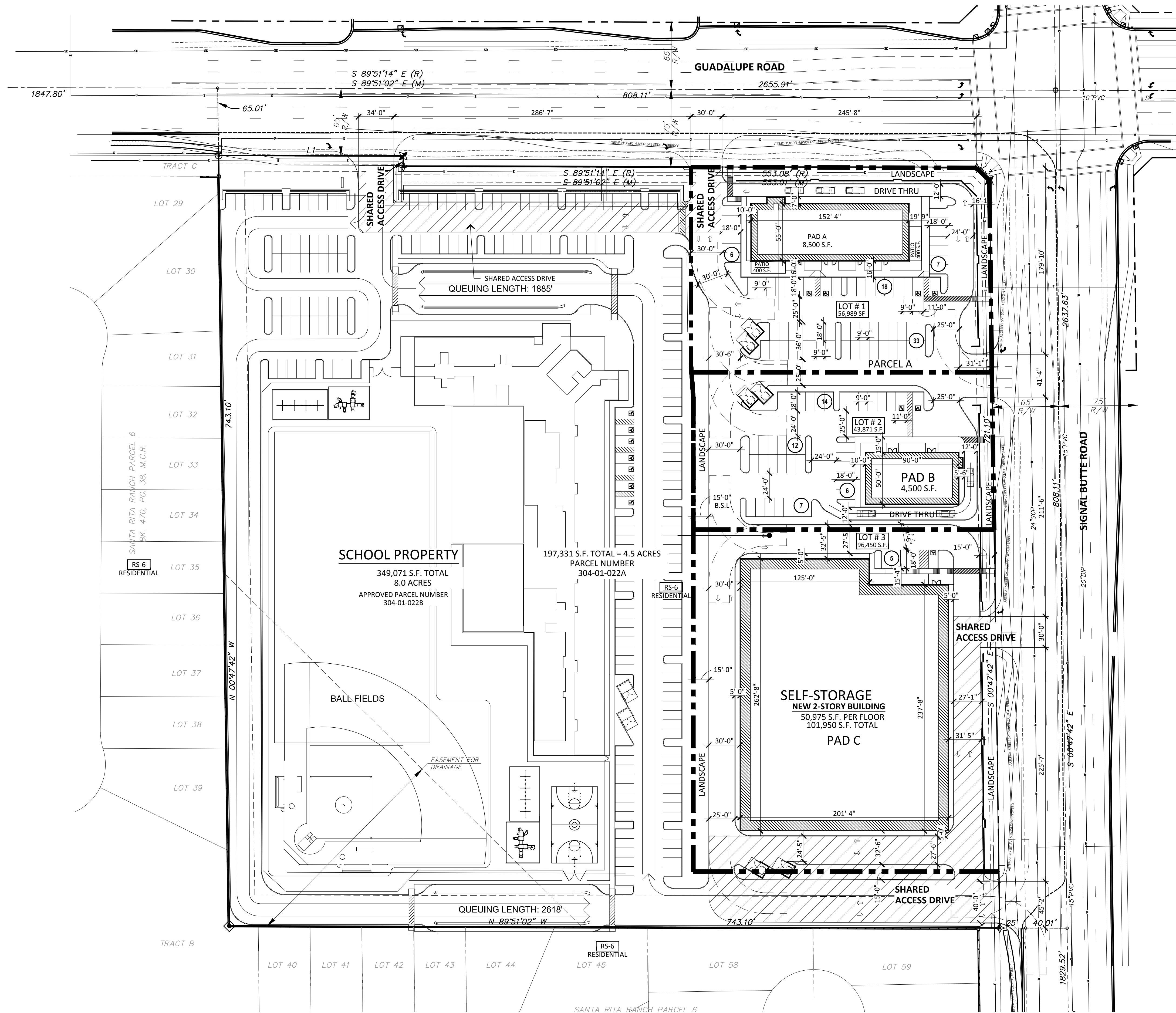
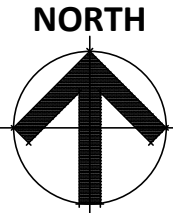


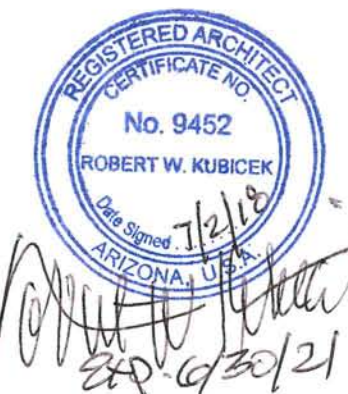


PROPOSED SITE PLAN

SCALE: 1" = 60'-0"



