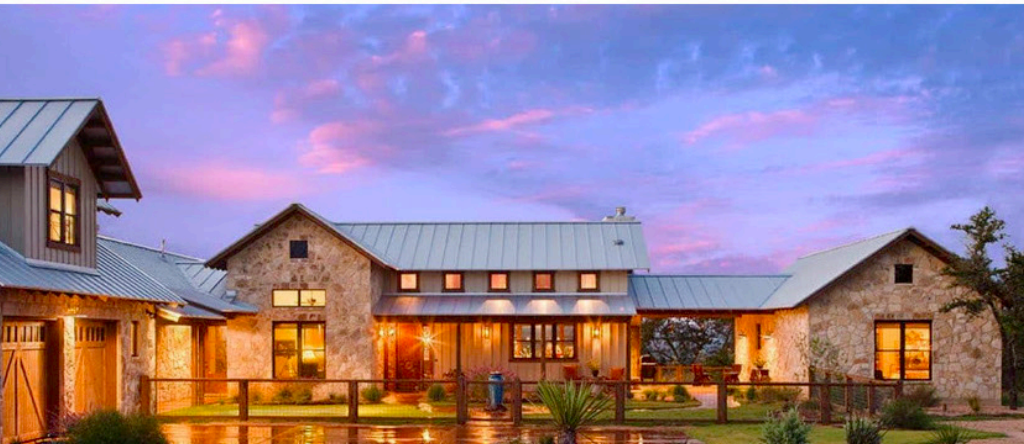
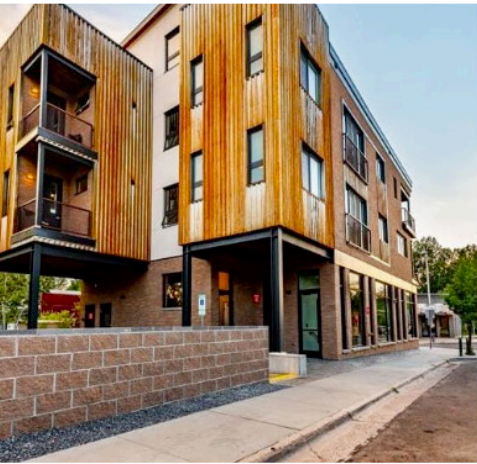


Ocotillo & Crismon

21551 E OCOTILLO ROAD, QUEEN CREEK, AZ 85142

PLAZA  COMPANIES



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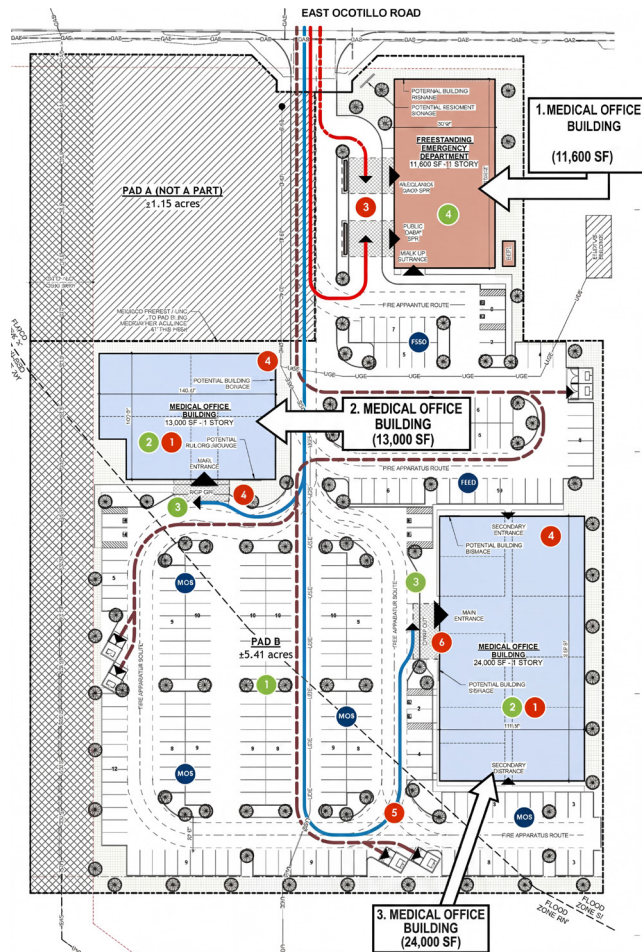
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SITE PLAN



