

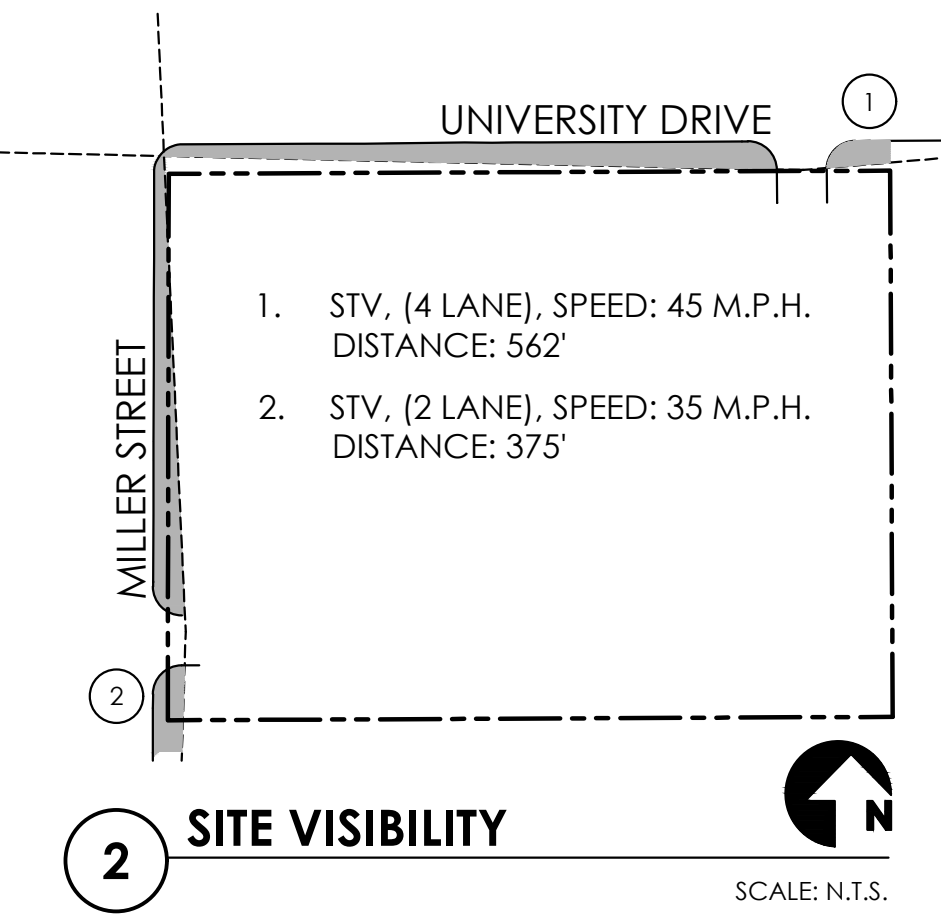
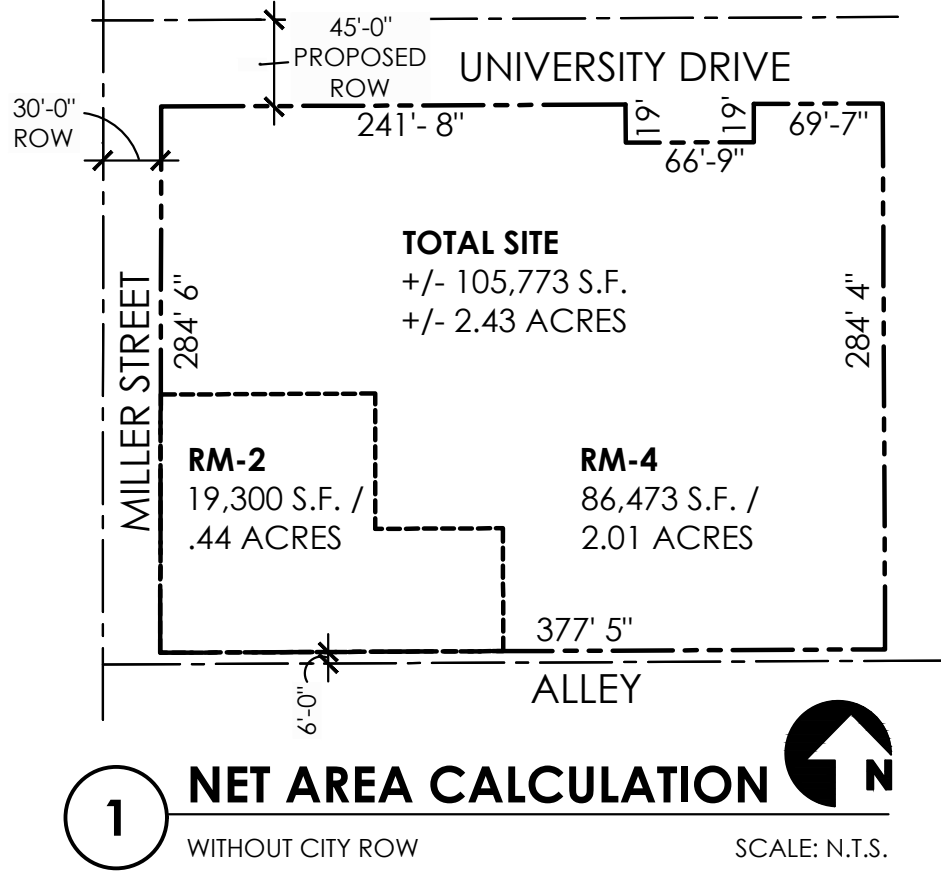
SITE DEVIATIONS

