

PRELIMINARY SITE PLAN FOR EVERGREEN AT HAWES

S. HAWES RD. & DESERT LANE
MESA, ARIZONA
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



- ### KEY NOTES
- 1 PROJECT MONUMENT SIGN
 - 2 LEASING OFFICE / RESIDENCE CLUBHOUSE
 - 3 MAILBOXES
 - 4 POOL AREA WITH SEATING
 - 6 POOL EQUIPMENT ROOM
 - 8 TURF AREA
 - 9 SHADE SAIL WITH SEATING
 - 10 PEDESTRIAN/PET FOUNTAIN
 - 11 VISITOR CALL BOX IN LANDSCAPE ISLAND
 - 12 SIGN DIRECTORY BOARD
 - 13 VEHICLE ACCESS GATE WITH AUTOMATIC GATE OPTICAL SENSOR PER FIRE PREVENTION DETAIL 503.6 AND 506.1
 - 14 PEDESTRIAN ENTRANCE GATE
 - 15 3" RAISED STAMPED COLORED ASPHALT PAVING AT CROSSWALK
 - 16 DRIVEWAY PER CITY OF MESA STD DTL M-42
 - 17 SIGHT VISIBILITY TRIANGLE PER CITY OF MESA ENGINEERING & DESIGN STANDARDS, SECTION 211
 - 18 EXISTING 6" BLOCK WALL
 - 19 SIDEWALK, WIDTH AS NOTED
 - 20 NEW 6" HIGH BLOCK WALL
 - 21 TRASH ENCLOSURE PER CITY OF MESA STD DTL M-62.02.1. 12" WIDE WITH 50" CLEARANCE AT 30° ANGLE.
 - 22 OPEN SPACE
 - 23 ACCESSIBLE PARKING STALL
 - 24 PARKING CANOPY
 - 25 PARKING GARAGE
 - 26 FIRE HYDRANT
 - 28 FIRE DEPT. TURNING RADII (55' OUTER RADII, 35' INNER RADII)
 - 29 PARK WITH SEATING AREA
 - 30 TRASH & RECYCLING (DOUBLE-WIDE BIN) ENCLOSURE PER CITY OF MESA STD DTL M-62.02.1. 24" WIDE WITH 50" CLEARANCE.
 - 31 FIRE HOSE LAY
 - 32 RETENTION PUMP BLEED OFF WET WELL
 - 33 TOT LOT WITH PLAY EQUIPMENT

SITE INFO

APN:	304-03-946 & 304-03-845A
GROSS AREA:	5.15 AC (224,370 SF)
NET AREA:	4.79 AC (208,549 SF)
PROPOSED UNITS:	58
DENSITY - GROSS:	11.3 DU / AC
DENSITY - NET:	12.1 DU / AC
EXISTING ZONING:	OC & RM-2
PROPOSED ZONING:	RM-2 / PAD
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY

DEVELOPMENT STANDARDS (RM-2)

	REQUIRED	PROVIDED
MINIMUM LOT AREA	7,200 SF	>7,200 SF
MINIMUM LOT WIDTH (MULTIPLE-RESIDENCE)	60 FT	>60 FT
MINIMUM LOT DEPTH (MULTIPLE-RESIDENCE)	94 FT	>94 FT
MAXIMUM DENSITY	15 DU / NET ACRE	12.1 DU / AC
MINIMUM LOT AREA / DU	2,904 SF	4,156 SF
MAXIMUM HEIGHT	30 FT	<30 FT
MAXIMUM LOT COVERAGE	70%	55%

MIN. BUILDING SETBACKS

	REQUIRED	PROVIDED
FRONT, 4-LANE ARTERIAL: (WEST, HAWES RD)	20 FT	20 FT
STREET FACING SIDE, LOCAL STREET: (SOUTH, DESERT LN)	20 FT	20 FT
INTERIOR SIDE, 3+ UNITS ON LOT	20 FT	20 FT
SINGLE STORY:	30 FT	30 FT / 20 FT
TWO STORY:	20 FT	20 FT
REAR, 3+ UNITS ON LOT	20 FT	20 FT
SINGLE STORY:	30 FT	20 FT
TWO STORY:	30 FT	20 FT

