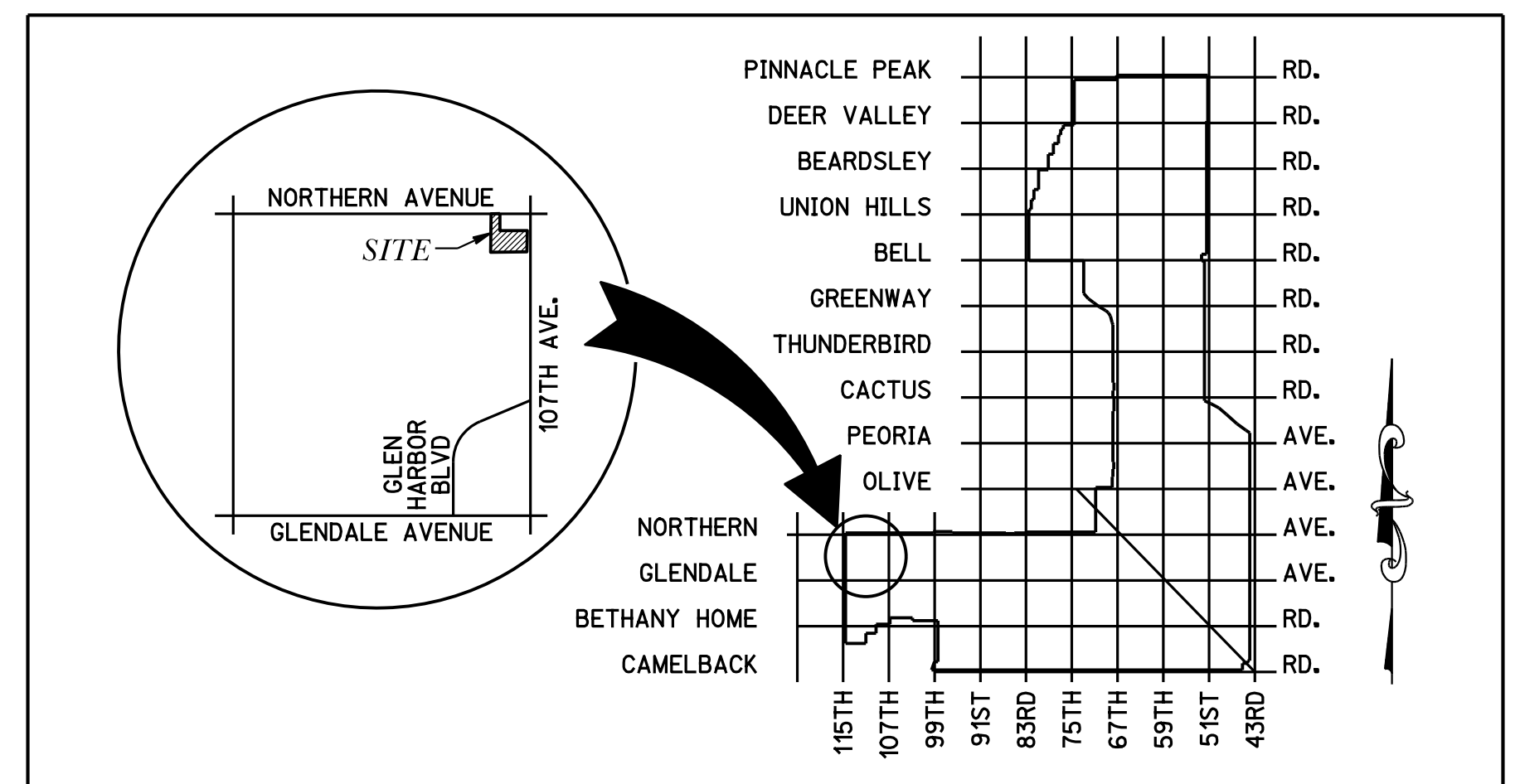


SIGNAGE:
 DIRECTIONAL SIGNAGE WILL BE INSTALLED TO DENOTE DIFFERENCE BETWEEN RESIDENTIAL/COMMERCIAL DRIVE ACCESS.



VICINITY MAP

ADDRESS:
 SWC 107TH AVE & NORTHERN PARKWAY
 GLENDALE, AZ 85307

APN NUMBER:
 142-75-001V

OWNER/DEVELOPER:
 TRUVISTA HOLDINGS
 5665 N. SCOTTSDALE ROAD, SUITE 130
 SCOTTSDALE, AZ 85250
 CONTACT: JD LEVY
 PHONE: (602) 214-3011

