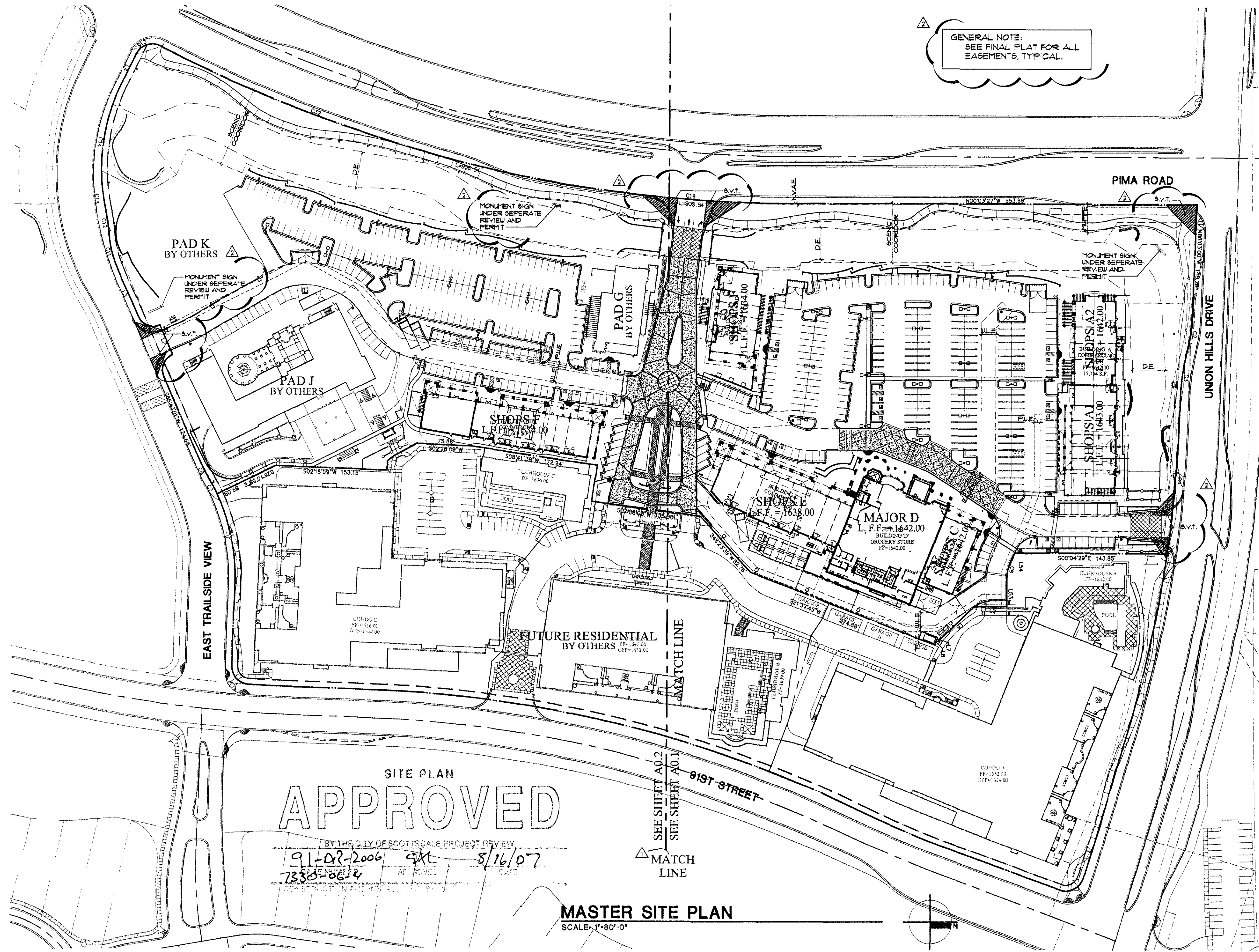




GENERAL NOTE:
SEE FINAL PLAN FOR ALL
EASEMENTS, TYPICAL.

PROJECT DATA

OVERALL PROJECT DATA:

PROJECT DESCRIPTION: FIVE NEW ONE STORY SHELL RETAIL BUILDINGS, MAJOR D, SHOPS G AND OTHER PAD BUILDINGS UNDER SEPARATE PERMIT

ZONING: FNC PCD

GROSS SITE AREA: 855,010 SF. (19.63 Ac.)

NET SITE AREA: 100,731 SF. (2.29 Ac.)

TOTAL BUILDING AREA: 50,195 SF. (FIVE SHOPS BUILDINGS)

PERCENT COVERAGE: 12.5%

FAR ALLOWED: (NET LOT AREA x .8) 100,731 x .8 = 293,493 SF.

FAR PROVIDED: 59,335 SF.

VOLUME REQUIRED: (NET LOT AREA x 3.6) 100,731 x 3.6 = 6,534,241 CU. FT.

VOLUME PROVIDED: 2,389,606 CU. FT.

BUILDING HEIGHT: 5'6" ANG. AND ORNAMENTAL TOWERS TO 15'

OPEN SPACE: 354,663 SF. (REQUIRED) 435,663 SF. (PROVIDED)

FRONT OPEN SPACE: 111,335 (REQUIRED) 300,141 SF. (PROVIDED)

PARKING LANDSCAPE AREA: 31,611 SF. (REQUIRED) 38,422 SF. (PROVIDED)

PARKING ANALYSIS:

BUILDING:	BUILDING AREA:	PARKING REQUIRED:	BIKE REQ.
SHOPS A	15,931 SF.	15,931 SF. / 250 = 64 SPACES	
SHOPS C	4,636 SF.	4,636 SF. / 250 = 19 SPACES	
MAJOR D (BY OTHERS)	10,230 SF.	10,230 SF. / 250 = 41 SPACES	
SHOPS E	11,140 SF.	11,140 SF. / 250 = 45 SPACES	
SHOPS F	6,132 SF.	6,132 SF. / 250 = 25 SPACES	
SHOPS G (FUTURE)	6,500 SF.	6,500 SF. / 250 = 26 SPACES	
SHOPS H	11,626 SF.	11,626 SF. / 250 = 47 SPACES	
TOTAL	73,155 SF.	73,155 SF. / 250 = 302 SPACES	1/10 CARS + 28

PARKING PROVIDED: 436 SPACES, 28 PROVIDED

ACCESSIBLE STALLS REQUIRED: 12 SPACES

ACCESSIBLE STALLS PROVIDED (ALL VAN WIDTH): 21 SPACES

ALLOWABLE AREA ANALYSIS:

BUILDING:	BUILDING AREA:	CANOPY AREA:	TOTAL AREA:
SHOPS A	15,464 SF.	1,261 SF.	17,425 SF.
SHOPS C	4,502 SF.	1,016 SF.	5,518 SF.
MAJOR D (BY OTHERS)	17,648 SF.	3,331 SF.	21,579 SF.
SHOPS E	13,938 SF.	4,046 SF.	19,445 SF.
SHOPS F	6,500 SF.	2,384 SF.	8,884 SF.
SHOPS H	13,201 SF.	4,623 SF.	19,931 SF.
TOTAL	66,811 SF.	18,214 SF.	84,841 SF.

