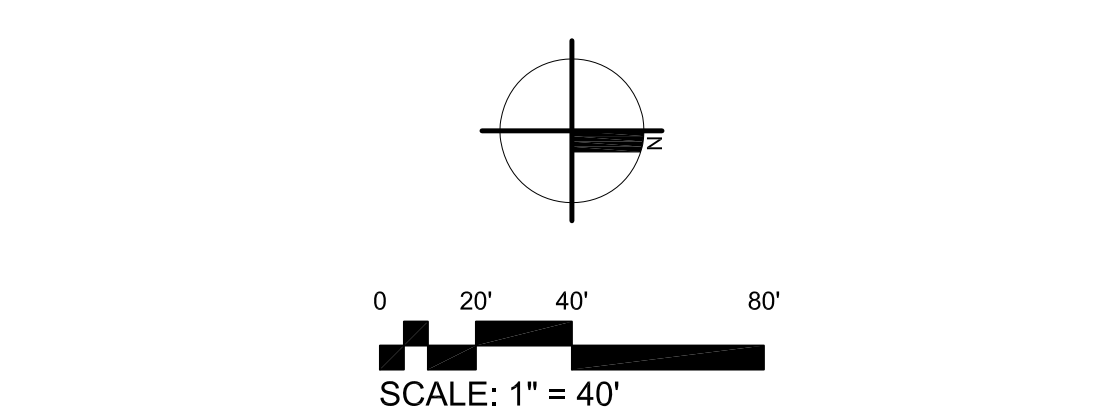
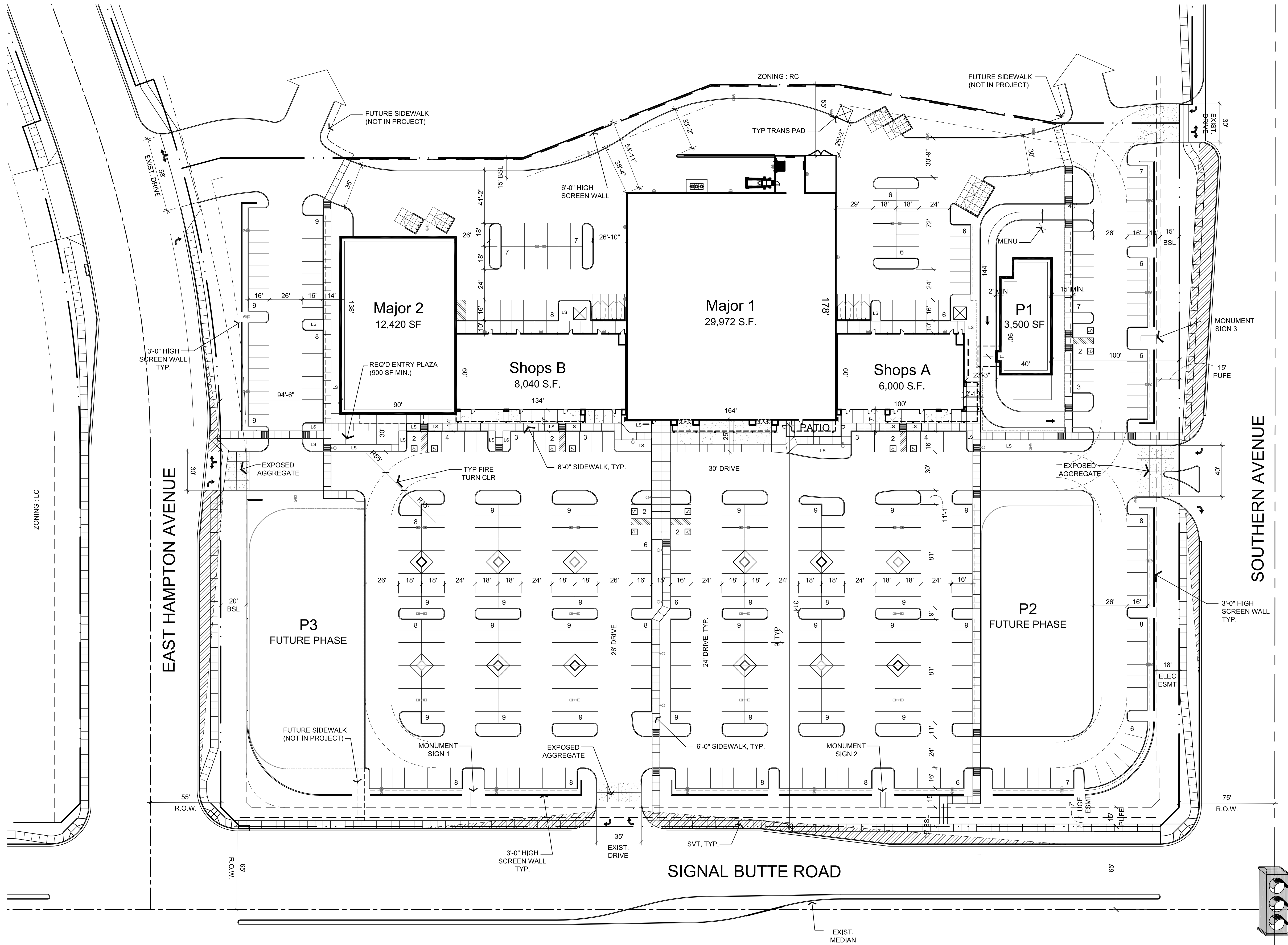
