

DR11-24 APPROVAL CONDITIONS

COMMENTS MADE BY THE DESIGN REVIEW BOARD AT THE NOVEMBER 2, 2021 'WORK SESSION'. THEREFORE THE DESIGN REVIEW CASE DR-0224 IS APPROVED WITH THE FOLLOWING CONDITIONS:

1. COMPLIANCE WITH THE DEVELOPMENT AS DESCRIBED IN THE PROJECT NARRATIVE AND AS SHOWN ON THE SITE PLAN, LANDSCAPE PLAN, AND EXTERIOR ELEVATIONS SUBMITTED OCTOBER 31, 2021.
2. COMPLIANCE WITH ALL CONDITIONS OF APPROVAL FOR BALL-045.
3. CAP ON CMU WALL SHALL BE PAINTED DE6216 "BARRER II STOVE".
4. GATES SHALL BE OPAQUE AND PAINTED TO MATCH THE SCREEN WALL.
5. THE CITY OF MESA HAS AGREED TO INSTALL LANDSCAPE IMPROVEMENTS ALONG DOBSON ROAD AS PART OF THE DOBSON ROAD BICYCLE AND PEDESTRIAN ROUTE IMPROVEMENT PROJECT WITHIN THE 15' FRONT SETBACK. THE PROJECT IS GRANT FUNDED. IF FOR ANY REASON, THE LANDSCAPE IMPROVEMENTS ARE NOT INSTALLED WITH THIS PROJECT, THE LANDSCAPE IMPROVEMENTS SHALL BE INSTALLED BY THE PROPERTY OWNER WITHIN SIX MONTHS OF NOTIFICATION BY THE CITY OF MESA. IF THIS OCCURS, LANDSCAPE MATERIAL QUANTITIES SHALL BE PROVIDED AS INDICATED IN CHAPTER 33 OF THE ZONING ORDINANCE TABLE 11-33-3-A-4.
6. OUTDOOR STORAGE IS NOT ALLOWED UNDER THIS APPROVAL. IF APPROVED, FUTURE OUTDOOR STORAGE SHALL COMPLY WITH SEC. 11-30-9.
7. EXISTING ASPHALT WITHIN THE 15' LANDSCAPE SETBACK ADJACENT TO DOBSON ROAD IN FRONT OF THE PROPOSED SCREEN WALL TO BE REMOVED PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY.
8. A 15' WIDE LANDSCAPE EASEMENT AS MEASURED FROM THE FUTURE RIGHT-OF-WAY LINE SHALL BE GRANTED TO THE CITY OF MESA FOR THE DOBSON ROAD BICYCLE AND PEDESTRIAN ROUTE IMPROVEMENT PROJECT.
9. ALL BACKFLOW PREVENTERS 2' OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6' RADIUS OF THE BACKFLOW PREVENTER. ALL BACKFLOW PREVENTERS LESS THAN 2' SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED GREEN. (THE CITY OF MESA HAS REQUESTED THE CHANGE TO GREEN, TO DISCOURAGE THEFT.)
10. FIRE RISERS AND ROOF ACCESS LADDERS ARE TO BE LOCATED WITHIN THE BUILDING.
11. COMPLIANCE WITH ALL CITY DEVELOPMENT CODES AND REGULATIONS.
12. COMPLIANCE WITH ALL REQUIREMENTS OF THE DEVELOPMENT & SUSTAINABILITY, ENGINEERING, TRANSPORTATION AND SOLID WASTE DEPARTMENTS

BA11-045 APPROVAL CONDITIONS

COMPLIANCE WITH THE SITE AND ELEVATIONS SUBMITTED, EXCEPT AS MODIFIED BY THE CONDITIONS LISTED BELOW.

