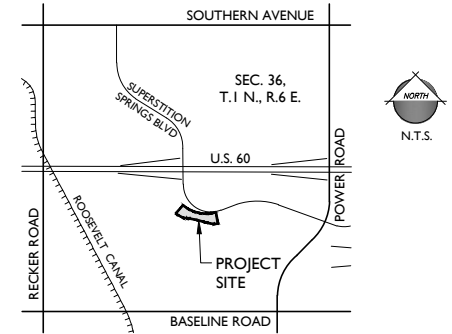


PRELIMINARY SITE PLAN  
FOR  
CARDINALE AUTO DEALERSHIP

LOT F & LOT G, AUTO CENTER AT SUPERSTITION SPRINGS, BK 584, PG 25, MCR SITUATED IN A PORTION  
OF S 1/2, SECTION 36, T.1 N., R.6 E., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

PROPERTY OWNER:  
CARDINALE AUTOMOTIVE GROUP  
3 HEITZINGER PLAZA  
SEASIDE, CA 93955  
CONTACT: JOE CARDINALE

CONSULTANT:  
EPS GROUP, INC.  
2045 S. VINEYARD, SUITE 101  
MESA, AZ 85210  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: JACKIE GUTHRIE, AICP

ATTORNEY:  
BERRY RIDDELL LLC  
6750 E. CAMELBACK, SUITE 100  
SCOTTSDALE, AZ 85251  
TEL: (480)-385-2727  
CONTACT: WENDY RIDDELL

ARCHITECT:  
JOHN MAHONEY ARCHITECT  
850 W. ELLIOT ROAD, SUITE 108  
TEMPE, AZ 85284  
TEL: (480)-345-8457  
FAX: (480)-345-1759  
CONTACT: ALEXANDRA SCHUCHTER

PROJECT DATA

A.P.N.	141-54-667; 668
CURRENT LAND USE:	VACANT / UNDEVELOPED
EXISTING GENERAL PLAN:	MUR
EXISTING ZONING:	LI PAD DMP
PROPOSED ZONING:	LI PAD W/ ORD. MODIFICATION
RELATED CASE NO.:	Z15-020 Z08-060 Z03-052 Z01-012 (ORDINANCE #3889) Z98-102
GROSS AREA:	+/- 2.17 ACRES
GROSS FLOOR AREA:	SALES / SHOWROOM 5,575 SQ. FT. OF G.F.A. SERVICE / PARTS 3,770 SQ. FT. OF G.F.A. SERVICE RECEPTION 970 SQ. FT. OF G.F.A. TOTAL 10,315 SQ. FT. OF G.F.A.
PARKING REQUIRED:	75 PARKING SPACES (1 SPACE / 375 SQ. FT. OF G.F.A. OF SHOWROOM & SERVICE SPACE)
PARKING PROVIDED:	24 SPACES EMPLOYEE / SERVICE 18 SPACES VISITOR 99 SPACES SALES / DISPLAY TOTAL PARKING 141 SPACES
DISPLAY AREA:	+/- 0.96 ACRES
DISPLAY AREA LANDSCAPE:	+/- 0.27 ACRES (28%)

LOT G (OFFICE PARCEL) CONCEPTUAL DATA

GROSS AREA:	+/- 1.00 ACRES
GROSS FLOOR AREA:	8,333 SQ. FT. OF G.F.A.
PARKING REQUIRED:	23 PARKING SPACES (1 SPACE / 375 SQ. FT. OF G.F.A. OF GENERAL OFFICE SPACE)
PARKING PROVIDED:	50 PARKING SPACES

DEVELOPMENT STANDARDS

STANDARD	REQUIRED	PROPOSED
BUILDING HEIGHT:	40' MAXIMUM / 2 STORIES	NO CHANGE
BUILDING SETBACKS: SUPERSTITION SPRINGS BLVD. BUILDING PARKING (REAR) DISPLAY (REAR)	25.5' 0' 0'	NO CHANGE NO CHANGE NO CHANGE
TEST DRIVE BUILDING PARKING DISPLAY	25.5' B.O.C. 10.5' B.O.C. 12.5' B.O.C.	NO CHANGE NO CHANGE NO CHANGE
INTERIOR SIDE	0' (10' AD). TO RESIDENTIAL)	NO CHANGE
LANDSCAPE SETBACK:	10' FROM BOC OF TEST DRIVE	NO CHANGE

SCHEDULE B DOCUMENTS

- EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 584 OF MAPS, PAGE 25. SHOWN ON SURVEY
- EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND MATTERS SHOWN ON THE SUPERSTITION SPRINGS ACTIVITY CORRIDOR MAP OF DEDICATION RECORDED IN BOOK 32 OF ROAD MAPS, PAGE 74, AS MODIFIED BY ABANDONMENT RECORDED IN 92-520260, RE-RECORDED IN 93-18499 AND IN 93-287991. SHOWN ON SURVEY.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT AGREEMENT RECORDING NO: 92-585815 AND FIRST AMENDMENT IN 99-15435. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SURVEY.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT AGREEMENT (DRAINAGE) RECORDING NO: 92-585818. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. BLANKET IN NATURE OVER GOLF COURSE PROPERTY.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RECIPROCAL INGRESS AND EGRESS EASEMENT AGREEMENT RECORDING NO: 98-587984 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SURVEY.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: UNDERGROUND SEWER LINE RECORDING NO: 2000-469901. SHOWN ON SURVEY.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: POWER DISTRIBUTION RECORDING NO: 2002-866262. SHOWN ON SURVEY.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: TRAFFIC FACILITIES RECORDING NO: 2003-422382 (PARCEL 2). SHOWN ON SURVEY.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: SIGN MAINTENANCE AGREEMENT WITH GRANT OF EASEMENT RECORDING NO: 2005-1922617 (PARCEL 2) REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SURVEY.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	580.09'	579.32'	57°22'20"	316.99'	556.16'	S77°48'55"E
C2	67.73'	555.00'	6°59'32"	33.91'	67.69'	N69°59'19"E
C3	117.95'	156.50'	43°10'51"	61.93'	115.17'	N01°54'35"W
C4	126.90'	327.50'	22°12'04"	64.26'	126.11'	N79°13'31"E
C5	17.51'	327.50'	3°03'50"	8.76'	17.51'	N88°08'32"W
C6	85.66'	402.34'	12°11'55"	42.99'	85.50'	N80°30'39"W
C7	121.03'	813.77'	8°31'17"	60.63'	120.92'	N78°40'20"W
C8	18.56'	102.00'	10°25'33"	9.31'	18.53'	N88°08'44"W
C9	63.44'	188.00'	19°20'06"	32.03'	63.14'	N83°41'28"W
C10	108.46'	282.00'	22°02'09"	54.91'	107.79'	N63°00'20"W
C11	38.00'	761.32'	2°51'34"	19.00'	37.99'	N50°33'29"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N70°08'09"E	67.65'
L2	N23°30'01"W	27.92'
L3	N68°07'39"E	19.66'
L4	N82°55'58"W	17.29'

15-006

2045 S. Vineyard Ave, Suite 101  
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Cardinale Auto Dealership

Preliminary Site Plan

Project:

Revisions:

MARCH 4, 2015 - 1ST SITE PLAN SUBMITTAL	
MAY 12, 2015 - 2ND SITE PLAN SUBMITTAL	
SEPTEMBER 15, 2015 - 3RD SITE PLAN SUBMITTAL	
DECEMBER 10, 2015 - 4TH SITE PLAN SUBMITTAL	
JANUARY 4, 2016 - 5TH SITE PLAN SUBMITTAL	



Call at least two full working days before your meeting

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