

RETAIL OUTLOT NO. 1	0.38 AC. ±
REMANINDER	1.02 AC. ±
TOTAL	1.40 AC. ±

BUILDING DATA	
GROSS BUILDING AREA:	34,910 S.F.
SETBACKS REQ'D:	30' FRONT YARD 15' SIDE YARD 25' REAR YARD
BUILDING HEIGHT:	MAXIMUM BY CODE
NEIGHBORHOOD MARKET	30' 24'

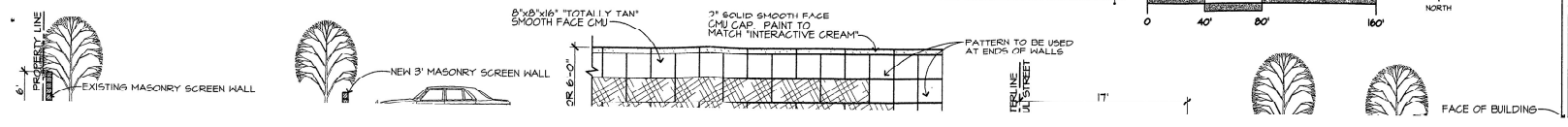
PARKING DATA	
RETAIL BLDGS.	34,910 S.F.
STANDARD SPACES	141 SPACES
ACCESSIBLE SPACES	9 SPACES
CART CORRALS	3 SPACES
TOTAL PARKING	200 SPACES
RATIO	5.0/1,000 S.F.

- NOTES**
- ALL CALCULATIONS BASED ON TOTAL GROSS SQUARE FOOTAGE OF BUILDING
 - RETAIL PREFERRED PARKING 200 SPACES (5.0 S.F./1,000 S.F.)
CODE REQUIRED PARKING 150 SPACES (3.75 S.F./1,000 S.F.)
 - PARKING LAYOUT MEETS RETAIL STANDARDS
 - PARKING SHOWN CONTAINS 60' AND 90' TYPICAL DIMENSIONS - WIDTH: 4.5
DEPTH: 18
ONE WAY AISLES: 20
TWO WAY AISLES: 25

SITE DATA - PHASE I LOT 2	
CURRENT ZONING:	C-2
GROSS SITE AREA:	(667,866 S.F.) 1.53 ACRES
NET SITE AREA:	(412,200 S.F.) 1.03 ACRES
TOTAL BUILDING AREA:	12,200 S.F.
SITE COVERAGE:	15.2 %
PARKING PROVIDED:	54 SPACES
ACC. PARKING REQUIRED:	54 SPACES
ACC. PARKING PROVIDED:	54 SPACES

SITE DATA - PHASE II LOT 3	
CURRENT ZONING:	C-2
GROSS SITE AREA:	(81,108 S.F.) 3.14 ACRES
NET SITE AREA:	(61,362 S.F.) 2.55 ACRES
TOTAL BUILDING AREA:	17,300 S.F.
SITE COVERAGE:	19.18 %
PARKING PROVIDED:	104 SPACES
ACC. PARKING REQUIRED:	106 SPACES
ACC. PARKING PROVIDED:	106 SPACES

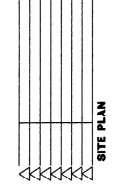
PRELIMINARY SITE PLAN
SCALE: 1" = 40'-0"



ROBERT KUBICEK ARCHITECTS AND ASSOCIATES, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
FAX NO. (602) 955-0496
(602) 955-3900

