

PRELIMINARY SITE PLAN
SCALE: 1" = 50'-0"

SITE KEY NOTES

- 1 TRASH ENCLOSURE AREA AND ACCESS TO BE COMPLIANT WITH COM STND DETAILS M62 STANDARDS FOR SOLID WASTE VEHICLE ACCESS
 - 2 ASPHALT PAVING OVER A.B.C. PER SOIL REPORT
 - 3 PARKING SPACE 8.5'X18'
 - 4 NEW PEDESTRIAN WALKWAY
 - 5 FIRE TRUCK TURNING RADIUS (PER COM) TYP WHERE SHOWN
 - 6 POOL AREA. POOL UNDER SEPARATE PERMIT.
 - 7 PROPERTY LINE
 - 8 BICYCLE RACK. SEE LANDSCAPE
 - 9 COVERED PARKING STRUCTURE WHERE INDICATED
 - 10 AMENITY AREA.
 - 11 COMPACTOR ENCLOSURE AREA AND ACCESS TO BE COMPLIANT WITH COM STND DETAILS M62 STANDARDS FOR SOLID WASTE VEHICLE ACCESS
 - 12 MAINTENANCE BUILDING
 - 13 STOP SIGN
- RESIDENT BICYCLE PARKING TO BE PROVIDED WITHIN RESIDENCES, PATIOS.

LEGEND:

- 1 CH - BUILDING NUMBER
- 1 CH - BUILDING TYPE
- [Hatched Box] BUILDING TYPE 1- 3 STORY (24-A1, 18-B1, 3-C1)
- [Hatched Box] BUILDING TYPE 2- 3 STORY (15-A1, 15-B1)
- [Hatched Box] BUILDING TYPE 3- 3 STORY (12-A1, 12-B1)
- [Hatched Box] BUILDING TYPE 4- 3 STORY (15-A1, 18-B1, 3-C1)
- [Hatched Box] BUILDING TYPE 5- 3 STORY (6-A1, 15-B1, 3-C1)

GROSS PARKING

REQUIRED:	# UNITS	SPACES REQ'D	
GUEST	261	x 0.1	= 27 P.S.
1 BEDROOM	123	x 1.5	= 185 P.S.
2 BEDROOM	129	x 2.0	= 258 P.S.
3 BEDROOM	9	x 2.0	= 18 P.S.
REQUIRED TOTAL PER COMMUNITY PLAN EXHIBIT 14.3:			488 P.S.

PROVIDED PER ADMINISTRATIVE PARKING WAIVER:	# UNITS	SPACES REQ'D	
GUEST	261	x 0.1	= 27 P.S.
1 BEDROOM	123	x 1.5	= 185 P.S.
2 BEDROOM	129	x 2.0	= 258 P.S.
3 BEDROOM	9	x 2.0	= 18 P.S.
PROVIDED TOTAL:			445 P.S.

PROJECT DATA

DEVELOPER: EVERGREEN
2390 E CAMELBACK RD, SUITE 410
PHOENIX, AZ 85016
ATTN: ANTHONY JAURIGUE

ARCHITECT: BMA ARCHITECTURE
2915 E BASELINE RD, SUITE 120
GILBERT, AZ 85234
480-459-1524
ATTN: BRIAN M ANDERSEN, AIA

SITE DATA
ADDRESS: SWC OF RUBIDIUM AVE & SIGNAL BUTTE RD
MESA, AZ

APN NUMBER: 313-28-804

SITE AREA: APPROX: 11.74 ACRES (511,472 S.F.)

DENSITY: 261 DU / 12.81 ACRES = 20.38 DU/AC

EXISTING ZONING: PLANNED COMMUNITY (PC)
DU 65 - DISTRICT (D) LAND USE GROUP (LUG)

PROPOSED USE: MULTIFAMILY - APARTMENTS

BUILDING HEIGHT ALLOWED: 65'-0"

BUILDING HEIGHT PROVIDED: 3 STORY - MAX HT= 40'-0"

UNIT MIX	# OF UNITS	% OF UNITS	UNIT AREA
A1 - 1 BEDROOM	123 UNITS	47 %	750 LSF
B1 - 2 BEDROOM	129 UNITS	49 %	1,072 LSF
C1 - 3 BEDROOM	9 UNITS	4 %	1,312 LSF
TOTAL	261 UNITS	100 %	AVER: 929 LSF

