

14883 W. Windsor Ave. Goodyear, AZ 85395	623-535-5526
Phone	623-535-5546
Fax	
Project Manager:	
Drawn By:	
K. AMEN	
Checked By:	
K. AMEN	
Project Number:	
16630	

MESA URGENT CARE

1155 S Country Club Dr. MESA, AZ

REVISIONS:	
DATE:	ISSUED FOR:
11/16/16	CITY

SHEET:

SP-1

KEYNOTES

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| 1 | EXISTING HANDICAP ACCESSIBLE PARKING STALL. |
| 2 | EXISTING HANDICAP ACCESSIBLE PATH OF TRAVEL FROM PUBLIC SIDEWALK. |
| 3 | EXISTING HANDICAP ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING |
| 4 | EXISTING 6'-0" HIGH CMU WALL. |
| 5 | TRASH DUMPSTER LOCATION |
| 6 | EXISTING MAIN ELECTRICAL SERVICE |
| 7 | ADJACENT TENANT TRASH BIN AND STORAGE SHED. |
| 8 | EXISTING CONCRETE CURB. |
| 9 | WOOD UTILITY POST (POWER TO TENANT). |
| 10 | EXISTING PUBLIC CONCRETE SIDEWALK. |
| 11 | EXISTING CITY LIGHT POLE. |
| 12 | EXISTING LANDSCAPING |
| 13 | EXISTING TENANT SIGNAGE POLE ON CONCRETE BASE TO BE REMOVED. |
| 14 | EXISTING SITE LIGHT POLE ON CONCRETE BASE. |
| 15 | EXISTING WOOD UTILITY POST. |
| 16 | EXISTING STREET SIGNAL LIGHT POST. |
| 17 | EXISTING TENANT SIGNAGE POLE ON CONCRETE BASE. |
| 18 | EXISTING STORM DRAIN. |
| 19 | EXISTING STREET CAMERA POLE ON CONCRETE BASE. |
| 20 | EXISTING PARKING STRIPS |
| 21 | EXISTING CONC. FILLED STEEL BALLARDS. |
| 22 | EXISTING CONC. PARKING STOPS. |
| 23 | EXISTING CHAIN LINK ENCLOSURE, 46"-9" IN HEIGHT. |
| 24 | DASHED LINES INDICATES EXISTING CONCRETE CURB TO BE REMOVED. |
| 25 | NEW CONCRETE CURB TO MATCH EXISTING. |
| 26 | SHADED AREA INDICATES NEW ASPHALT PAVING TO MATCH EXISTING. |
| 27 | NEW 6" CONCRETE PARKING STOPS. |
| 28 | NEW PARKING STRIPS TO MATCH EXISTING. |

SITE DATA

OWNER: NOJEN COUNTRY CLUB PROPERTIES, LLC
ADDRESS: 1501 E. TREASURE COVE, GILBERT, ARIZONA 85234
IN CARE OF: C/O DIER HAU NUTEN
DEED NUMBER: 080503834
LAT/LONG: 33.9428877 / -111.84003647
LOT SIZE: 75.78 SQ. FT.
ZONING: LC
LOCAL JURISDICTION: MESA
PARKING:
MEDICAL OFFICE
PARKING REQUIRED: 2400 S.F. / 200 = 12 SPACES (11)/10% REDUCTION FOR BUS
PARKING PROVIDED: 12 SPACES (10 EXST/2 NEW)
RESTAURANT
PARKING REQUIRED: 1157 S.F./100 = 12 SPACES (11)/10% REDUCTION FOR BUS STOP
PARKING PROVIDED: 9 EXISTING
FURNITURE STORE:
SHOWROOM: 8,000S.F./705 = 21 SPACES
WAREHOUSE: 1,000S.F./90/22 SPACES (20)/10% REDUCTION FOR BUS STOP)
PARKING PROVIDED: 22 EXISTING
LOT SITE REQUIRED PARKING: (WITH 10% REDUCTION) 41 REQUIRED/41 PROVIDED

LEGAL DESCRIPTION

THE SOUTH 24 RODS OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 10 EAST, THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THAT PART GRANTED TO DAVID S. MAMMONSSON AND NAN D. MAMMONSSON, WHICH IS RECORDED IN DEED TO THE UNITED STATES OF AMERICA, RECORDED BOOK 112 OF DEEDS, PAGE 264, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