OCCUPANCY: GROUP M

CONSTRUCTION: V.B. W/ A.F.E.S. PER NFPA 13 (FULLY SPRINKLERED)

ALLOWABLE AREA CALCULATIONS:

SHOPS A:
BASE ALLOWABLE = 3,000 SF. (300% INCREASE FOR SPRINKLERS) = 36,000 SF.
BUILDING AREA = 17,425 SF. TOTAL THEREFORE LESS THAN 36,000 SF.

SHOPS C, MAJOR D, SHOPS E:
BASE ALLOWABLE = 3,000 SF. (75% INCREASE FOR 30' YARD) = 15,150 SF.
15,150 SF. (300% INCREASE FOR SPRINKLERS) = 42,150 SF.
MULTIPLE BUILDINGS ON SAME LOT (PER EXCEPTION (B) 104.3)
BUILDING AREA = (C) 59,335 SF. + (E) 19,445 SF. = 78,780 SF.
THEREFORE 42,150 SF. LESS THAN 78,780 SF.

SHOPS F:
BASE ALLOWABLE = 3,000 SF. (300% INCREASE FOR SPRINKLERS) = 36,000 SF.
BUILDING AREA = 8,884 SF. TOTAL THEREFORE LESS THAN 36,000 SF.

SITE NOTES

- DC RANCH CROSSING - GENERAL NOTES
- SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
 - ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
 - ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
 - NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
 - FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
 - NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
 - PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.
 - ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT. (DETAILS ARE STILL REQUIRED).
 - ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.
 - NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
 - ALL POLE-MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
 - NO CHAIN LINK FENCING SHALL BE ALLOWED.
 - NO TURF AREAS SHALL BE PROVIDED.
 - PROVIDE NATURAL OPEN SPACE (NOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM ON THE PLANS.
- NATURAL OPEN SPACE (NOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM:
1. NO BUILDING, GRADING, OR CONSTRUCTION ACTIVITY SHALL ENCRoACH INTO AREAS DESIGNATED AS NOS OR OUTSIDE THE DESIGNATED CONSTRUCTION ENVELOPE.
 2. ALL NOS AND AREA OUTSIDE OF THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOWING METHODS:
A. A REGISTERED LAND SURVEYOR SHALL STAKE ALL NOS AND LOC DISTURBANCE BASED ON THIS EXHIBIT.
B. 4- THREE (3) FOOT TALL STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED SIMILAR, SHALL BE SET ALONG THE NOS AND LOC, AND CONNECTED WITH GOLD ROPING BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING.
C. ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT WITHIN TWO FEET, OF THE NOS AND LOC LINE SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE.
D. THE STAKING, ROPING, AND FENCING SHALL BE MAINTAINED INTACT BY THE CONTRACTOR DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
 3. THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.

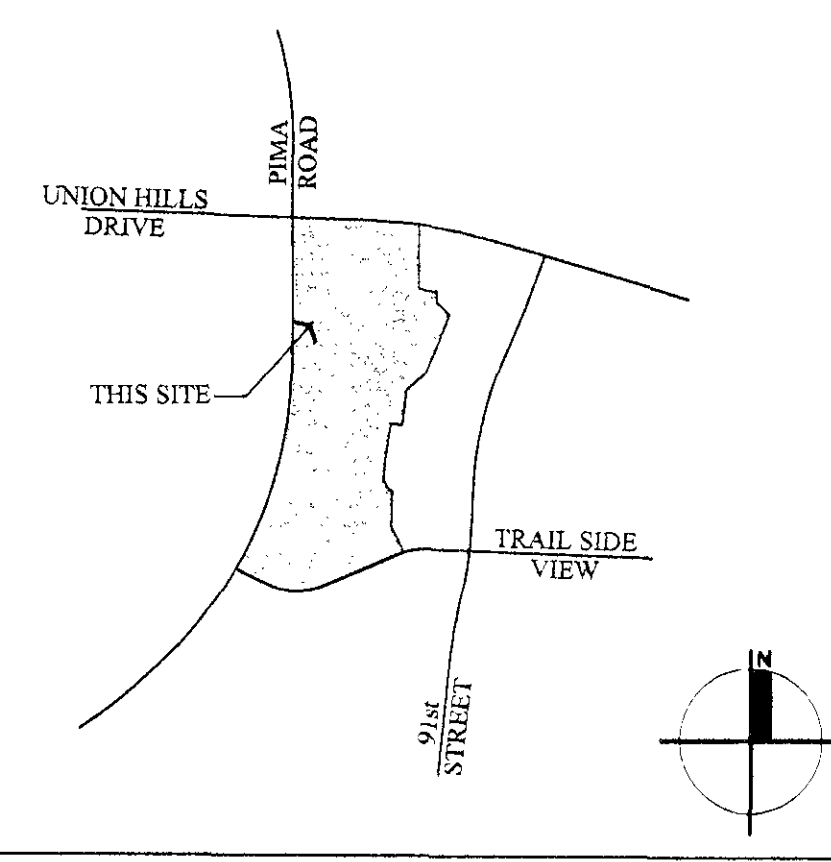
LEGAL DESCRIPTION

PARCEL DESCRIPTION
DC Ranch
Proposed Parcel 1.1
A portion of Section 31, Township 4 North, Range 5 East, of the Gila and Salt River Meridian, Maricopa County, Records.

