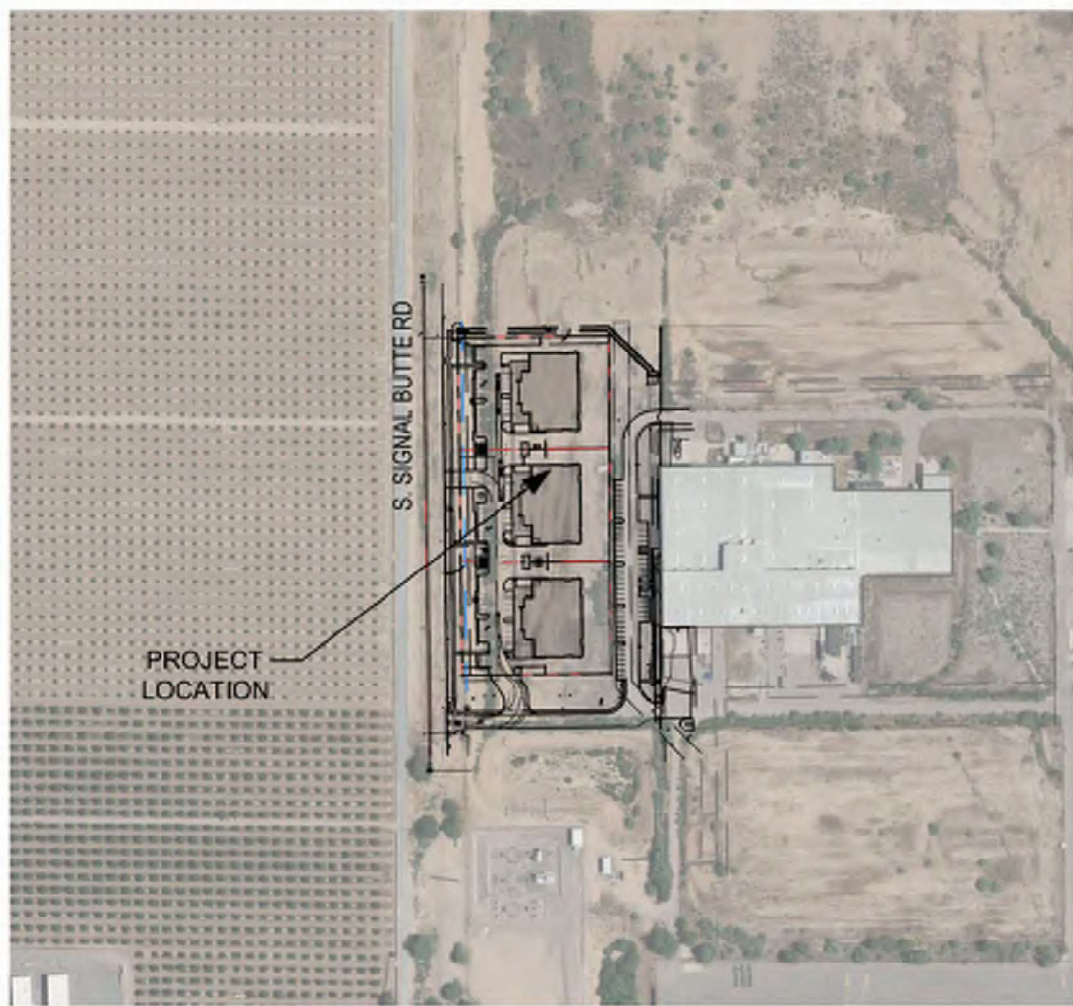
