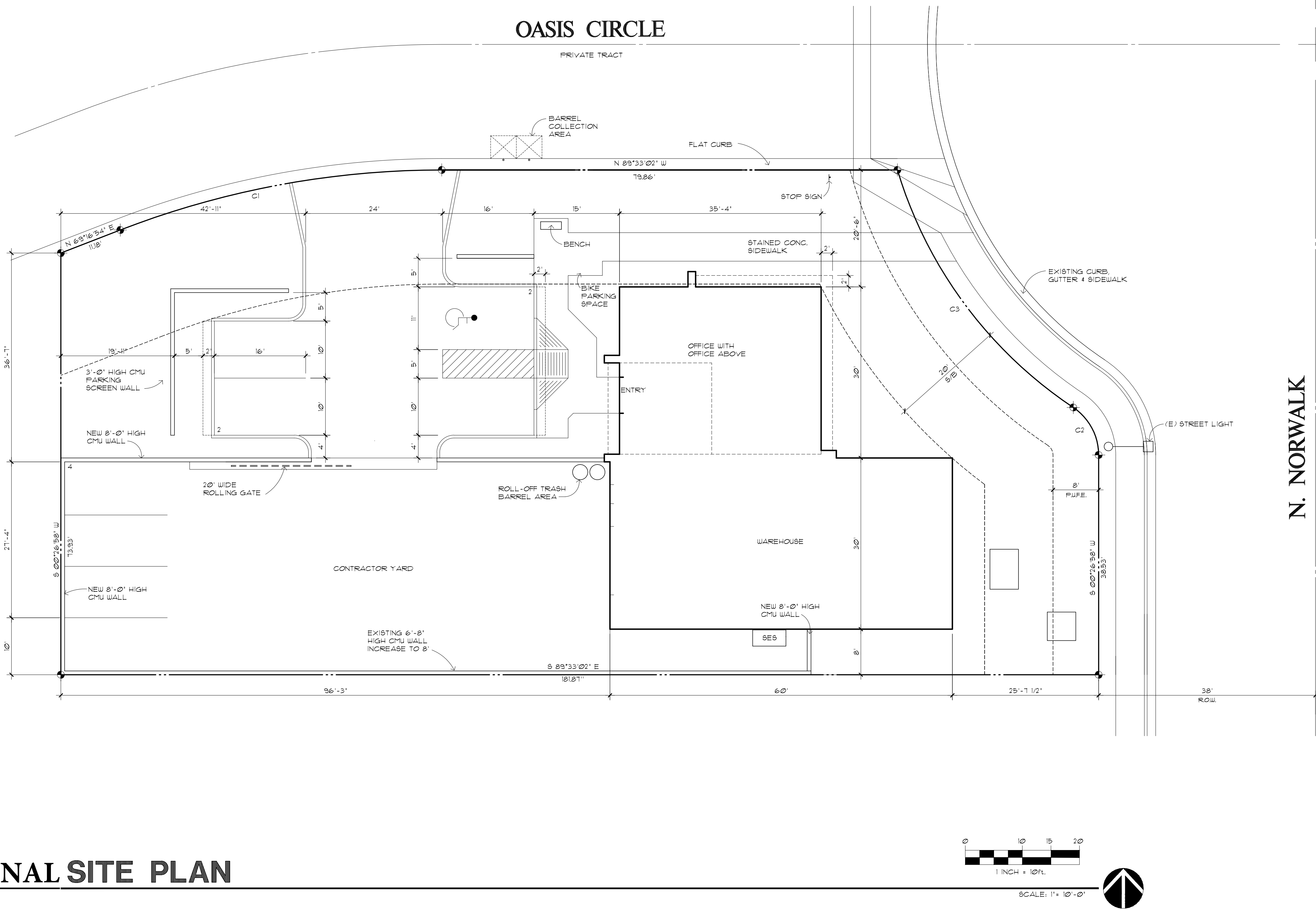


FINAL SITE PLAN



PROJECT DATA

PROJECT ADDRESS: 3999 E. 04915 CIRCLE
 MESA, ARIZONA

OWNER: VILPONT RESORT LC
 2817 N. NORMALK SUITE 105
 MESA, ARIZONA 85215

AFFILIANT/DESIGN PROFESSIONAL: GREG HITCHENS
 HITCHENS ASSOCIATES ARCHITECTS
 3126 N. LOS ALAMOS
 MESA, ARIZONA 85213
 (602) 615-0104 PHONE

LEGAL DESCRIPTION: LOT 1 COMMERCE COURT 2 AT THE COMMONS

PARCEL NO: 141-25-228

SITE AREA: 14,761 SQ. FT. 0.34 ACRES

EXISTING ZONING: LI PAD

BUILDING AREA:

OFFICE 1ST FLOOR.....	1,044 SQ. FT.
OFFICE 2ND FLOOR.....	786 SQ. FT.
WAREHOUSE.....	1,800 SQ. FT.
TOTAL.....	3,630 SQ. FT.

