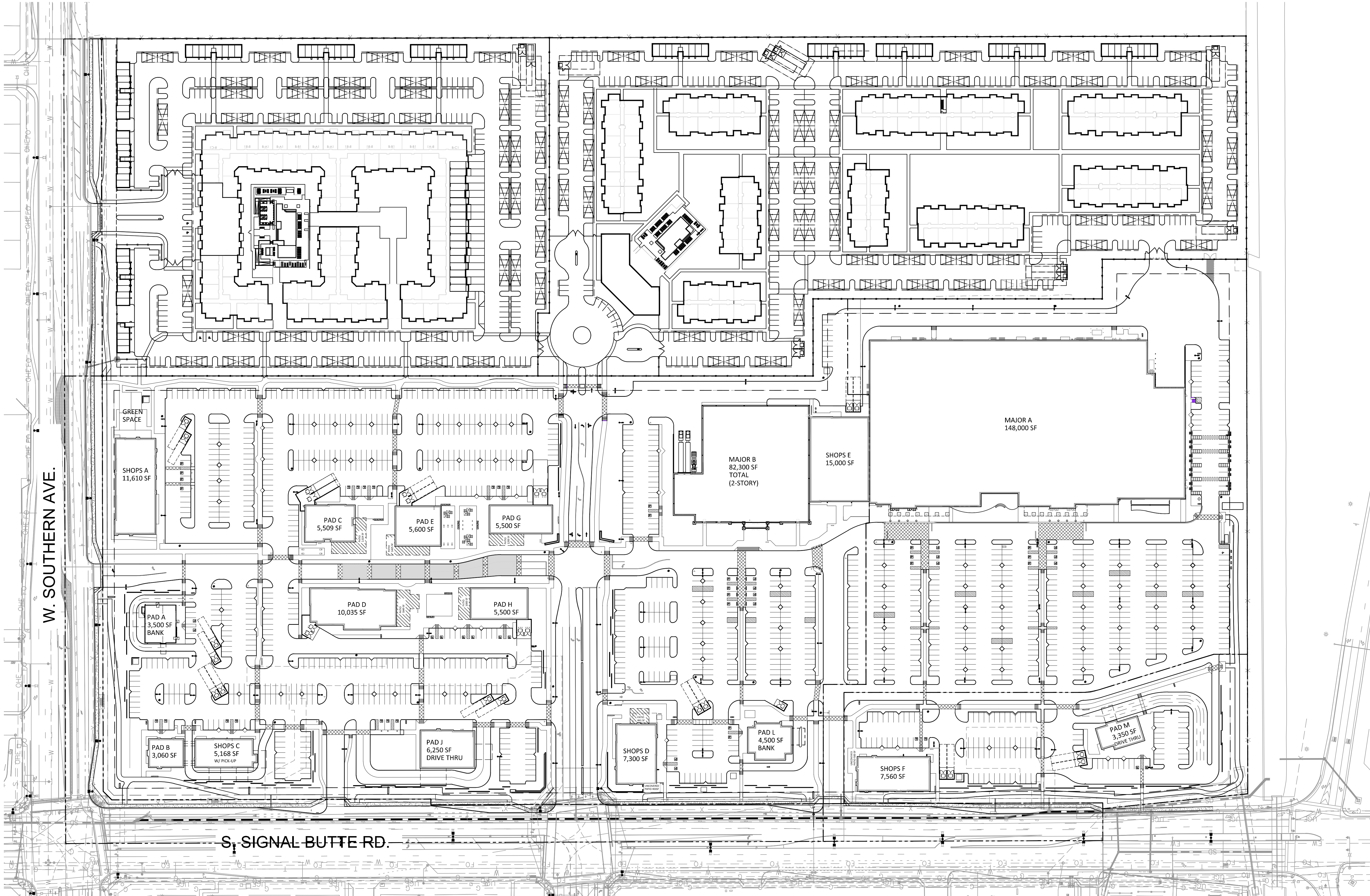




MASTER SITE PLAN

SCALE: 1" = 80'-0"