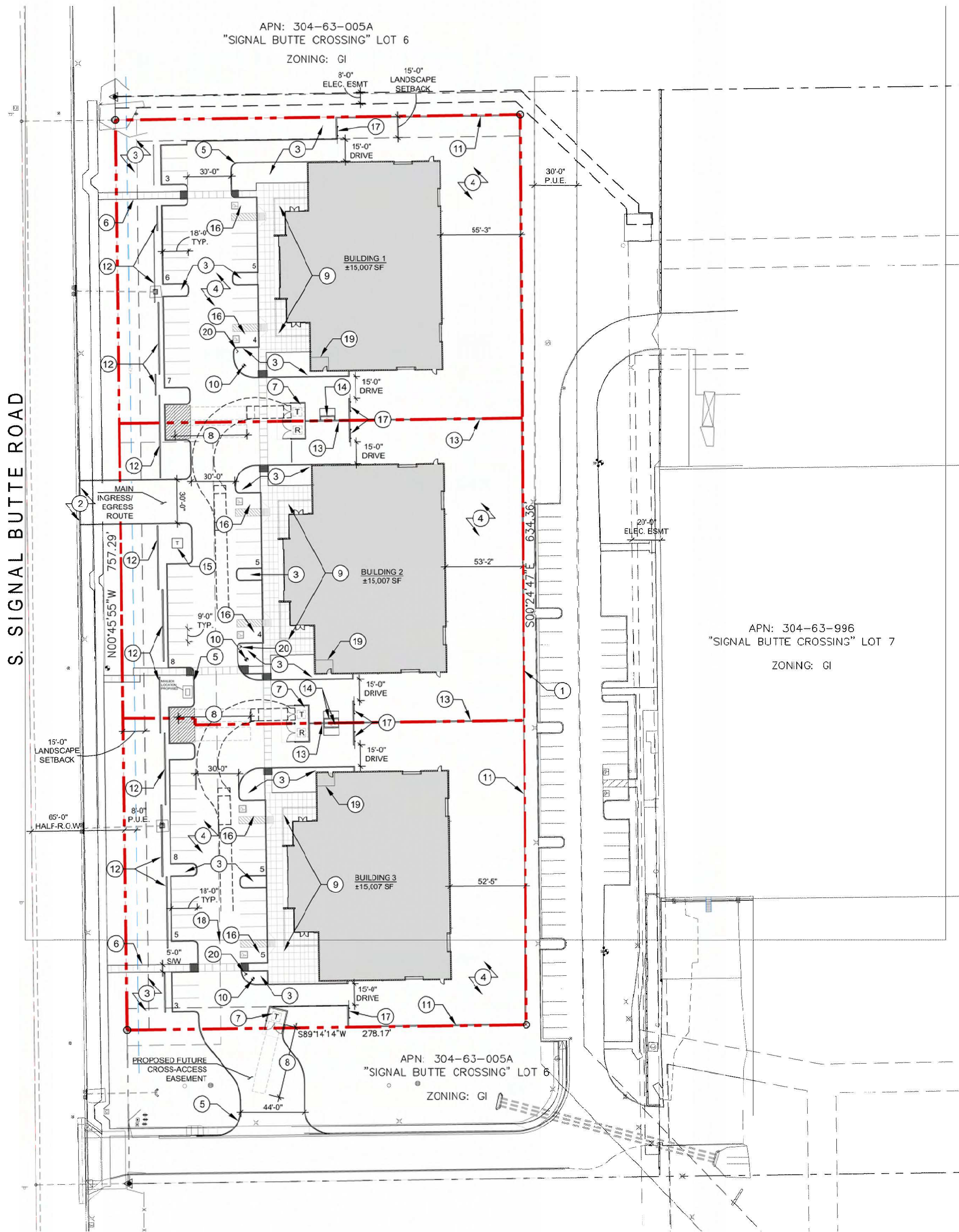