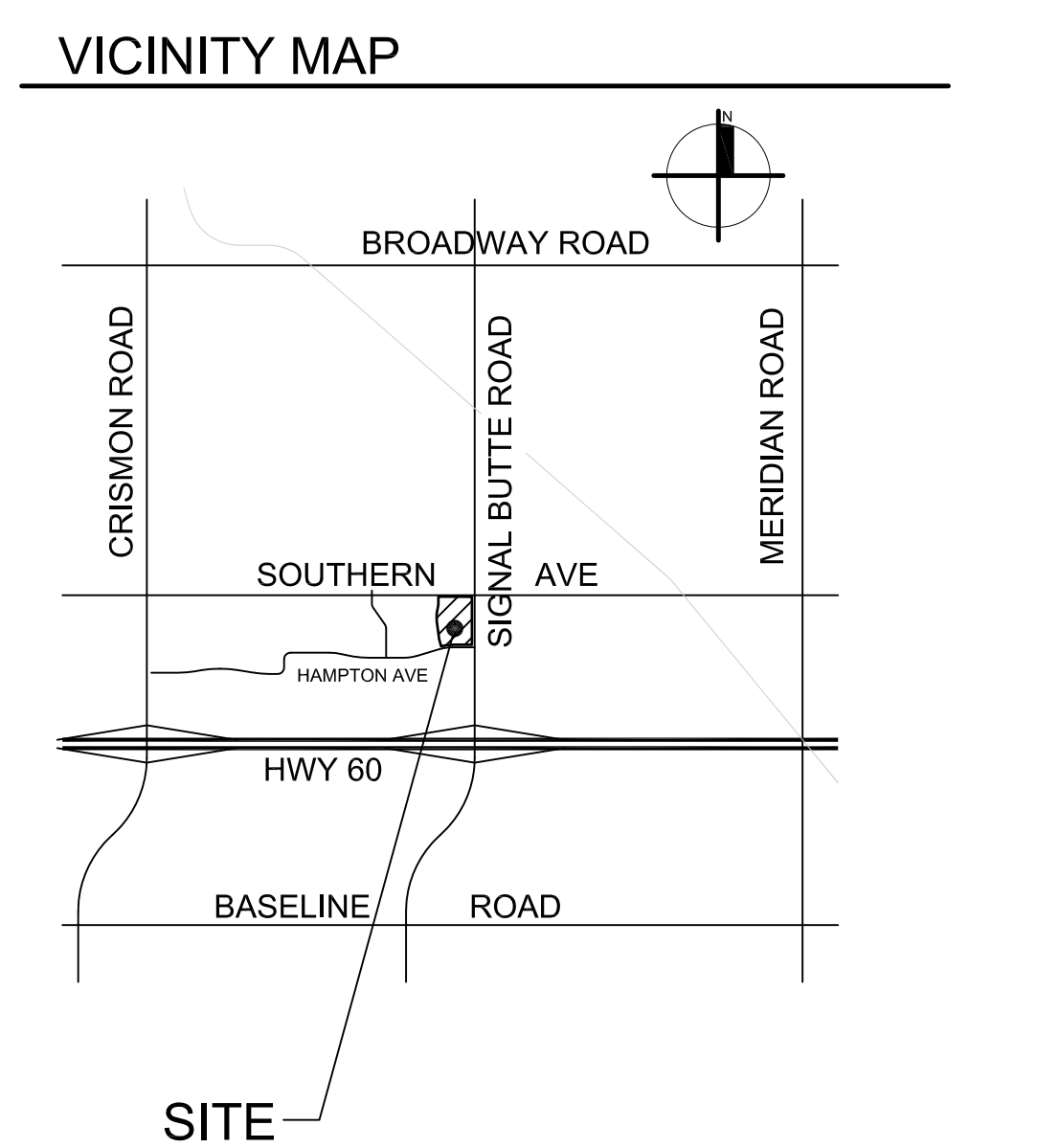




