

KEYNOTES

S.1 EXISTING PROPERTY LINE and/or R.O.W. LINE
S.4 ZONING SETBACK LINE
S.5 TRAFFIC VISIBILITY TRIANGLE PER CITY OF MESA ENGINEERING AND DESIGN STANDARDS
S.6 CMU SITE WALL, 6' TALL
S.7 EXISTING STREET PAVING AND IMPROVEMENTS
S.8 SHADE RAMADA AT COMMON AREA AMENITY
S.9 HORIZONTAL MAIL AND PARCEL BOXES

S.11 FENCED YARD
S.12 CARPORT CANOPY
S.13 PARCEL BOXES
S.14 PAVERS FOR ENHANCED ENTRY DESIGN
S.15 VERIFY ADA RAMP FOR CURRENT ADA COMPLIANCE
S.19 6"x 8" EXTRUDED CONCRETE CURB

S.20 8' WIDE LANDSCAPE FINGER at EVERY 8 PARKING SPACES MAX per ZONING ORDINANCE
S.21 ENTRY RECESSED 5' MINIMUM per FIGURE 11-5-5.0.3.c
S.22 NEW 4" WIDE PARKING STRIPES PAINTED WHITE
S.23 ROOF LINE at COVERED ENTRY
S.24 PEDESTRIAN CROSSING, 5' WIDE MIN. per 11-32-G-3.a and RAISED 3" MINIMUM ABOVE DRIVING SURFACE per 11-32-G-4.c
S.25 PET RUN with DOUBLE GATE and PET WASH STATION
S.26 PARKING SPACE, 9'x18' MINIMUM per TABLE 11-32-2-H-1
S.27 HANDICAP PARKING SPACE, See SITE DETAILS
S.28 REFUSE DUMPSTER and BLOCK ENCLOSURE per CITY OF MESA SOLID WASTE DETAILS M-62.01 thru M-62.04.2
S.29 SEATING BENCH

S.30 INVERTED "U" BIKE RACK, See SITE DETAILS
S.31 SWIMMING POOL in FENCED ENCLOSURE, MIN. 5' CLEAR at ALL EDGES
S.32 POOLHOUSE WITH POOL EQUIPMENT, VENDING AREA, BBQ
S.33 BOCCIE COURT
S.34 RENTAL STORAGE
S.35 PROJECT SIGNAGE, SEPARATE PERMIT
S.36 TOT LOT AREA
S.37 5' POOL AREA FENCE
S.38 HANDICAP SIDEWALK RAMP, 1:12 SLOPE MAXIMUM

S.40 NEW 4" CONC SIDEWALK w/ MED. BROOM FINISH
S.41 10" DIAMETER UNDERGROUND RETENTION PIPE, SEE CIVIL
S.47 SPEED HUMPS
S.51 NOISE ORDINANCE SIGN/NO PARKING SIGN
S.52 TRANSFORMER
S.56 FIRE LANE CURB: PAINT RED, See SITE DETAILS
S.57 NEW FIRE HYDRANT, SPACED LESS THAN 150' TO ALL STRUCTURES
S.58 EXISTING FIRE HYDRANT
S.59 FIRE LANE: 35' INSIDE RAD., 55' OUTSIDE RAD., 20' WIDE MIN.

DICKSON FAMILY TRUST
APN 218-13-004
ZONED LC

PROJECT DATA

DEVELOPER: Power and Main DevCo, LLC
9221 E. Baseline Rd, Ste 109 #106
Mesa, AZ 85209
480-306-0431

ARCHITECT: Athena Studio, LLC
2801 E. Camelback Rd, 200
Phoenix, AZ 85014
(602) 274-5000

APN: 218-19-071C, 218-19-072
ZONING: LC for 218-19-071C, RS-6 for 218-19-072, RM-2 PAD proposed
PROJECT DESCRIPTION: 40 one-, two-, and three-bdrm rental housing units in duplex bldgs. Garage building with 10 garages. Four common areas consisting of a pool area, pet run, tot-lot, and bocce court for enjoyment of the residents.

LOT AREA: 4.00 AC Net
DENSITY: 40 / 4.00 AC = 174,090 SF Net
PROJECT UNIT MIX:
8 1 Bdrm (A) 715 SF Net 781 SF Gross 177 Patio 90 SF Patio Cover
24 2 Bdrm (B) 1,058 SF Net 1,150 SF Gross 219 Patio 111 SF Patio Cover
8 3 Bdrm (C) 1,214 SF Net 1,310 SF Gross 127 Patio 100 SF Patio Cover
40 Units 40,824 SF Net 44,328 SF Gross 6,807 Patio 4184 SF Patio Cover

COVERAGE: Res. Bldgs: 44,328 SF
Garage Bldg: 2,912 SF
Poolhouse: 800 SF
Exercise/Conf: 531 SF
Ramadas: 450 SF
Carports: 7,176 SF
56,197 SF / 174,090 SF = 32.28% max. allowed

OCCUPANCY AND CONSTRUCTION TYPE:
Dwellings: R-3 Type V-B, non-sprinklered
Garage Bldg: S-2 Type V-B, non-sprinklered
Poolhouse: U Type V-B, non-sprinklered
Ramada: U Type V-B, non-sprinklered
Exercise/Conf: B Type V-B, non-sprinklered
BUILDING HEIGHT: 1 story, 17' proposed

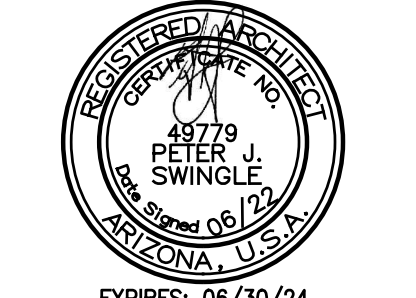
SETBACKS: RM-2 Proposed (RM-2 PAD)
E. Main St: (six lane arterial) 30' (BS) 30'
S. 70th St: (collector) 25' (BS) 20'
E. Arbor Ave: (local street) 20' (BS) 20'
Interior Side, Adj to LC zoning 20' (BS) & 15' (LS) 7' (BS&LS)
Interior Side, Adj to RS zoning 25' (BS) & 25' (LS) 10' (BS&LS)

OPEN SPACE: See Site Plan for Areas indicated by a bold, dashed polyline
Req'd: 200 SF per unit
40 Units x 200 = 8,000 SF
Prov'd: Area 1: Pool = 4,373 SF
Area 2: Pet Run = 1,294 SF
Area 3: Bocce = 2,562 SF
Area 4: Tot Lot = 1,407 SF
Total = 9,636 SF
exceeds min by: 20.45%

PARKING:
Req'd: 2.1 spaces/unit 40 x 2.1 = 84
Provided:
Garage: 10 spaces at 11'-2" x 22'-0"
Reg. Uncovered: 17 spaces at 9'-0" x 18'-0"
Compact uncov'd: 14 spaces at 8'-6" x 18'-0"
Accessible: 1 spaces at 9'-0" x 18'-0" w/5' aisle
Covered Accessible: 1 spaces at 9'-0" x 18'-0" w/5' aisle
Covered: 45 spaces 51.14% (50% minimum req'd)
Total: 88 spaces > 84 OK
Accessible Parking: 2% x 88 = 1.76 req'd 2 prov'd
Bicycle: Req'd: 0.25 spaces per parking space
0.25 x 88 = 22 req'd
Bicycle: (inverted U design) 28 prov'd

DRIVEWAYS: Main Street: 30 FT paved 100.5 FT PL 29.85% ratio, <50% OK
S. 70th St: 30 FT paved 501.67 FT PL 5.98% ratio, <50% OK

**ATHENA
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Phoenix, AZ 85016
602-274-5000



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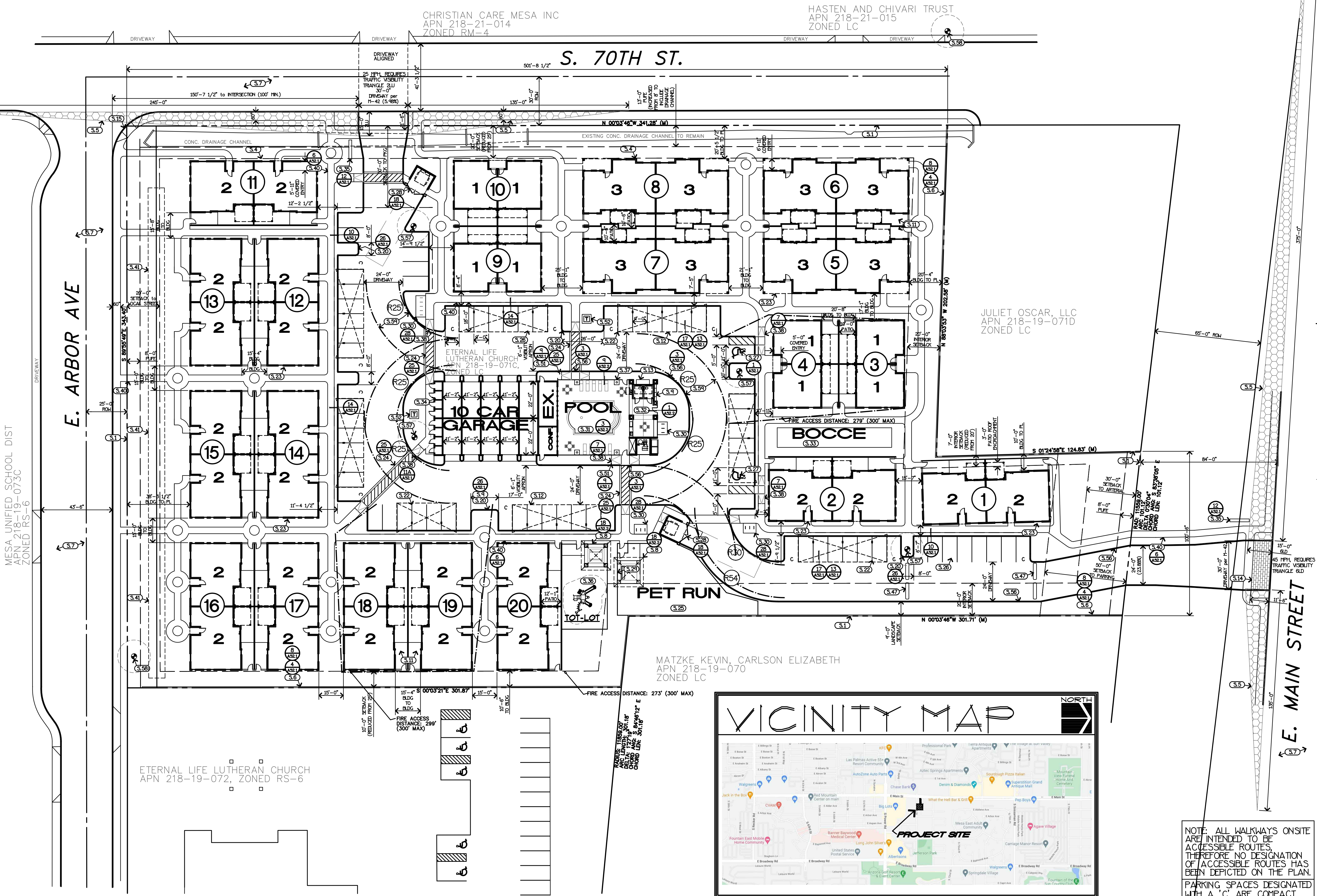
Desert Cove Cottages
7017 E. Main St., Mesa AZ 85207
Power and Main DevCo LLC

