

Sun Devil Auto

Site Plan and Design Review

Case No. ZON25-00256

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A. Introduction and Project Overview

On behalf of Sun Devil Auto, we submit this application for Site Plan, Design Review, and Preliminary Plat for the approximate 5.87-acre property located east of the northeast corner of Signal Butte Road and Southern Ave, otherwise commonly known as Maricopa County Assessor's Parcel Number 220-76-002X (the "Property") (**See Tab 1, Aerial Map**). The Property is currently undeveloped but has been planned for commercial development since it was originally zoned C-2 in 1998 (and today it is zoned LC). (**See Tab 2, Zoning Map**). The property has been vacant ever since.

The Property is located at the corner of an intensive commercial intersection. When this area was planned 30 years ago, it was always expected to have commercial services and retail offerings to support the surrounding community. Hence, its original zoning and accompanying site plan showed a grocer and retail uses the site.

As commercial development has filled in, this remaining portion has yet to build. While a grocer has not materialized, the opportunity to provide a 3-lot commercial plan will attract new uses. With this application, Lot 1 is planned for Sun Devil Auto. Lots 2 & 3 are planned for future retail uses. By approving this application, the property can be positioned in a way to attract uses and complete this final development.

B. Zoning & Relationship to Adjacent Properties

The Property is located on land zoned LC. To the west, southwest, and south are lands zoned LC. To the north and east is zoned land RS-6 PAD. This LC zoning (previously C-2) was established as part of the adjacent PAD.

C. General Plan Designation

The Proposed Project is consistent with vision, guiding principles and strategies of the 2050 General Plan. The Property is located in the Urban Center placetype of the 2050 General Plan and has a Growth Strategy of "Evolve." (**See Tab 3, General Plan Maps**). The proposed development is consistent with these designations.

Per the General Plan, the *Urban Center* placetype is typically located adjacent to transit or major arterials and provides a variety of uses including retail, personal services, and convenience services. The LC district is included in the recommended zoning districts for *Urban Center* designations. The *Evolve* Growth Strategy designation encourages improvements to "...vacant,

transitioning, or underdeveloped land that supports new development..." The proposed development of the site with commercial / retail pads is in conformance with these designations.

D. Project & Site Layout

The development proposes three (3) commercial parcels. **(See Tab 4, Preliminary Plat)**. Lot 1 will be Sun Devil Auto. Lot 2 will be a future retail pad. Lot 3 was originally planned for a big box tenant. No user is planned at this time but hopefully the creation of this plat and the installation of the necessary site work will spur new development interest for Lots 2 and 3.

The project is thoughtfully designed for compatibility with the surrounding commercial context of the Property. Sun Devil Auto will be approximately 7,689 sf and 20-foot tall. The building is oriented so its narrow side faces the street, and its bay doors face internal to the project. The building complies with all the Mesa LC zoning district development standards and no deviations are requested. **(See Tab 5, Site Plan)**.

Access & Circulation

Access to the Property is provided via an access driveway on Southern Avenue. A secondary access exists via a cross access easement to the west. Internal drive aisles will enable vehicle circulation between the parcels, which will be facilitated by a cross-access agreement. Each parcel provides the required parking spaces based on the applicable parking ratios. Parking spaces are bookended by landscaped parking islands. Bicycle parking is also provided at a ratio of 1 per 10 parking spaces consistent with the requirements of the Mesa Zoning Ordinance.

Refuse

The project will be served by refuse enclosures on each respective parcel, which will be located between, and behind, the commercial buildings. The enclosures will be screened from the street by either buildings and/or masonry screen walls.

Landscape and Open Space

Site landscaping will comply with Mesa's development standards for perimeter landscaping, foundation base landscaping, parking area landscaping, planting plans, and landscaped pedestrian pathways. Average foundation base landscaping at the perimeter of buildings is provided per City of Mesa standards and coordinated with the Cities fire department for arial access roads, arial access points and design guidelines. Foundation base landscaping for retail buildings on lots 2 & 3 will be provided with individual site plan submissions as the project develops.

Design Theme

The architectural approach prioritizes a clean aesthetic and quality materials, resulting in a timeless design that maintains visual interest. The combination of simple geometry and quality materials results in a timeless design that maintains visual interest without excessive ornamentation. Site circulation, signage integration, and compliance with standards regulation have all been considered to ensure compatibility with a community context.

The color palette is consistent with Sun Auto's branding and provides a clean, neutral look. Materials like CMU walls and metallics tones provide varied visual interest.

The structure presents as a large, single-story volume, design for efficiency and ease of navigation for both customers and staff. The straightforward geometry enhances visibility and creates a bold street presence, contributing to the urban fabric with clarity and purpose.

This architectural theme aligns with the brand's identity and operational needs with a contemporary form, emphasizing horizontal line and strong massing embraces simplicity, functionality and durability.

E. Automotive/Vehicle Repair Code Standards

The auto repair use is consistent with the standards in Section 11-31-6 "Automobile/Vehicle Repair, Major and Minor".

Section 11-31-6:

- A. The project is part of a larger group commercial center.
- B. The service and storage areas are screened as required by Section 11-30-9(f).
- C. No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles will be stored outside of the main building.
- D. All work will be performed indoors. Additionally, air compressors and similar devices are housed in enclosed rooms designed to attenuate sound a minimum of 25 db.

F. Additional Screening Standards

The auto repair use requires additional screening as noted in Section 11-30-9(f)(2-4). The following demonstrates how that standard is met.

2. Screening

- a. The building is oriented so that the bay doors are perpendicular to the centerline of the adjacent street. Also, the placement of building on Lot 2 will have an intervening building such that the bays doors will be screened.

- b. While the bay doors are not setback from the street a distance of 200 feet, subsection (d) below allows the current location as explained further below.
- c. The building is oriented such that the bay doors are perpendicular to the centerline axis of the abutting street.
- d. Since the bay doors are less than 200 feet from an adjacent street, City code permits berming in addition to canopy trees to provide screening.

3. **Landscape Screening.** Berming and large-canopy trees and shrubs are used to provide screening to the bay doors when the bays are visible from the adjacent street.

4. **Noise Reduction.** Sun Auto locations are designed with enclosed service bays and non-service interior spaces at the front of the building to reduce noise. In addition, air compressors and air dryers are housed in an enclosed room at the back of the shop. Sun Auto, and the industry in general, have shifted to electric tools, which drastically reduced shop noise (louder pneumatic tools operated by air or gas under pressure were used in the past). This is especially true of above-ground hoists (now electric versus pneumatic & above-ground versus in-ground) and impact guns, which have greatly reduced noise.

G. Adherence with Site Plan Review Criteria

The project has been designed to adhere to the Site Plan Review (SPR) criteria specifically noted in Ordinance Section 11-69-5 - Review Criteria as follows:

- A. The project is consistent with and conforms to the adopted General Plan and any applicable sub-area or neighborhood area plans (except no analysis of the use if it is permitted in the zoning district on the property), is consistent with the development standards of this Ordinance, and is consistent with and meets the intent of any applicable design guidelines.

Response: The Property is designated as “Urban Center placetype” by the City of Mesa 2050 General Plan. Per the General Plan, the *Urban Center* placetype is typically located adjacent to transit or major arterials and provides a variety of uses including retail, personal services, and convenience services. The LC district is included in the recommended zoning districts for *Urban Center* designations. The *Evolve* Growth Strategy designation encourages improvements to “...vacant, transitioning, or underdeveloped land that supports new development...” The proposed development of the site with commercial / retail pads is in conformance with these designations.

- B. The project is consistent with all conditions of approval imposed on the property whether by ordinance, resolution or otherwise.

Response: The project complies with all conditions imposed on the Property via Ordinance No. 3436

- C. The overall design of the project, including but not limited to the site layout, architecture of the buildings or structures, scale, massing, exterior design, landscaping, lighting, and signage, will enhance the appearance and features of the site and surrounding natural and built environment.

Response: The project is designed to be compatible with the site design and architecture of the surrounding commercial area as originally contemplated by the 2001 DR approval for the shopping center. Building facades include multiple materials and colors, changes in plane and height, and entry features to create visual interest.

- D. The site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.

Response: The project is designed to be compatible with the site design and architecture of the surrounding commercial area as originally contemplated by the 2001 DR approval for the shopping center.

- E. Project details, colors, materials, and landscaping are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.

Response: The project provides details, colors, materials, and landscaping that are internally consistent and integrated in a manner visually consistent with the architectural design, creating a cohesive aesthetic while also providing differentiation for the specific users.

- F. The project is compatible with neighboring development by avoiding big differences in building scale and character between developments on adjoining lots in the same zoning district and providing a harmonious transition in scale and character between different districts.

Response: With building heights of only 20' (which is well below the maximum standards of the LC district), and increased building setbacks greater than the minimum required, the project is thoughtfully designed for compatibility with the context of the Property. The existing residential communities to the east will be separated from this building by another intervening commercial building to be evaluated under a future separate DR case.

- G. The project contributes to the creation of a visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present well designed building facades, rooflines, and building heights within a unifying

context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.

Response: As described herein, the project provides a high level of design that will contribute visual interest to the built environment in the surrounding area. The design presents a modern style of architecture featuring a facade with varied parapet heights, recessed planes, and patterns of color, texture, and material. Buildings are well articulated and presented at a compatible scale.

- H. The streetscapes, including street trees, lighting, and pedestrian furniture, are consistent with the character of activity centers, commercial districts, and nearby residential neighborhoods.

Response: The project design presents a streetscape that is fully compliant with the landscaping and development standards. In areas accessible to the public, parking, sidewalks, landscaping, lighting, and the façade design of the building all contribute to the creation of a high-quality commercial project.

- I. Street frontages are attractive and interesting for pedestrians and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

Response: The building orientation promotes pedestrian access to the adjacent street, with the office interacting with human scale. The facade features varied scale, colors, textures and patterns, and lighting.

- J. The proposed landscaping plan is suitable for the type of project and site conditions and will improve the appearance of the community by enhancing the building and site design; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Mesa's climate.

Response: The landscape design features native desert plants and appropriate trees, shrubs, and ground cover materials to accentuate the natural environment. The plants require minimal irrigation beyond establishment, and as native varieties should thrive with naturally occurring rainfall. (See Tab 6, Conceptual Landscape Plan).

H. Adherence with Design Review Criteria

The project has been designed to adhere to the Site Plan Review (SPR) criteria specifically noted in Ordinance Section 11-71-5.A - Review Criteria as follows:

A. Design Review Criteria

The project has been designed to adhere to the Design Review (DR) criteria specifically noted in Ordinance Section 11-71-6.A - Review Criteria.

