



SITE PLAN FOR THE PREMIERE AT EASTMARK 2.0 MESA, ARIZONA

PROJECT DATA

NAME: PCS DEVELOPMENT, LLC
 8802 E DIAMOND RIM DR
 SCOTTSDALE, AZ 85255

CONTACT: MR. ANDREW OLSON
 EMAIL: DREW@RTE2.COM

PROJECT NAME: THE PREMIERE AT EASTMARK 2.0

ADDRESS: 5029 S. ELLSWORTH RD

APN: A PORTION OF 304-32-866 AND 304-32-865

SITE ACREAGE: 14.0335 AC (611,299 SF)

ZONING (EXISTING): PLANNED COMMUNITY (PC)

PROPOSED USE: MULTIFAMILY RESIDENTIAL

UNIT COUNT: 320 UNITS

CONSTRUCTION TYPE: 1B
 AUTOMATIC SPRINKLER PER IBC

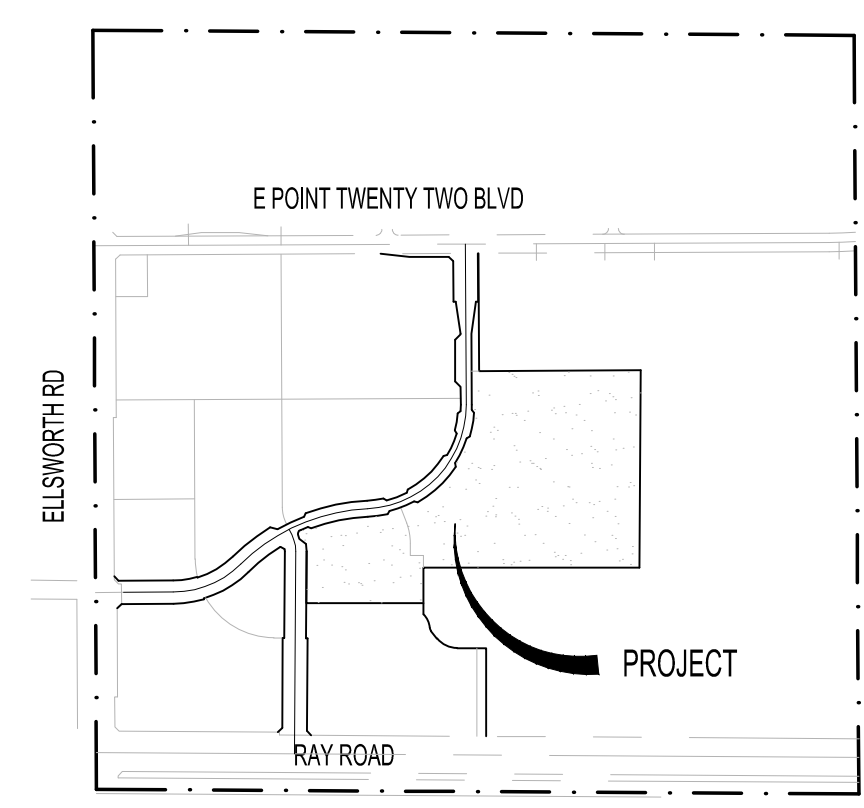
TOTAL AREA: 611,146.8 SF GROSS.

SITE AREA: 14.03 AC.

LOT COVERAGE: 23.1%

FIRE ACCESS AND SITE NOTES

- REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE AND SHALL BE AN ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (74,000 LBS./24,000LBS PER AXLE) WHEN ROADS ARE WET. THE ACCESS ROAD SHALL BE EXTENDED TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION ON THE JOBSITE WHERE ANY PERSON(S) SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONTINUOUS HOURS IN ANY DAY. A CLEARLY VISIBLE SIGN MARKED "FIRE DEPARTMENT ACCESS", IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD.
- ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY DURING CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS PER THE MESA FIRE CODE SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY.
- WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 25 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS. IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE WHEN THE WORK IS COMPLETE. DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN. COMPLIANCE IS REQUIRED WITH ALL PROVISIONS AND REQUIREMENTS OF IBC CHAPTER 33, SAFEGUARDS DURING CONSTRUCTION, AND IFC CHAPTER 33 AND NFPA 241, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.



VICINITY MAP
 NOT TO SCALE

OWNER PCS DEVELOPMENT, LLC
 8802 E. DIAMOND RIM DR
 SCOTTSDALE, AZ 85255
 CONTACT: MR. ANDREW OLSON
 EMAIL: DREW@RTE2.COM

ENGINEER KBELL ENGINEERING LLC
 1355 N86TH PLACE
 MESA, ARIZONA 85207
 PH: 602.980.8246
 CONTACT: KELLY BELL, P.E.

