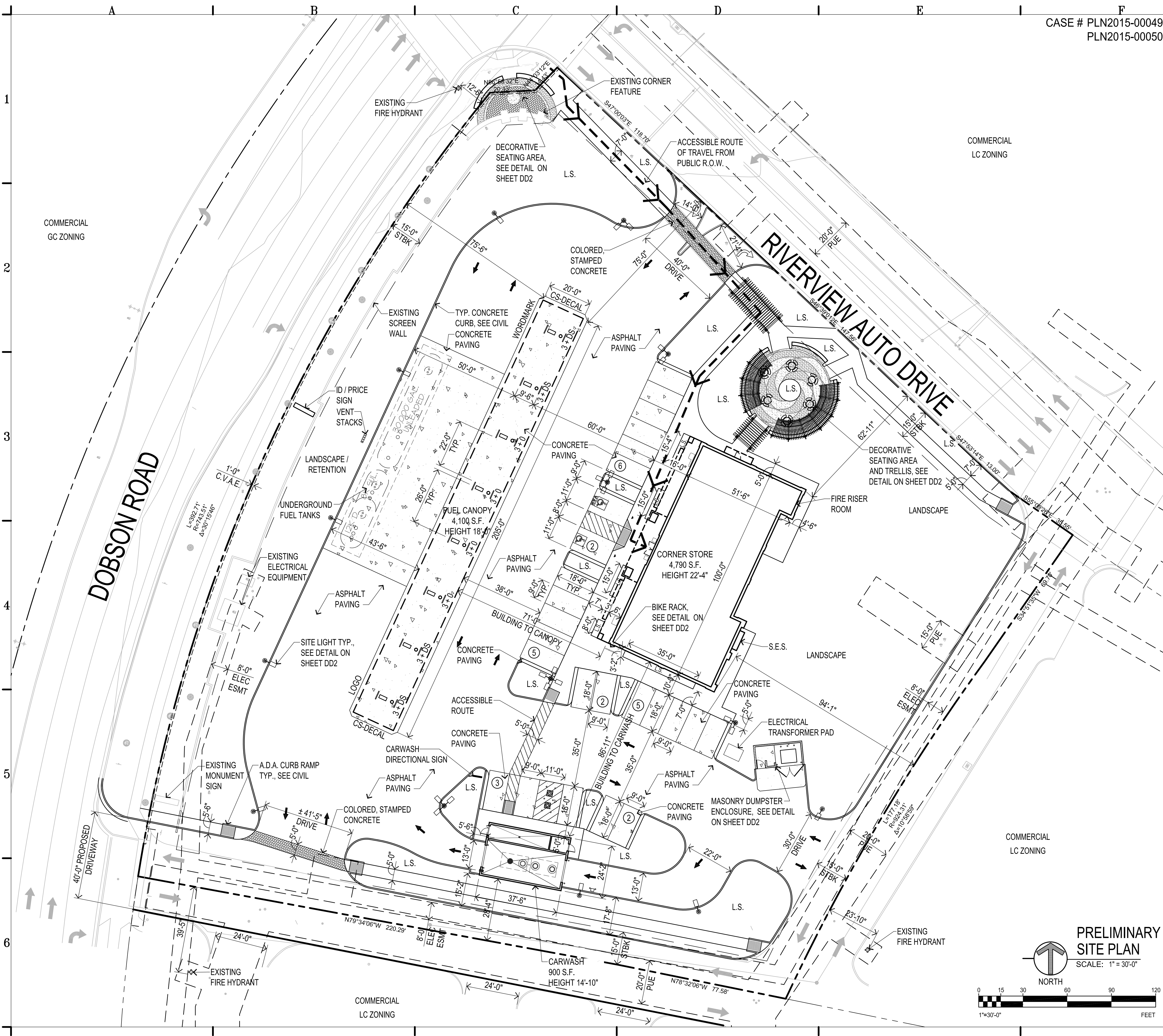




CASE # PLN2015-00049
PLN2015-00050

PROJECT DATA

PROJECT NAME: CORNER STORE #1676
NEW COMMERCIAL DEVELOPMENT
809 N. DOBSON ROAD
MESA, ARIZONA 85201

PROPOSED USE: NEW CONSTRUCTION OF MARKET WITH QSR AND A DETACHED FUEL ISLAND CANOPY AND CAR WASH. THE CONVENIENCE STORE WILL SELL GROCERIES, SNACK ITEMS AND BEVERAGES, INCLUDING BEER AND WINE FOR OFF-SITE CONSUMPTION.