1) The project is consistent with the applicable goals, objectives and policies of the general plan and any applicable sub-area or neighborhood area plans; all of the development standards of this ordinance; other adopted Council policies, as may be applicable; and any specific conditions of approval placed on the zoning of the property.

Response: The project is consistent with the Urban Center placetype. Per the General Plan, the *Urban Center* placetype is typically located adjacent to transit or major arterials and provides a variety of uses including retail, personal services, and convenience services. The LC district is included in the recommended zoning districts for *Urban Center* designations. The *Evolve* Growth Strategy designation encourages improvements to “...vacant, transitioning, or underdeveloped land that supports new development...” The proposed development of the site with commercial / retail pads is in conformance with these designations.

2) The overall design of the project including its scale, massing, site plan, exterior design, and landscaping will enhance the appearance and features of the project site, the street type, and surrounding natural and built environment.

Response: In this design, elements have been incorporated to highlight the volumes on the building’s façades, avoiding large, unbroken surfaces lacking variation or movement among their components. The addition of a new material and surface is intended to introduce visual diversity to the building’s appearance, aligning with the rest of the design as well as with the surrounding buildings design language. The use of warm tones/colors and materials such as stone, CMU, and brick is consistent with the guidelines set forth in the MZO and with the neighboring structures.

3) The overall design will create a distinctive and appealing community by providing architectural interest in areas visible from streets, sidewalks, and public areas.

Response: With the variety of material and shapes, the overall design provides a fresh view to the neighborhood without exceeding the visual consistency of overall panorama, the criteria applied has in mind to compensate the existing buildings, matching colors, materials, and tones. With this approach, we intend to provide the first steps for a new architectural language to the zone without leaving aside the existing conditions.

4) The project site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.

Response: The project is designed to be compatible with the site design and architecture of the surrounding commercial area as originally contemplated by the 2001 DR approval for the shopping center. The project provides details, colors, materials, and landscaping that are internally consistent and integrated in a manner visually consistent with the architectural design, creating a cohesive aesthetic while also providing differentiation for the specific users.

5) Project details, colors, materials, and landscaping, are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design and creates a safe, attractive and inviting environment at the ground floor of buildings on sides used by the public

Response: See item 3 above in this section. The project provides details, colors, materials, and landscaping that are internally consistent and integrated in a manner visually consistent with the architectural design, creating a cohesive aesthetic while also providing differentiation for the specific users.

6) The project is compatible with neighboring development by avoiding big differences in building scale and character between developments on adjoining lots in the same zoning district and providing a harmonious transition in scale and character between different districts.

Response: With building heights of only 20' (which is well below the maximum standards of the LC district), and increased building setbacks greater than the minimum required, the project is thoughtfully designed for compatibility with the context of the Property. The existing residential communities to the east will be separated from this building by another intervening commercial building to be evaluated under a future separate DR case.

7) The project contributes to the creation of a visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present well designed building facades on all sides, rooflines, and building heights within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.

Response: The project provides details, colors, materials, and landscaping that are internally consistent and integrated in a manner visually consistent with the architectural design, creating a cohesive aesthetic while also providing differentiation for the specific users. With building heights of only 20' (which is well below the maximum standards of the LC district), and increased building setbacks greater than the minimum required, the project is thoughtfully designed for compatibility with the context of the Property. The existing residential communities to the east will be separated from this building by another intervening commercial building to be evaluated under a future separate DR case. As described herein, the project provides a high level of design that will contribute visual interest to the built environment in the surrounding area. The design presents a modern style of architecture featuring a facade with varied parapet heights, recessed planes, and patterns of color, texture, and material. Buildings are well articulated and presented at a compatible scale.

8) The project creates visual variety and relief in building and avoids a large-scale, bulky, or box-like appearance.

Response: The diversity in volume and height allows us to break with an austere and linear style to align with MZO's requirements.

9) The streetscapes, including street trees, lighting, and pedestrian furniture, are consistent with the character of activity centers, commercial districts and nearby residential neighborhoods.

Response: The project design presents a streetscape that is fully compliant with the landscaping and development standards. In areas accessible to the public, parking, sidewalks, landscaping, lighting, and the façade design of the building all contribute to the creation of a high-quality commercial project.

10) Street frontages are attractive and interesting for pedestrians and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

Response: See Sections I.D.(5) and III.J preceding.

11) The proposed landscaping plan is suitable for the type of project and site conditions and will improve the appearance of the community by enhancing the building and site design; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Mesa's climate.

Response: See Section III.J preceding.

12) The project has been designed to be energy efficient including, but not limited to, building siting, and landscape design. The project also mitigates the effects of solar exposure for users and pedestrians. For purposes of this criterion, buildings that meet environmental standards such as LEED™, Green Globes, or equivalent third-party certification are considered to be energy efficient.

Response: The building is designed to meet or exceed the requirements of the International Energy Conservation Code. Solar exposure for building occupants and visitors is managed through landscape shading, shade canopies, eyebrow canopies at building entries, and site furnishings featuring shade umbrellas. Also, the 12-foot-high base of the façade is designed using darker materials and colors which limits reflected sunlight and glare for approaching pedestrians and passersby. Insulated glazing is dark grey tinted and does not feature any reflective coating on the outer pane. This reduces glare from glass surfaces and adds to the shading coefficient provided to openings in the building exterior.

I. Adherence with Quality Development Design Guidelines

This application has been prepared to be consistent with the goals and objectives of the City of Mesa Quality Development Design Guidelines dated December 2019 pertaining to Industrial developments:

1. Site Design:

Building Placement & Orientation

The site is designed, and buildings are placed, to most efficiently use the site while providing a strong relationship to the street and visual interest in areas visible from public view. Site infrastructure includes a complementary landscape palette, hardscape paving, site screen walls, and site lighting.

Parking, Loading, & Vehicular Access

Each parcel provides sufficient parking, exceeding the minimum number of required spaces. Such spaces are bookended by landscaped parking islands and are necessary to achieve each parcel's required parking.

Access to the Property is provided via an access driveway on Southern Avenue. A secondary access exists via a cross access easement to the west. Internal drive aisles will enable vehicle circulation between the parcels, which will be facilitated by a cross-access agreement. Each parcel provides the required parking spaces based on the applicable parking ratios. Parking spaces are bookended by landscaped parking islands. Bicycle parking is also provided at a ratio of 1 per 10 parking spaces consistent with the requirements of the Mesa Zoning Ordinance.

Bicycle Parking

Bicycle parking areas are shown on the site plan and are conveniently located to allow for safe storage. Per Section 11-32-8 of the MZO, bicycle parking is provided at 1 bicycle space per 10 on-site vehicle parking spaces.

Landscaping & Shading

Landscape design of streetscapes along Southern Avenue consists of native vegetation found in dry desert climates meeting Mesa landscape design standards. Proposed landscape concepts are consistent throughout the development which will help visually tie the development together. An automatic irrigation system for all landscaping includes sustainable drip irrigation systems to minimize excess overwatering and wasting of precious resources.

Screening

Service bays are oriented away from the street and comply with the additional screening criteria.

Refuse

The project will be served by refuse enclosures on each respective parcel, which will be located between, and behind, the commercial buildings. The enclosures will be screened from the street by either buildings and/or masonry screen walls.

Exterior Lighting

Lighting fixtures have been chosen to be harmonious with the overall building design and architectural theme of the project. Exterior lighting consists of energy efficient LED lighting for parking and service yard areas on sustainable timed control systems. Accent lighting is provided at main entry points of the industrial buildings. Lighting is used to accent focal features such as building entries.

2. Architectural Design:

General Design

The proposed Sun Auto project is a single-story, rectangular-form automotive service facility designed with a functional layout that balances operational efficiency and customer comfort. The building includes 10 service bays, administrative areas, customer amenities, and support spaces. It integrates modern architectural elements with durable materials and warm, inviting colors. The project prioritizes both visual appeal and code compliance, including features like screened rooftop HVAC units and clearly designated service and public areas.

Entrances

The primary customer entrance is oriented towards the front façade and designed to be easily identifiable with a transparent storefront system and canopy that signals the main point of access. Staff and service personnel have separate, clearly marked entrances to ensure smooth operational flow and privacy. The entrances are ADA-compliant and appropriately illuminated for safety and visibility.

Massing & Scale

The massing of the building is straightforward and proportional to its function. As a one-story structure, the height is kept modest and in scale with the surrounding commercial context. The rectangular form ensures an efficient footprint while metal screening above the roofline offers additional vertical articulation and conceals mechanical units in accordance with local ordinances.

Façade Articulation

The façade incorporates rhythm and variation through the strategic placement of CMU (split face and smooth), horizontal metal panels, and recessed service bay doors. The interplay between textured masonry, colors, and sleek metal creates a modern aesthetic. Color blocking and trim details further animate the elevation, emphasizing entry points and branding elements.

Materials & Colors

Exterior materials include split-face and smooth concrete masonry units (CMU), metal wall panels, and aluminum storefront systems. The color palette embraces warm, earthy tones consistent with Sun Auto's brand identity, including Sherwin-Williams SW7025 "Backdrop" and SW9173 "Shiitake". These tones add depth and warmth to the façade, enhancing curb appeal while maintaining durability.

Signage

Building signage will be placed prominently above the main entrance and along key façades, designed in accordance with city signage codes. The signage utilizes Sun Auto's logo and corporate typeface, appropriately scaled to complement the building massing without overwhelming the architectural design.

Service Areas & Utilities

All service-related functions, including 10 fully enclosed service bays, a tire storage room, and a mechanical room, are located toward the rear and sides of the building for operational efficiency and reduced visual impact. Utilities, including HVAC equipment, are roof-mounted and fully screened by a metal enclosure to comply with local ordinances. Waste and recycling facilities are positioned at an enclosed area to ensure minimal visibility and easy access for servicing.

J. Summary

The proposed site plan for the Property is precisely the type of use that has been contemplated for this area of the City. The development will create new commercial opportunities and positively contribute to the economic growth in the area. The use is consistent with the general plan and underlying zoning. The site will be developed to be compatible with existing and future commercial uses as this development achieves the goals and objectives of its original zoning and design review plan.