BUILDING HEIGHT: 22'

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT	20'	20'-6"
STREET SIDE	20'	20,
REAR	0'	8'
INTERIOR SIDE	0'	95'-2"

REQUIRED PARKING:

OFFICE	1,830/315	= 5 SPACES
WAREHOUSE	1,800/900	= 2 SPACES
	TOTAL	7 SPACES

PROVIDED PARKING: 1 REGULAR + 1 ACCESSIBLE = 2 TOTAL SPACES

BIKE PARKING REQUIRED: 1 SPACE PER 10 VEHICLES = 1 SPACE

BIKE PARKING PROVIDED: 1 SPACE

OPEN PAVED:

REQUIRED:	14,761 x 01' = 1,476 SF.
PROVIDED:	5,106 SF.

REQUIRED LIVE PLANT MATERIAL COVERAGE:

1,476 SF. x 0.5 =	738 SF.
-------------------	---------

PROVIDED LIVE PLANT MATERIAL COVERAGE:

	2255 SF.
--	----------

LOT COVERAGE: 1 = (5,558 / 14,761) = 62%

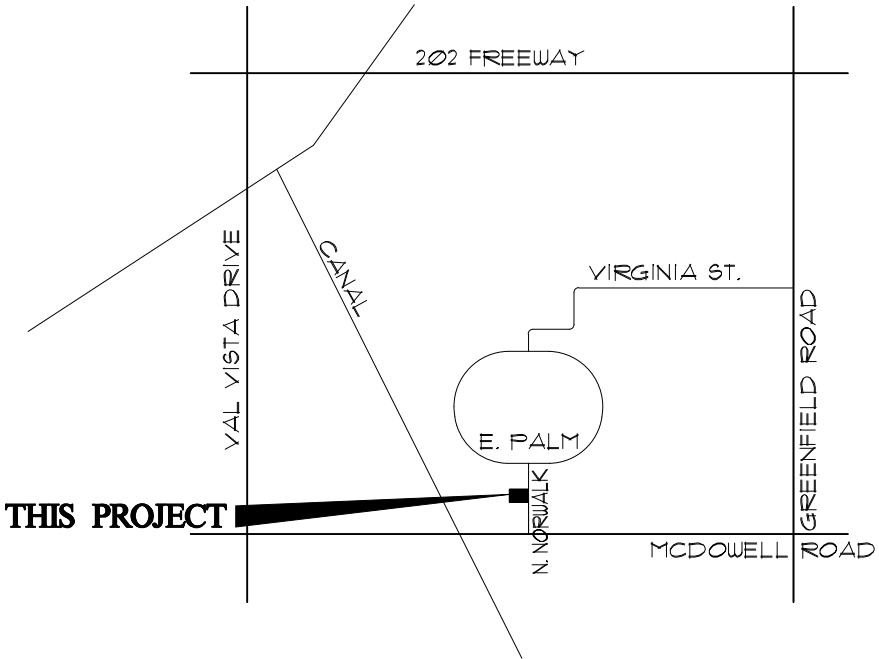
LANDSCAPE AREA:

REQUIRED:	4,647 SF.
PROVIDED:	5,558 SF.

CURVE DATA

CURVE:	RADIUS:	LENGTH:	
C1	R = 160'	57.63'	
C2	R = 10'	9.83'	
C3	R = 76.49'	52.64'	

VICINITY MAP



**HITCHENS ASSOCIATES
ARCHITECTS**

3126 N. LOS ALAMOS
MESA, ARIZONA 85213

TELEPHONE:
602-615-0204



REVISIONS

PROPOSED
OFFICE WAREHOUSE
BUILDING

3959 E. OASIS CIRCLE
MESA, ARIZONA
85215

PROJECT NO:	22206
DRAWN BY:	GLH
DATE:	6-16-2022

SITE PLAN

A-0