

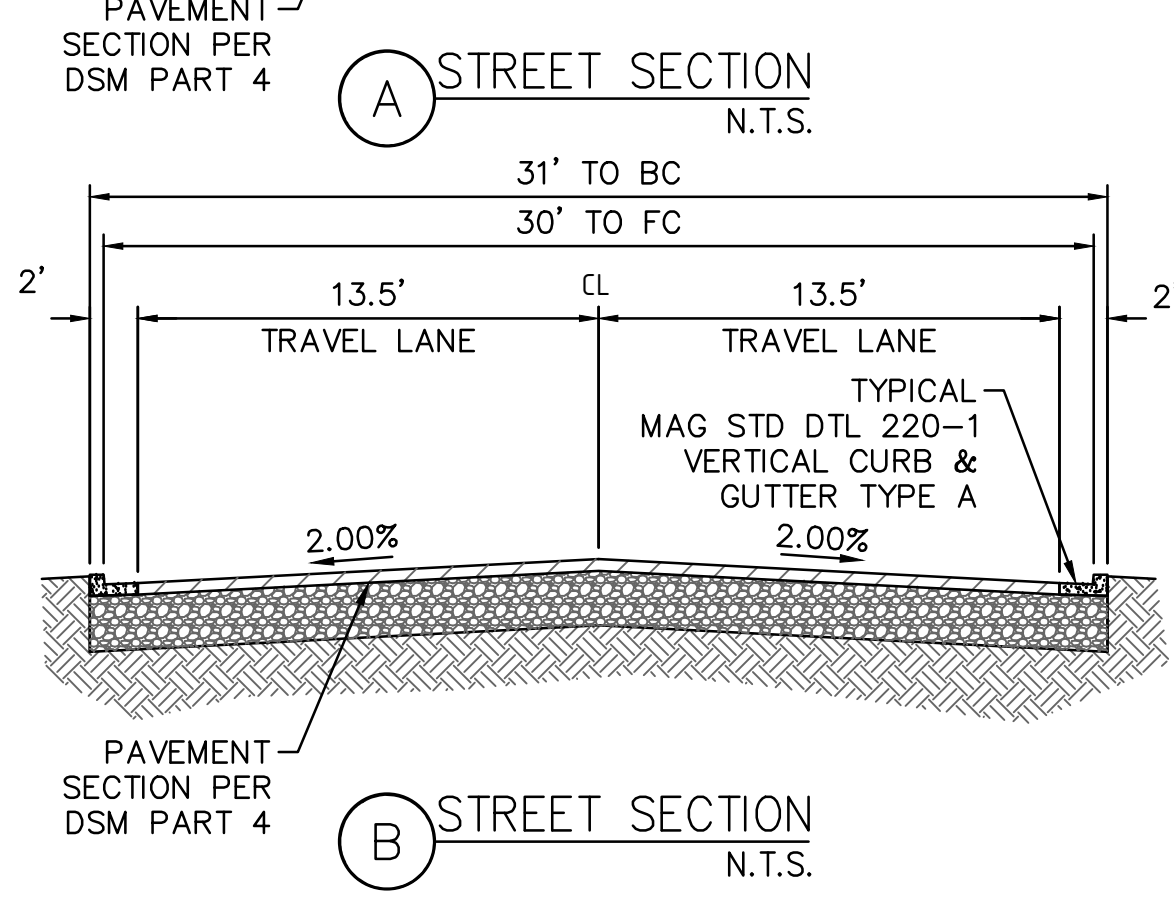
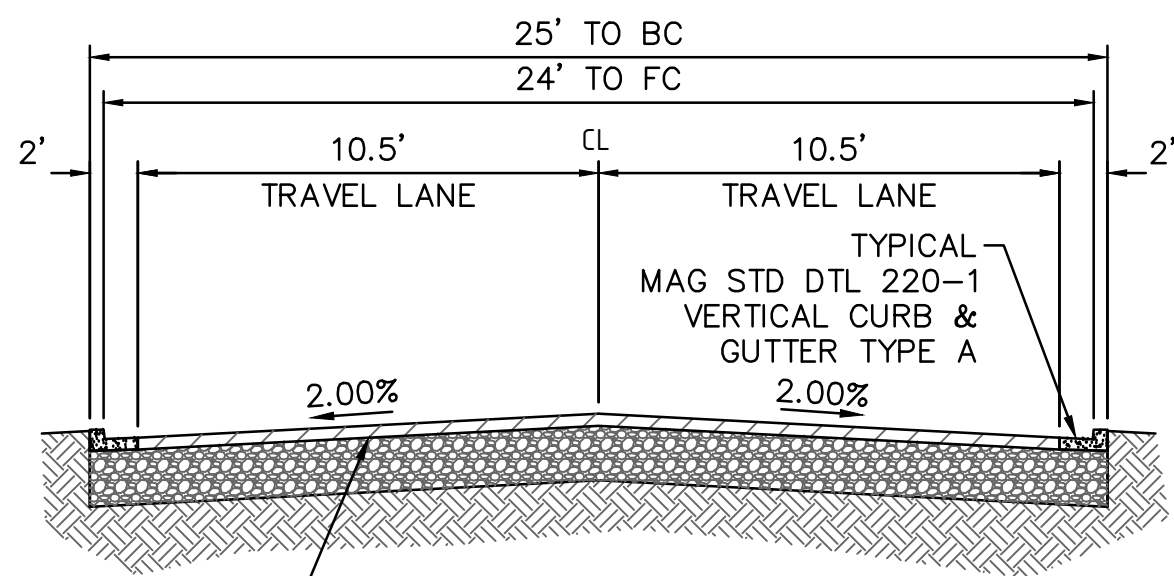
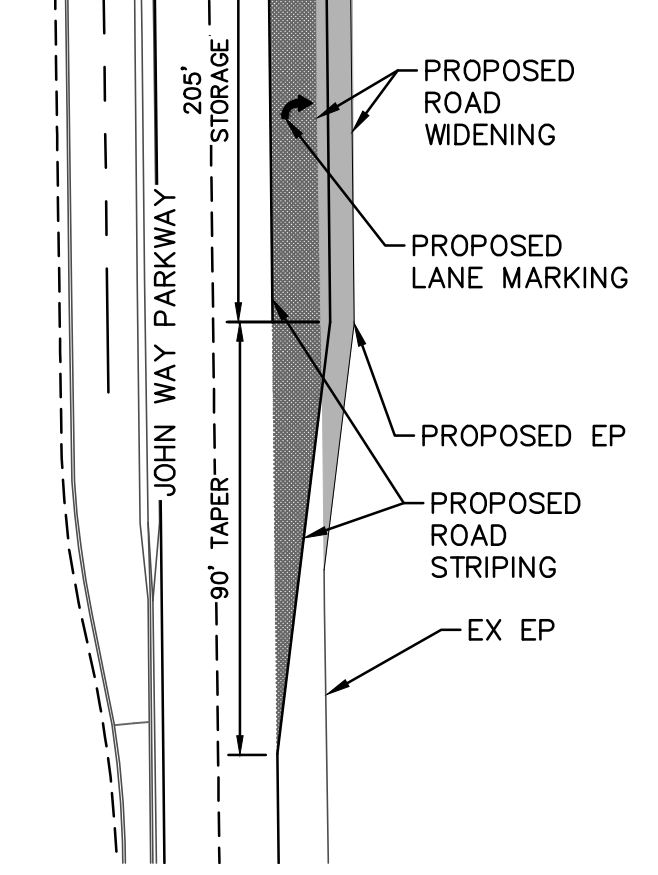
Level	Hospital	MOB	Lofts	Garage	Hotel
LL 1				64,550	5,000
Level 1	24,460	30,418	-	64,050	18,128
Level 2	17,681	31,097	-	63,400	20,348
Level 3	19,174	31,097	43,229	-	20,061
Level 4	3,146	467	40,524	-	20,061
Level 5	471	-	38,627	-	20,061
Level 6	-	-	39,798	-	20,061
Level 7	-	-	36,622	-	20,061
Level 8	-	-	1,200	-	1,085
<b>BGSF</b>	<b>64,932</b>	<b>93,079</b>	<b>200,000</b>	<b>192,000</b>	<b>144,866</b>

