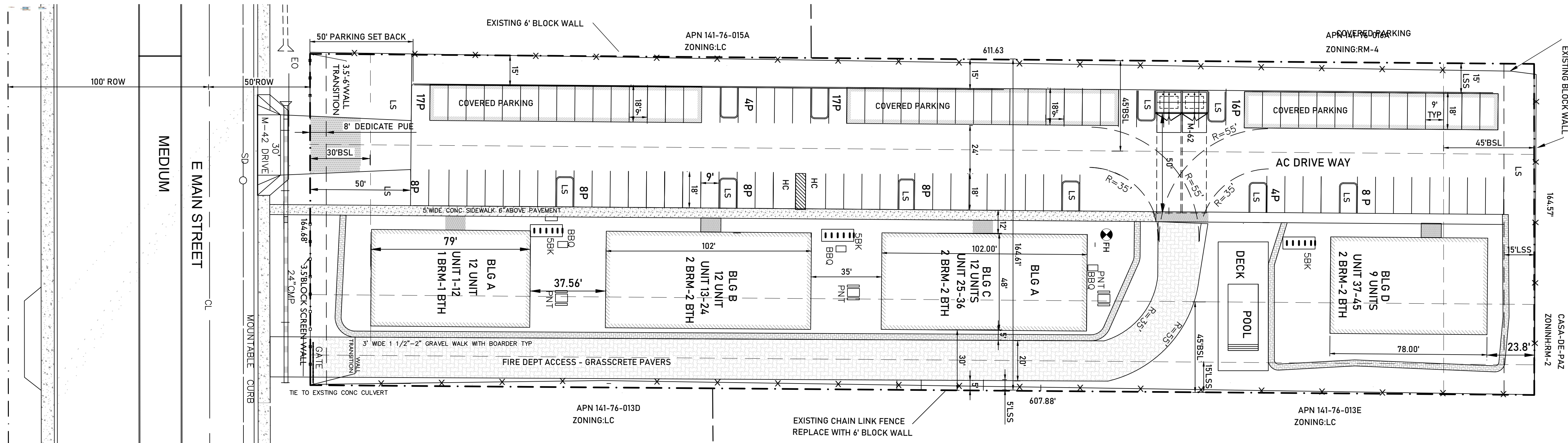
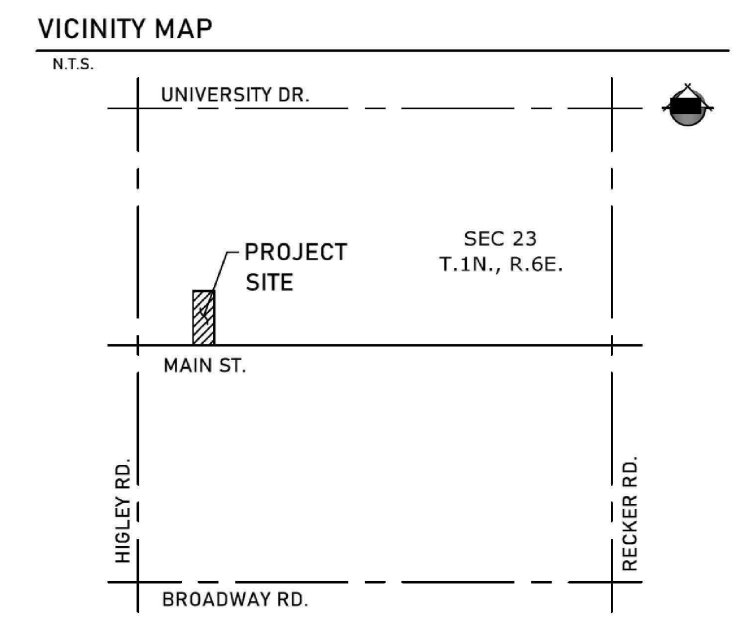
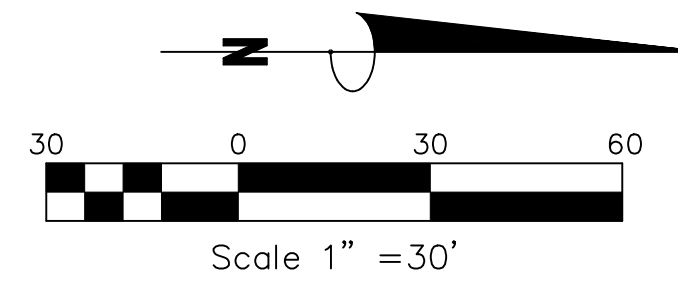