Revisions:

Issue Date:

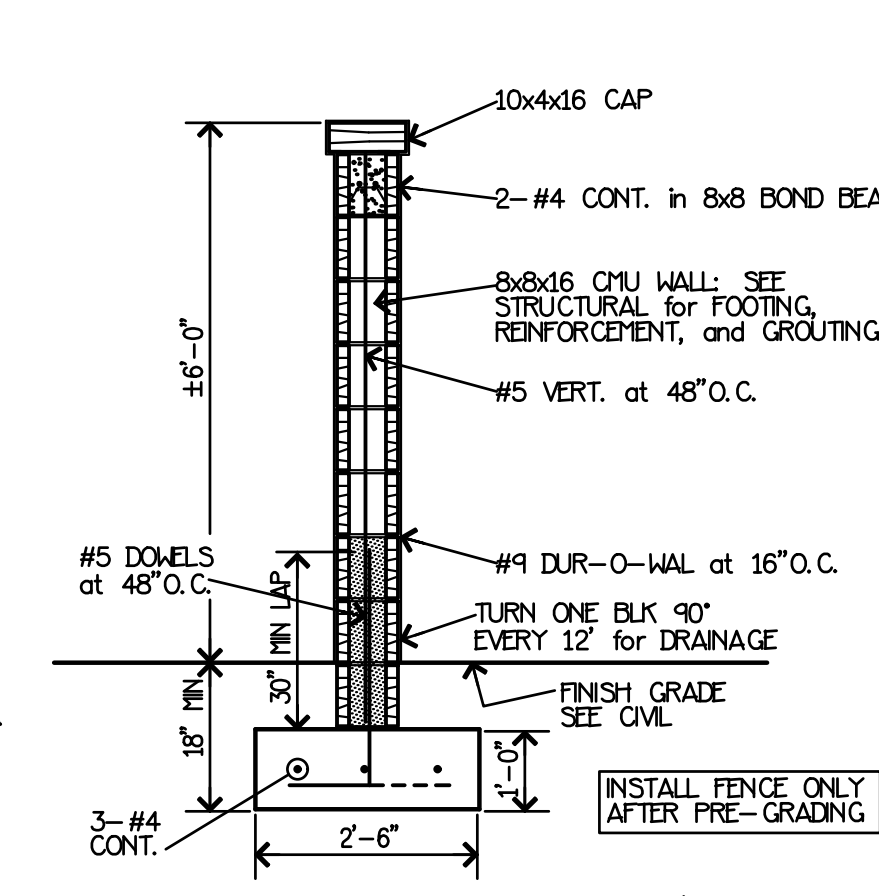
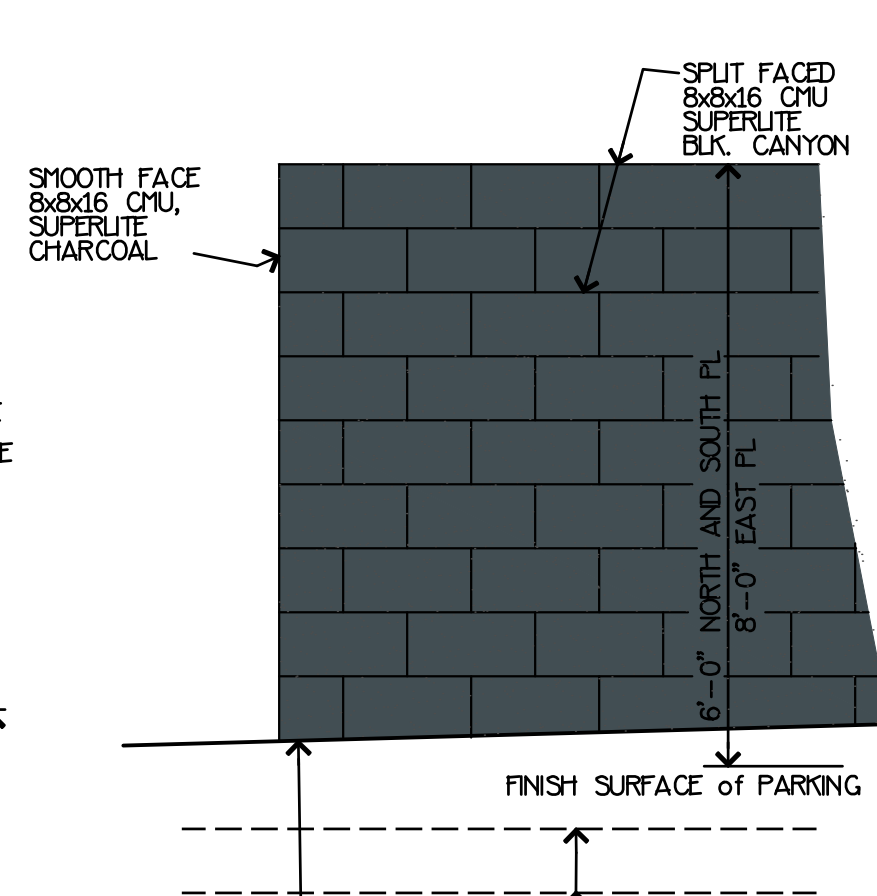
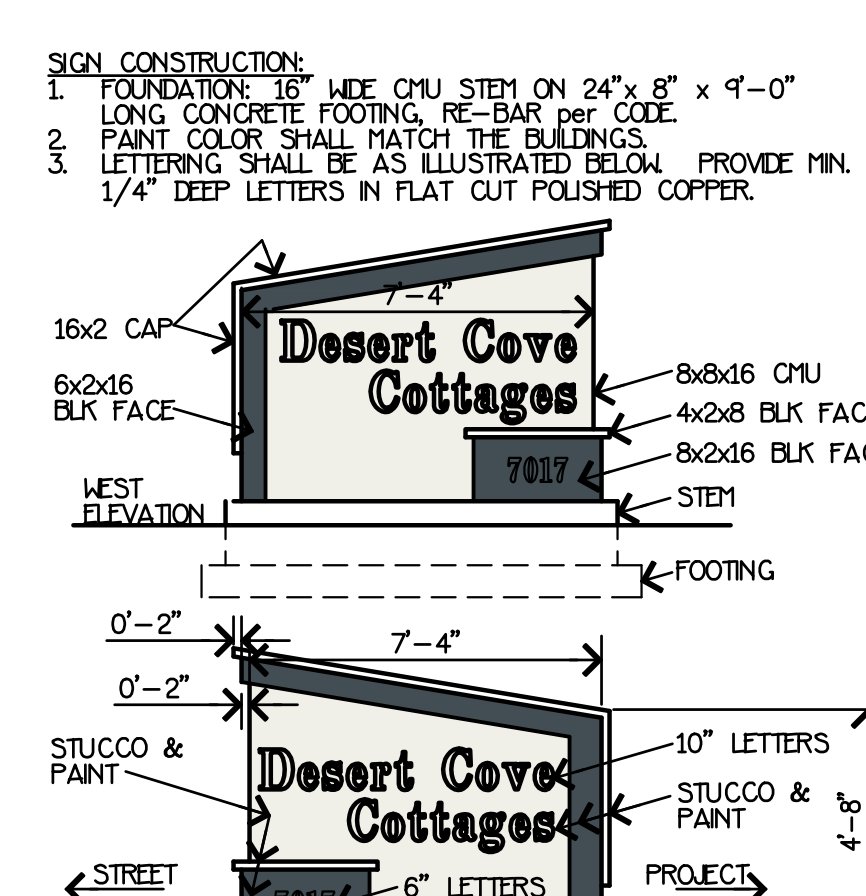
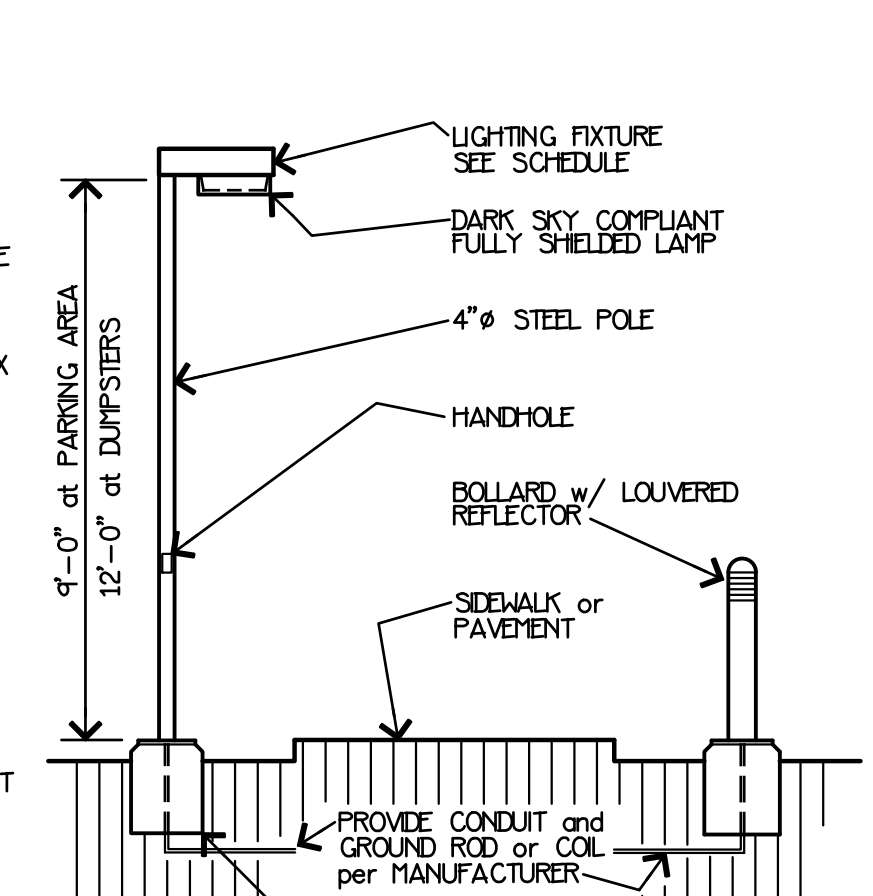
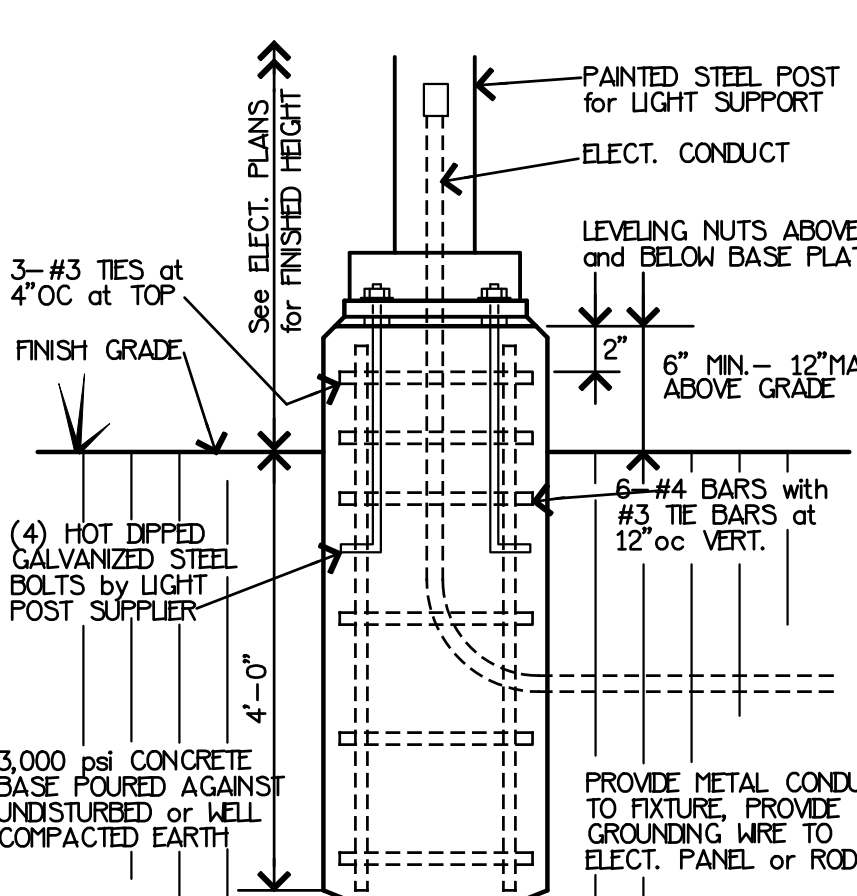
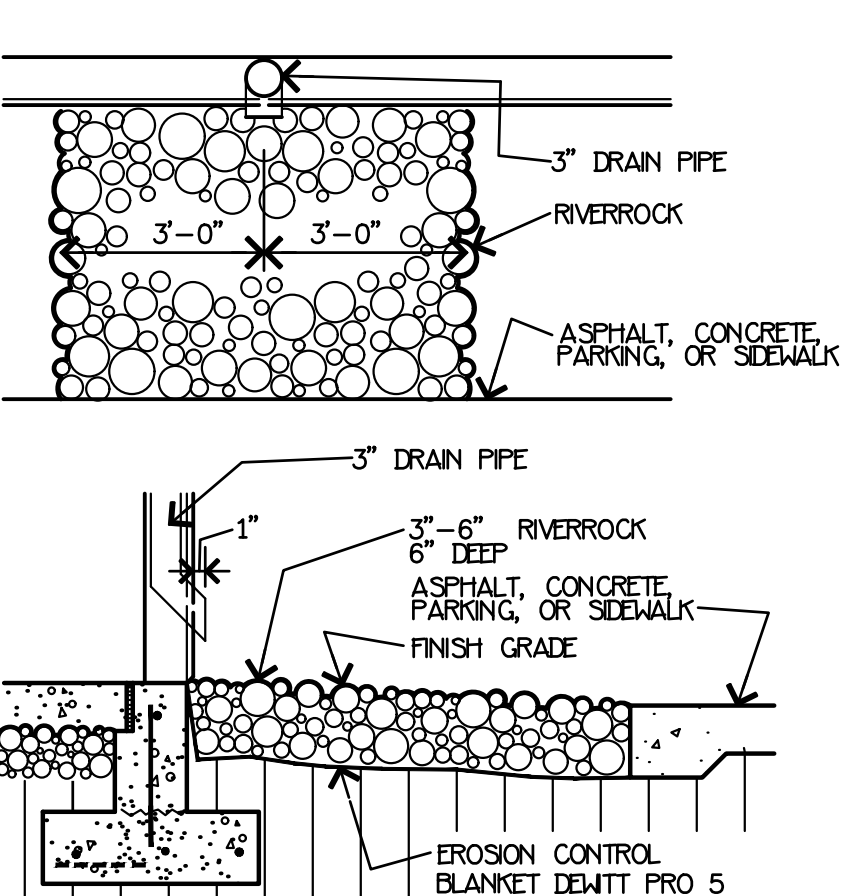
