

**LEGEND**

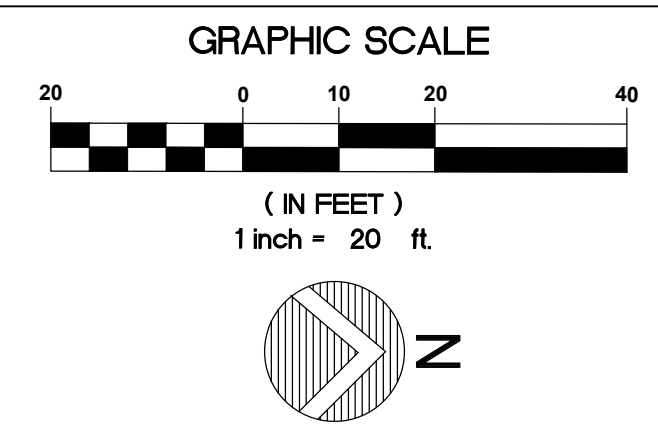
- SIGHT VISIBILITY TRIANGLE (SVT)
- PROPOSED AC PAVEMENT
- WASTE MANAGEMENT ACCESS ROUTE
- COVERED PARKING
- TRAFFIC DIRECTION
- ADA SIDEWALK RAMP

- NOTES:**
- SEE SHEET C5 FOR REMOVAL PLAN.
  - SEE SHEET C6 FOR GRADING PLAN.
  - SEE SHEET C7 AND C8 FOR ROADWAY PLAN AND PROFILE.
  - SEE SHEET C9 FOR CONSTRUCTION DETAILS.
  - SEE SHEET C10 FOR UTILITY PLAN.
  - SEE SHEET C11 FOR STRIPING PLAN.

**FLOOD ZONE INFORMATION**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE UNSHADED 'X' OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 04021190E, REVISED DATE DECEMBER 4, 2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONE UNSHADED 'X' DENOTES AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN



**SITE DATA**

PARCEL NUMBER APN:  
138-66-006  
138-66-004  
138-66-005A  
138-66-007A  
138-66-028A  
138-66-029A

EXISTING SITE DATA  
2.21 ACRES  
96630.19 SF

TOTAL NUMBER OF BUILDINGS  
BUILDINGS

NUMBER OF UNITS  
20 STUDIO UNITS  
44 1 BED UNITS  
42 2 BED UNITS  
4 3 BED UNITS

TOTAL NUMBER OF UNITS = 110

BUILDING TYPE  
V-A

TOTAL BUILDING AREA  
25485.17 SF  
0.58 ACRES

PARKING REQUIRED:  
1.2 STALLS PER DWELLING UNIT  
94 DWELLING UNITS X 1.2 = 113 PARKING STALLS PLUS  
2.1 STALLS PER LIVE/WORK UNIT  
16 LIVE/WORK UNITS X 2.1 = 34 PARKING STALLS  
TOTAL 113 + 34 = 147 PARKING STALLS

STALLS PROVIDED:  
147 ON SITE  
33 ON STREET  
180 TOTAL

COVERED STALLS REQUIRED  
1 STALL PER UNIT X 110 UNITS = 110 STALLS  
COVERED STALLS PROVIDED  
106 STALLS

ADA STALLS REQUIRED  
5 STALLS  
ADA STALLS PROVIDED  
5 STALLS

BIKE PARKING STALLS REQUIRED  
13 SPACES  
BIKE PARKING STALLS PROVIDED  
16 SPACES

PAVEMENT/PARKING AREA  
72373.28 SF  
1.66 ACRES

**ZONING**  
DR-2 DR-3

**UTILITIES**

CABLE TV:  
COX

ELECTRICITY:  
ARIZONA PUBLIC SERVICE

GAS:  
ARIZONA PUBLIC WORKS

TELEPHONE:  
CENTURY LINK

SEWER:  
ARIZONA PUBLIC WORKS

SANITATION:  
WASTER MANAGEMENT (PRIVATE)

**CONSTRUCTION NOTES**

- 6" TYPE "A" CURB PER MAG DETAIL No. 222
- 6.0' ADA CONCRETE SIDEWALK PER MAG DETAIL No. 230
- 2.0' VERTICAL CURB AND GUTTER TYPE "A" PER MAG DETAIL No. 220-1
- AC PAVEMENT
- EXISTING FIRE HYDRANT
- STORM WATER RETENTION SYSTEM (MAXWELL PLUS)
- EXISTING CATCH BASIN TO BE REMOVED.
- PROPOSED CATCH BASIN LOCATION.
- PROPOSED STREET LIGHT LOCATION.
- PROPOSED STREET LIGHT PULL BOX LOCATION.
- POOL AREA
- LANDSCAPE AREA. SEE LANDSCAPE PLANS.
- LANDSCAPE AREA PER LANDSCAPE IMPROVEMENTS
- ADA SIDEWALK RAMP PER MAG DETAIL No. 235-4
- EXISTING OVERHEAD UTILITIES TO BE RELOCATED UNDERGROUND. POWER POLE TO BE REMOVED.
- EXISTING IRRIGATION BOX TO BE RELOCATED UNDERGROUND. TRAFFIC RATED VAULT TO BE INSTALLED.
- COMMERCIAL DRIVEWAY PER COM STD M-42
- EXISTING IRRIGATION BOX TO BE REMOVED.
- BICYCLE PARKING AREA.
- WASTE MANAGEMENT LOCATION PER COM STD M-44.05 TRASH ENCLOSURE W/BALLARDS PER COM STD M-62.02.1, M-62.04.1 AND M-62.04.2
- 6.0' HIGH CMU WALL.
- INSTALL 2.0' VALLEY GUTTER
- 3.0' ADA CONCRETE SIDEWALK PER MAG DETAIL No. 230
- PROPOSED R1-1 STOP SIGN LOCATION.
- LANDSCAPE PLANTER AREA. SIZE PER PLANS SEE LANDSCAPE PLANS.

**Civilworks**  
Engineering with "sensible" solutions tailored to your "specific" needs.

4945 W. Patrick Lane Las Vegas, NV 89118  
Office: (702) 534-7555 Fax: (702) 534-1825

PROJ. NO.:	010124
PROJ. NAME:	
PROJ. ENG.:	
PROJ. DATE:	
REVISIONS:	

**LEGACY SQUARE**  
NORTH WEST CORNER OF 2ND AVENUE AND POMEROY

MESA ARIZONA

DEVELOPER: WESTGATE COMPANIES  
ADDRESS: 1950 N 200 WEST, STE 9  
CONTACT: TRAVIS  
PHONE: 801-694-5202 EMAIL: TRAVIS@WESTEDLLC.COM

DIGITAL SIGNATURE:

PRINTS REQUIRE ENGINEER'S SEAL AND SIGN FOR PROOF OF VALIDITY

SHEET # C4 1 OF 2

**OWNER DEVELOPER/SUBDIVIDER**

WESTATES COMPANIES  
ADDRESS: 1950 N 200 WEST, STE 9  
SALT LAKE CITY, UTAH 84116  
PHONE: 801-694-5202  
EMAIL: TRAVIS@WESTEDLLC.COM

**UTILITY NOTE**

ALL ABOVE GROUND UTILITIES SHALL BE RELOCATED UNDERGROUND.

Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com

SITE PLAN