

LEGEND

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

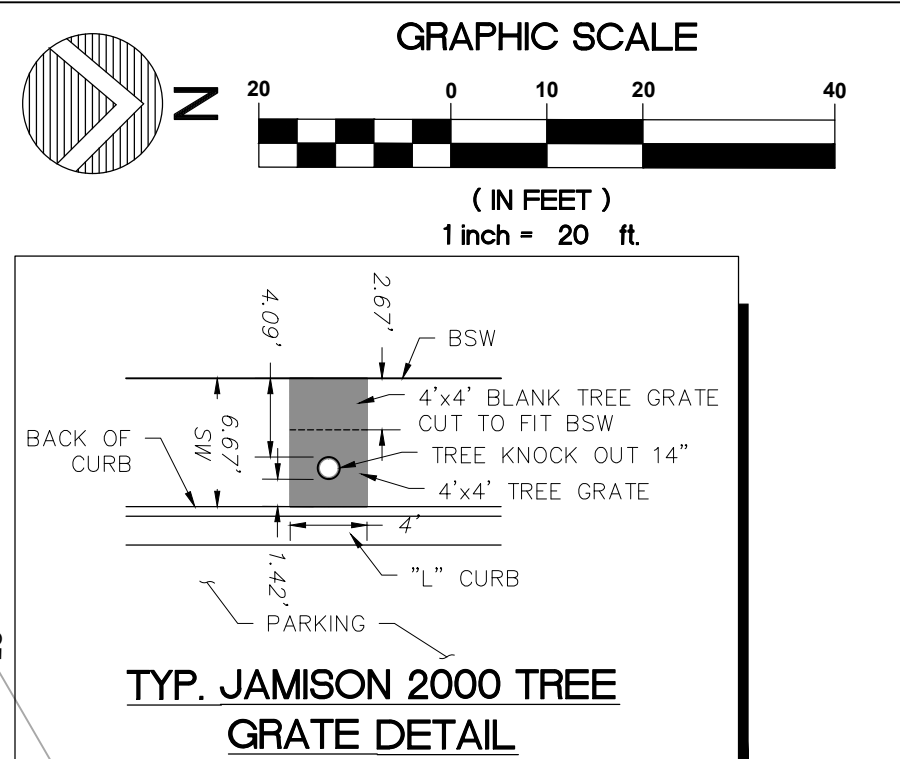
NOTES:

- 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. 04021C190E, 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: 1

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: 122 ON SITE, 33 ON STREET, 155 TOTAL

COVERED STALLS REQUIRED: 1 STALL PER UNIT X 110 UNITS = 110 STALLS, COVERED STALLS PROVIDED: 110 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 |
| WATER: CITY OF MESA | GAS: ARIZONA PUBLIC WORKS |
| SEWER: ARIZONA PUBLIC WORKS | TELEPHONE: CENTURY LINK |
| 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
 - WASTE 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
 - 5.0" ADA CONCRETE SIDEWALK PER MAG DETAIL No. 230
 - PROPOSED R1-1 STOP SIGN LOCATION.
 - INSTALL 4"x4" JAMISON 2000 TREE GRATE BY "URBAN ACCESSORIES" CUT BLANK PANEL TO FIT BACK OF SIDEWALK. SEE DETAIL THIS SHEET

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

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

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

SITE PLAN

DIGITAL SIGNATURE:

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

SHEET # C4 1 OF 2