

Washington Mutual
Site 109
PUEBLO ANOZIRA CENTER
1821 EAST GUADALUPE RD
TEMPE, ARIZONA

SHEET NOTES

9TH AMENDED GENERAL PLAN OF DEVELOPMENT
AND A FINAL PLAN OF DEVELOPMENT
FOR PAD "A" OF
PUEBLO ANOZIRA CENTER
OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 1 SOUTH, RANGE 4, EAST OF THE GILA SALT RIVER BASE AND MERIDIAN.
CITY OF TEMPE, MARICOPA COUNTY, ARIZONA

SITE DATA - TOTAL CENTER
 NOTE: * - REVISED FOR THIS NINTH AMENDED
 ADDRESS: 1801 EAST GUADALUPE ROAD, TEMPE, ARIZONA
 GROSS AREA: 806,315 SQ. FT OR 18.51 ACRES
 NET AREA: 777,866 SQ. FT OR 17.86 ACRES
 ZONING: PCC-1 RETAIL COMMERCIAL SHOPS

ITEMIZED BUILDING AREAS:	BUILDING DESIGNATION + CANOPY AREA	BUILDING AREA	EXTERIOR WALL AREA	GROSS FLOOR AREA
SHOP A	7,762	6,407		
MAJOR 1	16,500	15,300		
SHOPS B	3,526	3,226		
SUBTOTAL	27,788	24,933	< 382 >	24,551
SHOPS C	10,550	10,351		
PLAYGROUND	787	0		
MAJOR 3	63,500	61,143		
SHOPS D	4,232	3,732		
MAJOR 2	16,116	15,266		
SHOPS E	4,624	4,624		
SUBTOTAL	99,809	95,116	< 1,139 >	93,977
SHOPS F	19,986	17,486	< 382 >	17,104
CAR WASH	5,670	4,500	< 182 >	4,318
PAD A	4,250	4,500	< 172 >	4,328
PAD B-1	3,528	3,428	< 132 >	3,296
PAD B-2	2,911	2,060	< 134 >	1,926
PAD C	3,000	3,000	< 163 >	2,837
PAD C SHOPS	5,173	4,191	< 187 >	4,094
TOTALS	173,515	159,214	< 2,873 >	156,341

LOT COVERAGE: BUILDING WITH CANOPIES 21.5%
 BUILDING WITHOUT CANOPIES 19.7%
 LANDSCAPE 21.0%

PARKING REQUIRED (VEHICLES)

RETAIL	TOTAL AREAS		G.P.A.
FIRST	50,000	< 2,024 >	132,127
SECOND	50,000	1,275	200,00
BALANCE	32,127	1,300	107,09
SUBTOTAL PARKING			488,91
OFFICE-MEDICAL			
SHOPS B 112/113	3,266	< 107 >	3,119
SHOPS D 110	1,872	< 27 >	1,845
SHOPS C 107	1,097	< 20 >	1,077
TOTAL	6,195	< 154 >	6,041
SUBTOTAL PARKING	6,041	1/150	40.27
DAYCARE	5,364	< 152 >	5,212
SUBTOTAL PARKING	5,212	1/300	17.37
CAR WASH	4,500	182	4,318
SUBTOTAL PARKING	4,318	1/300	14.39

RESTAURANT-INDOOR			
SHOPS D 111	1,872	< 27 >	1,845
PAD C	3,000	< 163 >	2,837
SHOPS F 110	1,840	< 44 >	1,796
MAJOR 1	896	0	896
PAD C PC104	1,496	< 75 >	1,421
PAD B-1	3,428	< 132 >	3,296
TOTAL	12,532	< 441 >	12,091
SUBTOTAL PARKING	12,091	1/75	161.21
RESTAURANT-OUTDOOR			
SHOPS D 111	200		
PAD F 110	432		
PAD B-1	594		
SUBTOTAL PARKING	1,226	1/150	8.17

BAR			
SHOPS A 101-104	4,012	< 103 >	3,909
MAJOR 1	660	0	660
TOTAL	4,672	< 103 >	4,569
SUBTOTAL PARKING	4,569	1/50	91.38
BANK			
PAD A	4,500	< 172 >	4,328
SUBTOTAL PARKING	4,328	1/250	18
TOTAL BUILDING AREA	159,214		
EXTERIOR WALL AREA	< 2,873 >		
GROSS FLOOR AREA			156,341
TOTAL PARKING REQUIRED			839.7 = 840
TOTAL PARKING PROVIDED	STANDARD		845
	ACCESSIBLE		21
	TOTAL		866

