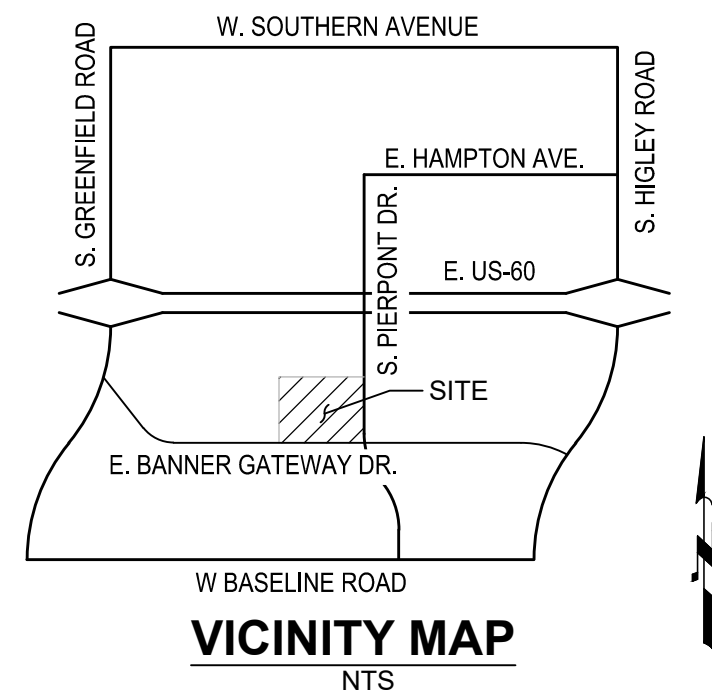


PRELIMINARY SITE PLAN
FOR
HOME AWAY FROM HOME
BANNER MD ANDERSON CANCER CENTER OUTPATIENT SHORT TERM LODGING
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 6 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



PRELIMINARY SITE PLAN
PRELIMINARY DESIGN REVIEW
HOME AWAY FROM HOME
4854 E. BANNER GATEWAY DRIVE MESA, AZ 85206



REVISIONS:

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

PM. C. PENNINGTON

DR. J. GRANT
JOB NO.
21005376

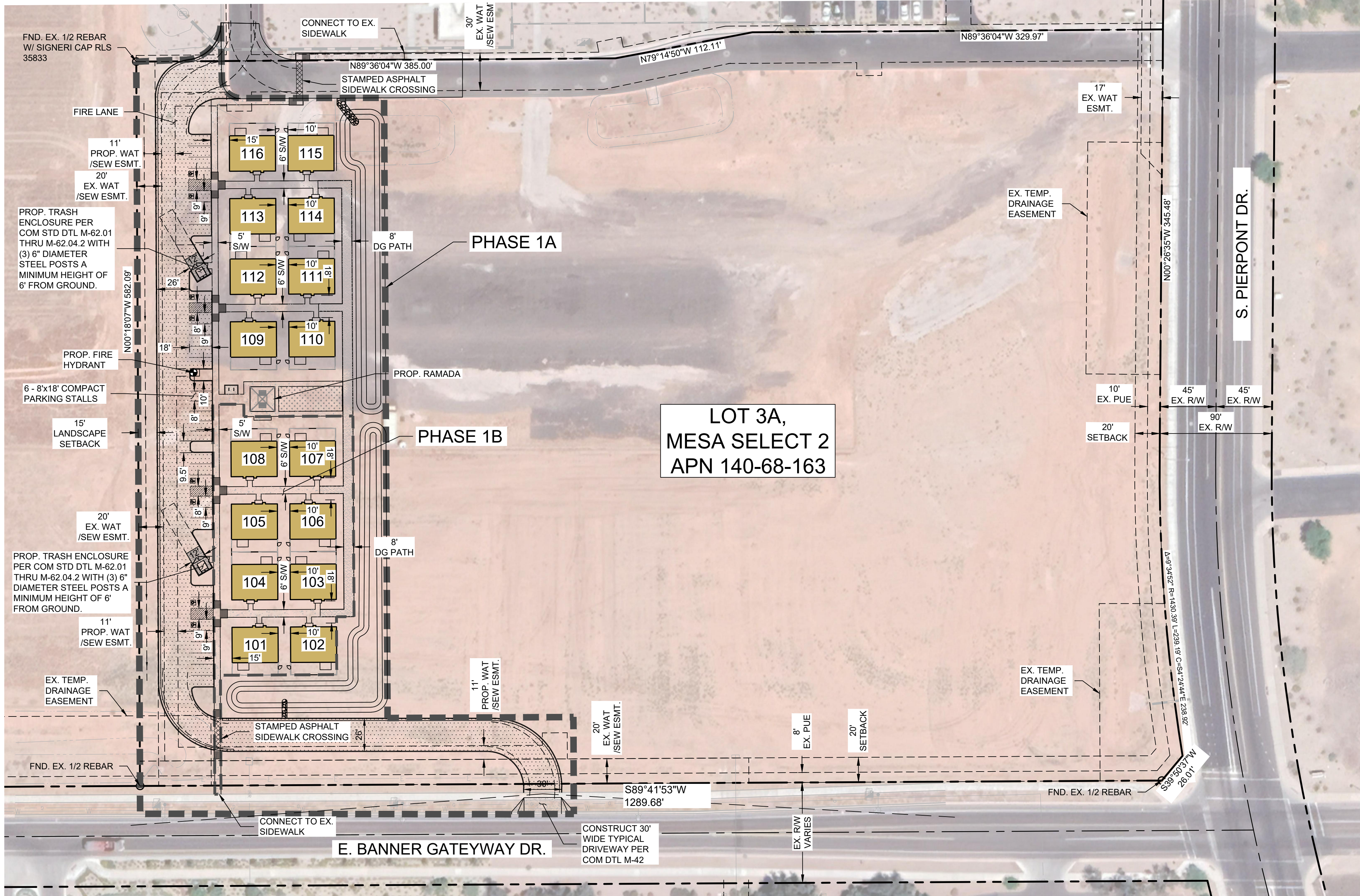
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CS01