LEGEND		ABBREVIATIONS	
●	HYDRANT	(N)	NORTH
○	BOLLARD	(S)	SOUTH
⊙	METER	(E)	EAST
○	VALVE	(W)	WEST
○	MANHOLE	APN	ASSESSORS PARCEL NUMBER
—	WATER LINE	EX	EXISTING
—	SEWER LINE	HYD	HYDRANT
—	BOUNDARY LINE	PROP	PROPOSED
—	CENTER LINE	PH	PHASE
—	ACCESSIBLE ROUTE	W	WATER
—	EX FENCE		
—	COVERED PARKING		

REQUIRED PARKING RATIOS

VEHICULAR PARKING REQUIRED:	
GUEST:	0.1 SP/UNIT
STUDIO:	1 SP/UNIT
1 BEDROOM:	1.5 SP/UNIT
2 BEDROOM:	2 SP/UNIT
3 BEDROOM:	2 SP/UNIT
4 BEDROOM:	2 SP/UNIT
GUEST (320 UNITS)	
40 STUDIOS:	32 SPACES
120 1 BEDROOMS:	180 SPACES
140 2 BEDROOMS:	280 SPACES
20 3 BEDROOMS:	60 SPACES
TOTAL VEHICULAR PARKING REQUIRED:	592 SPACES
TOTAL VEHICULAR PARKING PROVIDED:	592 SPACES (285 UNCOVERED, 248 COVERED AND 59 GARAGE SPACES)
BICYCLE PARKING REQUIRED:	
GUEST:	0.2 SP/UNIT
STUDIO:	0.5 SP/UNIT
1 BEDROOM:	0.5 SP/UNIT
2 BEDROOM:	0.5 SP/UNIT
3 BEDROOM:	0.75 SP/UNIT
4 BEDROOM:	0.75 SP/UNIT
GUEST (320 UNITS)	
40 STUDIOS:	64 SPACES
120 1 BEDROOMS:	20 SPACES
140 2 BEDROOMS:	60 SPACES
20 3 BEDROOMS:	70 SPACES
15 SPACES:	15 SPACES
TOTAL BICYCLE PARKING REQUIRED:	229 SPACES
TOTAL BICYCLE PARKING PROVIDED:	229 SPACES