MIN. SEPARATION BETWEEN BUILDINGS ON SAME LOT

ONE-STORY BUILDING:	25 FT	10 FT
TWO-STORY BUILDING:	30 FT	10 FT
DETACHED COVERED PARKING CANOPY:	20 FT	10 FT

BUILDING AREA CALCULATIONS

BUILDING TYPE	NO.	AREA (SF)	TOTAL (SF)
BLDG.			
2-BED	4	964	3,856
1-BED DUPLEX	6 (12 DU)	1,324	7,944
1-BED DUPLEX (2 STORY)	5 (10 DU)	1,076	5,380
2-BED DUPLEX (2 STORY)	8 (16 DU)	1,524	12,192
3-BED DUPLEX (2 STORY)	8 (16 DU)	1,740	13,920
SUB-TOTAL	58 DU		43,292 SF
GARAGE	4	943	3,772
OFFICE / CLUBHOUSE	1	1,085	1,085
GRAND TOTAL			48,149 SF

PARKING - REQUIRED

58 X 2.1 SPACES / DU	122 SPACES
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PARKING - PROVIDED

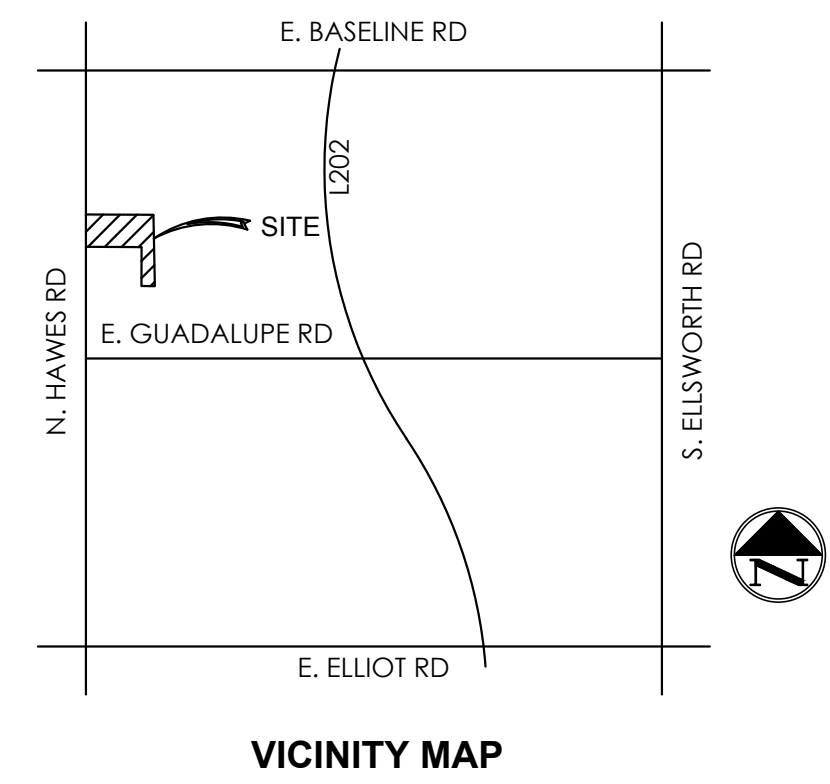
UNCOVERED (NOT ADA)	43 SPACES
CANOPY (NOT ADA)	58 SPACES
ADA	5 SPACES
GARAGE	16 SPACES
TOTAL	122 SPACES

SOLID WASTE

58 UNITS X 0.5 CY / UNIT = 29 CY TOTAL / WEEK
 29 CY / 2 = 15 CY STORAGE
 15 CY / 6 CY / BIN = 2.5 BINS
 TOTAL BINS REQUIRED = 3 BINS