APPLICABLE CODES

2003 INTERNATIONAL BUILDING CODE
2003 INTERNATIONAL MECHANICAL CODE
2003 INTERNATIONAL FIRE CODE
2003 INTERNATIONAL ENERGY CODE
1993 NATIONAL ELECTRIC CODE
1994 NATIONAL PLUMBING CODE
ADAAG

VICINITY MAP



CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	LINE BEARING	DISTANCE
C1	4°37'48"	1800.00'	459.51'	N80°44'08"W	459.33'	L1	N80°02'02"W
C2	11°28'11"	289.00'	51.50'	N87°19'33"W	51.20'	L2	S66°43'01"W
C3	11°28'02"	311.00'	62.30'	S81°19'38"E	62.22'	L3	S66°43'01"W
C4	05°26'01"	1133.00'	164.31'	N89°33'09"W	164.65'	L4	S64°14'36"E
C5	50°33'16"	25.00'	22.10'	N5°16'42"W	21.39'	L5	S00°06'53"W
C6	21°41'03"	75.50'	36.50'	S16°11'22"E	36.14'	L6	N45°02'14"W
C7	05°03'16"	262.50'	23.20'	S67°01'44"W	23.19'	L7	S21°37'45"W
C8	07°13'04"	747.00'	32.43'	N63°06'28"E	32.41'	L8	N68°22'15"W
C9	30°02'00"	23.00'	36.18'	S68°16'59"E	32.53'	L9	N49°13'26"E
C10	30°02'00"	23.00'	36.13'	N21°43'01"E	32.53'	L10	N09°41'30"E
C11	20°06'16"	142.50'	50.03'	N16°46'03"E	49.11'	L11	N01°10'22"W
C12	03°41'03"	37.42'	26.89'	S8°55'46"W	26.89'	L12	S29°21'03"E
C13	02°42'06"	266.50'	12.51'	N10°13'17"E	12.51'	L13	N26°10'58"W
C14	36°01'04"	266.50'	16.150'	S82°15'09"E	16.483'	L14	N35°53'09"W
C15	32°02'14"	29.00'	40.16'	S0°33'32"E	39.50'	L15	S01°31'29"E
C16	43°00'43"	1065.00'	130.26'	N20°41'01"E	130.36'	L16	N00°04'29"W
C17	06°26'02"	1800.00'	351.26'	N12°26'55"E	351.15'	L17	N00°03'21"W
C18	08°29'15"	1545.00'	218.41'	N04°41'58"E	218.29'	L18	N89°51'46"E
C19	06°01'19"	195.00'	289.01'	N12°52'17"E	289.15'	L19	S99°15'46"W
C20	02°21'35"	196.100'	206.10'	N19°31'09"E	206.21'	L20	S15°33'41"E
C21	03°00'19"	195.00'	101.34'	N23°42'35"E	101.34'	L21	N00°03'21"W
C22	03°00'21"	195.00'	102.02'	N06°30'43"E	102.01'	L22	S15°33'41"E
C23	03°25'43"	1945.00'	16.39'	N03°11'48"E	16.39'	L23	N82°51'51"W
C24	16°51'19"	25.21'	7.18'	S01°08'08"W	5.011'	L24	N12°02'12"W
C25	03°00'21"	212.38'	111.63'	N01°15'52"E	111.63'	L25	N61°28'12"W
C26	44°53'40"	035.00'	11.01'	S38°33'51"W	6.926'	L26	N65°22'53"W
C27	41°42'41"	035.00'	65.16'	S38°33'51"W	63.13'	L27	S30°05'56"E
C28	48°11'15"	035.00'	19.43'	S06°20'03"E	19.22'		
C29	30°18'16"	035.00'	50.81'	S01°21'01"E	50.78'		
C30	03°58'03"	035.00'	5.51'	S15°29'46"E	5.59'		
C31	01°11'43"	055.00'	23.30'	N26°52'54"W	23.29'		
C32	41°28'56"	1065.00'	130.26'	N20°41'01"E	130.36'		



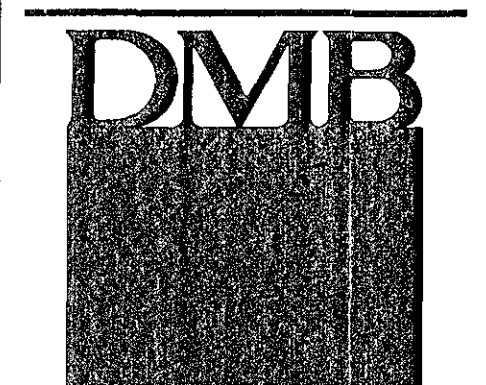
Butler Design Group Inc.
Architects & Planners

5555 East Van Buren St.
Suite 215
Phoenix, Arizona 85008

phone 602-957-1800
fax 602-957-7722



OWNERSHIP OF INSTRUMENTS OF SERVICE
The design professional is responsible for the design and construction of the project and retains the right to use the design professional's name and seal on the project.



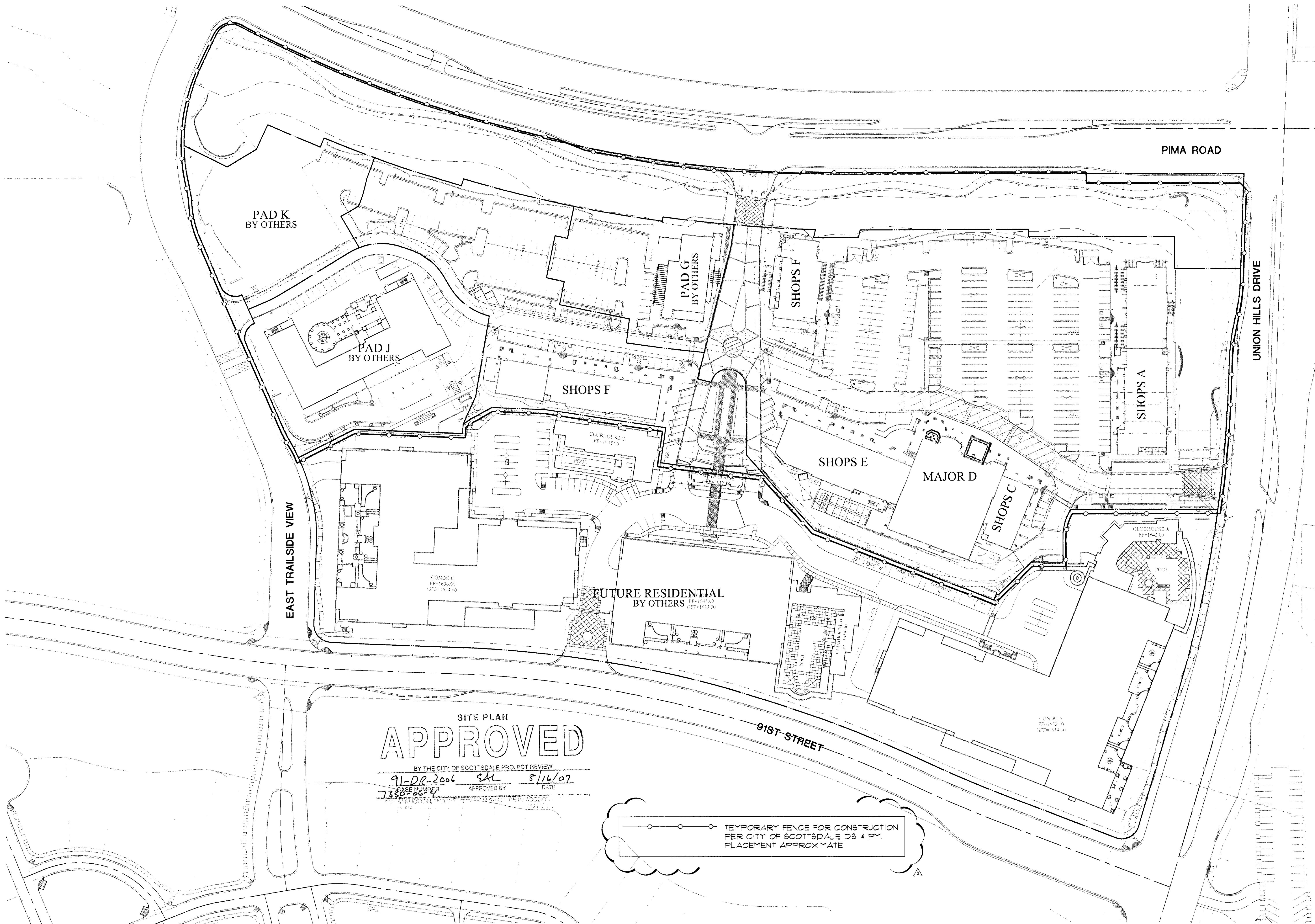
Ranch Crossing
18201-18291 N. PIMA ROAD
SCOTTSDALE, AZ
91-DR-2006 246-SA-2007 42-SA-2007