# Final Site Plan for 5308 E Main Modern Mesa Arizona ZON2400015



**SITE PLAN**

VICINITY MAP

OWNER  
SALIBAHOGANINVESTMENTS.LLC  
5533 W RIVIERA DR  
GLENDALE AZ 85304

APPLICANT  
WILLIAM SEYMOUR CO, INC  
428 E THUNDERBIRD DR  
PHOENIX, AZ 85022  
JOHN FOX  
602-573-2895  
WSCING@COX.NET <MAILTO:WSCING@COX.NET>

PROJECT DATA  
PARCEL APN: 141-76-014  
EXISTING ZONING: LC  
RE ZONE TO RM-4 BIZ  
EXISTING LAND USE: VACANT  
GROSS AREA: 2.51 AC  
NET AREA: 2.32 AC 101,058SF  
1 BEDROOM UNITS: 12 UNITS  
2 BEDROOM UNITS: 33 UNITS  
TOTAL: 45 UNITS  
DENSITY ALLOWED 30 DU/AC  
NET DENSITY: 19.4 DU/AC

MAXIMUM BUILDING HEIGHT 3 STORIES - 30'-0"

SITE COVERAGE  
BUILDING A 3,840SF  
BUILDING B & C 2X4800SF=9,600SF  
BUILDING D 4,008SF  
TOTAL BUILDING 17,448SF

PARKING 33,800SF  
SIDEWALK 2,960SF  
POOL AREA 1,600SF  
TOTAL SITE COVERAGE 55,808SF  
NET %SITE COVERAGE 55,808SF/101,055SF=55%  
ALLOWED COVERAGE 70%

PARKING:  
RESIDENTIAL PARKING REQUIRED: 2.1 X 45 = 95 SPACES  
TOTAL SPACES PROVIDED 98  
ADA ACCESSIBLE SPACES 2  
COVERED 45  
BICYCLE PARKING REQUIRED 1-PER 10 PARING = 10  
BICYCLE PARKING PROVIDED 15

RETENTION REQUIREMENTS  
THE RAINFALL PRODUCED BY A 100 YEAR, 2 HR EVENT  
TOTAL VOLUME REQUIRED.

