

MESA SELF STORAGE

SOUTHWEST CORNER OF W BROADWAY ROAD AND S MORRIS, OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

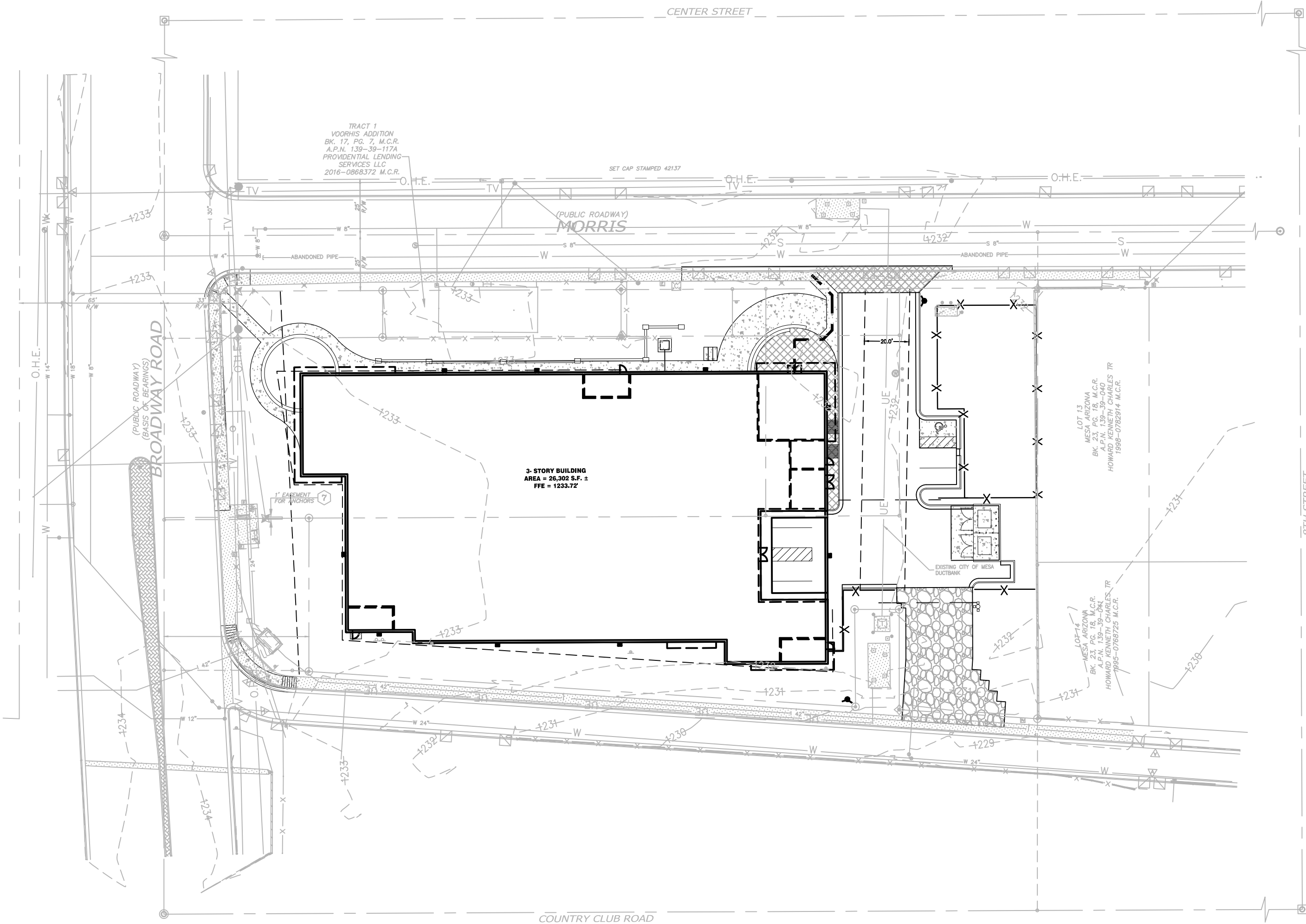
EXISTING		PROPOSED	
---	PROPERTY LINE	---	
---	EASEMENT LINE	---	
---	SETBACK LINE	---	
---	GAS LINE	---	
---	ELECTRIC LINE	---	
---	WATER LINE	---	
---	SANITARY LINE	---	
---	STORM LINE	---	
---	TELEPHONE LINE	---	
---	MAJOR CONTOUR	---	
---	MINOR CONTOUR	---	
---	PROPOSED CONSTRUCTION LIMITS	---	
---	FIRE HYDRANT	---	
---	WATER VALVE	---	
---	SANITARY CLEANOUT	---	
---	SAWCUT LINE	---	
---	LIGHT DUTY CONCRETE	---	
---	HEAVY DUTY CONCRETE	---	
---	LIGHT DUTY ASPHALT	---	
---	HEAVY DUTY ASPHALT	---	
---	CONCRETE PAVERS	---	
---	SPOT GRADE	---	
---	SWALE/SLOPE INDICATOR	---	
---	TRANSFORMER PAD	---	
---	PARKING COUNT	---	
---	LIGHT STANDARD	---	
---	CATCH BASIN	---	
---	CURB INLET CATCH BASIN	---	
---	SIGN	---	
---	STORMWATER MANHOLE	---	
---	SANITARY SEWER MANHOLE	---	

