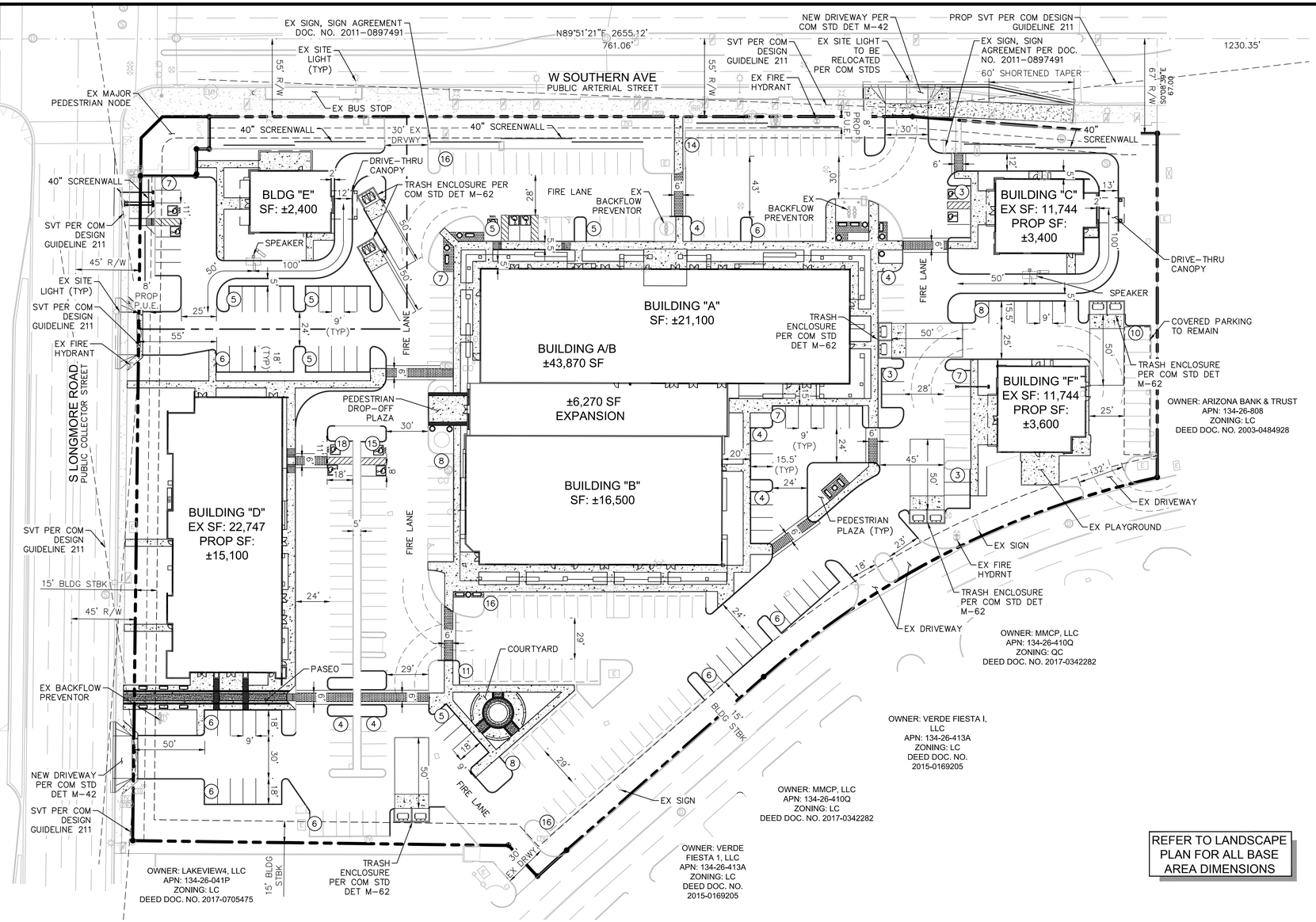

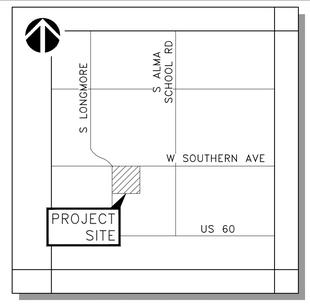

VICINITY MAP

CITY OF MESA
N.T.S.