MINIMUM PRIVATE OPEN SPACE

1-BED	60 SF	1,440 SF
2-BED	100 SF	2,200 SF
3-BED	120 SF	1,920 SF
TOTAL REQUIRED		5,240 SF
TOTAL PROPOSED		34,148 SF



CIVIL ENGINEER

TERRASCOPE CONSULTING, LLC
 645 E. MISSOURI AVE., SUITE 420
 PHOENIX, ARIZONA 85012

DEVELOPER / APPLICANT

EVERGREEN INVESTMENT COMPANY
 600 WINSLOW WAY E., SUITE 247
 BAINBRIDGE ISLAND, WA 98110

PROPERTY OWNER

PRICE REVOCABLE TRUST
 128 S 29TH PL
 GILBERT, AZ 85296

BENCHMARK

BRASS TAG T.C. SW CORNER OF HAWES & BASELINE
 ELEV. 1414.58

BASIS OF BEARING

N 01°09'25" WEST - BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, PER THE DEED OF RECORD AND HAWES CHEUCH SUBDIVISION RECORDED IN BOOK 908, PAGE 19, M.C.R.

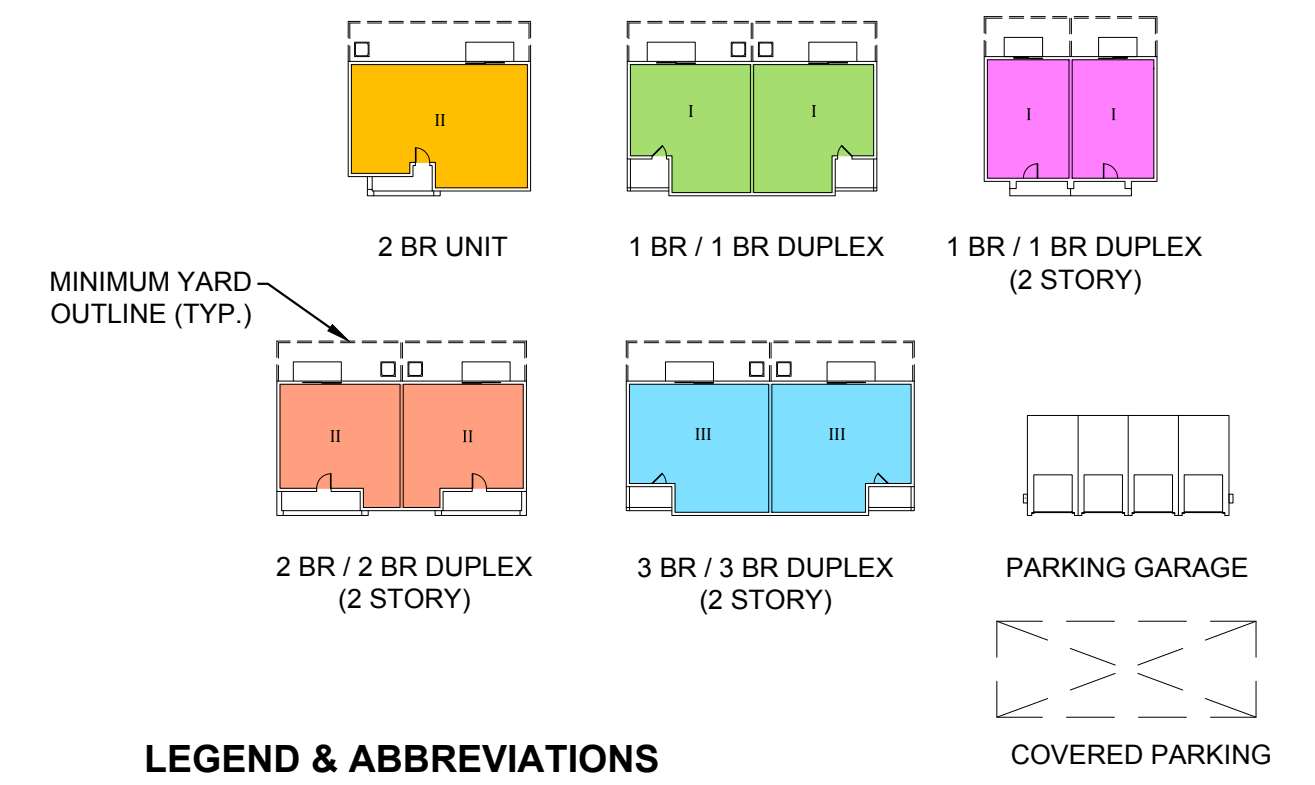
FLOOD ZONE

FLOOD ZONE DESIGNATION "X" SHADED PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 041602295L, PANEL 2295 OF 4425, DATED 10/16/2013, AND MAP NUMBER 041602760LL, PANEL 2760 OF 4425, DATED 10/16/2013