SITE BENCHMARK INFORMATION

CITY OF MESA BENCHMARK BEING A BRASS TAG IN TOP OF CURB ON THE SOUTHEAST CORNER OF ALMA SCHOOL AND BROADWAY ROAD, HAVING AN ELEVATION OF 1224.97', NAVD88.

BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF BROADWAY ROAD, ALSO BEING THE NORTH LINE OF SECTION 27, USING A BEARING OF SOUTH 89 DEGREES 39 MINUTES 18 SECONDS EAST, PER THE LOT COMBINATION FOR "ORANGE STREET MECHANICAL, LLC", RECORDED IN BOOK 1531, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.



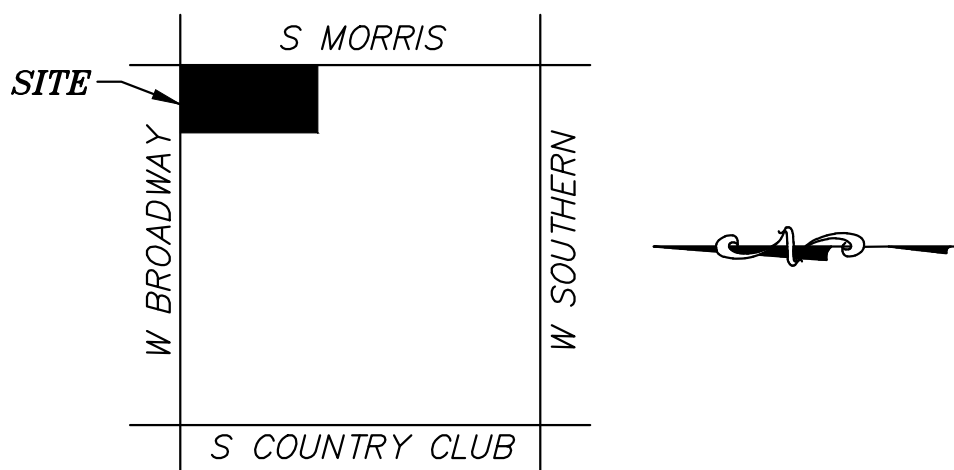
SITE DATA

PROJECT:	MESA SELF STORAGE
PROJECT ADDRESS:	SWC OF S MORRIS & W BROADWAY RD MESA, AZ
DEVELOPER:	DXD CAPITAL
SCOPE:	A NEW SELF STORAGE BUILDING
ASSESSOR PARCEL NO.:	139-09-024, 139-09-115, 139-39-117B 139-09-039A, 139-39-116
EXISTING ZONING:	DB-2
PROPOSED ZONING:	DB-2
PROPOSED USE:	SELF STORAGE
SITE AREA (GROSS):	±59,188 S.F. (1.36 AC)
SITE AREA (NET):	±43,440 S.F. (0.99 AC)
BUILDING AREA:	±26,302 S.F.
IMPERVIOUS AREA (BUILDING AREA + PAVEMENT)	±39,188 S.F.
STORIES:	3
LOT COVERAGE:	60.5%
OCCUPANCY:	B / S-1
CONSTRUCTION TYPE:	V-B
BUILDING HEIGHT:	±40'-0"

GENERAL NOTES

- ALL SIDEWALKS SHALL BE CONSTRUCTED TO MAG STANDARDS AND THE CITY OF MESA.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO MAG STANDARDS AND THE CITY OF MESA.
- A LAND DISTURBANCE PERMIT WILL BE REQUIRED.
- ALL DIMENSIONS TO EDGE OF PAVEMENT OR FACE OF CURB.

