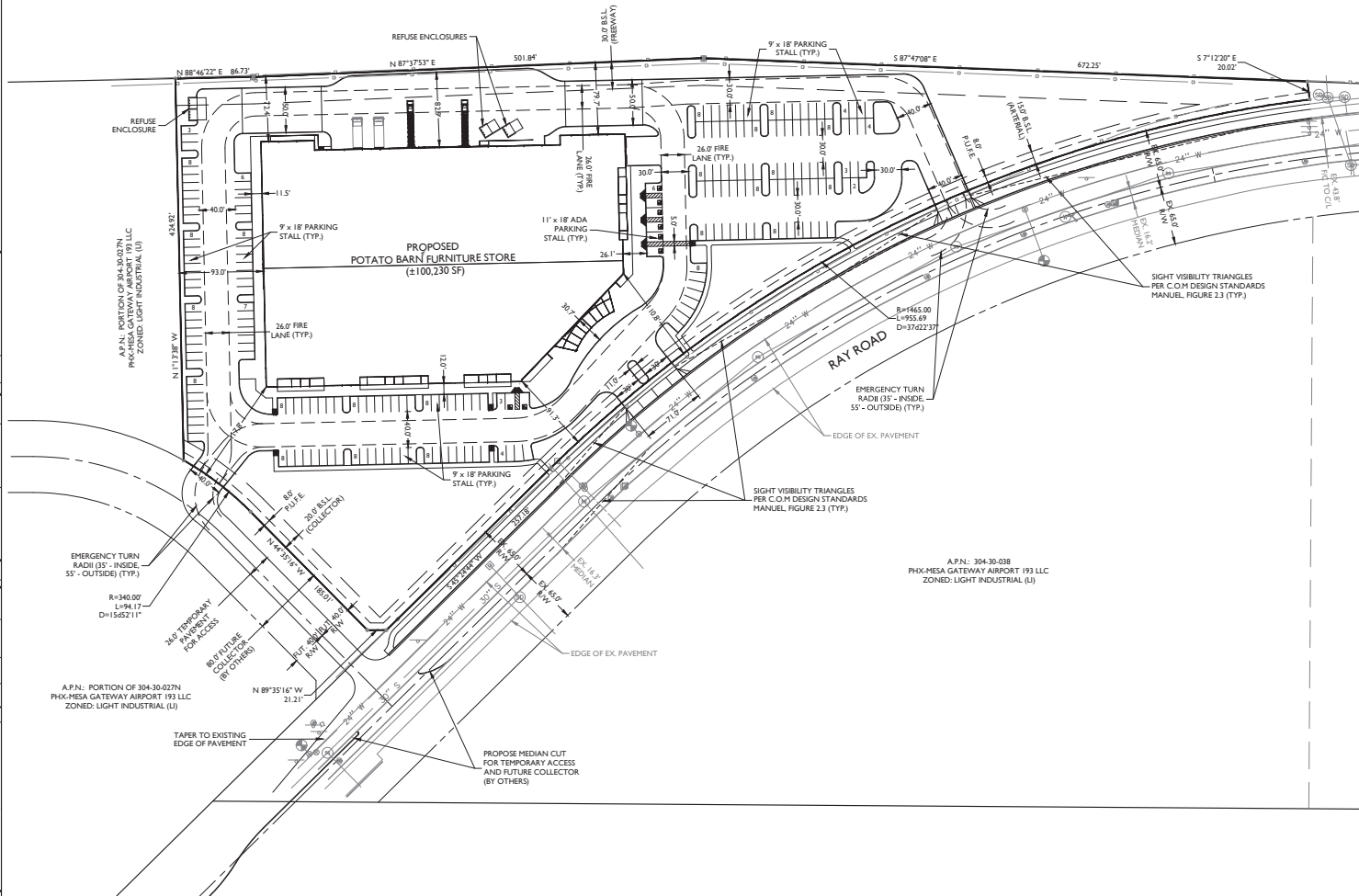


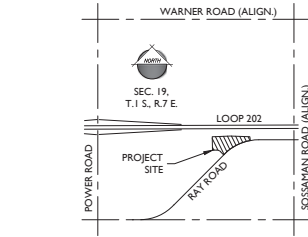
PRELIMINARY SITE PLAN FOR PHX-MESA GATEWAY POTATO BARN

A PORTION OF THE NORTH HALF, OF THE SOUTHEAST QUARTER, SECTION 19,
T.1 S., R.7 E., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

STATE ROUTE 202
(SANTAN FREEWAY)



VICINITY MAP



PROJECT TEAM

DEVELOPER:
CENTERRA ENTERPRISES
500 E. THOMAS ROAD
PHOENIX, AZ 85012
TEL: (928) 779-2820
CONTACT: TIM KINNEY

**PLANNER, ENGINEER, AND
LANDSCAPE ARCHITECT:**
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: TOM SYNDER, RLA, ASLA

ARCHITECT:
PEREZ MCGEE
1707 E. HIGHLAND AVE. STE. 280
PHOENIX, AZ 85016
TEL: (480) 353-8002
CONTACT: DANIEL PEREZ

PROJECT DATA

A.P.N. EXISTING GENERAL PLAN	PORTION OF 304-30-027N
EXISTING ZONING	MIXED USE ACTIVITY / EMPLOYMENT LIGHT INDUSTRIAL (LI)
CURRENT LAND USE	VACANT / UNDEVELOPED
PROPOSED USE	POTATO BARN FURNITURE STORE
GROSS AREA	± 10.48 ACRES
NET AREA	± 8.55 ACRES
GROSS BUILDING AREA	± 48,667 SQ. FT.
WAREHOUSE	± 1,900 SQ. FT.
RETAIL	± 1,075 SQ. FT.
BLDG. OCCUPANCY	GROUP S-2
WAREHOUSE	GROUP M
RETAIL	
BLDG. CONST. TYPE	III-B
MAX. BLDG. HEIGHT ALLOWED	40'
PROPOSED BLDG. HEIGHT	38' (PARAPET)
	36' MAX. (ROOF CAP ELEMENT)
	1-STORY
BUILDING SETBACKS	15'
RAY ROAD (FRONT)	30'
LOOP 202 (REAR)	30'
INDUSTRIAL COLLECTOR (SIDE)	20'
INTERIOR SIDE	0'

PARKING SUMMARY

PARKING REQUIRED	55 SPACES
WAREHOUSE (1,900 SQ. FT.)	138 SPACES
RETAIL (1,075 SQ. FT.)	193 SPACES
TOTAL	
PARKING PROVIDED	8 ACCESSIBLE SPACES
	210 STANDARD SPACES
	518 TOTAL SPACES