V = C (P/12) A  
C = 0.8  
AREA = 101130SF  
V = 0.8(2.6/12)101,130SF = 17,539CF

UNDERGROUND RETENTION PROVIDED

**LEGEND**

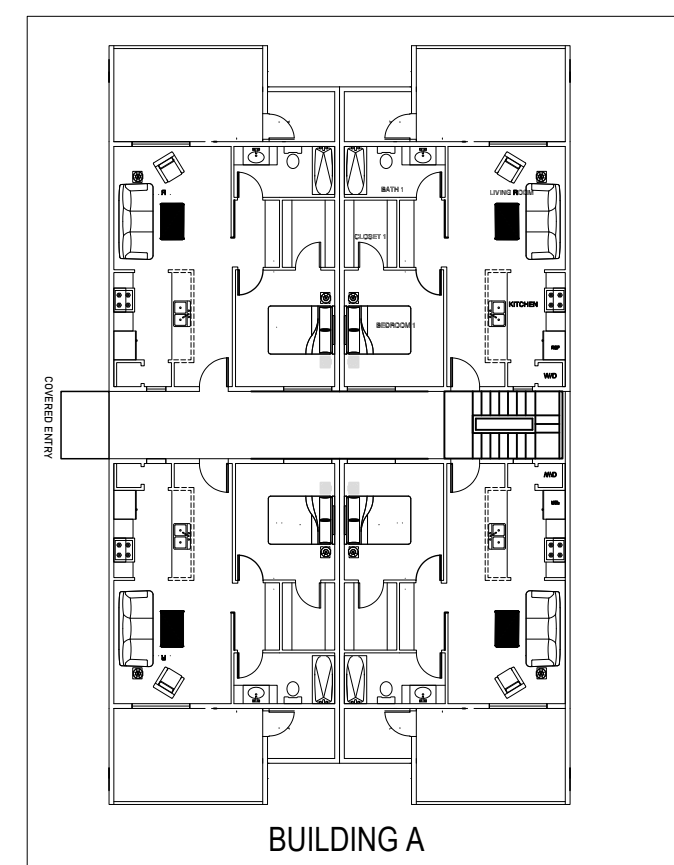
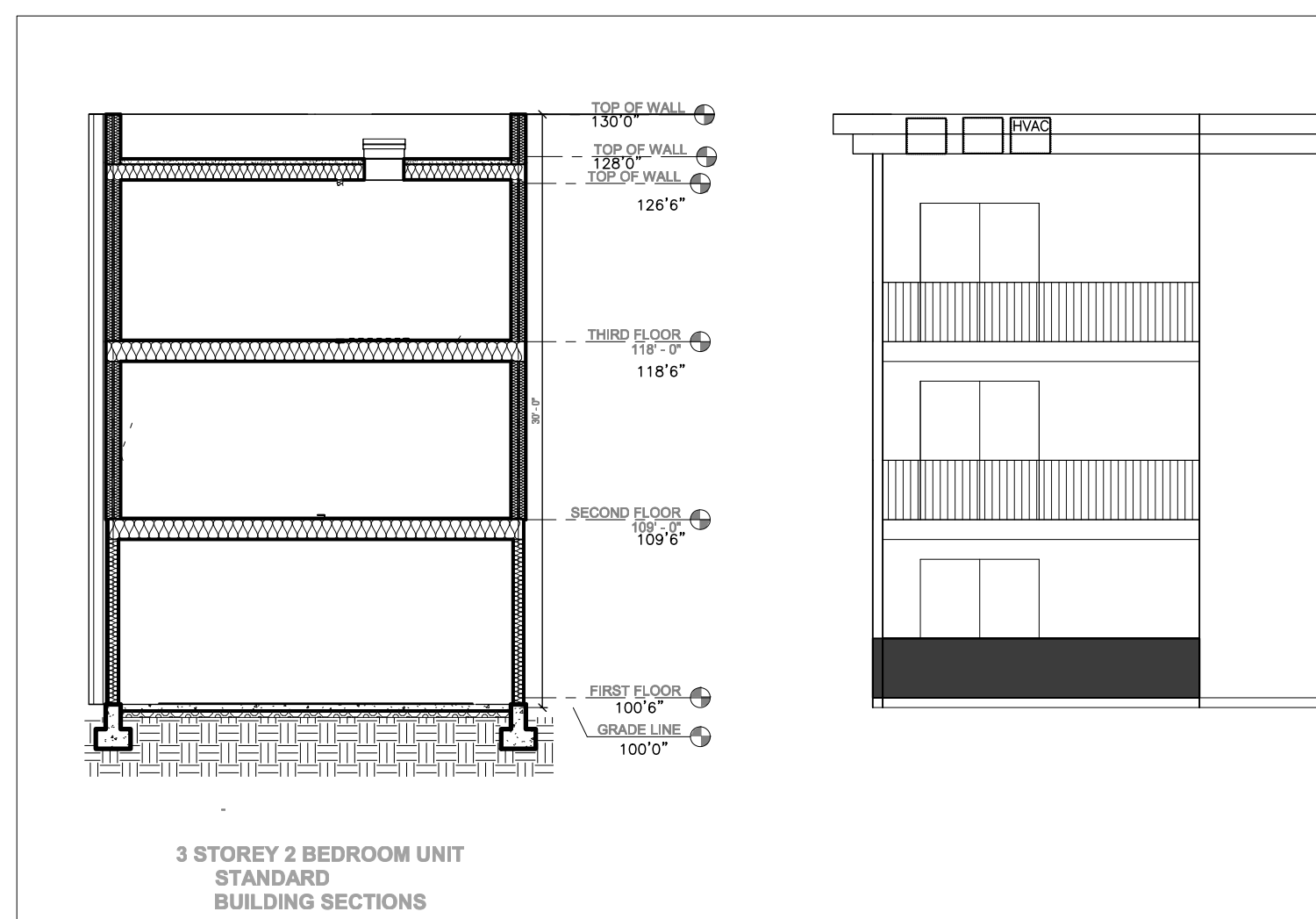
- P - PARKING
- HC - HANDICAP PARKING
- LS - LANDSCAPE
- LSS- LANDSCAPE SETBACK
- BSL - BUILDING SETBACK
- OS - OPEN SPACE
- BBQ- B'BO
- PNT - PICNIC TABLE
- MC - MAILBOX CLUSTER
- DG - DECOMPOSED GRANIT
- SVT- 10X20 SIGHT VISABLE TRIANGLE
- MBC - MAIL BOX CLUSTER
- FH - FIRE HYDRANT
- SBK - 5 SLOT BIKE RACK
- TE - TRASH ENCLOSURE