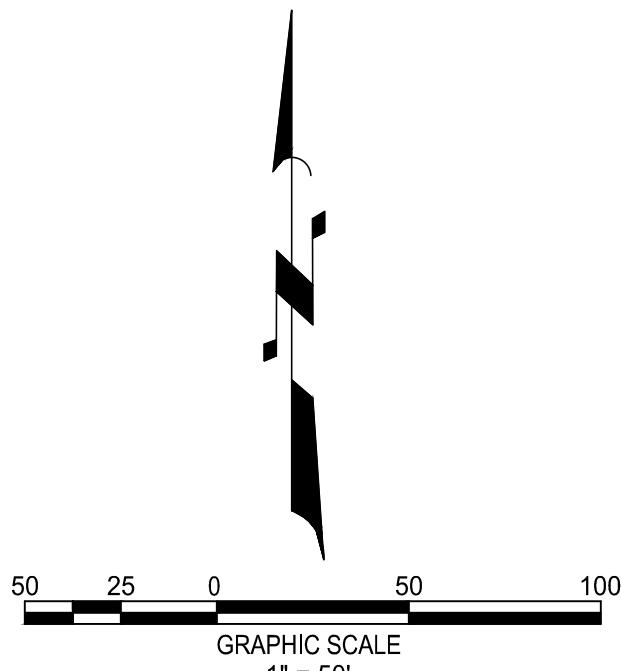
SHEET NO.