PARKING REQUIRED (BICYCLES)

	G.F.A.	RATIO	SPACES
CAR WASH	4,318		
RESTAURANTS (INDOOR)	16,660	1/1000	20.98
TOTAL	20,978		
DAYCARE	5,212		
OFFICE-MEDICAL	6,041		
RETAIL	132,127		
TOTAL	144,380	1/3000	47.79
TOTAL G.F.A.	184,737		
RESTAURANTS (OUTDOOR)	1,226	1/2000	.61
BANK	4,328	1/2500	1.73
TOTAL PARKING REQUIRED			71.11 = 72
TOTAL PARKING PROVIDED			81

SITE DATA - PAD A (BANK) *

ADDRESS: 1821 EAST GUADALUPE ROAD
 TEMPE, ARIZONA
 GROSS AREA: 0.784 ACRES 34,147 S.F.
 NET AREA: 0.68 ACRES 29,647 S.F.
 ZONING: PCC-1

ITEMIZED BUILDING AREAS:	BUILDING DESIGNATION + CANOPY AREA	BUILDING AREA	EXTERIOR WALL AREA	GROSS FLOOR AREA
PAD A	5250 S.F.	4500 S.F.	172 S.F.	4328 S.F.

LOT COVERAGE: BUILDING WITH CANOPIES 15.4%
 BUILDING WITHOUT CANOPIES 13.2%
 LANDSCAPE 17%

PARKING REQUIRED (VEHICLES) *

PAD A (BANK)			
SUBTOTAL PARKING	4,500	1/250	
TOTAL PARKING REQUIRED			18.0
TOTAL PARKING PROVIDED		STANDARD	25
		ACCESSIBLE	2
		TOTAL	27

PARKING REQUIRED (BICYCLES) *

BANK	G.F.A.	RATIO	SPACES
	4,500	1/2500	
TOTAL PARKING REQUIRED			1.8 = 2
TOTAL PARKING PROVIDED			6

GENERAL NOTE

PAD 'B' INFORMATION REMOVED FROM THIS AMENDED GENERAL AND FINAL PLAN.
 PAD 'B' IS SEPARATE PROPERTY UNDER DIFFERENT OWNERSHIP.

VARIANCES AND USE PERMITS GRANTED

SGF - 92.94 - JULY 16, 1992
 SGF - 93.64 - OCTOBER 28, 1993
 VARIANCE
 REDUCE THE REQUIRED MINIMUM SIDE YARD SETBACK FOR PAD B-2 FROM 40' TO 25'.
 USE PERMITS
 A. ALLOW AN OUTDOOR PLAY AREA (10,350 SQ FT)
 B. ALLOW OUTDOOR DINING PATIO AT SETBACK FOR PAD B-2 FROM 40' TO 25'.

SGF - 93.86 - JANUARY 13, 1994
 USE PERMITS
 TO ALLOW OUTSIDE DINNING FOR PAD B-1

VARIANCE
 REDUCE THE REQUIRED MINIMUM SIDE YARD SETBACK FROM 40' TO 31' FOR PAD "B-1"
 REDUCED THE REQUIRED MINIMUM SIDE YARD SETBACK FROM 40' TO 27' FOR PAD "B-1"

SGF - 94.128 - JANUARY 12, 1995
 USE PERMITS
 TO ALLOW OUTSIDE DINNING FOR PAD B-1

VARIANCE
 REDUCE THE REQUIRED MINIMUM SIDE YARD SETBACK FROM 40' TO 17' FOR PAD "B-1"

SGF - 96.60 - AUGUST 29, 1996
 200 S. FT OF OUTDOOR DINING AT AT BUILDING D, D-11.

