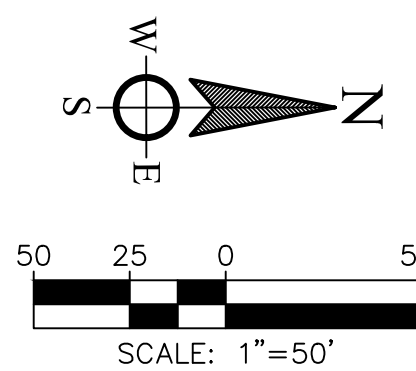
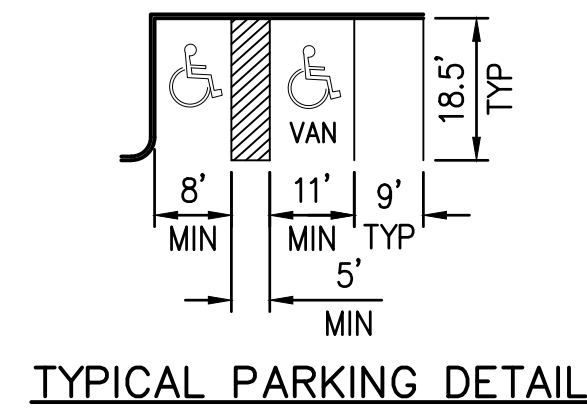


CHRISTOPHER TODD COMMUNITIES
ON ELLSWORTH

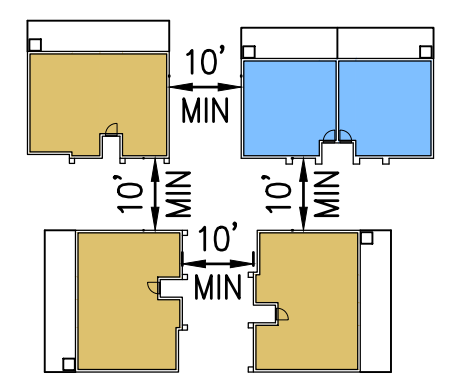
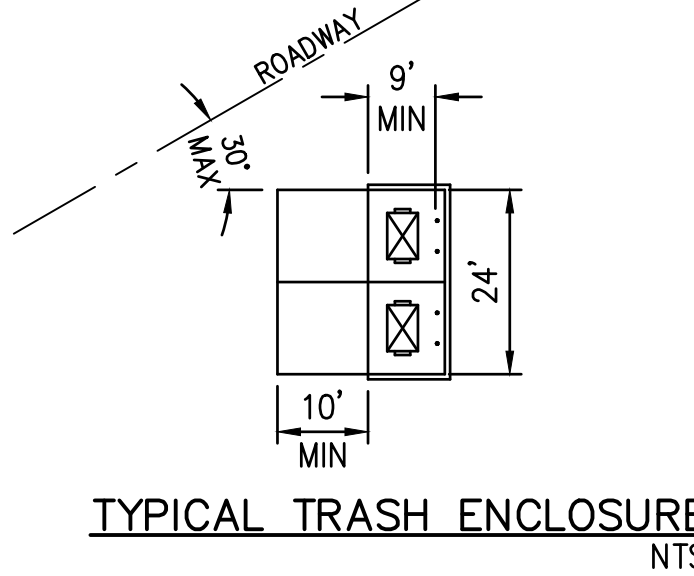
A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 7 EAST
OF THE GILA AND SALE RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



- LEGEND**
- RIGHT OF WAY LINE
 - BOUNDARY LINE
 - STREET CENTERLINE
 - ACCESSIBLE ROUTE
 - W --- EX WATER LINE
 - S --- EX SEWER LINE
 - SD --- EX STORM DRAIN
 - EX LIGHT POLE
 - EX STORM DRAIN MANHOLE
 - EX SEWER MANHOLE
 - EX ELECTRIC MANHOLE
 - EX WATER VALVE
 - EX POWER POLE
 - EX WATER METER
 - EX ELECTRIC CABINET
 - EX ELECTRIC JUNCTION BOX
 - EX ELEC TRANSFORMER
 - EX TELE EQUIPMENT
 - EX CABLE TV BOX
 - EX TRAFFIC SIGNAL POLE
 - EX STREET SIGN
 - ONE BEDROOM
 - TWO BEDROOM
 - GARAGE PARKING
 - HANDICAP PARKING