ZONE "X" SHADED - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

TYPICAL BUILDING FOOTPRINTS



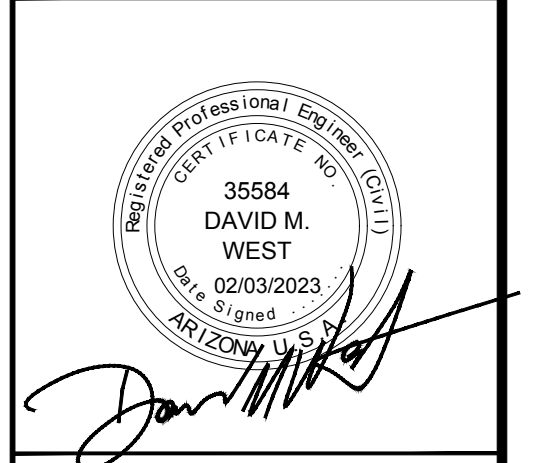
LEGEND & ABBREVIATIONS

BLDG	BUILDING	PROP	PROPOSED
ESMT	EASEMENT	R/W	RIGHT OF WAY
EX	EXISTING	OS	OPEN SPACE
F/C	FACE OF CURB	TYP	TYPICAL
B/C	BACK OF CURB	SW	SIDEWALK
LS	LANDSCAPE SETBACK	BS	BUILDING SETBACK
PUE	PUBLIC UTILITY EASEMENT	EOP	EDGE OF PAVEMENT

EX PROPERTY LINE
 SECTION LINE
 CENTER LINE
 BUILDING SETBACK
 FACE OF CURB

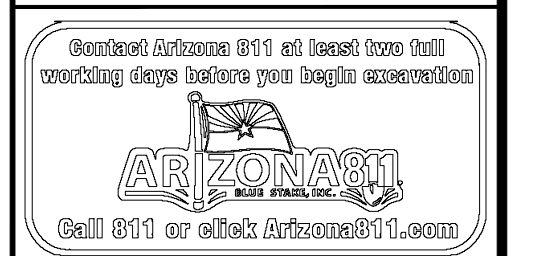
consulting
Terrascope
 civil engineering • surveying • urban planning

645 East Missouri Ave., Suite 420, Phoenix, Arizona 85012
 P: 602.297.8735 • info@terrascope.us • terrascopeconsulting.com



