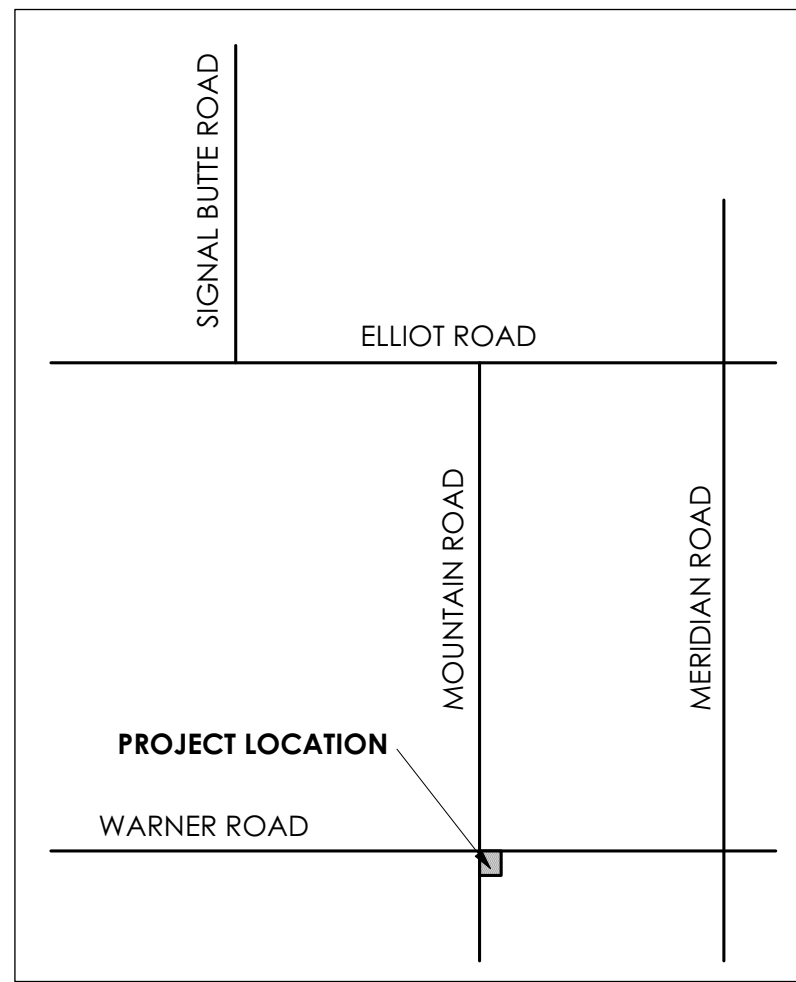




PROJECT DATA

ADDRESS:	4425 SOUTH MOUNTAIN ROAD MESA, ARIZONA 85212
ACCESSORIES'S PARCEL NUMBER:	304-33-990A
ZONING:	C-2 (EXISTING & PROPOSED)
GROSS SITE AREA:	165,573 S.F. (PROPOSED PARCEL "A") 64,174 S.F. (PROPOSED PARCEL "B") TOTAL: 229,747 S.F. (5.27 ACRES ±)
NET SITE AREA:	120,132 S.F. ± (PROPOSED PARCEL "A") 51,008 S.F. ± (PROPOSED PARCEL "B") TOTAL: 171,140 S.F. (3.93 ACRES ±)
BUILDING AREA:	18,037 S.F.
LOT COVERAGE:	15.0% (BASED ON PARCEL "A" ONLY)
BUILDING HEIGHT:	ONE STORY / (28'-0" MAX)
PARKING REQUIRED:	18,037 S.F. / 275 = 66 SPACES MIN., x 1.25 = 83 SPACES MAX.
PARKING PROVIDED:	83 (4 ACCESSIBLE)
ON-SITE LANDSCAPE AREA:	37,310 S.F. (31% COVERAGE)
PRE-SUBMITTAL:	NO. PS16-023, MEETING DATE: 4-4-2016
BLD'G. TYPE OF CONSTRUCTION:	V-B (A.F.E.S.)
ANTICIPATED OCCUPANCIES:	M, B, A-2
SUMMARY OF REQUEST:	SITE PLAN APPROVAL FOR NEW BUILDING TO ACCOMMODATE FUTURE TENANTS.
RELATED CASE NUMBERS:	PLN2016-00476, PS16-023

LEGAL DESCRIPTION:

THE WESTERLY 555.00 FEET OF THE NORTHERLY 941.84 FEET OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

A PORTION OF THE WESTERLY 555.00 FEET OF THE NORTHERLY 941.84 FEET OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP MONUMENT IN HAND HOLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION;