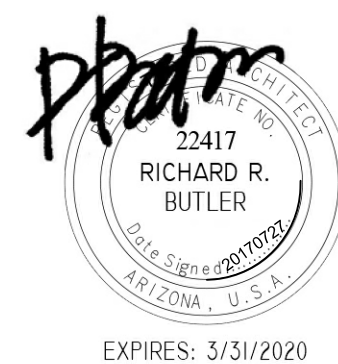
PROJECT DATA		
Zoning:	LC	
APN#:	220-81-787B	
Gross Site Area:	541,229 S.F. (12.4 AC.)	
Net Site Area:	414,428 S.F. (9.5 AC.)	
Building Area:	67,892 S.F. *	
Coverage:	16.4% *	
Proposed Building Height:	36 feet max.	
Parking Required:		
Shell Retail 43,432 S.F. (1 / 275 S.F.)	158 Spaces	
Shops A Restaurant 3,600 S.F. (1 / 75 S.F.)	48 Spaces	
Shops A Retail 2,400 S.F. (1 / 275 S.F.)	9 Spaces	
Shops B Restaurant 4,800 S.F. (1 / 75 S.F.)	64 Spaces	
Shops B Retail 3,200 S.F. (1 / 275 S.F.)	12 Spaces	
Restaurant with Drive-Thru 3,500 S.F. (1 / 100 S.F.)	35 Spaces	
P2/P3 4,000 S.F. each (1 / 100 S.F.)	80 Spaces	
Patios assume 3,000 S.F. (1 / 200 S.F.)	15 Spaces	
Total Parking Required:	421 Spaces	
Parking Provided:	466 Spaces	
ADA Parking Required:	9 Spaces	
ADA Parking Provided:	12 Spaces	
Parking Ratio:	7.0 / 1,000 S.F.	

