

SITE PLAN
FOR
OFFICE BUILDING
A PORTION OF THE SOUTH 1/2 OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 6 EAST
OF THE GILA AND SALT RIVER MERIDIAN,
CITY OF MESA, MARICOPA COUNTY, ARIZONA

OWNER
FIAT CHRYSLER AUTOMOBILES
FCA REALTY, LLC
CIMS 485-03-20
1000 CHRYSLER DRIVE WEST - T3000
AUBURN HILLS, MI 48326-2766
CONTACT: MITCH MITCHELL
PHONE: (248) 512-1811
MITCH.MITCHELL@FCAGROUP.COM

ENGINEER
ATWELL, LLC
4700 EAST SOUTHERN AVENUE
MESA, ARIZONA 85206
CONTACT: DARRELL SMITH
PHONE: (480) 586-2172 (O)
DSMITH@ATWELL-GROUP.COM

ARCHITECT
DOHRMANN ARCHITECTS, INC
16716 E. PARKVIEW AVE #203
FOUNTAIN HILLS, AZ 85028
CONTACT: MARK DOHRMANN
PHONE: (480) 816-1699
DOHRMANNARCHITECTS@COX.NET

APPLICANT
BEUS GILBERT P/LC
701 NORTH 44TH STREET
PHOENIX, AZ 85008
CONTACT: PAUL GILBERT
PHONE: (480) 429-3002
PGILBERT@BEUSGILBERT.COM

NOTICE:
ALTA / NSPS LAND TITLE SURVEY PREPARED BY S I I G, DATED 6/29/16.

LEGAL DESCRIPTION
LOT "2", OF FINAL RE-PLAT LOTS F AND G OF AUTO CENTER AT SUPERSTITION
SPRINGS, ACCORDING TO THE FINAL PLAT RECORDED IN BOOK 1278 OF MAPS,
PAGE 11, IN THE RECORDS OF MARICOPA COUNTY, ARIZONA.

811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING
UNDERGROUND UTILITIES ARE
SHOWN IN AN APPROXIMATE WAY
ONLY AND HAVE NOT BEEN
INDEPENDENTLY VERIFIED BY THE
OWNER OR ITS REPRESENTATIVE.
THE CONTRACTOR SHALL DETERMINE
THE EXACT LOCATION OF ALL
EXISTING UTILITIES BEFORE
COMMENCING WORK, AND AGREE TO
BE FULLY RESPONSIBLE FOR ANY
AND ALL DAMAGES WHICH MIGHT BE
OCCASIONED BY THE CONTRACTOR'S
FAILURE TO EXACTLY LOCATE AND
PRESERVE ANY AND ALL
UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE
SOLE RESPONSIBILITY OF THE
CONTRACTOR. NEITHER THE OWNER
NOR THE ENGINEER SHALL BE
EXCUSED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY OF
THE WORK, OF PERSONS ENGAGED
IN THE WORK, OF ANY NEARBY
STRUCTURES, OR OF ANY OTHER
PERSONS.

ATWELL
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4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.216.8831

CITY OF MESA
TOWNSHIP 1 NORTH, RANGE 6 EAST
MARICOPA COUNTY, ARIZONA

OFFICE OF SUPERSTITION SPRINGS
APN 141-54-757
SW COR SUPERSTITION SPRINGS
BOULEVARD & EAST TEST DRIVE
CITY OF MESA
SITE PLAN