CURRENT VARIANCES:
 LOT COVERAGE FROM 25% TO 26%

CURRENT USE PERMITS:
 CURRENT USE PERMITS FOR THE OPERATION OF:

A CAR WASH AT SHOP "F"
 A DRY CLEANING BUSINESS AT SHOP "F"
 A TIRE STORE ADJACENT TO MAJOR "2"

SGF - 92.100 - JANUARY 7, 1997
 USE PERMITS
 TO ALLOW OUTSIDE DINNING FOR PAD B-1

VARIANCE
 REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM 40' TO 12' FOR PAD B-1 (ALONG TACO BELL'S EXISTING INTERNAL SOUTH PROPERTY LINE)

APPROVALS

APPROVAL OF CITY COUNCIL
 THIS GENERAL PLAN OF DEVELOPMENT IS APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA.
 THIS 13th DAY OF Feb, 2001.
 BY: *[Signature]*
 MAYOR
 ATTEST: *[Signature]*
 CITY CLERK
 CITY ENGINEER *[Signature]* DATE: 2-23-01
 BY: *[Signature]*
 DEVELOPMENT SERVICES DIRECTOR



THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITIONS

SGF - 2001.13 - FEBRUARY 13, 2001
 A 9TH AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT FOR PUEBLO ANOZIRA COMMERCIAL CENTER FOR A NEW FREE STANDING 4,500 S.F. OFFICE BUILDING AND 750 S.F. CANOPY AREA (PAD A) ON 0.67 NET ACRES. THE TOTAL CENTER INCLUDES 149,467 S.F. OF BUILDING AREA ON 18.5 NET ACRES IN THE PCC-1 ZONING DISTRICT, LOCATED AT 1821 EAST GUADALUPE ROAD, INCLUDING THE FOLLOWING:
 VARIANCES:
 1. REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK FROM 40' TO 20' FOR PAD A.
 2. REDUCE THE MINIMUM REQUIRED REAR YARD BUILDING SETBACK FROM 40' TO 10' FOR PAD A.
 THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITIONS:

1. A. THE PUBLIC WORKS DEPARTMENT SHALL APPROVE ALL ROADWAY, ALLEY, AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORM WATER RETENTION, AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, AND OFF-SITE IMPROVEMENTS.
 B. OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
 (1) WATER LINES AND FIRE HYDRANTS
 (2) SEWER LINES
 (3) STORM DRAINS
 (4) ROADWAY IMPROVEMENTS INCLUDING STREETLIGHTS, CURB, GUTTER, BIKE PATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES.

C. FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
 (1) WATER AND SEWER DEVELOPMENT FEES
 (2) WATER AND/OR SEWER PARTICIPATION CHARGES
 (3) INSPECTION AND TESTING FEES
 D. ALL APPLICABLE OFF-SITE PLANS SHALL BE APPROVED PRIOR TO RECORDATION OF FINAL SUBDIVISION PLAT.

2. A. ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF COUNCIL APPROVAL.
 B. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.

C. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE, UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THIS (RE)DEVELOPMENT IN ACCORDANCE WITH THE CODE OF THE CITY OF TEMPE - SECTION 25.120.

3. SHOULD THE PROPERTY BE SUBDIVIDED, THE APPLICANT/OWNER SHALL PROVIDE A CONTINUING CARE CONDITION, COVENANT AND RESTRICTION FOR ALL OF THE PROJECT'S LANDSCAPING, REQUIRED BY ORDINANCE OR LOCATED IN ANY COMMON AREA ON SITE. THE CC&R'S SHALL BE IN A FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DIRECTOR AND CITY ATTORNEY.

4. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.

5. A VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN ONE YEAR OF THE DATE OF COUNCIL APPROVAL OR THE VARIANCES SHALL BE DEEMED NULL AND VOID.

6. AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT SHALL BE RECORDED PRIOR TO THE ISSUANCE OF PERMITS, AND SHALL SHOW CROSS ACCESS TO BE MAINTAINED THROUGHOUT THIS SITE OVER THE DRIVING AISLES. NO CHANGES OR MODIFICATIONS TO THE DRIVING AISLES WILL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEERING DEPARTMENT.

7. A FINAL SUBDIVISION PLAT SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE THROUGH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS. DETAILS OF THE DOCUMENT FORMAT SHALL BE REVIEWED BY THE PLANNING DIVISION STAFF WITHIN DEVELOPMENT SERVICES PRIOR TO RECORDATION BY THE MARICOPA COUNTY RECORDER.

8. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE.

