

GENERAL SITE PLAN NOTES

A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES
B. THIS PROJECT IS LOCATED IN THE CITY OF MESA WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
C. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
D. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASUREDBACK 10'-0" FROM THE PROPERTY LINE AND 20'-0" ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'-0".
E. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' x 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'-0".
F. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT-CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT A LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
G. OWNERS OF THE PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
H. CURB AND DUSTPROOF ALL DRIVES AND PARKING AREAS PER SECTION 702 OF THE ZONING ORDINANCE.
I. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY PDD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6981 AND REQUEST A DESIGN REVIEW INSPECTION.
J. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
K. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIM.) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
L. ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT.
M. OMIT
N. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCS AND TRANSFORMER, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
O. SMOKE, GAS, AND ODOR EMISSIONS SHALL COMPLY WITH REGULATION III OF MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS

P. THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 9, CHAPTER 9, ARTICLES 18 & 4 OF THE HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT.
Q. THE AVERAGE NOISE LEVEL, MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED 55 dB (1 dn) WHEN MEASURED ON AN "A WEIGHTED" SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.
R. EXPLOSIVE OR HAZARDOUS PROCESSES (IF APPLICABLE): CERTIFICATION SHALL BE PROVIDED BY THE MESA FIRE DEPARTMENT PREVENTION BUREAU THAT ALL MANUFACTURING, STORAGE, AND WASTE PROCESSES ON THE SITE SHALL MEET SAFETY AND ENVIRONMENTAL STANDARDS AS ADMINISTERED BY THE BUREAU.
S. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE MESA PLUMBINGCODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC R-18-9-E301) WHICHEVER IS APPLICABLE.
T. THE SANITARY SEWER COLLECTION SYSTEM WITHIN THE PROJECT WILL BE A PRIVATE SYSTEM, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
U. ALL ON-SITE WATER LINES SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE MESA PLUMBING CODE.
V. UPDATE ALL EXISTING OFF-SITE IMPROVEMENTS (SIDEWALKS, CURB RAMPS AND DRIVEWAYS) TO CURRENT ADA GUIDELINES.
W. REMOVE ALL UNUSED DRIVEWAYS AND REPLACE ANY BROKEN OR OUT OF GRADE CURB, GUTTER AND SIDEWALKS ON ALL STREETS.