2. THE CITY OF MESA HAS AGREED TO INSTALL LANDSCAPE IMPROVEMENTS ALONG DOBSON ROAD AS PART OF THE DOBSON ROAD BICYCLE AND PEDESTRIAN ROUTE IMPROVEMENT PROJECT WITHIN THE 15' FRONT SETBACK. THE PROJECT IS GRANT FUNDED. IF FOR ANY REASON, THE LANDSCAPE IMPROVEMENTS ARE NOT INSTALLED WITH THIS PROJECT, THE LANDSCAPE IMPROVEMENTS SHALL BE INSTALLED BY THE PROPERTY OWNER WITHIN SIX MONTHS OF NOTIFICATION BY THE CITY OF MESA. IF THIS OCCURS, LANDSCAPE MATERIAL QUANTITIES SHALL BE PROVIDED AS INDICATED IN CHAPTER 33 OF THE ZONING ORDINANCE TABLE 11-33-3-A-4.
3. FUTURE OUTDOOR STORAGE SHALL COMPLY WITH SEC.11-30-9.
4. EXISTING ASPHALT WITHIN THE 15' LANDSCAPE SETBACK ADJACENT TO DOBSON ROAD IN FRONT OF THE PROPOSED SCREEN WALL TO BE REMOVED PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY.
6. A 15' WIDE LANDSCAPE EASEMENT AS MEASURED FROM THE FUTURE RIGHT-OF-WAY LINE SHALL BE GRANTED TO THE CITY OF MESA FOR THE DOBSON ROAD BICYCLE AND PEDESTRIAN ROUTE IMPROVEMENT PROJECT.
5. COMPLIANCE WITH ALL REQUIREMENTS OF THE DEVELOPMENT AND SUSTAINABILITY DEPARTMENT WITH REGARD TO THE ISSUANCE OF BUILDING PERMITS.

BA12-026 APPROVAL CONDITIONS

1. COMPLIANCE WITH THE SITE PLAN AND ELEVATIONS SUBMITTED, EXCEPT AS MODIFIED BY THE CONDITIONS LISTED BELOW.
2. COMPLIANCE WITH ALL REQUIREMENTS OF BA11-045, EXCEPT AS MODIFIED BY THE CONDITIONS LISTED BELOW.
3. INCREASE THE WIDTH OF THE EXISTING LANDSCAPE YARD ADJACENT TO THE SOUTH PROPERTY LINE BY ADDITIONAL 10-FEET. THE LANDSCAPE YARD SHALL CONTAIN 6 TREES AND 36 SHRUBS PER 100' OF LINEAR STREET FRONTAGE. VINES ON TRELLIS SHALL BE INCLUDED TO ADEQUATELY SCREEN THE OVERHEAD DOORS FROM PUBLIC VIEW.
4. FUTURE OUTDOOR STORAGE REQUIRES APPROVAL OF REZONING OF THE SITE AND COMPLIANCE WITH SEC. 11-30-9.
5. PROVIDE AN AUTOMATIC UNDERGROUND WATERING SYSTEM TO SERVE ALL LANDSCAPE AREAS ON THE SITE.
6. PROVIDE LANDSCAPE ISLANDS ON EACH SIDE OF A ROW OF PARKING SPACES TO CAP THE ROUS OF PARKING PROVIDED ON THE SOUTH ELEVATION OF THE BUILDING.
7. COMPLIANCE WITH ALL REQUIREMENTS OF THE DEVELOPMENT SERVICES OFFICE WITH THE ISSUANCE OF BUILDING PERMITS.
8. VARIANCE IS LIMITED TO SPECIFIC USER AND NOT TRANSFERABLE TO ANOTHER USER.
9. APPLICANT TO PROVIDE WRITTEN, SIGNED AND NOTARIZED LETTER ACKNOWLEDGING VARIANCE IS LIMITED TO SPECIFIC USER AND NOT TRANSFERABLE TO ANOTHER PROPERTY OWNER, USER OR BUSINESS.

