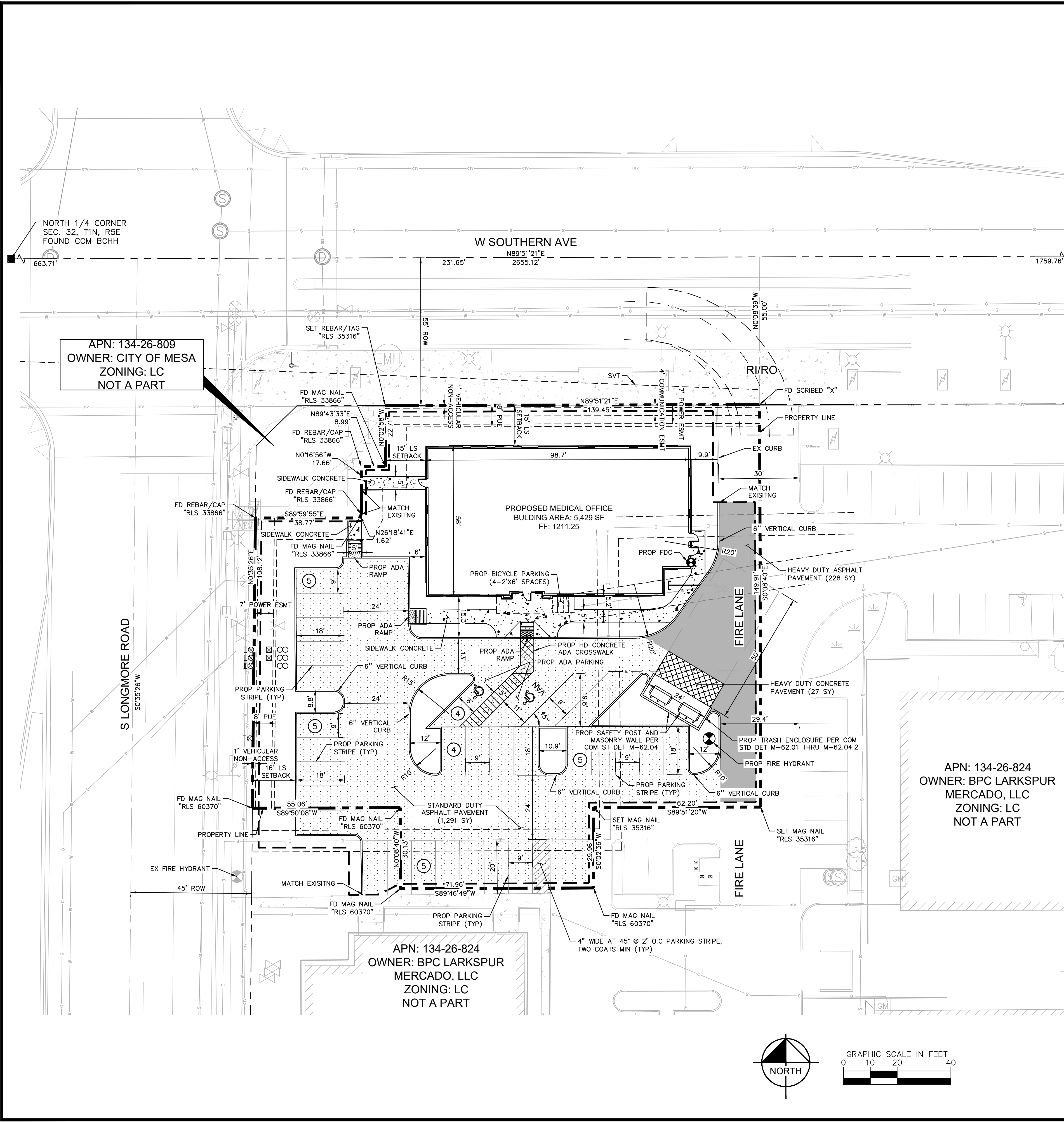
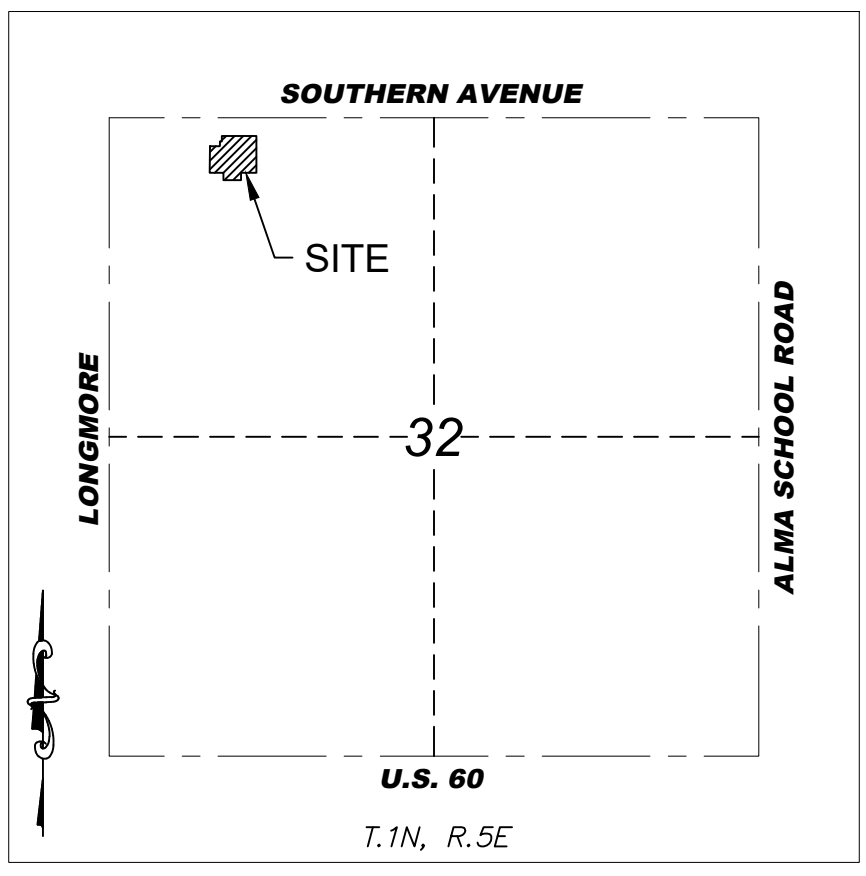


