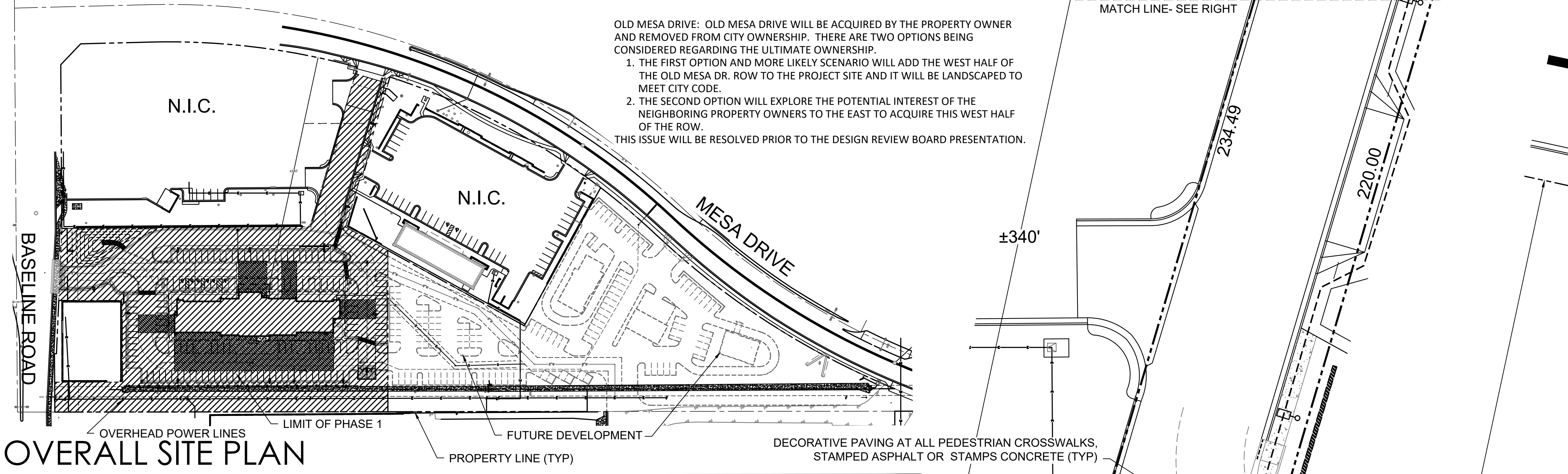


VICINITY MAP
NTS



APN# 139-49-027D
EX. ZONING: LI
EX. USE: GAS STATION



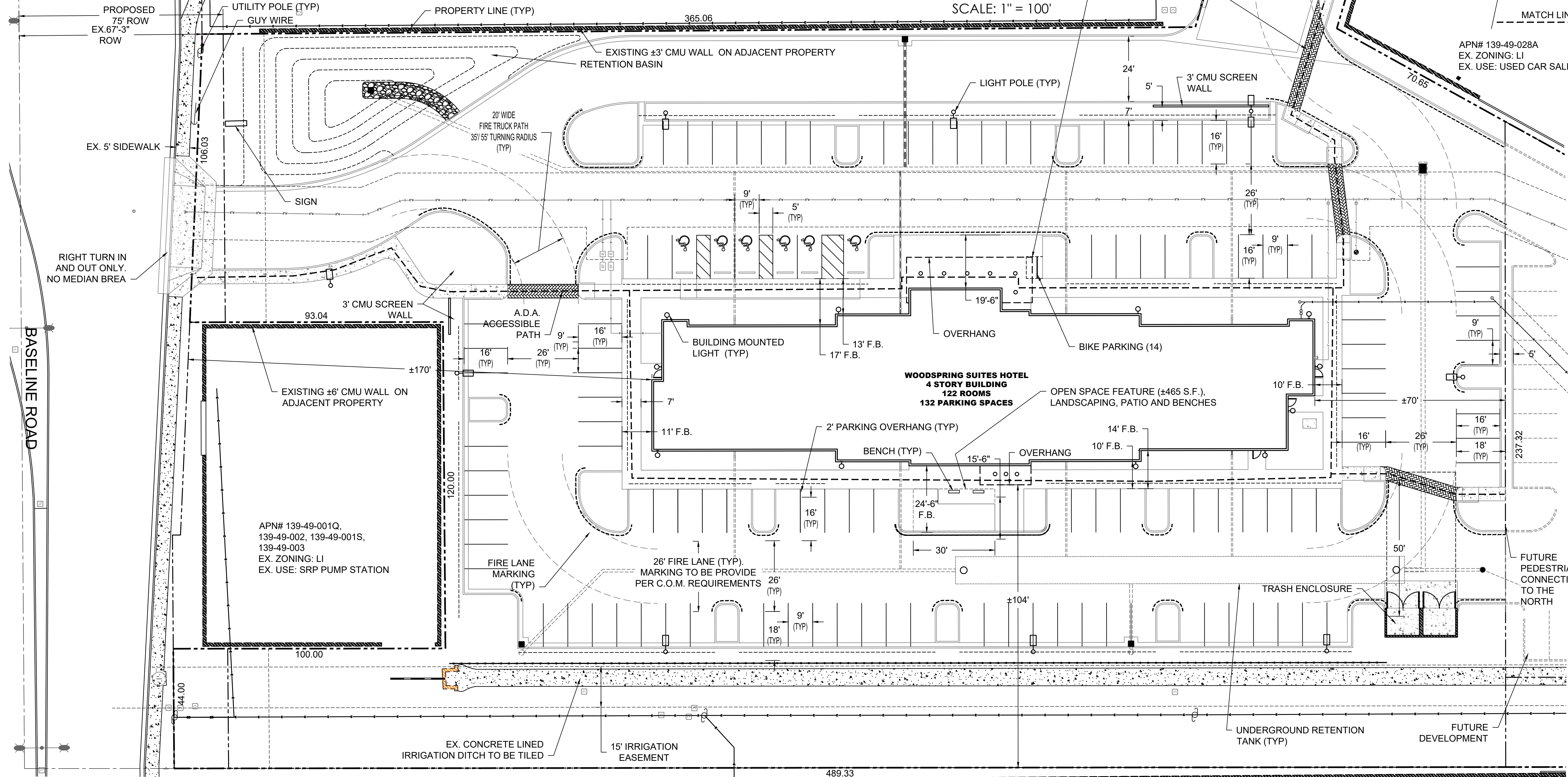
OVERALL SITE PLAN

OLD MESA DRIVE: OLD MESA DRIVE WILL BE ACQUIRED BY THE PROPERTY OWNER AND REMOVED FROM CITY OWNERSHIP. THERE ARE TWO OPTIONS BEING CONSIDERED REGARDING THE ULTIMATE OWNERSHIP.

1. THE FIRST OPTION AND MORE LIKELY SCENARIO WILL ADD THE WEST HALF OF THE OLD MESA DR. ROW TO THE PROJECT SITE AND IT WILL BE LANDSCAPED TO MEET CITY CODE.
2. THE SECOND OPTION WILL EXPLORE THE POTENTIAL INTEREST OF THE NEIGHBORING PROPERTY OWNERS TO THE EAST TO ACQUIRE THIS WEST HALF OF THE ROW.

THIS ISSUE WILL BE RESOLVED PRIOR TO THE DESIGN REVIEW BOARD PRESENTATION.

SCALE: 1" = 100'



SITE DATA

Hotel Site Area (128,234sf) 2.9 Ac.

PARCEL

139-49-027C (Portion of 5.7 Ac)

ZONING

Existing - Light Industrial (LI)

Building Information

