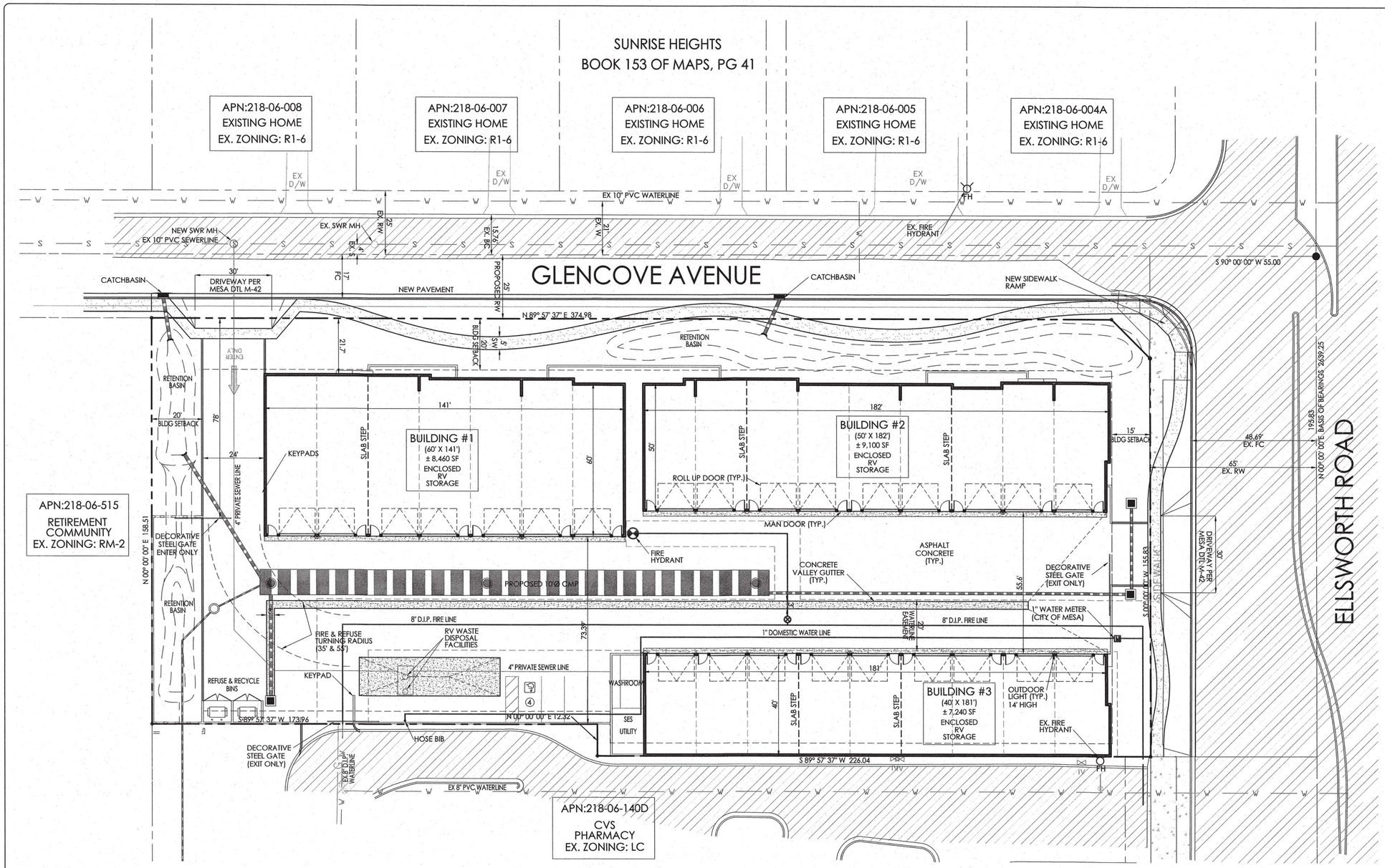


VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 495 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 620 FEET THEREOF; AND
EXCEPT ANY PORTION LYING WITHIN THE SOUTH 15 FEET OF THE WEST 150 FEET OF THE NORTH 455 FEET OF THE SOUTH 495 FEET OF THE WEST 150 FEET OF THE EAST 205 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9. AS CONDEMNED IN DOCUMENT NO. 2001-1080374; AND EXCEPT THAT PORTION CONVEYED IN DOCUMENT NO. 2003-0653765, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 299.15 FEET;
THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST DEPARTING SAID EAST LINE A DISTANCE OF 65.00 FEET TO A
POINT ON A LINE WHICH IS PARALLEL WITH AND 65.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF SAID SOUTHEAST QUARTER, SAID POINT BEING THE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 244.17 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 55.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF SAID SOUTHEAST QUARTER;
THENCE SOUTH 89 DEGREES 59 MINUTES 12 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 140.00 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 15.00 FEET TO A POINT ON A LINE WHICH IS
PARALLEL WITH AND 40.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF SAID SOUTHEAST QUARTER;
