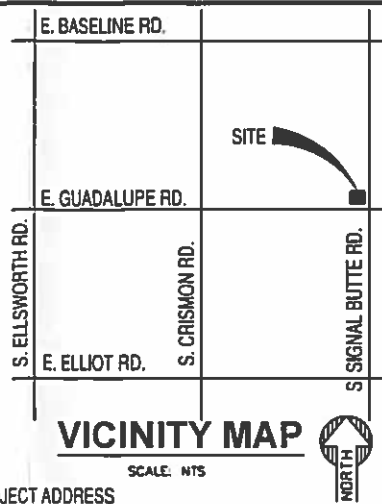


SITE PLAN CRESCENT RIDGE MARKETPLACE NWC E GUADALUPE RD & S SIGNAL BUTTE RD, MESA, AZ



PROJECT ADDRESS
XXXX SOUTH SIGNAL BUTTE, MESA, AZ

GENERAL INFORMATION

USE: NEW MARKETPLACE - RETAIL
CONSTRUCTION TYPE: STORE - H-A SPRINKLERED CANOPY - H-B SPRINKLERED KIOSK - H-B SPRINKLERED M-CANOPY, KIOSK & STORE

OCCUPANCY: 30FT.
HEIGHT (STORE): 20FT.-6IN.
HEIGHT (CANOPY): 13FT.-6IN.
HEIGHT (KIOSK): 304-01-976A
A.P.N.: RM-2
EXISTING ZONING: LC
PROPOSED ZONING: MDR 8-10
EXISTING GENERAL PLAN: CC
PROPOSED GENERAL PLAN: 788.043.68 S.F. / 17.59 AC (NET)
LOT AREA: 89,385.20 S.F. / 20.52 AC (GROSS)
TOTAL BUILDING AREA: 161,196 S.F.
TOTAL LOT COVERAGE: 21.04% (F.A.R.)
ADJACENT ZONING: SOUTH - GUADALUPE ROAD
EAST - SIGNAL BUTTE ROAD
NORTH - RM-2
WEST - RM-2
SOUTH & EAST: 15 FT.
NORTH & WEST: 25 FT.
NORTH: 103.95 FT. (MARKETPLACE)
NORTH: 124.75 FT. (PAD C)
EAST: 85.40 FT. (PAD C)
EAST: 82.35 FT. (FUEL CENTER)
EAST: 91.15 FT. (PAD A)
WEST: 66.05 FT. (MARKETPLACE)
SOUTH: 104.05 FT. (PAD A)
SOUTH: 92.8 FT. (PAD B)
SOUTH: 44.1 FT. (SHOPS)

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP ONE SOUTH, RANGE SEVEN EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARKING REVIEW

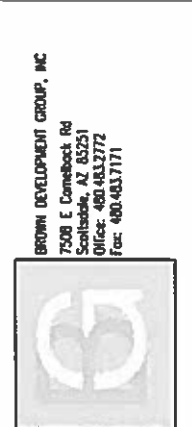
FRY'S MARKETPLACE: 129,000 S.F.
FRY'S KIOSK: 176 S.F.
TOTAL AREA: 129,176 S.F.
PARKING REQUIREMENT: 1/375 S.F.
PARKING REQUIRED: 345 SPACES
TOTAL PARKING PROVIDED: 428 SPACES (3.30/1000)
SHOPS: 12,040 S.F.
PARKING REQUIREMENT (RETAIL): 1/375 S.F. (7,040)
PARKING REQUIRED: 19 SPACES
PARKING REQUIREMENT (REST.): 1/100 S.F. (5,000)
PARKING REQUIRED: 50 SPACES
TOTAL PARKING PROVIDED: 86 SPACES
PAD A: 4,700 S.F.
PARKING REQUIREMENT: 1/375 S.F.
PARKING REQUIRED: 13 SPACES
TOTAL PARKING PROVIDED: 38 SPACES
PAD B: 4,200 S.F.
PARKING REQUIREMENT: 1/100 S.F.
PARKING REQUIRED: 42 SPACES
TOTAL PARKING PROVIDED: 45 SPACES
PAD C: 4,200 S.F.
PARKING REQUIREMENT: 1/100 S.F.
PARKING REQUIRED: 42 SPACES
TOTAL PARKING PROVIDED: 31 SPACES

TOTAL PARKING REQUIRED: 511
TOTAL PARKING PROVIDED: 626 (122.5%) (3.88/1000)
TOTAL ACCESSIBLE PARKING REQUIRED: 13 PARKING SPACES
TOTAL ACCESSIBLE PARKING PROVIDED: 25 PARKING SPACES

**SUSTAINABILITY
ENGINEERING
GROUP**

SEG

BROWN DEVELOPMENT GROUP, INC.
7508 E. Camelback Rd.
Scottsdale, AZ 85251
Office: 480-483-2772
Fax: 480-483-1717



PROJECT
CRESCENT RIDGE MARKETPLACE

LOCATION
NWC E GUADALUPE RD & S SIGNAL BUTTE RD
MESA, AZ

DRAWN
DESIGNED
CHECKED
PROJECT MANAGER

DATE: 06-04-2014

ISSUED FOR:
MINOR GENERAL PLAN AMENDMENT,
REZONING, SITE PLAN REVIEW

REVISION

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

JOB NO.: 140186

SHEET NO.: 140186

SITE PLAN

SHEET NO.: SP-1