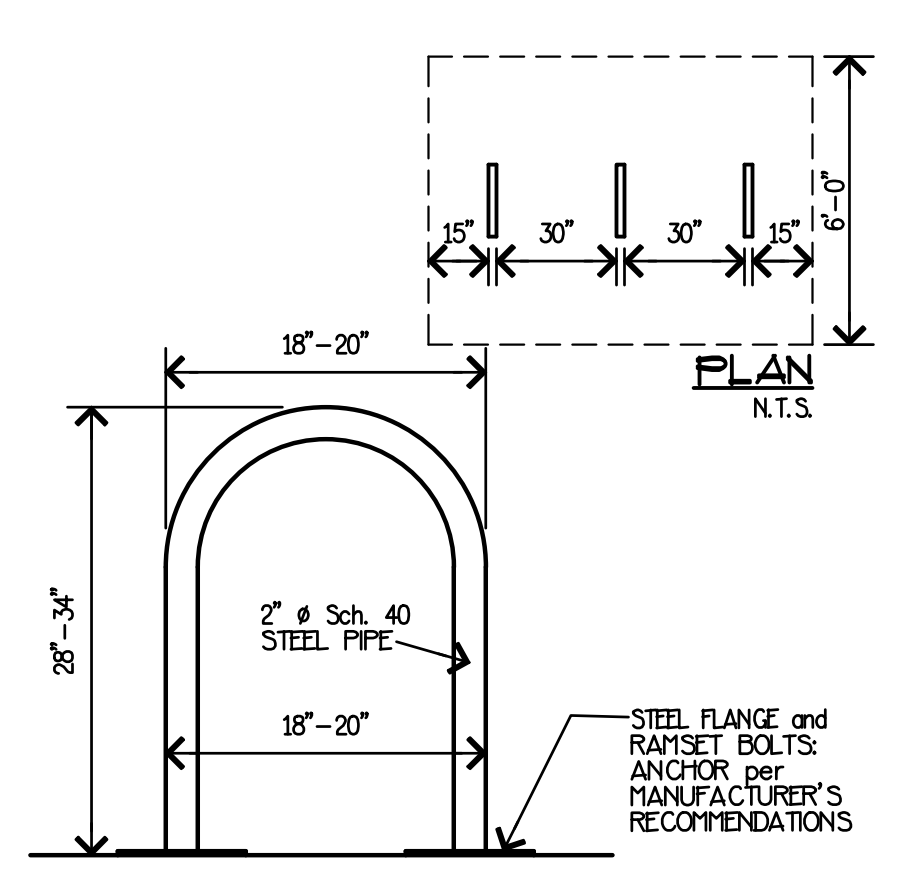
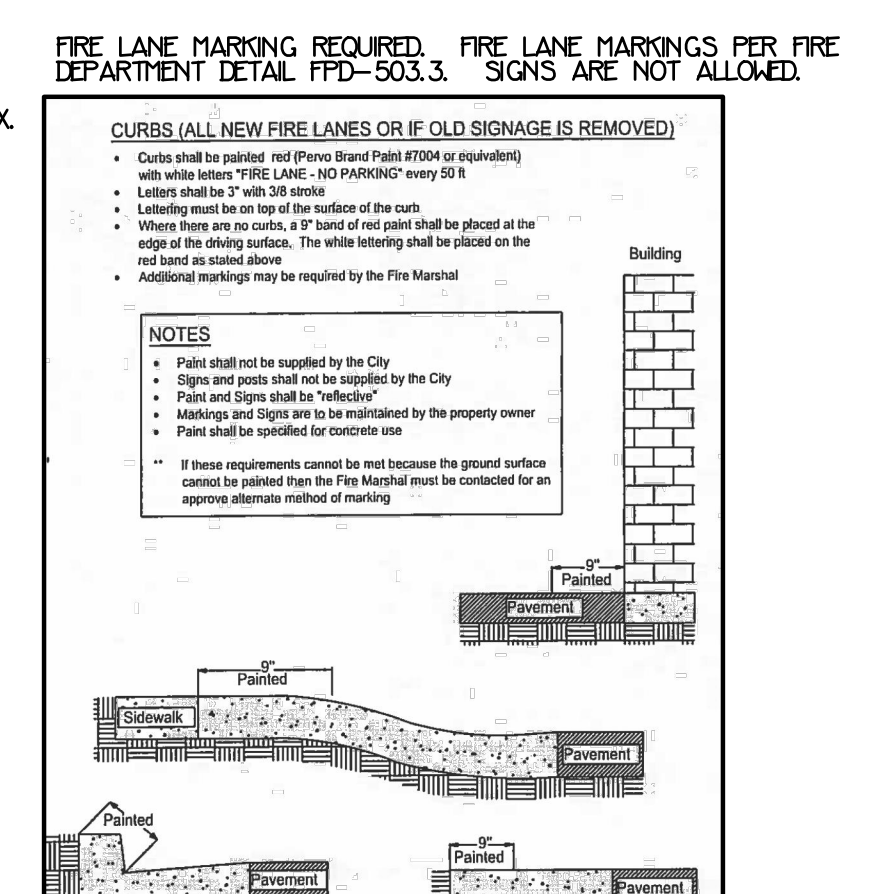
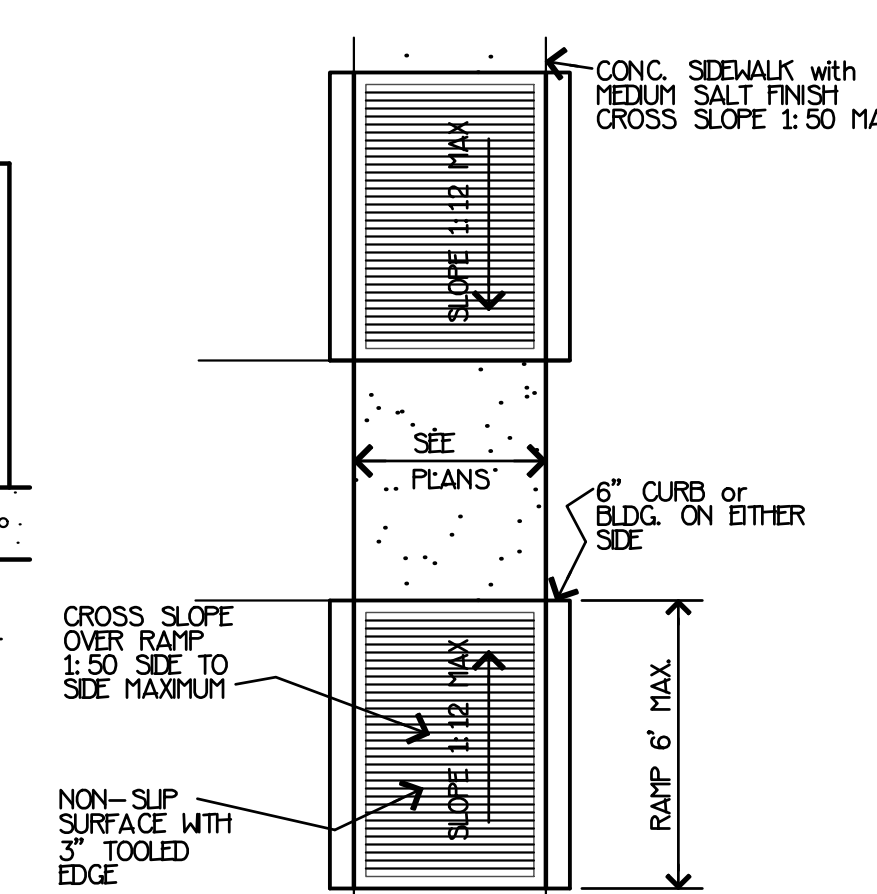
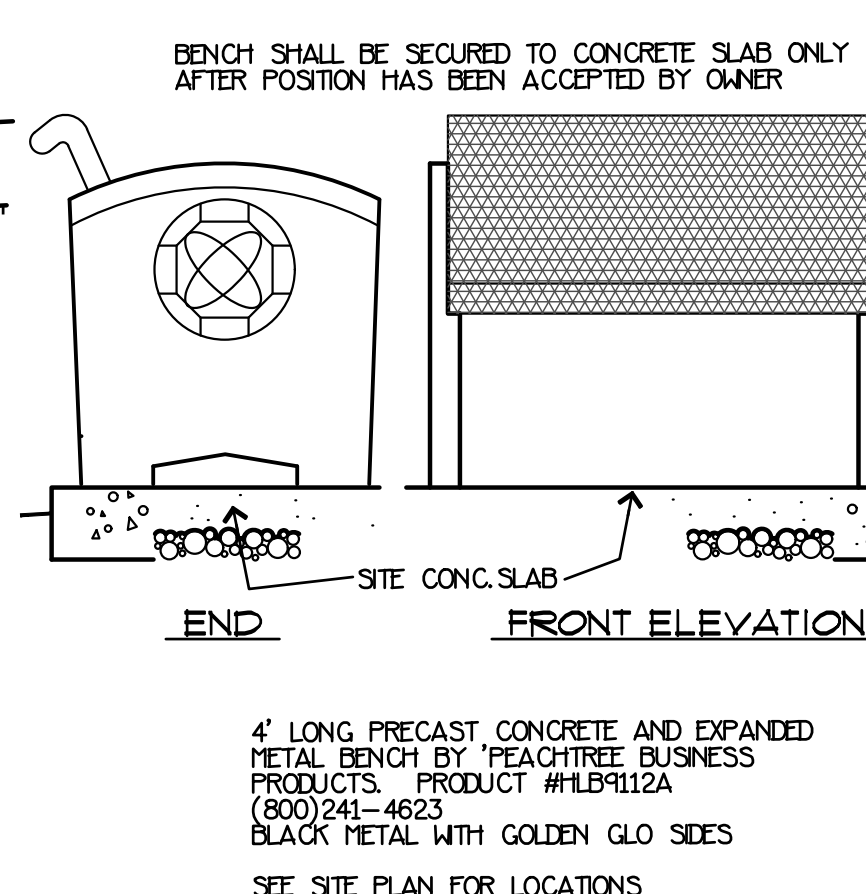
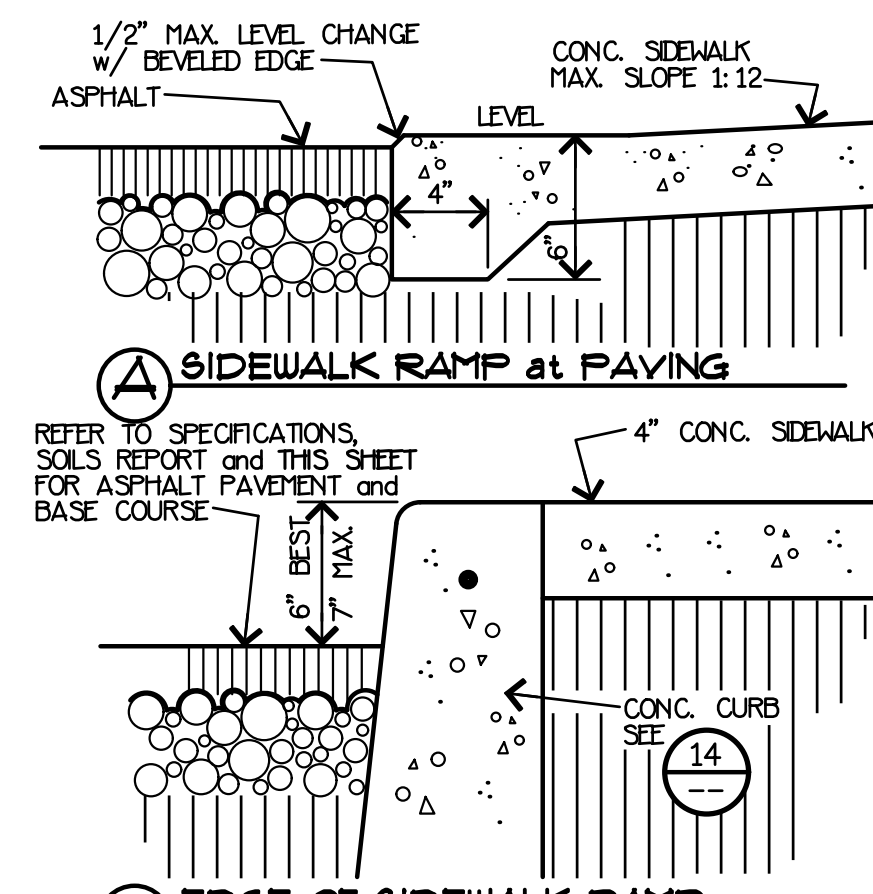
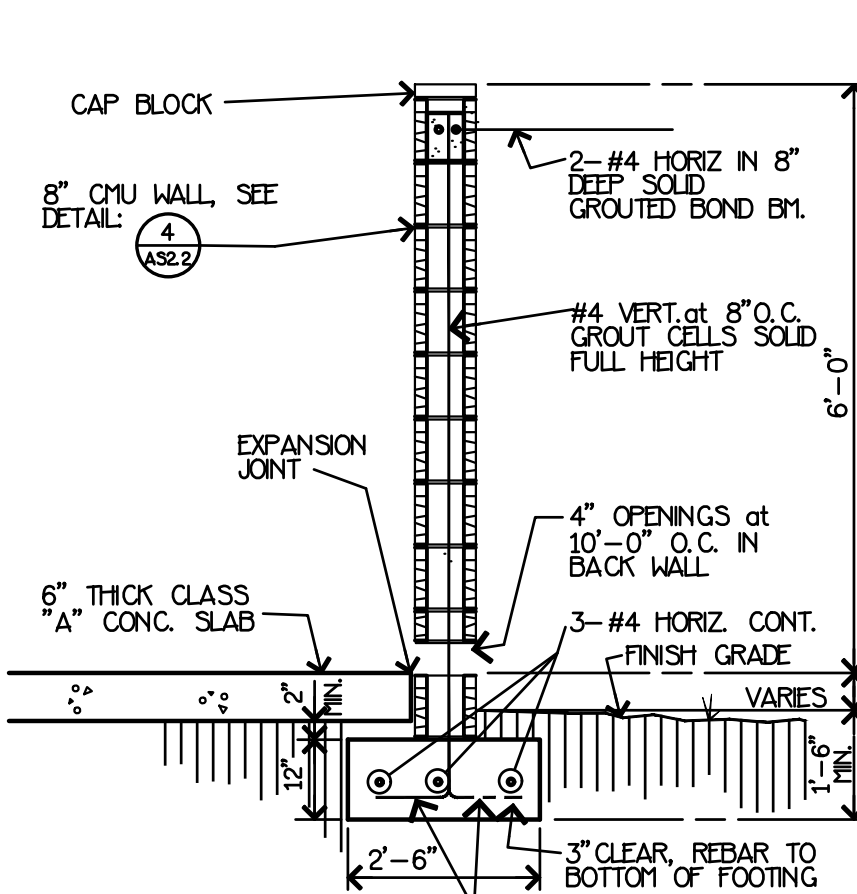