Revisions:
COORDINATION 07.18.07
CITY COMMENTS 07.18.07

Title: MASTER SITE PLAN
Date: 5/7/2007
Project number: 04118
Drawn by: RAH
Checked by: PH
CAD title: 04118-MSP

- ☐ Design Development
- ☐ Progress Const. Docs.
- ☒ City Submittal
- ☐ Bid Package
- ☐ Construction Issue
- ☐ Record Drawings

Sheet Number: MSP



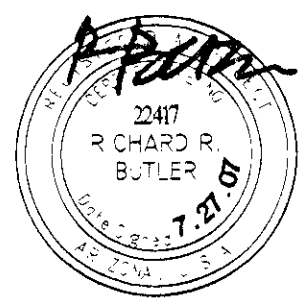
SITE PLAN
APPROVED
BY THE CITY OF SCOTTSDALE PROJECT REVIEW
91-DR-2006 *SAH* 8/16/07
CASE NUMBER APPROVED BY DATE
7330-06-04

TEMPORARY FENCE FOR CONSTRUCTION
PER CITY OF SCOTTSDALE DS 4 PM.
PLACEMENT APPROXIMATE

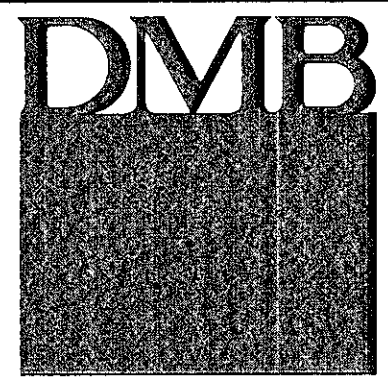
MASTER FENCING SITE PLAN
SCALE: 1"=80'-0"



Butler Design Group Inc.
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Phoenix, Arizona 85008
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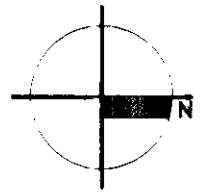


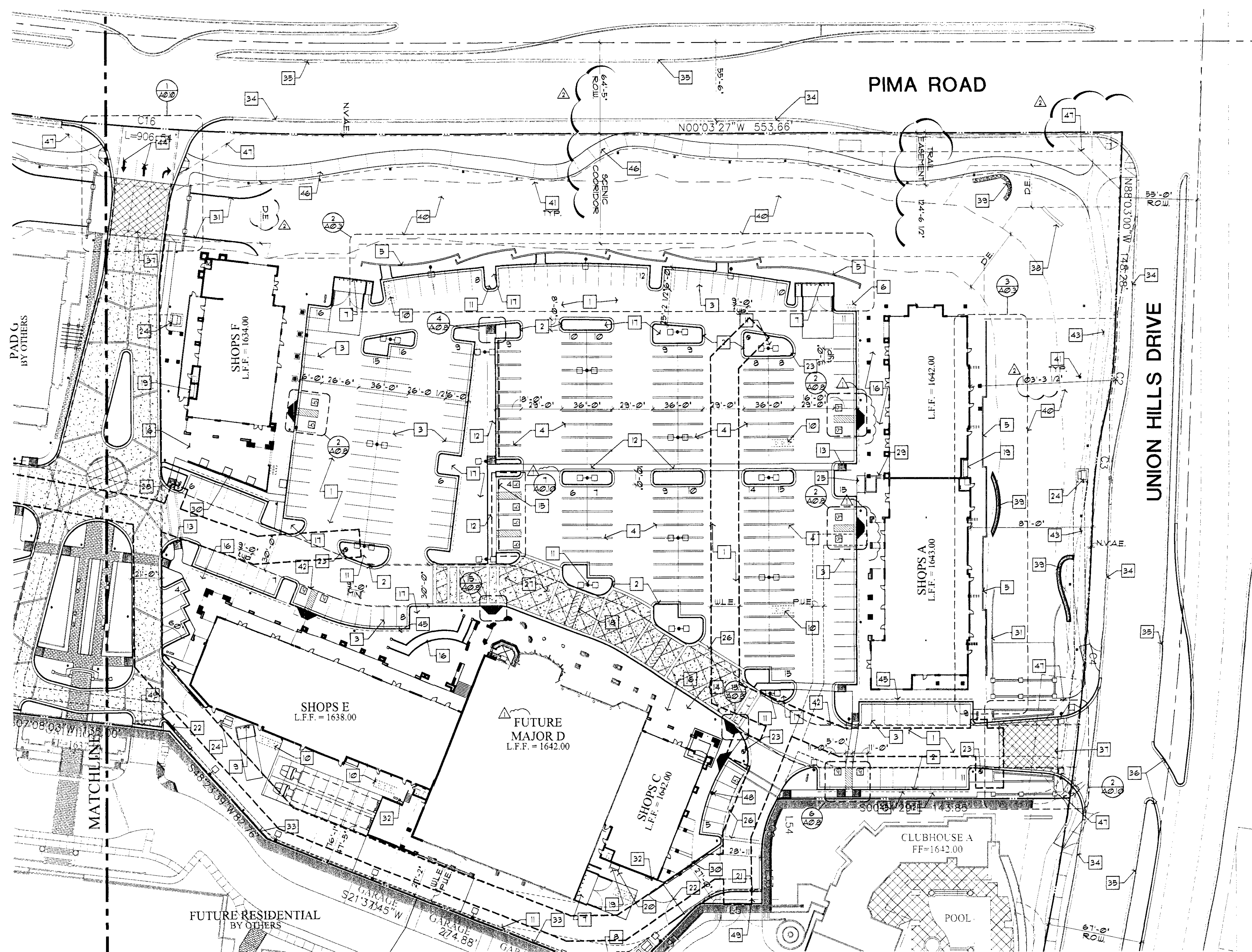
Ranch Crossing
18201-18291 N. PIMA ROAD
SCOTTSDALE, AZ
91-DR-2006 246-SA-2007 42-SA-2007