VICINITY MAP



INDEX

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C3.0	GRADING PLAN									
C4.0	UTILITY PLAN									
L1.0	LANDSCAPE PLAN									

PARKING CALCULATIONS

PARKING REQUIREMENTS
USE: MINI-STORAGE (MZO 11-32-3)
4 SPACES + 2 MANAGERS SPACES = 6 TOTAL
PARKING PROVIDED
6 SPACES (5 SPACES + 1 ACCESSIBLE SPACE)

UTILITIES

SERVICE	UTILITY COMPANY
CATV	COX COMMUNICATIONS
ELECTIC	SALT RIVER PROJECT
FIBER	CENTURYLINK
GAS	SOUTHWEST GAS
IRRIGATION	SALT RIVER PROJECT
WATER/SEWER	CITY OF MESA
STORM DRAIN	CITY OF MESA
FIRE	CITY OF MESA
REFUSE	CITY OF MESA

DEVELOPER/OWNER:
DXD CAPITAL
545 LINCOLN AVENUE SUITE 14
WINNETKA, IL 60093
708-374-1634

NOT FOR CONSTRUCTION

09/22/2022

ON A U.S.A.

MESA SELF STORAGE

W BROADWAY RD & S MORRIS
MESA, AZ 85210

COVER SHEET

+ PHOENIX

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RG

CHECKED BY

JM

DRAWING SCALE

1" = 20'

DATE

09/22/2022

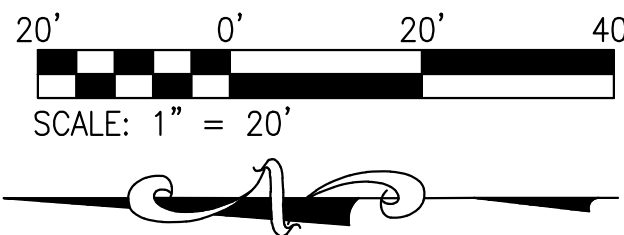
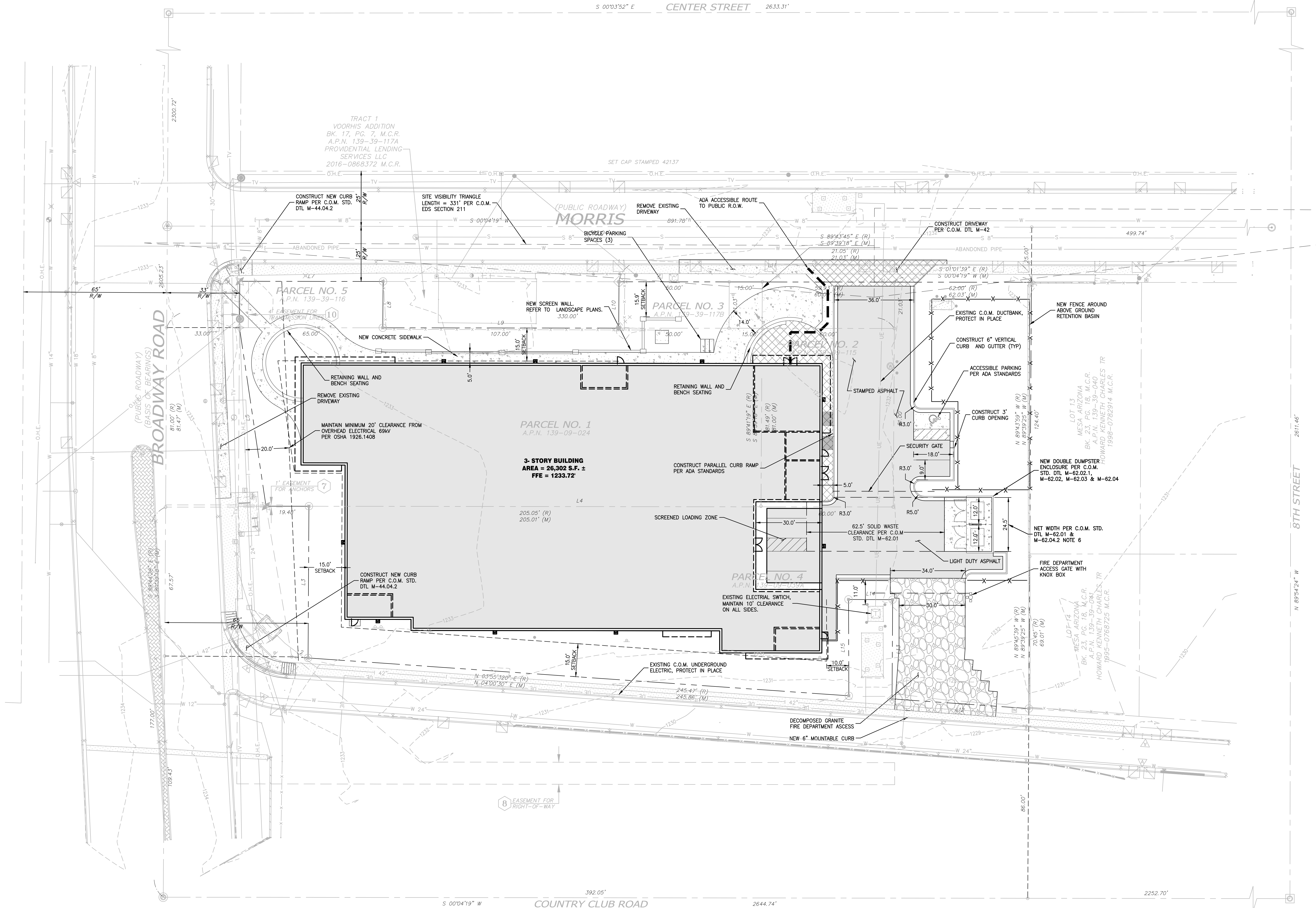
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Sheet Number