THENCE SOUTH 89 DEGREES 59 MINUTES 12 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 250.00 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 271.48 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 12 SECONDS EAST, A DISTANCE OF 173.96 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 12.32 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 12 SECONDS EAST, A DISTANCE OF 216.04 FEET TO THE POINT OF BEGINNING; AND EXCEPT ANY PORTION LYING WEST OF THE WEST LINE OF THE EAST 455 FEET THE SOUTH 495 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, AS CONVEYED IN DOCUMENT NO. 2016-0775073.

SITE AND BUILDING DATA

PROJECT ADDRESS: XXXX ELLSWORTH AVE, MESA, ARIZONA
APN: 218-06-140E
TOTAL GROSS AREA: 78,634 square feet
TOTAL NET AREA: 64,368 square feet
CURRENT ZONING: LC
PROPOSED ZONING: LC
FRONT SETBACK: 20 FEET
REAR SETBACK: 5 FEET
SIDE SETBACK: (EAST - 15 FEET, WEST 20 FEET)
LOT COVERAGE: 38.5%

BUILDING HEIGHT: 30 FEET (MAX)
USE: MINI STORAGE
TYPE OF CONSTRUCTION: METAL
BUILDING AREA: ±24,800 SF
TOTAL PARKING STALLS: 4 ADA PARKING STALLS:1
OCCUPANCY CLASSIFICATION: GROUP S
OCCUPANCY LOAD: 200 GROSS (PARKING GARAGE)
USE: SELF STORAGE

OWNER

LAVIGNA INVESTMENT CORPORATION
1223 S. CLEARVIEW AVE #103
MESA, ARIZONA 85209
PH: 480.222.5800

ARCHITECT

SKETCH ARCHITECTURE COMPANY
2454 EAST SOUTHERN AVENUE, SUITE 110
MESA, ARIZONA 85204
PH: 480.668.8015

N

0 20 40 60
Scale 1" = 20'

Project:

RV STORAGE UTILITY PLAN
BROWN & ELLSWORTH

MESA, ARIZONA

REVISIONS:
REV 1: CITY STAFF COMMENTS

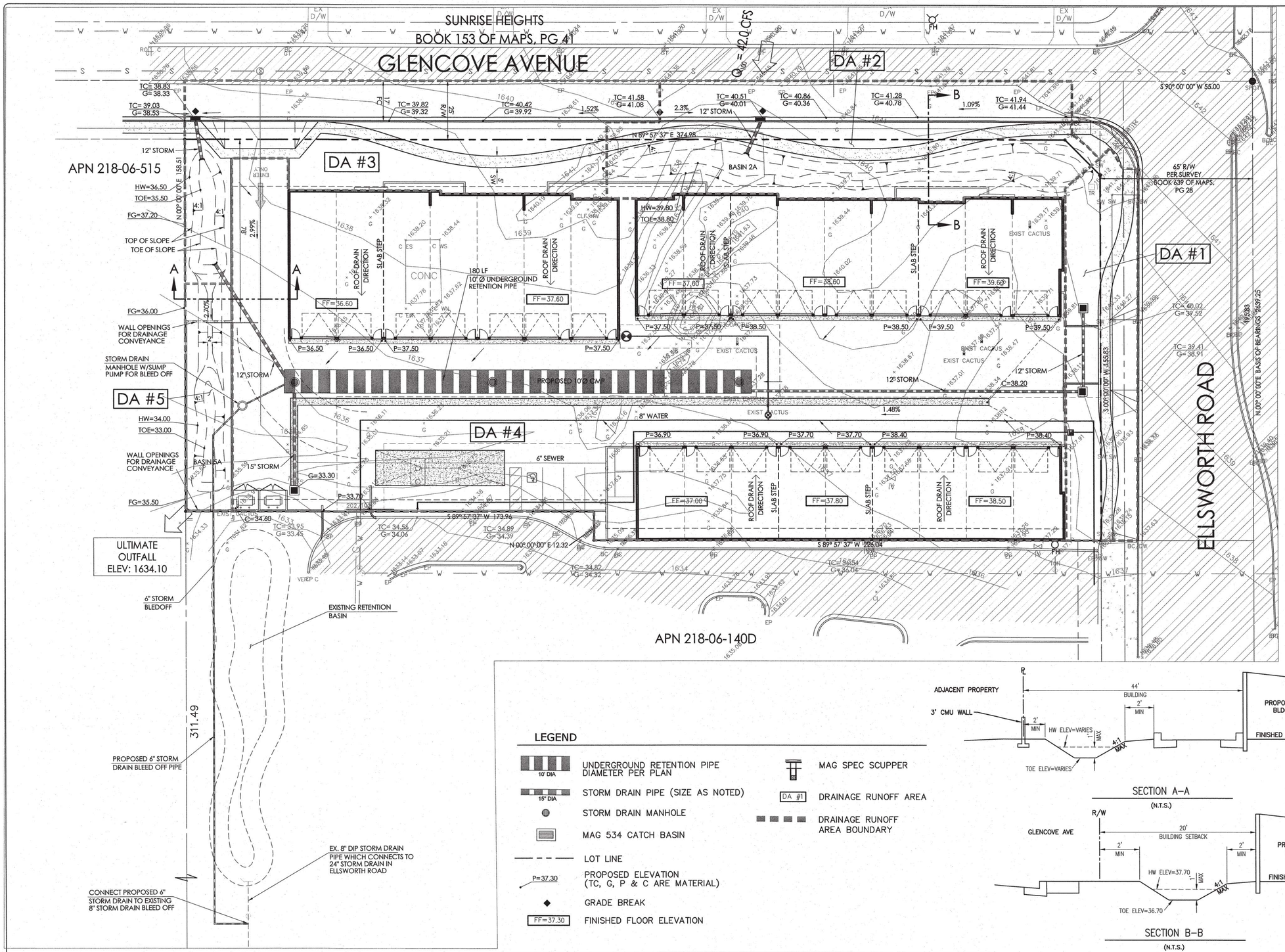
VINEYARD GROUP

1223 S. Clearview Ave.
Mesa, Arizona 85209
Phone: 480.720.4030

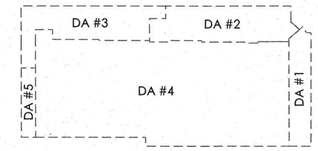
EXP DATE: 06/30/2019

PROJECT NO.
2017-08

SHEET NO.
1 of 2



VICINITY MAP
N.T.S.