**Notes**

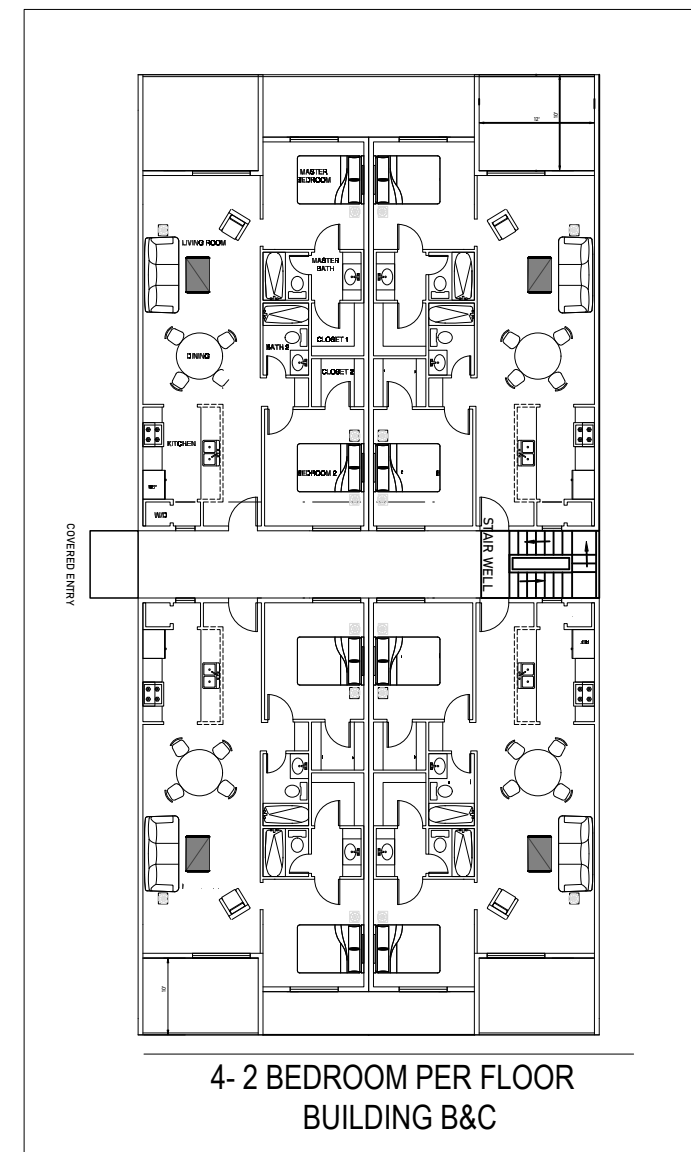
PEDESTRIAN CURB 6" ABOVE PAVED SURFACE

THE EXISTING LANDSCAPE AND IRRIGATION IN THE MEDIAN ARE OWNED AND MAINTAINED BY THE CITY. THE MEDIAN IS FED BY THE IRRIGATION IN THE ROW AND CARE MUST BE TAKEN TO NOT DISRUPT THE EXISTING IRRIGATION.