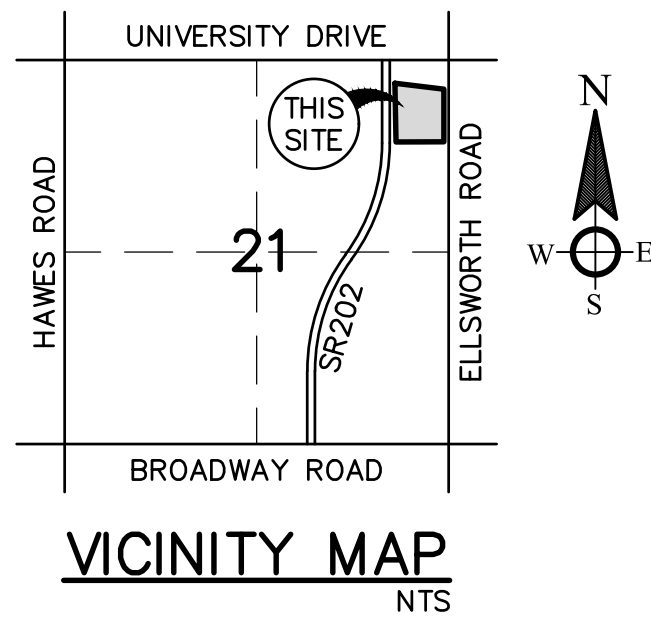


- KEY NOTES**
- 1 REFUSE CONTAINER PER C.O.M M-62.02.1
 - 2 PROPOSED COVERED PARKING (TYP)
 - 3 28' INSIDE RADIUS, 48' OUTSIDE RADIUS
 - 4 MAIL BOX LOCATION
 - 5 (2) ONE BEDROOM UNITS
 - 6 TWO BEDROOM UNIT
 - 7 PRIVATE BACKYARDS W/ACCESS THROUGH GATES
 - 8 6" CURB AND GUTTER W/DEPRESSED LIP (TYP)
 - 10 MULTI-UNIT COURTYARD. SEE LANDSCAPE PLANS FOR DETAILS (TYP). NOTE: ALL PEDESTRIAN ACCESS ARE LIGHTED
 - 11 6' PERIMETER BLOCK WALL. SEE LANDSCAPE PLANS FOR DETAILS & MATERIALS.
 - 12 A/C UNIT (TYP) IN REAR YARDS
 - 14 SITE VISIBILITY TRIANGLE
 - 15 POOL COMPLEX/LEASING OFFICE
 - 16 KEY SMPE
 - 17 SITE MAP MONUMENT
 - 18 INGRESS/EGRESS GATE
 - 19 ENTRY MONUMENT
 - 20 STAMPED ASPHALT CROSSING (TYP)
 - 21 ENTRY PORTICO. 14' MINIMUM CLEARANCE IN DRIVE AISLES. SEE BUILDING ARCHITECT PLANS FOR DETAIL & ELEVATION
 - 22 REAR YARD WALL (TYP). SEE LANDSCAPE PLANS FOR DETAILS
 - 23 ASPHALT
 - 24 OPEN SPACE GRASS AMENITY AREA
 - 25 STAMPED ASPHALT AT ENTRY THROAT
 - 26 PRIMARY PROJECT ENTRY
 - 28 FLAG POLE
 - 29 LANDSCAPE ROCK LINED CHANNEL
 - 30 VIEW FENCE WITH 3' HIGH RETAINING WALL (TYP). SEE LANDSCAPE PLANS FOR DETAILS
 - 31 REAR YARD WALL WITH 3' HIGH RETAINING WALL (TYP). SEE LANDSCAPE PLANS FOR DETAILS
 - 32 VIEW FENCE (TYP). SEE LANDSCAPE PLANS FOR DETAILS
 - 33 OFFSITE DRAINAGE CHANNEL



LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°56'35"E	32.00'
L2	N00°03'12"E	25.00'

SITE PLAN



CHRISTOPHER TODD COMMUNITIES ON ELLSWORTH

A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 7 EAST
OF THE GILA AND SALE RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



SITE PLAN YIELD

GROSS AREA ±556,148 SF / ±12.77 AC
NET AREA ±532,430 SF / ±12.22 AC
DENSITY PROVIDED 145 UNITS/11.36 AC=12.77 DU/AC GROSS AC

PROJECT DESCRIPTION

CASITA 2-BEDROOM AND DUPLEX 1-BEDROOM SINGLE STORY RENTAL
PROPERTY

PROJECT DATA YIELD DATA

UNIT TYPE	YIELD	TOTAL # BEDS	UNIT SQUARE FEET	TOTAL SQUARE FEET	MIX %
1 BEDROOM	58	58	640.84	37,169	40
2 BEDROOM	87	174	997.37	86,771	60
UNITS PROVIDED	145	232		123,940	100
RENTAL OFFICE				1141	
FITNESS CENTER				1781	
GARAGES				4500	
TOTAL:				131,362	