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Professional Engineer
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State of Arizona
USA

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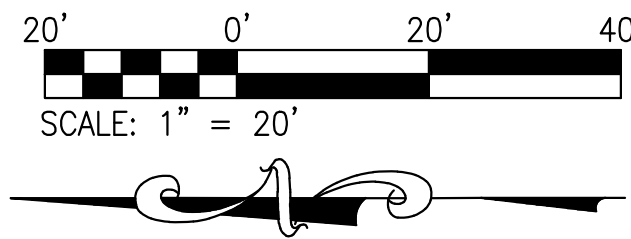
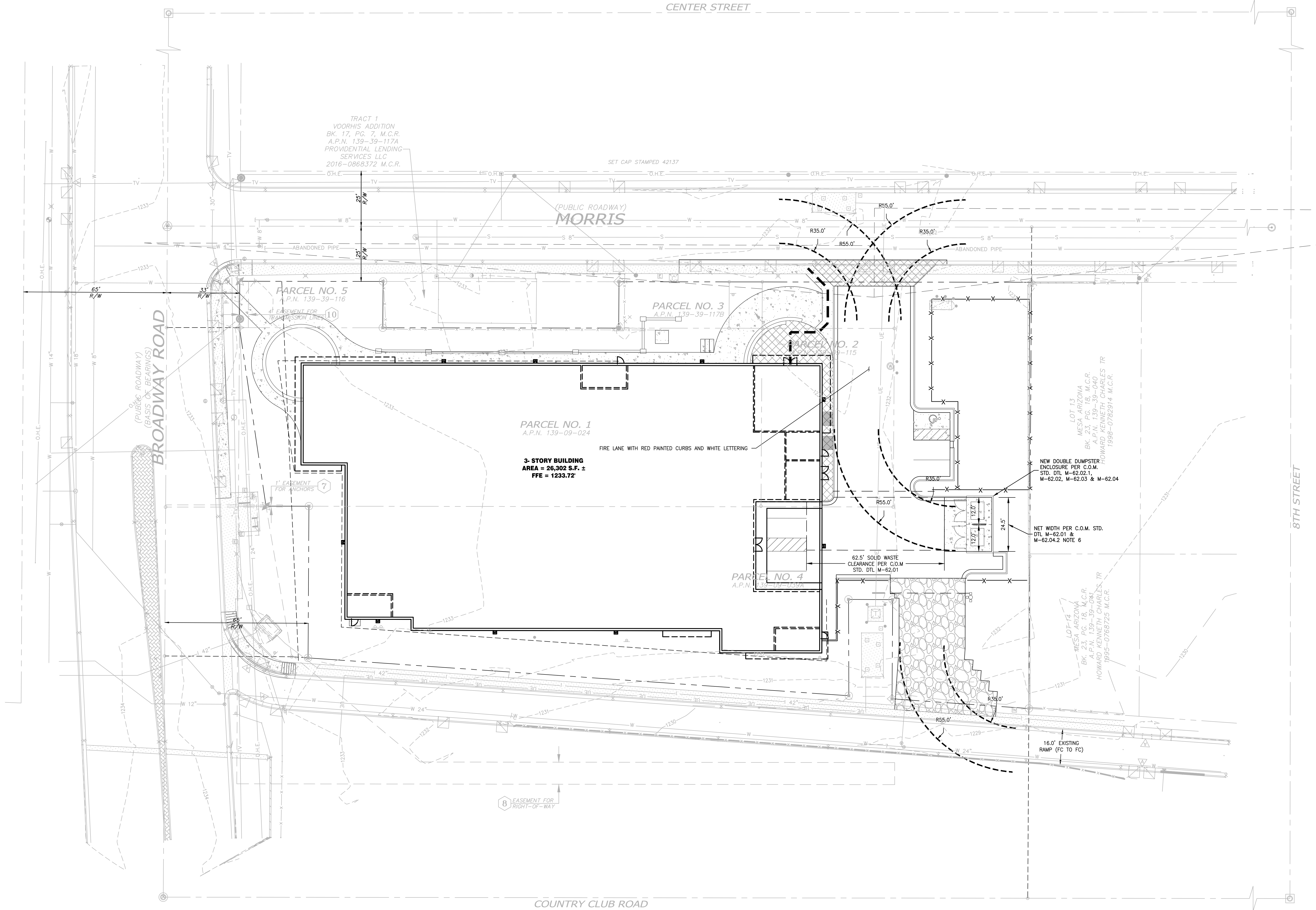
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2 <td>CITY OF MESA DRB SUBMITTAL 2</td> <td>09/02/2022</td>	CITY OF MESA DRB SUBMITTAL 2	09/02/2022
3 <td>CITY OF MESA DRB SUBMITTAL 3</td> <td>09/02/2022</td>	CITY OF MESA DRB SUBMITTAL 3	09/02/2022