GUADALUPE AND SIGNAL BUTTE
SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
MESA, AZ 85212
DATE: 07-01-2018 (PRELIMINARY)



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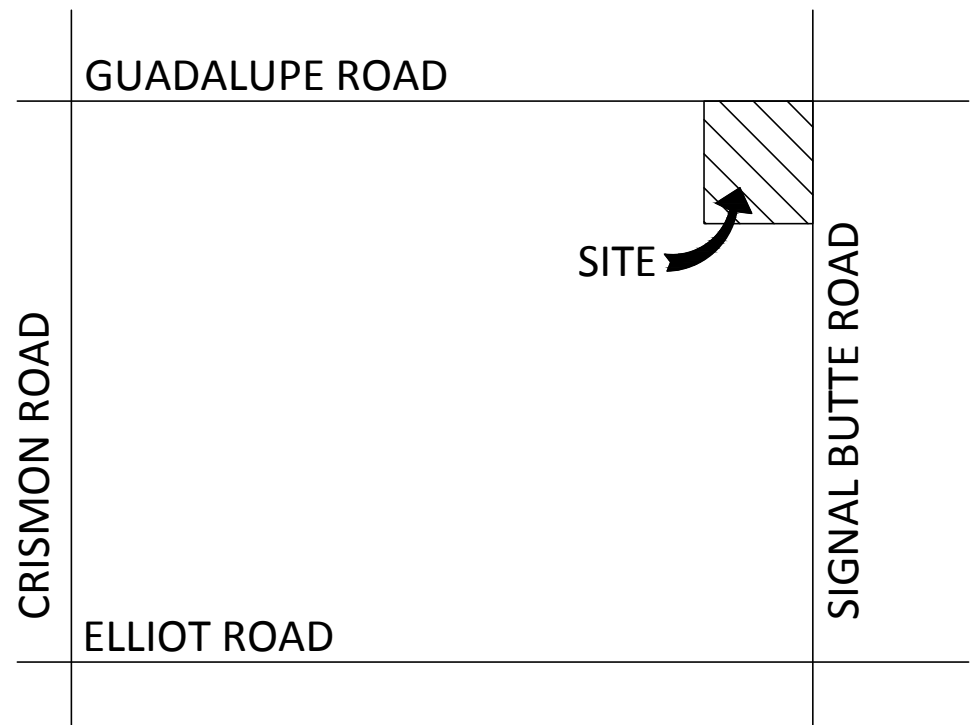
SP-1

RKAA# 16161.00



SITE DATA

PARCEL:	304-01-022A
CURRENT ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	LC (LIMITED COMMERCIAL)
SITE AREA:	
GROSS	267,489 G.S.F. (6.1 AC.)
NET	197,310 S.F. (4.5 AC.)
BUILDING AREA (1ST FLOOR):	65,538 S.F.
COVERAGE (NET SITE AREA):	33.21%
REQUIRED PARKING:	107 SPACES
PAD A: 9,300 S.F. (RESTAURANT/RETAIL)	= 76 SPACES
RESTAURANT WITH D/T 3,250/100	= 32.5 SPACES
OUTDOOR PATIO 400/200	= 2 SPACES
RESTAURANT 1,200/75	= 16 SPACES
OUTDOOR PATIO 400/200	= 2 SPACES
RESTAURANT (Take out only)1,200/75	= 16 SPACES
RETAIL 2,850/375	= 7.6 SPACES
PAD B: 4,500 S.F. (RESTAURANT/RETAIL)	= 27 SPACES
RESTAURANT WITH D/T 2,000/100	= 20 SPACES
RETAIL 2,500/375	= 7 SPACES
PAD C: 103,476 S.F. = 4 SPACES	= 4 SPACES
PROVIDED PARKING:	108 SPACES
	(6 ACCESSIBLE SPACES)
PAD A	64 SPACES
PAD B	39 SPACES
PAD C	5 SPACES
BICYCLE PARKING:	12