Tab 1

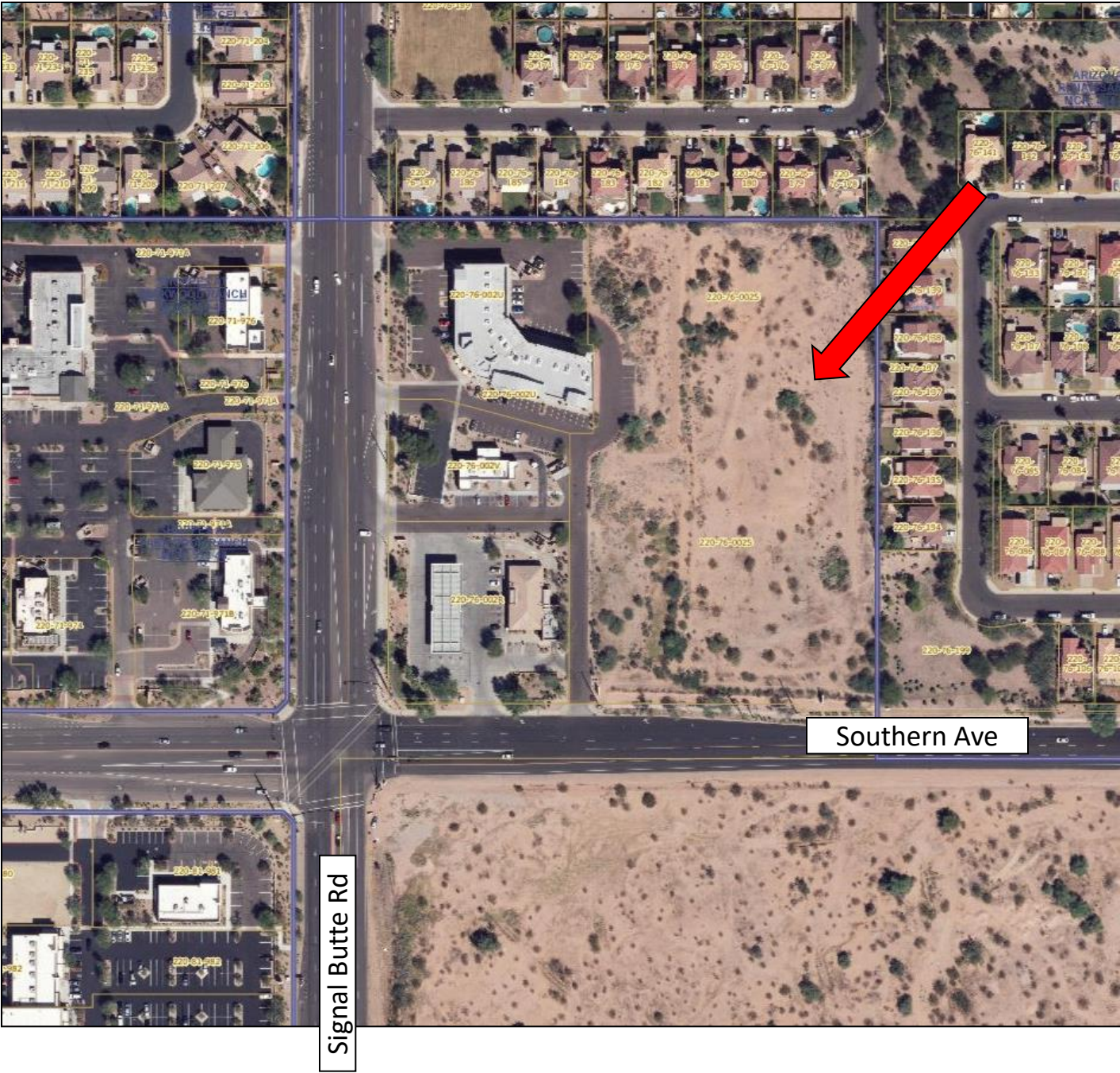
Aerial Map



NEC Signal Butte and Southern - Mesa

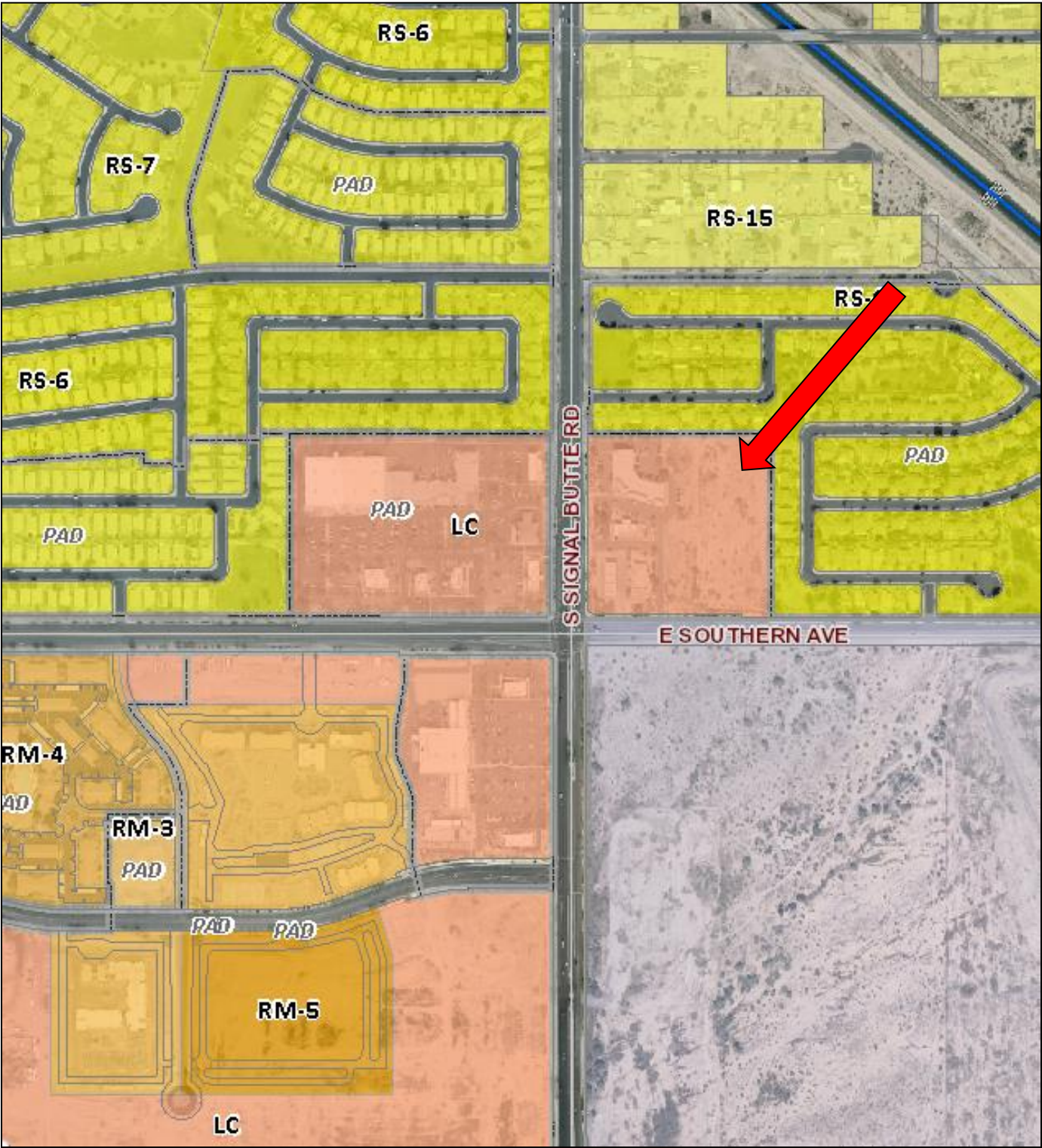


Aerial Map



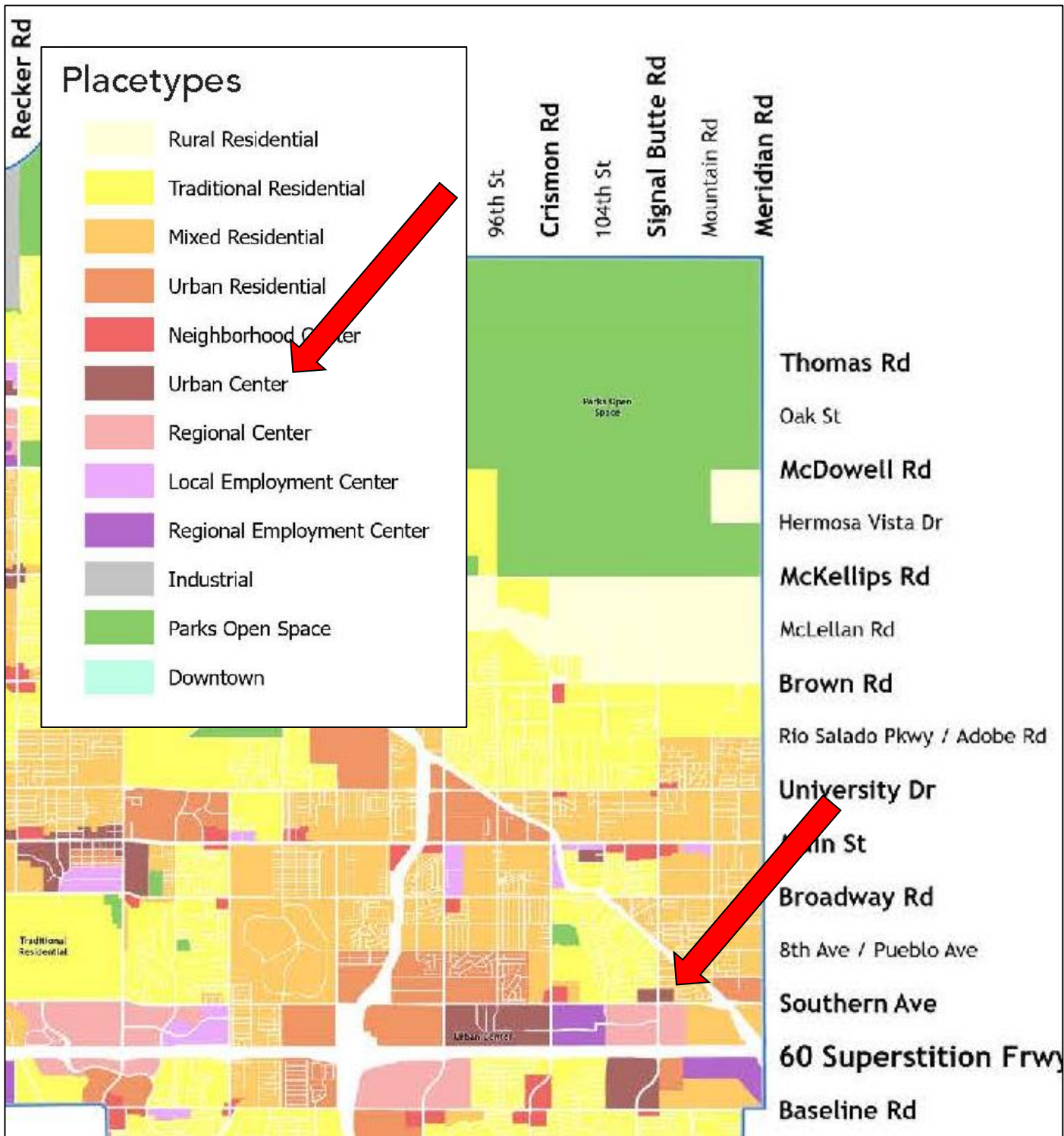
Tab 2

Zoning Map = LC

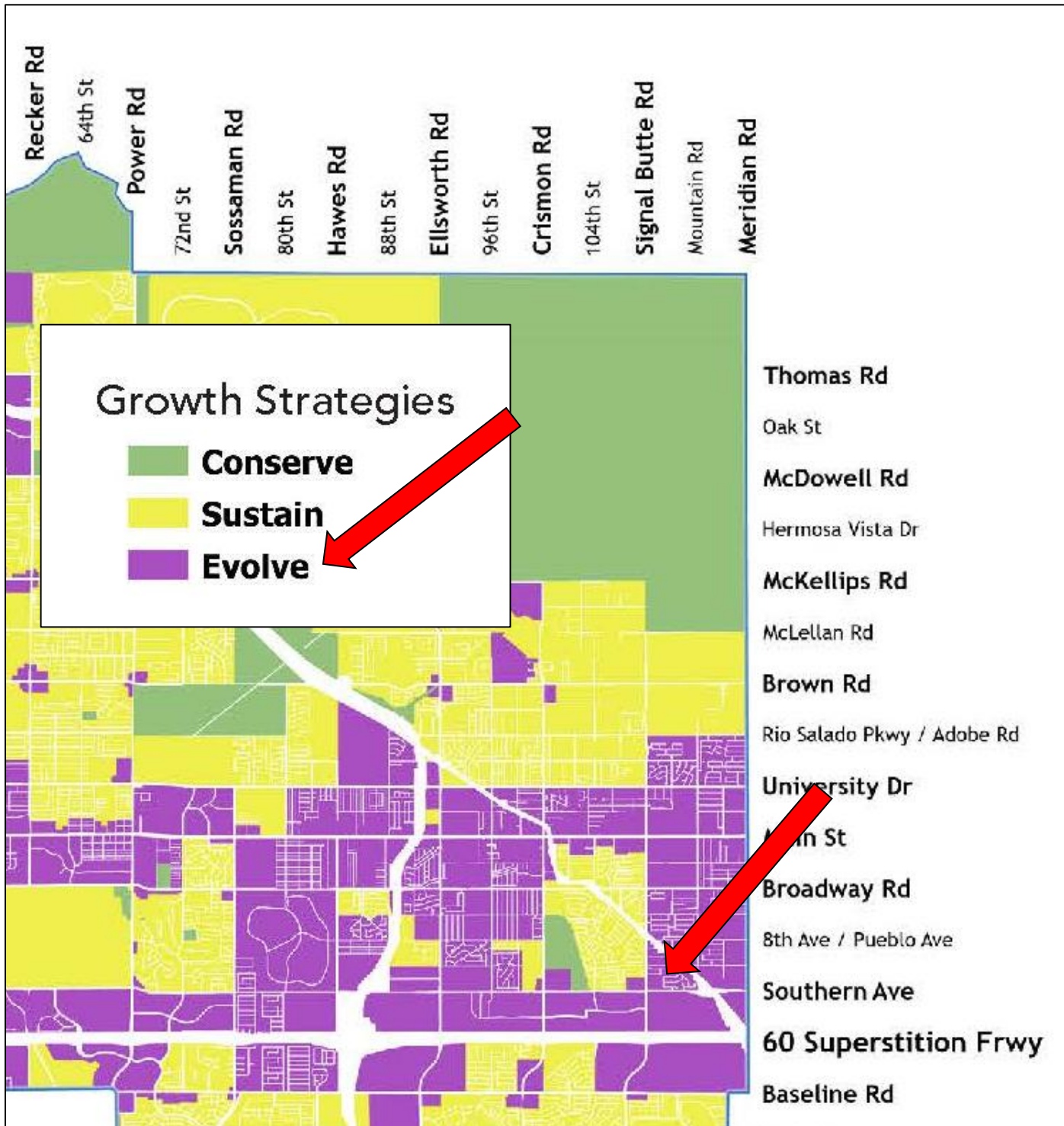


Tab 3

Placetype Map = Urban Center



Growth Strategy Map = Evolve



Tab 4

PRELIMINARY PLAT FOR "MASS MARKET"

A REPLAT OF PARCEL 1 OF PARCEL LINE ADJUSTMENT "10834 E. SOUTHERN AVENUE & 1113 S. SIGNAL BUTTE ROAD" RECORDED IN BOOK 1744 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOWN ALL MEN BY THESE PRESENTS: WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "MASS MARKET", A REPLAT OF PARCEL 1 OF PARCEL LINE ADJUSTMENT "10834 E SOUTHERN AVENUE & 1113 S. SIGNAL BUTTE ROAD" RECORDED IN BOOK 1744 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHWEST QUARTER SECTION 25, TOWNSHIP 1 NORTH, RANGE 7 EAST, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH OF THE STREETS, LOTS, AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, LOTS, AND EASEMENTS SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN TO IT RESPECTIVELY.

WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES AND CONVEYS TO THE CITY OF MESA, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "R/W" FOR USE AS PUBLIC RIGHT-OF-WAY.

EACH OF THE OWNERS, AS TO THE PORTION OF THE PROPERTY OWNED BY THAT OWNER, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE VEHICULAR NON-ACCESS EASEMENTS AND PUBLIC UTILITY AND FACILITY EASEMENTS, AS SHOWN ON THE SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE DEDICATION OF REAL PROPERTY MARKED AS STREETS ON THIS PLAT IS A DEDICATION TO THE CITY OF MESA, IN FEE, FOR THE CITY'S USE AS PUBLIC RIGHT-OF-WAY. THE DEDICATION OF REAL PROPERTY MARKED AS PUBLIC UTILITY AND FACILITIES EASEMENTS IS A DEDICATION OF A PUBLIC UTILITY AND FACILITIES EASEMENT TO THE CITY, WITH SUCH DEDICATION INCLUDING THE FOLLOWING USES: TO CONSTRUCT, INSTALL, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REPLACE, REMOVE, UTILITIES AND FACILITIES (INCLUDING, BUT NOT LIMITED TO, WATER, WASTEWATER, GAS, ELECTRIC, STORM WATER, PIPES, CONDUIT, CABLES, AND SWITCHING EQUIPMENT), CONDUCTORS, CABLES, FIBER OPTICS, COMMUNICATION AND SIGNAL LINES, TRANSFORMERS, VAULTS, MANHOLES, CONDUITS, PIPES