SITE DATA TABLE

MESA ZONING ORDINANCE
ZONING RM-3

BUILDING AND SITE AREAS

TOTAL SITE AREA GROSS		10,893SF
TOTAL SITE AREA NET		11,120SF
TOTAL HARDSCAPE		5,164SF
SIDEWALK	811SF	
CONCRETE	4,091SF	
CURB	262SF	
TOTAL LANDSCAPE		3,283SF
TOTAL BUILDING AT GRADE		2,540SF
CARPORT		930SF

TABLE 11-5-5
MAXIMUM LOT COVERAGE
ALLOWED 70%
PROVIDED
HARDSCAPE + BUILDING / SITE AREA NET
(5,164SF + 2,540SF) / 11,120SF
7,704SF / 11,120SF = 69%

MAXIMUM BUILDING COVERAGE
ALLOWED 50%
PROVIDED
BUILDING / SITE AREA NET
2,540SF / 11,120SF = 22.8%

TABLE 11-5-5

MAXIMUM HEIGHT	ALLOWED 40 FEET	
	PROVIDED 27 FEET	
MINIMUM YARDS	FRONT/NORTH	REQUIRED 20'-0"
		*REQUESTED 8'-0"
	REAR/SOUTH	REQUIRED 30'-0"
		PROVIDED 30'-0"
	SIDE/WEST YARD	REQUIRED 30'-0"
		PROVIDED 30'-0"
	SIDE/EAST YARD	REQUIRED 30'-0"
		*REQUESTED 10'-0"