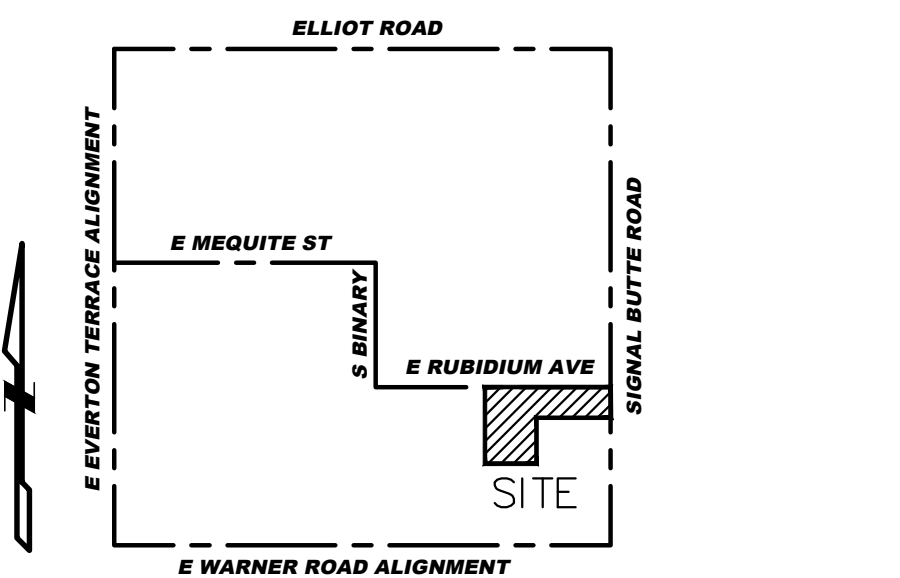
BUILDING AREAS	BLDG TYPE	BLDG AREA	# OF BLDGS	GROSS BLDG AREA
BLD TYPE 1		50,784 GSF/BLD	1	50,784 GSF
BLD TYPE 2		34,384 GSF/BLD	2	68,768 GSF
BLD TYPE 3		27,776 GSF/BLD	4	111,104 GSF
BLD TYPE 4		42,603 GSF/BLD	1	42,603 GSF
BLD TYPE 5		30,481 GSF/BLD	1	30,481 GSF
CLUBHOUSE		7,439 SF	1	7,439 SF
MAINTENANCE		406 SF	1	406 SF
TOTAL				311,585 GSF

REQUIRED:	# UNITS	SPACES REQ'D	
GUEST	261	x 0.1	= 27 P.S.
1 BEDROOM	123	x 1.5	= 185 P.S.
2 BEDROOM	129	x 2.0	= 258 P.S.
3 BEDROOM	9	x 2.0	= 18 P.S.
REQUIRED TOTAL PER COMMUNITY PLAN EXHIBIT 14.3:			488 P.S.

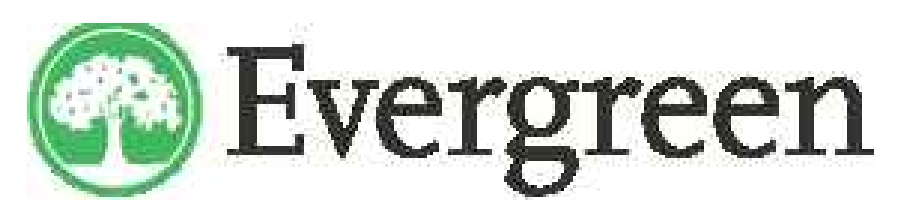
PROVIDED PER ADMINISTRATIVE PARKING WAIVER:	# UNITS	SPACES REQ'D	
GUEST	261	x 0.1	= 27 P.S.
1 BEDROOM	123	x 1.5	= 185 P.S.
2 BEDROOM	129	x 2.0	= 258 P.S.
3 BEDROOM	9	x 2.0	= 18 P.S.
PROVIDED TOTAL:			445 P.S.

REQUIRED:	# UNITS	SPACES REQ'D	
GUEST	261	x 0.2	= 52.2 P.S.
1 BEDROOM	123	x 0.5	= 61.5 P.S.
2 BEDROOM	129	x 0.5	= 64.5 P.S.
3 BEDROOM	9	x 0.75	= 6.75 P.S.
REQUIRED TOTAL:			184.95 P.S.
PROVIDED TOTAL:			186 P.S.

NOTE:
THE SITE DATA ON THIS SHEET IS FOR THE MULTI-FAMILY PORTION ONLY.
FOR THE DATA REGARDING THE RETAIL PORTION OF THE SITE,
PLEASE SEE THE SITE PLAN PROVIDED BY UPWARD ARCHITECTS.