AND CABLES, FIRE HYDRANTS, STREET LIGHTS, STREET PAVEMENT, CURBS, GUTTERS, SIDEWALKS, TRAFFIC SIGNALS, EQUIPMENT AND SIGNS, PUBLIC TRANSIT FACILITIES, SHELTERS AND IMPROVEMENTS, LANDSCAPING, STORM DRAINAGE, WATER RETENTION AND DETENTION, FLOOD CONTROL, AND ALL APPURTENANCES TO ALL OF THE FOREGOING, AND ALL SIMILAR AND RELATED PURPOSES TO THE FOREGOING, TOGETHER WITH THE RIGHT TO ALTER GROUND LEVEL BY CUT OR FILL (PROVIDED THAT GROUND LEVEL SHALL NOT BE ALTERED IN A MANNER THAT CONFLICTS WITH THE OPERATION, MAINTENANCE, OR REPAIR OF EXISTING UTILITY OR PUBLIC IMPROVEMENTS) AND THE UNRESTRICTED RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO, FROM, AND ACROSS THE EASEMENT PROPERTY. ADDITIONALLY, THE CITY IS AUTHORIZED TO PERMIT OTHERS TO USE THE PUBLIC UTILITY AND FACILITY EASEMENT PROPERTY FOR ALL USES AND FACILITIES ALLOWED HEREIN. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN, UNLESS APPROVED OTHERWISE BY THE CITY OF MESA, ALL EASEMENTS CREATED BY THIS PLAT ARE PERPETUAL AND NONEXCLUSIVE EASEMENTS.

IT IS AGREED THAT WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR ITS SUCCESSORS OR ASSIGNS SHALL HAVE FULL USE OF THE EASEMENT EXCEPT FOR THE PURPOSE FOR WHICH THE SAME IS HEREIN CONVEYED TO THE CITY OF MESA, AND PROVIDED ALWAYS THAT NO BUILDING OR STRUCTURE OF ANY NATURE OR KIND WHATSOEVER, INCLUDING WITHOUT LIMITATION FENCES, NOR ANY PART OF SAME, SHALL BE CONSTRUCTED, INSTALLED OR PLACED ON OR OVER SAID EASEMENT OR ANY PART THEREOF BY WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND THAT THE GRADE OVER ANY BURIED FACILITIES SHALL NOT BE CHANGED BY WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY OR THE SUCCESSORS OR ASSIGNS OF WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF MESA. THE RIGHTS AND OBLIGATIONS OF THE CITY OF MESA SHALL BE CONSTRUED BROADLY AND CONSISTENT WITH THE PERFORMANCE OF ITS OBLIGATIONS TO PROVIDE UTILITY SERVICE TO ITS CUSTOMERS.

WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WARRANTS AND REPRESENTS TO THE CITY OF MESA THAT IT IS THE SOLE OWNER OF THE PROPERTY COVERED BY THIS PLAT, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT, HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF: WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 20____.

WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____, IN THEIR AFOREMENTIONED CAPACITY ON BEHALF OF WS HOLDINGS I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

DESCRIPTION

PARCEL NO. 1:
THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH MARICOPA COUNTY BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 25 FROM WHICH A 3-INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 25 BEARS NORTH 00 DEGREES 03 MINUTES 45 SECONDS EAST 2640.62 FEET; SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE NORTH 00 DEGREES 03 MINUTES 45 SECONDS EAST 740.71 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 89 DEGREES 56 MINUTES 15 SECONDS EAST 339.60 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89 DEGREES 56 MINUTES 15 SECONDS EAST 400.32 FEET TO A NAIL IN WASHER STAMPED "KLEIN 42137" ON THE WEST LINE OF "ARIZONA RENAISSANCE" A SUBDIVISION RECORDED IN BOOK 484 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE SOUTH 00 DEGREES 01 MINUTE 25 SECONDS WEST 675.21 FEET ALONG SAID WEST LINE TO A 1/2-INCH CAPPED REBAR WITH ILLEGIBLE STAMP ON THE NORTH LINE OF THE SOUTH 65.00 FEET OF SAID SOUTHWEST QUARTER;
THENCE NORTH 89 DEGREES 58 MINUTES 35 SECONDS WEST 110.47 FEET ALONG SAID NORTH LINE TO A 1/2-INCH REBAR WITH NO IDENTIFICATION;
THENCE NORTH 00 DEGREES 01 MINUTE 25 SECONDS EAST 10.00 FEET TO A 1/2-INCH REBAR WITH NO IDENTIFICATION ON THE NORTH LINE OF THE SOUTH 75.00 FEET OF SAID SOUTHWEST QUARTER;
THENCE NORTH 89 DEGREES 58 MINUTES 35 SECONDS WEST 261.50 FEET ALONG SAID NORTH LINE;
THENCE NORTH 00 DEGREES 04 MINUTES 15 SECONDS EAST 43.98 FEET;
THENCE NORTH 89 DEGREES 58 MINUTES 35 SECONDS WEST 21.23 FEET;
THENCE NORTH 08 DEGREES 15 MINUTES 56 SECONDS WEST 40.82 FEET;
THENCE NORTH 00 DEGREES 07 MINUTES 31 SECONDS EAST 245.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 16.51 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 38 DEGREES 35 MINUTES 20 SECONDS EAST 22.96 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88 DEGREES 06 MINUTES 36 SECONDS AN ARC LENGTH OF 25.39 FEET TO THE BEGINNING OF A NON-TANGENT REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 43.15 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 36 DEGREES 59 MINUTES 41 SECONDS EAST 54.83 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78 DEGREES 53 MINUTES 27 SECONDS AN ARC LENGTH OF 59.41 FEET TO THE BEGINNING OF A NON-TANGENT REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1.91 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 46 DEGREES 16 MINUTES 23 SECONDS EAST 2.89 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98 DEGREES 31 MINUTES 14 SECONDS AN ARC LENGTH OF 3.28 FEET;
THENCE NORTH 89 DEGREES 49 MINUTES 21 SECONDS EAST 15.90 FEET;
THENCE NORTH 00 DEGREES 08 MINUTES 37 SECONDS WEST 72.88 FEET;
THENCE SOUTH 89 DEGREES 24 MINUTES 46 SECONDS WEST 15.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3.12 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 38 DEGREES 02 MINUTES 48 SECONDS WEST 4.12 FEET;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82 DEGREES 45 MINUTES 15 SECONDS AN ARC LENGTH OF 4.50 FEET TO THE BEGINNING OF A NON-TANGENT REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 140.69 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 06 DEGREES 49 MINUTES 09 SECONDS WEST 28.80 FEET;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 45 MINUTES 04 SECONDS AN ARC LENGTH OF 28.85 FEET TO THE BEGINNING OF A NON-TANGENT COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 67.71 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 48 DEGREES 09 MINUTES 51 SECONDS WEST 60.67 FEET;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53 DEGREES 13 MINUTES 58 SECONDS AN ARC LENGTH OF 62.91 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 123.03 FEET TO THE POINT OF BEGINNING.
ALSO KNOWN AS:
PARCEL 1, OF PARCEL LINE ADJUSTMENT 10834 E. SOUTHERN AVENUE & 1113 S. SIGNAL BUTTE ROAD, RECORDED IN BOOK 1744 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
PERPETUAL NON-EXCLUSIVE EASEMENTS FOR (A) VEHICULAR AND PEDESTRIAN ACCESS, INGRESS, EGRESS AND PASSAGE UPON, OVER AND ACROSS DRIVEWAYS AND THE ACCESS DRIVE, (B) PEDESTRIAN ACCESS, INGRESS AND EGRESS AND PASSAGE UPON, OVER AND ACROSS PARKING AREAS, DRIVEWAYS AND SIDEWALKS, (C) PARKING IN COMMON AREA PARKING SPACES, (D) INSTALLATION, OPERATION, FLOW, PASSAGE, USE, MAINTENANCE, CONNECTION, REPAIR, RELOCATION AND REMOVAL OF COMMON UTILITY LINES AND SEPARATE UTILITY LINES UPON, OVER, UNDER AND ACROSS COMMON AREA, (E) THE DISCHARGE OF SURFACE STORM DRAINAGE AND/OR RUNOFF OVER, UPON AND ACROSS THE COMMON AREA, (F) THE ENCROACHMENTS OF BUILDINGS INTO THE COMMON AREA, AND (G) THE PLACEMENT OF UNDERGROUND PIERS, FOOTINGS AND FOUNDATIONS UNDER THE COMMON AREA, AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (WITH JOINER) RECORDED JANUARY 25, 2001 IN RECORDING NO. 2001-0055550, AND FIRST AMENDMENT RECORDED MARCH 30, 2010 IN RECORDING NO. 2010-263073, RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTES

1. PUBLIC UTILITY AND FACILITY EASEMENTS (PUFE) WILL BE TREATED LIKE PUBLIC UTILITY EASEMENTS WHEN DETERMINING WHO PAYS RELOCATION COSTS OF SRP AND SOUTHWEST GAS FACILITIES IN PUFES ON THIS PLAT. THE DEFINITION OF PUBLIC EASEMENT IN M.C.C. §9-1-1 INCLUDES THE PUFES ON THIS PLAT, THE TERM "PUBLIC EASEMENT" IN M.C.C. §9-1-5(A) INCLUDES PUFES, AND PUFES ON THIS PLAT ARE SUBJECT TO M.C.C. § 9-1-5(A)

2. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE FACILITIES, PRIVATE DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THE PROJECT, OR LANDSCAPING WITHIN ADJACENT RIGHT-OF-WAY.

3. CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.

4. UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.

5. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.

6. THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES, PRIVATE UTILITIES, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THE PROJECT OR WITHIN THE PUBLIC RIGHT-OF-WAY ALONG SOUTHERN AVENUE.

7. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.

8. THIS DEVELOPMENT IS WITHIN THE CITY OF MESA WATER SUPPLY (SERVICE) AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

9. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

10. ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.

11. PROPOSED OR FUTURE LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE TO BE DESIGNED AND INSTALLED WITHIN ANY PUFE OR PUE MUST BE DESIGNED IN ACCORDANCE WITH THE CITY OF MESA PROCEDURE MANUAL FOR LANDSCAPE AND IRRIGATION STANDARDS

SURVEYORS NOTES

1) THE BASIS OF BEARING IS THE MONUMENT LINE OF SOUTHERN AVENUE, ALSO BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, USING A BEARING OF NORTH 89 DEGREES 52 MINUTES 13 SECONDS EAST, PER "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY," IN BOOK 657 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA.

2) ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER CT349240393, DATED JANUARY 13, 2025,

FLOOD ZONE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2315L, DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

SUBDIVISION OF "SIGNAL BUTTE & SOUTHERN RETAIL CENTER" RECORDED IN BOOK 644 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDS

FINAL PLAT OF "ARIZONA RENAISSANCE" RECORDED IN BOOK 484 OF MAPS, PAGE 47, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 575 OF MAPS, PAGE 49, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 657 OF MAPS, PAGE 27, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 694 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 932 OF MAPS, PAGE 28, MARICOPA COUNTY RECORDS

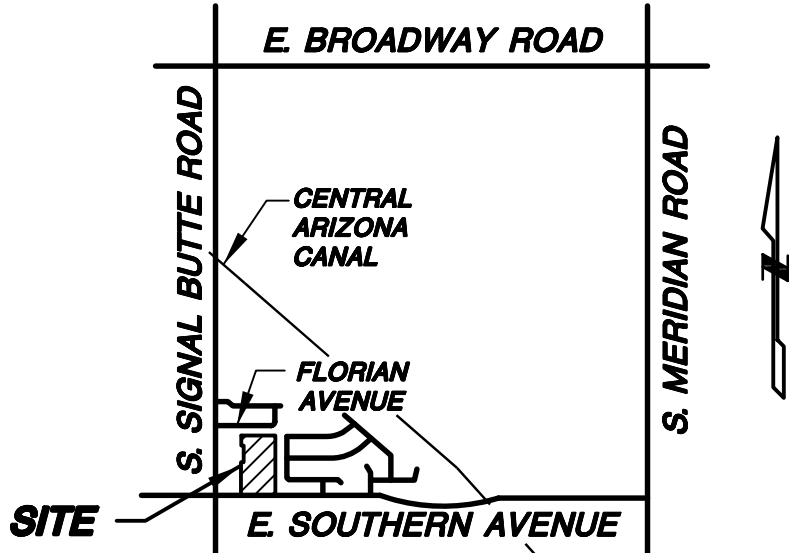
RESULTS OF SURVEY IN BOOK 1350 OF MAPS, PAGE 25, MARICOPA COUNTY RECORDS

PARCEL LINE ADJUSTMENT OF "10834 E. SOUTHERN AVENUE & 1113 S. SIGNAL BUTTE ROAD" RECORDED IN BOOK 1744 OF MAPS, PAGE 17, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2000-0728823, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2008-0335033, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2014-0196678, MARICOPA COUNTY RECORDS



VICINITY MAP

NOT TO SCALE

OWNER

WS HOLDINGS I, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
4215 N. WINFIELD SCOTT PLAZA
SCOTTSDALE, AZ 85251
PHONE: (480)545-5000
CONTACT: TOM HIGGINBOTHAM

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, AZ 85027
PHONE: (623)869-0223
FAX: (623)869-0726
CONTACT: JAMES M. WILLIAMSON

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 PLAT MAP
SHEET 3 ACCESS AND UTILITIES EASEMENT
SHEET 4 WATER AND SEWER EASEMENT

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS ____ DAY OF _____, 20____.

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS-45-576.

