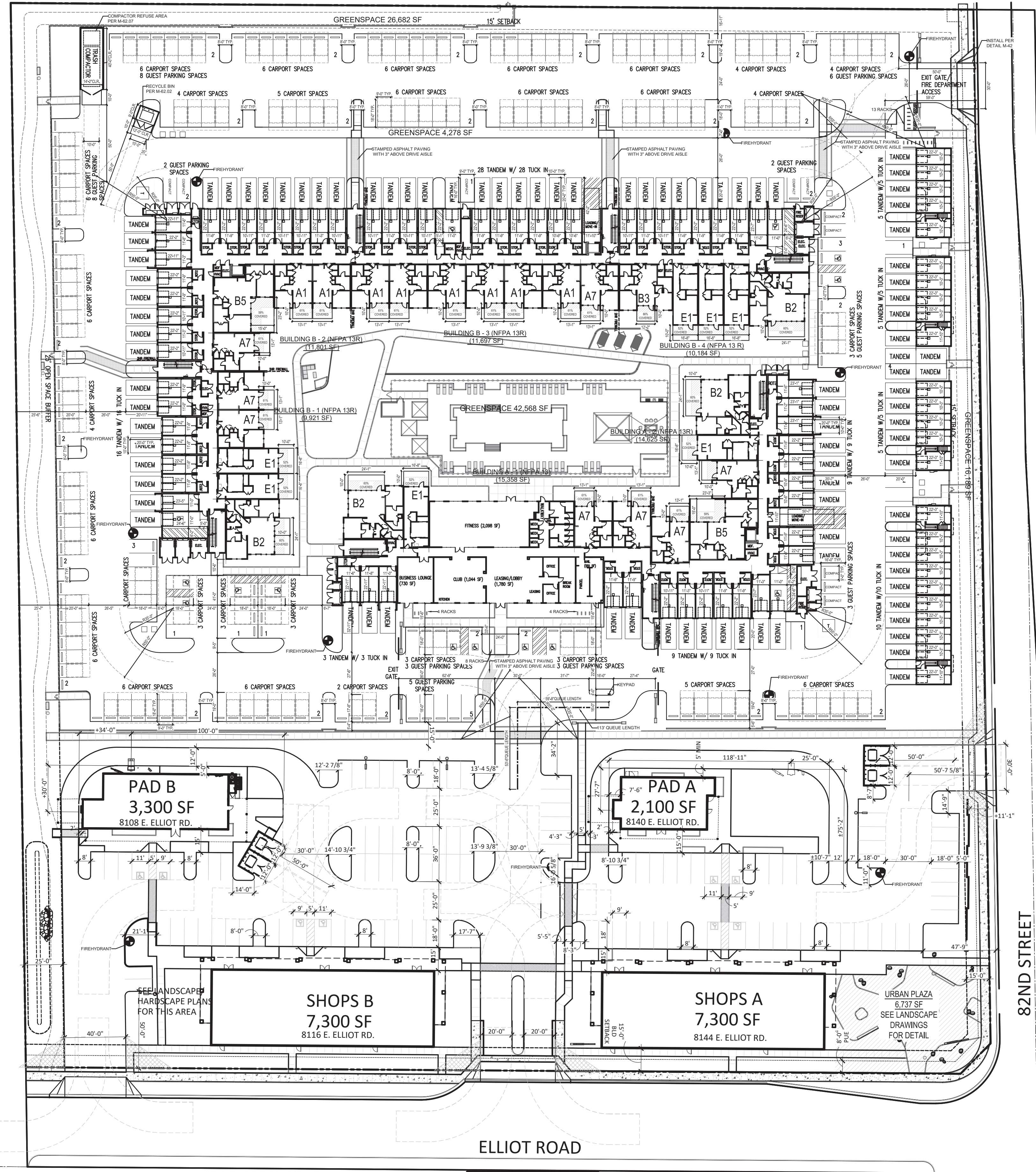




GROSS SITE ACREAGE
OVERALL: 509,150 SF (11.688 AC)
RESIDENTIAL PORTION: 313,324 SF (7.193 AC)-61.5%
RETAIL PORTION: 195,826 SF (4.496 AC)-38.5%

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

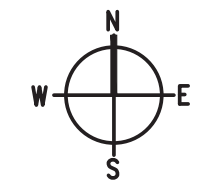
RESIDENTIAL PORTION PARKING PROVIDED			
	GUEST	RESIDENCE	TOTAL
UNCOVERED-COMPACT	7	3	10
UNCOVERED-STANDARD	13	52	65
UNCOVERED-HC	-	5	5
UNCOVERED-TANDEM	-	94	94
CARPORT-STANDARD	25	113	138
CARPORT-HC	-	5	5
PRIVATE GARAGE-STANDARD	-	86	86
PRIVATE GARAGE-HC	-	4	4
TOTAL	45	362	407
PARKING RATIO			1.75
TOTAL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