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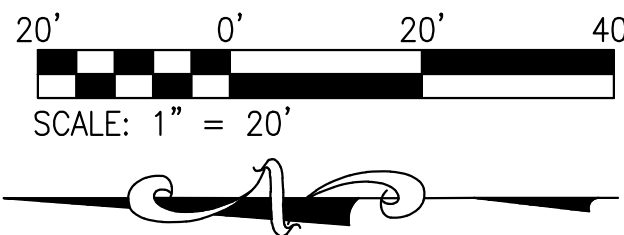
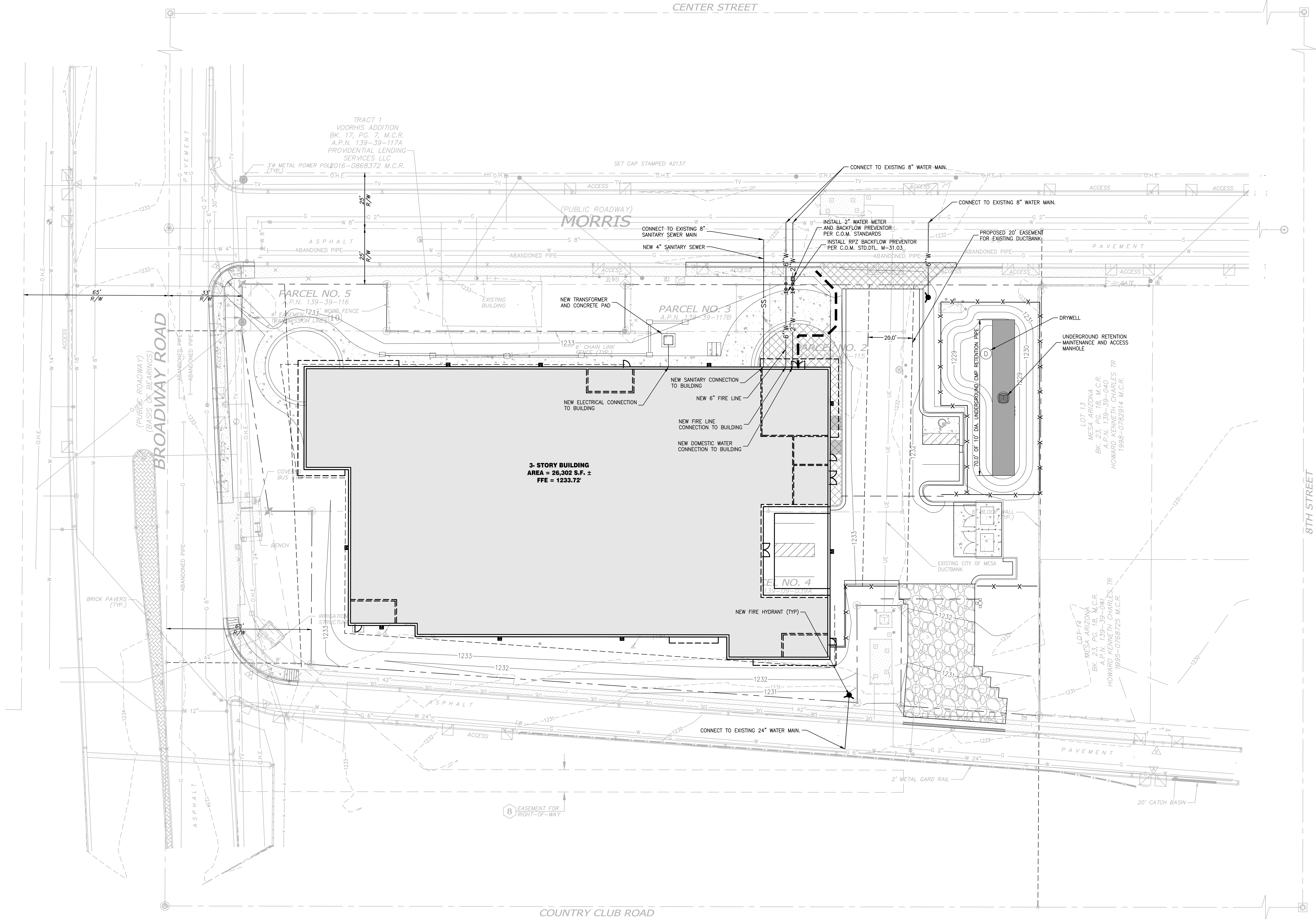
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DATE NO REVISION DESCRIPTION