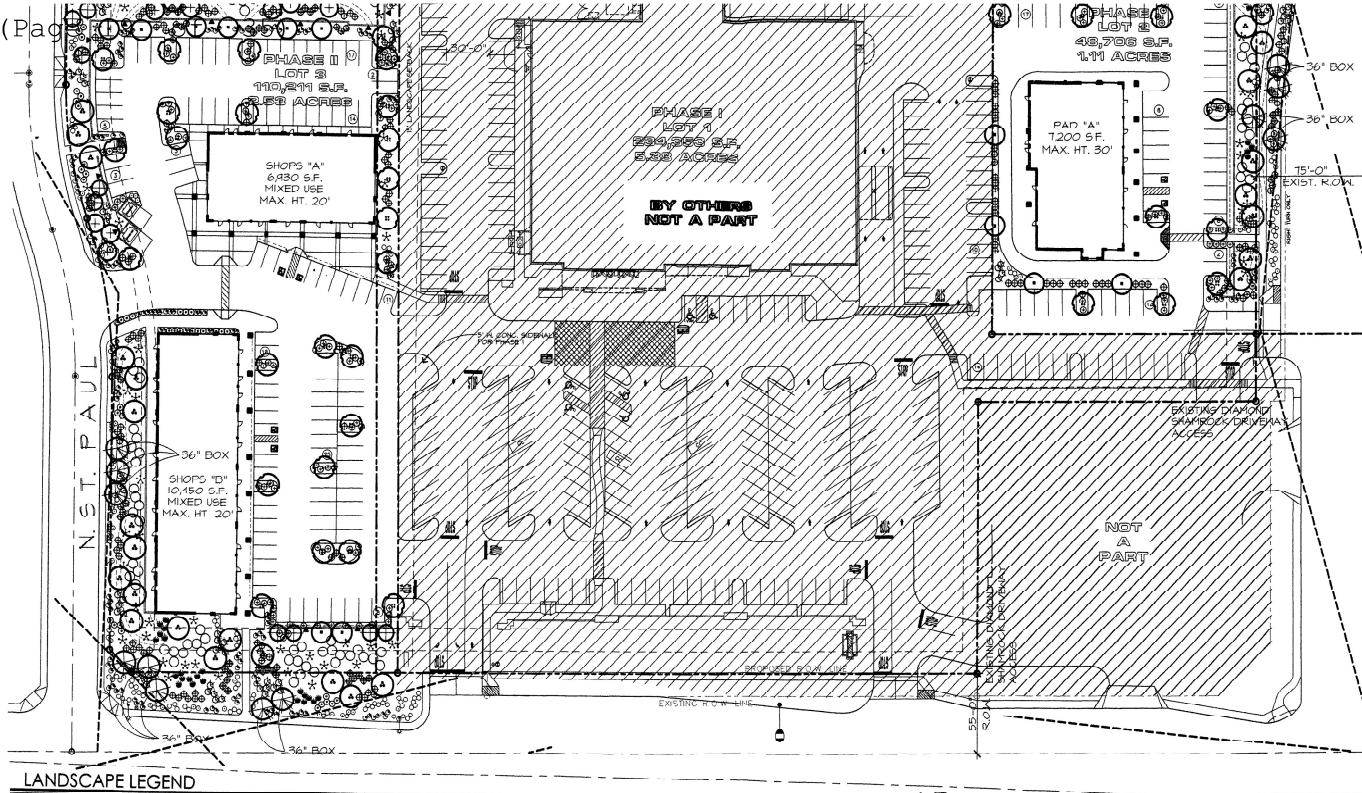


DATE: 7-24-03



NEWQUEST ALTY COMMERCIAL PROPERTIES
5005 HIGLEY ROAD
& UNIVERSITY DRIVE
MESA, ARIZONA

sign RWK
ravn AW
back RWK



STREET TREES AND SHRUBS SHALL BE PLANTED FOR EVERY 25' OF STREET FRONTAGE.

PROPERTY LINE ONE TREE AND 3 SHRUBS SHALL BE PLANTED FOR EVERY 25' OF SIDE PROPERTY LINE. FOR THE FIRST HALF OF THE LOT.

FOR EVERY 10 REQUIRED PARKING SPACES, A MINIMUM OF ONE TREE AND TWO SHRUBS SHALL BE PROVIDED.

FOUNDATION LANDSCAPING LANDSCAPING TO A MINIMUM HEIGHT OF 10' IS REQUIRED IMMEDIATELY ADJACENT TO OR PROVIDED IN PLANTER AREAS ADJACENT TO BUILDING, WHICH HAVE FRONTAGE ON A PUBLIC STREET. PLANTING AREAS MUST BE A MIN. OF 3' WIDE AND A MIN. OF 30% PLANT COVERAGE.

THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST THE APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION.

THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES.