EVERGREEN AT HAWES

PRELIMINARY



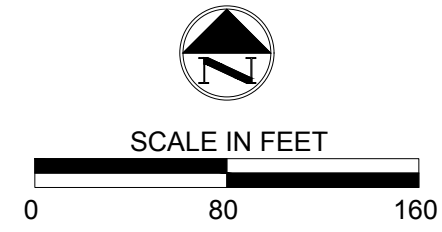
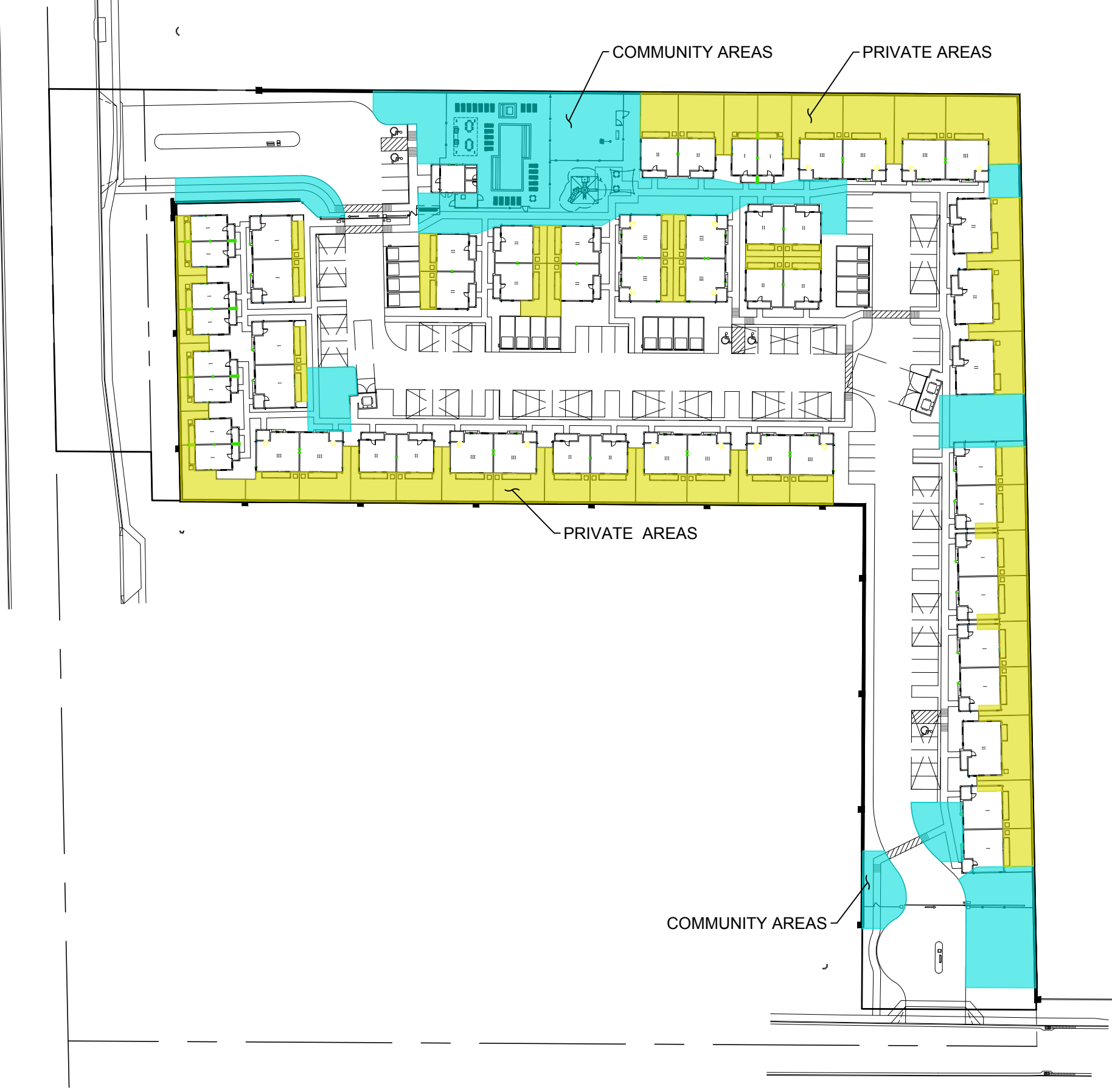
DATE	DESCRIPTION
01/13/2023	REZONE SUBMITTAL
02/03/2023	REZONE SUBMITTAL

CHECKED BY: DMW
 DRAWN BY: EBP

TITLE:
PRELIMINARY SITE PLAN

SHEET No.
 1 of 1

PROJECT No.
 1365



OPEN SPACE INFORMATION

OPEN SPACE (COMMON & PRIVATE)
REQUIRED = 11,600 S.F.

COMMON OPEN SPACE
PROVIDED = 29,327 S.F.

PRIVATE OPEN SPACE
REQUIRED = 5,240 S.F.
PROPOSED = 34,573 S.F.

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COMMON OPEN SPACE
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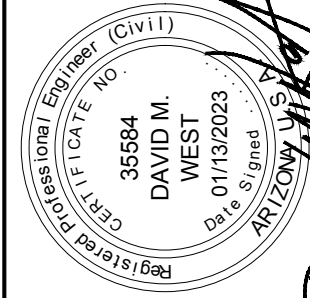
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EXHIBIT A

OPEN SPACE EXHIBIT

EVERGREEN AT HAWES
HAWES ROAD & DESERT LANE
MESA, ARIZONA

Project No: 1365 Date: 02/03/2023




civil engineering • surveying • urban planning
645 East Missouri Ave, Suite 420
Phoenix, Arizona 85012
P: 602-297-8732