PROJECT TEAM	
Developer Kitchell Development 1707 E. Highland Phoenix, Arizona 85016 Contact: Brad Anderson Ph: (602) 390-3178	Architect Butler Design Group 5017 E. Washington St. Ste 107 Phoenix, Arizona 85034 Contact: Rick Butler Ph: (602) 957-1800
Civil Engineer Slater Hanifan Group 11201 N. Tatum Blvd., Ste 250 Phoenix, Arizona 85028 Contact: Patrick Lowry Ph: (602) 626-8645	Landscape Architect Laskin & Associates 67 E. Weldon Ave. Ste 230 Phoenix, Arizona 85012 Contact: Hardy Laskin Ph: (602) 840-7771

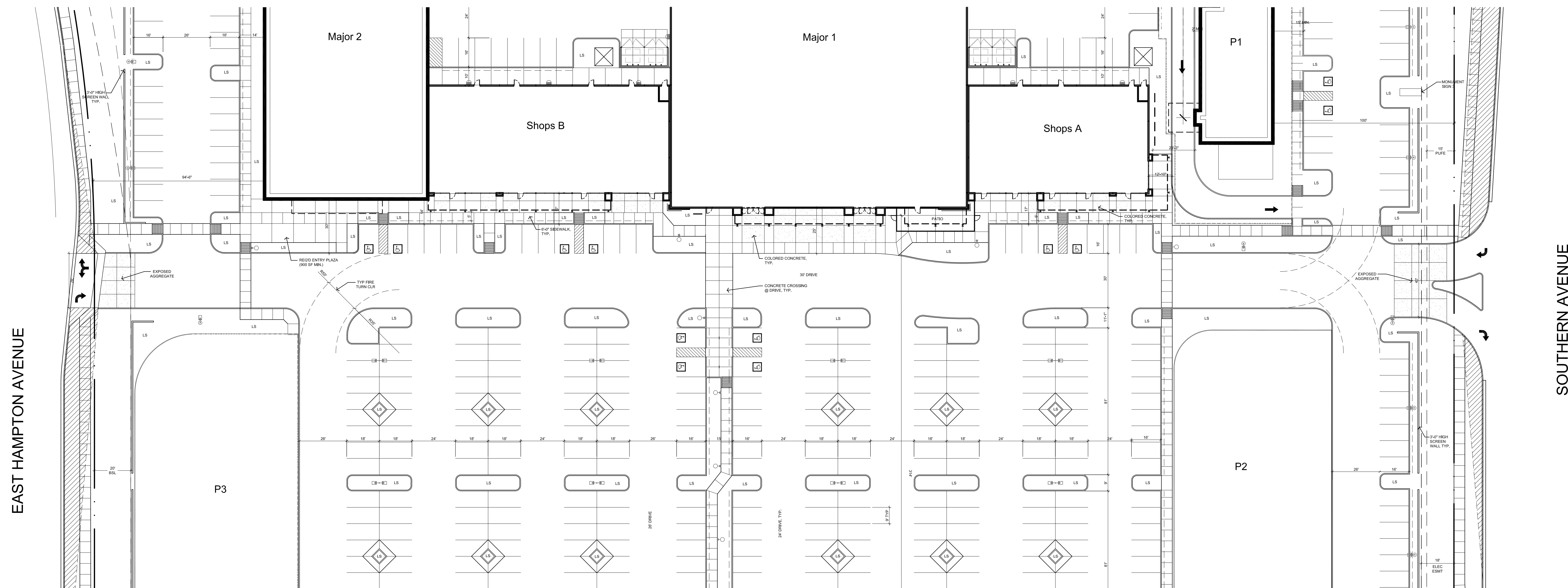
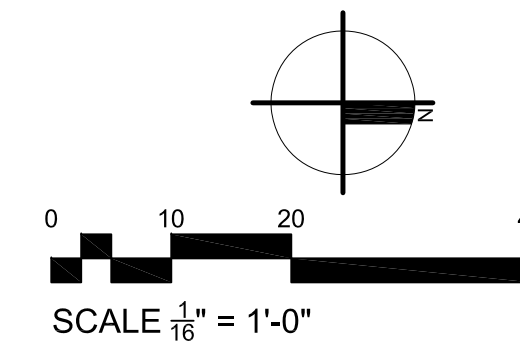