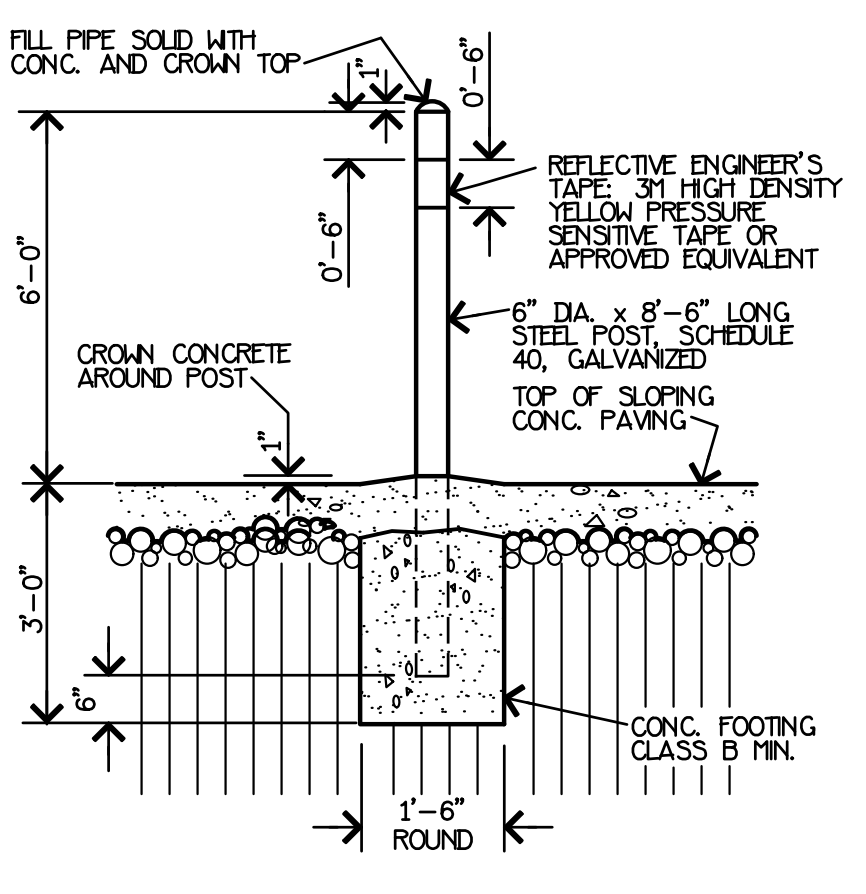
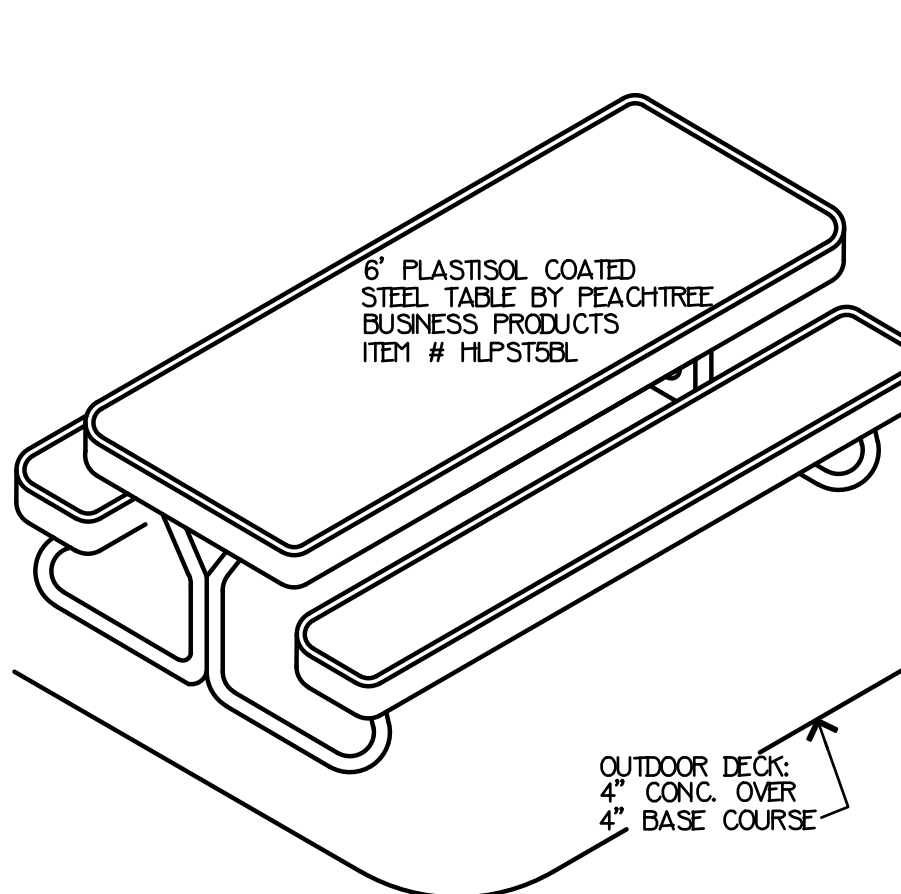
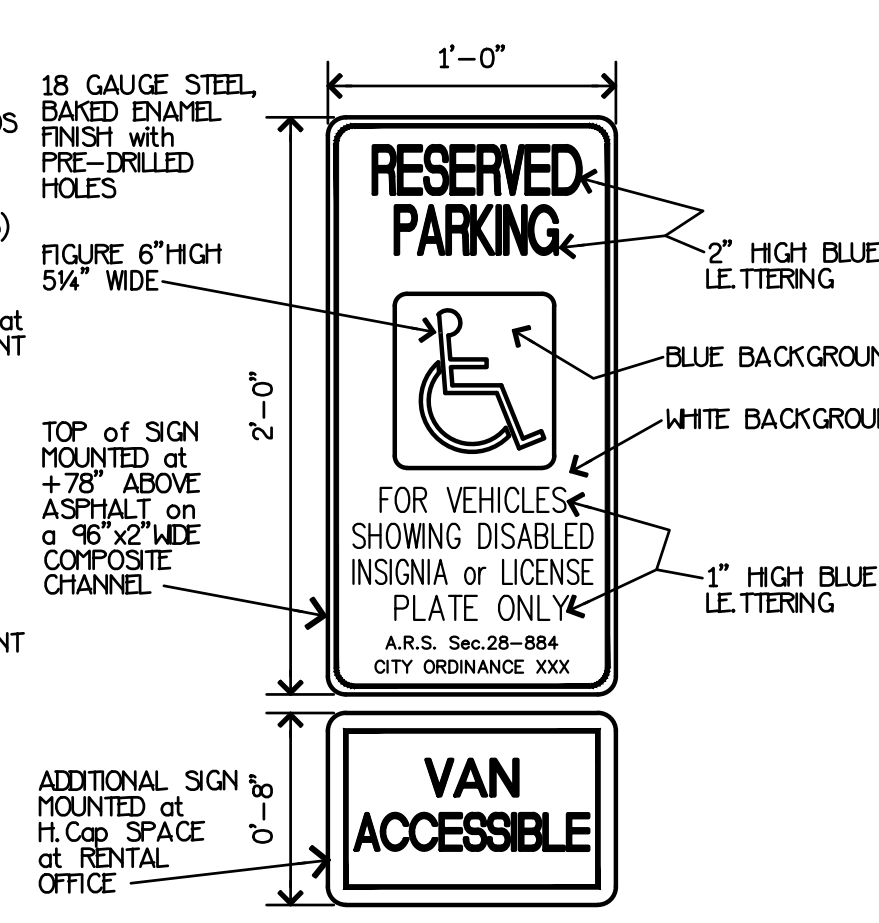
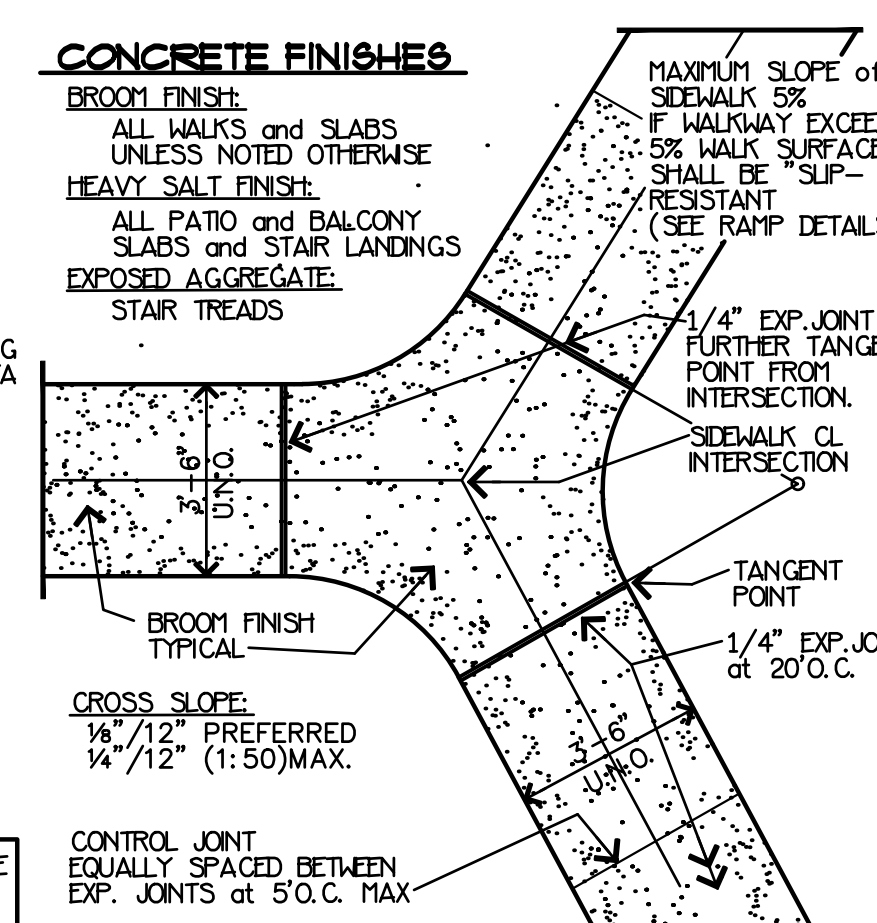
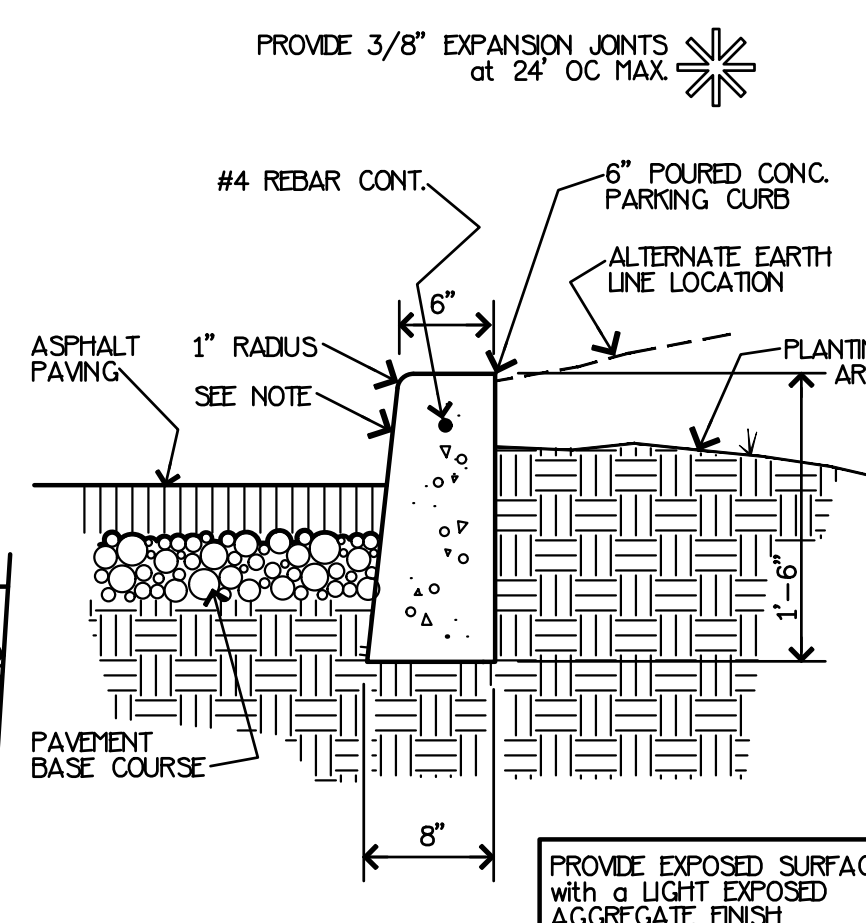
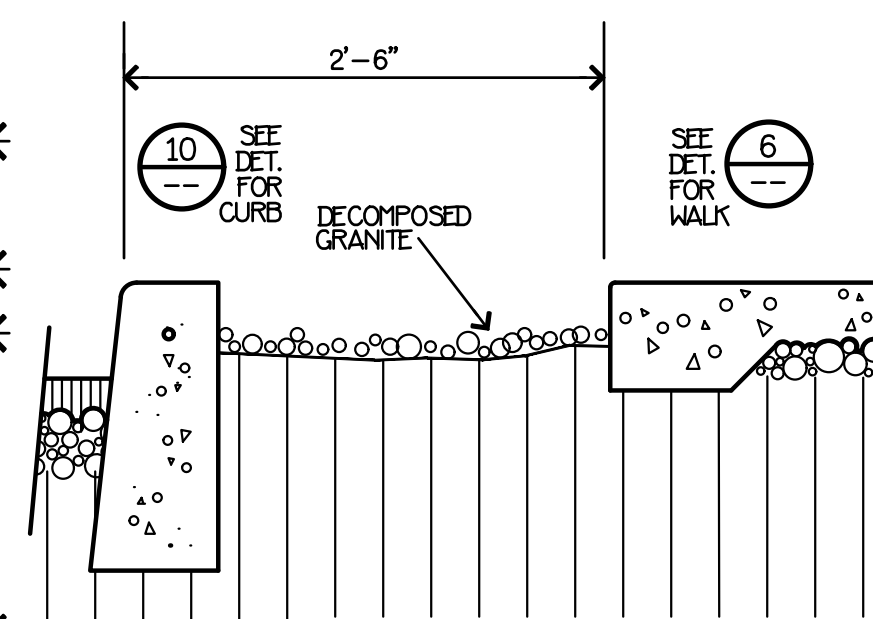
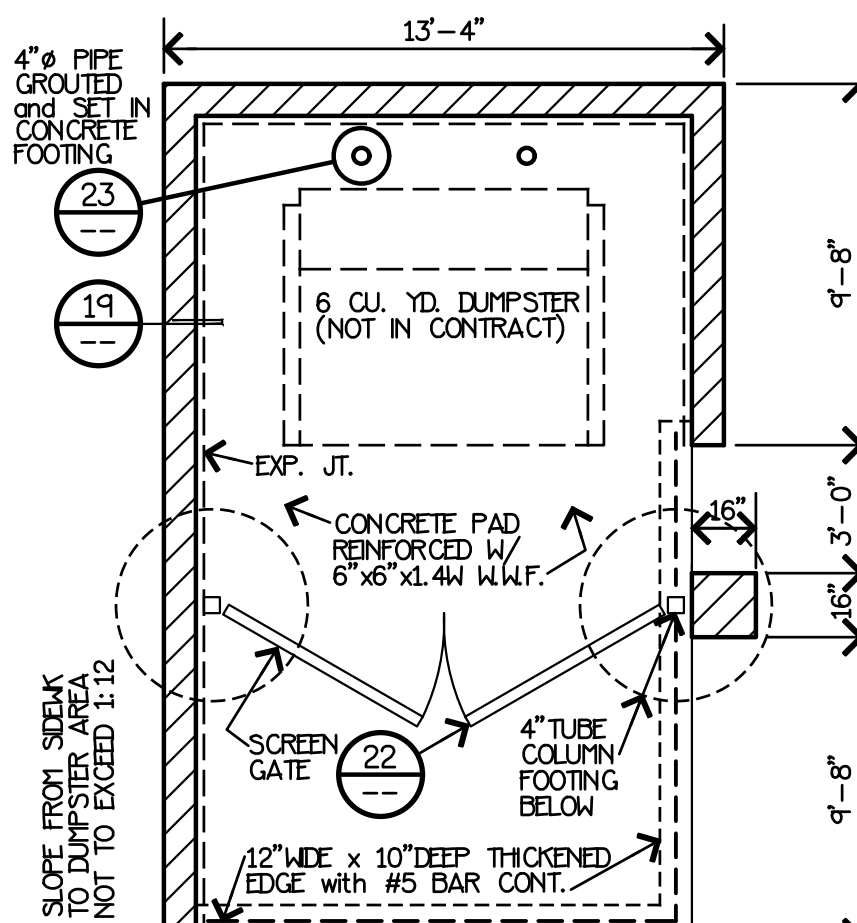