1 OF 1

CITY OF MESA PRS22-00704

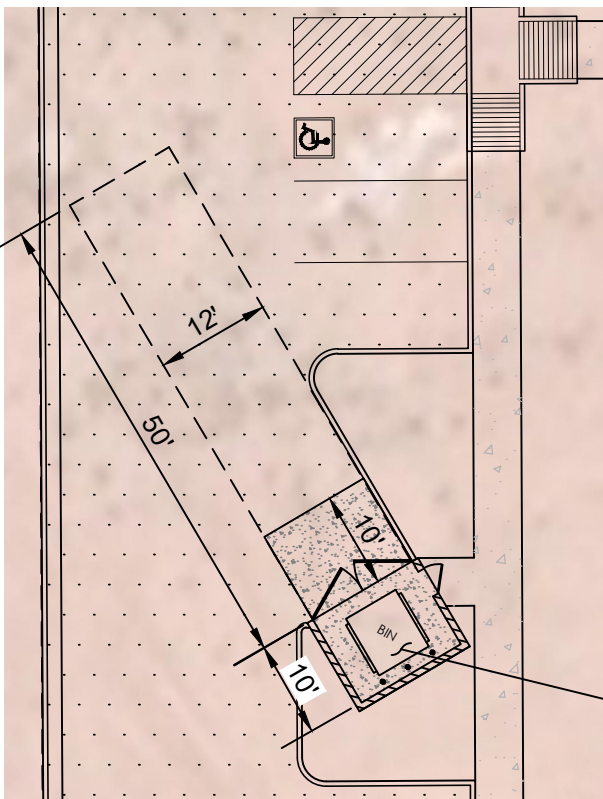
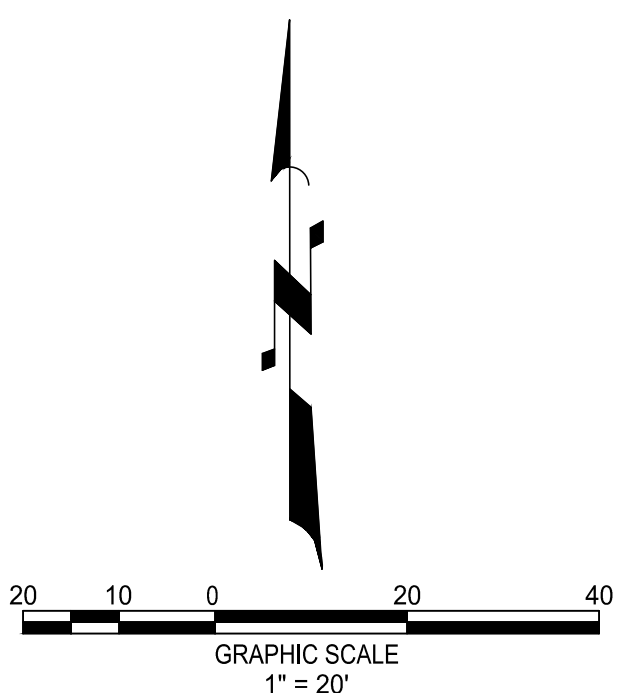
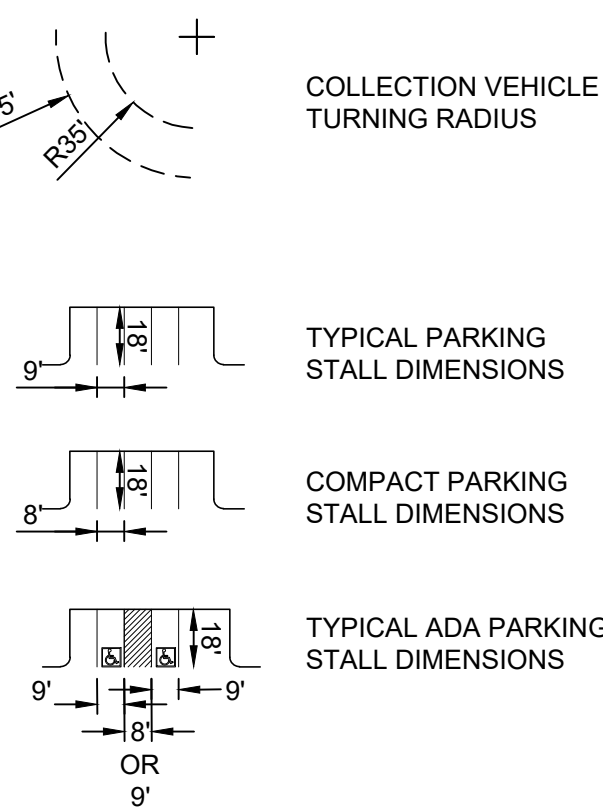


LOT 3A,
MESA SELECT 2
APN 140-68-163



LEGEND

- CL
- R/W
- PUE
- CONTOUR LINE
- 10.0
- HW=10.0
- HIGH WATER CONTOUR
- 1405
- EXISTING CONTOUR MINOR
- 1404
- EXISTING CONTOUR MAJOR
- PARCEL BOUNDARY
- GRADE BREAK
- GRADE CHANGE
- 8"S
- SEWER LINE
- SEWER MANHOLE
- SEWER FLOW DIRECTION
- EX. 8" S
- EXIST. SEWER LINE
- 8"W
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- EX. 8" W
- EXIST. WATER LINE



PROP. TRASH ENCLOSURE
PER COM STD DTL M-62.01
THRU M-62.04.2 WITH (3) 6"
DIAMETER STEEL POSTS A
MINIMUM HEIGHT OF 6'
FROM GROUND.

BASIS OF BEARING

BASIS OF BEARING IS SOUTH 89°41'53" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

BENCHMARK

BRASS TAG, TOP OF CURB, AT WEST ENTRANCE 4850 E. BASELINE ROAD

ELEVATION = 1288.99 (CITY OF MESA, NAVD88)

FLOODPLAIN DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN. AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES, NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED.

DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2751M EFFECTIVE DATE NOVEMBER 4, 2015.