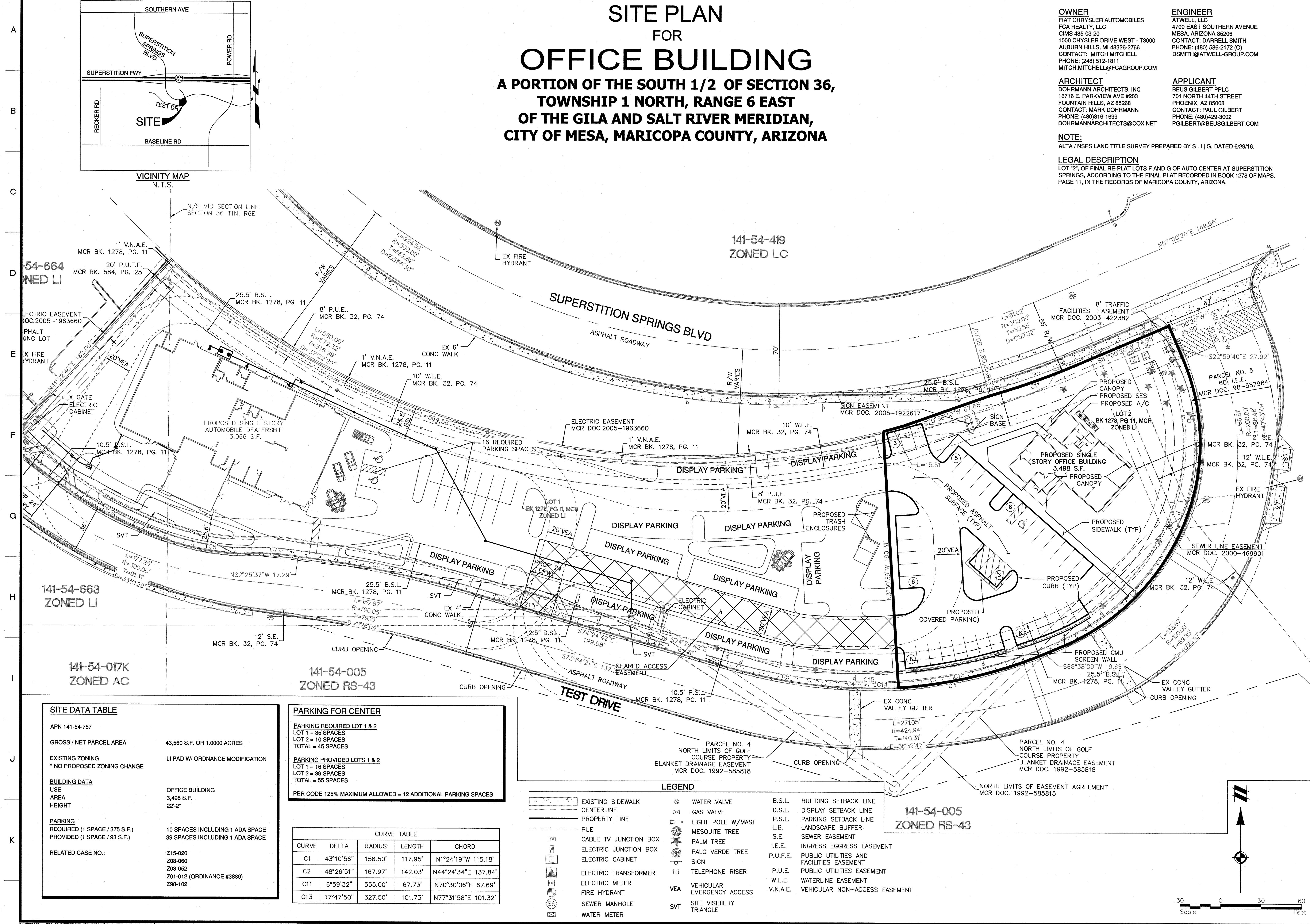
DATE
09-22-2016

2nd DR/SP SUBMITTAL 11/07/2016

REVISIONS
20952
DARRELL D. SMITH

SCALE
0 15 30
1" = 30'

DR. GAM CH. JB
P.M. D. SMITH
BOOK
JOB 16001442
SHEET NO.
1 OF 1



SITE DATA TABLE	
APN 141-54-757	
GROSS / NET PARCEL AREA	43,560 S.F. OR 1.0000 ACRES
EXISTING ZONING	LI PAD W/ ORDNANCE MODIFICATION
* NO PROPOSED ZONING CHANGE	
BUILDING DATA	
USE	OFFICE BUILDING
AREA	3,498 S.F.
HEIGHT	22'-2"
PARKING	
REQUIRED (1 SPACE / 375 S.F.)	10 SPACES INCLUDING 1 ADA SPACE
PROVIDED (1 SPACE / 93 S.F.)	39 SPACES INCLUDING 1 ADA SPACE
RELATED CASE NO.:	
Z15-020	
Z08-060	
Z03-052	
Z01-012 (ORDINANCE #3889)	
Z98-102	

PARKING FOR CENTER				
PARKING REQUIRED LOT 1 & 2				
LOT 1 = 35 SPACES				
LOT 2 = 10 SPACES				
TOTAL = 45 SPACES				
PARKING PROVIDED LOTS 1 & 2				
LOT 1 = 16 SPACES				
LOT 2 = 39 SPACES				
TOTAL = 55 SPACES				
PER CODE 125% MAXIMUM ALLOWED = 12 ADDITIONAL PARKING SPACES				
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	43°10'56"	156.50'	117.95'	N1°24'19"W 115.18'
C2	48°26'51"	167.97'	142.03'	N44°24'34"E 137.84'
C11	6°59'32"	555.00'	67.73'	N70°30'06"E 67.69'
C13	17°47'50"	327.50'	101.73'	N77°31'58"E 101.32'

LEGEND	
	EXISTING SIDEWALK
	CENTERLINE
	PROPERTY LINE
	PUE
	CABLE TV JUNCTION BOX
	ELECTRIC JUNCTION BOX
	ELECTRIC CABINET
	ELECTRIC TRANSFORMER
	ELECTRIC METER
	FIRE HYDRANT
	SEWER MANHOLE
	WATER METER
	WATER VALVE
	GAS VALVE
	LIGHT POLE W/MAST
	MESQUITE TREE
	PALM TREE
	PALO VERDE TREE
	SIGN
	TELEPHONE RISER
	VEHICULAR EMERGENCY ACCESS
	SITE VISIBILITY TRIANGLE
	B.S.L. BUILDING SETBACK LINE
	D.S.L. DISPLAY SETBACK LINE
	P.S.L. PARKING SETBACK LINE
	L.B. LANDSCAPE BUFFER
	S.E. SEWER EASEMENT
	I.E.E. INGRESS EGRESS EASEMENT
	P.U.F.E. PUBLIC UTILITIES AND FACILITIES EASEMENT
	P.U.E. PUBLIC UTILITIES EASEMENT
	W.L.E. WATERLINE EASEMENT
	V.N.A.E. VEHICULAR NON-ACCESS EASEMENT