*ALL WORK WILL BE DONE UNDER SEPARATE PERMIT FOR SIGNS.

THERE ARE NO OVERHEAD POWER ON THIS SITE

ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS

THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'

RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G. COLORS CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR

TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7 FEET AWAY FROM ANY STREET LIGHT POLE OR LCC.

PRE-EMERGENT NOTE
DUE TO CONFLICTS BETWEEN OWNERS AND CONTRACTORS WE ARE NOW REQUIRING THAT THE ENTIRE PRE-EMERGENT APPLICATION PROCESS BE VIDEO TAPED. VIDEO TAPES IS TO BE VIEWED BY THE LANDSCAPE ARCHITECT. IF VIDEO TAPPING IS NOT PERFORMED ANOTHER APPLICATION SHALL BE PROVIDED WITH VIDEO TAPPING.

ROBERT KUBICEK ARCHITECT AND ASSOCIATES, INC.
2700 N. UNIVERSITY BLVD. SUITE 100
PHOENIX, ARIZONA 85016
TEL: (602) 955-1044
FAX: (602) 955-3939

REGISTERED PROFESSIONAL ARCHITECT
STATE OF ARIZONA
NO. 11442
MOORE

DATE: 8-1-09

SCALE: 1" = 40'-0"

LANDSCAPE LEGEND

- | | | | |
|--|--|---|--|
| CERCIDIUM HYBRID 'DESERT MUSEUM'
'DESERT MUSEUM'
24" BOX (MATCHING) - 39 | CONVULVULUS CNEORUM
SILVER BUSH MORNING GLO
5 GALLON - 121 | LANTANA MONTEVIDENSIS
TRAILING YELLOW
1 GALLON - 118 | CHRYSACTINIA MEXICANA
DAMIANTA
1 GALLON - 176 |
| ACACIA SALICINA
WILLOW ACACIA
24" BOX - 19 | LEUCOPHYLLUM LANGMANIAE
RIO BRAVO SAGE
5 GALLON - 36 | DALIA GREGGII
TRAILING INDIGO BUSH
1 GALLON - 64 | 1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS |
| OLNEYA TESOTA
IRONWOOD
24" BOX - 6 (ALONG NORTH PROPERTY LINE)
36" BOX - 15 (ALL STREET FRONTAGE) | CALLIANDRA CALIFORNICA
BAJA FAIRY DUSTER
5 GALLON - 69 | JUSTICA CALIFORNICA
CHUPAROSA
5 GALLON - 10 | ACACIA REDOLENS
'DESERT CARPET'
5 GALLON - 33 |
| ACACIA STENOPHYLLA
SHOESTRING ACACIA
15 GALLON - 12 | RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON - 73 | CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON - 74 | AGAVE VILMORENIANA |

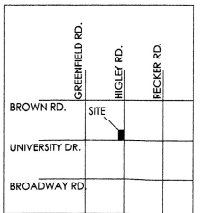


LANDSCAPE DATA

	TREES	SHRUBS
WEST PROPERTY LINE (540)	REQUIRED (22) PROVIDED (22)	REQUIRED (90) PROVIDED (90)
EAST PROPERTY LINE (350)	REQUIRED (14) PROVIDED (14)	REQUIRED (59) PROVIDED (59)
NORTH PROPERTY LINE (830)	REQUIRED (50) PROVIDED (50)	REQUIRED (200) PROVIDED (200)
SOUTH PROPERTY LINE (580)	REQUIRED (46) PROVIDED (46)	REQUIRED (276) PROVIDED (276)
PARKING STALLS (176)	REQUIRED (79) PROVIDED (79)	REQUIRED (237) PROVIDED (237)

TOTAL

36" BOX TREES	PROVIDED (15)
24" BOX TREES	PROVIDED (99)
15 GALLON TREES	PROVIDED (24)
5 GALLON SHRUBS	PROVIDED (693)
1 GALLON SHRUBS	PROVIDED (308)
TOTAL LANDSCAPE AREA	64,727 S.F.
TOTAL LANDSCAPE COVERAGE	100%



VICINITY MAP

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des: RAK
draw: HD
check: RAK

LANDSCAPE PLAN