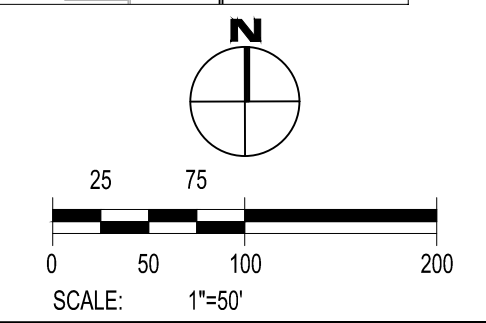
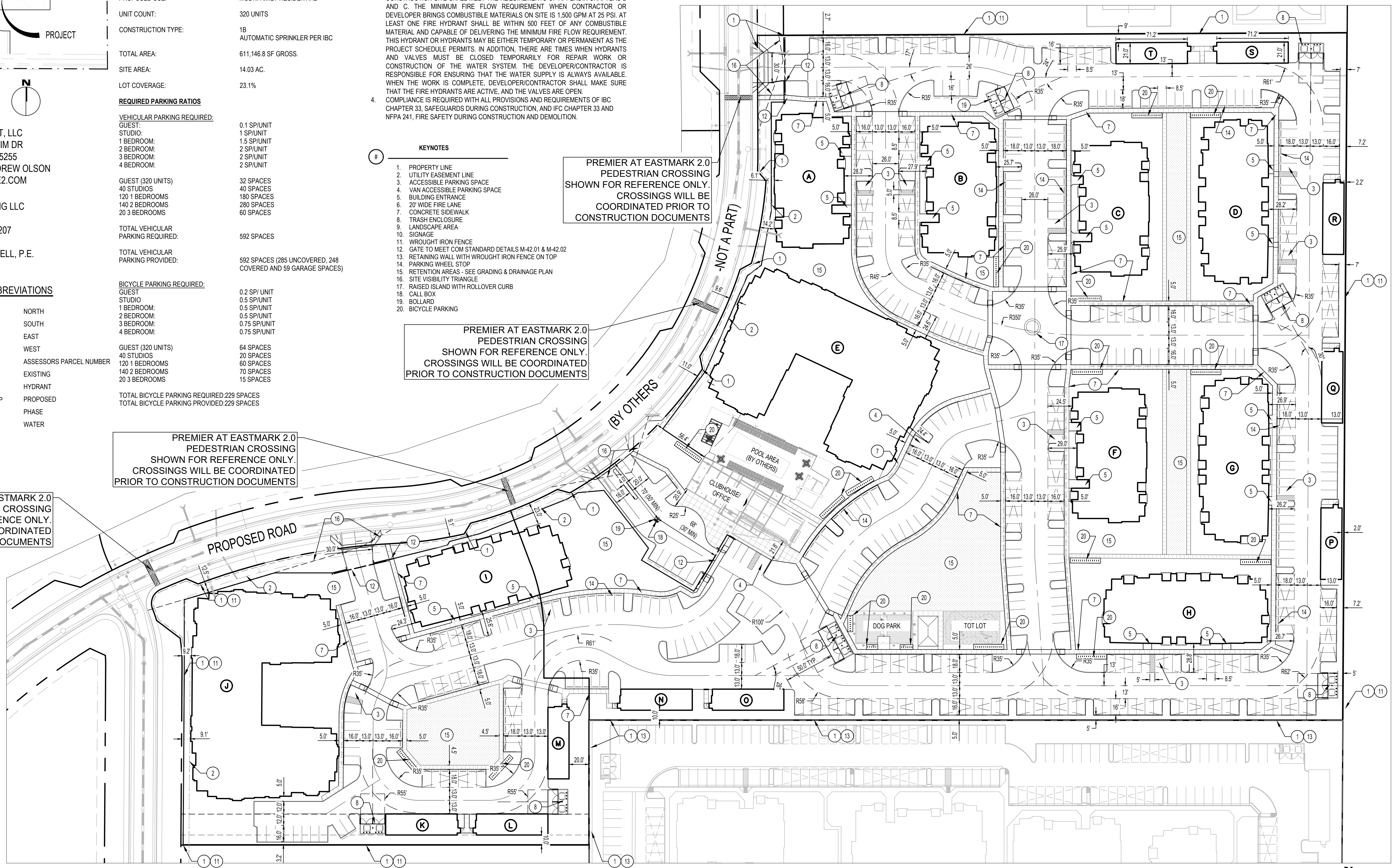
- KEYNOTES**
- PROPERTY LINE
 - UTILITY EASEMENT LINE
 - ACCESSIBLE PARKING SPACE
 - VAN ACCESSIBLE PARKING SPACE
 - BUILDING ENTRANCE
 - 20' WIDE FIRE LANE
 - CONCRETE SIDEWALK
 - TRASH ENCLOSURE
 - LANDSCAPE AREA
 - SIGNAGE
 - WROUGHT IRON FENCE
 - GATE TO MEET COM STANDARD DETAILS M-42.01 & M-42.02
 - RETAINING WALL WITH WROUGHT IRON FENCE ON TOP
 - PARKING WHEEL STOP
 - RETENTION AREAS - SEE GRADING & DRAINAGE PLAN
 - SITE VISIBILITY TRIANGLE
 - RAISED ISLAND WITH ROLLOVER CURB
 - CALL BOX
 - BOLLARD
 - BICYCLE PARKING

PREMIER AT EASTMARK 2.0
 PEDESTRIAN CROSSING
 SHOWN FOR REFERENCE ONLY.
 CROSSINGS WILL BE
 COORDINATED PRIOR TO
 CONSTRUCTION DOCUMENTS

PREMIER AT EASTMARK 2.0
 PEDESTRIAN CROSSING
 SHOWN FOR REFERENCE ONLY.
 CROSSINGS WILL BE COORDINATED
 PRIOR TO CONSTRUCTION DOCUMENTS

PREMIER AT EASTMARK 2.0
 PEDESTRIAN CROSSING
 SHOWN FOR REFERENCE ONLY.
 CROSSINGS WILL BE COORDINATED
 PRIOR TO CONSTRUCTION DOCUMENTS

PREMIER AT EASTMARK 2.0
 PEDESTRIAN CROSSING
 SHOWN FOR REFERENCE ONLY.
 CROSSINGS WILL BE COORDINATED
 PRIOR TO CONSTRUCTION DOCUMENTS



1023 SITE PLAN.dwg modified by jpb@kbell on May 21, 2020 5:28 PM