OWNER: CST ARIZONA STATIONS, INC.
1 VALERO WAY, BLDG D, SUITE 200
SAN ANTONIO, TX 78249
(210) 692-2212 OFFICE
CONTACT: KEVIN KING

ARCHITECT: PM DESIGN GROUP
1425 N 1ST STREET
PHOENIX, ARIZONA 85004
(602) 457-5760 OFFICE
(602) 457-5755 FAX
CONTACT: JESSE MACIAS

SITE DATA

SITE GROSS AREA: 138,534 S.F. / 3.18 ACRES

SITE NET AREA: 106,101 S.F. / 2.44 ACRES

BUILDING FOOTPRINT

MARKET:	4,790 S.F.
FUEL CANOPY:	4,100 S.F.
CAR WASH:	900 S.F.
TOTAL FOOTPRINT AREA:	9,790 S.F.

LOT COVERAGE: 9,790 S.F. / 106,101 S.F. = 9.2%

LANDSCAPE / SITE FEATURE COVERAGE: 40,882 S.F. / 106,101 S.F. = 38.5%

LANDSCAPE:	38,072 S.F.
SEATING SITE FEATURE:	1,810 S.F.
CORNER SITE FEATURE:	1,000 S.F.
TOTAL AREA:	40,882 S.F.

ZONING CURRENT: LC (LIMITED COMMERCIAL)

BUILDING HEIGHT: MAXIMUM HEIGHT = 30'-0" PROVIDED = 22'-4"

PARKING: REQUIRED SPACES: (1 SPACE PER 375 S.F.) 4,790 S.F. / 375 = 13 STALLS

PROVIDED REGULAR STALLS 10' x 18':	23 STALLS
PROVIDED ACCESSIBLE STALLS 11' x 18':	2 STALLS
TOTAL PARKING SPACES PROVIDED:	25 STALLS

SETBACKS:

	REQUIRED	PROVIDED
STREET (WEST):	15'	75'-6"
CORNER SIDE (NORTH):	15'	62'-11"
REAR (EAST):	15'	96'-4"
INTERIOR SIDE (SOUTH):	15'	28'-4"

OCCUPANCY GROUP:

