

PLANNED AREA DEVELOPMENT OVERLAY FOR GENERATIONS MEDICAL CENTER

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

GENERATIONS
MEDICAL CENTER

6301 S. McCLINTOCK DRIVE
TEMPE, AZ 85283

GBtwo

LANDSCAPE ARCHITECTURE, INC.
6115 N. CATALINA RD. SCOTTSDALE, AZ 85250
480.991.3384 www.gbtwo.com

OWNER AUTHORIZATION

MOON SHADOW PROPERTIES LLC

BY: _____
SIGNATURE DATE

ITS OWNER

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____ BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED DR. MIKOL DAVIS, OWNER,
WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME
IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED
THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN
CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL
SEAL

BY: _____
NOTARY PUBLIC MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

That portion of Lot 1, Replat of a portion of Tract "F", CONTINENTAL EAST
UNIT SIX, according to Book 149 of Maps, Page 2, records of Maricopa
County, Arizona, according to Plat of Record in the office of the Recorder,
recorded in Book 538 of Maps, Page 40, records of Maricopa County,
Arizona, lying within the Southwest Quarter of Section One (1), Township One
(1) South, Range Four (4) East of the Gila and Salt River Base and Meridian,
Maricopa County, Arizona, described as follows:

COMMENCING at the Southwest corner of said Southwest quarter;

Thence North 00 degrees 00 minutes 28 seconds East along the West line of
said Southwest quarter 250.00 feet to a line 250.00 feet North of and parallel
with the South line of said Southwest quarter.

Thence North 90 degrees 00 minutes 00 seconds East along said parallel line
465.03 feet to the POINT OF BEGINNING;

Thence North 00 degrees 27' minutes 06 seconds EAST 299.51 feet to the
Southernly right of way line of Libra Drive and the Beginning of a
Non-Tangent curve the center of which bears North 07 degrees 48 minutes
25 seconds East 560.00 feet;

Thence Easterly along the arc of said curve through a central angle of 17
degrees 34 minutes 36 seconds an ARC distance of 171.76 feet;

Thence south 09 degrees 46 minutes 00 seconds East 144.71 feet;

Thence South 00 degrees 00 minutes 00 seconds west along said parallel
line 197.97 feet to the POINT OF BEGINNING.

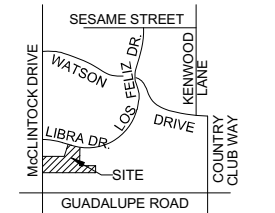
OWNER:

DR. MIKOL DAVIS
MOON SHADOW PROPERTIES LLC
54 McNEAR DRIVE
SAN RAFAEL, CA 94901
415-250-7380

PROJECT DATA:

ZONING DISTRICT PCC-1 TABLE 4-203A	PCC-1 PAD PROVIDED
GENERAL PLAN LAND USE	COMMERCIAL
GENERAL PLAN DENSITY	MEDIUM DENSITY (UP TO 15 DU/AC)
SITE AREA	
GROSS SITE AREA	121,796 SF (2.796 ACRES)
NET SITE AREA	104,298 SF (2.39 ACRES)
BUILDING HEIGHT	28'-4"
BUILDING LOT COVERAGE	16%
SITE LANDSCAPE COVERAGE	28,170 S.F. (27% OF NET SITE)
BUILDING SETBACKS	
	FRONT = 50'
	SIDE = 40' - 51'
	REAR = 194'
VEHICLE PARKING QUANTITY	
	158 SPACES (EXISTING)
BICYCLE PARKING QUANTITY	
	10 BICYCLE SPACES PROVIDED
USES	
B (MEDICAL OFFICE)	15,141 SQ. FEET

SITE VICINITY MAP



PREVIOUS APPROVALS:

LIST DATES AND CASE NUMBERS OF ORIGINAL AND PREVIOUS
APPROVALS (IF REQUEST IS FOR AN AMENDMENT)

CONDITIONS OF APPROVAL:

LIST PAD CONDITIONS ONLY

IF NEW PAD, LIST CITY COUNCIL APPROVED CONDITIONS

IF MAJOR AMENDMENT, LIST CITY COUNCIL APPROVED CONDITIONS.

IF MINOR AMENDMENT, LIST PREVIOUS CITY COUNCIL APPROVED
CONDITIONS AND ANY NEW CONDITIONS ADDED THROUGH
ADMINISTRATIVE APPROVAL, SEPARATED BY CASE NUMBER(S)

GENERAL NOTES

LIST GENERAL NOTES THAT ARE RELATED TO PLANNED AREA
DEVELOPMENT - DELETE IF NO NOTES THAT PERTAIN TO CURRENT
OR PREVIOUS PAD. CONTINUATION OF NOTES ON SECOND SHEET IS
ACCEPTABLE.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
TEMPE ON THIS _____ DAY OF _____, 20__.