**AERIAL MAP**  
SCALE: NTS

**SITE PLAN**  
SCALE: 1"=40'-0"

APN: 304-63-016A  
ZONING: GI



APN: 304-63-996  
"SIGNAL BUTTE CROSSING" LOT 7  
ZONING: GI

| PROJECT INFORMATION       |                                                                                                                                                 |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| CLIENT:                   | CAVAN COMMERCIAL<br>18032 NORTH SCOTTSDALE ROAD, SUITE 200<br>SCOTTSDALE, AZ 85254<br>CONTACT: AGNES FICKERA<br>EMAIL: agnes@cavacommercial.com |
| ARCHITECT:                | PINNACLE DESIGN, INC.<br>1348 N 44TH STREET - SUITE #200<br>PHOENIX, AZ 85008<br>CONTACT: COLE BRUNO<br>EMAIL: cbruno@pdi-ez.com                |
| PROJECT ADDRESS:          | 11202 E. GERMANN RD<br>MESA, AZ 85212                                                                                                           |
| GENERAL LOCATION:         | NEC S. SIGNAL BUTTE RD & E. GERMANN RD<br>MESA, AZ                                                                                              |
| SITE AREA:                | NET: ±4.08 AC (±177,692 SF)<br>GROSS: ±5.03 AC (±218,927 SF)                                                                                    |
| EXISTING ZONING:          | GI                                                                                                                                              |
| EXISTING USE:             | VACANT                                                                                                                                          |
| PROPOSED USE:             | WAREHOUSE/OFFICE                                                                                                                                |
| LCT COVERAGE:             | ±83%                                                                                                                                            |
| LANDSCAPE AREA:           | ±17%                                                                                                                                            |
| PROPOSED BUILDING SF:     | ±45,000 SF                                                                                                                                      |
| PROPOSED BUILDING USE:    | OFFICE/WAREHOUSE                                                                                                                                |
| PROPOSED BUILDING HEIGHT: | ±30'-0"                                                                                                                                         |
| OFFICE SF:                | ±6,900 SF @ 1/375                                                                                                                               |
| WAREHOUSE SF:             | ±38,100 SF @ 1/900                                                                                                                              |
| PARKING REQ:              | 61 SPACES                                                                                                                                       |
| PARKING PROVIDED:         | 68 SPACES<br>INCLUDES (6) ADA SPACES                                                                                                            |

| DEVELOPMENT STANDARDS | REQUIRED | PROPOSED   |
|-----------------------|----------|------------|
| MIN. SITE AREA:       | 1 AC.    | ± 4.08 AC. |
| MIN. LOT WIDTH:       | 100 FT.  | ± 634 FT.  |
| MIN. LOT DEPTH:       | 100 FT.  | ± 217 FT.  |
| MAX. LOT COVERAGE:    | 90%      | ± 25.3%    |
| MAX. BUILDING HEIGHT: | 50 FT.   | ± 30 FT.   |

|                             |        |           |
|-----------------------------|--------|-----------|
| BUILDING SETBACKS           |        |           |
| MIN. FRONT (ARTERIAL):      | 15 FT. | ± 100 FT. |
| INTERIOR SIDE (INDUSTRIAL): | 0 FT.  | ± 30 FT.  |
| INTERIOR REAR (INDUSTRIAL): | 0 FT.  | ± 30 FT.  |

**LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 1, FROM WHICH AN ALUMINUM CAP MARKING THE WEST QUARTER OF SAID SECTION 1 BEARS NORTH 00°45'55" WEST, A DISTANCE OF 2627.27 FEET;

THENCE ALONG WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00°45'55" WEST, A DISTANCE OF 703.77 FEET;

THENCE DEPARTING SAID WEST LINE NORTH 89°14'05" EAST, A DISTANCE OF 65.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH SIGNAL BUTTE ROAD;

THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH OF 00°45'55" WEST A DISTANCE OF 106.93 FEET TO THE POINT OF BEGINNING;