- SHEET NOTES:**
- REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFO RELATED TO BUILDING FOOTPRINTS AND DESIGN.
  - REFER TO LANDSCAPE PLANS FOR ADDITIONAL LANDSCAPING AND HARDSCAPE DETAILS.
  - DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE. RADIUS DIMENSIONS ARE TO FACE OF CURB.
  - REFER TO ALTA FOR ADDITIONAL PROPERTY BOUNDARY, RIGHT-OF-WAY AND EASEMENT INFORMATION.

**LEGEND**

[Pattern]	NEW CONCRETE/HARDSCAPE
[Pattern]	NEW ASPHALT
[Pattern]	NEW TURN-LANE/ASPHALT
[Pattern]	CROSSWALK HARDSCAPE

**MATCH LINE THIS SHEET**



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**CORGAN**

**SITE DATA:**  
PROJECT LOCATION: SOUTHEAST CORNER OF JOHN WAYNE PARKWAY (SR-347) AND BOWLIN ROAD  
LOT/PARCEL NUMBER: 510-12-014D & 510-12-014E  
PROJECT SCOPE: MEDICAL CAMPUS & HOTEL  
TOTAL PARCEL AREA: 9.43 AC

ZONING: PLANNED AREA DEVELOPMENT (PAD), MIXED USE-GENERAL (MU-G),  
LAND USE: MEDICAL CAMPUS  
MAXIMUM DWELLING UNIT DENSITY: 35 UNITS/AC  
PROPOSED DENSITY: 140 UNITS  
MAXIMUM BUILDING HEIGHT: 150 FT  
PROPOSED MAX BUILDING HEIGHT: 100 FT  
SETBACKS:  
FRONT = 10 FT  
INTERIOR SIDE = 0 FT  
PUBLIC STREET SIDE = 20 FT  
REAR = 0 FT

**NUMBER OF ROOM TYPES:**

**LOFTS:**  
1 BEDROOM = 60 UNITS  
2 BEDROOMS = 58 UNITS  
3 BEDROOMS = 18 UNITS  
TOTAL NUMBER OF UNITS = 136

**HOTEL:**  
KING SIZE SUITE = 127  
2 BED EXECUTIVE SUITE = 11  
TOTAL NUMBER OF UNITS = 138

**BUILDING STORIES:**  
HOSPITAL = 5  
MOB = 3  
LOFTS = 8 (7 ABOVE GRADE, 1 BELOW)  
HOTEL = 8

**PARKING CALCULATIONS:**  
TOTAL PARKING REQUIRED = 805

**ON-SITE:**  
PARKING PROVIDED (SURFACE) = 206  
PARKING PROVIDED (GARAGE) = 377  
TOTAL ON-SITE PARKING = 583

**OFF-SITE:**  
PARKING PROVIDED (REC CENTER) = 222

**TOTAL PARKING PROVIDED = 805**

Contact Arizona 811 at least two full working days before you begin excavation

**ARIZONA 811**  
Call 811 or click Arizona811.com

DRP SUBMITTAL  
PRELIMINARY  
NOT FOR  
CONSTRUCTION

NO.	BY	DATE	REVISION	APPR.	DATE

**DISTRICT 3 AT COPPER SKY**

**PHASE 1A PRELIMINARY CIVIL SITE PLAN**

DESIGNED:	DRAWN:	CHECKED:	DWG. NO.	SHEET NO.	TOTAL SHEETS
KA/JD	BR/RW	PH/JD	C1.0	1 OF 3	