LOT COVERAGE PROVIDED 131,362 SQ FT/12.2*43,560= 25%
LOT COVER ALLOWED 50%

APN NUMBER 218-40-002C

ALLOWED HEIGHT 3 STORY/40'
PROPOSED MAX HEIGHT 1 STORY/25' 11-1/2"

CURRENT ZONING RM-4
PROPOSED ZONING RM-4 PAD
PROPOSED USE RESIDENTIAL RENTAL

PARKING SPACES
1 BDRM-2 SPACES/UNIT=58x2.1 = 122 SPACES
2 BDRM-2 SPACES/UNIT=87x2.1 = 183 SPACES
TOTAL PARKING REQUIRED = 305 SPACES
TOTAL SPACES PROVIDED = 305 SPACES
COVERED PARKING PROVIDED = 168 SPACES
GARAGE PARKING = 20 SPACES
UNCOVERED PARKING = 137 SPACES

ACCESSIBLE SPACES REQUIRED = 8 SPACES
ACCESSIBLE SPACES PROVIDED = 8 SPACES

COMMON AREA OPEN SPACE PROVIDED = 66%
(191,014 SQ FT/12.62 AC)
COMMON AREA REQUIRED MINIMUM 4% OF GROSS AREA
(150 SQ FT PER UNIT 145x150=21,750 SQ FT)

OPEN RECREATIONAL SPACE SUMMARY:
COMMON OPEN SPACE CALCULATION:
POOL 6,678 SF
AMENITY OPEN SPACE 28,988 SF
AMENITY OPEN SPACE (SUM) 35,666 SF
OPEN SPACE WALKING AREA 155,348 SF
TOTAL PROVIDED COMMON OPEN SPACE (SUM) 191,014 SF
65% OF OPEN SPACE, 1,303 SF/UNIT

PRIVATE OPEN SPACE:
REAR YARD OPEN SPACE 65,476 SF
23% OF OPEN SPACE, 452 SF/UNIT

LANDSCAPE OPEN SPACE OUTSIDE PROJECT:
OPEN SPACE OUTSIDE PERIMETER WALL 33,039 SF
11% OF OPEN SPACE, 228 SF/UNIT

SCHOOL DISTRICT:
MESA PUBLIC SCHOOLS
63 E MAIN STREET
MESA, AZ 85201
PH: 480-472-0000

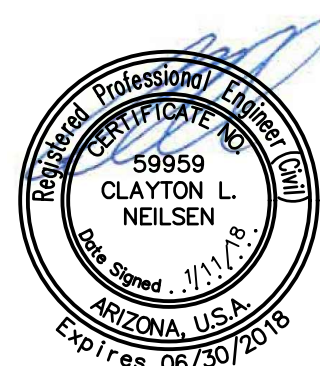
PROJECT CONSULTANT TEAM

OWNER
VALENCIA HEIGHTS, LLC/
THE VINCI COMPANIES
11811 N TATUM BLVD, SUITE 1051
PHOENIX, AZ 85028
(602) 953-8737
CONTACT: BRUCE VINCI
VINCLAND@GMAIL.COM

CIVIL/APPLICANT
WESTLAND RESOURCES, INC.
2020 N CENTRAL, SUITE 695
PHOENIX, AZ 85004
(602)888-7000
CONTACT: CLAYTON L. NEILSEN, P.E.
EMAIL: CNEILSEN@WESTLANDRESOURCES.COM

DEVELOPER
HANCOCK COMMUNITIES, LLC
2600 N 44TH STREET, SUITE A-200
PHOENIX, AZ 85008
(480) 285-1300
CONTACT: GREG HANCOCK
EMAIL: GREG@HANCOCK-AZ.COM