LEGEND

- PROPERTY LINE
- ROADWAY PROPERTY LINE
- SETBACK LINE/EASEMENT
- (X) PARKING SPACE COUNT
- FIRE TURNING RADIUS (55', 35')
- TRASH ENCLOSURE TURNING RADIUS (43.16', 29.95')

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2265 M, DATED NOVEMBER 4, 2015, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32. SAID LINE BEARS NORTH 89 DEGREES 51 MINUTES 21 SECONDS EAST.

BENCHMARK

FOUND BRASS TAG ON TOP OF CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF SOUTHERN AVENUE AND DOBSON ROAD.

ELEVATION = 1201.84 (NAVD88, CITY OF MESA)

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1001 W SOUTHERN AVE. SUITE 131
MESA, ARIZONA 85210
TEL: (623) 552-3171
CONTACT: HEATHER ROBERTS, PE

DEVELOPER

LARKSPUR ACQUISITIONS, LLC
10800 BISCAYNE BLVD
SUITE 735
MIAMI, FL 33161
TEL NO. (786) 540-4130
CONTACT: DAVID BERNSTEIN
EMAIL: DAVID.BERNSTEIN@LARKSPURPROP.COM

REFER TO LANDSCAPE PLAN FOR ALL BASE AREA DIMENSIONS

NOTES

1. ALL PEDESTRIAN WALKWAYS THAT CROSS VEHICLE LANES MUST BE RAISED 3-INCHES AND MADE DISTINCT BY THE USE OF TEXTURED PAVING.

SITE DATA TABLE

SITE ADDRESS	1457 WEST SOUTHERN AVE, MESA, AZ 85202
PARCEL NUMBER	134-26-810
SITE AREA	6.94 ACRES OVERALL
EXISTING ZONING	LC
PROPOSED ZONING	LC
FLOOD ZONE	"X" PER 04013C2265M
PROPOSED USE	MESA FIESTA MERCADO RETAIL AND SHOPPING CENTER
BUILDING SF (EXISTING)	72,103 SF
BUILDING SF (PROPOSED)	68,570 SF
REQUIRED SETBACK	15 FEET
MAX BUILDING HEIGHT	30 FEET
PARKING REQUIRED	269 SPACES (SEE CALCULATION)
PARKING ALLOWED (125%)	336 SPACES
PARKING PROVIDED	273 SPACES (4.0 SP/1,000 SF)
ACCESSIBLE REQUIRED	8 SPACES
ACCESSIBLE PROVIDED	14 SPACES

PARKING CALCULATION

Building	Type	SF	Required Parking Ratio	Required Spaces	125% of Required Spaces
A/B	General Office	43,870	(1 SP/375 SF)	117	146
C	QSR	3,400	(1 SP / 100 SF)	34	43
D	Medical Office	15,100	(1 SP / 200 SF)	76	95
E	QSR	2,400	(1 SP / 100 SF)	24	30
F	Medical Office	3,600	(1 SP/200 SF)	18	23
			Total	**269**	**336**

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

Kimley»Horn
1001 W Southern Ave, Suite 131
Mesa, Arizona 85210 (480) 207-2666
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MESA MERCADO FIESTA CENTER

PRELIMINARY SITE PLAN

1457 WEST SOUTHERN AVE
MESA, AZ 85202

PROJECT No.
291359000

SCALE (H):1"=40'
SCALE (V): ---
DRAWN BY: PAR
DESIGN BY: HDR/DH
CHECK BY: HDR
DATE: 12/16/2019

Registered Professional Engineer
CERTIFICATE NO.
47693
HEATHER ROBERTS
Civil
Date: 03.27.20

291359000SP11.dwg

C01

01 OF 06 SHEETS

APPR | DATE | BY | DESCRIPTION | REV

K:\EAV_Civil\Mesa Mercado Fiesta\CADD\Preliminary Plans\291359000SP11.dwg, Layout:SITE PLAN Jan 08, 2020 - 3:14pm Paige.Reilly
XREFS: xtb x291359000xr x291359000eq x291359000ts x291359000sm11 x291359000arch
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