Revisions:
A CITY COMMENTS 07.18.07

Title: MASTER FENCING
SITE PLAN
Date: 5/7/2007
Project number: 04116
Drawn by: RAH
Checked by: PH
CAD file: 04116-MFP

- ☐ Design Development
 - ☐ Progress Const. Docs.
 - ☒ City Submittal
 - ☐ Bid Package
 - ☐ Construction Issue
 - ☐ Record Drawings
- Sheet Number:





SITE PLAN KEYNOTES

- 1 ASPHALT PAVING - PLAN CHECK #1330-06-3
- 2 CAST IN PLACE CONCRETE CURB AND GUTTER - SEE DETAIL 1/A0.3
- 3 4' WIDE WHITE PAINT STRIPE AT PARKING STALL
- 4 4' WIDE WHITE DOUBLE PAINT STRIPE AT PARKING STALL - CENTER STRIPES AT 12' ON CENTER
- 5 SCREEN WALL - SEE SHEETS A0.3 THRU A0.7
- 6 BIKE RACK - SEE DETAIL 1/A0.3
- 7 TRASH ENCLOSURE WITH GREASE WASTE RECEPTACLE - SEE DETAILS 1 AND 2/A0.3
- 8 40 CUBIC YARD TRASH COMPACTOR - BY OTHERS - SCREEN WALLS BY G.C.
- 9 TRASH ENCLOSURE - SEE DETAIL 3/A0.3
- 10 LOCATION OF FUTURE GREASE INTERCEPTOR
- 11 LIGHT POLE SEE DETAIL 8 AND 9/A0.3 - SEE ELECTRICAL
- 12 3' CONCRETE SIDEWALK - SEE CIVIL
- 13 ACCESSIBLE RAMP - SEE DETAIL 4/A0.3
- 14 SEAT WALL - SEE LANDSCAPE
- 15 PRECAST CONCRETE WHEEL STOP - SEE DETAIL 5/A0.10
- 16 HARDSCAPE - SEE LANDSCAPE DRAWINGS FOR MATERIALS AND DIMENSIONS
- 17 LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
- 18 SPEED HUMP
- 19 SERVICE ENTRANCE SECTION (S.E.S.) - PAINT TO MATCH BUILDING
- 20 PIPE BOLLARD - SEE DETAIL 6/A0.3 - PAINT SAFETY YELLOW
- 21 TEMPORARY EXTRUDED CONCRETE CURB - SEE DETAIL 8/A0.3
- 22 ELECTRICALLY CONTROLLED ACCESS GATE - SEE DETAIL 4/A0.3 FOR JAMB CONDITIONS - SEE SPECIFICATIONS FOR OPERATOR REQUIREMENTS
- 23 FIRE HYDRANT - SEE CIVIL
- 24 ELECTRICAL TRANSFORMER - SEE ELECTRICAL DRAWINGS
- 25 RAMP DOWN - SEE LANDSCAPE AND CIVIL
- 26 DECORATIVE CONCRETE RIBBON CURB - SEE DETAIL 11/A0.3
- 27 DECORATIVE CONCRETE DRIVE
- 28 LANDSCAPE WATER METER AND BACKFLOW PREVENTER - SEE CIVIL AND LANDSCAPE FOR EXACT LOCATION
- 29 STAIR - SEE LANDSCAPE
- 30 RETAINING WALL - SEE STRUCTURAL
- 31 CULVERT WALL - PLAN CHECK #1330-06-2
- 32 WATER METER - SEE CIVIL
- 33 2' WIDE CONCRETE CURB FULL LENGTH OF REAR WALL - SEE DETAIL 6/A0.10
- 34 EXISTING CONCRETE CURB AND GUTTER
- 35 EXISTING MEDIAN
- 36 NEW MEDIAN CUT - SEE CIVIL
- 37 DECORATIVE CONCRETE ENTRY DRIVE - SEE DETAILS 9 AND 2 A0.10
- 38 MONUMENT SIGN - UNDER SEPARATE PERMIT AND APPROVAL
- 39 STACKED STONE WALL - PLAN CHECK #1330-06-2
- 40 DRAINAGE WASH - PLAN CHECK #1330-06-2
- 41 LIGHT BOLLARDS - SEE ELECTRICAL
- 42 ACCESS EASEMENT - SEE CIVIL DRAWINGS
- 43 EXISTING CONCRETE SIDEWALK
- 44 PAINTED DIRECTIONAL ARROW
- 45 DASHED LINE INDICATES VEHICULAR OVERHANG
- 46 CONCRETE SIDEWALK - SEE CIVIL
- 47 SITE VISIBILITY TRIANGLE
- 48 BUBBLER BOX - SEE PLUMBING
- 49 PRIVATE ACCESS TO FUTURE CONDO DEVELOPMENT - UNDER SEPARATE PERMIT AND APPROVAL