VICINITY MAP



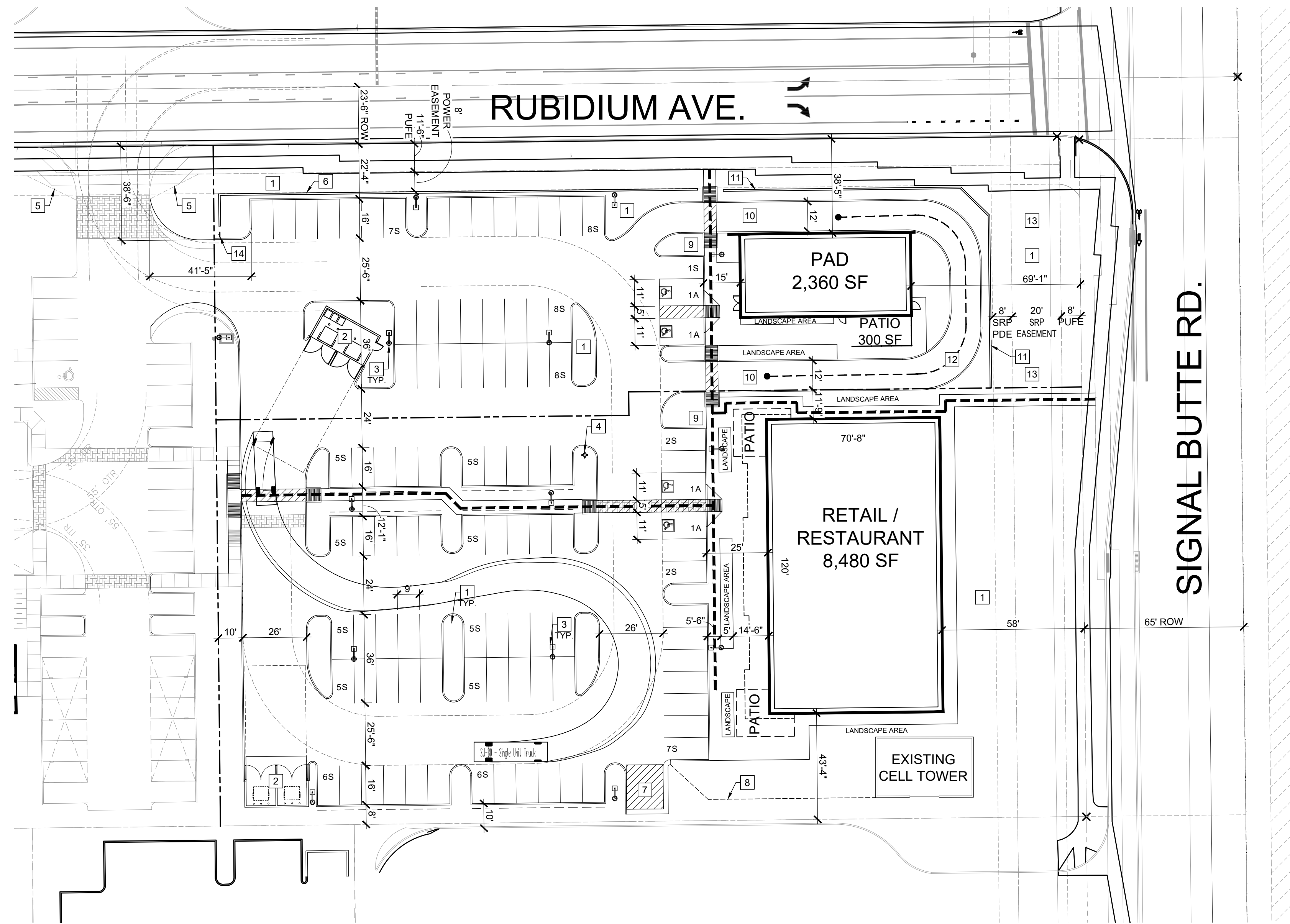
PROPOSED NEW MULTI-FAMILY PROJECT FOR:
EVERGREEN
THE HOMESTEAD @ SIGNAL BUTTE
SWC OF RUBIDIUM AVE. & SIGNAL BUTTE RD.
MESA, AZ

dwg name: FINAL SITE PLAN
MULTI-FAMILY RESIDENTIAL

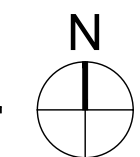
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date: 5-4-2026

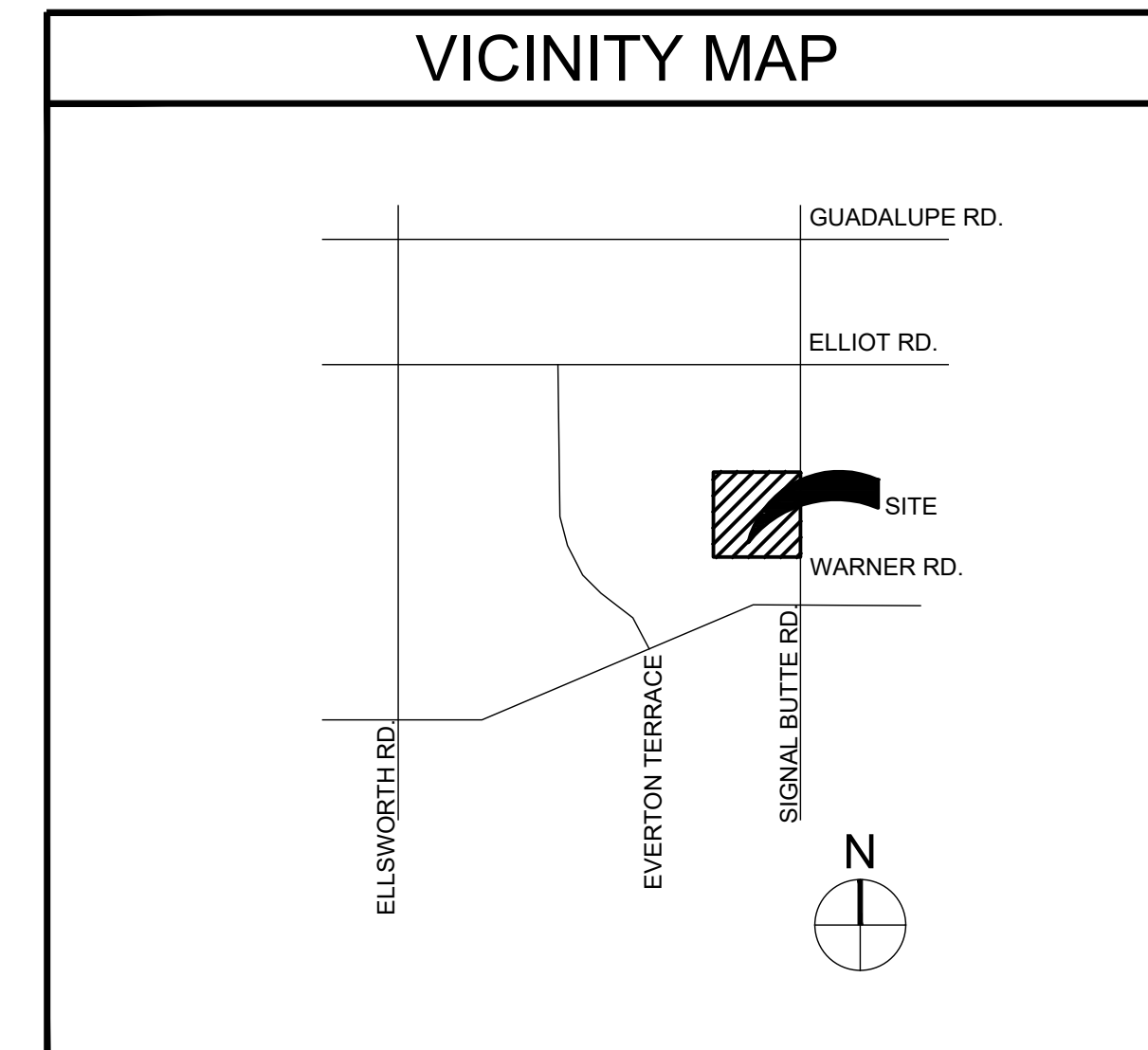
job no: 2025.24 log no:



