

PROJECT INFORMATION

OWNER: CENTURY MARINE
 MESA, ARIZONA 85213

PROJECT LOCATION:
 3302 E. MAIN STREET
 MESA, ARIZONA 85213

PROJECT DESCRIPTION:
 SUBSTANTIAL CONFORMANCE IMPROVEMENT PERMIT
 S.C.I.P. TO ADD THE FOLLOWING:
 1. ADD A BOAT TESTING POOL
 2. ADD A NEW 100' X 204' BOAT STORAGE BLDG.

EXISTING SITE NON-CONFORMITIES:
 (SEE PROJECT NARRATIVE FOR JUSTIFICATION)

SITE SETBACKS REQUIRED:
 NORTH ADJACENT RM ZONING - 20'
 WEST ADJACENT GC ZONING - 15'
 SOUTH ADJACENT MAIN STREET-15'
 EAST ADJACENT RM ZONING - 20'

SITE SETBACKS PROPOSED:
 NORTH ADJACENT RM ZONING - 10'
 WEST ADJACENT GC ZONING - 15'
 SOUTH ADJACENT MAIN STREET-15'
 EAST ADJACENT RM ZONING - 20'

PARKING REQUIRED:
 EXISTING BUILDING:
 16,300 S.F. @ 375 S.F. = 44 SPACES

NEW BOAT STORAGE BUILDING:
 20,400 S.F. @ 375 S.F. = 55 SPACES

TOTAL REQUIRED = 99 SPACES

PARKING PROPOSED = 30 SPACES

LANDSCAPING REQUIRED:
 ALL SETBACKS PLUS 10% OF NET SITE AREA.

PROPOSED LANDSCAPING:
 ALL EXISTING PERIMETER LANDSCAPING TO REMAIN
 WITH PLANTS, TREES, GROUND COVER, AND
 IRRIGATION SYSTEMS.

NEW 20' SETBACKS ADJACENT THE NEW STORAGE
 BUILDING AND RM ZONED PROPERTY WILL MAINTAIN
 EXISTING PLANT MATERIAL. NO ADDITIONAL PLANTS
 TO BE ADDED.

5' FOUNDATION LANDSCAPING WILL BE ADDED
 ALONG THE WEST AND SOUTH BASE OF THE
 NEW STORAGE BUILDING IN COMPLIANCE WITH
 CURRENT REQUIREMENTS.

LANDSCAPING REQUIRED:
 ALL SETBACKS PLUS 10% OF NET SITE AREA.

PROPOSED LANDSCAPING:
 ALL EXISTING PERIMETER LANDSCAPING TO REMAIN
 WITH PLANTS, TREES, GROUND COVER, AND
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 CURRENT REQUIREMENTS.

THE BALANCE OF EXISTING SITE LANDSCAPING WILL
 REMAIN AS-IS WITH NO ADDITIONAL PLANTS;
 EXISTING BUILDING BASE LANDSCAPE-600 S.F.
 NEW STORAGE BUILDING BASE -1,500 S.F.
 EXISTING SITE NOT IN SETBACKS - 7,835 S.F.
 TOTAL SITE LANDSCAPING-9,935 S.F.
 TOTAL SITE AREA=172,596 S.F.=5.7% LANDSCAPED

BOAT TESTING POOL.
 (SEE PROJECT NARRATIVE)

THE EXISTING BOAT TESTING POOL IS LOCATED
 12'-6" FROM THE NORTH PROPERTY AND 12'-6"
 FROM THE WEST PROPERTY IN THE REQUIRED
 SETBACKS.