Mountain Vista Marketplace

SWC Southern Road & Signal Butte Road
Mesa, Arizona



07-27-17
16074.001



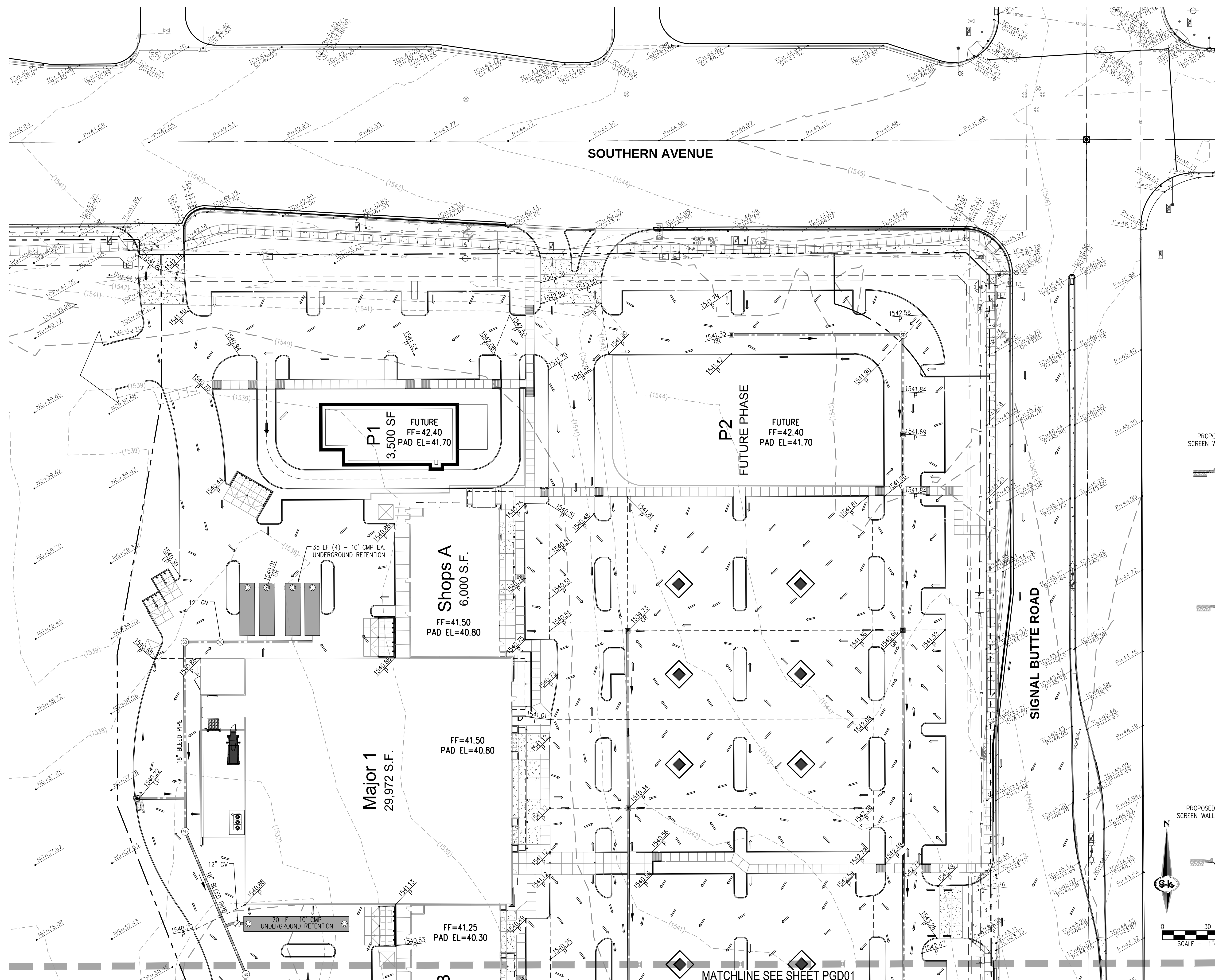
ENLARGED HARDSCAPE PLAN