K:\EAV_Civil\Mesa Mercado Fiesta\2023 PROJECT MEDICAL OFFICE\CADD\Preliminary\SP.dwg, Layout:01 - SITE PLAN Apr 14, 2023 - 10:24am Samantha Baloch
 XREFS: x540441B.dwg, x1F, x1S, x1T
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APN: 134-26-809
OWNER: CITY OF MESA
ZONING: LC
NOT A PART

APN: 134-26-824
OWNER: BPC LARKSPUR
MERCADO, LLC
ZONING: LC
NOT A PART



OWNER
 BPC LARKSPUR MERCADO LLC
 10800 BISCAYNE BLVD, SUITE 300
 MIAMI, FLORIDA 33161
 TEL: (786) 540-4130
 FAX: (305) 397-1464
 CONTACT: DAVID BERNSTEIN

DEVELOPER
 UNITED GROWTH
 1000 FOURTH ST, SUITE 290
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 CONTACT: KEN BALLATO

CIVIL ENGINEER
 KIMLEY-HORN AND ASSOCIATES, INC.
 1001 W SOUTHERN AVE, SUITE 131
 MESA, ARIZONA 85210
 TEL: (480) 207-2666
 FAX: (602) 944-7423
 CONTACT: HEATHER D. ROBERTS, PE

PROJECT DESCRIPTION
 THE SCOPE OF THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW 4,429 SQUARE FOOT MEDICAL CENTER AND ASSOCIATED SITE IMPROVEMENTS IN MESA, ARIZONA. THE OVERALL SITE, 0.65± ACRES NET, IS BOUNDED BY EXISTING COMMERCIAL TO THE EAST AND SOUTH, SOUTHERN AVENUE TO THE NORTH, AND LONGMORE TO THE WEST.

THE PROPOSED ESTABLISHMENT IS A MEDICAL CENTER. THE CURRENT ZONING FOR THE PROPOSED SITE IS LC. THE ZONING TO THE EAST AND SOUTH IS LC.

BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS N89°51'21"E.

BENCHMARK
 A BRASS TAG ON THE NORTHEAST CURB RETURN AT THE INTERSECTION OF DOBSON AND SOUTHERN CITY OF MESA ELEVATION = 1201.84' (NAVD88 DATUM)

LEGAL DESCRIPTION
 LOT 2, MERCADO FIESTA, ACCORDING TO BOOK 1554 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA.

