

APPR	
DATE	
BY	
REV	
DESCRIPTION	

**CIVIL ENGINEER**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 2046 RIVERVIEW AUTO DRIVE, SUITE 400  
 MESA, AZ 85201  
 TEL. NO. (480) 207-2666  
 FAX NO. (602) 944-7423  
 CONTACT: STERLING MARGETTS, PE

**LAND SURVEYOR**  
 SURVEY INNOVATION GROUP, INC.  
 22425 N. 16TH ST, SUITE 1  
 PHOENIX, ARIZONA 85024  
 PH: (480) 922-0780  
 CONTACT: JASON SEGNARI R.L.S.

**LANDSCAPE ARCHITECT**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 2046 RIVERVIEW AUTO DRIVE, SUITE 400  
 MESA, AZ 85201  
 TEL. NO. (602) 906-1103  
 FAX NO. (602) 944-7423  
 CONTACT: ANDREW VALESTIN, PLA

**DEVELOPER**  
 SELECT MEDICAL CORP  
 4714 GETTYSBURG ROAD  
 MECHANICSBURG, PA 17055  
 TEL. NO. (859) 321-5685  
 CONTACT: NATALIE WRIGHT

**NOTE:**  
 ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

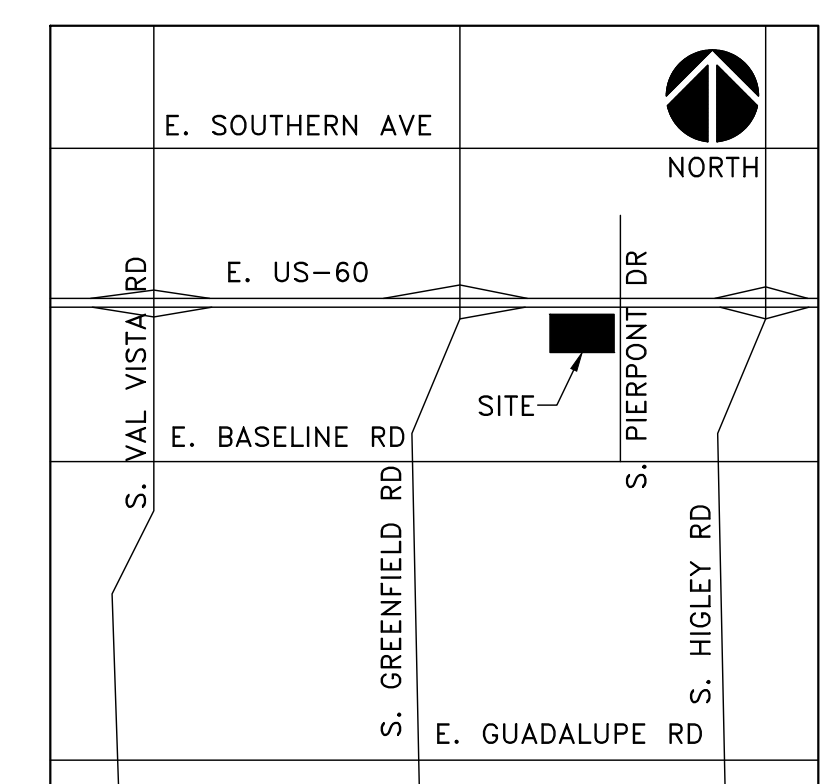
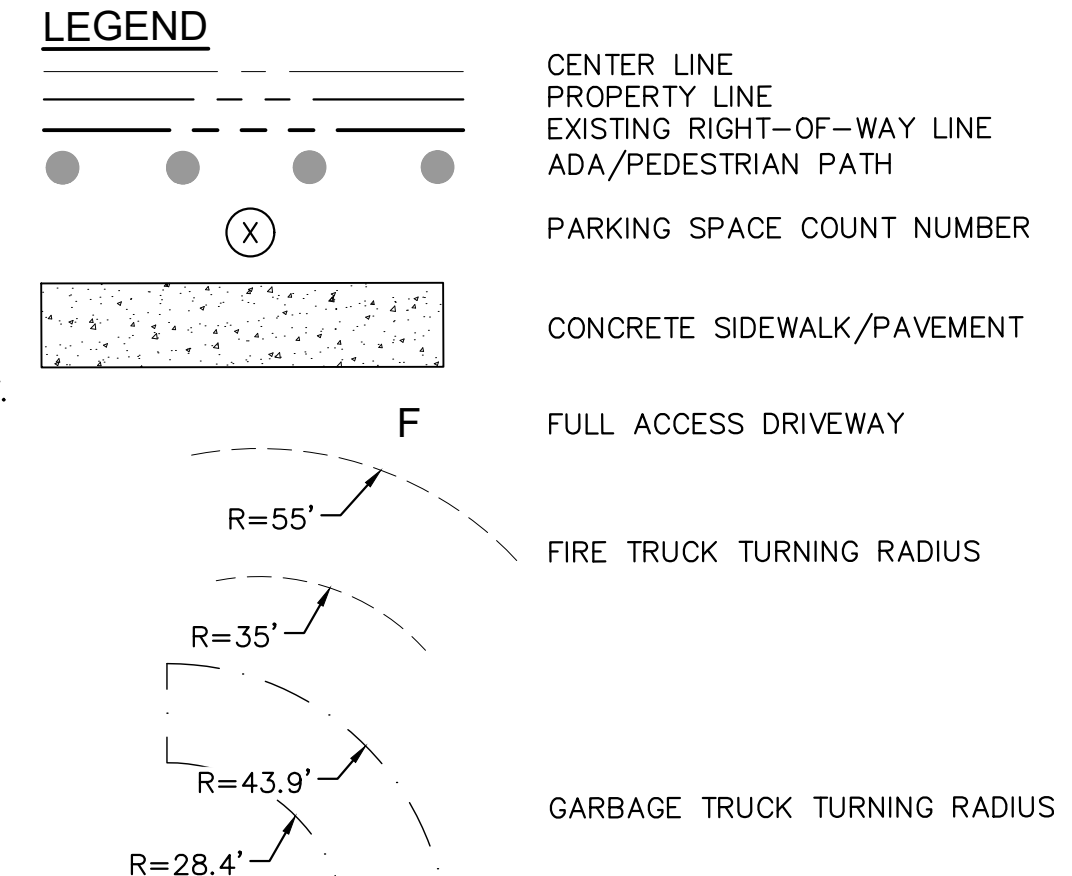
**SITE DATA:**  
 APN: 140-68-162  
 REHAB SITE AREA: 312,568 ± SF (7.176 ± AC)  
 EXISTING ZONING: LI  
 EXISTING USE: MEDICAL REHABILITATION  
 EXISTING BLDG HT: 24.75' (TO TOP OF SCREEN WALL PARAPET)  
 BUILDING SF: 72,565 SF (INCLUDES 13,231 SF OF BUILDING ADDITION)  
 LOT COVERAGE: 72,565 / 312,568 = 23.21%