OWNER/DEVELOPER

BANNER HEALTH
1400 S. DOBSON ROAD
MESA, AZ 85202
CONTACT: BILL SMITH
PHONE: (480) 543-2956
BILL.SMITH@BANNERHEALTH.COM

ENGINEER

ATWELL
4700 E. SOUTHERN AVE.
MESA, ARIZONA 85208
CONTACT: CASEY PENNINGTON
PHONE: (480) 218-8831
CPENNINGTON@ATWELL-GROUP.COM

LANDSCAPE ARCHITECT

RV1 PLANNING AND LANDSCAPE
ARCHITECTURE
120 S. ASH AVENUE
TEMPE, AZ 85281
CONTACT: SHAWN BYRON
PHONE: (480) 944-0994
SBYRON@RV1PLANNING.COM

SITE DATA

APN	140-68-163
GROSS SITE AREA	551,474 SF / 12.66 AC
NET SITE AREA	488,189 SF / 11.21 AC
PHASE 1A AREA	106,552 SF / 2.47 AC
PHASE 1B AREA	21,898 SF / 0.50 AC
FUTURE PHASE 2 AREA (NOT A PART)	359,739 SF / 8.56 AC
EXISTING ZONING	LIGHT INDUSTRIAL - PAD (LI-PAD)
PROPOSED ZONING	LIGHT INDUSTRIAL (LI)
FRONT AND STREET FACING SETBACKS	20-FT
MAX BUILDING HEIGHT	40-FT
PROPOSED BUILDING HEIGHT	16-FT 11-IN
MAXIMUM LOT COVERAGE	90% (439,370 SF / 10.09 AC)
PROPOSED LOT COVERAGE	3.5% (16,960 SF / 0.39 AC)
TOTAL OPEN SPACE	56.3% (72,315 SF / 1.66 AC)
TOTAL LANDSCAPE AREA	58,757 SF / 6.91 AC
UNITS PROVIDED	16 - 2 BEDROOM 1,074 SF UNITS
PARKING REQUIRED	2.1 PARKING SPACES PER UNIT 2.1*16=33.6 (34 SPACES)
PARKING PROVIDED	STANDARD SPACES = 20 COMPACT SPACES = 6 ACCESSIBLE SPACES = 8 TOTAL SPACES = 34
REFUSE PROVIDED	TWO 8 CY BINS ARE PROVIDED

LEGAL DESCRIPTION

A PORTION OF THE LOT SPLIT MESA SELECT ACCORDING TO BOOK 1457 OF MAPS, PAGE 6, AND DOCUMENT NO. 1995-0009244, OFFICIAL RECORDS OF MARICOPA COUNTY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF SAID MESA SELECT;

THENCE NORTH 89°36'04" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 450.09 FEET;

THENCE SOUTH 00°18'07" EAST, A DISTANCE OF 400.41 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°36'04" EAST, A DISTANCE OF 385.00 FEET;

THENCE NORTH 79°14'50" EAST, A DISTANCE OF 112.11 FEET;

THENCE NORTH 89°36'04" EAST, A DISTANCE OF 329.97 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH PIERPONT DRIVE, AS SHOWN ON THE MAP OF DEDICATION RECORDED IN BOOK 909 OF MAPS, PAGE 9, OFFICIAL RECORDS OF MARICOPA COUNTY;

THENCE SOUTH 00°26'35" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF SOUTH PIERPONT DRIVE, A DISTANCE OF 345.48 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE EAST, WITH A CHORD BEARING OF SOUTH 04°24'44" EAST, A CHORD DISTANCE OF 238.92 FEET;

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF SOUTH PIERPONT DRIVE, AND ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1,4309.39 FEET, THROUGH A CENTRAL ANGLE OF 09°34'52", A DISTANCE OF 239.19 FEET;

THENCE SOUTH 39°50'37" WEST, A DISTANCE OF 26.01 FEET TO A POINT ON A NORTHERLY RIGHT OF WAY LINE OF EAST BANNER GATEWAY DRIVE AS RECORDED IN DOCUMENT NUMBER 2017-0242313, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89°41'53" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF EAST BANNER GATEWAY DRIVE, A DISTANCE OF 821.08 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF EAST BANNER GATEWAY DRIVE, NORTH 00°18'07" WEST, A DISTANCE OF 582.09 FEET TO THE POINT OF BEGINNING.

UTILITY PROVIDERS

SEWER	CITY OF MESA
WATER	CITY OF MESA
FIRE	MESA FIRE DEPARTMENT
ELECTRIC	SALT RIVER PROJECT (SRP)
NATURAL GAS	SOUTHWEST GAS
TELEPHONE	CENTURYLINK
TELEPHONE	COX COMMUNICATIONS
CABLE	COX COMMUNICATIONS
REFUSE COLLECTION	CITY OF MESA