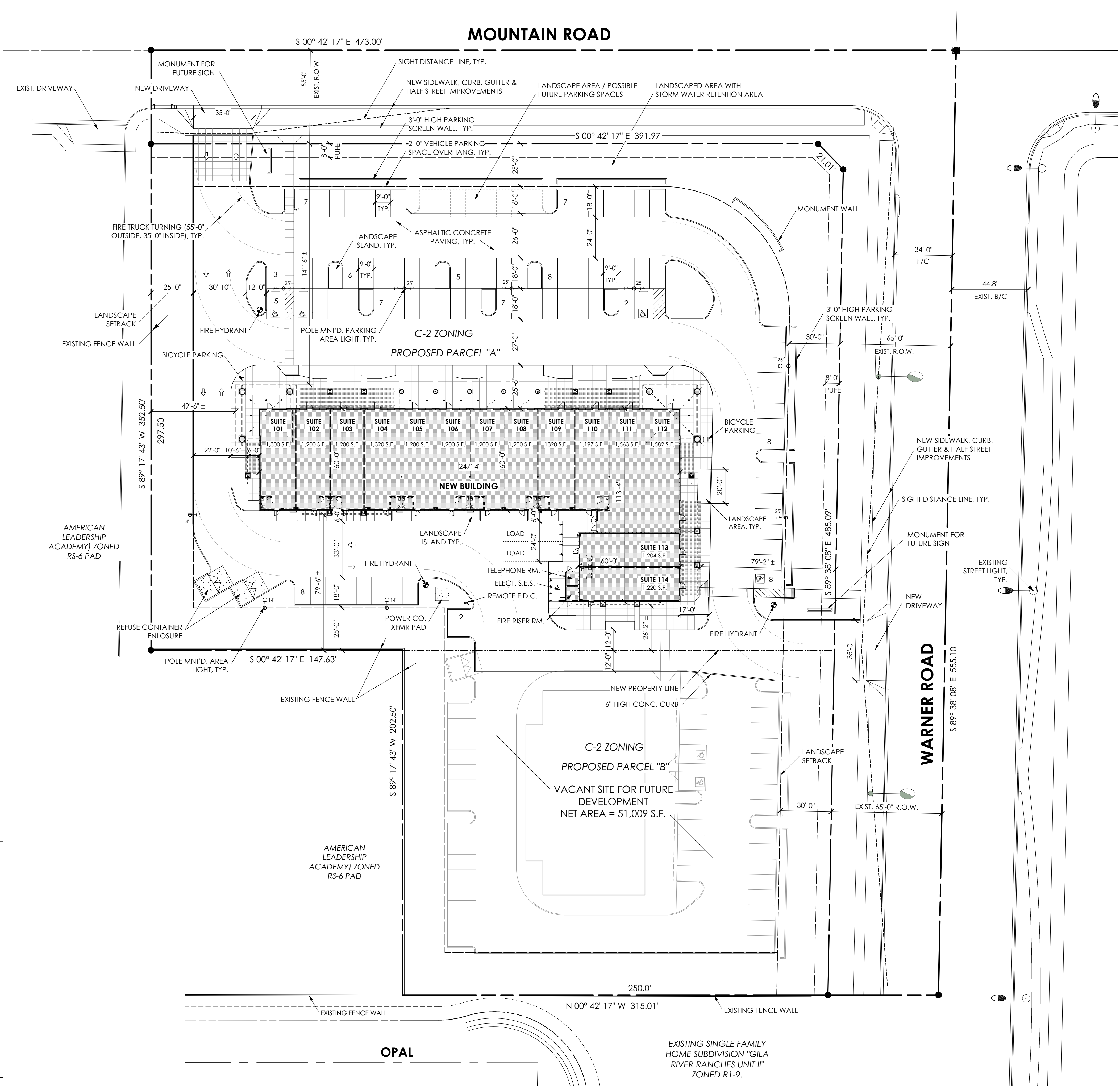
THENCE S00°42'17"E., 473.00 FEET ALONG THE NORTH/SOUTH CENTER OF SECTION LINE TO THE POINT OF BEGINNING;

THENCE N89°17'43"E., 352.50 FEET;

THENCE N00°42'17"W., 466.42 FEET;

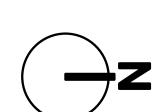
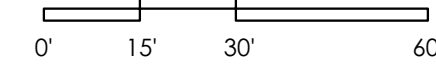
THENCE N89°38'08"W., 352.56 FEET TO THE NORTH/SOUTH CENTER OF SECTION LINE;

THENCE S00°42'17"E., 469.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.



1
A1

SITE PLAN
Scale: 1" = 30'-0"



NOTE: SITE PLAN HAS BEEN ROTATED 00° 42' 17" CLOCKWISE

480-726-0595

3545 East Menlo Circle
Mesa, Arizona 85213

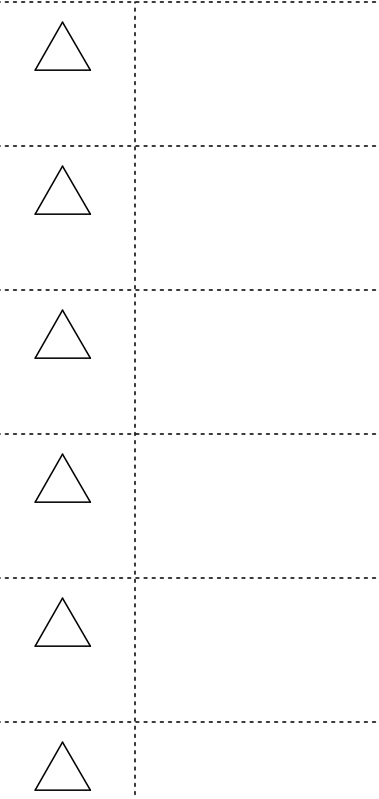
**Functional Formation
Architecture, pllc**



EXPIRES 12/31/2018

**PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING**

08/8/16 DRAWING DATE



**BELLA VIA
VILLAGE
SHOPS**

AT

4425 SOUTH
MOUNTAIN
ROAD
MESA, AZ

BY

**CRAIG / STEVEN
DEVELOPMENT
CORPORATION**

PROJECT
1535

SITE
PLAN

SHEET NO.

A1

OF