**SETBACKS:**  
 REQUIRED BLDG PROV. LS PROV.  
 48TH/PIERPONT 20' (BUILDING & LANDSCAPE) 149.55' 24.19'  
 US-60 15' LANDSCAPE, 30' BUILDING 85.17' 15'  
 SIDE/REAR 0' (ADJACENT TO PAD (LI)) 135.35' 0'

**PARKING REQUIRED:**  
 CITY OF MESA: 1 SPACE PER 400 SF: 72,565/400 = 182 SPACES\*  
 HOSPITALS: 1 SPACE PER 400 SF: 72,565/400 = 182 SPACES\*

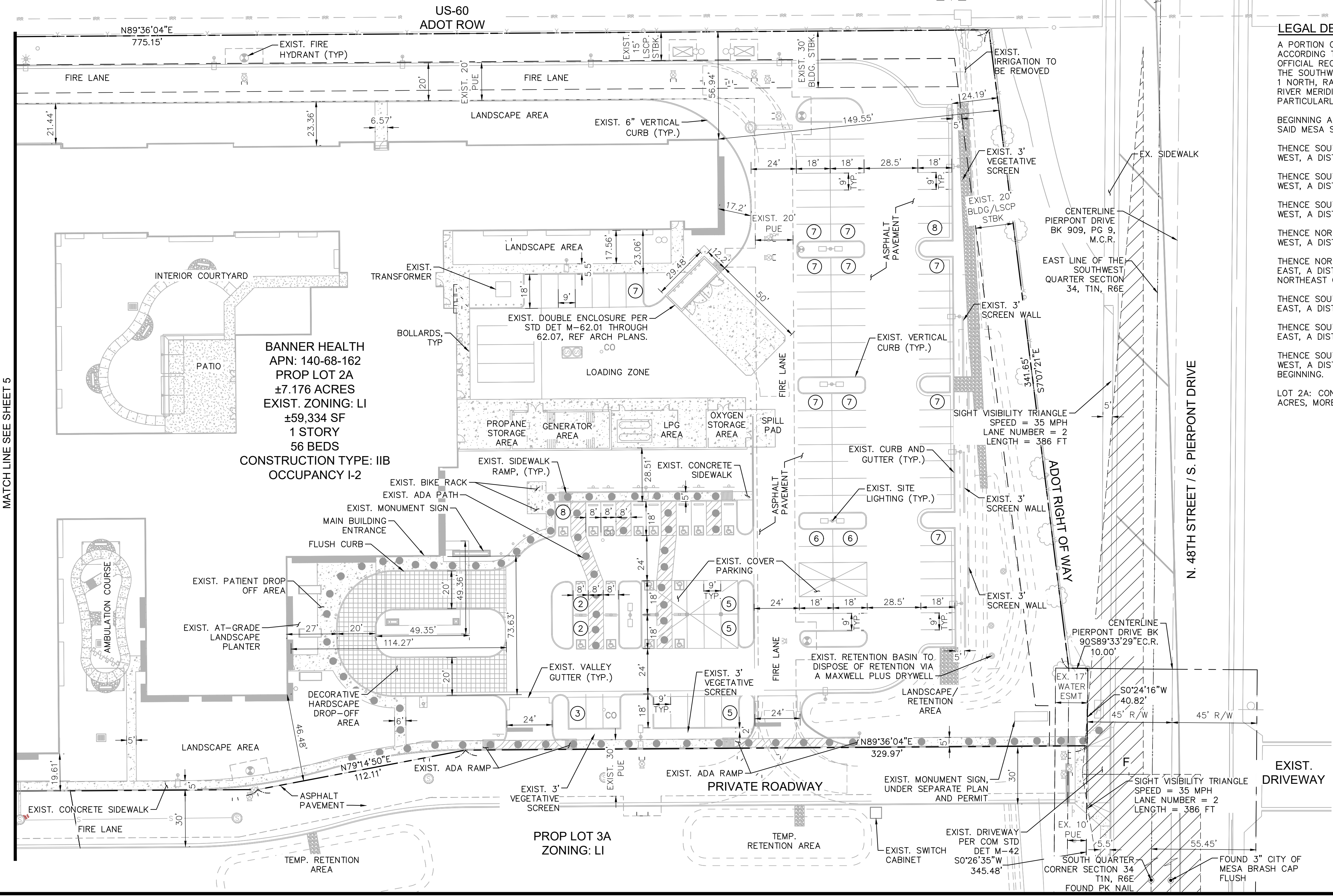
\*VARIANCE REDUCTION FOR REQUIRED PARKING BASED ON OPERATOR DEMAND AND UNIQUE USE TO 2 SPACES PER BED FOR 152 SPACES TOTAL.