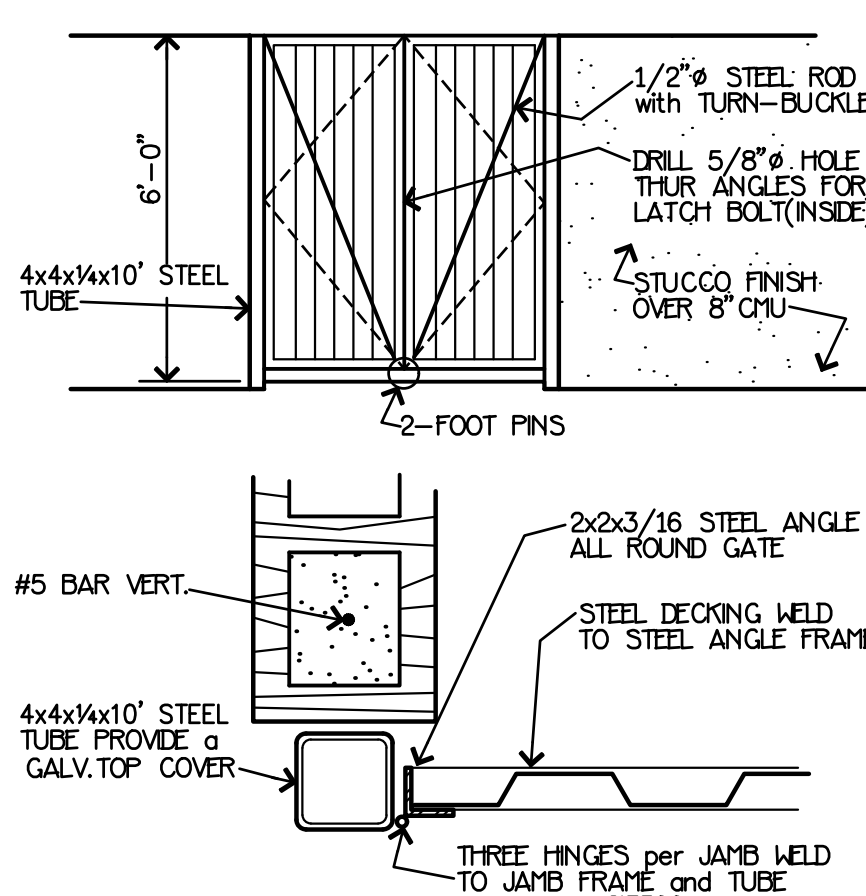
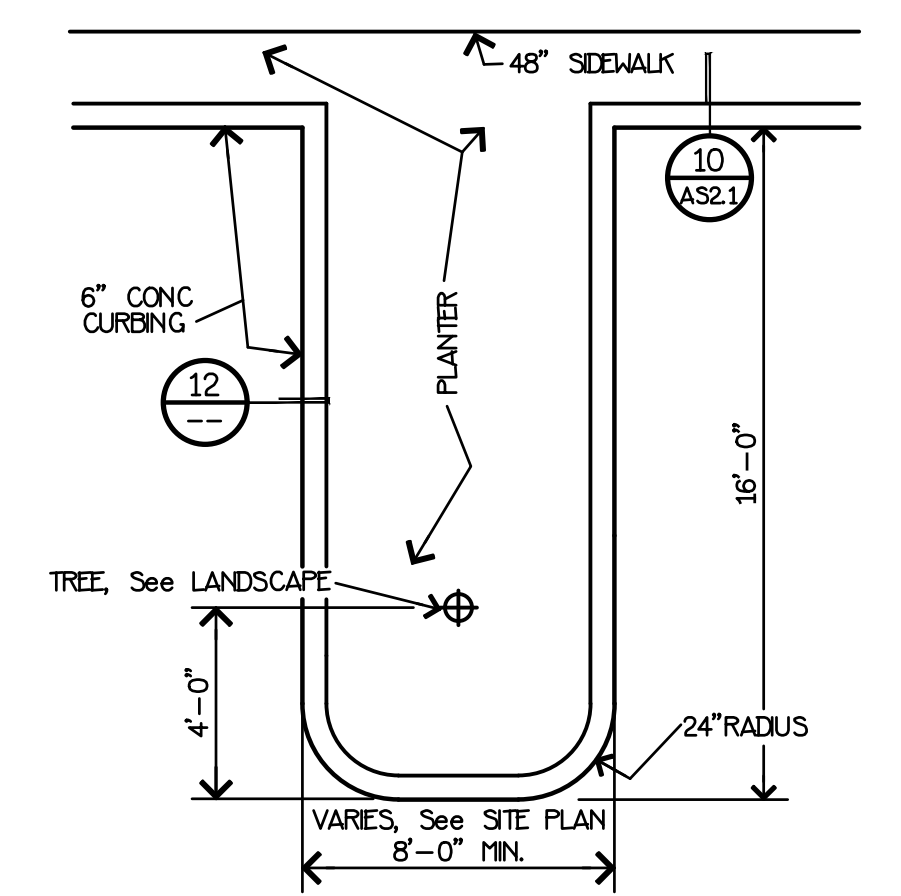
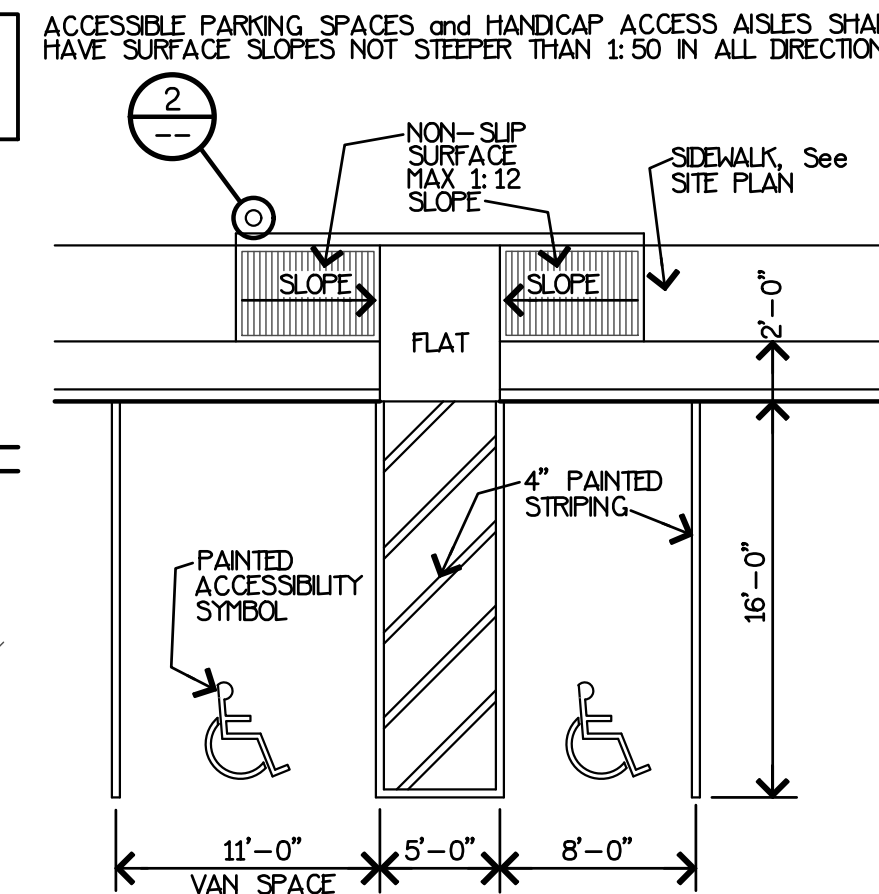
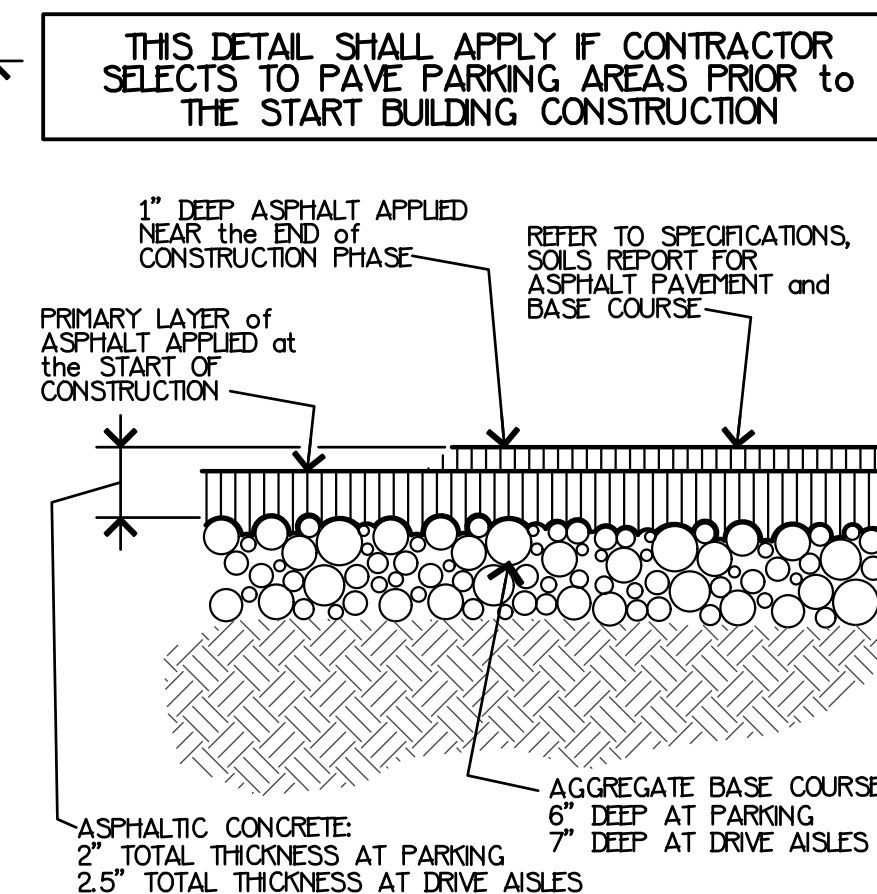
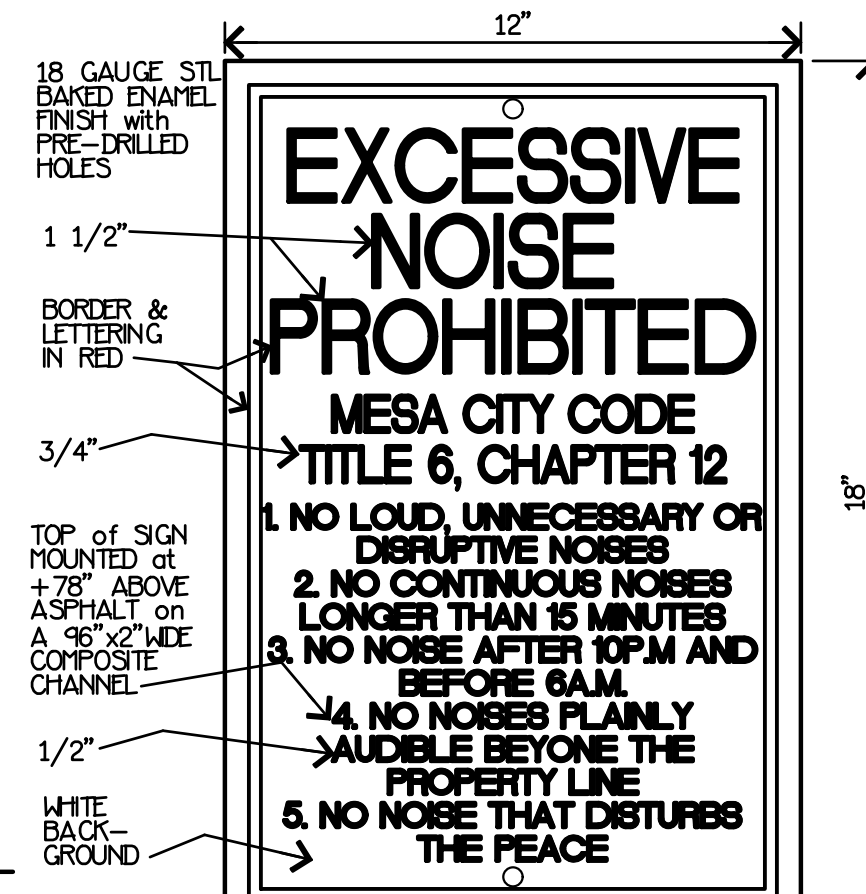
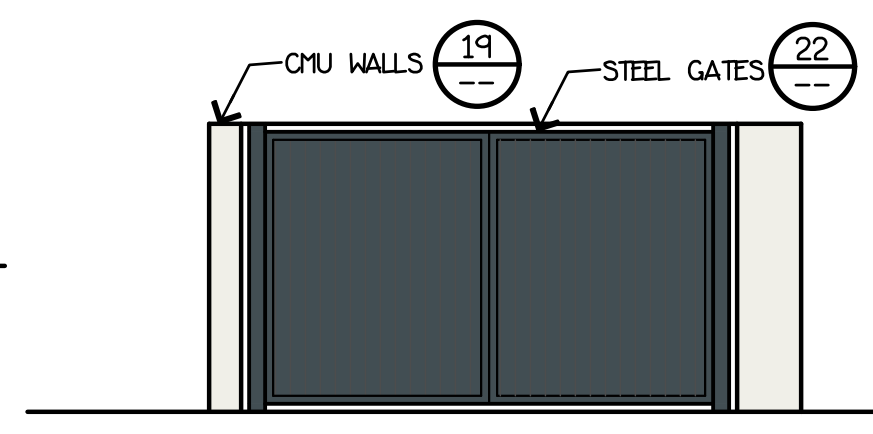
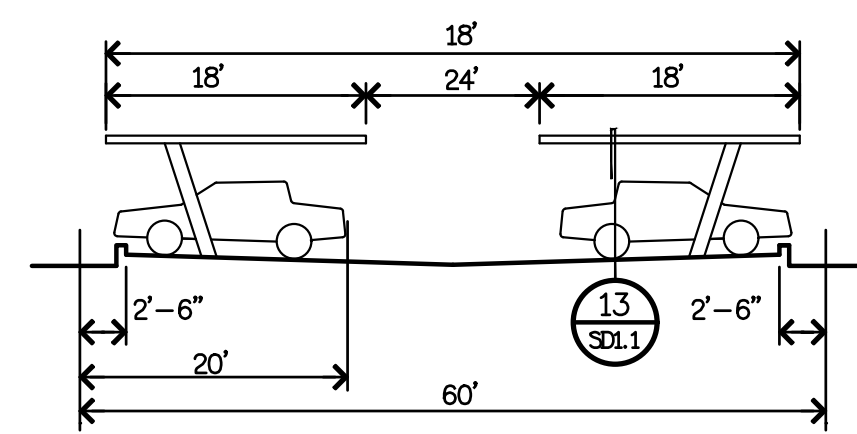