09/22/2022 3 CITY OF MESA DRB SUBMITTAL 3

09/22/2022 2 CITY OF MESA DRB SUBMITTAL 2

07/29/2022 1 CITY OF MESA DRB SUBMITTAL 1

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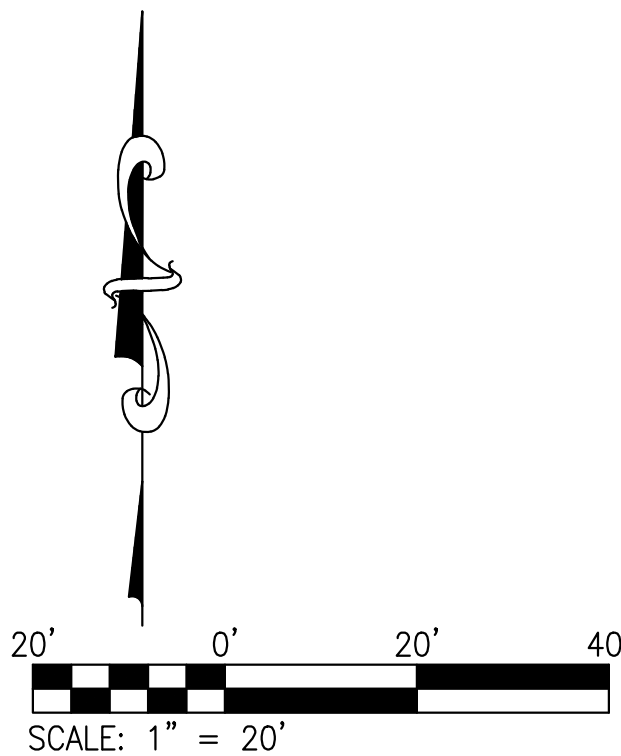
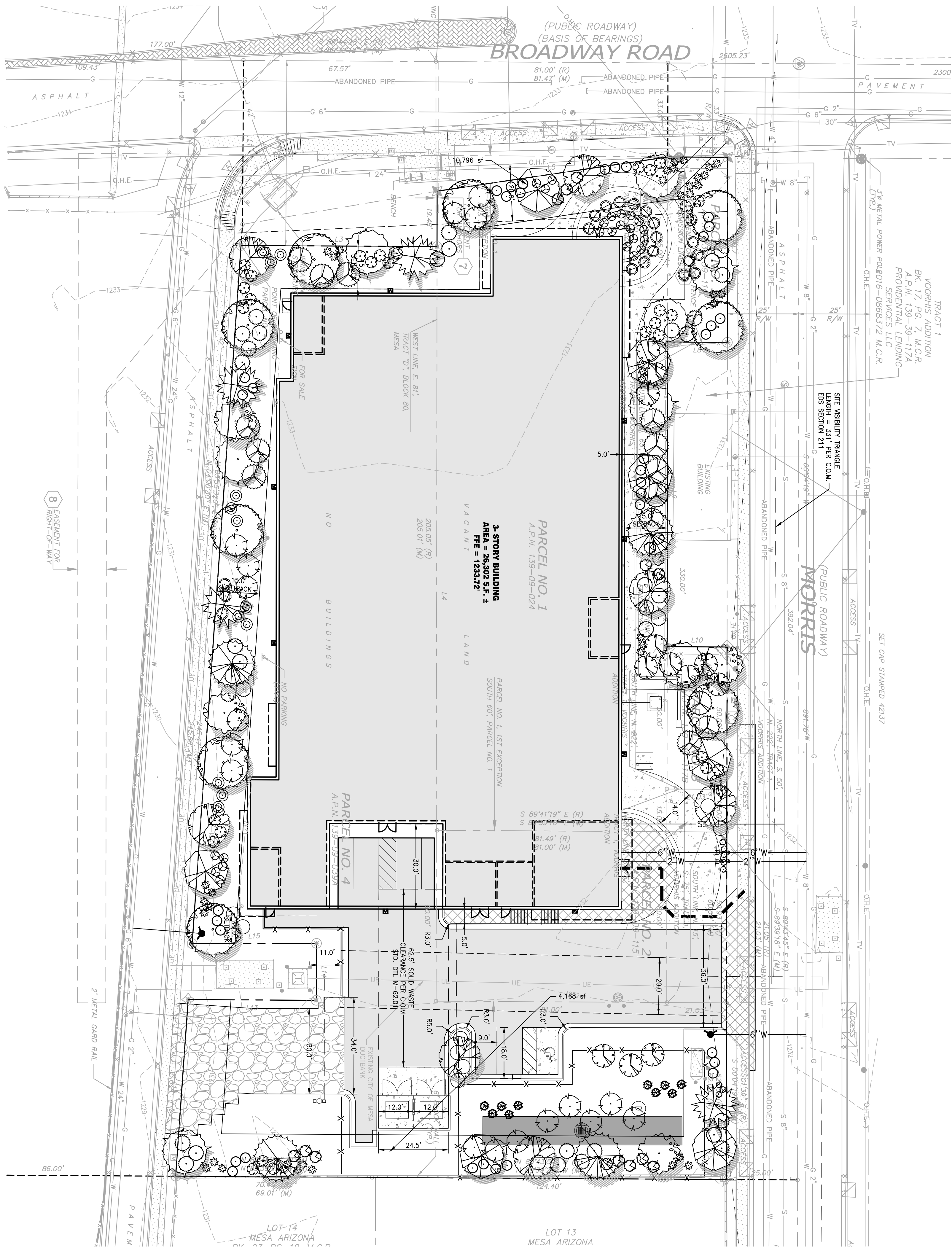
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PROPOSED PLANT MATERIAL SCHEDULE						
SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	PLANT TYPE FOR LANDSCAPE CREDIT	REMARKS
TREES						
	7	Sophora secundiflora	Texas Mountain Laurel	15 GAL.	Ornamental	Multi-Trunk
	8	Acacia aneura	Mulga	24" BOX	Shade	Standard Trunk
	4	Acacia salicina	Willow Acacia	24" BOX	Evergreen	Standard Trunk
	4	Acacia salicina	Willow Acacia	15 GAL.	Evergreen	Standard Trunk
	9	Quercus virginiana	Live Oak	36" BOX	Evergreen	Multi-Trunk
	7	Ulmus parvifolia 'Sempervirens'	Evergreen Elm	24" BOX	Evergreen	Standard Trunk
	4	Dalbergis sissoo	Sissoo Tree	24" BOX	Evergreen	Standard Trunk
SHRUBS						
SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	PLANT TYPE FOR LANDSCAPE CREDIT	REMARKS