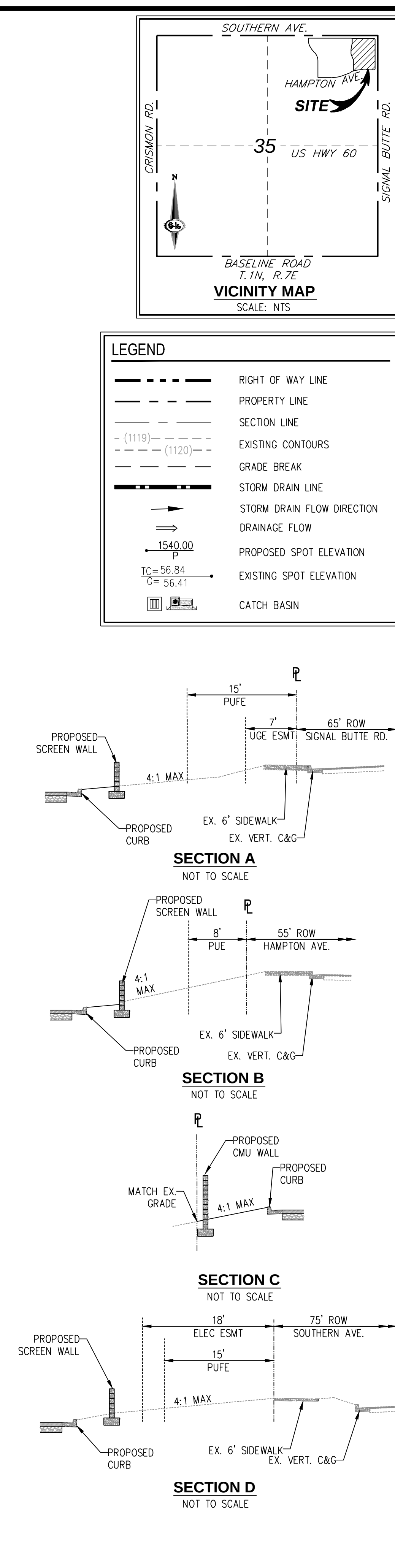
Mountain Vista Marketplace

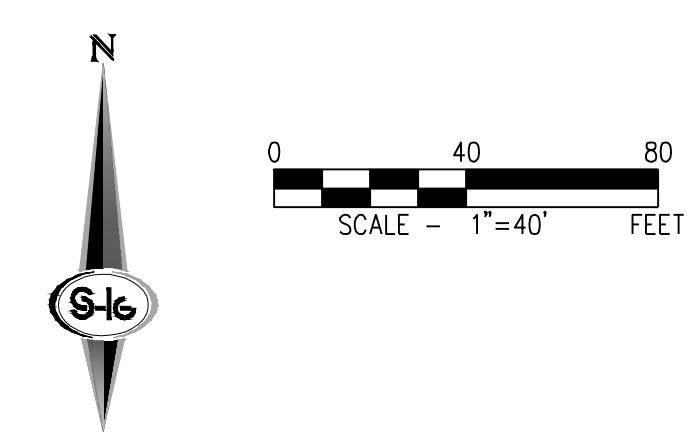
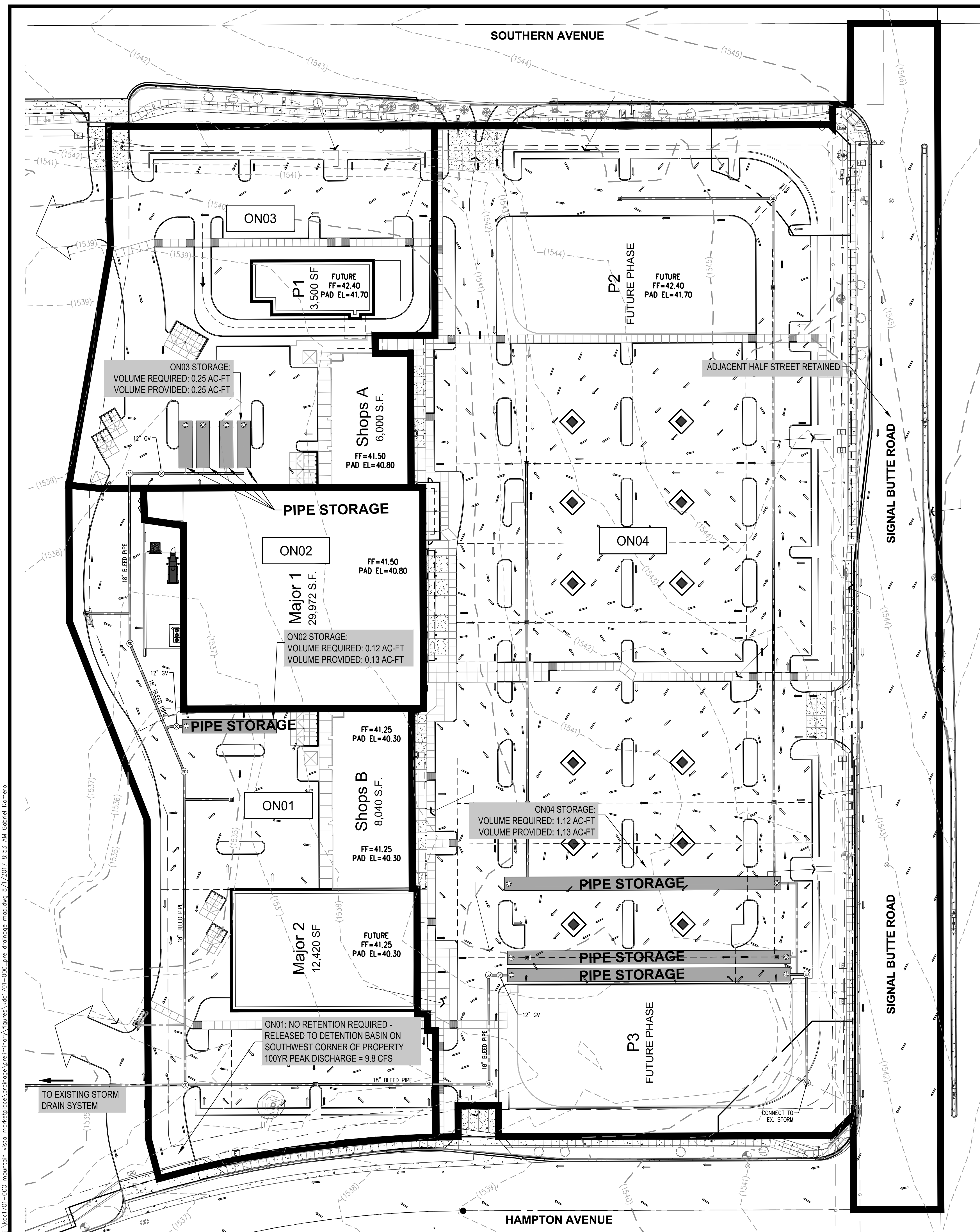
SWC Southern Road & Signal Butte Road
Mesa, Arizona



