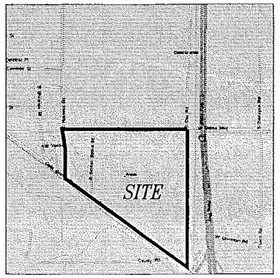

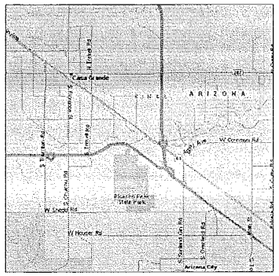

VICINITY MAPS

JIMMY KERR COMMERCIAL CENTER - MAMCGA - 5556

SITE DATA

9/1/2004

COMMERCIAL LAND USE	AREA ACRES	BUILDING SQ. FT.	PARKING PROVIDED
COMMERCIAL CENTER	25.4	227,190	908
PAD 1	1.2	5,740	16
PAD 2	1.2	3,670	34
PAD 3	1.6	3,850	55
PAD 4	1.2	3,920	35
PAD 5	1.8	N/A	N/A
PAD 6	0.8	3,035	18
PAD 7	0.9	2,450	45
RETENTION/OPEN SPACE	4.6	N/A	N/A
TOTAL COMMERCIAL	**38.7**	**249,855**	**1111**

RESIDENTAL LAND USE	AREA ACRES	TOTAL UNITS	TYP. LOT DIMENSION	MIN. LOT SIZE	AVERAGE LOT SIZE
SINGLE FAMILY	9.5	48	55X115	6325 SF	6,342
SINGLE FAMILY	43.5	190	60X115	6900 SF	7,189
SINGLE FAMILY	13.1	50	65X115	7475 SF	8,822
PARKS/RETENTION/TRAILS	12.7	NA	NA	NA	NA
TOTAL RESIDENTIAL	**78.8**	**288**	**NA**	**NA**	**7,331**
TOTAL COMMERCIAL	**38.7**				
TOTAL RESIDENTIAL	**78.8**				
TOTAL AREA	**117.5**				

EXISTING GENERAL PLAN DESIGNATION -	OFFICE/BUSINESS PARK & LOW DEN. RESIDENTIAL
PROPOSED GENERAL PLAN DESIGNATION	COMMERCIAL & MED. DEN. RESIDENTIAL
PROPOSED ZONING	PAD
PERCENTAGE OF OPEN SPACE	15%
GROSS DENSITY	3.6 DU/AC
ENTRY ROAD R.O.W.	80'
LOCAL STREET R.O.W.	50'

MANHARD CONSULTING, LTD.
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5125 North 16th Street, Suite C-136, Phoenix, AZ 85016
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BY | REVISIONS | DATE

THE SHOPPES AT PALM COURT
PINAL COUNTY
PRELIMINARY CONCEPT PLAN

PROJ. ENG.:
DRAWN BY: LEE
CHECKED BY:
DATE: 6/26/04
SCALE: 1" = 150'

SHEET 1 OF 1

Sept. 16, 2004 - 19:23 Dwg Name: P:\5368 300 Ac SW Jerome Ave. & Hwy 93\dwg\Preliminary Drawings\North Layout.dwg Updated By: rpirolino