**PARKING PROVIDED:**  
 16 ADA SPACES  
 136 STANDARD SPACES  
 152 TOTAL SPACES



**LEGAL DESCRIPTION**  
 A PORTION OF THE LOT SPLIT MESA SELECT ACCORDING TO BOOK 1457 OF MAPS, PAGE 6, OFFICIAL RECORDS OF MARICOPA COUNTY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF SAID MESA SELECT;  
 THENCE SOUTH 89 DEGREES 36 MINUTES 04 SECONDS WEST, A DISTANCE OF 329.97 FEET;  
 THENCE SOUTH 79 DEGREES 14 MINUTES 50 SECONDS WEST, A DISTANCE OF 112.11 FEET;  
 THENCE SOUTH 89 DEGREES 36 MINUTES 04 SECONDS WEST, A DISTANCE OF 385.00 FEET;  
 THENCE NORTH 00 DEGREES 18 MINUTES 07 SECONDS WEST, A DISTANCE OF 400.41 FEET;  
 THENCE NORTH 89 DEGREES 36 MINUTES 04 SECONDS EAST, A DISTANCE OF 775.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;  
 THENCE SOUTH 07 DEGREES 07 MINUTES 50 SECONDS EAST, A DISTANCE OF 341.35 FEET;  
 THENCE SOUTH 89 DEGREES 22 MINUTES 44 SECONDS EAST, A DISTANCE OF 10.02 FEET;  
 THENCE SOUTH 00 DEGREES 26 MINUTES 35 SECONDS WEST, A DISTANCE OF 41.08 FEET TO THE POINT OF BEGINNING.  
 LOT 2A: CONTAINS 312,579 SQUARE FEET OR 7.176 ACRES, MORE OR LESS.

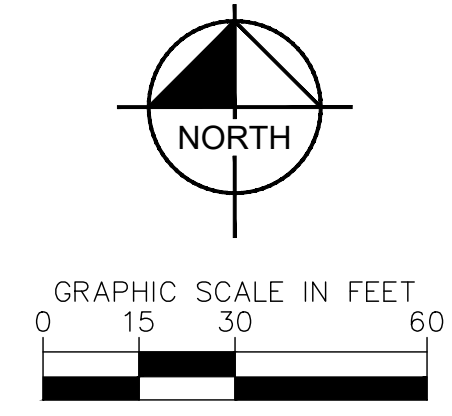


**Kimley Horn**  
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 2046 WEST RIVERVIEW AUTO DRIVE, SUITE 400  
 MESA, ARIZONA 85201 (480) 207-2666

**Banner Rehabilitation Hospital**  
 In partnership with Select Medical

1702 SOUTH PIERPONT DRIVE  
 SITE PLAN  
 MESA, ARIZONA

PROJECT No. 191971007  
 SCALE (H): 1"=30'  
 SCALE (V): NONE  
 DRAWN BY: EMS  
 DESIGN BY: STM  
 CHECK BY: STM  
 DATE: 04/24/2026



Contact Arizona 811 at least two full working days before you begin excavation  
**ARIZONA 811**  
 Call 811 or click Arizona811.com

SP.dwg  
 4 OF 8 SHEETS

K:\EAV\Civil\Select - Mesa Expansion 2\CADD\SP.dwg, layout:SP-1 Apr 27, 2026 - 12:54pm Sterling Margetts  
 THIS DOCUMENT, INCLUDING ALL DIMENSIONS, REPRESENTS HEREBY, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF THIS DOCUMENT FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