07-27-17
16074.001

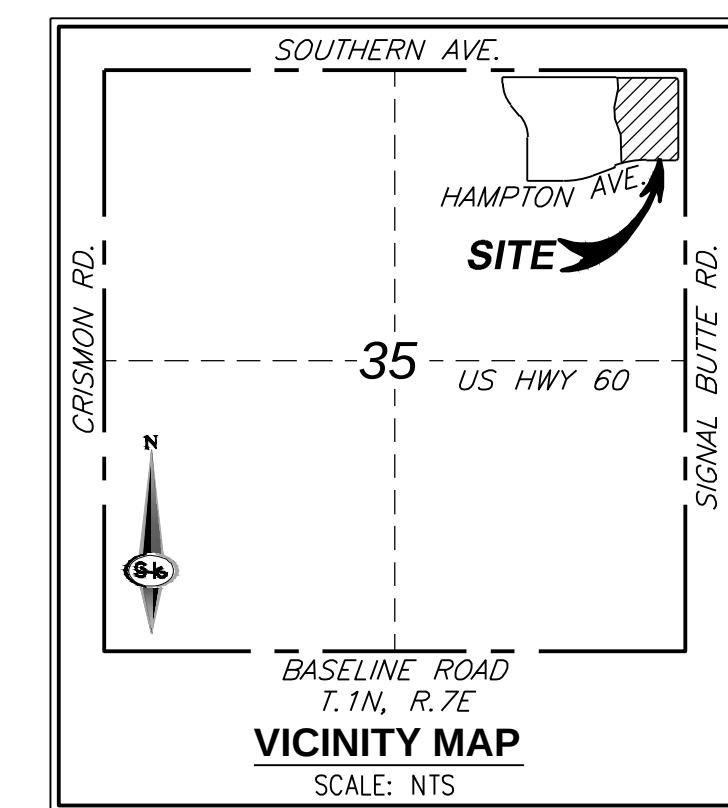


[illegible]



LEGEND

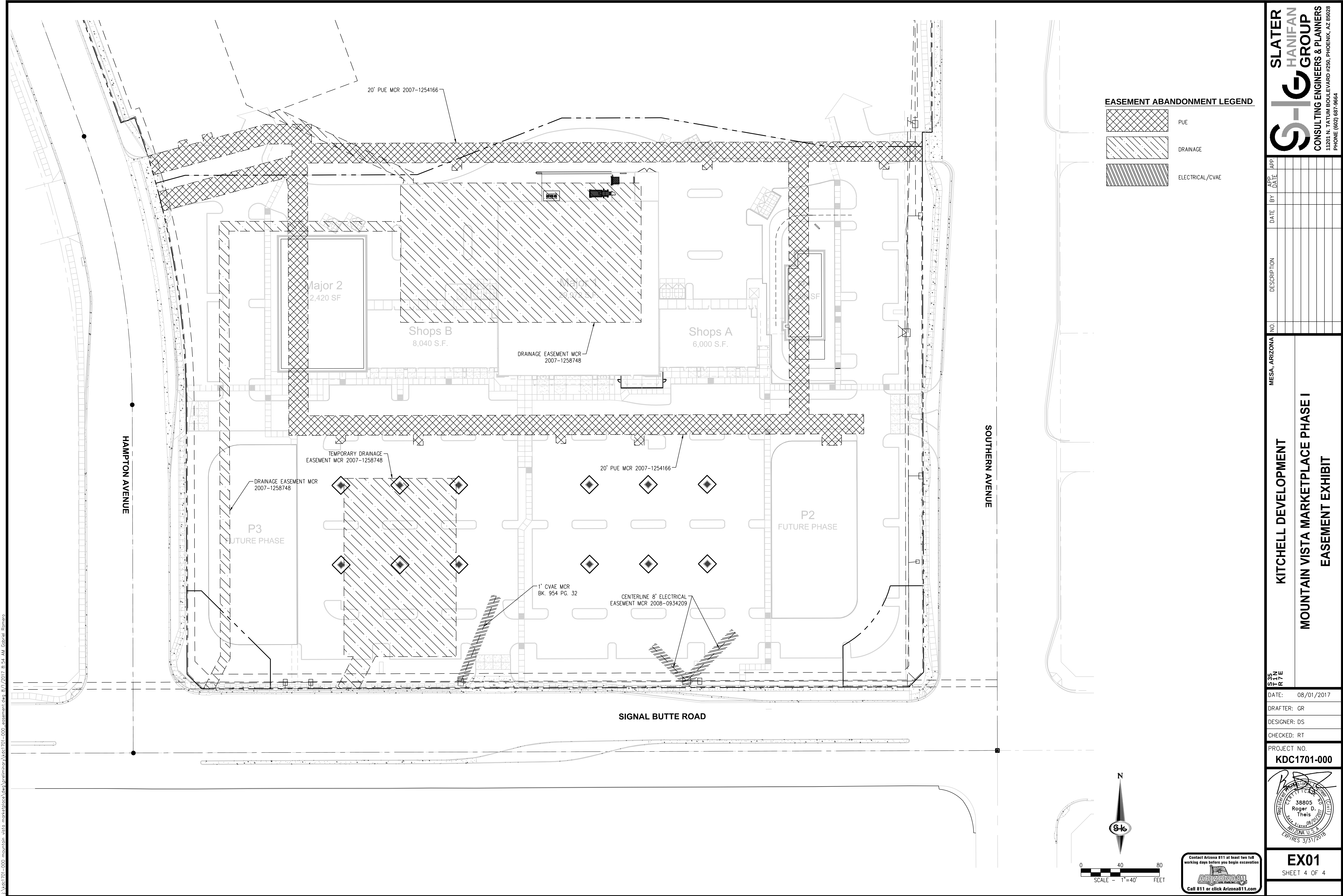
	RIGHT OF WAY LINE
	PROPERTY LINE
	SECTION LINE
	EXISTING CONTOURS
	GRADE BREAK
	STORM DRAIN LINE
	STORM DRAIN FLOW DIRECTION
	DRAINAGE FLOW
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	CATCH BASIN