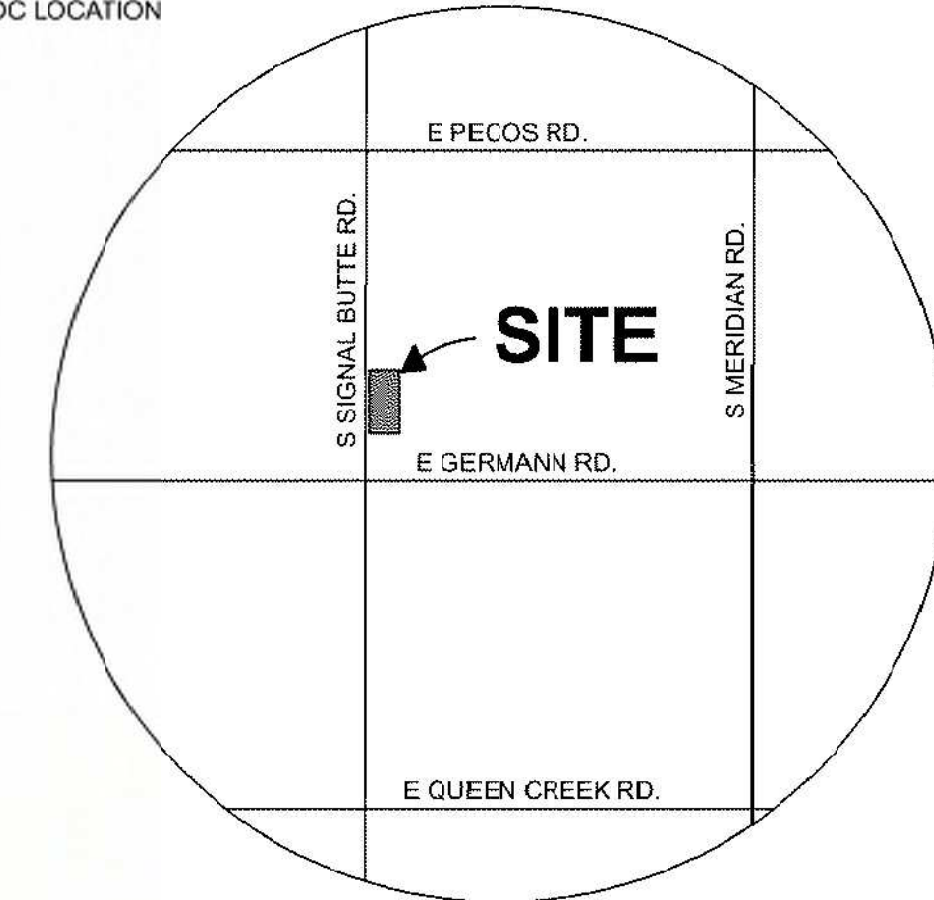
THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE NORTH OF 00°45'55" WEST, A DISTANCE OF 634.35 FEET;

THENCE DEPARTING SAID EAST RIGHT OF WAY LINE NORTH 89°14'15" EAST, A DISTANCE OF 282.07 FEET;

THENCE SOUTH 00°24'47" EAST, A DISTANCE OF 634.36 FEET;

THENCE SOUTH 89°14'14" WEST, A DISTANCE OF 278.17 FEET TO THE POINT OF BEGINNING

- SITE KEYNOTES**
- PROPERTY LINE
  - PROPOSED CURB CUT / ENTRY DRIVE
  - LANDSCAPE AREA
  - ASPHALT PAVEMENT
  - 6" CONCRETE CURB
  - 5' WIDE CONCRETE SIDEWALK
  - REFUSE ENCLOSURE PER MESA STANDARD DETAIL M-62.2
  - 5' BACKING DISTANCE
  - 20'-0" x 20'-0" 900 SF ENTRY PLAZA PER M2.0 SECTION 11-35-5.A.1.A.11
  - FIRE HYDRANT
  - 8'-0" HIGH CMU SITE WALL
  - 3'-0" HIGH CMU PARKING SCREEN WALL
  - 6'-0" HIGH CMU INTERNAL SITE WALL
  - SERVICE ENTRY SECTION
  - TRANSFORMER
  - 11'-0" x 18'-0" ACCESSIBLE PARKING SPACE WITH 5'-0" ACCESS AISLE
  - YARD ENTRY GATE
  - EXISTING TEMPORARY DRAINAGE EASEMENT TO BE REMOVED
  - FIRE RISER ROOM
  - FDC LOCATION



**VICINITY MAP**  
SCALE: NTS



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