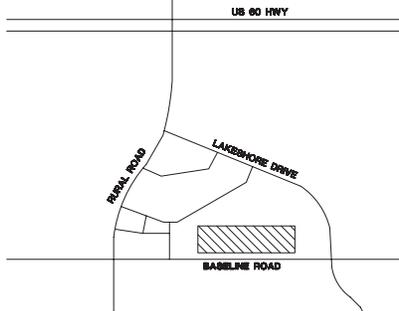


VICINITY MAP



LEGAL DESCRIPTION

THAT PART OF LOT 1 OF LAKE COUNTRY VILLAGE PHASE II, BOOK 1235 OF MAPS, PG 22, MARICOPA COUNTY RECORDS SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 35 BEARS N89°31'E, A DISTANCE OF 285.42 FEET; THENCE N89°31'E, ALONG THE SOUTHWEST LINE OF SAID SECTION 35, A DISTANCE OF 608.91 FEET; THENCE, DEPARTING FROM SAID SOUTH LINE, N43°02'W, A DISTANCE OF 55.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF BASELINE ROAD, SAID POINT ALSO BEING THE SOUTHERNMOST WESTERLY CORNER OF LOT 1 OF SAID LAKE COUNTRY VILLAGE PHASE II, ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PART; THENCE, DEPARTING SAID NORTH RIGHT-OF-WAY, N04°14'44"W, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 247.11 FEET; THENCE, DEPARTING SAID WESTERLY LINE OF LOT 1, N89°18'06"E, A DISTANCE OF 29.94 FEET; THENCE N77°42'E, A DISTANCE OF 13.08 FEET; THENCE N89°52'02"E, A DISTANCE OF 741.17 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS THAT BEARS N02°02'W, A DISTANCE OF 80.00 FEET; THENCE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°14'03", A DISTANCE OF 58.87 FEET; THENCE N47°43'07"E, A DISTANCE OF 23.52 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS THAT BEARS S42°16'51"E, A DISTANCE OF 80.00 FEET; THENCE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°42'48", A DISTANCE OF 58.87 FEET; THENCE N89°26'50"E, A DISTANCE OF 279.35 FEET TO THE EASTERLY LINE OF SAID LOT 1, ALSO BEING THE BEGINNING OF A CURVE, HAVING A RADIUS THAT BEARS S70°02'00"W, A DISTANCE OF 81.35 FEET; THENCE, SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°48'03", A DISTANCE OF 20.81 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE S89°16'51"W, ALONG THE SOUTHERNMOST LINE OF SAID LOT 1, A DISTANCE OF 221.27 FEET; THENCE S04°32'02"E, ALONG THE EASTERLY LINE OF LOT 1, A DISTANCE OF 281.14 FEET TO THE NORTH RIGHT-OF-WAY OF SAID BASELINE ROAD, ALSO BEING THE SOUTHERNMOST LINE OF SAID LOT 1; THENCE S89°16'51"W, ALONG SAID SOUTHERNMOST LINE, A DISTANCE OF 816.02 FEET; THENCE, DEPARTING SAID SOUTHERNMOST LINE, N61°14'16"W, A DISTANCE OF 50.00 FEET; THENCE N89°52'02"E, A DISTANCE OF 50.00 FEET; THENCE N61°14'16"W, A DISTANCE OF 135.01 FEET; THENCE S89°52'02"W, A DISTANCE OF 190.00 FEET; THENCE S04°14'44"E, BEING 15.00 FEET FROM AND PERPENDICULAR TO SAID WESTERLY LINE OF LOT 1, A DISTANCE OF 227.70 FEET TO SAID SOUTHERNMOST LINE OF LOT 1; THENCE S89°16'51"W, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, CONTAINING 484.840 ACRES MORE OR LESS.

GENERAL NOTES

- ART IN A PRIVATE DEVELOPMENT REQUIREMENT - ART FOR THIS PROJECT IS REQUIRED AND WILL BE BASED ON A PERCENTAGE OF APPLICABLE COMMERCIAL BUILDINGS WITHIN THE OVERALL DEVELOPMENT. ONCE THE APPROPRIATE PERCENTAGE CAN BE ASCERTAINED AND AN ART BUDGET ESTABLISHED, THE OWNER WILL WORK WITH THE CITY TO MEET THE ART REQUIREMENTS ASSOCIATED WITH THIS PROJECT. THE ART REQUIREMENT WILL BE SATISFIED BY EITHER A COMPENSATORY REIMBURSEMENT TO THE CITY OR ACTUAL ART AS APPROVED BY THE CITY.
- ALL EXISTING TREES ARE TO BE REMOVED/DEMOLISHED.

PROJECT DATA

PROJECT ADDRESS: LAKE COUNTRY VILLAGE
940 E. BASELINE ROAD
TEMPE, AZ 85283

DESIGNER: LGE DESIGN BUILD
740 NORTH 52ND STREET
PHOENIX, AZ 85008
VINCE DALKE
(480) 966-4001

CONTACT:

PROJECT SCOPE: COMMERCIAL MIXED USE RETAIL CENTER

CURRENT ZONING: PCD-2 (PUD)
MAX. BLDG HT. ALLOWED - 40'-0"
MAX. LOT COVERAGE - 50%
MIN. LANDSCAPE AREA - 15%
MIN. BUILDING SETBACK - 10'-0"
MIN. PARKING SETBACK - 20'-0" (FRONT)

GENERAL PLAN: MIXED USE
SITE AREA: 216,900 S.F. (4.98 AC) NET
282,306 S.F. (6.52 AC) GROSS
LANDSCAPE AREA: 42,758 S.F. (16%)

