



PRELIMINARY SITE PLAN

SURVEY INFO. BY CLOUSE ENGINEERING (8 JAN. 2001) SCALE: 1" = 50'-0"



NOTE: RELOCATE/REMOVE EXISTING IRRIGATION AND DRAINAGE STRUCTURES AS REQUIRED.

COMMERCIAL PAD SITE DATA

COMMERCIAL:
EXISTING ZONING: PAD
BUILDING & LAND AREA:
 NOTE: AREAS ARE APPROXIMATE - REFER TO PLAT FOR ACTUAL.
FUTURE NET ACRES: 8.3 AC. (360,604 SQ.FT.)
GROSS ACRES: 11.2 AC. (489,346 SQ.FT.)

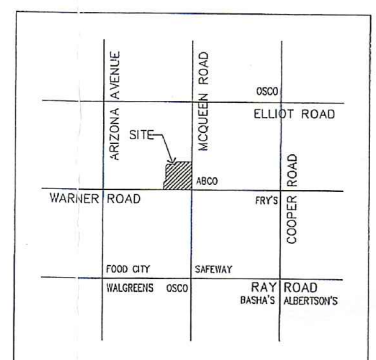
	BLDG SF (ENCLOSED)	PARCEL SF (NET)	PARCEL SF (GROSS)
BLDG 1 (PARCEL 1)	4,650 S.F.	33,036 S.F.	42,136 S.F.
BLDG 2 (PARCEL 2)	5,280 S.F.	40,619 S.F.	51,280 S.F.
BLDG 3 (PARCEL 3)	5,280 S.F.	34,335 S.F.	44,361 S.F.
BLDG 4 (PARCEL 4)	3,396 S.F.	25,526 S.F.	29,934 S.F.
BLDG 5 (PARCEL 5)	12,035 S.F.	108,061 S.F.	162,759 S.F.
BLDG 6 (PARCEL 6)	1,860 S.F.	22,513 S.F.	30,965 S.F.
BLDG 7 (PARCEL 7)	2,700 S.F.	32,951 S.F.	43,675 S.F.
BLDG 8 (PARCEL 8)	5,550 S.F.	32,138 S.F.	42,572 S.F.
BLDG 9 (PARCEL 9)	4,240 S.F.	31,425 S.F.	41,664 S.F.
TOTAL	44,991 S.F.	360,604 S.F.	489,346 S.F.

PARKING:
PARKING REQUIRED: 44,991 S.F. @ 5.5/1000 248
PARKING PROVIDED: 325
ACCESSIBLE REQUIRED: 2% OF TOTAL PROVIDED 7
ACCESSIBLE PROVIDED: 9

ALL COMMERCIAL BUILDINGS TO BE EQUIPPED WITH FIRE SPRINKLERS.

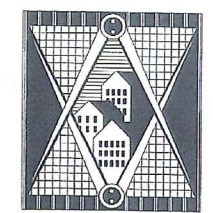
RESIDENTIAL:
EXISTING ZONING: PAD
LAND AREA:
NET ACRES: 7.95 AC. (346,174 SQ.FT.)
SINGLE-FAMILY LOTS:
 47 LOTS - 52' X 90', AVERAGE
 (42' X 90' AT "Z" LOT)

CORCOVADO VILLAGE
 CHANDLER, ARIZONA



VICINITY MAP

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ARCHITECTURE AND PLANNING

1.10
 MM60

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 JANUARY 2001

SITE PLAN PRELIMINARY