MEDINA STATION  
SEC OF S. SIGNAL BUTTE AND W. SOUTHERN AVENUE  
MESA, ARIZONA  
DATE: 05-12-2025 (FINAL)

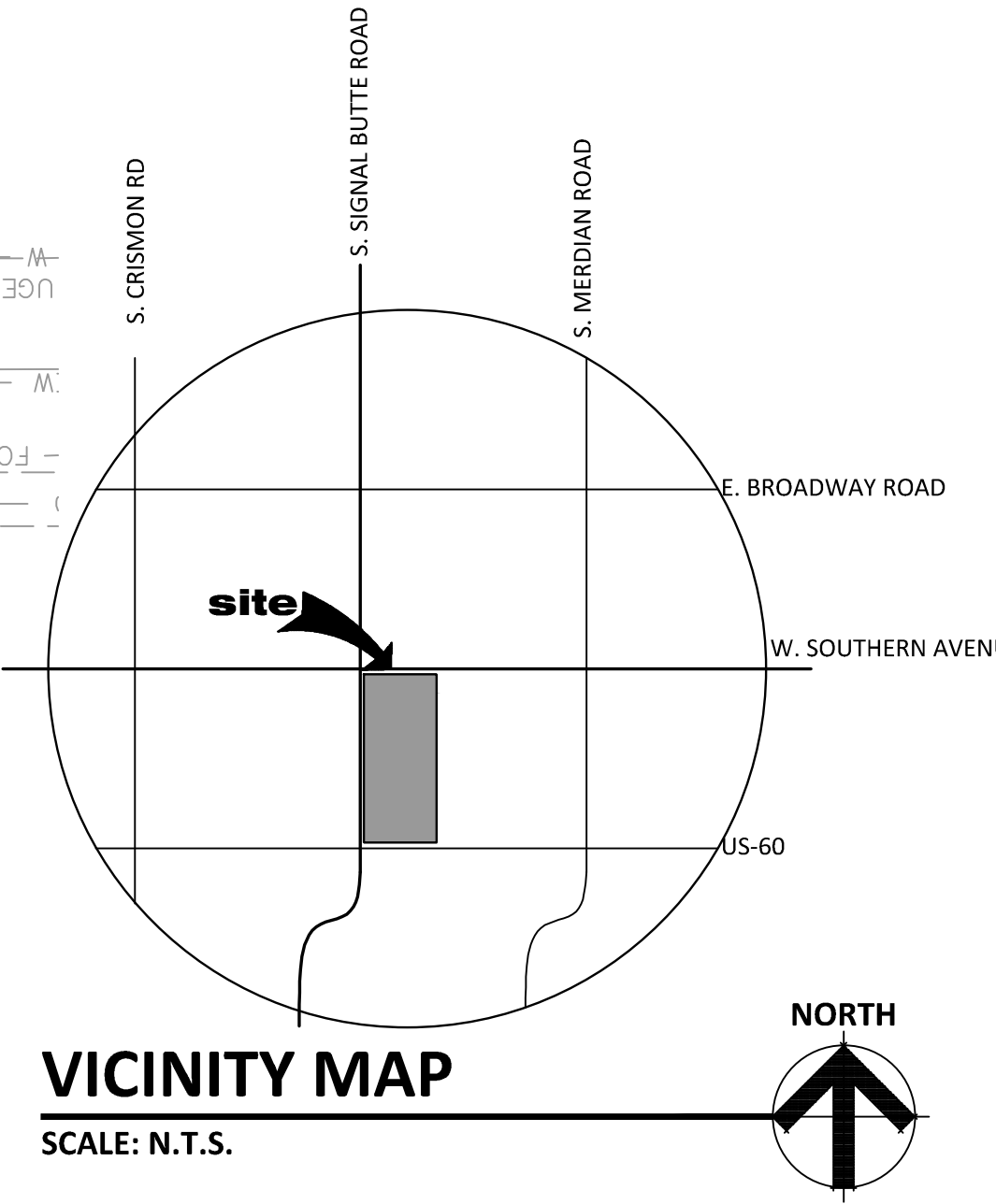