Or

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE
ON THIS _____ DAY OF _____, 20__.

REC000000

PAD000000

DS000000



REV. NO.	DATE	REVISION DESCRIPTION



JOB NO. 21008
DATE 06/04/21
PROJECT STATUS PAD SUBMITTAL
SHEET TITLE PAD COVER SHEET
SHEET NO. 1

DS000000

PAD000000

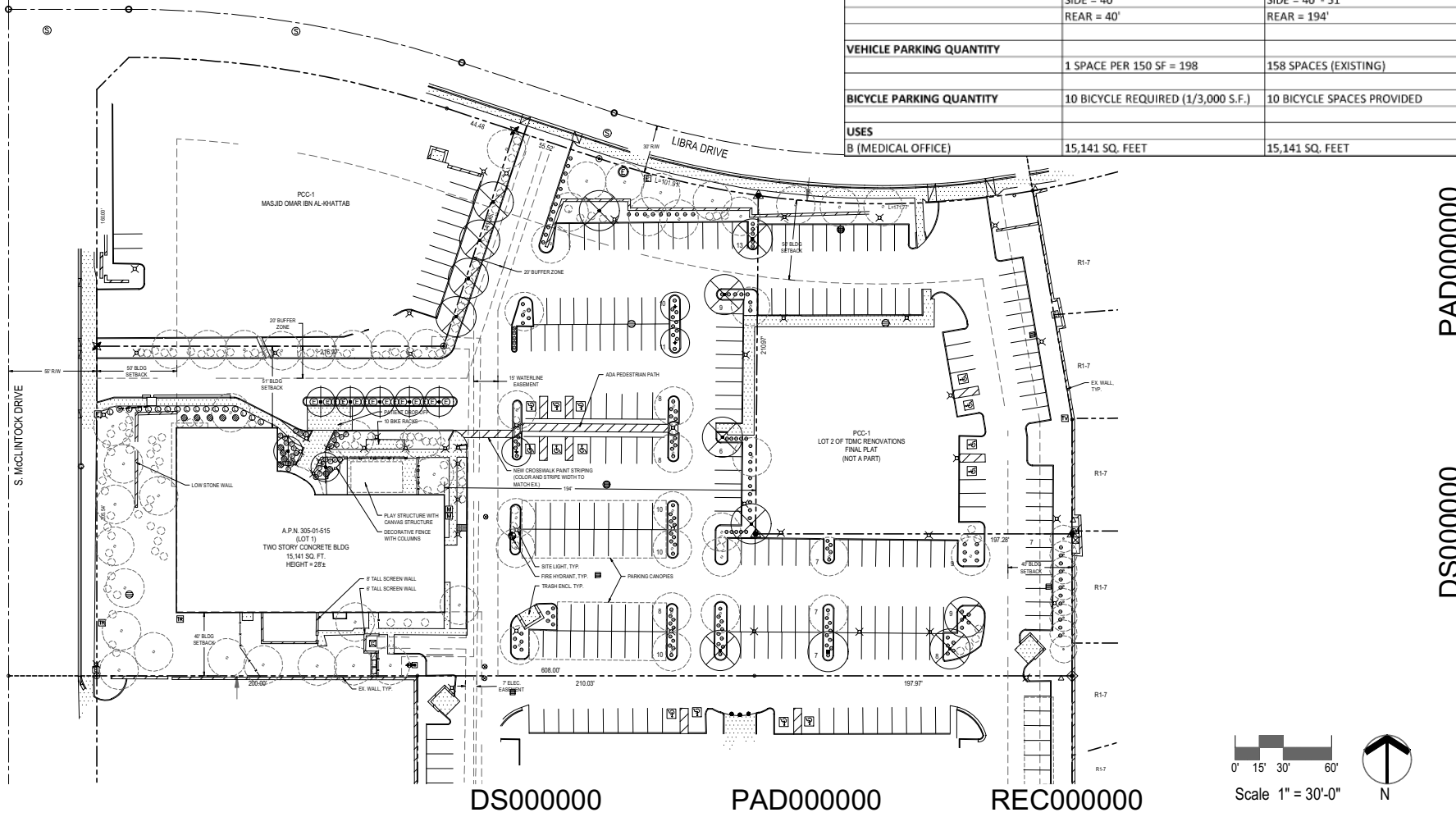
REC000000

PLANNED AREA DEVELOPMENT OVERLAY FOR GENERATIONS MEDICAL CNTR SITE PLAN

ZONING DISTRICT PCC-1 TABLE 4-203A	PCC-1 STANDARDS EXISTING	PCC-1 PAD PROVIDED
GENERAL PLAN LAND USE	COMMERCIAL	COMMERCIAL
GENERAL PLAN DENSITY	MEDIUM DENSITY (UP TO 15 DU/AC)	MEDIUM DENSITY (UP TO 15 DU/AC)
SITE AREA		
GROSS SITE AREA	121,796 SF (2.796 ACRES)	121,796 SF (2.796 ACRES)
NET SITE AREA	121,796 SF (2.796 ACRES)	104,298 SF (2.39 ACRES)
BUILDING HEIGHT		
	30 - FEET	28'-4"
BUILDING LOT COVERAGE		
	50%	16%
SITE LANDSCAPE COVERAGE		
	REQUIRED (15% OF NET SITE)	28,170 S.F. (27% OF NET SITE)
BUILDING SETBACKS		