9. RECYCLING FACILITIES SHALL BE PROVIDED WITH DETAILS TO BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

10. DESIGN REVIEW BOARD SHALL APPROVE THIS REQUEST PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

11. THE APPLICANT SHALL RESOLVE ALL LIGHTING AND SECURITY DETAILS WITH THE POLICE DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

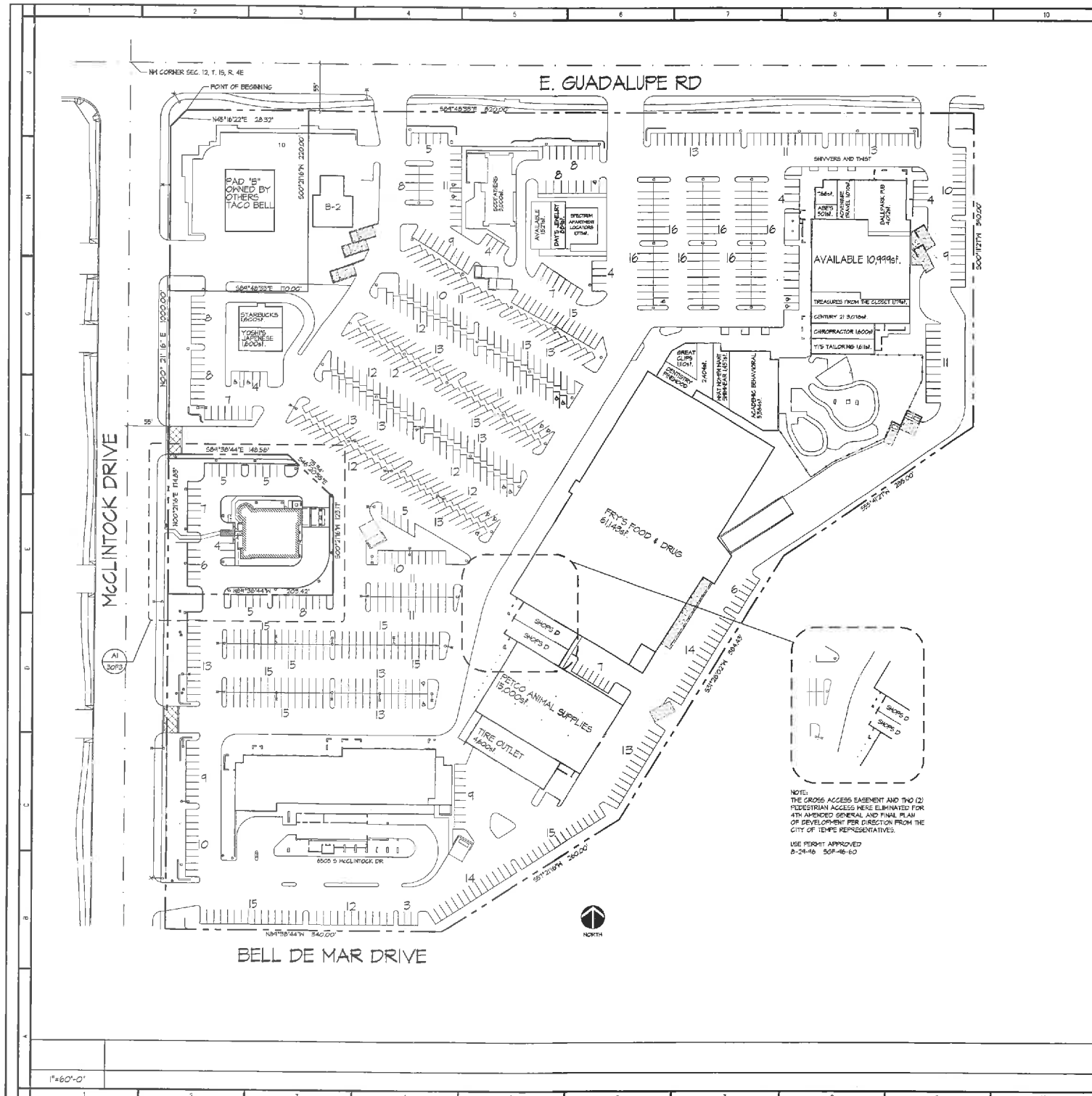
BOOK 571 PAGE 04
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2001-0776707
 08/23/2001 12:02



7575 Paragon Road, Dayton, Ohio 45424 Telephone: (937) 438-4402

Sheet	129	Drawn	SA	Project No.	20288106
Checked	BH/DMC	Scale	NO SCALE		
Date	08/15/01	Drawn No.	1 OF 3		

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[Signature]



LOCATION	BUILDING ADDRESS	AREA	PARKING REQ'D
PAD B-1	1811 E GUADALUPE RD	9,074	45
SHOPS F	1825 E GUADALUPE RD	17,144	91
MAJOR B	1835 E GUADALUPE RD	45,076	245
PAD C	1845 E GUADALUPE RD	2,990	40
PAD D	1844 E GUADALUPE RD	4,200	17
MAJOR I	1855 E GUADALUPE RD	43,220	216
CAR WASH	6505 S MCCLINTOCK DR	3,728	15
PAD A	1821 E GUADALUPE RD	4,528	18
TOTAL AREA		174,365	666