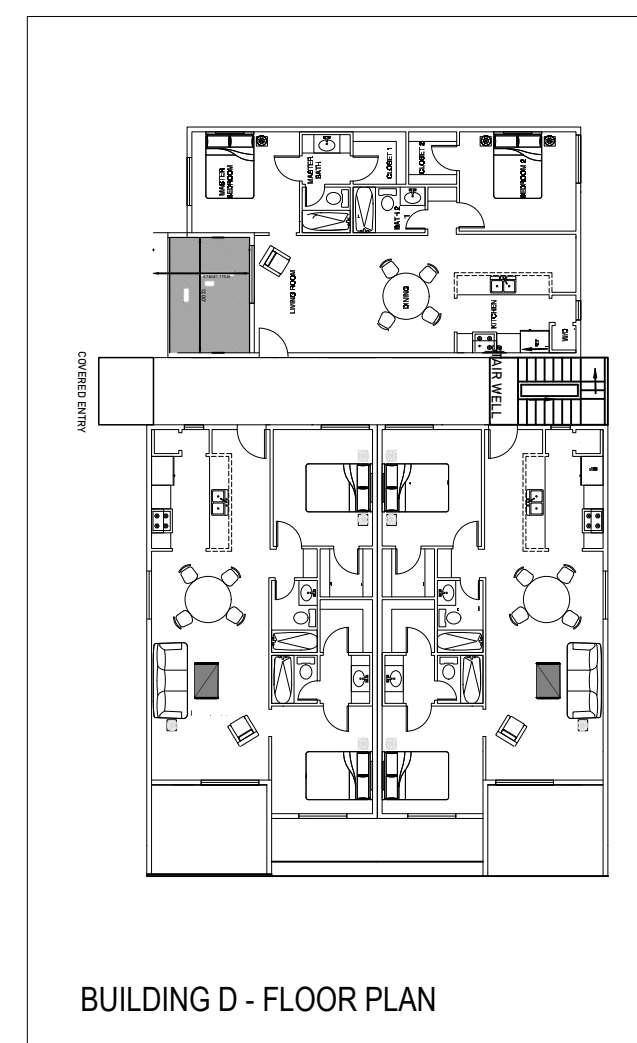
THIS PROJECT WILL BE DESIGNED IN COMPLIANCE WITH THE 2018 INTERNATIONAL CODE COUNCIL (ICC) "FAMILY" OF CODES AND THE 2017 NATIONAL ELECTRIC CODE PRODUCED BY THE NATIONAL FIRE PROTECTION ASSOCIATION.  
FIRE SPRINKLERS WILL BE REQUIRED IN ALL BUILDINGS AND STRUCTURES PER MESA AMENDED FIRE CODE SECTION 903.2



BUILDING A



4-2 BEDROOM PER FLOOR  
BUILDING B&C



BUILDING D - FLOOR PLAN

WILLIAM SEYMOUR CO, INC  
JOHN K. FOX  
428 E THUNDERBIRD RD #234  
PHOENIX, ARIZONA 85022  
PHONE: (602) 573-2895  
E-MAIL: WSCING@COX.NET

**5308 E Main Modern**  
**5308 E MAIN ST**  
MESA, MARICOPA COUNTY, AZ

NO.	DATE	APP.	DESCRIPTION	UPDATE
10	02-27-24			

DESIGNED:  
DRAWN:  
CHECKED:  
DATE: Oct. 2024  
SCALE 1"=30'  
PROJECT  
FILE NAME  
SHT: SP-1