	FRONT = 50'	FRONT = 50'
	SIDE = 40'	SIDE = 40' - 51'
	REAR = 40'	REAR = 194'
VEHICLE PARKING QUANTITY		
	1 SPACE PER 150 SF = 198	158 SPACES (EXISTING)
BICYCLE PARKING QUANTITY		
	10 BICYCLE REQUIRED (1/3,000 S.F.)	10 BICYCLE SPACES PROVIDED
USES		
B (MEDICAL OFFICE)	15,141 SQ. FEET	15,141 SQ. FEET

GENERATIONS
MEDICAL CENTER
6301 S. McCLINTOCK DRIVE
TEMPE, AZ 85283

GBtwo
LANDSCAPE ARCHITECTURE, INC.
6115 N. CATALINA Rd. Scottsdale AZ 85250
480.991.5384 www.GBtwo.com

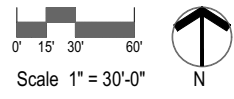


PAD000000
DS000000

REV. NO.	DATE	REVISIONS DESCRIPTION

SEAL

 LEAH V. WAINROCK
 License 06/30/23
 21008
 DATE 06/04/21
 PROJECT STATUS PAD SUBMITTAL
 SHEET TITLE PAD SITE PLAN
 SHEET NO. 2



DS000000 PAD000000 REC000000

**GENERATIONS
MEDICAL CENTER**

6301 S. McCLINTOCK DRIVE
TEMPE, AZ 85283

GBtwo

LANDSCAPE ARCHITECTURE, INC.
6115 N. California Rd. Scottsdale, AZ 85250
1-800-991-5384 www.GBtwo.com