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 75.00 FEET EAST AND 55.00 FEET SOUTH OF NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 89 DEGREES 48 MINUTES 33 SECONDS EAST ALONG A LINE 55 FEET SOUTH OF AND PARALLEL TO NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 970.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 27 SECONDS WEST A DISTANCE OF 390.00 FEET; THENCE SOUTH 58 DEGREES 41 MINUTES 27 SECONDS WEST A DISTANCE OF 285.00 FEET; THENCE SOUTH 31 DEGREES 28 MINUTES 02 SECONDS WEST A DISTANCE OF 384.43 FEET; THENCE SOUTH 57 DEGREES 21 MINUTES 16 SECONDS WEST A DISTANCE OF 260.00 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 44 SECONDS WEST A DISTANCE OF 340.00 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 16 SECONDS WEST EAST ALONG A LINE 55.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1080.00 FEET; THENCE NORTH 45 DEGREES 16 MINUTES 22 SECONDS EAST A DISTANCE OF 28.33 FEET TO THE POINT OF BEGINNING.

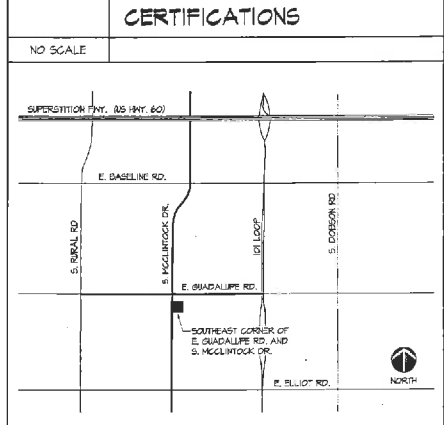
LEGAL DESCRIPTION

NO SCALE FOR DEVELOPMENT

CERTIFICATIONS

NO SCALE

CERTIFICATE OF OWNER
THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.
SIGNED THIS 14th DAY OF August, 2001
By: *M. Candace De Foy*
WEINGARTEN REALTY, Inc.
STATE OF TEXAS
COUNTY OF MARICOPA
SUBSCRIBED AND SHOWN BEFORE ME THIS 14th DAY OF August, 2001
BY: *Debbie G. O'Neil*
NOTARY PUBLIC
MY COMMISSION EXPIRES: [Stamp]



VICINITY MAP

NOT TO SCALE

Washington Mutual

Site 109

PUEBLO ANOZIRA CENTER

1821 EAST GUADALUPE RD

TEMPE, ARIZONA

SHEET NOTES

DEVELOPMENT ARCHITECT
SMENNER DAY ASSOCIATES, LTD.
2526 WEST NORTHERN AVE., 2200
PHOENIX, ARIZONA 85021
602-242-4444

DEVELOPER/OWNER
WEINGARTEN REALTY
2500 CITADEL PLAZA DRIVE
SUITE 500
HOUSTON, TEXAS 77006

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OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2001-0776707
08/23/2001 12:02

GENERAL NOTES

- ALL BUILDINGS WILL MEET SPRINKLER CODE REQUIREMENTS.
- NO OUTDOOR DISPLAY UNITS OR STORAGE UNITS ETC. ARE ALLOWED.
- BUILDABLE AREAS ARE SHOWN. FINAL BUILDING LOCATIONS AND CONFIGURATIONS WILL BE DETERMINED DURING FINAL DESIGN.
- 100 YEAR RETENTION WILL BE PROVIDED ON SITE INCLUDING PADS.
- ALL FIRE DEPARTMENT CONNECTIONS WILL BE ON THE FRONT SIDE OF BUILDINGS EXCEPT BUILDINGS A, B, & C. ON SITE FIRE LOOP WILL BE PROVIDED.
- TRASH ENCLOSURES WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF TEMPE SANITATION DEPARTMENT REQUIREMENTS.
- DEVELOPER SHALL MAINTAIN EXISTING VOLUMES OF RETENTION FOR THIS AREA BEING DEVELOPED.
- NO DIRECT CONNECTION FROM PAVED AREAS INTO DRYWELLS.
- NO DRWELLS IN PAVED AREAS.
- PAVEMENT MARKINGS DENOTING "RIGHT TURN ONLY" SHALL BE INSTALLED FOR EXISTING TRAFFIC AT THE WEST DRIVEWAY ON GUADALUPE AND AT THE NORTH DRIVEWAY ON MCCLINTOCK. PAVEMENT MARKINGS DENOTING A "RIGHT TURN AND LEFT TURN" SHALL BE INSTALLED FOR EXISTING TRAFFIC AT ALL OTHER EXISTING DRIVEWAYS. DETAILS TO BE APPROVED BY TRANSPORTATION ENGINEERING DIVISION.