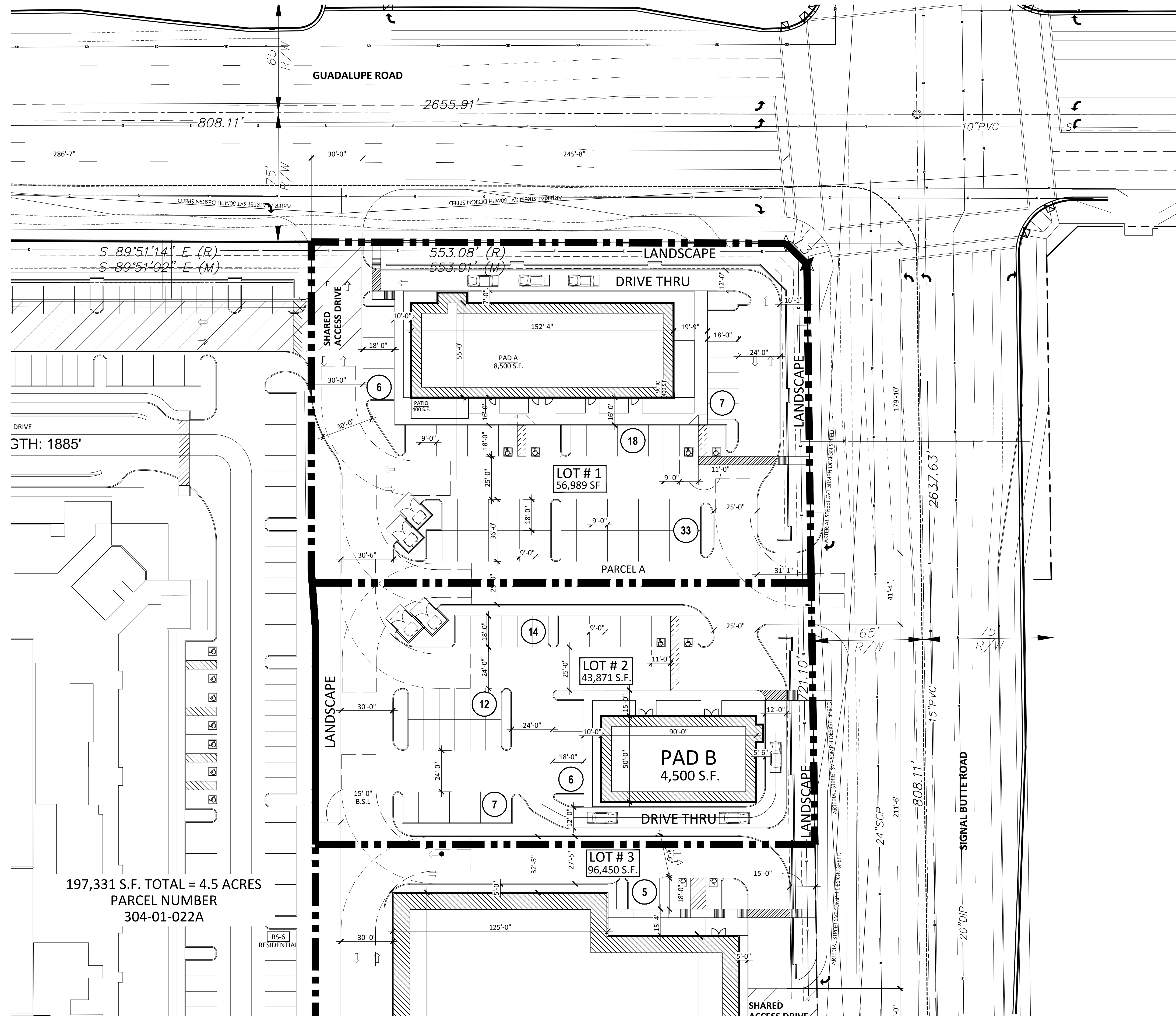


VICINITY MAP

SCALE:

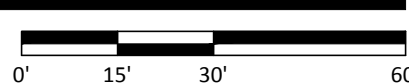


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PROPOSED SITE PLAN PAD A AND PAD B - RETAIL

SCALE: 1" = 30'-0"



GUADALUPE AND SIGNAL BUTTE
SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
MESA, AZ 85212
DATE: 07-02-2018 (PRELIMINARY)



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SP-1 A
PAD A-B
RKAA# 16161.00



SITE DATA

PARCEL: 304-01-022A
CURRENT ZONING: AG (AGRICULTURAL)
PROPOSED ZONING: LC (LIMITED COMMERCIAL)
SITE AREA:
GROSS 267,489 G.S.F. (6.1 AC.)
NET 197,310 S.F. (4.5 AC.)