	12	Nerium oleander 'petite pink'	Petite Pink Oleander	5 GAL.	Medium Shrub	
	41	Hesperaloe parviflora	Red Yucca	5 GAL.	Small Shrub	
	32	Dasylirion wheeleri	Silver Desert Spoon	5 GAL.	Small Shrub	
	35	Leucophyllum langmaniae 'Lynns Legacy'	'Lynns Legacy' Sage	5 GAL.	Medium Shrub	
	35	Tecoma x 'Bells of Fire'	Bells of Fire	5 GAL.	Medium Shrub	
	17	Larrea tridentata	Creosote	5 GAL.	Large Shrub	
	14	Dodonaea viscosa	Hopseed Bush	5 GAL.	Large Shrub	
	23	Bougainvillea 'Torch Glow'	Torch Glow Bougainvillea	5 GAL.	Medium Shrub	
	16	Justicia californica	Chuparosa	5 GAL.	Medium Shrub	
	12	Caesalpinia pulcherrima	Red Bird of Paradise	5 GAL.	Large Shrub	
	10	Ericameria laricifolia	Turpentine Bush	5 GAL.	Small Shrub	
GROUND COVER						
	10	Acacia 'Desert Carpet'	Desert Carpet Acacia	1 GAL.	Evergreen G.C.	
	8	Aloe 'Blue Elf'	Blue Elf Aloe	1 GAL.	Evergreen G.C.	
	19	Lantana montevidensis	Purple Trailing Lantana	1 GAL.	Evergreen G.C.	

* NOTE: FINAL PLANT MATURE SIZE MAY VARY ON-SITE DEPENDING ON SITE CONDITIONS.