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

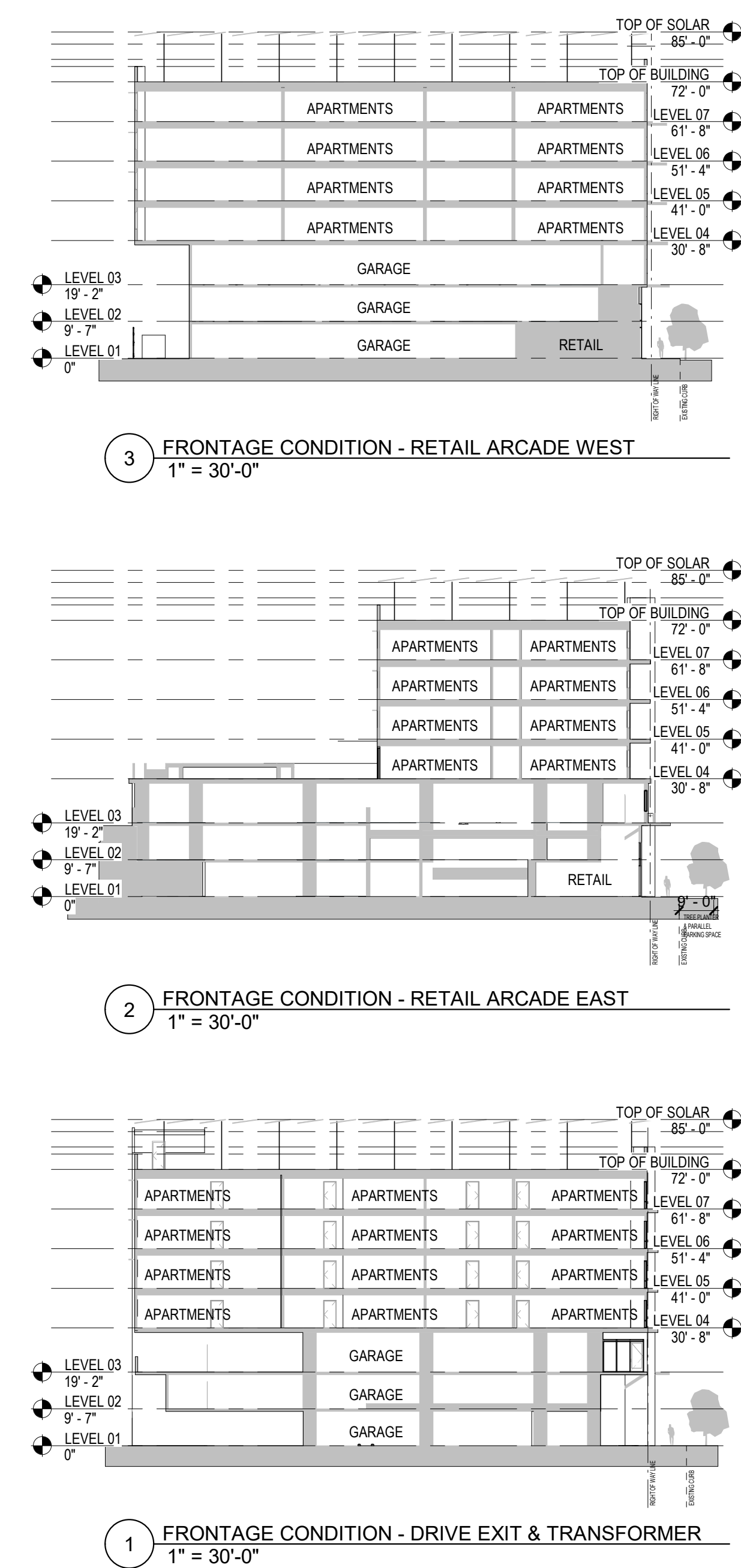
PROJECT DATA

EXIST. ZONING: C-DT
PROPOSED ZONING: T5MSF/MID-RISE/ARCADE
PARKING REQ'D 1 PER DWELLING UNIT
102 UNITS = 102 RES. PARKING
EXIST PUBLIC PKG: 76 SPACES
(INCLU. 3 EV, 4 ADA)
PROPOSED PARKING 1 PER DWELLING UNIT MIN.
127 RESIDENT PARKING SPACES
(INCLU. 3 EV, 5 ADA)
NEW PUBLIC PKG: 76 SPACES
(INCLU. 3 EV, 6 ADA)
GROSS ACREAGE: 50,815 S.F. = 1.17 ACRES
NET ACREAGE: 38,994 SF = .895 ACRES
DENSITY (DU/ACRE) 87.2 DU/ACRE AS ILLUSTRATED
PROPOSED SETBACKS FYSB = 0'
SYSB = 0'
SYSB FRONTAGE = 0'
RYSB = 0'
FACADE ADDRESS BTL 85% SHOPFRONTAGE MIN.
11.9% GIVEN TO PUE
FRONTAGE TYPE SHOPFRONT
VEHICULAR ENTRANCE
GROSS BUILDING AREA 216,129 S.F.
PROPOSED LOT COVG. 92%
PROJECT: MIXED USE RESIDENTIAL/RETAIL
AND PUBLIC PARKING
PROPOSED USES MERCANTILE
RESTAURANT
MULTI-FAMILY RENTAL (102)
BUSINESS OFFICE
PROPOSED CONST: TYPE I RETAIL/GARAGE
TYPE V RESIDENTIAL
ALLOWED HEIGHT: 85' MAX W/LEED EQUIVALENCE
PROPOSED HEIGHT: 85' TO TOP OF SOLAR PANELS
72' 0" TO ROOF
7 STORIES PLUS SOLAR PANELS
PROPOSED FIRE PROT. FULLY SPRINKLERED

REFUSE CALCULATION

RESIDENTIAL CALCULATION
112 UNITS x 5 CY/UNIT = 56 CY RESIDENT TRASH
56 CY TRASH COMPACTED x .33 VOLUME = 18.48 CY
18.48 CY P.U. 1X PER WEEK. IN 3 CY CONTAINERS = 7 CONTAINERS
18.48 CY P.U. 2X PER WEEK. IN 3 CY CONTAINERS = 4 CONTAINERS
112 UNITS x 2 CY/UNIT (38.4 GALLON) = 22.4 CY RESIDENT RECYCLE
22.4 CY P.U. 1X PER WEEK. IN 3 CY CONTAINERS = 8 CONTAINERS
22.4 CY P.U. 2X PER WEEK. IN 3 CY CONTAINERS = 4 CONTAINERS
SOLUTION: PICKUP 2X PER WEEK