[illegible]

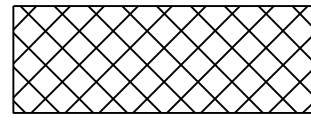
NOTES:

1. ON01 IS NOT RETAINED AT THIS LOCATION. IT IS PIPED TO THE DETENTION BASIN ON THE SOUTHWEST CORNER OF THE PROPERTY. THIS BASIN CAN BE FOUND ON THE OVERALL DRAINAGE MAP FOR THE PROPERTY.
2. ON02, ON03, ON04 ARE ALL DETAINED ONSITE. THEY ARE COLLECTED IN PIPE STORAGE AND ARE LATER DISCHARGED INTO THE MAIN DETENTION BASIN ON THE SOUTHWEST CORNER OF THE PROPERTY AFTER THE PEAK DISCHARGE HAS BEEN PASSED.
3. THE STORMWATER IN THE UNDERGROUND DETENTION PIPE SYSTEMS WILL BE RELEASED MANUALLY IN SEQUENCE TO THE MAIN DETENTION BASIN

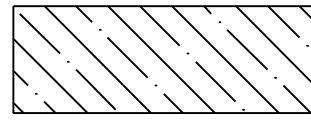
I:\Vet1701-000 mountain vista marketplace\dwg\preliminary\vet1701-000_easement.dwg 8/1/2017 8:54 AM Gabriel Romero



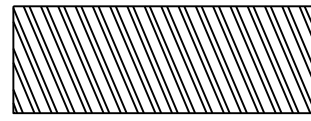
EASEMENT ABANDONMENT LEGEND



PUE



DRAINAGE

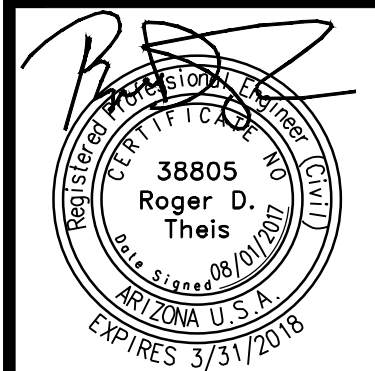


ELECTRICAL/CVAE

NO.	DESCRIPTION	DATE	BY	APP.	DATE

MESA, ARIZONA
KITCHELL DEVELOPMENT
MOUNTAIN VISTA MARKETPLACE PHASE I
EASEMENT EXHIBIT

DATE: 08/01/2017
DRAFTER: GR
DESIGNER: DS
CHECKED: RT
PROJECT NO.
KDC1701-000



EX01
SHEET 4 OF 4