APPROVED: _____ CITY ENGINEER _____ DATE _____

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MARCH 14, 2025
JAMES M. WILLIAMSON
R.L.S. #76041
2122 W. LONE CACTUS DRIVE
SUITE 11, PHOENIX, AZ 85027

FOR REVIEW
NOT FOR
CONSTRUCTION
OR RECORDING



PRELIMINARY PLAT FOR
"MASS MARKET"

E-NEC SOUTHERN AVENUE & SIGNAL BUTTE ROAD, MESA, ARIZONA 85208

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHR: JW

SHEET 1 OF 4

DATE: 3/14/25

JOB: 202502061

WEST 1/4 CORNER
SECTION 25, T-1N, R-7E
FOUND 3" MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION
BRASS CAP IN HANDHOLE
(0.55' DOWN)

E. PUEBLO
AVENUE

LOT 181
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-184
REZA ELIEZER A
2010-0508508 M.C.R.

LOT 180
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-183
PAUL JANET
2003-1063382 M.C.R.

LOT 179
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-182
PAUL JANET
2011-0162179 M.C.R.

LOT 178
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-181
ALLEN JOSEPH/LISA
2004-0708699 M.C.R.

LOT 177
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-180
BRADBURN SEAN R/
HEATHER M
2015-0803441 M.C.R.

LOT 176
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-179
MAUPIN LIVING TRUST
2023-0381448 M.C.R.

LOT 175
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-178
MARTINEZ MARIO A/DUEÑAS
MARIA VILMA ROSAS
2011-0553067 M.C.R.

ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-191
ARIZONA RENAISSANCE
COMMUNITY ASSOC
2000-0754192A M.C.R.

LOT 137
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-140
LORENZO PERCIVAL M/
MARILOU L
2004-1318347 M.C.R.

LOT 136
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-139
THOMPSON WALKER CY/
MCKENZIE
2022-0586576 M.C.R.

LOT 135
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-138
CHARLES H AND CHERENE S
WATKIN REVOCABLE TRUST
2020-0956708 M.C.R.

LOT 134
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-137
2018-1 1H BORROWER LP
2018-0104958 M.C.R.

LOT 133
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-136
STORY ELIZABETH JEAN
2014-0812881 M.C.R.

LOT 132
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-135
ADAMS MARKWOOD A/MOIRA K
2019-0342497 M.C.R.

LOT 131
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-134
MD PROPERTY 1128 LLC
2024-0445568 M.C.R.

ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-199
ARIZONA RENAISSANCE
COMMUNITY ASSOC
2000-0754192A M.C.R.

SOUTH 1/4 CORNER
SECTION 25, T-1N, R-7E
FOUND 3.5" ALUMINUM CAP
FLUSH STAMPED "39325"

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- EXISTING EASEMENT LINE
- INDICATES LOT CORNER TO BE SET
NOTHING FOUND OR SET
- FOUND NAIL IN WASHER
ON TOP OF CURB
STAMPED "KLEIN 42137"
- FOUND NAIL IN WASHER
IN WALL FOOTING
STAMPED "KLEIN 42137"
- FOUND NAIL IN WASHER
STAMPED "KLEIN 42137"
- FOUND 1/2" REBAR WITH ALUMINUM CAP
STAMPED "KLEIN 42137"
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- (TYP.) TYPICAL
- (R) RECORD PER DESCRIPTION
- (M) MEASURED

FOUND C-NAIL WITH BRASS
TAG IN TOP OF CURB
(BENCHMARK = 1545.54')

SOUTHWEST CORNER
SECTION 25, T-1N, R-7E
FOUND 3" MARICOPA COUNTY
BRASS CAP IN HANDHOLE

8' EASEMENT FOR
TRANSMISSION &
DISTRIBUTION OF
ELECTRICITY PER
2006-0057975, M.C.R.

A.P.N. 220-76-002W
ANTHEM IAG LLC
2023-0325956 M.C.R.

30' EASEMENT FOR
INGRESS & EGRESS PER
DOC. 20050801991 M.C.R.

A.P.N. 220-76-002V
CASA DE JIM LLC
2021-0050576 M.C.R.

20' EASEMENT FOR
PUBLIC UTILITY &
FACILITY PER
2005-0801992, M.C.R.

20' EASEMENT FOR
SEWER
(DEDICATED HEREON)
SEE SHEET 4

30' ACCESS AND
UTILITIES
(DEDICATED HEREON)
SEE SHEET 3

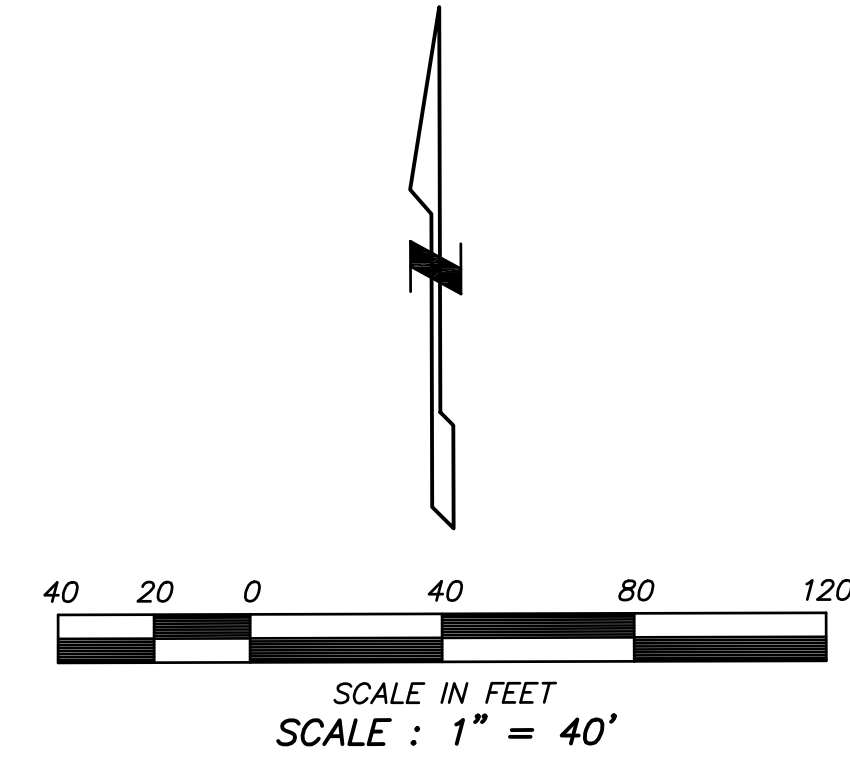
8' PUBLIC UTILITY &
FACILITIES EASEMENT
PER 2002-0242397,
M.C.R.

APPROXIMATE LOCATION
OF COMMON DRIVEWAY
PER 2001-005550,
2010-00263073,
2024-0143437, AND
2025-0031028, M.C.R.

8' PUBLIC UTILITY &
FACILITIES EASEMENT
PER 1999-0232465,
M.C.R.

WATER EASEMENT
(DEDICATED HEREON)
SEE SHEET 4

FOR NEW
CONSTRUCTION
OR RECONSTRUCTION



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°01'25" E (R) N 00°07'47" W (M)	10.00'
L2	N 00°04'15" E (R) N 00°04'57" W (M)	43.98'
L3	N 89°58'35" W (R) S 89°52'13" W (M)	21.23'
L4	N 08°15'56" W (R) N 08°25'08" W (M)	40.82'
L5	N 89°49'21" E (R) N 89°40'09" E (M)	15.90'
L6	N 00°08'37" W (R) N 00°17'49" W (M)	72.88'
L7	S 89°24'46" W (R) S 89°15'34" W (M)	15.30'
L8	N 89°58'35" W (R) S 89°52'13" W (M)	110.47'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	16.51'	25.39'	88°06'36"	N 38°35'20" E (R) N 38°26'08" E (M)	22.96'
C2	43.15'	59.41'	78°53'27"	N 36°39'41" E (R) N 36°30'29" E (M)	54.83'
C3	1.91'	3.28'	98°31'14"	N 46°16'23" E (R) N 46°07'11" E (M)	2.89'
C4	3.12'	4.50'	82°45'15"	N 38°02'48" W (R) N 38°12'00" W (M)	4.12'
C5	140.69'	28.85'	11°45'04"	N 06°49'09" W (R) N 06°58'21" W (M)	28.80'
C6	67.71'	62.91'	53°13'58"	N 48°09'51" W (R) N 48°19'03" W (M)	60.67'

PRELIMINARY PLAT FOR
"MASS MARKET"
E-NEC SOUTHERN AVENUE & SIGNAL BUTTE ROAD, MESA, ARIZONA 85208

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHK: JW
SHEET 2 OF 4
DATE: 3/14/25
JOB: 202502061

WEST 1/4 CORNER
SECTION 25, T-1N, R-7E
FOUND 3" MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION
BRASS CAP IN HANDHOLE
(0.55' DOWN)

E. PUEBLO
AVENUE

LOT 181
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-184
REZA ELIEZER A
2010-0508508 M.C.R.

LOT 180
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-183
BRAD BURN SEAN R/
2003-1063382 M.C.R.

LOT 179
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-182
PAUL JANET
2011-0162179 M.C.R.

LOT 178
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-181
ALLEN JOSEPH/LISA
2004-0708699 M.C.R.

LOT 177
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-180
BRAD BURN SEAN R/
2015-0803441 M.C.R.

LOT 176
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-179
MAUPIN LIVING TRUST
2023-0381448 M.C.R.

LOT 175
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-178
MARTINEZ MARIO A/DUEÑAS
MARIA VILMA ROSAS
2011-0553067 M.C.R.

ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-191
ARIZONA RENAISSANCE
COMMUNITY ASSOC
2000-0754192A M.C.R.

LOT 137
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-140
LORENZO PERCIVAL M/
MARILOU L
2004-1318347 M.C.R.

LOT 136
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-139
THOMPSON WALKER CY/
MCKENZIE
2022-0586576 M.C.R.

LOT 135
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-138
CHARLES H AND CHERENE S
WATKIN REVOCABLE TRUST
2020-0956708 M.C.R.

LOT 134
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-137
2018-1 1H BORROWER LP
2018-0104958 M.C.R.

