FINAL SITE PLAN

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,



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.

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)

W. SOUTHERN AVENUE . HAMPTON AVE E. BANNER GATEWAY DR W BASELINE ROAD **VICINITY MAP**

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

| SI ENTINO FOR SERVICE OF COMP. | | | | |
|-------------------------------------|---|--|--|--|
| 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

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

| DRIVE, NOR | וח טט | 1007 | VV |
|----------------|-------|------|----|
| UTILITY | PRO | DVID | ER |
| - | | | |

| <u>OTILITI I ROVIDLINO</u> | | | |
|----------------------------|--------------------------|--|--|
| 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 | | |

LANDSCAPE ARCHITECT

RVI PLANNING AND LANDSCAPE

ARCHITECTURE

120 S. ASH AVENUE

CONTACT: SHAWN BYRON

SBYRON@RVIPLANNING.COM

PHONE: (480) 944-0994

TEMPE, AZ 85281

HAVE NOT BEEN INDEPENDENTL' VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTO SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AN AGREES TO BE FULLY RESPONSIE

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 OWNE:
NOR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY OF THE

WORK, OF PERSONS ENGAGED IN TH WORK, OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

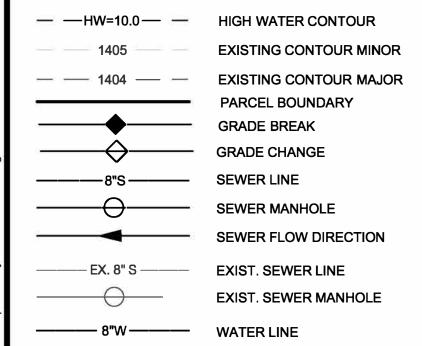


(now what's **below.** Call before you dig

REVISIONS:

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

| M. C. PENNINGTON | |
|-----------------------------|------------|
| R. J. GRANT | |
| JOB NO. | |
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| FILE NO. 21005376 - CS01 | \$22-00704 |
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CONTOUR LINE

FIRE HYDRANT

EXIST. WATER LINE

GRAPHIC SCALE

LEGEND

-EX. 8" W

1" = 50'