EXISTING SITE DRAINAGE

THERE IS CURRENTLY NO ON-SITE RETENTION AREAS ON THIS SITE. THE EXISTING PAVED AREAS ARE AS BUILT BACK IN 1913. CURRENTLY, THE FRONT (WEST) AREA DRAIN TO A CONCRETE GUTTER FLOWING TO THE STREET ON THE SOUTH SIDE OF THE PROPERTY. THE EXISTING TRUCK WELLS HAVE TRENCH DRAINS WHICH ARE CONNECTED TO STORM WATER MANHOLES ON THE SOUTHEAST CORNER OF THE PROPERTY. THE PAVED AREAS ON THE SOUTH AND EAST OF THE PROPERTY SLOPE TO THE SOUTH AND DRAIN ON TO THE STREET. THE EXISTING DRAINAGE GUTTER WILL BE RE-ROUTED TO ACCOMMODATE THE NEW CONSTRUCTION AND WILL CONTINUE TO PROVIDE SITE DRAINAGE FOR THE FRONT (WEST) SIDE OF THE PROPERTY TO THE EXISTING STREET AS PREVIOUSLY APPROVED.

FIRE DEPARTMENT NOTE:

PER MESA AMENDED FIRE CODE SECTION 5102, PROVIDE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING.

SHEET KEYNOTES

- 1

EXISTING PROPERTY LINE
- 2

EXISTING CURB, GUTTER AND SIDEWALK
- 3

EXISTING 6' HIGH PAINTED SCREEN WALL, TYP
- 4

EXISTING LANDSCAPE AREA
- 5

EXISTING CONCRETE DRIVEWAY
- 6

EXISTING FIRE HYDRANT
- 7

15' ARTERIAL STREET SETBACK
- 8

EXISTING 6' CHAINLINK FENCE
- 9

EXISTING FIRE PUMP IN ENCLOSED ROOM
- 10

EXISTING CURB, TYP
- 11

EXISTING ROLLING GATE
- 12

EXISTING SITE ACCESS
- 13

EXISTING PARKING, TYP
- 14