No.	Revisions / Modifications	Date

12.9 design forum architects

7575 Peregone Road, 7th Fl., Ohio 45459 Telephone: (937) 438-4400

Drawing Title: **DEVELOPMENT SITE PLAN**

Scale: AS NOTED

Project No: 20280-06

Checked: B4/DMC

Date: 08/15/01

Drawing No: 2 OF 3

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Washington Mutual
Site 109
PUEBLO ANOZIRA CENTER
1821 EAST GUADALUPE RD
TEMPE, ARIZONA

○ SHEET NOTES

LEGAL DESCRIPTION
 THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE ALONG THE WEST LINE OF SAID SECTION SOUTH 89 DEGREES 21 MINUTES 16 SECONDS WEST 482.51 FEET; THENCE LEAVING SAID WEST LINE SOUTH 89 DEGREES 21 MINUTES 44 SECONDS EAST 85.00 FEET TO THE EAST LINE OF THE WEST 55.00 FEET OF SAID SECTION AND THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE CONTINUING SOUTH 89 DEGREES 38 MINUTES 44 SECONDS EAST 148.98 FEET; THENCE SOUTH 46 DEGREES 20 MINUTES 55 SECONDS EAST 75.34 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 16 SECONDS WEST 123.17 FEET; THENCE NORTH 00 DEGREES 38 MINUTES 44 SECONDS WEST 208.42 FEET TO SAID EAST LINE; THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 21 MINUTES 16 SECONDS EAST 174.83 FEET TO THE POINT OF BEGINNING.

CERTIFICATIONS
 CERTIFICATE OF OWNER
 THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.
 SIGNED THIS 16th DAY OF August 2001
McManus Dufane
 McNEIGHTEN ~~McNEIGHTEN~~ **NOSFIT, Inc.**
 STATE OF TEXAS
 COUNTY OF MARICOPA
 SUBSCRIBED AND SHOWN BEFORE ME THIS 16th DAY OF August 2001
 BY: *Dubbin J. Jones*
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 3/1/05

PROJECT DATA:

SITE AREA-	32,075 SF.	(0.74 ACRES)
BUILDING-	4,500 SF.	(0.10 ACRES)
SITE TOTALS		4% COVERAGE
GROSS		
NET		
PARKING		
VEHICLE REQUIRED		
BICYCLE REQUIRED		
PROVIDED		
1 PER 250 SF. 4500/250 = 18 OR 18 SPACES PROVIDED		
2 HANDICAP SPACES REQUIRED		
2 HANDICAP SPACES PROVIDED		
21 SPACES TOTAL		

GENERAL NOTES

- GROSS SITE AREA INCLUDES AREA DEDICATED FOR RIGHT OF WAY.
- NET SITE IS PRODUCT OF SUBTRACTING THE 5% LUMP SUM AREA FROM THE GROSS SITE AREA.
- ALL CONCRETE SIDEWALKS TO BE TYPED TO MATCH COLOR OF PALETTE OF EXISTING SIDEWALKS.

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OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL			
2001-0776707			
08/23/2001 12:02			
No.	Revisions/Submission	Date	

design-forum architects
 7575 Paragon Road, Dayton, Ohio 45424 Telephone: (937) 438-4466

Drawing Title	PAD "A" SITE PLAN		
Drawn	RDB	Project No.	202281.06
Checked	BH DMC	Date	AS NOTED
Date	08.15.01	Sheet No.	3 of 3

CORNER OF GUADALUPE RD. & McCLINTOCK DR.

CL OF ROAD (RIGHT OF WAY)

McCLINTOCK DRIVE

PUBLIC SIDEWALK

PROJECT LOCATION 5448 SF.

EXISTING REFUSE LOCATION

8' TALL PRIGHT IRON FENCE

DRIVE THROUGH LANES

LANDSCAPING

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