SITE PLAN
APPROVED

BY THE CITY OF SCOTTSDALE PROJECT REVIEW
91-DR-2006
7330-06-04
DATE 8/16/07
APPROVED BY

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	41°31'48"	300.00'	48.93'	N80°44'09"W	48.93'
C2	11°28'00"	311.00'	51.30'	N82°18'35"W	51.30'
C3	05°26'01"	1733.00'	16.41'	N85°19'30"W	16.41'
C4	05°26'01"	25.00'	22.0'	N5°16'42"W	21.39'
C5	21°41'03"	175.00'	36.50'	S16°11'22"E	36.14'
C6	05°26'01"	25.00'	22.0'	S62°10'44"W	21.39'
C7	01°13'04"	242.00'	30.43'	N63°06'25"E	30.41'
C8	30°00'00"	23.00'	36.13'	S68°16'53"E	32.53'
C9	30°00'00"	23.00'	36.13'	N21°43'01"E	32.53'
C10	20°26'16"	142.88'	50.03'	N16°46'00"E	49.11'
C11	03°41'03"	51.42'	26.83'	S81°55'46"W	26.83'
C12	02°42'06"	266.53'	12.51'	N18°23'11"E	12.51'
C13	36°01'04"	266.53'	16.15'	S82°15'00"E	16.483'
C14	32°02'14"	25.00'	40.16'	S10°33'32"E	35.93'
C15	43°00'43"	865.00'	150.26'	N20°41'01"E	150.26'
C16	06°16'02"	200.00'	35.12'	N01°26'53"E	35.13'
C17	06°16'02"	1945.00'	218.41'	N04°41'50"E	218.23'
C18	06°16'02"	195.00'	289.01'	N12°15'21"E	288.15'
C19	02°21'35"	1361.00'	206.0'	N10°31'02"E	206.01'
C20	03°00'13"	1915.00'	81.34'	N23°42'35"E	81.34'
C21	03°00'21"	1945.00'	102.02'	N06°30'49"E	102.02'
C22	03°00'21"	1945.00'	102.02'	N03°11'49"E	102.02'
C23	03°00'21"	1945.00'	102.02'	N03°11'49"E	102.02'
C24	03°00'21"	1945.00'	102.02'	N03°11'49"E	102.02'
C25	03°00'21"	1945.00'	102.02'	N03°11'49"E	102.02'
C26	03°00'21"	1945.00'	102.02'	N03°11'49"E	102.02'
C27	03°00'21"	1945.00'	102.02'	N03°11'49"E	102.02'
C28	03°00'21"	1945.00'	102.02'	N03°11'49"E	102.02'
C29	03°00'21"	1945.00'	102.02'	N03°11'49"E	102.02'
C30	03°00'21"	1945.00'	102.02'	N03°11'49"E	102.02'
C31	03°00'21"	1945.00'	102.02'	N03°11'49"E	102.02'
C32	03°00'21"	1945.00'	102.02'	N03°11'49"E	102.02'

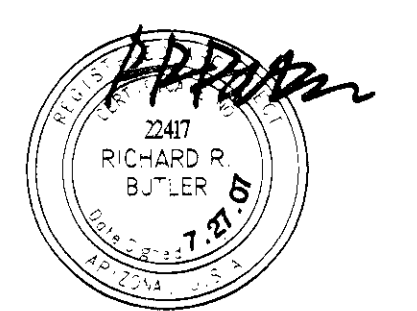
GENERAL NOTE:
SEE FINAL PLAN FOR ALL
EASEMENTS, TYPICAL.

LINE	BEARING	DISTANCE
L1	N88°03'20"W	23.04'
L2	S80°21'38"W	10.13'
L3	N02°34'38"E	5.00'
L4	N48°14'36"E	46.10'
L5	S02°06'53"W	44.63'
L6	N45°02'14"W	66.48'
L7	S21°31'45"W	3.31'
L8	N68°22'15"W	9.33'
L9	N48°13'26"E	12.43'
L10	N08°41'38"E	15.13'
L11	N81°18'22"W	49.61'
L12	S19°11'59"E	33.50'
L13	N26°10'58"W	10.20'
L14	N35°53'03"W	12.31'
L15	S81°31'29"E	12.63'
L16	N02°04'23"W	56.39'
L17	N00°03'21"W	34.17'
L18	N83°51'46"E	45.20'
L19	S83°51'46"W	45.20'
L20	S15°33'41"E	10.33'
L21	N00°03'21"W	63.84'
L22	S15°33'41"E	11.15'
L23	N81°51'51"W	6.00'
L24	N12°02'12"W	6.00'
L25	N63°16'53"W	14.00'
L26	N63°22'53"W	38.10'
L27	S30°30'56"E	48.33'

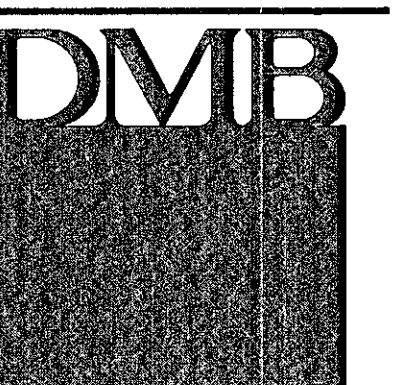
SITE PLAN
SCALE: 1"=40'-0"