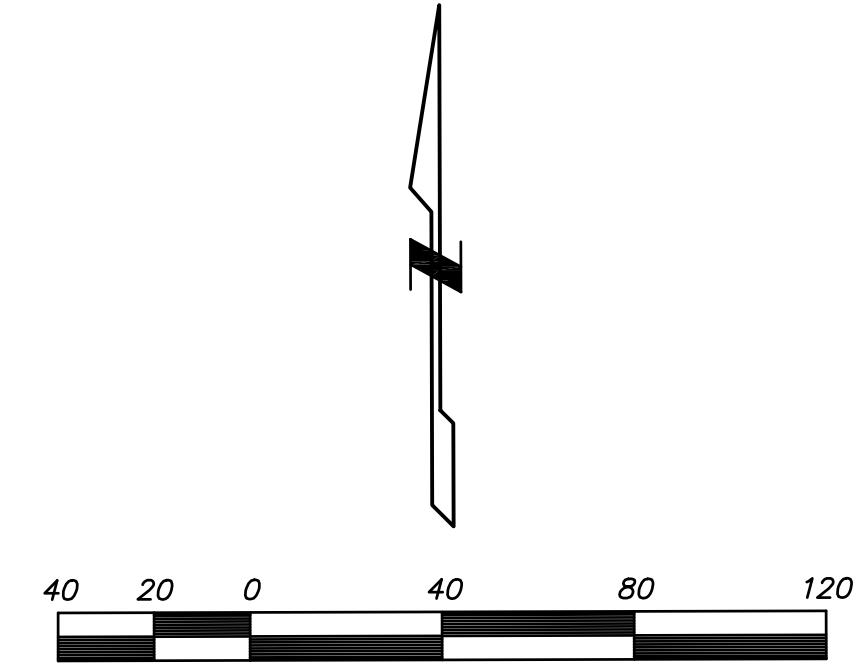
LOT 133
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-136
STORY ELIZABETH JEAN
2014-0812881 M.C.R.

LOT 132
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-135
ADAMS MARKWOOD A/MOIRA K
2019-0342497 M.C.R.

LOT 131
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-134
MD PROPERTY 1128 LLC
2024-0445568 M.C.R.

ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-199
ARIZONA RENAISSANCE
COMMUNITY ASSOC
2000-0754192A M.C.R.

ACCESS AND UTILITIES EASEMENT



TIE LINE TABLE		
LINE	BEARING	DISTANCE
TL1	N 89°52'13" E	30.00'
TL2	N 89°52'13" E	24.00'
TL3	N 89°52'13" E	30.00'
TL4	N 00°07'47" W	24.00'

ACCESS & UTILITIES EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
AL1	N 00°07'47" W	9.04'
AL2	S 89°52'13" W	34.30'
AL3	N 89°52'13" E	30.00'

ACCESS & UTILITIES EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
AC1	25.00'	6.02'	13°47'41"	N 06°46'03" E	6.00'
AC2	25.00'	39.27'	90°00'00"	N 45°07'47" W	35.36'
AC3	20.00'	31.42'	90°00'00"	N 45°07'47" W	28.28'
AC4	25.00'	39.27'	90°00'00"	N 45°07'47" W	35.36'
AC5	25.00'	33.90'	77°41'22"	S 51°01'32" W	31.36'
AC6	25.00'	33.97'	77°51'37"	S 51°11'59" E	31.42'
AC7	25.00'	39.27'	90°00'00"	N 44°52'13" E	35.36'
AC8	25.00'	18.02'	41°18'20"	S 20°46'57" E	17.64'
AC9	25.00'	40.94'	93°49'21"	N 46°46'54" E	36.51'
AC10	10.00'	15.04'	86°10'39"	S 43°13'06" E	13.66'
AC11	10.00'	15.04'	86°10'39"	S 42°57'32" W	13.66'
AC12	25.00'	40.94'	93°49'21"	N 47°02'28" W	36.51'
AC13	20.00'	31.42'	90°00'00"	N 44°52'13" E	28.28'
AC14	25.00'	39.27'	90°00'00"	S 45°07'47" E	35.36'
AC15	25.00'	39.27'	90°00'00"	S 44°52'13" W	35.36'
AC16	20.00'	31.42'	90°00'00"	N 45°07'47" W	28.28'

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- EXISTING EASEMENT LINE
- INDICATES LOT CORNER TO BE SET
NOTHING FOUND OR SET
- FOUND NAIL IN WASHER
ON TOP OF CURB
STAMPED "KLEIN 42137"
- FOUND NAIL IN WASHER
IN WALL FOOTING
STAMPED "KLEIN 42137"
- FOUND NAIL IN WASHER
STAMPED "KLEIN 42137"
- FOUND 1/2" REBAR WITH ALUMINUM CAP
STAMPED "KLEIN 42137"
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- (TYP.) TYPICAL
- (R) RECORD PER DESCRIPTION
- (M) MEASURED

A.P.N. 220-76-002W
ANTHEM IAC LLC
2023-0325956 M.C.R.

A.P.N. 220-76-002V
CASA DE JUM LLC
2021-0050576 M.C.R.

A.P.N. 220-76-002R
CIRCLE K STORES INC
2009-0497675 M.C.R.

FOUND C-NAIL WITH BRASS
TAG IN TOP OF CURB
(BENCHMARK = 1545.54')

SOUTHWEST CORNER
SECTION 25, T-1N, R-7E
FOUND 3" MARICOPA COUNTY
BRASS CAP IN HANDHOLE

E. SOUTHERN AVENUE
(BASIS OF BEARINGS)

SOUTH 1/4 CORNER
SECTION 25, T-1N, R-7E
FOUND 3.5" ALUMINUM CAP
FLUSH STAMPED "39325"

FOR NEW
CONSTRUCTION
OR REVISION

PRELIMINARY PLAT FOR
"MASS MARKET"

E-NEC SOUTHERN AVENUE & SIGNAL BUTTE ROAD, MESA, ARIZONA 85208

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Phoenix, AZ 85027
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info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHK: JW
SHEET 3 OF 4
DATE: 3/14/25
JOB: 202502061

WEST 1/4 CORNER
SECTION 25, T-1N, R-7E
FOUND 3" MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION
BRASS CAP IN HANDHOLE
(0.55' DOWN)

E. PUEBLO
AVENUE

LOT 181
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-184
REZA ELIEZER A
2010-0508508 M.C.R.

LOT 180
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-183
CRAIG L. MOORE
2003-1063382 M.C.R.

LOT 179
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-182
PAUL JANET
2011-0162179 M.C.R.

LOT 178
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-181
ALLEN JOSEPH/LISA
2004-0708699 M.C.R.

LOT 177
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-180
BRADBURN SEAN R/
HEATHER M
2015-0803441 M.C.R.

LOT 176
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-179
MAUPIN LIVING TRUST
2023-0381448 M.C.R.

LOT 175
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-178
MARTINEZ MARIO A/DUEÑAS
MARIA VILMA ROSAS
2011-0553067 M.C.R.

ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-191
ARIZONA RENAISSANCE
COMMUNITY ASSOC
2000-0754192A M.C.R.

LOT 137
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-140
LORENZO PERCIVAL M/
MARILOU L
2004-1318347 M.C.R.

LOT 136
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-139
THOMPSON WALKER CY/
MCKENZIE
2022-0586576 M.C.R.

LOT 135
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-138
CHARLES H AND CHERENE S
WATKIN REVOCABLE TRUST
2020-0956708 M.C.R.

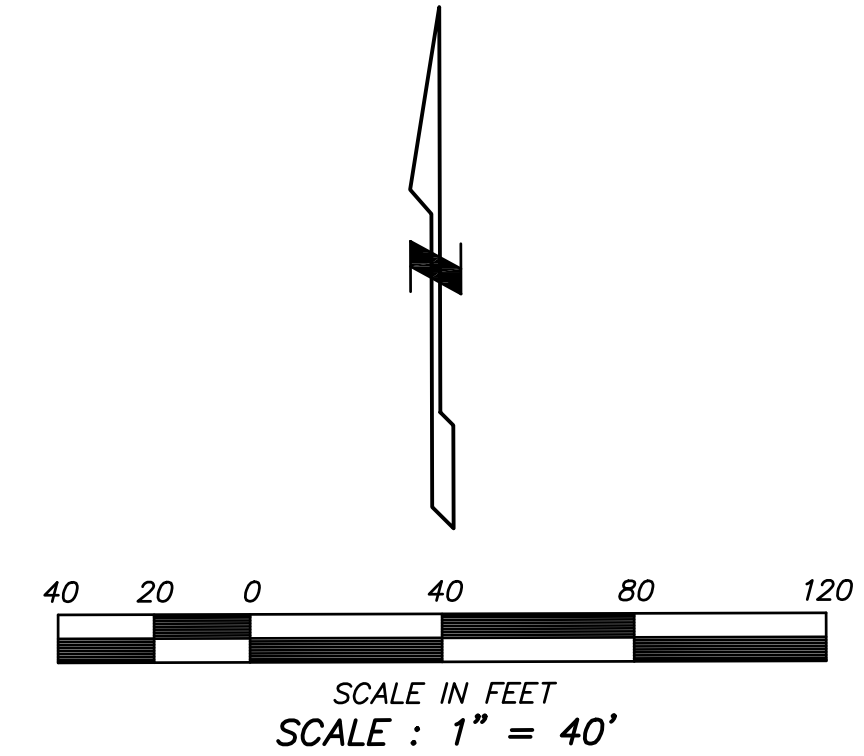
LOT 134
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-137
2018-1 1H BORROWER LP
2018-0104958 M.C.R.

LOT 133
ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-136
STORY ELIZABETH JEAN
2014-0812881 M.C.R.

LOT 132
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BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-135
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2019-0342497 M.C.R.

LOT 131
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A.P.N. 220-76-134
MD PROPERTY 1128 LLC
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ARIZONA RENAISSANCE
BK. 484, PG. 47, M.C.R.
A.P.N. 220-76-199
ARIZONA RENAISSANCE
COMMUNITY ASSOC
2000-0754192A M.C.R.