BUILDING AREA (1ST FLOOR): 65,538 S.F.

COVERAGE (NET SITE AREA): 33.21%

REQUIRED PARKING: 107 SPACES

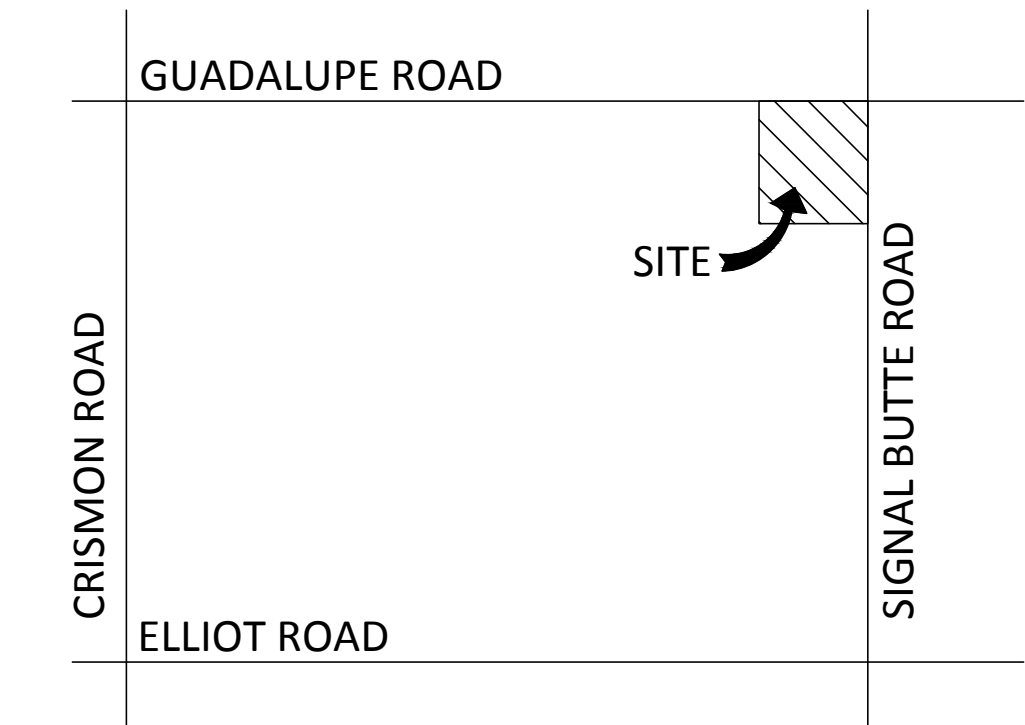
PAD A: 9,300 S.F. (RESTAURANT/RETAIL) = 76 SPACES
RESTAURANT WITH D/T 3,250/100 = 32.5 SPACES
OUTDOOR PATIO 400/200 = 2 SPACES
RESTAURANT 1,200/75 = 16 SPACES
OUTDOOR PATIO 400/200 = 2 SPACES
RESTAURANT (Take out only)1,200/75 = 16 SPACES
RETAIL 2,850/375 = 7.6 SPACES

PAD B: 4,500 S.F. (RESTAURANT/RETAIL) = 27 SPACES
RESTAURANT WITH D/T 2,000/100 = 20 SPACES
RETAIL 2,500/375 = 7 SPACES

PAD C: 103,476 S.F. = 4 SPACES = 4 SPACES

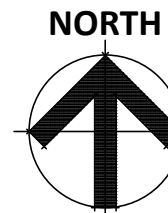
PROVIDED PARKING: 108 SPACES
(6 ACCESSIBLE SPACES)
PAD A 64 SPACES
PAD B 39 SPACES
PAD C 5 SPACES