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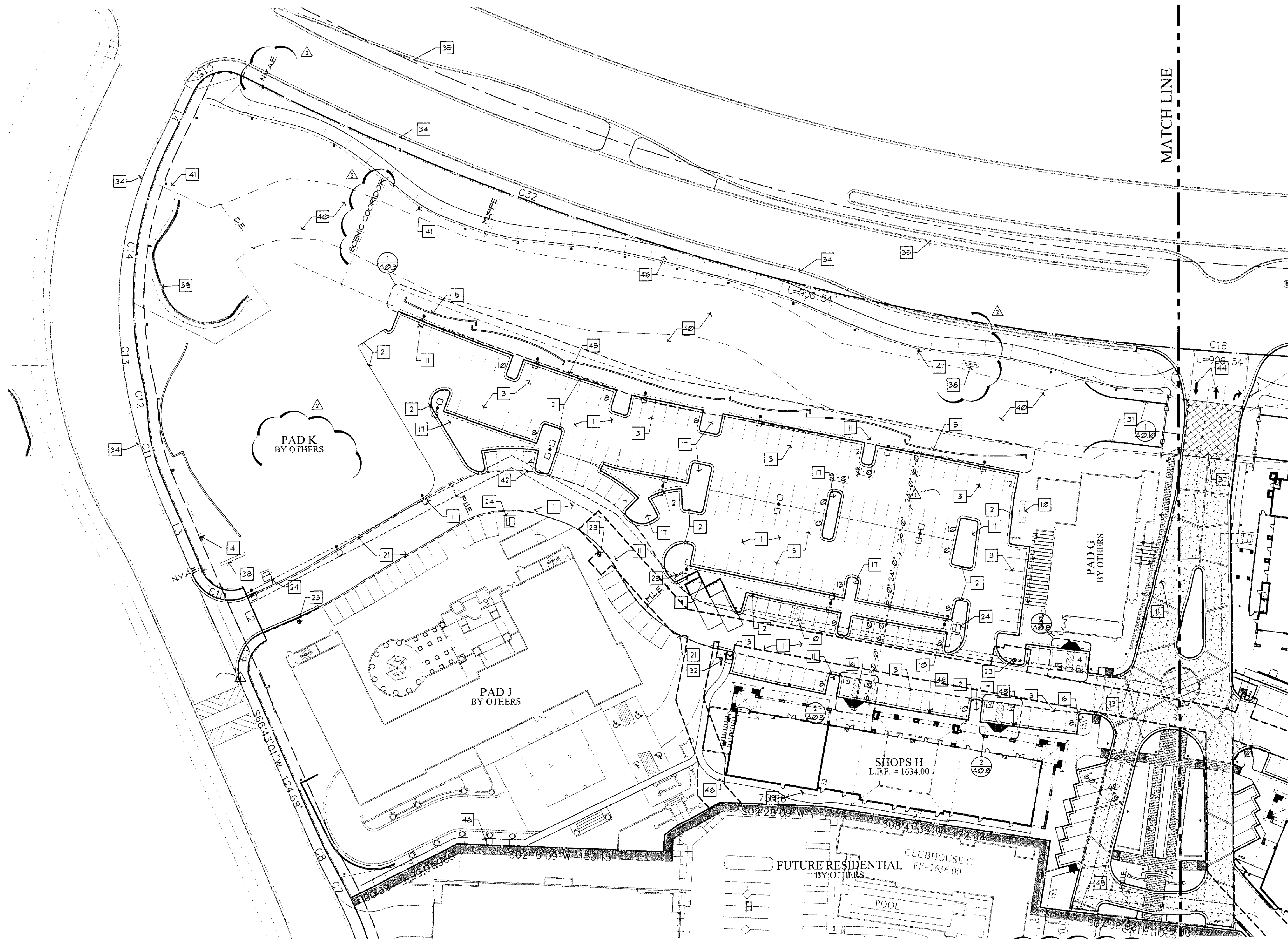
Revisions:
△ COORDINATION 07.18.07
△ CITY COMMENTS 07.18.07

Title: ENLARGED
SITE PLAN (NORTH)
Date: 5/7/2007
Project number: 04116
Drawn by: JRS
Checked by: PH
CAD file: 04116-A0.2

- ☐ Design Development
- ☐ Progress Const. Docs.
- ☒ City Submittal
- ☐ Bid Package
- ☐ Construction Issue
- ☐ Record Drawings

Sheet Number:

A0.1



SITE PLAN KEYNOTES

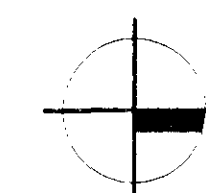
- 1 ASPHALT PAVING - PLAN CHECK #1330-06-5
- 2 CAST IN PLACE CONCRETE CURB AND GUTTER - SEE DETAIL 1/A0.3
- 3 4' WIDE WHITE PAINT STRIPE AT PARKING STALL
- 4 4' WIDE WHITE DOUBLE PAINT STRIPE AT PARKING STALL - CENTER STRIPES AT 12' ON CENTER
- 5 SCREEN WALL - SEE SHEETS A0.3 THRU A0.7
- 6 BIKE RACK - SEE DETAIL 1/A0.3
- 7 TRASH ENCLOSURE WITH GREASE WASTE RECEPTACLE - SEE DETAILS 1 AND 2/A0.3
- 8 40 CUBIC YARD TRASH COMPACTOR - BY OTHERS - SCREEN WALLS BY G.C.
- 9 TRASH ENCLOSURE - SEE DETAIL 3/A0.3
- 10 LOCATION OF FUTURE GREASE INTERCEPTOR
- 11 LIGHT POLE SEE DETAIL 3 AND 3/A0.3 - SEE ELECTRICAL
- 12 5' CONCRETE SIDEWALK - SEE CIVIL
- 13 ACCESSIBLE RAMP - SEE DETAIL 4/A0.3
- 14 SEAT WALL - SEE LANDSCAPE
- 15 PRECAST CONCRETE WHEEL STOP - SEE DETAIL 3/A0.3
- 16 HARDSCAPE - SEE LANDSCAPE DRAWINGS FOR MATERIALS AND DIMENSIONS
- 17 LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
- 18 SPEED HUMP
- 19 SERVICE ENTRANCE SECTION (S.E.S.) - PAINT TO MATCH BUILDING
- 20 PIPE BOLLARD - SEE DETAIL 6/A0.3 - PAINT SAFETY YELLOW
- 21 TEMPORARY EXTRUDED CONCRETE CURB - SEE DETAIL 8/A0.3
- 22 ELECTRICALLY CONTROLLED ACCESS GATE - SEE DETAIL 4/A0.3 FOR JAMB CONDITIONS - SEE SPECIFICATIONS FOR OPERATOR REQUIREMENTS
- 23 FIRE HYDRANT - SEE CIVIL
- 24 ELECTRICAL TRANSFORMER - SEE ELECTRICAL DRAWINGS
- 25 RAMP DOWN - SEE LANDSCAPE AND CIVIL
- 26 DECORATIVE CONCRETE RIBBON CURB - SEE DETAIL 11/A0.3
- 27 DECORATIVE CONCRETE DRIVE
- 28 LANDSCAPE WATER METER AND BACKFLOW PREVENTER - SEE CIVIL AND LANDSCAPE FOR EXACT LOCATION
- 29 STAIR - SEE LANDSCAPE
- 30 RETAINING WALL - SEE STRUCTURAL
- 31 CULVERT WALL - PLAN CHECK #1330-06-2
- 32 WATER METER - SEE CIVIL
- 33 2' WIDE CONCRETE CURB FULL LENGTH OF REAR WALL - SEE DETAIL 6/A0.3
- 34 EXISTING CONCRETE CURB AND GUTTER
- 35 EXISTING MEDIAN
- 36 NEW MEDIAN CUT - SEE CIVIL
- 37 DECORATIVE CONCRETE ENTRY DRIVE - SEE DETAILS 1 AND 2 A0.3
- 38 MONUMENT SIGN - UNDER SEPARATE PERMIT AND APPROVAL
- 39 STACKED STONE WALL - PLAN CHECK #1330-06-2
- 40 DRAINAGE WASH - PLAN CHECK #1330-06-2
- 41 LIGHT BOLLARDS - SEE ELECTRICAL
- 42 ACCESS EASEMENT - SEE CIVIL DRAWINGS
- 43 EXISTING CONCRETE SIDEWALK
- 44 PAINTED DIRECTIONAL ARROW
- 45 DASHED LINE INDICATES VEHICULAR OVERHANG
- 46 CONCRETE SIDEWALK - SEE CIVIL
- 47 SITE VISIBILITY TRIANGLE
- 48 BUBBLER BOX - SEE PLUMBING
- 49 PRIVATE ACCESS TO FUTURE CONDO DEVELOPMENT - UNDER SEPARATE PERMIT AND APPROVAL

GENERAL NOTE:
SEE FINAL PLAN FOR ALL
EASEMENTS, TYPICAL.