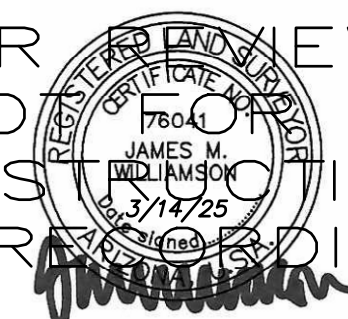
WATER AND SEWER EASEMENT

TIE LINE TABLE		
LINE	BEARING	DISTANCE
TL1	N 00°07'47" W	8.00'
TL2	N 89°52'13" E	24.93'

WATER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
WL1	N 00°07'47" W	13.50'
WL2	S 89°52'13" W	7.51'
WL3	N 00°07'47" W	8.50'
WL4	N 89°52'13" E	22.51'
WL5	S 00°07'47" E	22.00'
WL6	S 89°52'13" W	15.00'

SEWER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SL1	N 00°09'12" W	67.91'
SL2	N 89°50'48" E	20.00'
SL3	S 00°09'12" E	67.91'
SL4	S 89°52'13" W	20.00'

— FOR NEW —
NO CONSTRUCTION OR REPAIRS
— FOR EXISTING —



PRELIMINARY PLAT FOR
"MASS MARKET"
E-NEC SOUTHERN AVENUE & SIGNAL BUTTE ROAD, MESA, ARIZONA 85208

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Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHK: JW
SHEET 4 OF 4
DATE: 3/14/25
JOB: 202502061

LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- EXISTING EASEMENT LINE
- INDICATES LOT CORNER TO BE SET
NOTHING FOUND OR SET
- FOUND NAIL IN WASHER
ON TOP OF CURB
STAMPED "KLEIN 42137"
- FOUND NAIL IN WASHER
IN WALL FOOTING
STAMPED "KLEIN 42137"
- FOUND NAIL IN WASHER
STAMPED "KLEIN 42137"
- FOUND 1/2" REBAR WITH ALUMINUM CAP
STAMPED "KLEIN 42137"
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- (TYP.) TYPICAL
- (R) RECORD PER DESCRIPTION
- (M) MEASURED

FOUND C-NAIL WITH BRASS
TAG IN TOP OF CURB
(BENCHMARK = 1545.54')

SOUTHWEST CORNER
SECTION 25, T-1N, R-7E
FOUND 3" MARICOPA COUNTY
BRASS CAP IN HANDHOLE

S. SIGNAL BUTTE ROAD

A.P.N. 220-76-002V
CASA DE JUM LLC
2021-0050576 M.C.R.

A.P.N. 220-76-002R
CIRCLE K STORES INC
2009-0497675 M.C.R.

A.P.N. 220-76-002W
ANTHEM IAC LLC
2023-0325956 M.C.R.

LOT 1
43,285 SQ. FT.
0.994 ACRES

LOT 2
49,009 SQ. FT.
1.125 ACRES

LOT 3
163,822 SQ. FT.
3.761 ACRES

20' EASEMENT FOR
SEWER
(DEDICATED HEREON)

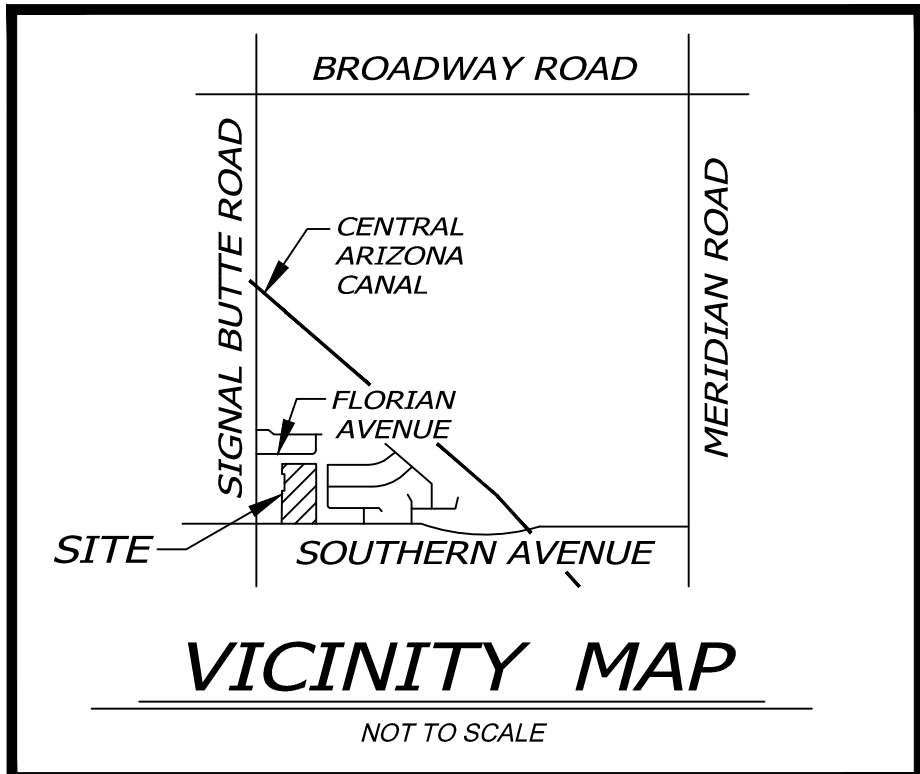
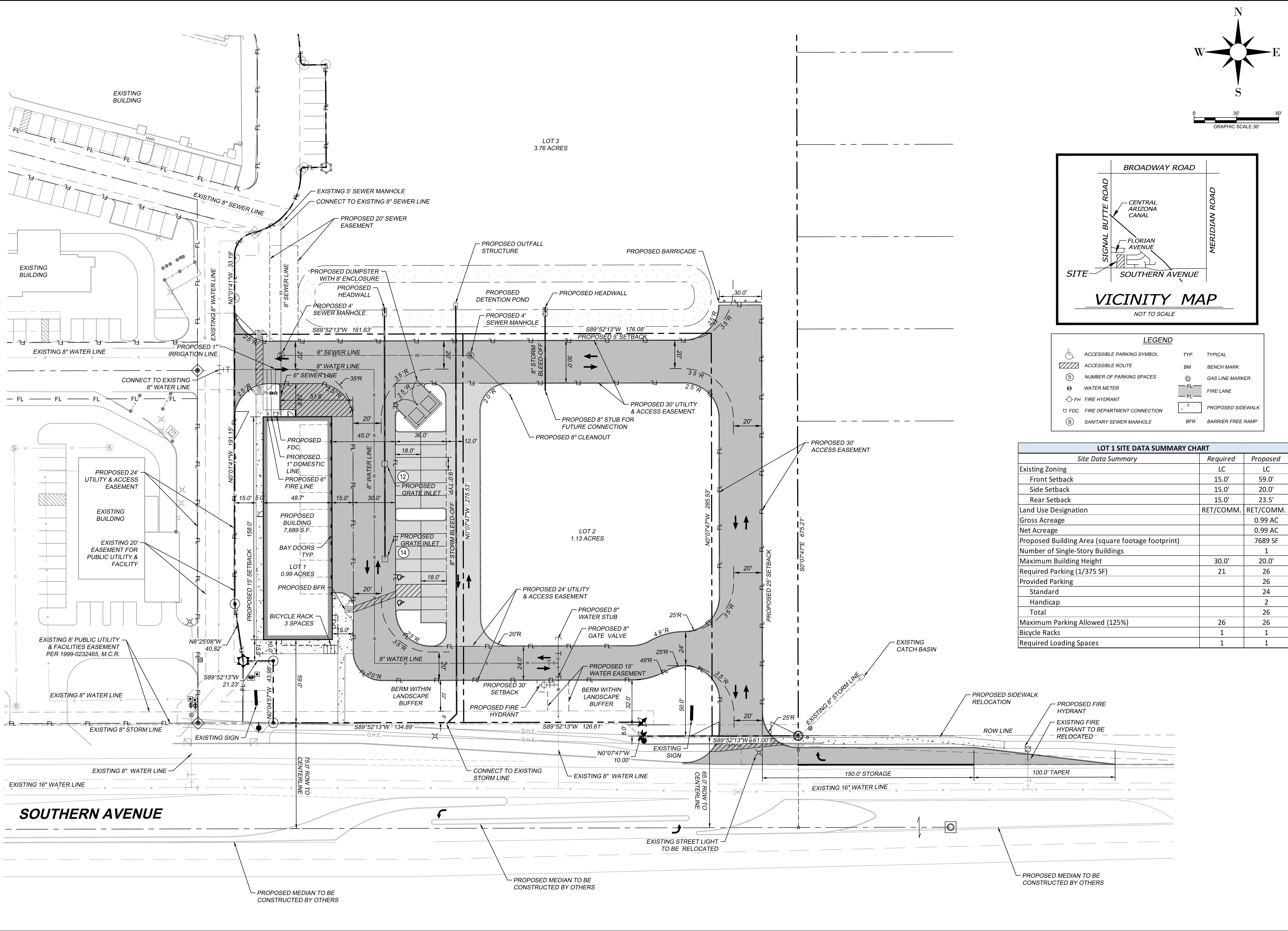
WATER EASEMENT
(DEDICATED HEREON)

E. SOUTHERN AVENUE
(BASIS OF BEARINGS)

SOUTH 1/4 CORNER
SECTION 25, T-1N, R-7E
FOUND 3.5" ALUMINUM CAP
FLUSH STAMPED "39325"

Tab 5

G:\Shared drives\Projects\01201_Sun Auto AZ - Mesa - Southern Signal Butte\CAD\Plan Sheets\Site Plan.dwg
Wednesday, April 30, 2025 5:13:39 PM



LEGEND	
	ACCESSIBLE PARKING SYMBOL
	ACCESSIBLE ROUTE
	NUMBER OF PARKING SPACES
	WATER METER
	FH FIRE HYDRANT
	FDC FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	TYP. TYPICAL
	BM BENCH MARK
	GL GAS LINE MARKER
	FL FIRE LANE
	PROPOSED SIDEWALK
	BFR BARRIER FREE RAMP

LOT 1 SITE DATA SUMMARY CHART		
Site Data Summary	Required	Proposed
Existing Zoning	LC	LC
Front Setback	15.0'	59.0'
Side Setback	15.0'	20.0'
Rear Setback	15.0'	23.5'
Land Use Designation	RET/COMM.	RET/COMM.
Gross Acreage		0.99 AC
Net Acreage		0.99 AC
Proposed Building Area (square footage footprint)		7689 SF
Number of Single-Story Buildings		1
Maximum Building Height	30.0'	20.0'
Required Parking (1/375 SF)	21	26
Provided Parking		26
Standard		24
Handicap		2
Total		26
Maximum Parking Allowed (125%)	26	26
Bicycle Racks	1	1
Required Loading Spaces	1	1

BY
DATE
REVISIONS
NO.

© 2025 ANIMAS CIVIL ENGINEERING, LLC
PHONE: 214-803-1099
AZ 25881

PROJECT NAME:
SUN AUTO
NEC SOUTHERN AVE. &
SIGNAL BUTTE RD.
MESA, ARIZONA

SHEET TITLE:
SITE PLAN

ACE PROJECT:
01201

DATE
MARCH 2025

SCALE
AS SHOWN

DRAWN BY:
MD

C-2.01