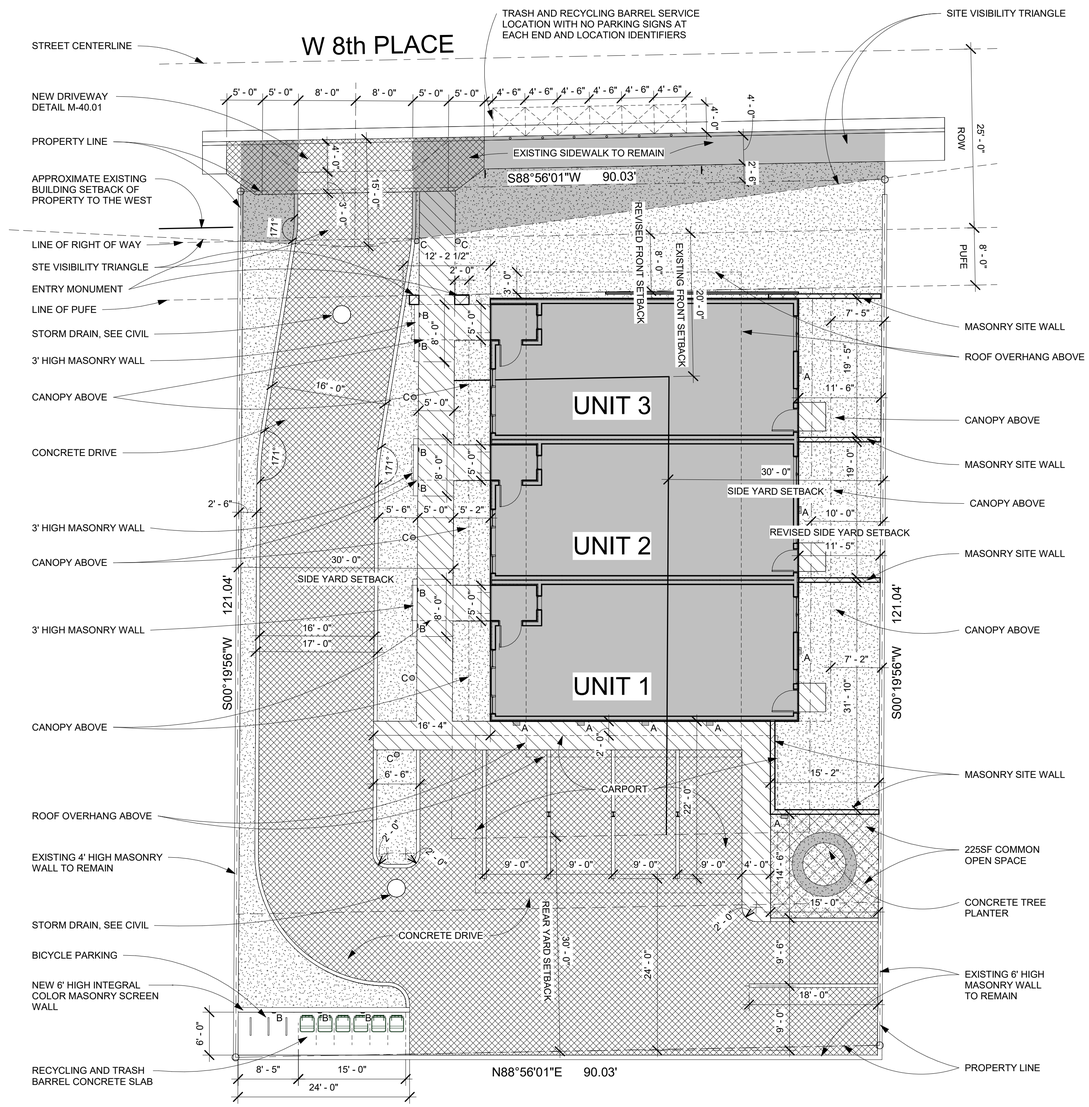
*REQUESTED THROUGH DIP PROCESS

11-5-5 A.3. REQUIRED OPEN SPACE
MINIMUM OPEN SPACE REQUIRED 175SF/UNIT OR 525SF TOTAL
PROVIDED TOTAL
PRIVATE OPEN SPACE 1,332SF
UNIT 1 558SF
UNIT 2 383SF
UNIT 3 391SF
COMMON OPEN SPACE 225SF
TOTAL OPEN SPACE **1,557SF**

11-5-5 A.3.e. PRIVATE OPEN SPACE
2 BEDROOMS UNITS REQUIRED 100SF PER UNIT, 50% COVERED
PROVIDED PER UNIT
GROUND FLOOR PATIO 836SF
UNIT 1 393SF
UNIT 2 218SF
UNIT 3 225SF
UPPER FLOOR BALCONY 496SF
UNIT 1 165SF
UNIT 2 165SF
UNIT 3 166SF
PROVIDED COVERED EACH UNIT
PATIO COVERED 100SF
BALCONY COVERED 90SF
TOTAL COVERED **190SF**

DEVELOPMENT INCENTIVE PERMIT (DIP) REVISIONS

	MESA ZONING ORDINANCE REQUIRED	DIP REVISIONS REQUESTED
1	TABLE 11-5-5 30-FOOT SIDE AND REAR SETBACKS	10-FOOT EAST SIDE SETBACK
2	TABLE 11-5-5 20-FOOT FRONT YARD SETBACK	8-FOOT FRONT YARD SETBACK
3	SECTION 11-33-3(B)(1)(A)(i) 20-FOOT LANDSCAPE YARD ADJACENT TO THE SOUTH PROPERTY LINES	0-FOOT SOUTH SIDE LANDSCAPE YARD
4	TABLE 11-5-5 20-FOOT SEPARATION BETWEEN MAIN BUILDING AND DETACHED COVERED PARKING	2-FOOT SEPARATION BETWEEN BUILDING AND COVERED PARKING
5	SECTION 11-33-5(A)(1) 15-FOOT WIDE FOUNDATON BASE AT THE EXTERIOR WALL WITH PUBLIC ENTRANCES	13-FOOT FOUNDATION BASE ALONG WEST ELEVATION WITH PUBLIC ENTRANCES
6	SECTION 11-33-5(B) 10-FOOT WIDE FOUNDATION BASE ALONG EXTERIOR WALL ADJACENT TO PARKING STALLS	NO FOUNDATION BASE AT SOUTH BUILDING WALL AT PARKING STALLS
7	SECTION 11-33-3(B)(2)(a)	REQUIRED LANSCAPE YARD TO BE SHIFTED TO ADJACENT TO WALKWAY



1 SITE PLAN
1" = 10'-0"

SITE PLAN LEGEND

COMMON OPEN AREA

2" DECOMPOSED GRANITE

CONCRETE

INTEGRAL COLOR CONCRETE

SITE LIGHT FIXTURES

	A	WALL MOUNTED LITHONIA LIGHTING WDGE2 LED
	B	WALL MOUNTED LITHONIA LIGHTING OVWP LED
	C	BOLLARD LITHONIA LIGHTING D-SERIES

OWNER AND ARCHITECT

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Architect:
Victoria Snively
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CHERRY TRI-PLEX

727 W 8TH PLACE MESA, AZ

NOT FOR CONSTRUCTION

AUGUST 25, 2022

A-1.0

SITE PLAN