

PROJECT SUMMARY

THIS PROJECT CONSISTS OF SITE DEVELOPMENT FOR THREE 4 STORY HOTEL BUILDINGS (HOME 2 SUITES HOTEL BY HILTON, ELEMENT HOTEL AND RESIDENCE INN HOTELS BY MARRIOTT), RETAIL, RESTAURANT BUILDINGS, SITE AMENITIES.

SITE SUMMARY

DESCRIPTION	INFORMATION / REQUIREMENT	COMPLIANCE
APN	313-25-859W	
GROSS AREA	11.77 ACRES	
NET AREA	10.64 ACRES	
ADDRESS	9630 E WILLIAMS FIELD ROAD, MESA AZ	
JURISDICTION	CITY OF MESA, AZ	
ZONING CLASSIFICATION	LI (LIGHT INDUSTRIAL)	
PLANNED LAND USE	MIXED USE	
HOTEL USE ALLOWED		Y
# OF PARKING STALLS REQUIRED	422	Y
SIZE OF PARKING STALLS REQUIRED	9 x 18 FT.	Y
MAX BUILDING HEIGHT	40 FT. (60 FT. PROPOSED)	N
FIRE ACCESS REQUIRED		Y
FRONT SETBACK	15 FT.	Y
SIDE SETBACK	10 FT.	Y
REAR SETBACK	0 FT.	Y

NOTE:

COMMON OPEN SPACE CALCULATIONS

HOTEL'S NAME	TOTAL GFA	AREA REQUIRED (1% OF TOTAL GFA)
RETAIL & RESTAURANT	7600	76
RESIDENCE INN BY MARRIOTT	100195	1002
HOME 2 SUITES BY HILTON	76372	764
ELEMENT BY MARRIOTT	80016	800
TOTAL:		

OVERALL SITE DATA

PROPOSED ZONING - LIGHT INDUSTRIAL (LI)
APN - PORTION OF 313-25-859W
NET AREA - 10.64 ACRES

LOT 1 - RETAIL & RESTAURANTS

NET SITE AREA - 1.51 ACRES
BUILDING SQUARE FOOTAGE - 12074.3 SQ.FT.
COVERAGE % - 18.52 %
LANDSCAPE AREA % - 31.02 %
PARKING REQUIRED (LIST RATIO(S)) - 55 P.P.
PARKING PROVIDED - 46 P.P.
BUILDING HEIGHT - 25 FT.