DRAINAGE AREAS

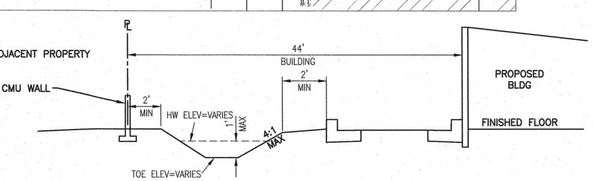
DRAINAGE AREA #1	AREA	C	i	VOL req (cf)
PAVEMENT AREA	337	0.9	0.25	76
CONCRETE AREA	1556	0.95	0.25	370
LANDSCAPE AREA	3059	0.7	0.25	535
			Total=	981
Volume Required =	981	Cu. Ft.		
Volume Provided =	Added to UG Storage Volume			

DRAINAGE AREA #2	AREA	C	i	VOL req (cf)
PAVEMENT AREA	2718	0.9	0.25	612
CONCRETE AREA	1350	0.95	0.25	321
LANDSCAPE AREA	5487	0.7	0.25	960
			Total=	1892
Volume Required =	1892	Cu. Ft.		
Volume Provided =	482	Cu. Ft.	Basin 2A	
Deficient Vol =	1410	Cu. Ft. will be added to UG tanks		

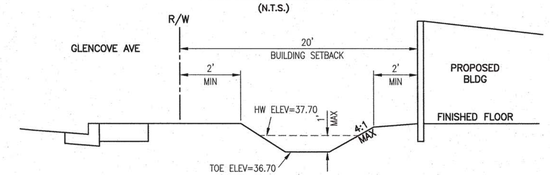
DRAINAGE AREA #3	AREA	C	i	VOL req (cf)
LANDSCAPE AREA	4803	0.7	0.25	841
PAVEMENT AREA	3136	0.9	0.25	706
CONCRETE AREA	1777	0.95	0.25	422
			Total=	1968
Volume Required =	1,968	Cu. Ft.		
Volume Provided =	483	Cu. Ft.	Basin 3A	
Deficient Vol =	1485	Cu. Ft. will be added to UG tanks		

DRAINAGE AREA #4	AREA	C	i	VOL req (cf)
ROOF AREA	25762	0.95	0.25	6118
PAVEMENT AREA	24523	0.9	0.25	5518
CONCRETE AREA	362	0.95	0.25	86
			Total=	11722
DA #1 Runoff=	931	Cu. Ft.		
DA #2 Shortage=	1410	Cu. Ft.		
DA #3 Shortage=	1485	Cu. Ft.		
Volume Required =	15598	Cu. Ft.		
Lf of 10' Dia pipe =	198.7			
(78.5cf/lf)	199	ft		
Volume Provided =	15621.50	Cu. Ft.	Underground tanks	

DRAINAGE AREA #5	AREA	C	i	VOL req (cf)
LANDSCAPE AREA	1916	0.7	0.25	335
			Total=	335
Volume Required =	335	Cu. Ft.		
Volume Provided =	798	Cu. Ft.	Basin 5A	
TOTAL RETENTION REQUIRED=		16,899	Cubic Feet	
TOTAL RETENTION PROVIDED=		17,385	Cubic Feet	



SECTION A–A
(N.T.S.)



SECTION B–B
(N.T.S.)

LEGEND

- UNDERGROUND RETENTION PIPE DIAMETER PER PLAN (10' DIA)
- STORM DRAIN PIPE (SIZE AS NOTED) (15" DIA)
- STORM DRAIN MANHOLE
- MAG 534 CATCH BASIN
- LOT LINE
- P=37.30 PROPOSED ELEVATION (TC, G, P & C ARE MATERIAL)
- GRADE BREAK
- FF=37.30 FINISHED FLOOR ELEVATION
- MAG SPEC SCUPPER
- DA #1 DRAINAGE RUNOFF AREA
- DRAINAGE RUNOFF AREA BOUNDARY

N

0 20 40 60

Scale 1" = 20'

FINISH FLOOR CERTIFICATION

FINISHED FLOORS ARE FREE FROM INUNDATION DURING A 100-YEAR PEAK RUNOFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS.

Project:

RV STORAGE GRADING & DRAINAGE PLAN
BROWN & ELLSWORTH
MESA, ARIZONA

REVISIONS:
REV 1: CITY STAFF COMMENTS

VINEYARD GROUP
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SHEET NO. 2 of 2