FINAL SITE PLAN - COMMERCIAL
SCALE: 1"=30'-0"



0 30' 60' 90'
SCALE: 1" = 30'-0"



VICINITY MAP

PROJECT DESCRIPTION

THIS SUBMITTAL CONTAINS INFORMATION FOR A NEW 2,360 S.F. DRIVE THRU PAD AND A NEW 8,480 S.F. MULTI-TENANT RETAIL/RESTAURANT BUILDING AND ASSOCIATED SITE WORK ON A 2.24-ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF SIGNAL BUTTE RD & RUBIDIUM AVE, MESA, AZ.

SITE DATA:

SITE AREA	97,922 SF / 2.24 AC
PAD	37,708 SF / 0.86 AC
RETAIL / RESTAURANTS	60,214 SF / 1.38 AC
BUILDING AREA:	
PAD	2,360 SF
RETAIL / RESTAURANTS	8,480 SF
TOTAL	10,840 SF
PARKING REQUIRED:	
PAD	2,360 SF / 75 = 32 SPACES
PAD PATIO	300 SF / 150 = 2 SPACES
RETAIL / RESTAURANTS	8,480 SF / 375 = 23 SPACES
RETAIL / RESTAURANTS PATIO	600 SF / 500 = 2 SPACES
TOTAL REQUIRED	59 SPACES
PARKING PROVIDED:	
PAD	34 SPACES
RETAIL / RESTAURANTS	65 SPACES
TOTAL	99 SPACES
PARKING RATIO	
RESTAURANT BICYCLES REQUIRED (1 PER 1,000 SF)	9.13 SPACES / 1000 S.F.
RETAIL BICYCLES REQUIRED (1 PER 10,000 SF OR 2 MIN)	3 REQUIRED / 3 PROVIDED
	2 REQUIRED / 2 PROVIDED

LEGAL DESCRIPTION

PARCEL 9, OF EASTMARK DEVELOPMENT UNITS 5 AND 6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OR MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1660 OF MAPS, PAGE 14 AND AFFIDAVIT OF CORRECTION RECORDED APRIL 08, 2022 AS 2022-0312498 OF OFFICIAL RECORDS AND RECORDED APRIL 15, 2022 AS 2022-0333551 OF OFFICIAL RECORDS AND RECORDED MAY 11, 2022 AS 2022-0412564 OF OFFICIAL RECORDS.

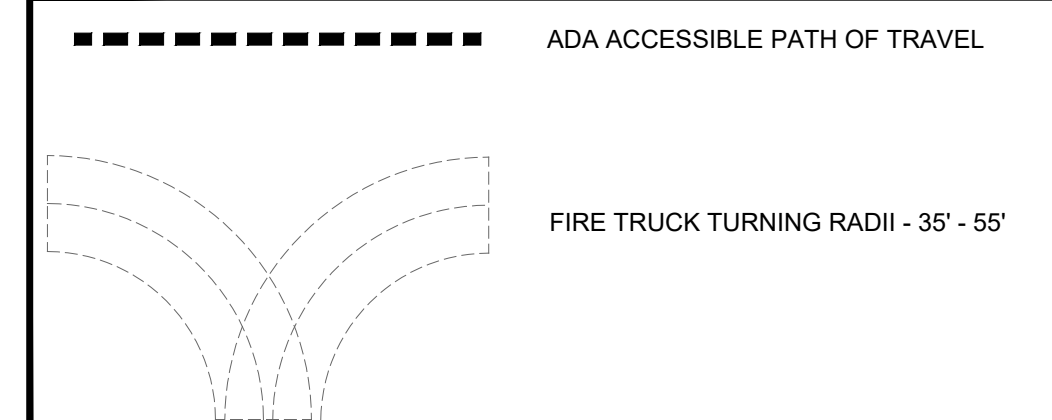
PROJECT TEAM

ARCHITECT UPWARD ARCHITECTS 1155 WEST RIO SALADO PARKWAY, SUITE B-101 TEMPE, AZ 85281 PHONE: 602.753.5222 FAX: E-MAIL: john@upwardarchitects.com CONTACT: John Barclay	DEVELOPER EVERGREEN DEVELOPMENT 2390 EAST CAMELBACK RD., SUITE 410 PHOENIX, AZ 85016 PHONE: 602.808.8600 FAX: E-MAIL: lashworth@evgre.com CONTACT: Luke Ashworth
CIVIL ATWELL 645 E. MISSOURI AVE, SUITE 420 PHOENIX, ARIZONA 85012 PHONE: FAX: E-MAIL: slucas@atwell.com CONTACT: Scott Lucas	LANDSCAPE ARCHITECT COLLABORATIVE V DESIGN STUDIO, INC. 7116 E. 1ST AVE., SUITE 103 SCOTTSDALE, AZ 85251 PHONE: FAX: E-MAIL: scoth@collaborativev.com CONTACT: Scott Heffernan