- UNIVERSITY AVE DEVIATIONS:
- 45' ROW (NOT 55')
  - 10' BUILDING SETBACK vs 20'
  - 10' PUF (SAME AS BUILDING SETBACK)
  - 10' LANDSCAPE SETBACK vs. 20'
- FOUNDATION BASE DEVIATION
- MINIMUM 8'-0" FOUNDATION BASE (INCLUDING ADJACENT SIDEWALK)
  - AVERAGE 10'-0" FOUNDATION BASE ALL SIDES vs. 15' REQUIRED.
- PARKING:
- PARKING STALL 30'-0" FROM UNIVERSITY & 20'-0" FROM MILLER vs. 50'-0"
- SOUTH PROPERTY:
- 10' LANDSCAPE SETBACK ADJACENT TO ALLEY / RS-9 vs. REQUIRED 20'.

- PROXIMITY OF PARKING CANOPY:
- 9' PROVIDED FOR PARKING CANOPY ADJACENT TO 1 STORY BUILDING (CLUBHOUSE) vs. 20'-0" REQUIRED.
- BUILDING SEPARATION DEVIATION:
- 18' BUILDING SEPARATION BETWEEN 1 STORY CLUBHOUSE & 3 STORY BUILDING vs 35' REQUIRED.

SITE ASSUMPTIONS

- EXISTING CONDITIONS:
- EXISTING ELECTRICAL POLES NOTED ON PLAN TO REMAIN LOCATED ON UNIVERSITY AVE IS LOCATED IN THE THE SITE VISIBILITY TRIANGLE. THIS WILL LIMIT LANDSCAPE ALLOWED. (ENGINEERING STANDARD REVIEW)
  - APPLICANT TO PURCHASE UNIVERSITY DRIVE CITY PARCEL AS SHOWN BY HATCHED AREA ON SITE PLAN.
  - EXISTING IRRIGATION BOX ON UNIVERSITY AVE. & MILLER RD. WILL REQUIRE EXACT SURVEY AND POSSIBLE ADJUSTMENT TO THE SIDEWALK LOCATION WHICH MEANS A SIDEWALK EASEMENT MAY NEED TO BE ADDED.
  - ALONG THE SOUTH EAST PROPERTY THE AREA HATCHED IS ASSUMED TO BE DEDICATED BACK TO THE ALLEY ROW BY APPLICANT



SITE DATA

**ACCESSOR'S PARCEL NUMBER:**  
138-20-14F, 138-20-015D, 138-20-014G, 138-20-014E, 138-20-015C,  
138-20-014C, 138-20-021A, 138-20-001, 138-20-019

**SITE AREA:**

NET SITE AREA WITHOUT CITY ROW	SQUARE FOOTAGE	ACRES
ORIGINAL SITE	+/- 105,773 s.f.	+/- 2.43 ac
<b>TOTAL SITE AREA</b>	<b>+/- 105,773 s.f.</b>	<b>+/- 2.43 ac</b>

GROSS SITE AREA WITHOUT CITY ROW	SQUARE FOOTAGE	ACRES
ORIGINAL SITE	+/- 131,597 s.f.	+/- 3.02 ac
ALLEY DEDICATION	-(+/- 414) s.f.	+/- 0.01 ac
<b>TOTAL SITE AREA</b>	<b>+/- 132,911 s.f.</b>	<b>+/- 3.05 ac</b>

ZONING:

EXISTING:	RM-4 / RM-2
PROPOSED:	RM-4 / RM-2

UNIT MIX:

	4 D.U. (8%)
1 BEDROOM	49 D.U. (92%)
2 BEDROOM	53 D.U. (100%)

TOTAL DENSITY:

ALLOWED:	30 D.U./NET ACRE
PROVIDED:	±21.81 D.U./NET ACRE

BUILDING HEIGHT

ALLOWED:	RM-4 40 FEET	RM-2 30 FEET
PROPOSED:	3-STORY (40 FEET)	1-STORY (20 FEET)

LOT COVERAGE:

	RM-4 (86,473 s.f.)	RM-2 (19,300 s.f.)
ALLOWED:	70% or 60,531 s.f.	70% or 13,510 s.f.
PROVIDED:	+62.4% or 53,940 s.f. (+/- 53,940 s.f. / 86,473 s.f.)	+65.2% or 12,582 s.f. (±12,582 s.f. / 19,300 s.f.)

BUILDING COVERAGE:

	RM-4 (86,473 s.f.)	RM-2 (19,300 s.f.)
ALLOWED:	55% or 47,560 s.f.	45% or 8,685 s.f.
PROVIDED:	+37.1% or 32,098 s.f. (+/- 32,098 s.f. / 86,473 s.f.)	+22.6% or 4,370 s.f. (±4,370 s.f. / 19,300 s.f.)

CONSTRUCTION TYPE:

V-A (WOOD CONSTRUCTION: 3-STORY MAIN BLDG. & CLUBHOUSE / LEASING)

REQUIRED PARKING:

53 UNITS x 2.1 P.S./D.U. = 111 SPACES

PROVIDED PARKING:

ON-SITE SURFACE	55 P.S.
ON-SITE COVERED SURFACE	56 P.S.
TOTAL	111 P.S. (2.1 P.S./D.U.)

BICYCLE PARKING:

REQUIRED: 1 P.S. PER 10 P.S. (111 P.S. ÷ 10 P.S.) = 11 BICYCLE SPACES

PROVIDED: 16 BICYCLE SPACES

GENERAL PARKING DIMENSIONS:

	9' x 18' (16' w/ OVERHANG)
PARKING SPACE	26'
aisle width	

COMMON OPEN SPACE:

	RM-4	RM-2
MINIMUM:	150 SF x 53 DU = 7,950 SF	200 SF x 0 DU = 0 SF
PROVIDED:		
PRIVATE OPEN SPACE	+/- 1,900 SF	0 SF
PUBLIC OPEN SPACE	+/- 22,383 SF	+/- 6,648 SF
TOTAL:	+/- 24,283 SF	+/- 6,648 SF
	23.0% of NET SITE AREA	6.2% of NET SITE AREA

PRIVATE OPEN SPACE:

MINIMUM: PRIVATE OPEN SPACE LOCATED ON THE GROUND FLOOR SHALL HAVE NO DIMENSION LESS THAN 10 FEET. ABOVE-GROUND PRIVATE OPEN SPACE (BALCONY) SHALL BE A MINIMUM OF 60 SF AND SHALL NOT BE LESS THAN 8 FEET WIDE OR LESS THAN 6 FEET DEEP.

PROVIDED: MINIMUM DIMENSIONS AS PER ZONING CODE

BUILDING SETBACK:

MINIMUM SETBACK	REQUIRED	PROVIDED
FRONTAGE (UNIVERSITY DRIVE - 4 LANES)	20'	10'
SIDE FACING (MILLER STREET - LOCAL STREET)	20'	20'
INTERIOR SIDE (EAST - 15'/STORY)	45'	45'
REAR (ALLEY - 15'/STORY)	45'	45'

- REQUIRED FIRE CODE:
- APPENDIX D: TOWN OF MESA HAS INCLUDED SOME OF THE APPENDIX D FIRE CODE. SECTION D105.3 - PROXIMITY TO BUILDING: ONE OR MORE OF THE REQUIRED ACCESS ROUTES MEETING THIS CONDITION SHALL BE LOCATED NOT LESS THAN 15 FEET AND NOT GREATER THAN 30 FEET FROM THE BUILDING AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. THE SIDE OF THE BUILDING ON WHICH THE AERIAL FIRE APPARATUS ACCESS ROAD IS POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
- PROVIDED FIRE CODE:
- CITY FIRE MARSHAL REQUIRES 29' MAXIMUM IN COURTYARD
- All signage is under a separate permit
  - All mechanical equipment will be located on roof and screened by mansard wall