MSP-1

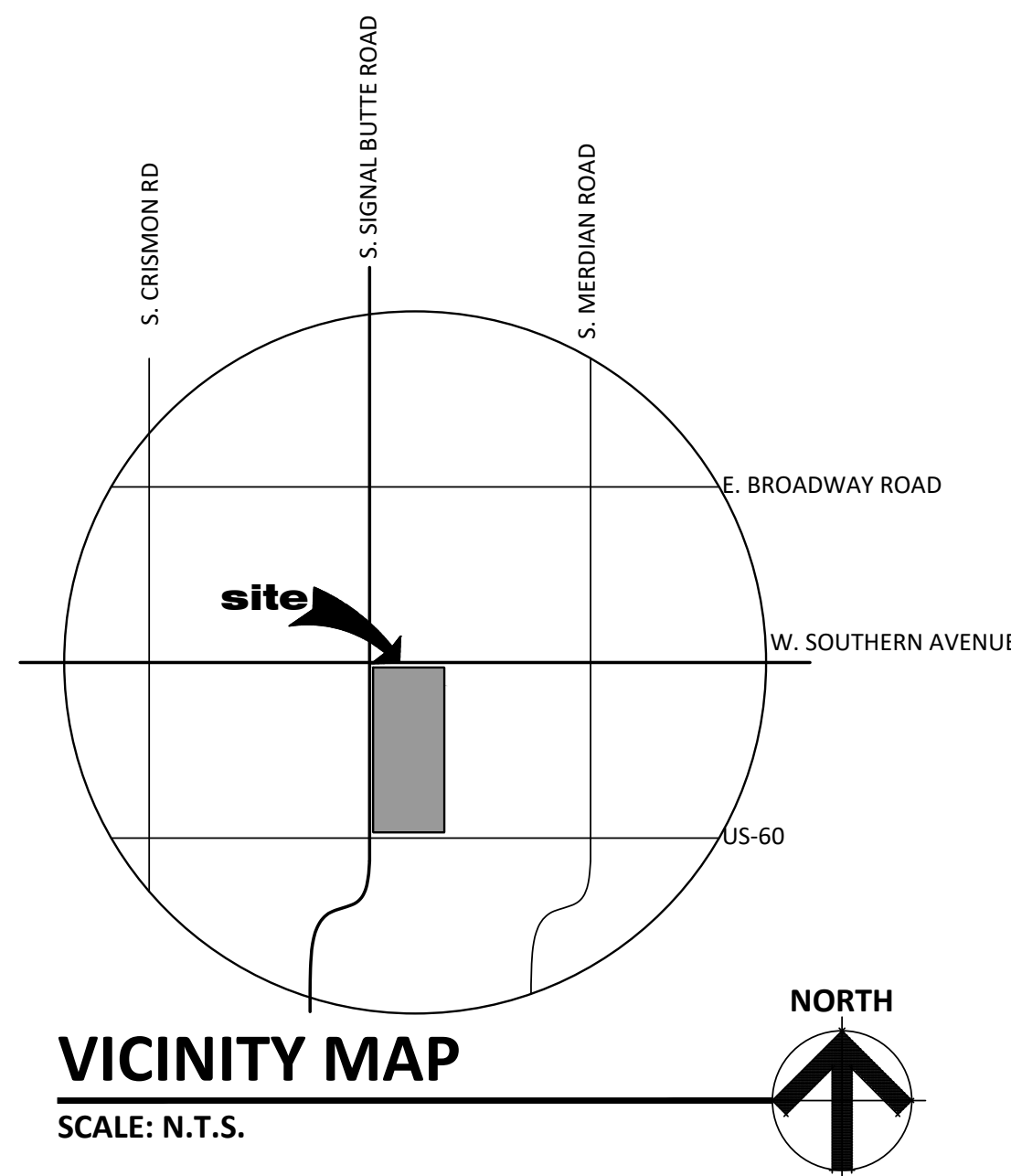
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SITE DATA