LANDSCAPE REQUIREMENTS			
Table 11-33-3.A.4: Required Number of Plants by Street Type - PERIMETER LANDSCAPE			
REQUIREMENT	AREA / MEASUREMENT	REQ'D	PROV'D
Major and Intersection Collector Streets (90'-110') 1 Tree and 6 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 24 shrubs per 100') 25% OF TOTAL REQUIRED TREES SHALL BE 36" BOX OR LARGER 50% OF TOTAL REQUIRED TREES SHALL BE 24" BOX 50% OF TOTAL REQUIRED SHRUBS SHALL BE 5 GAL. SIZE OR LARGER NO SHRUBS SHALL BE LESS THAN 1 GAL. IN SIZE	Broadway Rd. +/- 175 l.f. of frontage 175/25 = 7 7x6=42	(2) 36" BOX TREES (4) 24" BOX TREES (1) 15 GAL. TREES (21) 5 GAL. SHRUBS (21) LESS THAN 5 GAL. SHRUBS	(2) 36" BOX TREES (4) 24" BOX TREES (1) 15 GAL. TREES (21) 5 GAL. SHRUBS (21) LESS THAN 5 GAL. SHRUBS
Public or Private Local Streets (Less than 90') 1 Tree and 4 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 16 shrubs per 100') 25% OF TOTAL REQUIRED TREES SHALL BE 36" BOX OR LARGER 50% OF TOTAL REQUIRED TREES SHALL BE 24" BOX 50% OF TOTAL REQUIRED SHRUBS SHALL BE 5 GAL. SIZE OR LARGER NO SHRUBS SHALL BE LESS THAN 1 GAL. IN SIZE	Exit Ramp +/- 328 l.f. of frontage 327/25 = 13 = 13 13x4=52 Morris Rd +/- 252 l.f. of frontage 252/25 = 10 10x4=40	(4) 36" BOX TREES (7) 24" BOX TREES (2) 15 GAL. TREES (26) 5 GAL. SHRUBS (26) LESS THAN 5 GAL. SHRUBS (3) 36" BOX TREES (5) 24" BOX TREES (2) 15 GAL. TREES (20) 5 GAL. SHRUBS (20) LESS THAN 5 GAL. SHRUBS	(4) 36" BOX TREES (7) 24" BOX TREES (2) 15 GAL. TREES (26) 5 GAL. SHRUBS (26) LESS THAN 5 GAL. SHRUBS (3) 36" BOX TREES (5) 24" BOX TREES (2) 15 GAL. TREES (20) 5 GAL. SHRUBS (20) LESS THAN 5 GAL. SHRUBS
11-33-3 (7) - PERIMETER LANDSCAPING - LANDSCAPE COVERAGE			
PERIMETER LANDSCAPE AREA Fifty percent of the required landscape area shall be vegetative material at maturity. AREA CALCULATIONS PER TABLE 11-33-2 E: VEGETATION CREDIT TABLE	Landscape area totals for Morris Rd, Broadway Rd. and Highway exit ramp frontage and south property line and east property line around adjacent building = +/- 14,964 s.f. 50% of 14,964 = 7,482 s.f.	7,482 s.f.	9,055 s.f.
11-33-3 (B) (2) - Landscaping for Non-Single Residence Uses Adjacent to Other Non-Single Residence			
REQUIREMENT	AREA / MEASUREMENT	REQ'D	PROV'D
A minimum of 3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line shall be provided.	SOUTH PROPERTY LINE +/- 193 l.f. of frontage 193/100 = 1.9 = 2 2x3=6 2x20=40 EAST PROPERTY LINE +/- 149 l.f. of frontage 149/100 = 1.5 = 2 2x3=6 2x20=40	(3) 24" BOX TREES (3) 15 GAL. TREES (20) 5 GAL. SHRUBS (20) LESS THAN 5 GAL. SHRUBS (3) 24" BOX TREES (3) 15 GAL. TREES (20) 5 GAL. SHRUBS (20) LESS THAN 5 GAL. SHRUBS	(3) 24" BOX TREES (3) 15 GAL. TREES (20) 5 GAL. SHRUBS (20) LESS THAN 5 GAL. SHRUBS (3) 24" BOX TREES (3) 15 GAL. TREES (20) 5 GAL. SHRUBS (20) LESS THAN 5 GAL. SHRUBS
11-33-5 (B) - FOUNDATION BASE - Landscape Area in Foundation Base.			
A minimum one (1) tree per 50 linear feet or less of exterior wall length of a building. A minimum 10 percent of the required trees in foundation base shall be at least 36-inch box size. The balance of the required trees shall be 24-inch box size Trees in a parking lot and within 30 feet of the building may be counted toward this requirement	+/- 735 l.f. of building perimeter 735/50 = 14.7 = 15	(2) 36" BOX TREES (13) 24" BOX TREES	(2) 36" BOX TREES (13) 24" BOX TREES *TREES USED FOR THIS REQUIREMENT ARE ALSO USED FOR STREET FRONTAGE AND ARE WITHIN 30' OF THE BUILDING

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CERTIFICATE NO. 53743
JEREMY DON ROACH
Landscape Architect
ARIZONA, U.S.A.
EXP. 3-31-2024

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