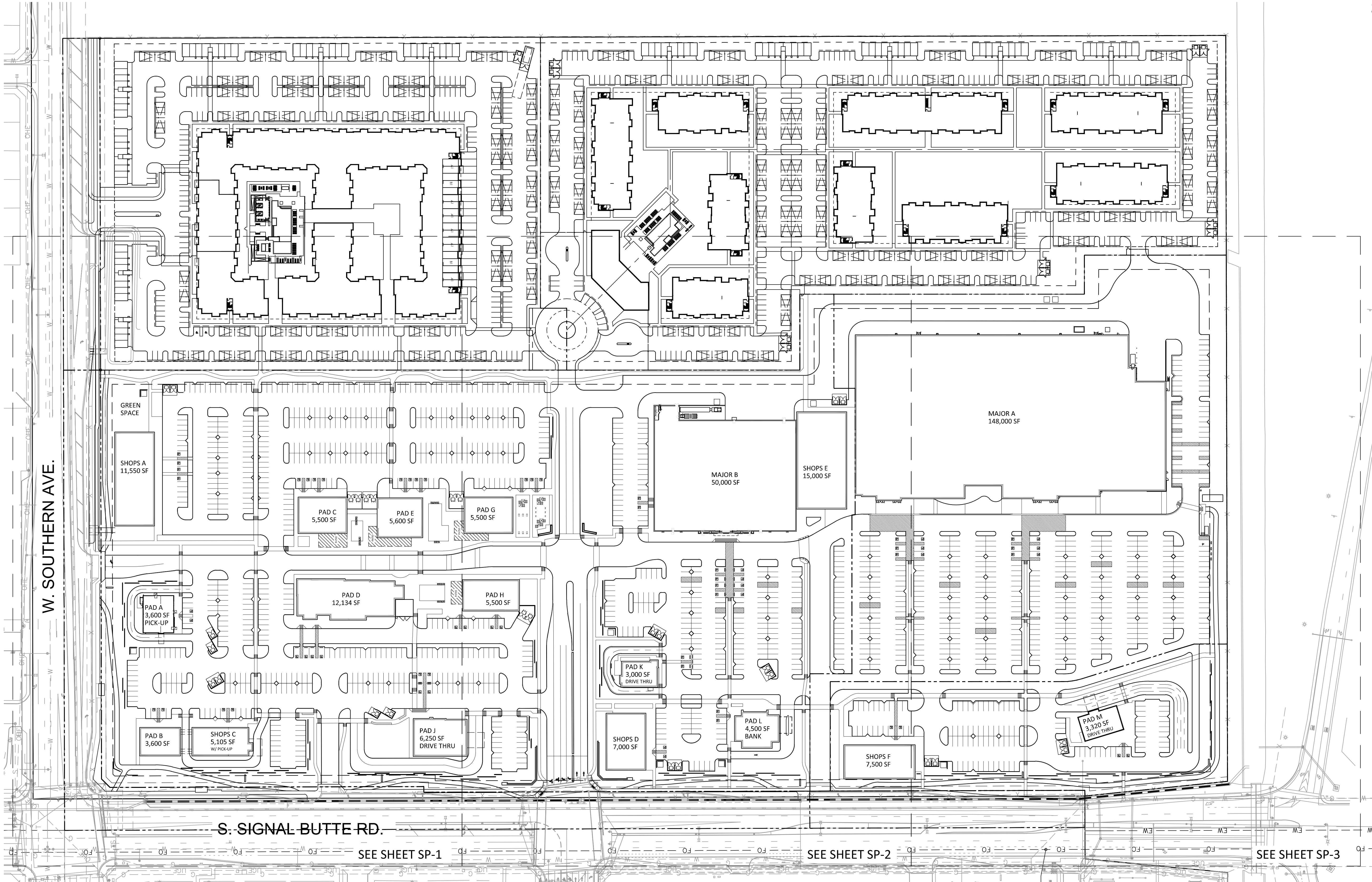
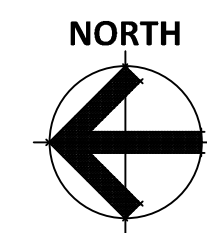




SITE DATA		
PARCEL NUMBER (APN):	220-82-018A, 220-82-018B, 220-82-018C, 220-82-018D	
EXISTING ZONING:	RU43	
PROPOSED ZONING:	LC-PAD	
GROSS SITE AREA:	64.5 ACRES (2,812,172 S.F.)	
NET SITE AREA:	59.78 ACRES (2,604,134 S.F.)	
MAX BUILDING HEIGHT:	30'-0"	
PROPOSED BUILDING HEIGHT:	32'-0" (MAJOR A)	
MAXIMUM LOT COVERAGE:	80%	
SET BACKS:		
FRONT:	15'-0"	
SIDE:	20'-0"	
SIDE FREEWAY:	30'-0"	
REAR:	20'-0"	
BACK ADJ. TO RESIDENTIAL:	25'-0"	
CORNER INTERSECTION:	25'-0" RADIUS	
TOTAL BUILDING AREA:		
LOT COVERAGE:	19%	
(278,750 S.F. / 1,441,836 S.F.)		
PUBLIC SPACE REQUIRED:	1,394 S.F.	
((278,750 S.F. / 1000) * 5)		
PUBLIC SPACE PROVIDED:	3,800+ S.F.	
OVERALL PARKING REQUIREMENTS:		
TOTAL PARKING REQUIRED:	1,332 SPACES	
TOTAL PARKING PROVIDED:	1,484 SPACES	
MAJOR A - 148,000 S.F.:	395 SPACES	
MAJOR B - 50,000 S.F.:	134 SPACES	
SHOPS A - 11,550 S.F.:	31 SPACES	
SHOPS C - 5,105 S.F.:	37 SPACES	
SHOPS D - 7,000 S.F.:	19 SPACES	
SHOPS E - 15,000 S.F.:	40 SPACES	
SHOPS F - 7,500 S.F.:	20 SPACES	
PAD A - 3,600 S.F.:	36 SPACES	
PAD B - 3,600 S.F.:	10 SPACES	
PAD C - 5,500 S.F.:	73 SPACES	
PAD D - 12,134 S.F.:	165 SPACES	
PAD E - 5,600 S.F.:	78 SPACES	
PAD G - 5,500 S.F.:	79 SPACES	
PAD H - 5,500 S.F.:	78 SPACES	
PAD J - 6,250 S.F.:	63 SPACES	
PAD K - 3,000 S.F.:	30 SPACES	
PAD L - 4,500 S.F.:	12 SPACES	
PAD M - 3,320 S.F.:	33 SPACES	
PARKING CODE REFERENCE:		
RETAIL:	1 SPACE PER 375 S.F.	
RESTAURANT (NO DRIVE THRU):	1 PER 75 S.F. INDOOR	
RESTAURANT (DRIVE THRU):	1 PER 200 S.F. OUTDOOR	
	1 PER 100 S.F. INDOOR	
	1 PER 200 S.F. OUTDOOR	



MASTER SITE PLAN
SCALE: 1" = 80'-0"



MEDINA STATION
SEC OF S. SIGNAL BUTTE AND W. SOUTHERN AVENUE
MESA, ARIZONA
DATE: 08-06-2024 (PRELIMINARY)

MSP-1
RKAA#24082.50

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