|                                                                       |                                                                 |
|-----------------------------------------------------------------------|-----------------------------------------------------------------|
| PARCEL NUMBER (APN):                                                  | 220-82-018E, 220-82-018F, 220-82-018G, 220-82-018H, 220-82-018I |
| EXISTING ZONING:                                                      | RU43                                                            |
| PROPOSED ZONING:                                                      | LC-PAD                                                          |
| GROSS SITE AREA:                                                      | 64.5 ACRES (2,812,172 S.F.)                                     |
| NET SITE AREA:                                                        | 59.78 ACRES (2,604,134 S.F.)                                    |
| MAX BUILDING HEIGHT:                                                  | 30'-0"                                                          |
| PROPOSED BUILDING HEIGHT:                                             | 40'-0"                                                          |
| MAXIMUM LOT COVERAGE:                                                 | 80%                                                             |
| SET BACKS:                                                            |                                                                 |
| FRONT:                                                                | 15'-0"                                                          |
| SIDE:                                                                 | 20'-0"                                                          |
| SIDE FREEWAY:                                                         | 30'-0"                                                          |
| REAR:                                                                 | 20'-0"                                                          |
| BACK ADJ. TO RESIDENTIAL:                                             | 25'-0"                                                          |
| CORNER INTERSECTION:                                                  | 25'-0" RADIUS                                                   |
| TOTAL BUILDING AREA:                                                  | 302,409 SF                                                      |
| LOT COVERAGE:                                                         | 79.8%                                                           |
| (1,150,585 S.F. / 1,441,836 S.F.)                                     |                                                                 |
| PUBLIC SPACE REQUIRED:                                                | 1,512 S.F.                                                      |
| ((278,750 S.F. / 1000) * 5)                                           |                                                                 |
| PUBLIC SPACE PROVIDED:                                                | 7,335+ S.F.                                                     |
| OVERALL PARKING REQUIREMENTS:                                         | 1,355 SPACES                                                    |
| TOTAL PARKING REQUIRED:                                               | 1,504 SPACES                                                    |
| TOTAL PARKING PROVIDED:                                               |                                                                 |
| MAJOR A - 148,000 S.F.:                                               | PARKING REQ./PARKING PROV.: 395 SPACES / 395 SPACES             |
| MAJOR B - 82,300 S.F.:                                                | 220 SPACES / 220 SPACES                                         |
| SHOPS A - 11,610 S.F.: (RETAIL)                                       | 31 SPACES / 31 SPACES                                           |
| SHOPS C - 5,168 S.F.: (RETAIL, REST. W/ NO DT, REST W/ DT)            | 14 SPACES / 47 SPACES                                           |
| SHOPS D - 7,300 S.F.: (REST. W/ NO DT, RETAIL)                        | 22 SPACES / 78 SPACES                                           |
| SHOPS E - 15,000 S.F.: (RETAIL)                                       | 40 SPACES / 40 SPACES                                           |
| SHOPS F - 7,560 S.F.: (RETAIL, REST. W/ NO DT, REST W/ DT)            | 21 SPACES / 78 SPACES                                           |