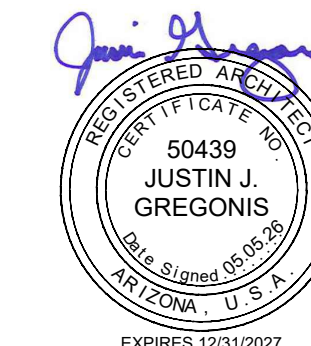
KEY NOTES

1. LANDSCAPE AREAS
2. TRASH ENCLOSURE
3. SITE LIGHT POLES
4. FIRE HYDRANT
5. SITE VISIBILITY TRIANGLES - SEE LANDSCAPE PLANS
6. 3'-0" HIGH SCREEN WALL
7. 15' x 18' ACCESS AREA FOR EXISTING CELL TOWER - ROLLED CURB ON SOUTH END OF ACCESS AREA
8. DASHED LINE INDICATES ACCESS PATH TO EXISTING CELL TOWER
9. BICYCLE RACK
10. ONLINE PRE-PURCHASED PICKUP LANE (NO ON-SITE ORDER SUPPORT OR MENU BOARDS)
11. 3'-4" HIGH SCREEN WALL
12. STACKING DISTANCE EXCEEDS 100 LINEAR FEET BETWEEN PICK-UP WINDOW AND LANE ENTRANCE
13. ADDITIONAL LANDSCAPING TO BE PROVIDED TO SCREEN PICK-UP LANE FROM ARTERIAL ROADWAY
14. STOP SIGN