ENGINEER:
 3 ENGINEERING
 6370 E. THOMAS ROAD, SUITE 200
 SCOTTSDALE, AZ 85251

CONTACT: DANIEL G. MANN, P.E.
 PHONE: (602) 334-4387
 EMAIL: DAN@3ENGINEERING.COM

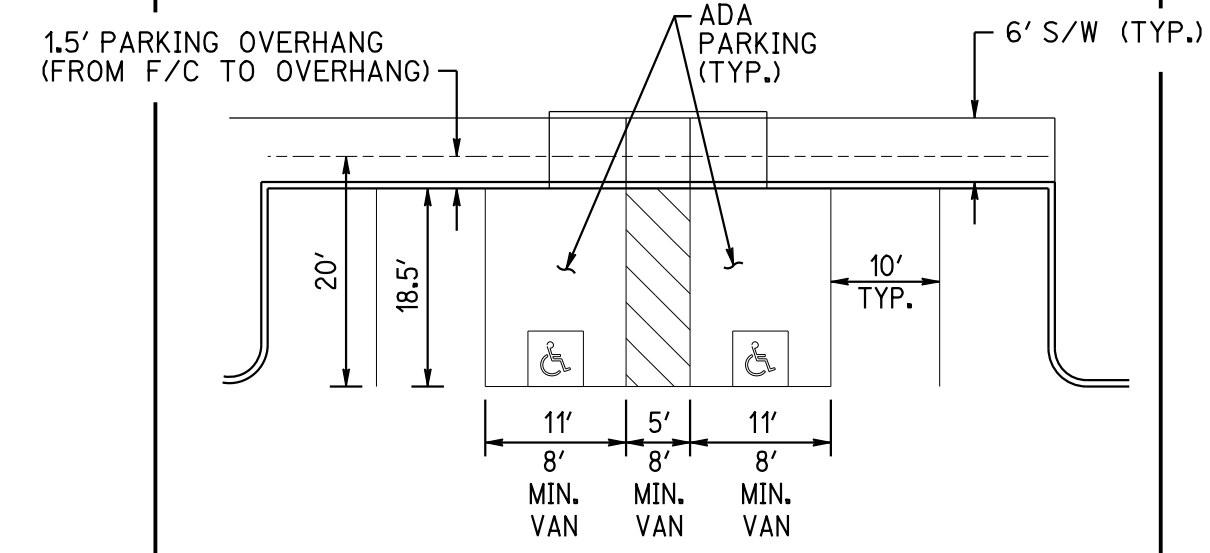
BENCHMARK:
 GDAC MONUMENT #553 HAVING AN ELEVATION OF 1090.73 FEET (NAVD 88).

PROJECT DATA

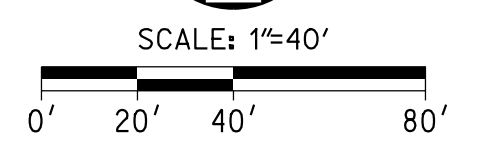
EXISTING/PROPOSED ZONING	PAD	
GROSS AREA	7.337 ACRES	319,638 SF
NET AREA	6.016 ACRES	262,074 SF
PROPOSED DENSITY	10.09 UNITS/ACRE	
LOT COVERAGE	25.98% OF NET AREA	68,089 SF/262,074 SF
		63,069 SF BUILDINGS
		5,020 SF GARAGES
OPEN SPACE		
REQUIRED	78,623 SF	30% OF NET AREA
PROVIDED	93,550 SF	35.70% OF NET AREA
PARKING CALCULATIONS		
REQUIRED	24 X 1 = 24	1 BEDROOM UNIT
	50 X 2 = 100	2+ BEDROOM UNIT
	(74/3) X 1 = 25	1 GUEST/3 UNITS
TOTAL REQUIRED	149 SPACES	
PROVIDED	48 UNCOVERED SPACES	
	76 COVERED SPACES	
	20 GARAGE SPACES	
	5 COVERED ADA SPACES (INCLUDING 1 VAN)	
	1.09 COVERED SPACES PER UNIT	
TOTAL PROVIDED	149 SPACES	
ADA SPACES REQUIRED	5 SPACES	
ADA SPACES PROVIDED	5 SPACES	
ADA VAN SPACES REQUIRED	1 SPACE	
ADA VAN SPACES PROVIDED	1 SPACE	

UNIT DATA

UNIT NAME	UNIT TYPE	HEIGHT	UNIT COUNT	PERCENTAGE
TYPE 1	1 BED	1-STORY	24	32.43%
TYPE 2	2 BED	1-STORY	32	43.24%
TYPE 3	3 BED	2-STORY	18	24.32%
TOTALS			74	100.00%



TYPICAL ADA PARKING & PARKING DIMENSIONS DETAIL
 N.T.S.



LEGEND:

- [Symbol] DENOTES COVERED PARKING
- [Symbol] UNIT NUMBER
- [Symbol] PARKING SPACES
- [Symbol] ADA PARKING
- [Symbol] TRASH/REFUSE ENCLOSURE
- [Symbol] FIRE HYDRANT LOCATION
- [Symbol] SITE LIGHTING LOCATION
- [Symbol] VARIOUS ADA RAMPS

ADA NOTE:
 ADA SIGNS SHALL COMPLY WITH THE LAYOUT SHOWN BELOW AND SHALL BE INSTALLED A MINIMUM OF 5' FROM THE GROUND TO THE BOTTOM OF THE SIGN BUT NO MORE THAN 6' (TO BE IN COMPLIANCE WITH STATE LAW - ARS 28-882 AND THE REQUIREMENTS OF THE US ACCESS BOARD)