| PAD A - 3,500 S.F.: (RETAIL/BANK)                                     | 10 SPACES / 10 SPACES                                           |
| PAD B - 3,060 S.F.: (RETAIL)                                          | 8 SPACES / 8 SPACES                                             |
| PAD C - 5,509 S.F.: (REST. W/ NO DT)                                  | 85 SPACES / 85 SPACES                                           |
| PAD D - 10,035 S.F.: (REST. W/ NO DT)                                 | 144 SPACES / 144 SPACES                                         |
| PAD E - 5,600 S.F.: (REST. W/ NO DT)                                  | 83 SPACES / 83 SPACES                                           |
| PAD G - 5,500 S.F.: (REST. W/ NO DT)                                  | 80 SPACES / 80 SPACES                                           |
| PAD H - 5,500 S.F.: (REST. W/ NO DT)                                  | 81 SPACES / 81 SPACES                                           |
| PAD J - 6,250 S.F.: (REST. W/ DT)                                     | 77 SPACES / 77 SPACES                                           |
| PAD L - 4,500 S.F.: (RETAIL/BANK)                                     | 12 SPACES / 12 SPACES                                           |
| PAD M - 3,350 S.F.: (REST. W/ DT)                                     | 35 SPACES / 35 SPACES                                           |
| PARKING CODE REFERENCE:                                               |                                                                 |
| RETAIL:                                                               | 1 SPACE PER 375 S.F.                                            |
| RESTAURANT (NO DRIVE THRU):                                           | 1 PER 75 S.F. INDOOR                                            |
| RESTAURANT (DRIVE THRU):                                              | 1 PER 200 S.F. OUTDOOR                                          |
|                                                                       | 1 PER 100 S.F. INDOOR                                           |
|                                                                       | 1 PER 200 S.F. OUTDOOR                                          |
| LOT AREAS                                                             |                                                                 |
| LOT 1                                                                 | LOT 3                                                           |
| 143,017 SF (NET AREA) / 3.28 ACRES                                    | 454,467 SF (NET AREA) / 10.43 ACRES                             |
| 172,035 SF (GROSS AREA) / 3.94 ACRES                                  | 492,275 SF (GROSS AREA) / 11.30 ACRES                           |
| LOT 2                                                                 | LOT 4                                                           |
| 464,152 SF (NET AREA) / 10.65 ACRES                                   | 581,637 SF (NET AREA) / 13.35 ACRES                             |
| 466,512 SF (GROSS AREA) / 10.71 ACRES                                 | 581,637 SF (NET AREA) / 13.35 ACRES                             |
| LOT 5                                                                 |                                                                 |
| 581,637 SF (NET AREA) / 13.35 ACRES                                   |                                                                 |
| 581,637 SF (GROSS AREA) / 13.35 ACRES                                 |                                                                 |
| BICYCLE PARKING CALCULATIONS:                                         |                                                                 |
| 1 BICYCLE SPACE PER 10 ON-SITE PARKING SPACES                         |                                                                 |
| 1 BICYCLE SPACE PER 20 ON-SITE PARKING SPACES                         |                                                                 |
| (AFTER 50 BICYCLE SPACES HAVE BEEN PROVIDED)                          |                                                                 |
| NOTE:                                                                 |                                                                 |
| SHARED / CROSS PARKING AGREEMENT IN PLACE FOR COMMERCIAL DEVELOPMENT. |                                                                 |