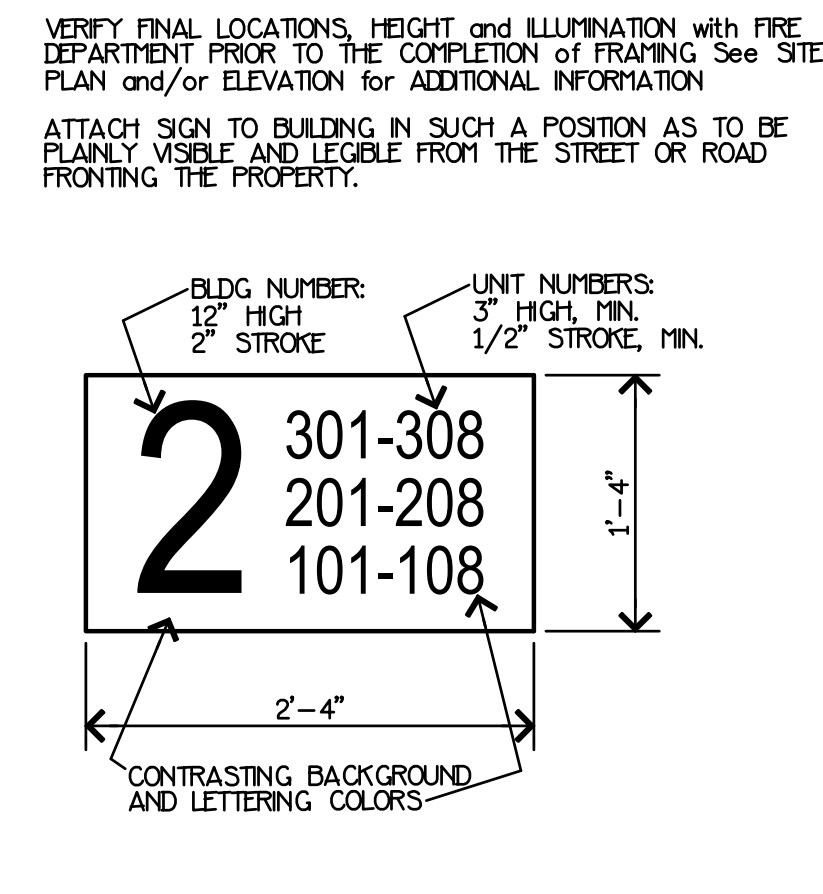
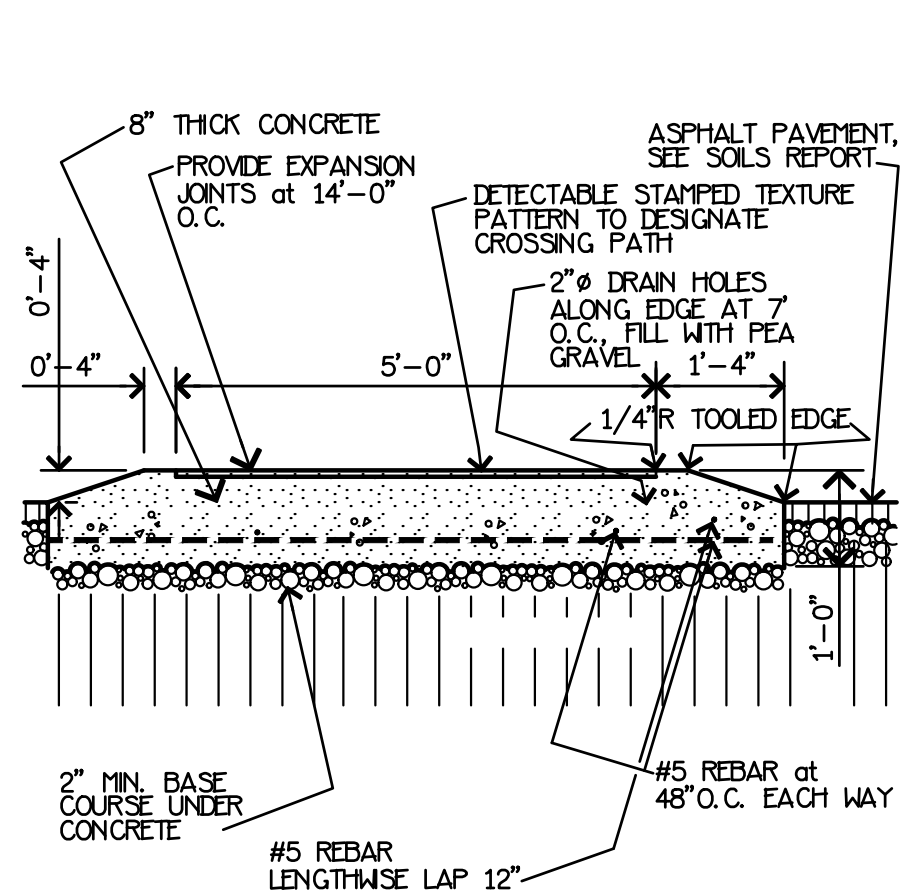
JUN 2022
ATHENA NUMBER
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DRAWN BY
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FS
START DATE
NOV 22, 2020
DATE PLOTTED
06/10/22
CADD FILE NAME
2013.1-SITE

AS0.1
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NOTE: ALL WALKWAYS ONSITE ARE INTENDED TO BE ACCESSIBLE ROUTES. THEREFORE NO DESIGNATION OF ACCESSIBLE ROUTES HAS BEEN DEPICTED ON THE PLAN.
PARKING SPACES DESIGNATED WITH A 'C' ARE COMPACT SPACES AT 8'-6" WIDE

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



Revisions:	

Issue Date:	
JUN 2022	
ATHENA NUMBER 2013.1	
DRAWN BY PS	
REVIEWED BY PS	
START DATE NOV 22, 2020	
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