2020 N. Central Avenue
Suite 695
Phoenix, Arizona 85004
(602) 888-7000
WestLand Resources

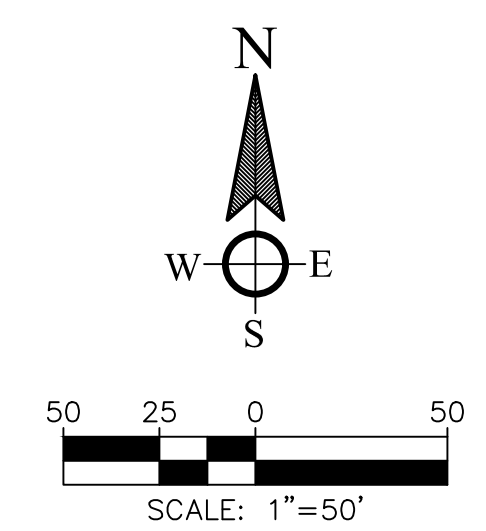
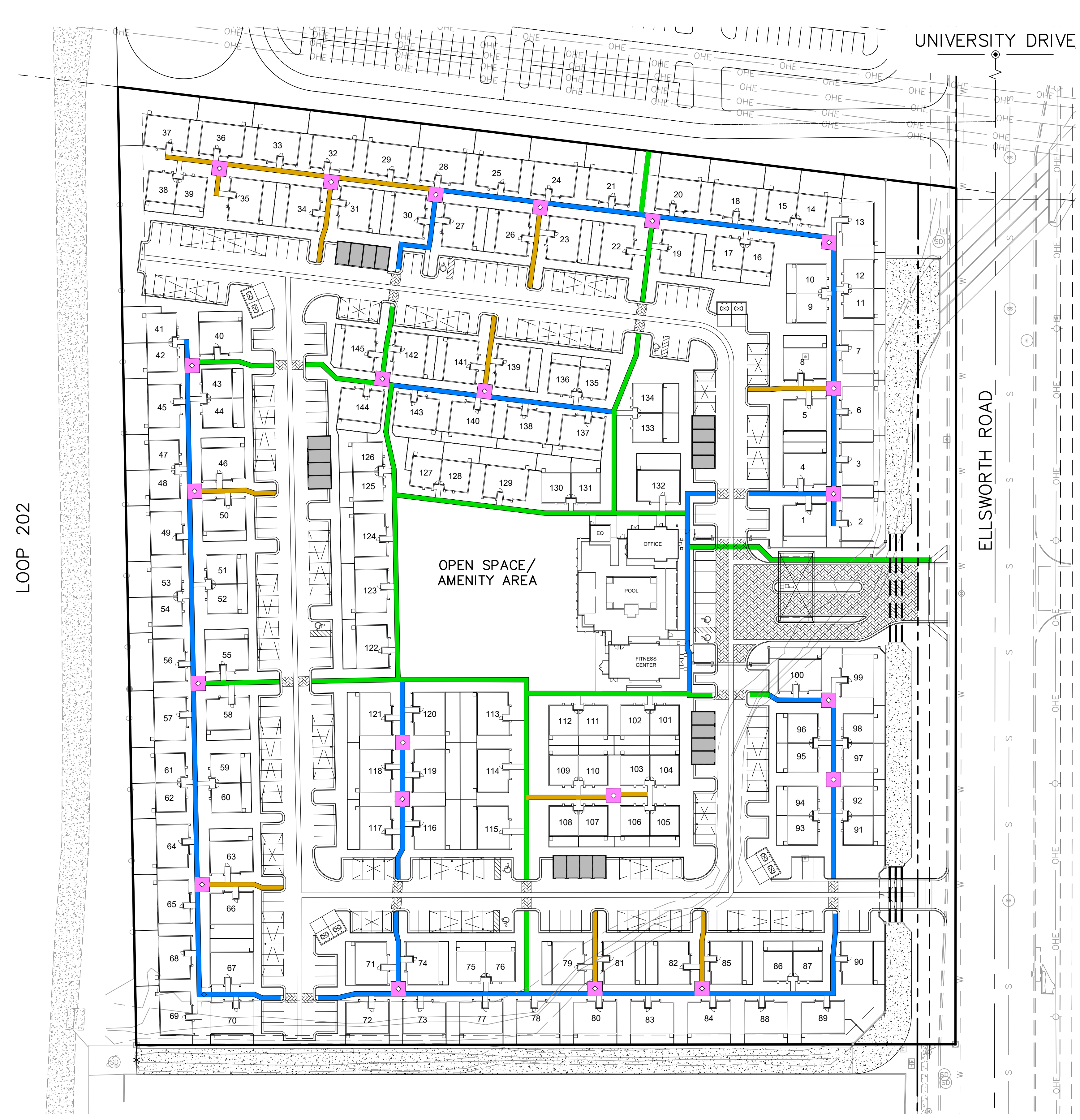