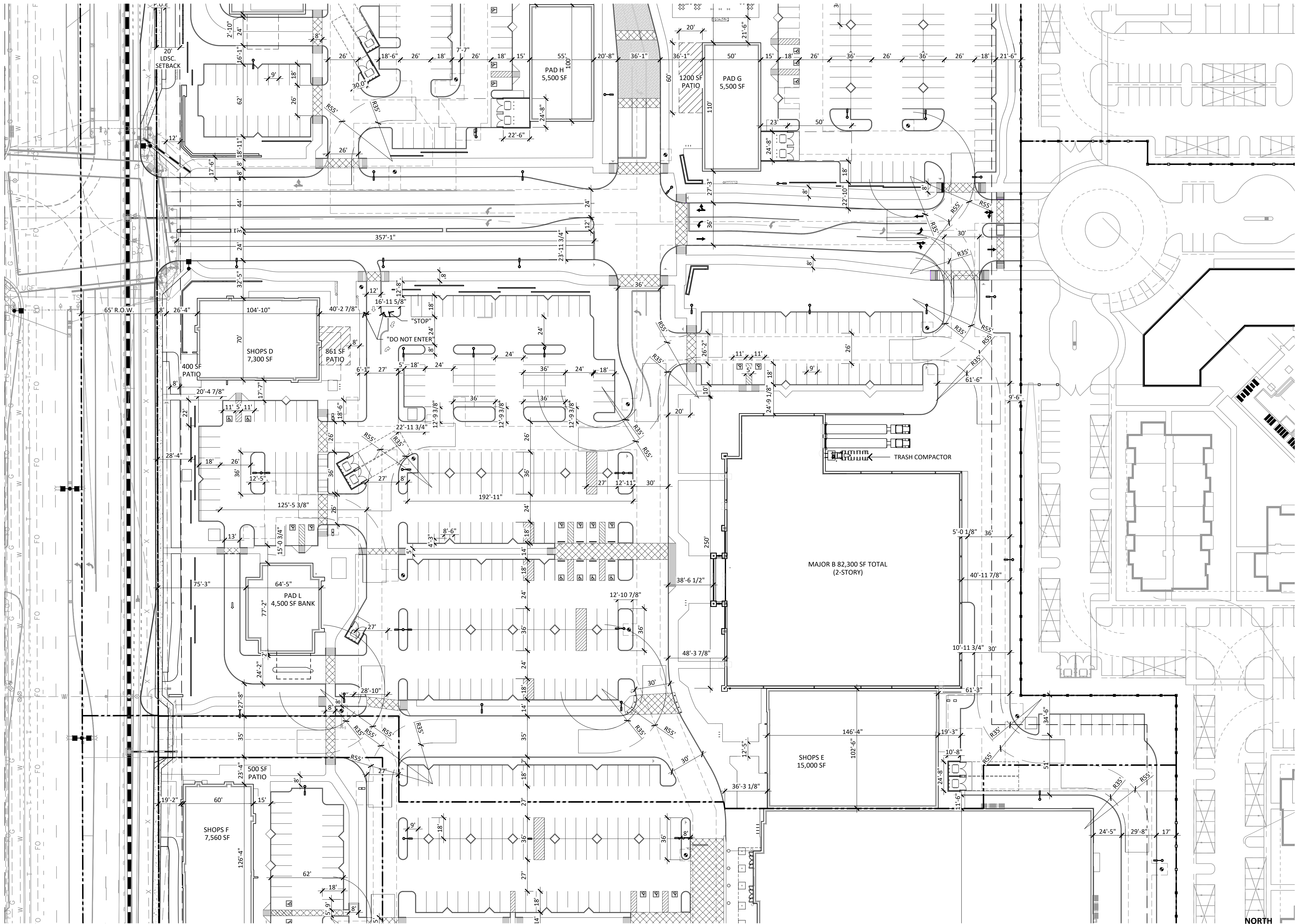




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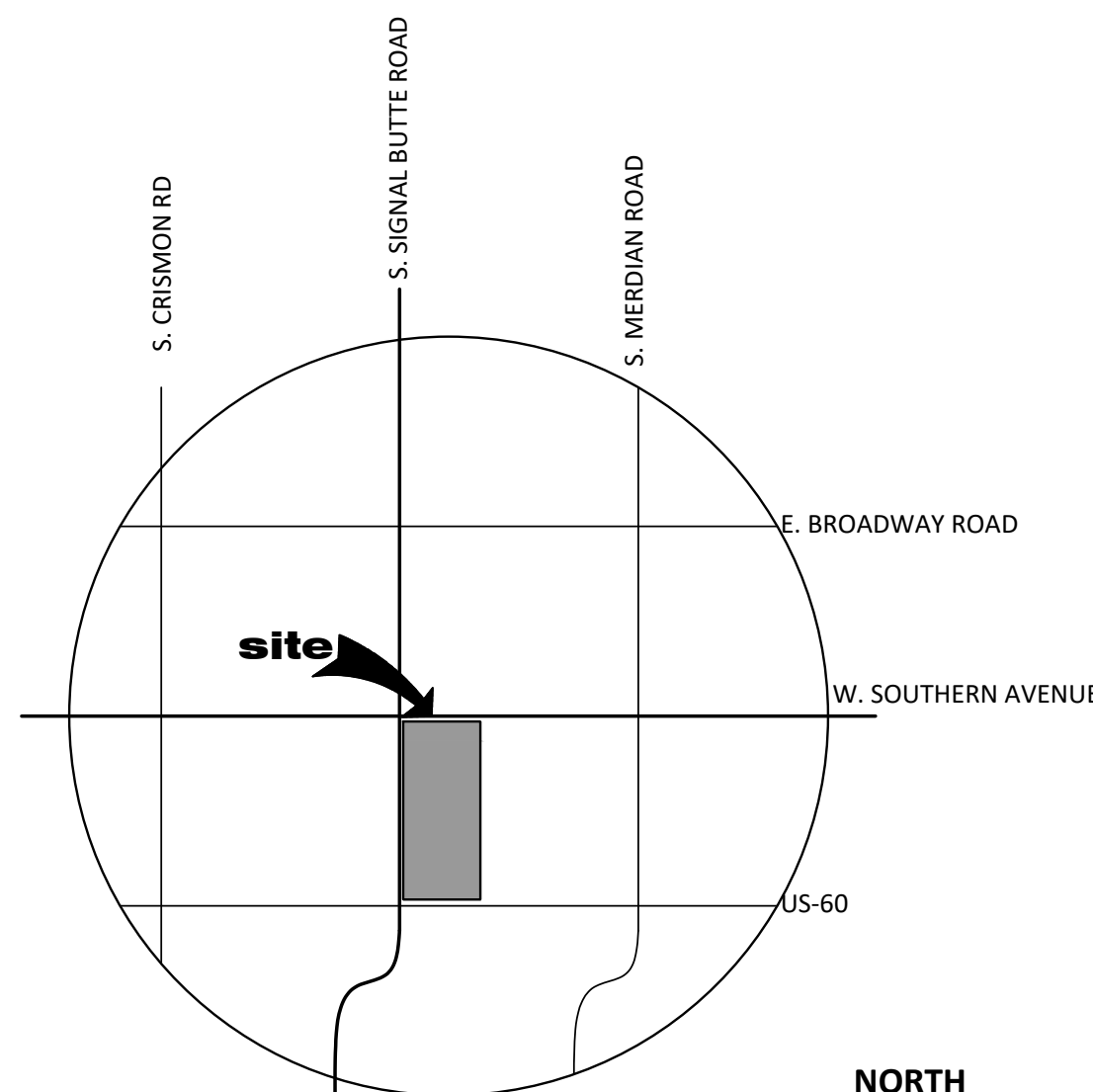
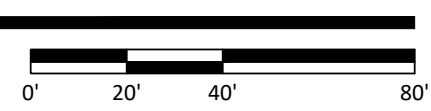
**MEDINA STATION**  
SEC OF S. SIGNAL BUTTE AND W. SOUTHERN AVENUE  
MESA, ARIZONA  
DATE: 05-12-2025 (FINAL)

SP-1



**SITE PLAN**

SCALE: 1" = 40'-0"



**VICINITY MAP**

SCALE: N.T.S.