LEGEND

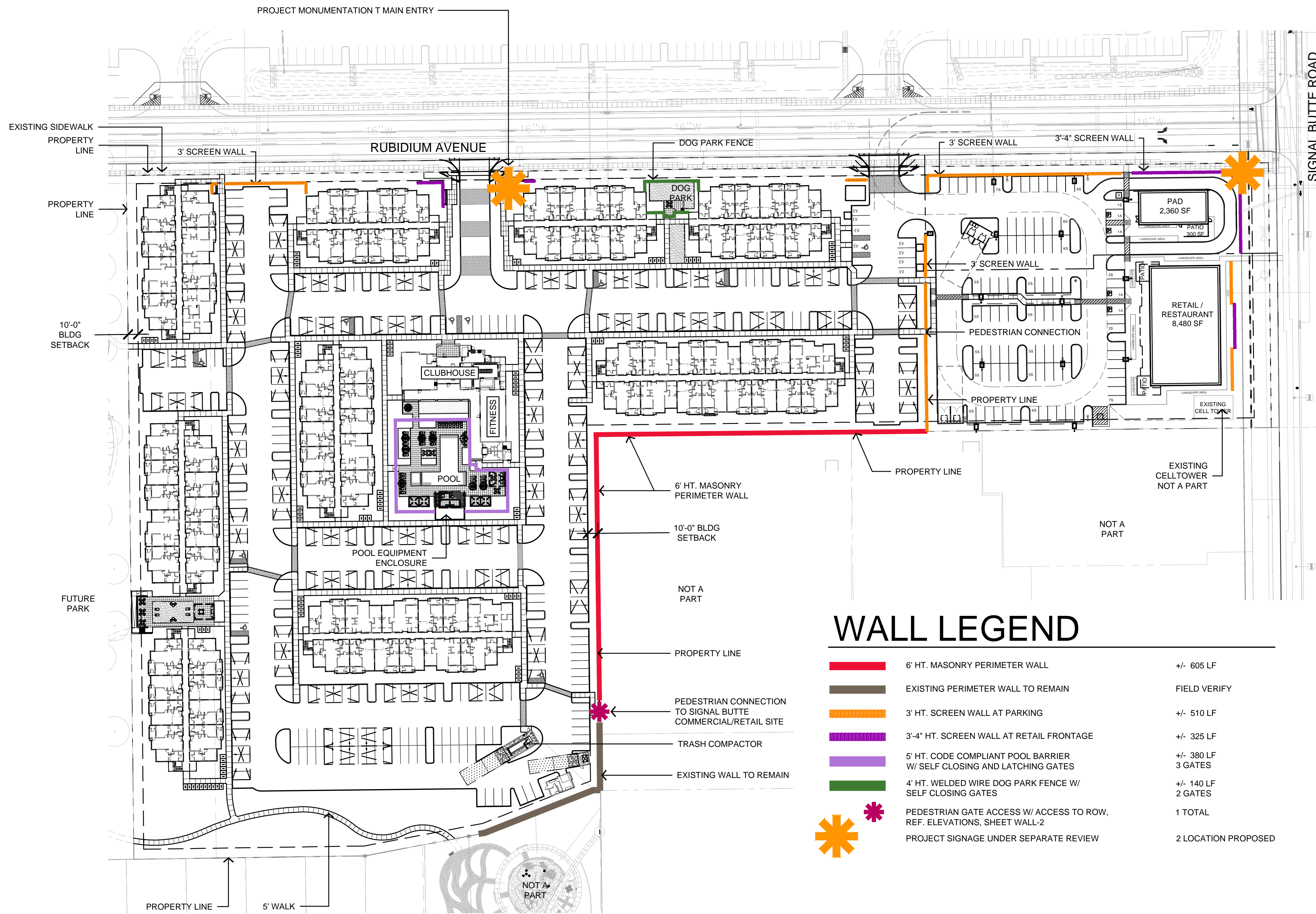


FINAL SITE PLAN - COMMERCIAL
S.W.C. SIGNAL BUTTE RD. AND RUBIDIUM AVE.
MESA, AZ



UPWARD ARCHITECTS

1155 W. Rio Salado Parkway, Suite B-101
Tempe, AZ 85281
Ph 602.753.5222 www.upwardarchitects.com

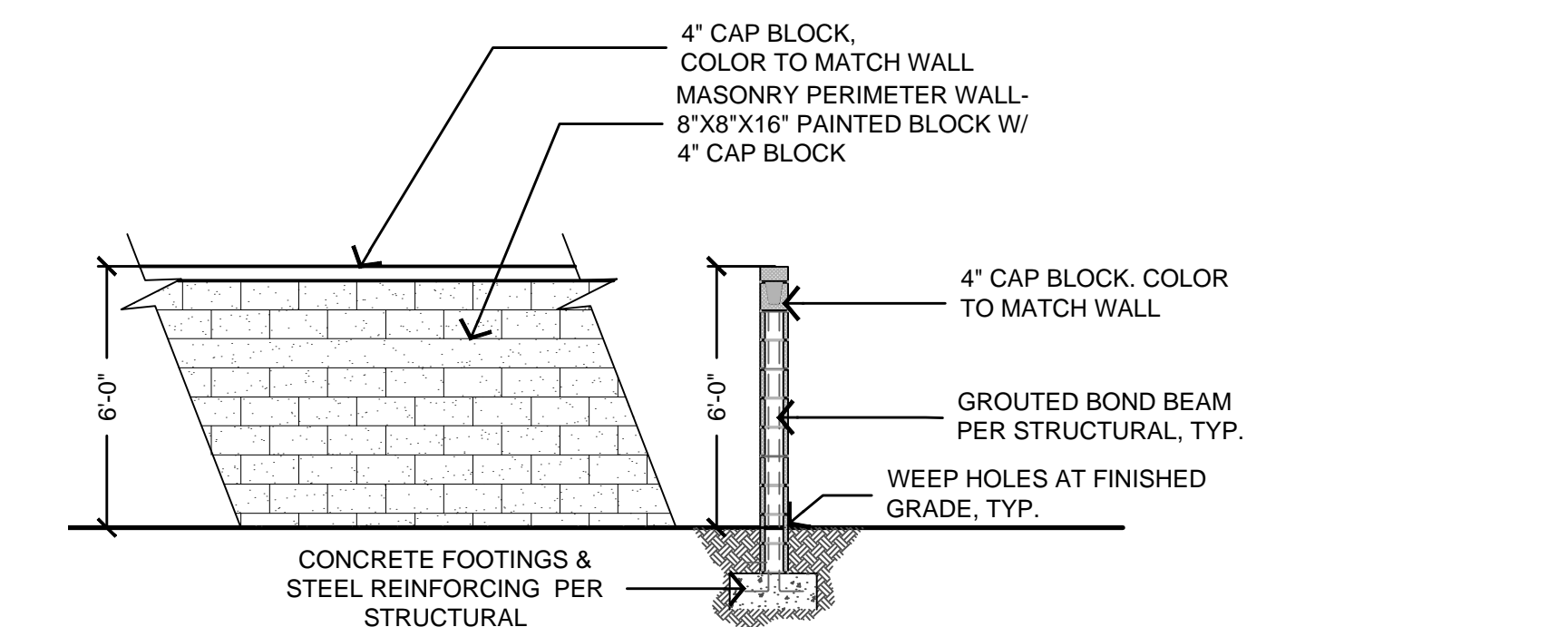
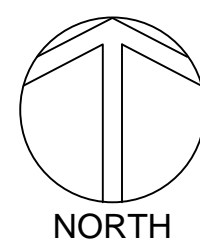


WALL LEGEND

	6' HT. MASONRY PERIMETER WALL	+/- 605 LF
	EXISTING PERIMETER WALL TO REMAIN	FIELD VERIFY
	3' HT. SCREEN WALL AT PARKING	+/- 510 LF
	3'-4" HT. SCREEN WALL AT RETAIL FRONTAGE	+/- 325 LF
	5' HT. CODE COMPLIANT POOL BARRIER W/ SELF CLOSING AND LATCHING GATES	+/- 380 LF 3 GATES
	4' HT. WELDED WIRE DOG PARK FENCE W/ SELF CLOSING GATES	+/- 140 LF 2 GATES
	PEDESTRIAN GATE ACCESS W/ ACCESS TO ROW, REF. ELEVATIONS, SHEET WALL-2	1 TOTAL
	PROJECT SIGNAGE UNDER SEPARATE REVIEW	2 LOCATION PROPOSED