PROJECT INFORMATION
 ADDRESS: 1235 S LONGMORE MESA, AZ 85210

QUARTER SECTION INFO: A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

EXISTING USE: PARKING LOT
 PROPOSED USE: MEDICAL OFFICE
 EXISTING ZONING: LC
 ADJACENT ZONING: LC
 JURISDICTION: CITY OF MESA

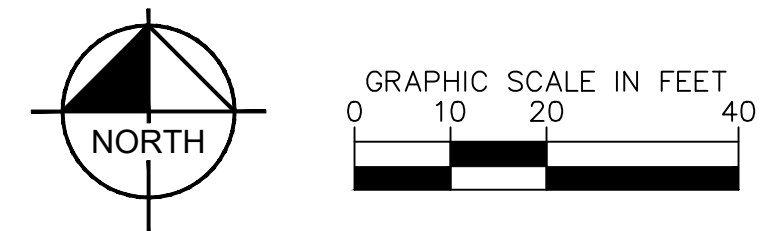
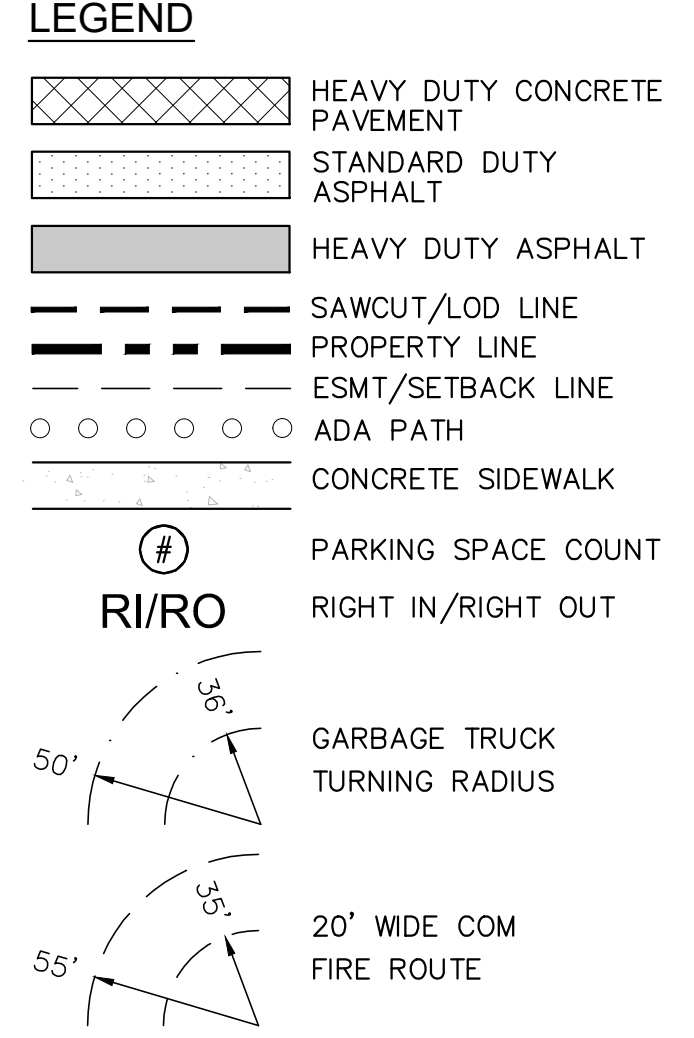
PARKING SUMMARY
 REQUIRED PARKING RATIO
 1 SPACE PER 200 SF
 5,429 SF / 200 SF = 27 SPACES

INDIVIDUAL PARKING:	REQUIRED	PROVIDED
STANDARD	25	26
ACCESSIBLE PER ADA	2	2
TOTAL PARKING	27	28
BICYCLE PARKING 1 PER 10 VEHICULAR SPACES (MIN 3)	3	4

SITE CALCULATIONS
 BUILDING AREA: 5,429 SF
 TOTAL LOT COVERAGE: 5,429 SF / 28,537 SF = 19.02%
 ALLOWED LOT COVERAGE PER LC: 90%

PROP LOT AREA
 NET (AC) 0.65±
 GROSS (AC) 28,537± SF
 0.65±
 28,537± SF

PARCEL NUMBER: 134-26-815



Kimley»Horn © 2023
 1001 W Southern Ave, Suite 131
 Mesa, Arizona 85210 (480) 207-2666

MESA MERCADO
 SITE PLAN
 1235 S LONGMORE
 MESA, AZ 85202

PROJECT No.
 291844000
 SCALE (H): 1"=20'
 SCALE (V): ---
 DRAWN BY: SJB
 DESIGN BY: SJB/HDR
 CHECK BY: HDR
 DATE: 04/14/2023

