

MESA ZONING ORDINANCE	
ZONING RM-3	
BUILDING AND SITE AREAS	
TOTAL SITE AREA GROSS	10,893SF
TOTAL SITE AREA NET	11,120SF
TOTAL HARDSCAPE	
SIDEWALK	811SF
CONCRETE	4,091SF
CURB	262SF
TOTAL LANDSCAPE	3,283SF
TOTAL BUILDING AT GRADE	2,540SF
CARPOT	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"
		<u>"REQUESTED 8'-0"</u>
	REAR/SOUTH	REQUIRED 30'-0"
		PROVIDED 30'-0"
	SIDE/WEST YARD	REQUIRED 30'-0"
		PROVIDED 30'-0"
	SIDE/EAST YARD	REQUIRED 30'-0"
		<u>"REQUESTED 10'-0"</u>
	*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 568SF
	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 <u>90SF</u>
	TOTAL COVERED 190SF

MESA ZONING ORDINANCE REQUIRED

- 1 TABLE 11-5-5
30-FOOT SIDE AND REAR SETBACKS
- 2 TABLE 11-5-5
20-FOOT FRONT YARD SETBACK
- 3 SECTION 11-33-3(B)(1)(A)(i)
20-FOOT LANDSCAPE YARD ADJACENT TO
THE SOUTH PROPERTY LINES
- 4 TABLE 11-5-5
20-FOOT SEPARATION BETWEEN MAIN
BUILDING AND DETACHED COVERED
PARKING
- 5 SECTION 11-33-5(A)(1)
15-FOOT WIDE FOUNDATION BASE AT THE
EXTERIOR WALL WITH PUBLIC ENTRANCES
- 6 SECTION 11-33-5(B)
10-FOOT WIDE FOUNDATION BASE ALONG
EXTERIOR WALL ADJACENT TO PARKING
STALLS
- 7 SECTION 11-33-3(B)(2)(a)

DIP REVISIONS REQUESTED

10-FOOT EAST SIDE SETBACK

8-FOOT FRONT YARD SETBACK

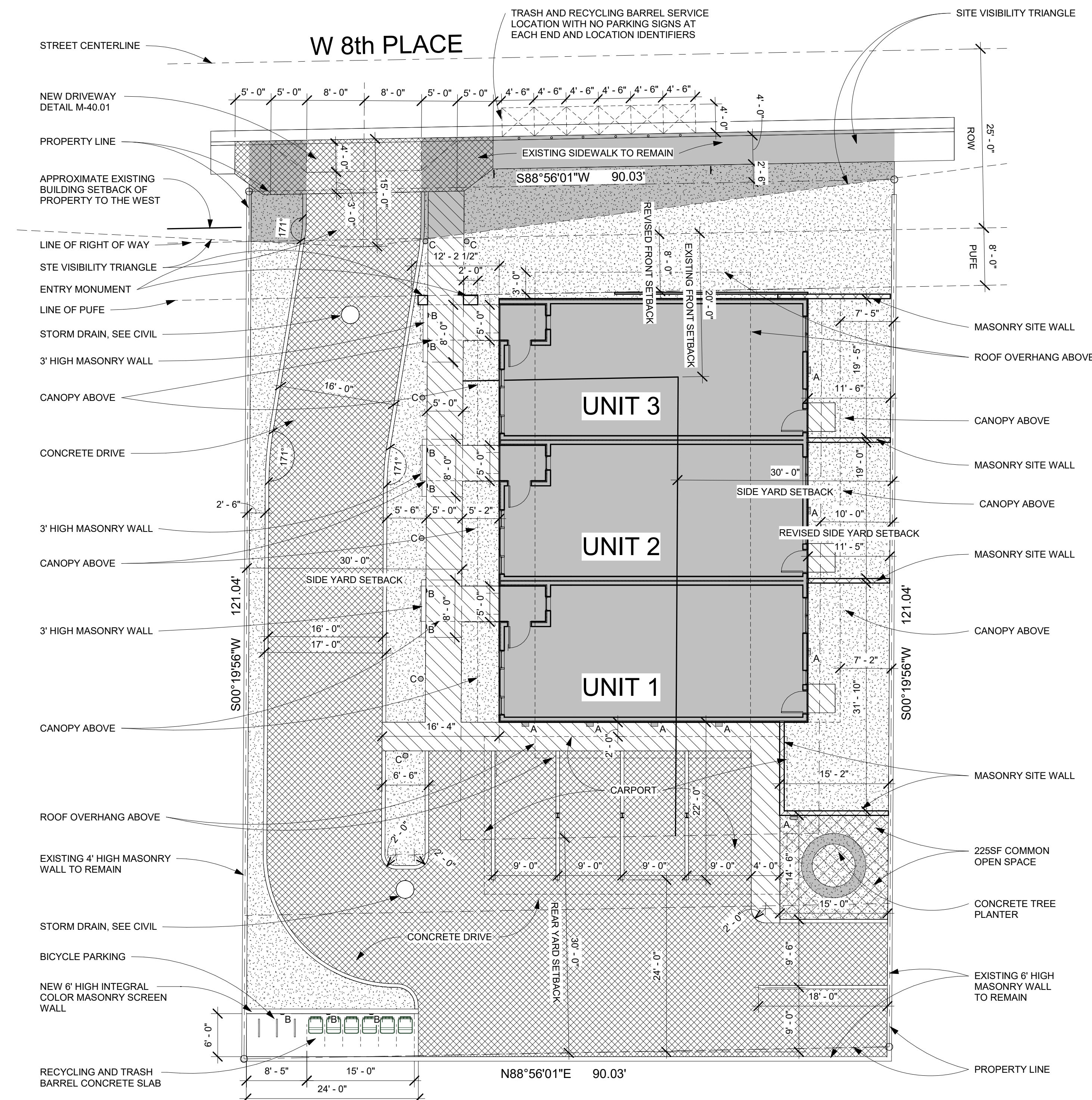
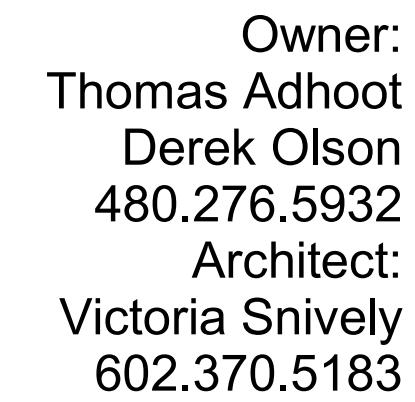
0-FOOT SOUTH SIDE LANDSCAPE YARD

2-FOOT SEPARATION BETWEEN BUILDING AND COVERED PARKING

13-FOOT FOUNDATION BASE ALONG WEST ELEVATION WITH PUBLIC ENTRANCES

NO FOUNDATION BASE AT SOUTH BUILDING WALL AT PARKING STALLS

REQUIRED LANDSCAPE YARD TO BE SHIFTED TO ADJACENT TO WALKWAY



COMMON OPEN AREA

2" DECOMPOSED GRANITE

CONCRETE

INTEGRAL COLOR CONCRETE

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

AUGUST 25, 2022

A-1.0

SITE PLAN