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HAWES CROSSING

8132 E ELLIOT RD, MESA, AZ, 85212

FORE GREEN DEVELOPMENT

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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

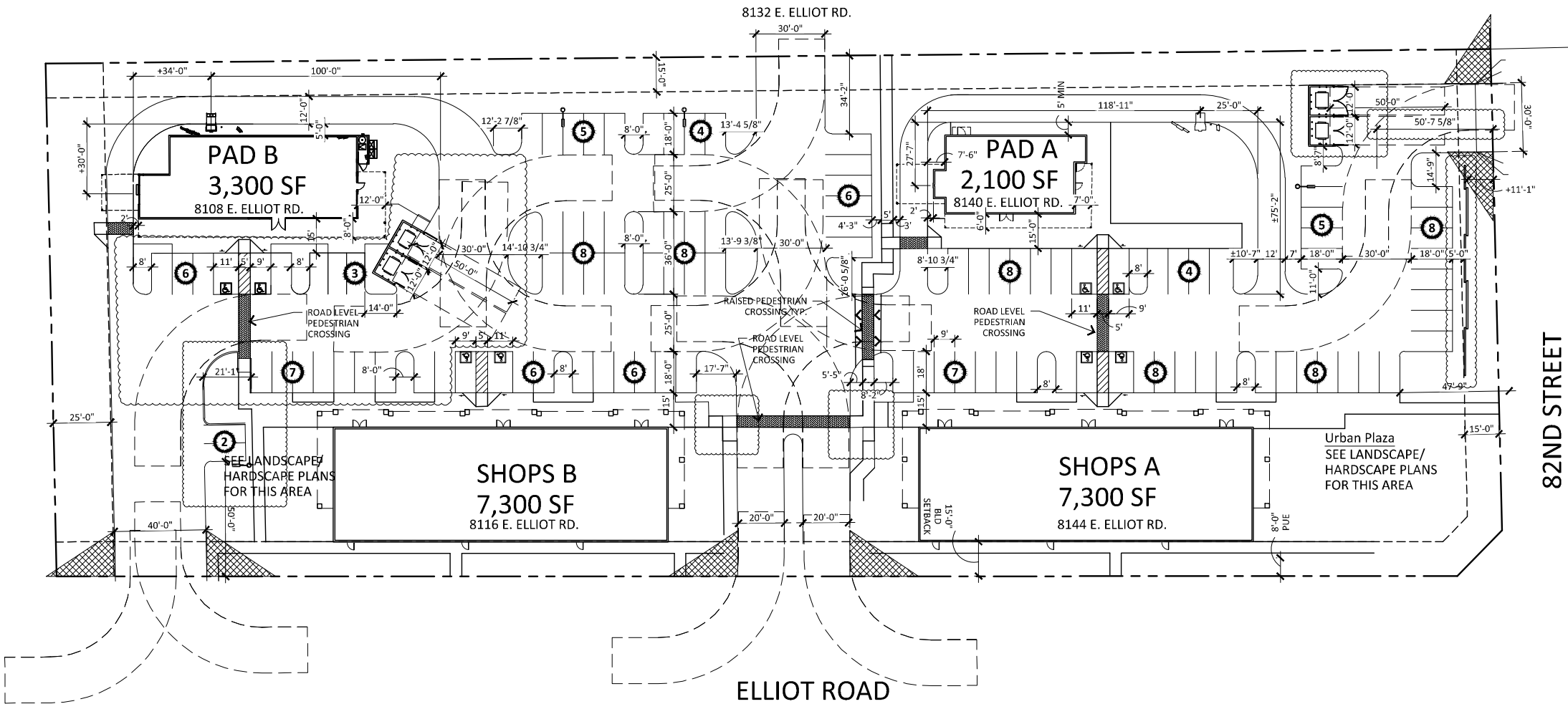
PARKING DATA

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

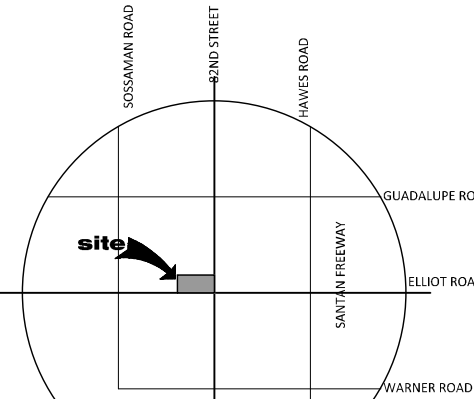
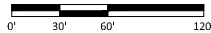
GENERAL NOTES

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

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CIRCULATION LEGEND	
SYMBOL	DESCRIPTION
	OFF-SITE PEDESTRIAN CIRCULATION
	TRAIL
	ON-SITE PEDESTRIAN CIRCULATION
	MULTIFAMILY CONNECTION TO TRAIL