4 Floors, 122 Keys, Total Bldg SF = 46,158
Building Const. Type: 5A Occupancy R-1
Automatic Fire Sprinkler System - NFPA 13

DEVELOPMENT STANDARDS

Perimeter Building & Parking Setbacks	
Baseline Road	15'
Mesa Drive	15'
East - Side Yard	0'
North - Rear Yard (interior lot line)	0'

Building Height	
Max. Height of sloped roof at Stair Tower	45'-0"
Primary Parapet	39'-6"
Secondary Parapet	40'-8"
Entry Feature	44'-9 1/2"

Lot Coverage (13,111sf under roof / 3.0 Ac) 10.2%

Parking	
Required: 1 sp/unit: 122	122
ADA Spaces: 6 included	
Parking Required	122
Parking Provided	131

OPEN SPACE CALCULATION
TOTAL BLDG. AREA.: 46,158 S.F.
OPEN SPACE REQUIRED/ 1% OF BLDG.: 462 S.F.
OPEN SPACE PROVIDED: ±465 S.F.

PROPOSED WOODSPRING SUITES HOTEL

1911 S. MESA DRIVE, MESA, AZ
PREPARED FOR: B.G. EDGE LLC

PRELIMINARY SITE PLAN

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SCALE: 1" = 20'
DATE: 10.19.20
GPLA JOB# 20017