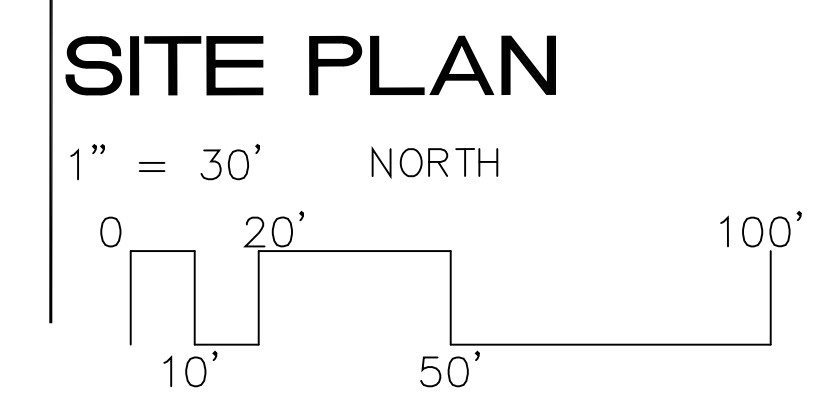
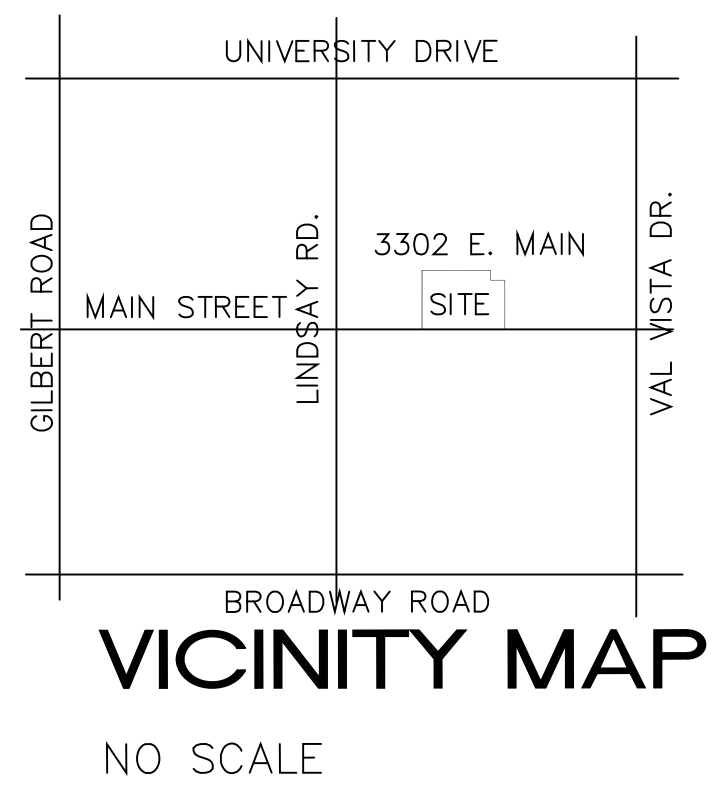
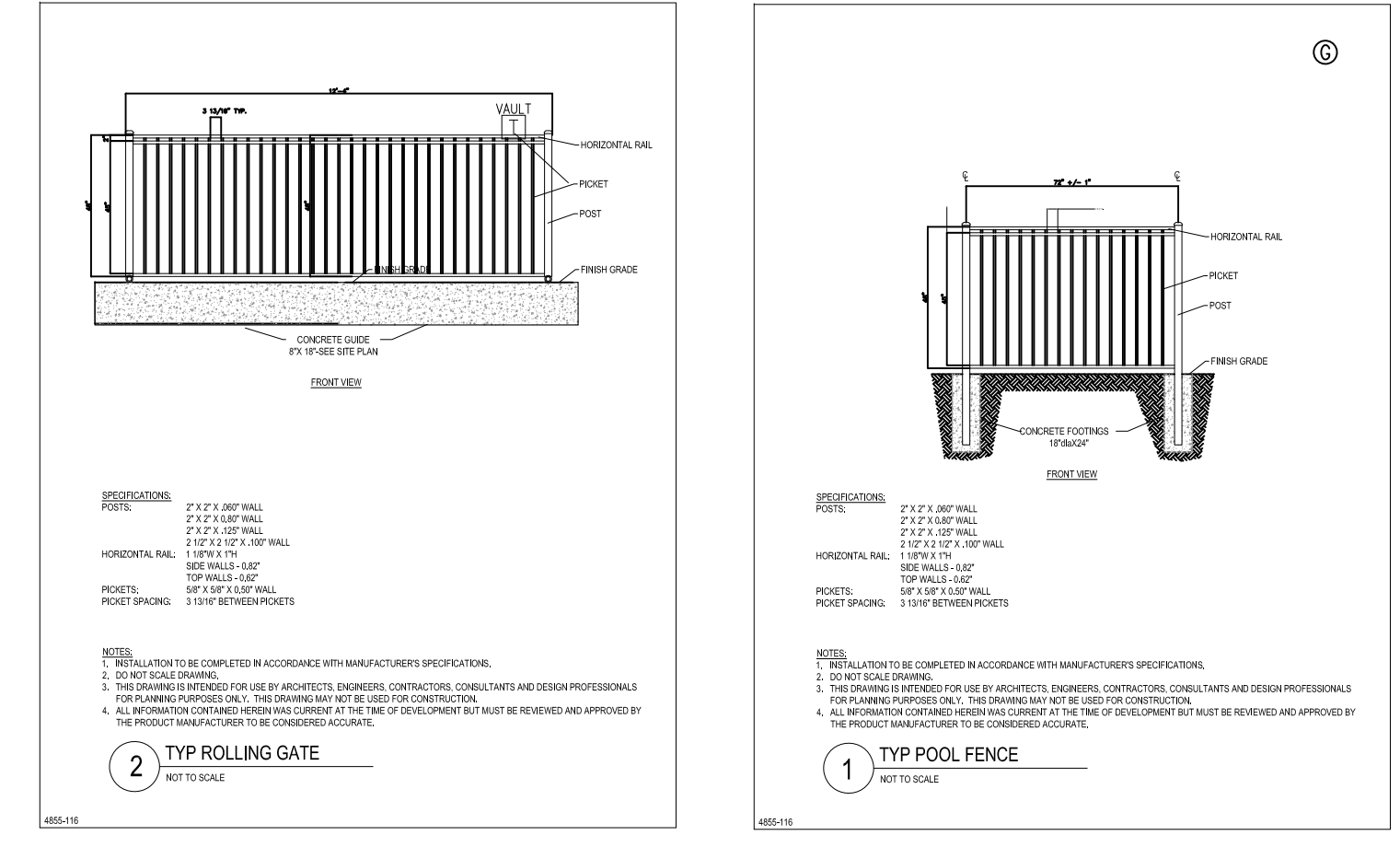
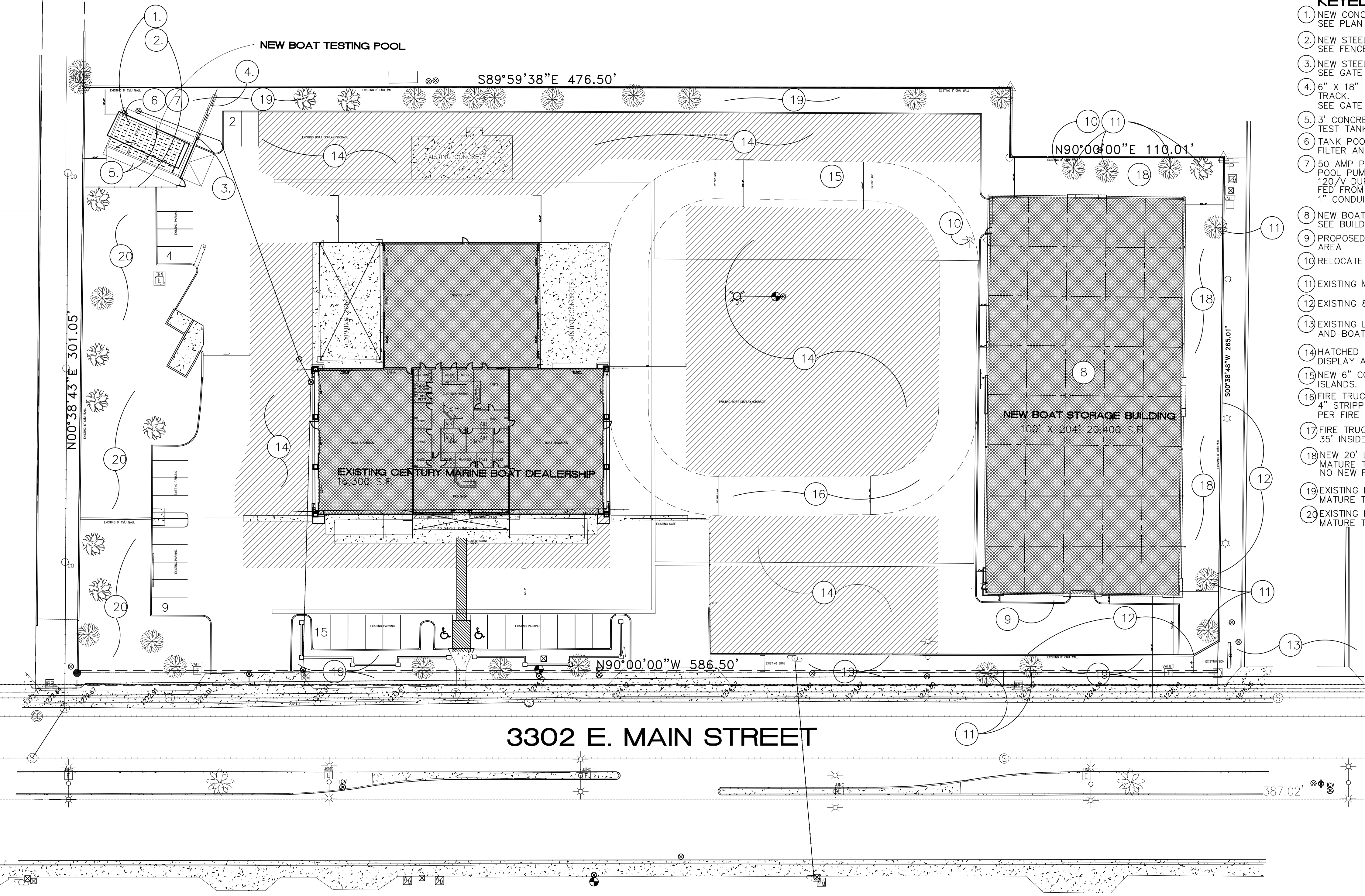
THE OWNER IS REQUESTING APPROVAL OF THIS
 OUTDOOR WORK FACILITY AND WILL COMPLY WITH
 THE FOLLOWING STIPULATIONS:
 1. PROCESS APPROVAL OF A BUILDING PERMIT.
 2. PROVIDE SOUND TESTING STUDY RESULTS.