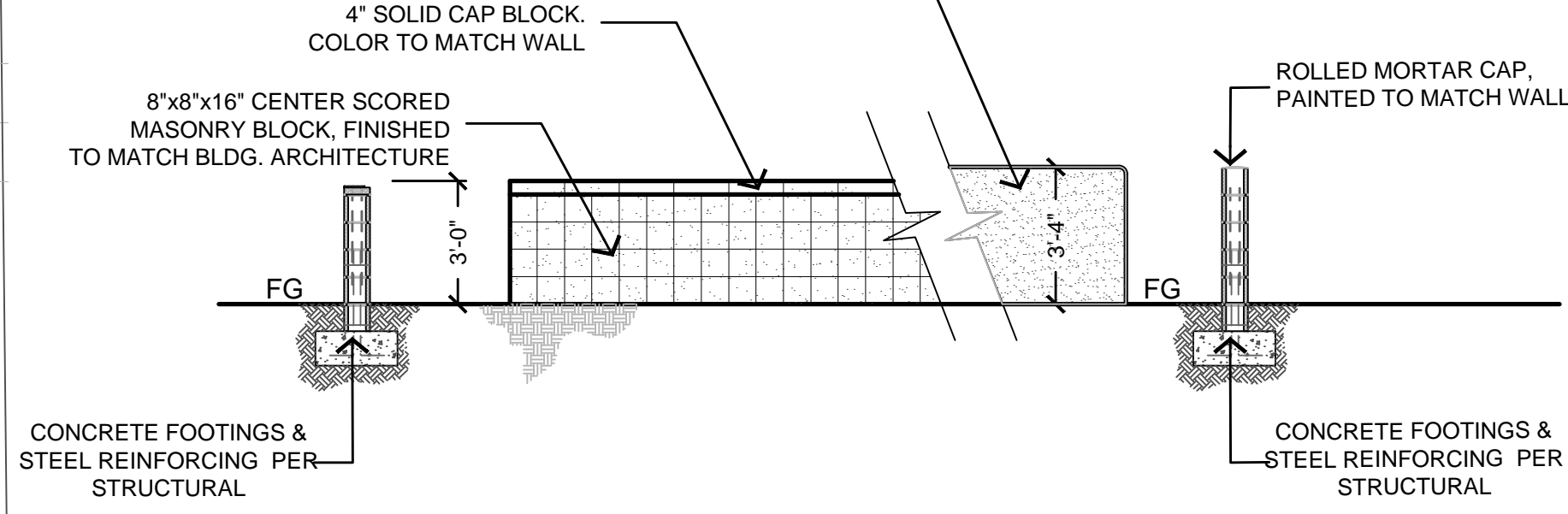
CONCEPTUAL WALL PLAN

SCALE: 1"=60'-0"



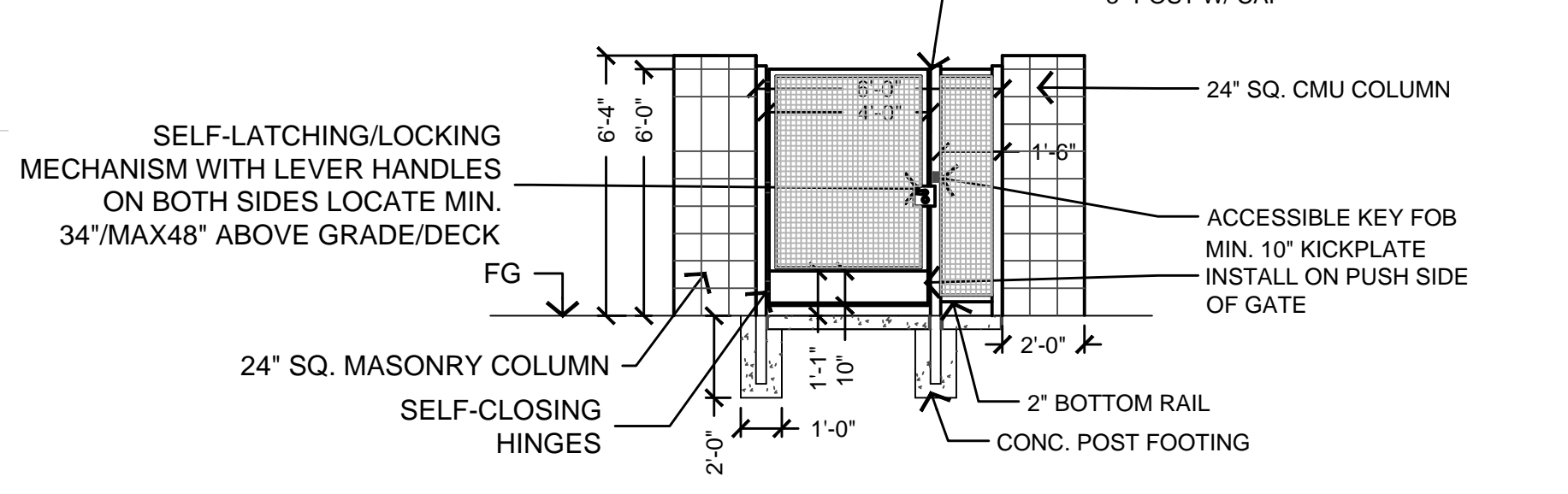
1 MASONRY PERIMETER WALL

SCALE: 1/4" = 1'-0"
MASONRY WALL W/ SAND STUCCO FINISH, PAINTED. COLOR TO MATCH ARCH.