REC000000

PAD000000

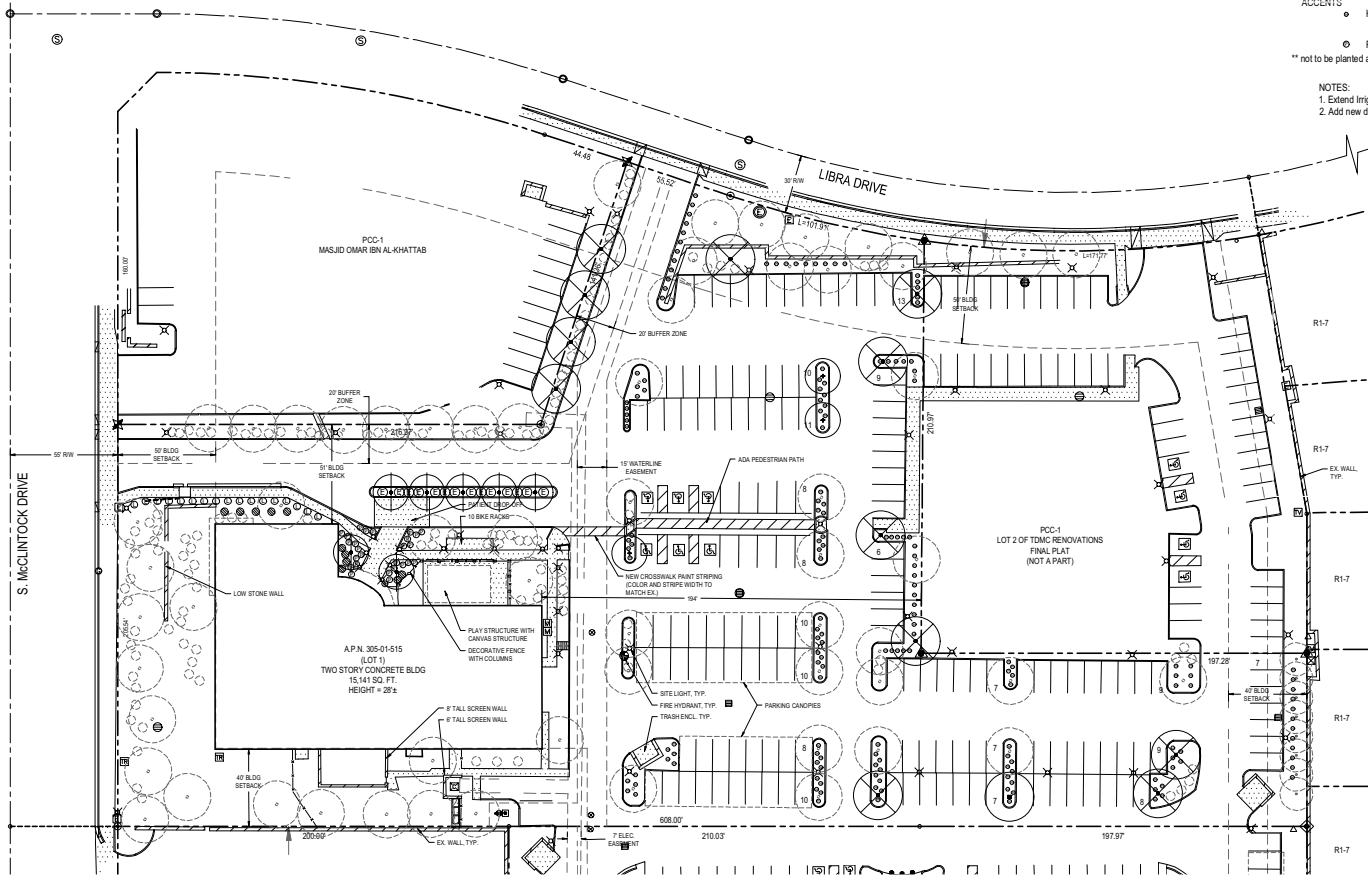
DS000000



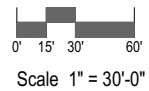
PLANT LEGEND

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	MATURE SIZE (HxW)	REMARKS
○	Existing Tree to Remain					
○	Acacia aneura	Mulga	24" Box	7	18' x 18"	Min. 1.5" caliper Single Trunk
○	Acacia salicina	Willow Acacia	36" Box	3	40' x 20"	Min. 2" caliper Single Trunk
○	Pistacia chinensis 'Red Push'	Chinese 'Red Push' Pistache	36" Box	1	30' x 30"	Min. 2.5" caliper Single Trunk
○	Ulmus parviflora	Evergreen Elm	36" Box	12	30' x 30"	Min. 2" caliper Single Trunk
SHRUBS						
○	Existing Shrub to remain					
⊗	Eremophila hydrophana	Blue Bells	5 Gal	14	3' x 5"	
⊗	Lantana 'New Gold'	New Gold Lantana	5 Gal	17	2' X 3.5'	
⊗	Olea Europaea 'Montra'	Little Olive Dwarf Olive	5 Gal	0	4' x 4"	
⊗	Rosa spp. 'Iceberg'	White Iceberg Shrub Rose	5 Gal	11	3' x 4"	
⊗	Wedelia trilobata (syn. Spahlgneiscolia)	Yellow Dot	5 Gal	0	1' x 5"	
ACCENTS						
○	Hesperaloe parviflora 'PERA'	Brakelights Yucca	5 Gal	124	2' x 2'	
○	Portulacaria afra minima	Dwarf Elephant Food	5 Gal	27	2' x 1'	

NOTES:
1. Extend Irrigation, as required, to irrigate new plant materials
2. Add new decomposed granite, as required, to 2" depth - match existing size and color



DS000000 PAD000000 REC000000



REV. NO.	DATE	REVISIONS DESCRIPTION

SEAL

LEAH V. WANDRICK
Landscape Architect
No. 811 OR 602-263-1100
State of Arizona

Expire 06/30/23

JOB NO. 21008
DATE 06/04/21
PROJECT STATUS PAD SUBMITTAL
SHEET TITLE LANDSCAPE IMPROVEMENT PLAN
SHEET NO. L1