**MEDINA STATION**  
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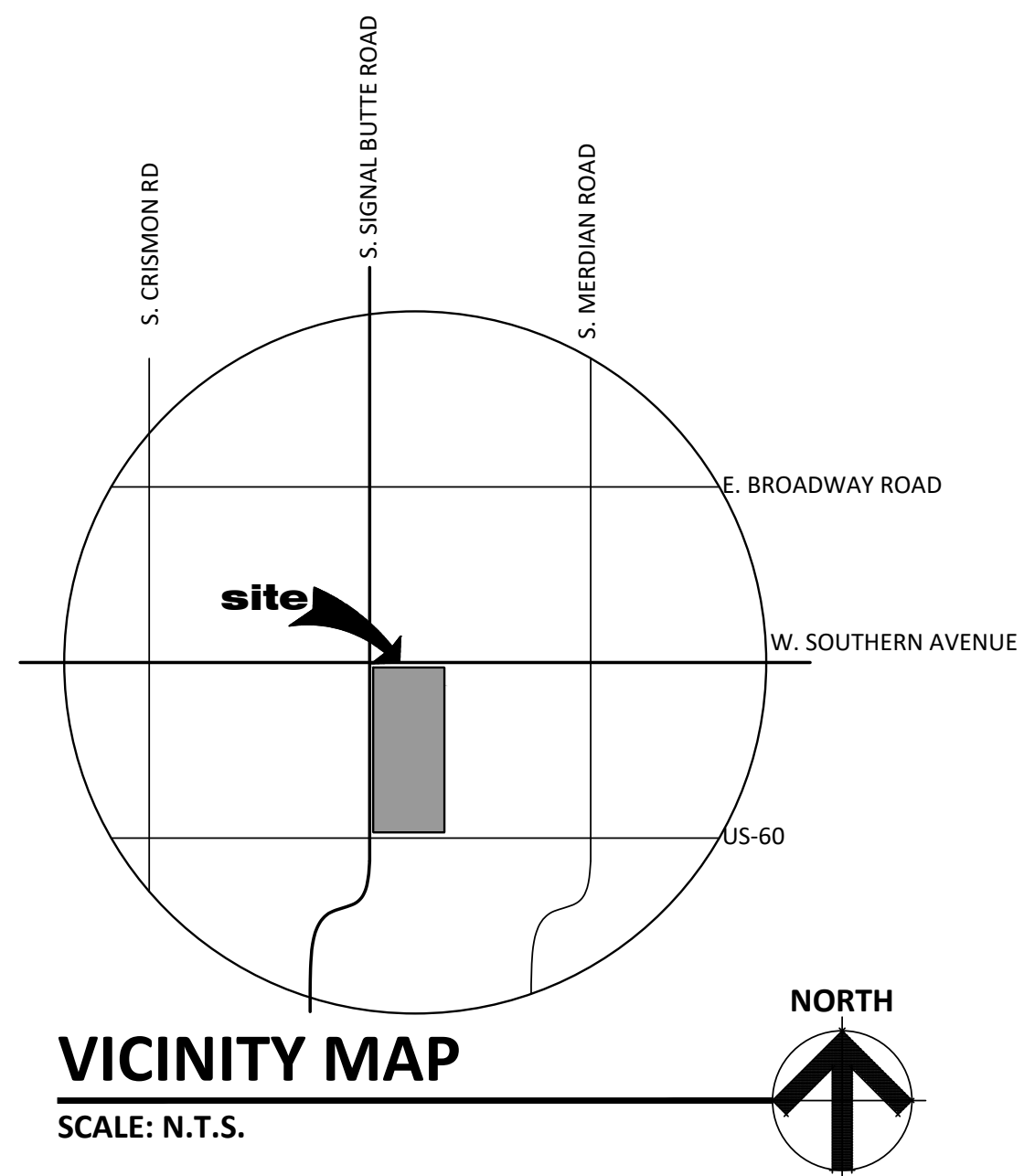
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## SITE PLAN

SCALE: 1" = 40'-0"



# MEDINA STATION

SEC OF S. SIGNAL BUTTE AND W. SOUTHERN AVENUE  
MESA, ARIZONA  
DATE: 05-12-2025 (FINAL)

SP-3

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