PROJECT SECTIONS



ONSITE TRANSFORMER ACCOMODATION

- 29'-6" CLEARANCE TO OBSTRUCTION
- 3 HR COLUMNS, WALLS, AND LID
- OPEN SIDE AT ALLEY MANUEVERING AREA
- NEW PRIMARY FEED ROUTING AT ALLEY TO TRANSFORMERS
- EXISTING SWITCH CABINET, PRIMARY AND SECONDARIES TO MOVE PER MESA ELECTRIC
- EXISTING TRANSFORMER POSITION @ SE AND SW CORNER TO REMAIN



ENCROACHMENT ELEMENTS REQUESTED

- BUILDING SHAPING ABOVE 18'-0" AT PEPPER PLACE FRONTAGE
- 3 SUNSHADES AT SHOPFRONTAGE
- SOLAR PANELS AS ROOFTOP APURTENANCE
- RESIDENTIAL BALCONIES ABOVE 29'-0"

PROJECT TEAM

OWNER/DEVELOPER HABITAT METRO, LLC
MR. TIM SPRAGUE
844 N. 4TH AVENUE
PHOENIX, AZ 85011
602-300-4908
ARCHITECT OF RECORD CCBG ARCHITECTS, INC
MR. BRIAN CASSIDY
102 E. BUCHANAN STREET
PHOENIX, AZ 85004
602-258-2211
CIVIL ENGINEER RITOCH POWELL
MR. STEVE LEWIS
63 E. MAIN STREET
SUITE 502
MESA, AZ 85201
602-263-1177
LANDSCAPE ARCHITECT WERK
JESSE WESTAD
51 W. 3RD STREET
SUITE 450
TEMPE, AZ 85281
602-429-9922
SUSTAINABILITY CONSULT OCULUS STUDIO
JESSE HENSEN
221 E. INDIANOLA AVE
PHOENIX, AZ 85012
602-430-4264

PROPERTY INFO

ADDRESS: 127 WEST PEPPER PLACE
MESA, AZ 85201
EXISTING PARCELS & RECORDING PER CHART BELOW.
PARCELS WILL BE JOINED INTO ONE NEW PARCEL.
GROSS ACREAGE: 38,994 SF = .895 ACRES
ZONING: MESA FORM BASED CODE
T5MSF
PROJECT: MIXED USE RESIDENTIAL WITH
GROUND FLOOR RETAIL AND
76 PUBLIC PARKING SPACES.

APN	ZONING	S/T/R	MACR	SUBDIVISION	LOT #	AREA
138-35-056	C-DT	22 N SE	29-B	MESA ARIZONA	8	6,750 S.F.
138-35-053	C-DT	22 N SE	29-B	MESA ARIZONA	8	7,150 S.F.
138-35-054	C-DT	22 N SE	29-B	MESA ARIZONA	8	1,350 S.F.
138-35-012	C-DT	22 N SE	29-B	MESA ARIZONA	13	13,095 S.F.
138-35-011	C-DT	22 N SE	29-B	MESA ARIZONA	12	6,460 S.F.
138-35-010A	C-DT	22 N SE	29-B	MESA ARIZONA	11	6,433 S.F.
						38,994 S.F.

PROJECT DESCRIPTION

ECO MESA is a mixed use infill residential rental community designed with sustainability and walkability in mind. Rooftop solar panels will provide over 50% of the development's energy needs, gray water capture from showers will irrigate the landscaped areas and a car share program will be available for residents. Located just one street north of the light rail in downtown Mesa, the building is located in and designed to the T5MSF transect of the form based code. The building will be constructed in the place of the 76 parking space Purple Lot, and will provide those same 76 covered public parking spaces plus additional covered parking for residents onsite in an open parking garage. The building will yield 102 rental apartment units including studios, 1 bedroom and 2 bedroom units. The structure will feature 3 parking floors of Type I C.I.P. concrete construction below the 3 hr podium slab, and 4 residential floors of Type V wood frame above the podium slab. The top of wood frame structure at roof plane will be 72'-0". A number of rooftop apurtenances in the form of stair and elevator overrun, and a sizeable array of solar panels will be constructed below the maximum allowable height of 85' per form based code. These elements will be of non-combustible construction

APPROVAL BLOCK

VARIANCE CASE # PRA20-00450

PLEASE RECYCLE

