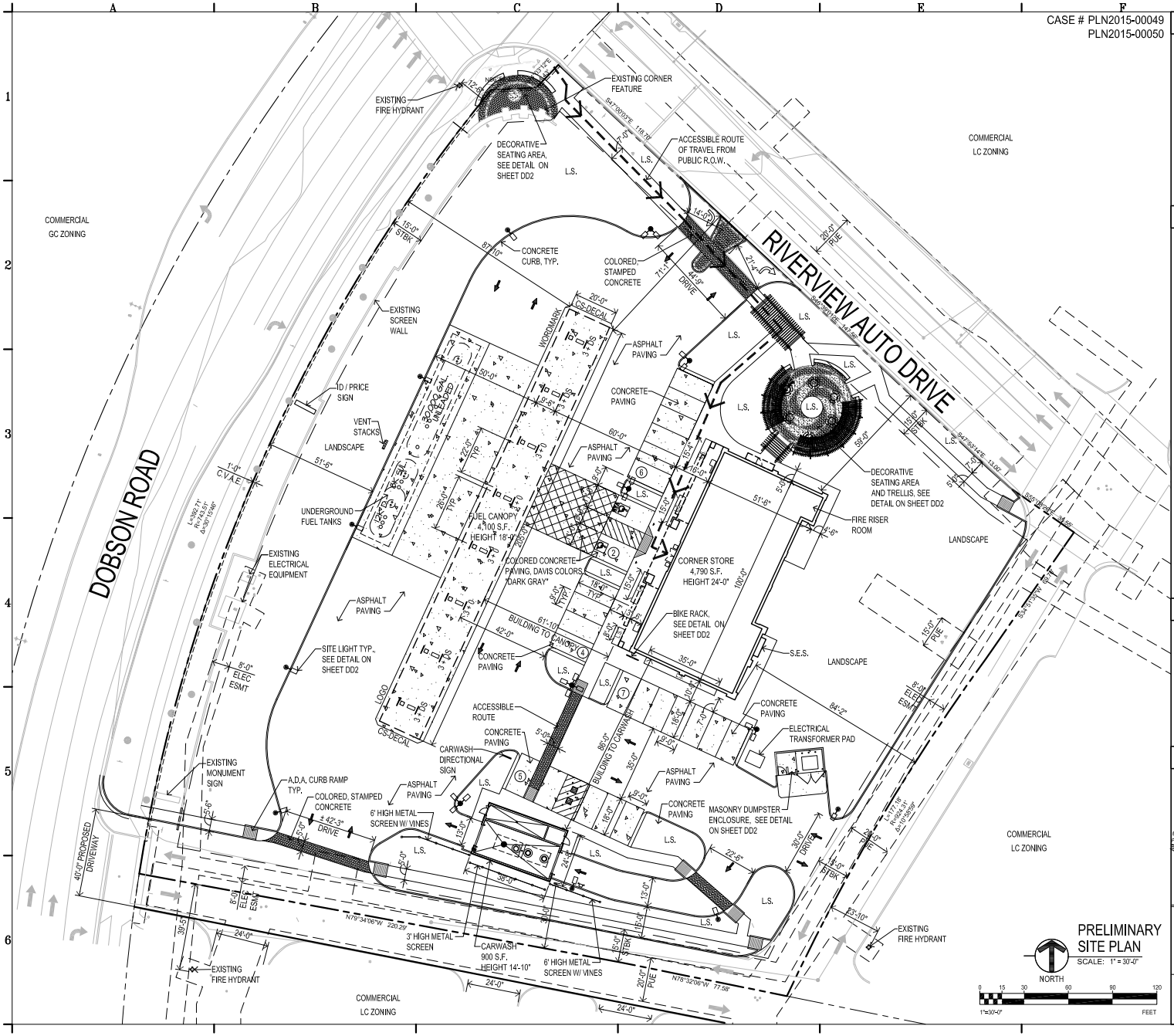
CASE # PLN2015-00049
PLN2015-00050




PRELIMINARY SITE PLAN
SCALE: 1" = 30'-0"

NORTH
0 15 30 60 90 120
1"=30'-0" FEET

## 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: | | 43,580 S.F. / 106,101 S.F. = 40.1% |
| | LANDSCAPE: | 39,770 S.F. |
| | SEATING SITE FEATURE: | 1,810 S.F. |
| | CORNER SITE FEATURE: | 1,000 S.F. |
| | TOTAL AREA: | 42,580 S.F. |
| ZONING CURRENT: | | LC (LIMITED COMMERCIAL) |
| BUILDING HEIGHT: | | |
| | MAXIMUM HEIGHT = 30'-0" | PROVIDED = 24'-0" |
| PARKING: | REQUIRED SPACES: (1 SPACE PER 375 S.F.) | 4,790 S.F. / 375 = 13 STALLS |
| | PROVIDED REGULAR STALLS 10' x 18': | 22 STALLS |
| | PROVIDED ACCESSIBLE STALLS 11' X 18': | 2 STALLS |
| | TOTAL PARKING SPACES PROVIDED: | 24 STALLS |

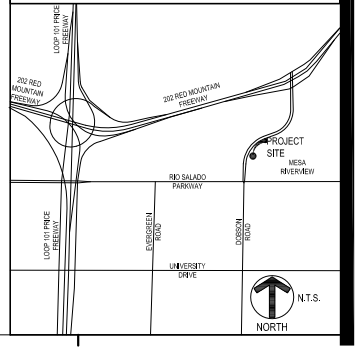
| SETBACKS: | REQUIRED | PROVIDED |
|---|---|---|
| STREET (WEST): | 15' | 87'-10" |
| CORNER SIDE (NORTH): | 15' | 89'-0" |
| REAR (EAST): | 15' | 84'-2" |
| INTERIOR SIDE (SOUTH): | 15' | 28'-3" |

| | |
|---|---|
| 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




CST ARIZONA STATIONS, INC.

PM design group Architects
1425 N FIRST STREET, SUITE 100
PHOENIX, AZ 85004
PH: 602-457-5757
FAX: 602-457-5755
Roy Pedro, Architect
Ken McCracken, Architect
Jesse Macias, Vice President

REGISTERED ARCHITECT
49777
ROY W. PEDRO
DATE SIGNED 2/2/15
ARIZONA, U.S.A.
EXP 9-30-15

PROJECT
CST CORNER STORE #1676
809 N DOBSON ROAD
MESA, AZ

SHEET TITLE
PRELIMINARY SITE PLAN

PROJECT NO. CST#1676.0

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

☐ ISSUED FOR REGULATORY APPROVAL AND PERMIT ONLY

☐ ISSUED FOR CONSTRUCTION

△ REVISIONS

SHEET NO.
DD1