SITE PLAN

SHEET 2 OF 2

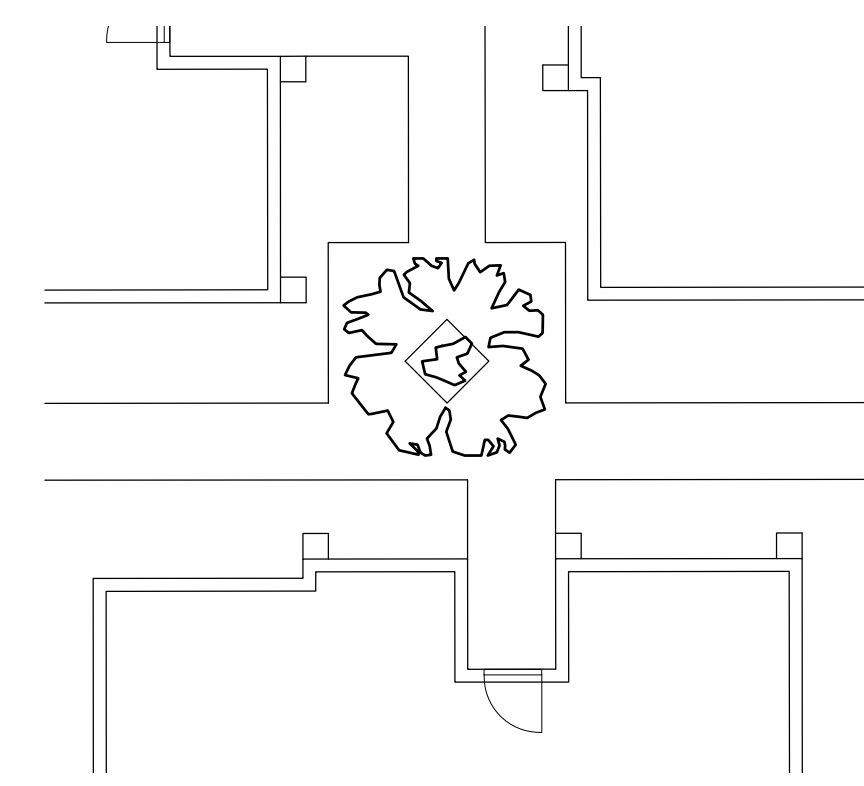
1ST SUBMITTAL: January 11, 2018

SITE PLAN - PEDESTRIAN PATHWAY HIERARCHY EXHIBIT

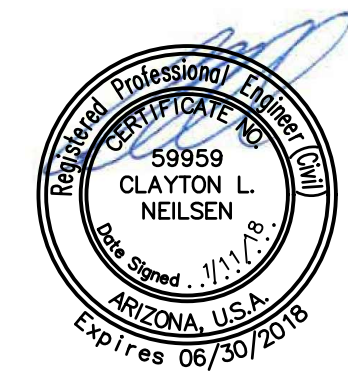


LEGEND

- MAIN PATH – TREE LINE
- CONNECTION PATH – SHRUBS/ACCENT LINED
- MINOR LINKED PATH – SHRUBS/ACCENT LINED
- COURTYARD LINK FOR PATHS – LARGE TREE AT CENTER

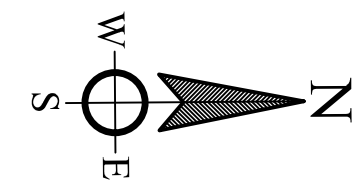


COURTYARD DETAIL
SCALE: 1"=10'



WestLand Resources
2020 N. Central Avenue
Suite 695
Phoenix, Arizona 85004
(602) 888-7000

LOOP 202



SCALE: 1"=40'

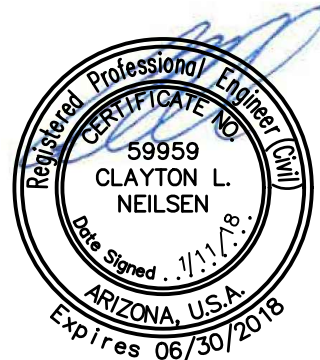
OPEN SPACE TABLE		
TYPE	SQ FT	PERCENT OF TOTAL OPEN SPACE
ROADWAY	118,961	29.1%
AMENITY	35,666	8.7%
BACKYARD	65,476	16.0%
OPEN SPACE OUTSIDE PROJECT	33,039	8.1%
OPEN SPACE WALKING AREA	155,348	38.0%
TOTAL	408,490	100.0%

OFFSITE HOA PARCEL OPEN SPACE TABLE		
TYPE	SQ FT	PERCENT OF TOTAL OPEN SPACE
OPEN SPACE	15,809	100.0%

LEGEND

- 1 BEDROOM
- 2 BEDROOM
- OFFICE/FITNESS
- GARAGE

CHRISTOPHER TODD COLLECTION ON ELLSWORTH



SITE PLAN - OPEN SPACE EXHIBIT