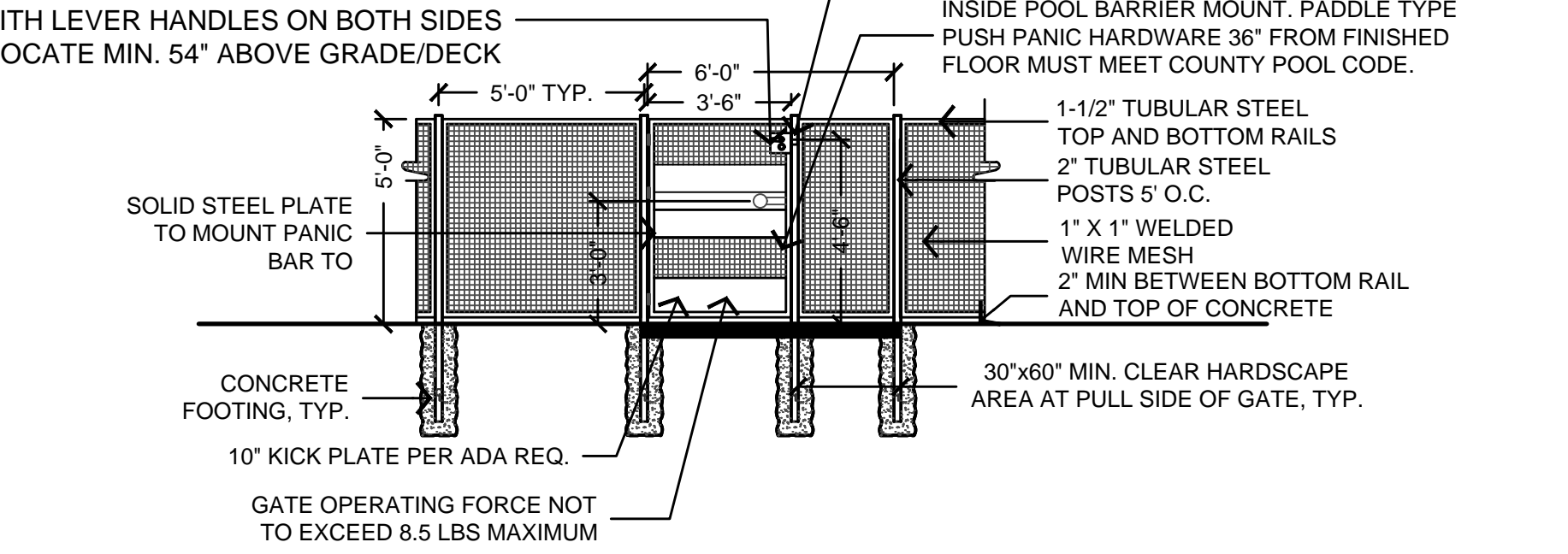
2 LOW SCREEN WALL (3' LEFT - 3'-4" RIGHT)

SCALE: 1/4" = 1'-0"



3 PEDESTRIAN GATE

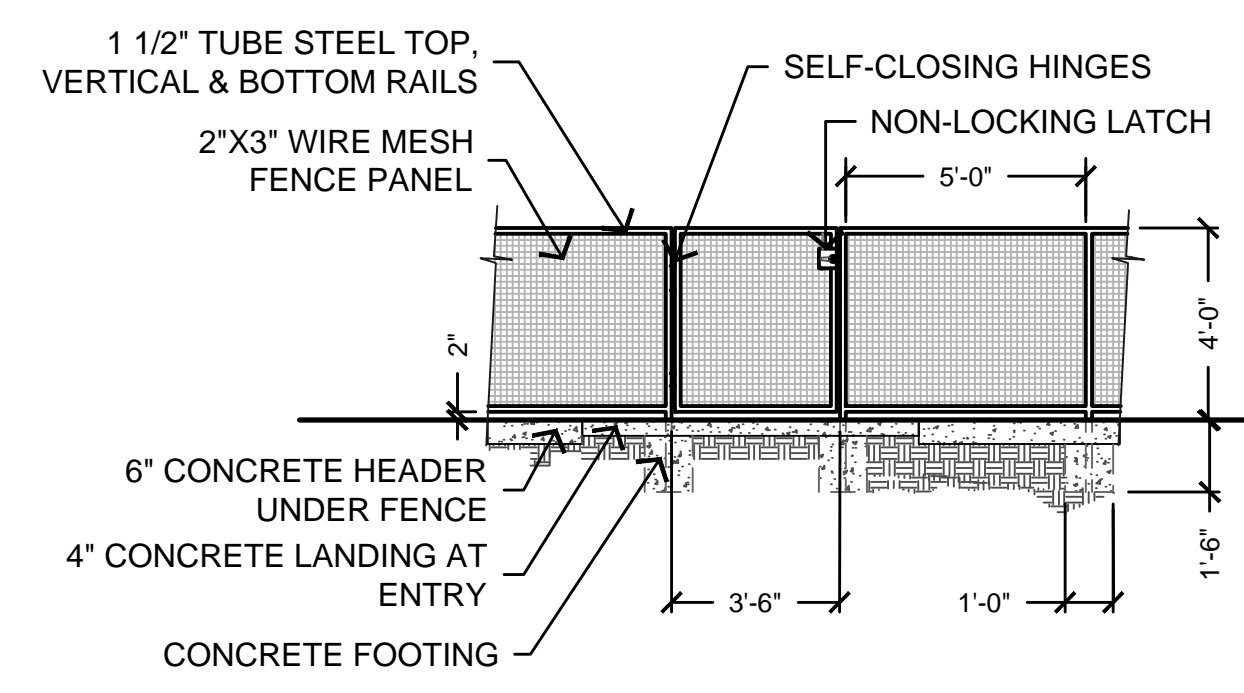
SCALE: 1/4" = 1'-0"



4 POOL BARRIER AND GATE

SCALE: 1/4" = 1'-0"

- 1. ALL METAL COMPONENTS TO BE PAINTED
- 2. ALL WELDS TO BE GROUND SMOOTH.



5 WELDED WIRE FENCE AT DOG PARK

SCALE: 1/4" = 1'-0"

DESIGNED BY:	PV/SH
DRAWN BY:	PV/SH
CHECKED BY:	PV/MD
DATE:	08/29/2025
REVISIONS:	CITY COMMENTS
	09/22/2025
	SITE PLAN REVISION
	11/17/2025
	SITE PLAN REVISION
	12/19/2025
	CITY COMMENTS
	02/18/2026
	CITY COMMENTS
	04/13/2026
	CITY COMMENTS
	05/04/2026