EXISTING BOLLARDS
- 15

EXISTING SOUTHERN PACIFIC RR TRACKS
- 16

EXISTING ADJACENT STRUCTURE
- 17

EXISTING 50' EGRESS/INGRESS EASEMENT
- 18

EXISTING 15' EASEMENT / NO-BUILD AREA
- 19

EXISTING 10' UTILITY EASEMENT
- 20

EXISTING TRUCK DOCKS
- 21

EXISTING 15' LANDSCAPE SETBACK
- 22

EXISTING 15' SETBACK FROM RAILROAD RIGHT-OF-WAY
- 23

EXISTING FIRE RISER AT EXISTING BUILDING
- 24

REMOVE EXISTING CONCRETE GUTTER, SEE CIVIL
- 25

REMOVE EXISTING TRUCK WELL, RETAINING WALL AND OVERHEAD CANOPY
- 26

REMOVE & RELOCATE GAS RISER, SEE CIVIL AND PLUMBING DRAWINGS
- 27

NEW 12' WIDE X 12' HIGH O.H. DOOR
- 28

NEW VALLEY GUTTER, SEE CIVIL
- 29

REMOVE EXISTING LIGHT STANDARDS, TYP OF (3)
- 30

REMOVE EXISTING CURB
- 31

0' SETBACK REQUIRED ADJACENT TO LI ZONING
- 32

EXISTING CONCRETE GUTTER, SEE CIVIL
- 33

NEW TRUCK WELL AND DOORS
- 34

NEW SPANDREL WINDOWS AT 11' AFF. ALONG THIS FACADE
- 35

NEW 9' x 18' PARKING SPACES
- 36

RELOCATED 21'-6" WIDE X 14' HIGH O.H. DOOR
- 37

NEW PARKING STRIPING
- 38

NEW FIRE RISER, FACP AND FDC
- 39

NEW WALL MOUNTED FIRE DEPT. CONNECTION
- 40

EXISTING COVERED PARKING
- 41

NEW 5' FOUNDATION BASE PER MESA ZONING ORDINANCE SECTION 11-33-5
- 42

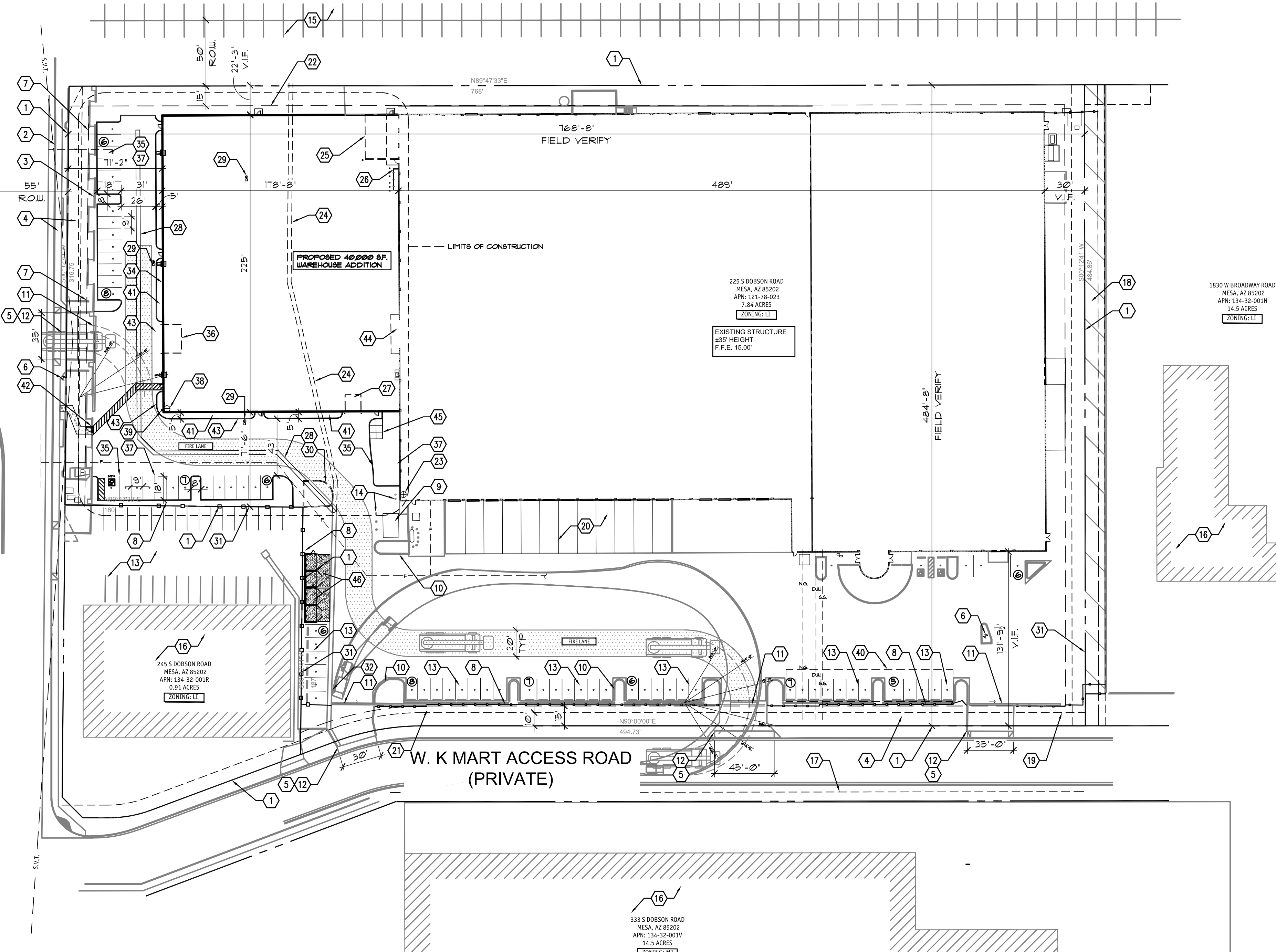
NEW SITE ACCESS GATE, STRIPING AND SIDEWALK
- 43