BICYCLE PARKING: 12

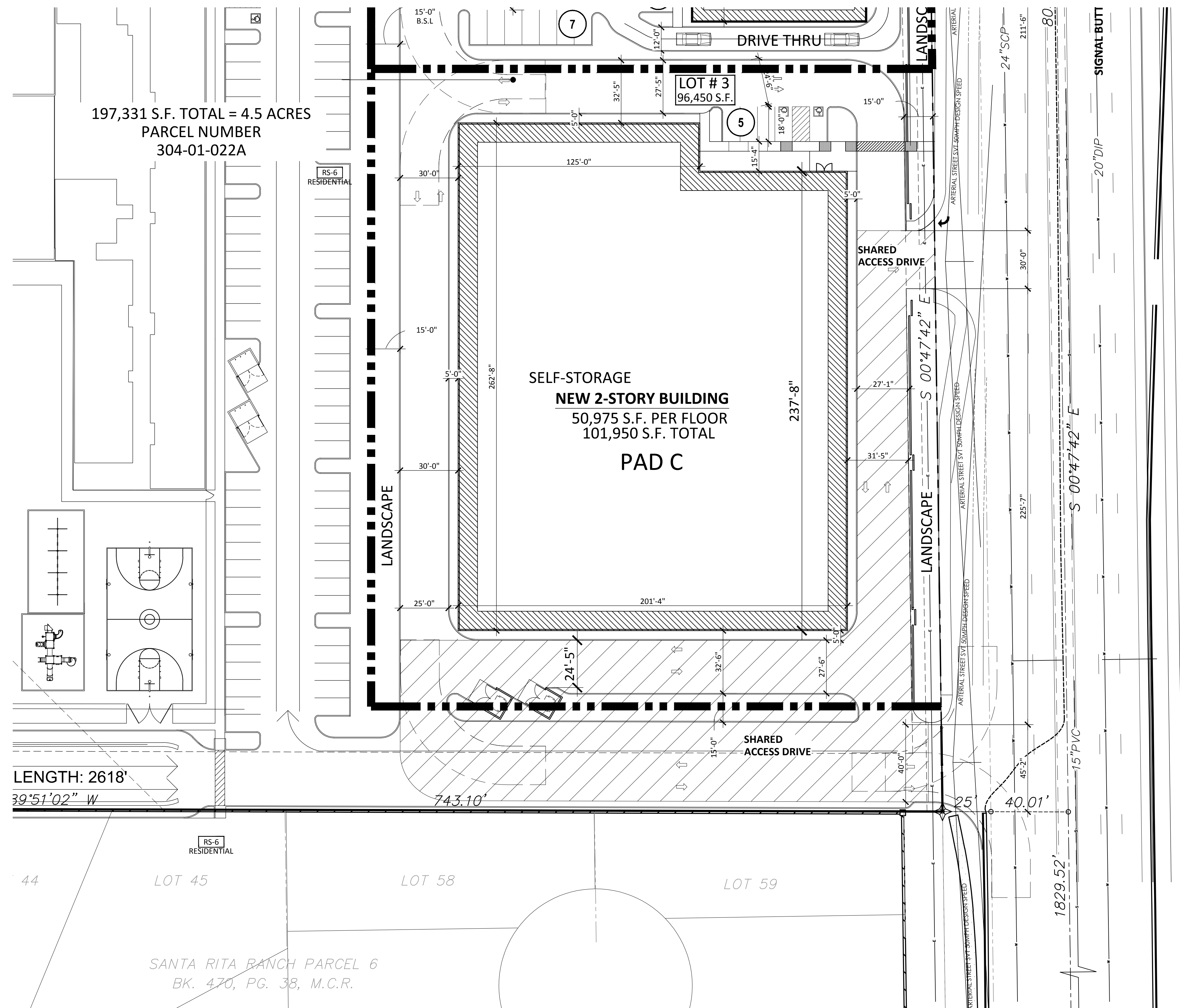


VICINITY MAP

SCALE:

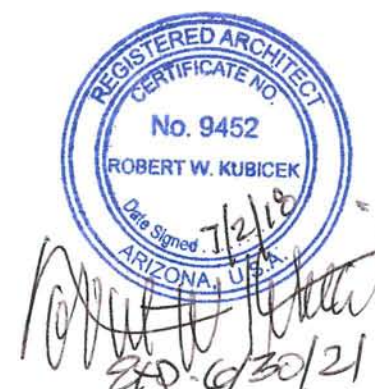


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PROPOSED SITE PLAN PAD C - STORAGE
SCALE: 1" = 30'-0"

GUADALUPE AND SIGNAL BUTTE
SWC GUADALUPE ROAD AND SIGNAL BUTTE ROAD
MESA, AZ 85212
DATE: 07-02-2018 (PRELIMINARY)