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	14°31'43"	1800.00'	453.51'	N00°44'00"W	453.33'
C2	11°23'11"	283.00'	51.30'	N02°03'30"W	51.80'
C3	11°23'00"	311.00'	62.30'	S02°03'30"E	62.00'
C4	05°26'01"	1133.00'	164.11'	N00°13'30"W	164.65'
C5	50°33'16"	25.00'	22.10'	N51°16'42"W	21.33'
C6	21°41'03"	19.50'	36.50'	S16°11'22"E	36.14'
C7	05°03'16"	262.50'	23.20'	S62°01'44"W	23.19'
C8	01°13'04"	242.00'	30.43'	N63°06'23"E	30.47'
C9	30°00'00"	23.00'	36.13'	S69°15'59"E	35.53'
C10	30°00'01"	23.00'	36.13'	N21°43'01"E	35.53'
C11	20°06'16"	142.50'	50.03'	N16°46'03"E	49.11'
C12	03°41'03"	157.42'	26.80'	S01°55'46"W	26.85'
C13	02°42'06"	266.58'	12.51'	N73°23'11"E	12.51'
C14	36°01'04"	266.58'	16.13'	S01°15'00"E	16.433'
C15	32°02'41"	23.00'	40.16'	S01°33'32"E	38.93'
C16	43°00'43"	186.00'	135.26'	N20°41'01"E	131.036'
C17	06°26'02"	1800.00'	135.126'	N21°26'55"E	131.15'
C18	08°23'15"	1945.00'	210.41'	N04°41'50"E	210.29'
C19	06°01'31"	135.10'	233.01'	N12°15'21"E	232.15'
C20	02°11'33"	196.10'	126.01'	N13°12'08"E	126.01'
C21	03°00'13"	195.00'	81.34'	N23°42'35"E	81.34'
C22	03°00'21"	195.00'	82.02'	N06°30'49"E	82.02'
C23	03°25'43"	1945.00'	16.33'	N03°11'48"E	16.31'
C24	16°02'19"	17.10'	50.1200'	S01°00'00"W	50.1200'
C25	03°00'21"	211.38'	111.63'	N01°15'52"E	111.63'
C26	44°53'40"	033.50'	11.01'	N31°01'22"E	63.26'
C27	41°42'41"	83.50'	63.16'	S38°39'51"W	63.13'
C28	48°11'13"	83.50'	75.43'	S06°20'03"E	73.22'
C29	38°13'15"	83.50'	58.86'	S01°21'01"E	58.15'
C30	03°59'03"	83.50'	13.51'	S13°21'46"E	13.52'
C31	01°11'43"	185.00'	23.30'	N28°52'54"W	23.29'
C32	41°28'56"	186.00'	135.026'	N20°41'01"E	131.036'

LINE BEARING	DISTANCE
L1 N02°03'30"W	23.04'
L2 S02°43'01"W	44.20'
L3 S06°43'01"W	13.13'
L4 S04°14'36"E	46.10'
L5 S00°26'33"W	44.68'
L6 N45°02'14"W	66.48'
L7 S12°31'45"W	33.11'
L8 N68°22'15"W	3.33'
L9 N48°13'26"E	12.43'
L10 N03°41'30"E	15.73'
L11 N81°18'22"W	49.61'
L12 S13°21'03"E	24.66'
L13 N26°10'53"W	10.20'
L14 N35°53'03"W	12.51'
L15 S01°13'23"E	12.63'
L16 N00°24'23"W	56.93'
L17 N00°23'21"W	34.11'
L18 N03°51'46"E	45.20'
L19 S03°51'46"W	10.20'
L20 S13°33'41"E	0.33'
L21 N00°23'21"W	63.84'
L22 S13°33'41"E	11.15'
L23 N01°15'51"W	6.00'
L24 N12°09'12"W	10.00'
L25 N61°28'12"W	14.00'
L26 N63°22'53"W	38.10'
L27 S30°30'56"E	48.33'

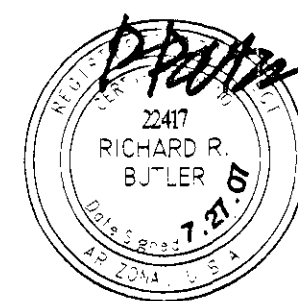
SITE PLAN
SCALE: 1"=40'-0"



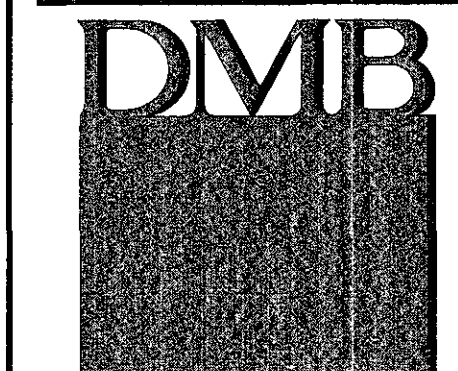
SITE PLAN
APPROVED
BY THE CITY OF SCOTTSDALE PROJECT REVIEW
91-02-2006 91-02-2006 8/16/07
7330-06-04 15-PP-2006 91-DR-2006 246-SA-2007 42-SA-2007



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Revisions:
1 COORDINATION 07.18.07
2 CITY COMMENTS 07.18.07

Title: ENLARGED
SITE PLAN (SOUTH)
Date: 5/7/2007
Project number: 04118
Drawn by: JRS
Checked by: PH
CAD file: 04118-A0.3

- ☐ Design Development
 - ☐ Progress Const. Docs.
 - ☒ City Submittal
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- Sheet Number:

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