MARKET:	M
FUEL CANOPY:	M
CAR WASH:	B

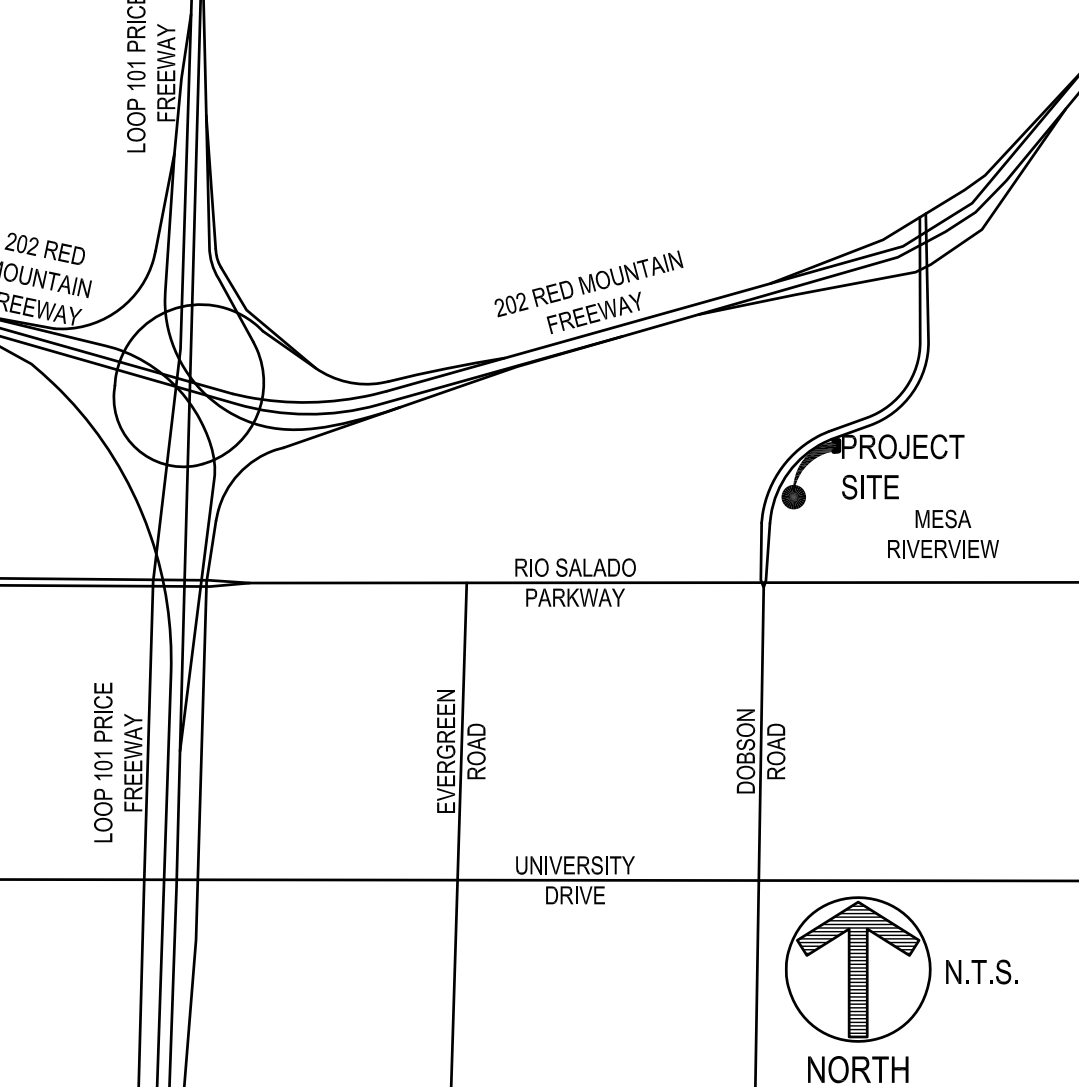
CONSTRUCTION TYPE:

MARKET:	5B SPRINKLERED
FUEL CANOPY:	2B NON-SPRINKLERED
CAR WASH:	5B NON-SPRINKLERED

LEGAL DESCRIPTION

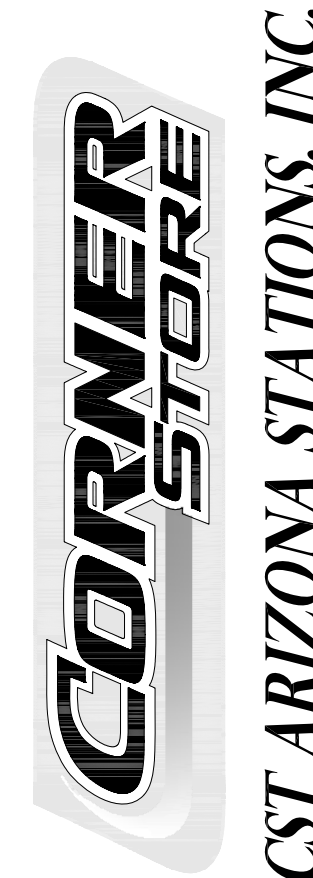
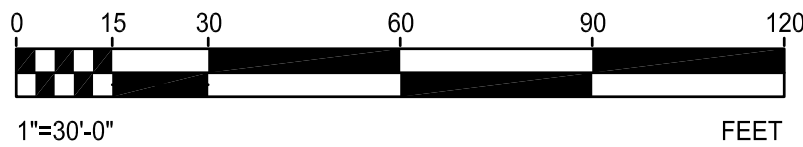
LOT 2, MESA RIVERVIEW, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 936 OF MAPS, PAGE 41.

VICINITY MAP



PRELIMINARY SITE PLAN

SCALE: 1" = 30'-0"



PROJECT
CST CORNER STORE #1676
809 N DOBSON ROAD
PRELIMINARY SITE PLAN
SHEET TITLE

PROJECT NO. CST14039.0

☒ PRELIMINARY. NOT FOR REGULATORY APPROVAL. PERMIT OR CONSTRUCTION 2/2/15

☐ ISSUED FOR REGULATORY APPROVAL AND PERMIT ONLY

☐ ISSUED FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

SHEET NO.

DD1