NEW NO PARKING FIRE LANE MARKINGS ON CURB PER COM STANDARDS
- 44

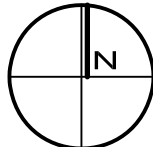
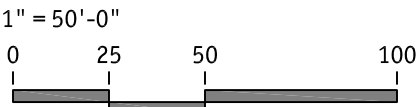
REMOVE CONCRETE PAD IN FRONT OF OVERHEAD DOOR
- 45

1128 SF. COMMON SPACE, 1013 SF. OF LANDSCAPING.
- 46

NEW TRASH ENCLOSURE PER CITY OF MESA DETAIL M-62.01



SITE PLAN



SITE DATA

PROJECT:	ARIZONA CORRUGATED CONTAINER 11-33-5	
ADDRESS:	225 S. DOBSON RD MESA, AZ 85202	
DEVELOPER:	ARIZONA CORRUGATED CONTAINER 225 S. DOBSON RD MESA, AZ 85202	
SCOPE:	BUILDING ADDITION	
LEGAL DESCRIPTION:	SEE CIVIL	
ASSESSOR PARCEL NO.:	134-32-001L	
ZONING:	LI	
SITE AREA GROSS:	+/- 341,554 S.F.	+/- 7.84 ACRES
SITE AREA NET:	+/- 312,172 S.F.	+/- 7.17 ACRES
EXISTING BUILDING AREA:	152,368 S.F. GROSS	
BUILDING ADDITION AREA:	40,000 S.F. GROSS	
TOTAL BUILDING AREA:	192,368 S.F. GROSS	
STORIES:	SINGLE STORY	
LOT COVERAGE:	55.8%	
LANDSCAPE AREA:	12,673 S.F.	
LANDSCAPE COVERAGE:	16 %	
OCCUPANCY:	S-1	
CONSTRUCTION TYPE:	III-B w/ A.F.E.S.	
ALLOWABLE AREA:	UNLIMITED PER SCIP	
BUILDING HEIGHT:	37'-0" MAX HEIGHT	

PARKING CALCULATIONS

PARKING CALCULATIONS FOR EXISTING BUILDING REFLECT REDUCTIONS PREVIOUSLY AGREED TO BY THE CITY AS A PART OF BA 12-026. CLIENT PROPOSES SIMILAR PARKING REDUCTION REQUEST TO ALLOW FOR REDUCED PARKING REQUIREMENTS AT BUILDING ADDITION. ADDITION WILL BE FOR STORAGE OF RAW MATERIAL ONLY.

BUILDING AREA CALCULATIONS		
OCCUPANCY	1ST FLOOR S.F.	TOTAL S.F.
FACTORY (F-1)	152,368 (EXISTING)	152,368 (EXISTING)
WAREHOUSE (S-1)	40,000 (PROPOSED)	40,000 (PROPOSED)
TOTAL S.F.	192,368	192,368

REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F.	FACTOR	TOTAL
FACTORY (F-1)	152,368 (EXISTING)	CITY MODIFIED	46
WAREHOUSE (S-1)	40,000 (NEW)	1/900 = 45	**45

TOTAL 91 SPACES
SEEKING PARKING REDUCTION VIA SUP PROCESS

PARKING PROVIDED	
TOTAL REGULAR SPACES	58
TOTAL ACCESSIBLE SPACES	3
TOTAL COVERED SPACES	12
TOTAL SPACES ON SITE	73

LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- 6' CURB
- SITE WALL
- SALT FINISH CONCRETE SIDEWALK
- PAINT STRIPING ON PAVEMENT
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- ACCESSIBLE ROUT / PATH OF TRAVEL
- FIRE RISER

VICINITY MAP N.T.S.