A. SITE AND BUILDING INFORMATION	
TOWN	QUEEN CREEK, AZ
ZONING (EXISTING)	EMP-A (PAD)
EXISTING USE	VACANT COMMERCIAL LAND
PROPOSED USE	MEDICAL OFFICE / FREE STANDING EMERGENCY DEPARTMENT
GENERAL PLAN CLASSIFICATION	EMP-A Office / Industrial Park
ASSESSORS PARCEL NUMBER	304-64-863E
LOT SIZE (±)	235,645 SF
LOT ACREAGE (±)	5.41
PROPOSED TOTAL BUILDING AREA	48,600 SF
FREE STANDING EMERGENCY DEPT.	11,800 SF
MEDICAL OFFICE BUILDING 1	24,000 SF
MEDICAL OFFICE BUILDING 2	13,000 SF
B. YARD, HEIGHT, AND AREA REQUIREMENTS	
FRONT YARD SETBACK	0'-0" (Table 4.7-3)
SIDE YARD SETBACK	0'-0" (EMP to EMP per Table 5.3-1)
REAR YARD SETBACK	15' 0"
OPEN SPACE REQUIRED (%)	10.0%
OPEN SPACE REQUIRED (SF)	23,565 SF
OPEN SPACE PROVIDED (SF)	24,951 SF
OPEN SPACE PROVIDED (%)	10.6%
MAXIMUM BUILDING HEIGHT	48' 0"
PROPOSED BUILDING HEIGHT(FSED)	± 24' 0" SINGLE STORY
PROPOSED BUILDING HEIGHT(MOBs)	± 24' 0" SINGLE STORY
C. PARKING DIMENSIONS AND CALCULATIONS	
STANDARD PARKING SPACE DIMENSION	10' X 20' STANDARD 11' X 20' ADA
PARKING REQUIRED/PROVIDED:	VEHICLE
FREE STANDING EMERGENCY DEPT.	
1 PER 200 SF GFA (11600 SF/200)	58
MEDICAL OFFICE BUILDING 2	
1 PER 200 SF GFA (13000 SF/200)	185
VEHICLE PARKING REQUIRED	243
VEHICLE PARKING PROVIDED	243

PARKING SCHEDULE - OPTION 1	
TYPE	STALL QTY
ACCESSIBLE STALL 11'-0" x 20'-0"	8
STANDARD STALL 10'-0" x 20'-0"	235
	243

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DEMOGRAPHICS

Population Summary

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2020 Total Population	12,027	47,537	147,146
2025 Total Population	13,356	53,869	165,615
2020-2025 Annual Growth Rate	2.12%	2.53%	2.39%
2020 Total Daytime Population	11,922	43,107	125,673
Workers	5,443	16,479	40,276
Residents	6,479	26,628	85,397

Housing Unit Summary

2020 Housing Units	4,271	14,249	49,724
Owner Occupied Housing Units	68.2%	81.1%	76.7%
Renter Occupied Housing Units	24.1%	13.6%	14.4%
Vacant Housing Units	7.7%	5.4%	9.0%
2025 Housing Units	4,695	16,004	56,039
Owner Occupied Housing Units	70.0%	82.2%	77.2%
Renter Occupied Housing Units	22.9%	13.0%	13.6%
Vacant Housing Units	7.1%	4.8%	9.2%

Median Home Value

2020	\$280,871	\$354,557	\$301,838
2025	\$300,814	\$374,871	\$328,040

Median Household Income

2020	\$80,937	\$99,894	\$83,957
2025	\$91,190	\$107,749	\$91,545

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