SITE DRAINAGE.

THE EXISTING SITE DRAINS INTO THE RETENTION
 AREA ALONG THE WEST PROPERTY LINE WHERE
 SURFACE DRAINAGE IS CHANNIELED INTO THE
 STORM DRAINAGE SYSTEM IN MAIN STREET.
 THE PROPOSED NEW BUILDING WILL MAINTAIN THE
 EXISTING DRAINAGE AND DOES NOT ADD ANY
 ADDITIONAL DRAINAGE FLOW.

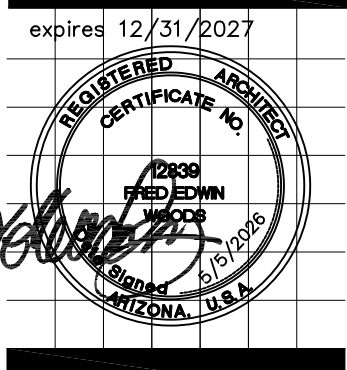
KEYED NOTES:

1. NEW CONCRETE WET TEST TANK AND RAMP.
SEE PLAN SHEET A-1.
2. NEW STEEL FENCE.
SEE FENCE DETAILS SHEET A-0
3. NEW STEEL ROLLING GATE
SEE GATE DETAILS SHEET A-0
4. 6" X 18" ROLLING GATE CONCRETE GUIDE
TRACK.
SEE GATE DETAILS SHEET A-0
5. 3" CONCRETE WALK ALONG BOTH SIDES OF
TEST TANK.
6. TANK POOL EQUIPMENT INCLUDING PUMP,
FILTER AND CHLORINE INSERT COMPARTMENT.
7. 50 AMP PANEL W/ 20 AMP BREAKER FOR
POOL PUMP AND 20 AMP BREAKER FOR
120V/1 DUPLX OUTLET
FED FROM BUILDING SE'S WITH UNDERGROUND
1" CONDUIT.
8. NEW BOAT STORAGE BUILDING
SEE BUILDING DRAWINGS
9. PROPOSED 5' BUILDING FOUNDATION LANDSCAPE
AREA
10. RELOCATE EXISTING POLE LIGHT AS SHOWN
11. EXISTING MATURE TREES (60' +) TO REMAIN
12. EXISTING 8' BLOCK WALL TO REMAIN
13. EXISTING LANDSCAPED ACCESS DRIVE,
AND BOAT STORAGE AREAS
14. HATCHED AREAS INDICATE EXISTING PAVED BOAT
DISPLAY AND BOAT STORAGE AREAS
15. NEW 6" CONCRETE CURB LANDSCAPED PARKING
ISLANDS.
16. FIRE TRUCK ACCESS LANE-PAINTED CROSS
4" STRIPPING "NO PARKING FIRE LANE"
PER FIRE DEPARTMENT REQUIREMENTS.
17. FIRE TRUCK TURNING RADIUS-55' OUTSIDE
35' INSIDE
18. NEW 20' LANDSCAPED SETBACK WITH EXISTING
MATURE TREES AND PLANT MATERIAL TO REMAIN
NO NEW PLANTS TO BE ADDED.
19. EXISTING LANDSCAPED AREA TO REMAIN
MATURE TREES AND PLANT MATERIAL TO REMAIN
20. EXISTING LANDSCAPED DRAINAGE AREA,
MATURE TREES AND PLANT MATERIAL TO REMAIN



CENTURY MARINE 3302 EAST MAIN STREET MESA, ARIZONA

CENTURY MARINE
NEW BOAT STORAGE BUILDING
 3302 EAST MAIN STREET MESA, ARIZONA



WOODS ASSOCIATES
 ARCHITECTS, LLC
 3319 E. McDOWELL RD.
 MESA, ARIZONA 85213
 (480) 962-7672