LOT 2

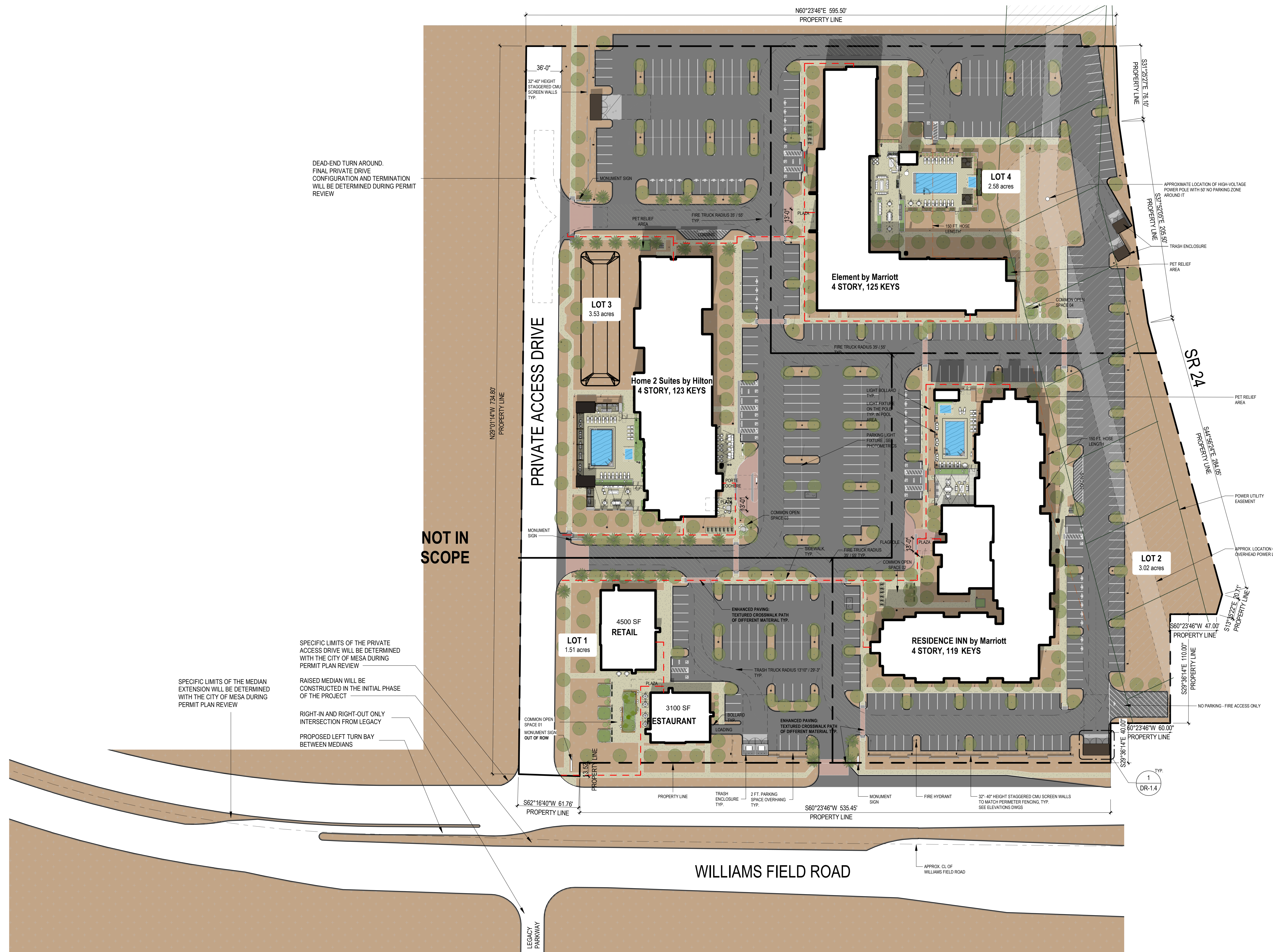
NET SITE AREA - 3.02 ACRES
BUILDING SQUARE FOOTAGE - 28996.4 SQ.FT.
COVERAGE % - 22.11 %
LANDSCAPE AREA - 32.46 %
PARKING REQUIRED (LIST RATIO(S)) 119 P.P.
PARKING PROVIDED - 125 P.P.
BUILDING HEIGHT - 55 FT.

LOT 3

NET SITE AREA - 3.53 ACRES
BUILDING SQUARE FOOTAGE - 19108.58 SQ.FT.
COVERAGE - 12.44 %
LANDSCAPE AREA - 26.65 %
PARKING REQUIRED (LIST RATIO(S)) 123 P.P.
PARKING PROVIDED 144 P.P.
BUILDING HEIGHT - 60 FT.

LOT 4

NET SITE AREA - 2.58 ACRES
BUILDING SQUARE FOOTAGE 20745.84 SQ.FT.
COVERAGE - 18.77 %
LANDSCAPE AREA - 30.53 %
PARKING REQUIRED (LIST RATIO(S)) - 125 P.P.
PARKING PROVIDED - 109 P.P.
BUILDING HEIGHT - 61 FT.



DEAD-END TURN AROUND.
FINAL PRIVATE DRIVE
CONFIGURATION AND TERMINATION
WILL BE DETERMINED DURING PERMIT
REVIEW

NOT IN
SCOPE

SPECIFIC LIMITS OF THE MEDIUM
EXTENSION WILL BE DETERMINED
WITH THE CITY OF MESA DURING
PERMIT PLAN REVIEW

SPECIFIC LIMITS OF THE PRIVATE
ACCESS DRIVE WILL BE DETERMINED
WITH THE CITY OF MESA DURING
PERMIT PLAN REVIEW

RAISED MEDIAN WILL BE
CONSTRUCTED IN THE INITIAL PHASE
OF THE PROJECT

RIGHT-IN AND RIGHT-OUT ONLY
INTERSECTION FROM LEGACY

PROPOSED LEFT TURN BAY
BETWEEN MEDIANS

MASTER SITE PLAN

1" = 50'-0"