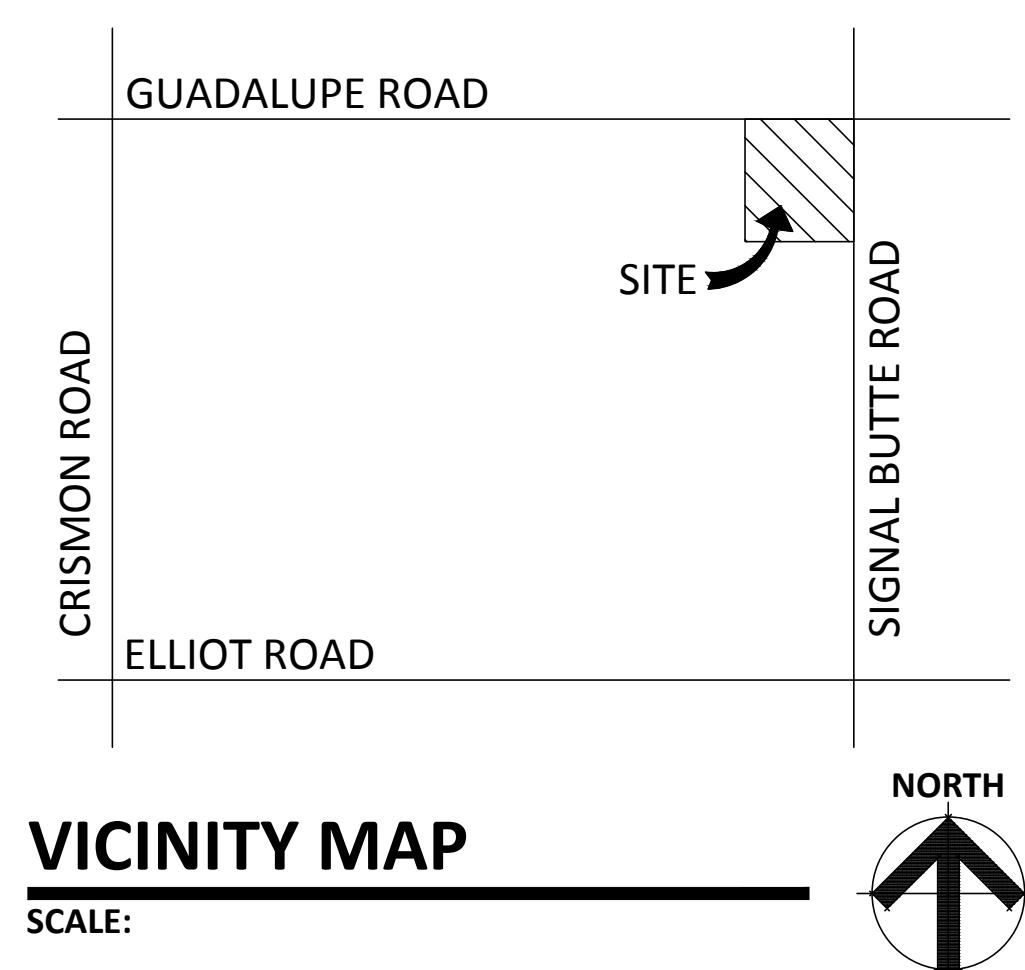
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SP-1 A
PAD A-B
RKAA# 16161.00



SITE DATA

PARCEL:	304-01-022A
CURRENT ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	LC (LIMITED COMMERCIAL)
SITE AREA:	
GROSS	267,489 G.S.F. (6.1 AC.)
NET	197,310 S.F. (4.5 AC.)
BUILDING AREA (1ST FLOOR):	65,538 S.F.
COVERAGE (NET SITE AREA):	33.21%
REQUIRED PARKING:	107 SPACES
PAD A: 9,300 S.F. (RESTAURANT/RETAIL)	= 76 SPACES
RESTAURANT WITH D/T 3,250/100	= 32.5 SPACES
OUTDOOR PATIO 400/200	= 2 SPACES
RESTAURANT 1,200/75	= 16 SPACES
OUTDOOR PATIO 400/200	= 2 SPACES
RESTAURANT (Take out only)1,200/75	= 16 SPACES
RETAIL 2,850/375	= 7.6 SPACES
PAD B: 4,500 S.F. (RESTAURANT/RETAIL)	= 27 SPACES
RESTAURANT WITH D/T 2,000/100	= 20 SPACES
RETAIL 2,500/375	= 7 SPACES
PAD C: 103,476 S.F. = 4 SPACES	= 4 SPACES
PROVIDED PARKING:	108 SPACES
	(6 ACCESSIBLE SPACES)
PAD A	64 SPACES
PAD B	39 SPACES
PAD C	5 SPACES
BICYCLE PARKING:	12



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