BUILDING 1:	STORIES:	ONE STORY WITH MEZZANINE (+37'-7" HT)
BUILDING 1 S.F.:	29,476 S.F. / MEZZANINE 3,348 S.F. = 32,822 S.F.	
BUILDING 2:	STORIES:	ONE STORY (+28'-7" HT)
BUILDING 2 S.F.:	6,074 S.F.	
BUILDING 3:	STORIES:	ONE STORY (+28'-7" HT)
BUILDING 3 S.F.:	2,889 S.F.	
BUILDING 4:	STORIES:	ONE STORY (+32'-0" HT)
BUILDING 4 S.F.:	9,208 S.F.	
BUILDING 4 (WENDY'S):	STORIES:	ONE STORY (+28'-0" HT)
BUILDING 4 S.F.:	3,004 S.F.	
TOTAL BUILDING S.F.:	48,300 S.F.	
LOT COVERAGE:	20.51 %	
OCCUPANCY:	M	
CONSTRUCTION TYPE:	V-B, W, A, F, E, S.	

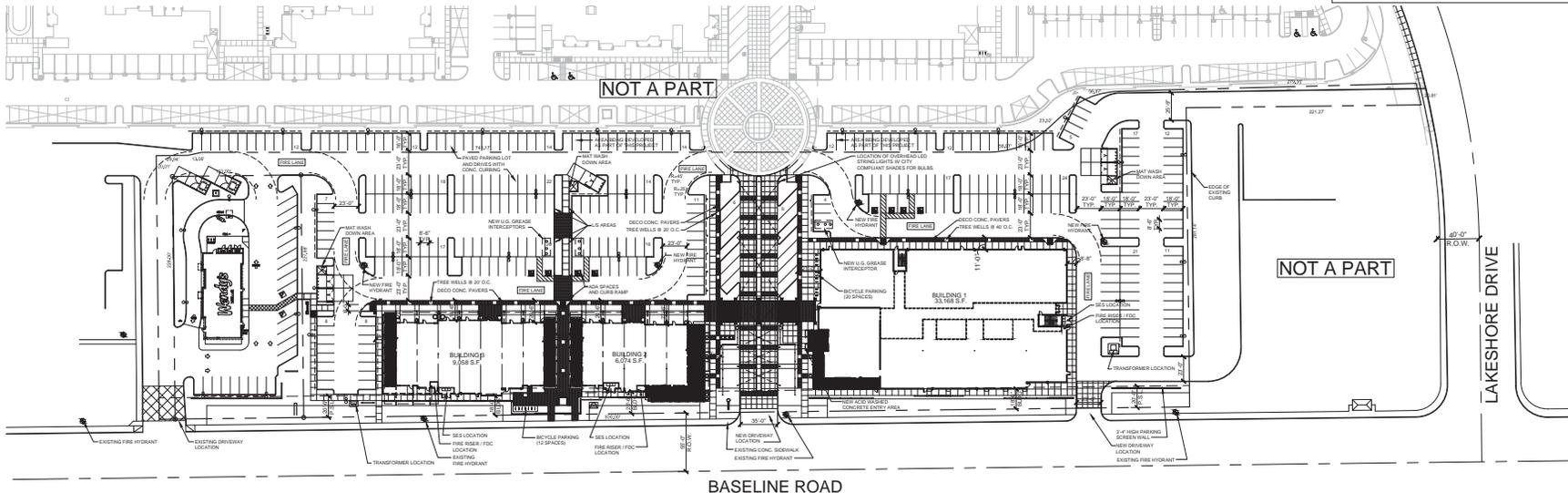
REQUIRED PARKING CALCS:	SQUARE FT.	FACTOR	TOTAL
THEATER	798 SEATS	1 / 3 SEATS	266 SPACES
RETAIL	8,800 S.F.	1 / 100 S.F.	25 SPACES
RESTAURANT	6,532 S.F.	1 / 75 S.F.	87 SPACES
OUTDOOR PATIO	5,000 S.F.	1 / 150 S.F.	25 SPACES
	(MINUS 1200	(AFTER 1ST	407 SPACES
	FOR 4 SUITES =	300 S.F. PER	
	3,803 S.F.)	TENANT)	

PARKING PROVIDED:

TOTAL REGULAR SPACES	332
TOTAL ACCESSIBLE SPACES	8
TOTAL SPACES	340
PARKING RATIO	6.77 CARS FOR 1,000 S.F.

BIKE PARKING CALCS:	SQUARE FT.	FACTOR	TOTAL
THEATER	798 SEATS	1 / 40 SEATS	20 SPACES
RETAIL	8,800 S.F.	1 / 10,000 S.F.	2 MIN. SPACES
RESTAURANT	6,532 S.F.	1 / 1,000 S.F.	7 SPACES
OUTDOOR PATIO	5,000 S.F.	1 / 2,000 S.F.	3 SPACES
	(MINUS 1200	(AFTER 1ST	
	FOR 4 SUITES =	300 S.F. PER	
	3,803 S.F.)	TENANT)	

32 BICYCLE SPACES REQUIRED
32 BICYCLE SPACES PROVIDED



LAKE COUNTRY VILLAGE SITE PLAN

SCALE: 1" = 50'-0"



DESIGN GROUP
LGE
740 N. 52nd Street • Phoenix, AZ • 85008
P: 480.966.4001

LAKE COUNTRY VILLAGE
N.W.C. BASELINE ROAD & LAKESHORE DRIVE
TEMPE, AZ



NUMBER	REVISION	DATE

SHEET TITLE
PRELIMINARY SITE PLAN
ISSUE DATE: 07-12-
DRAWN BY: BCR / JF
CHECKED BY: V
PROJECT No.:
SHEET:

EXPRES: 12/31/2017
A0.1