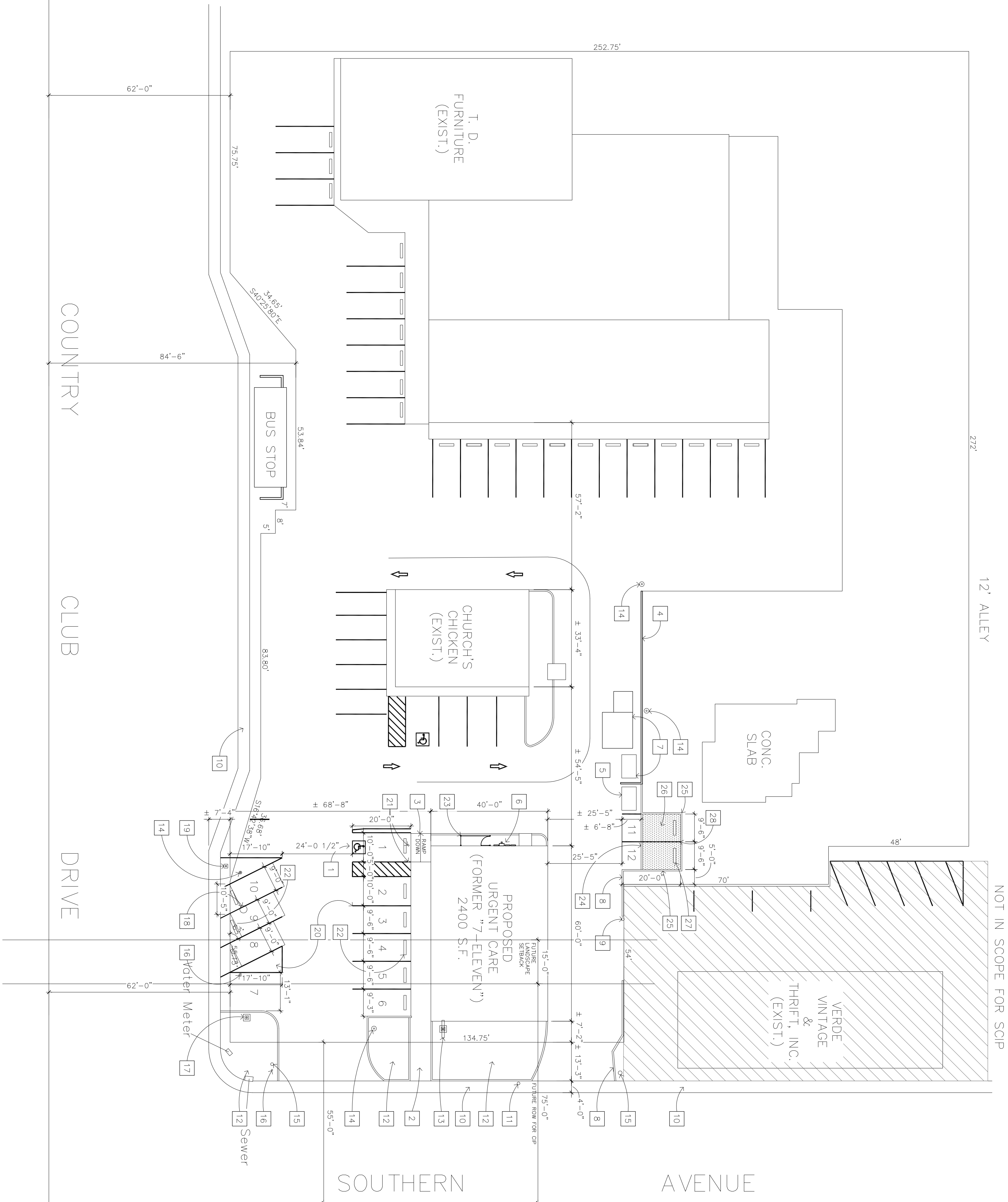
EXCEPT THAT PART THEREOF INCLUDED IN DEED TO THE UNITED STATES OF AMERICA, RECORDED BOOK 1582, PAGE 302, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE EAST 15 FEET OF THE WEST 55 FEET AND NORTH 15 FEET OF THE SOUTH 55 FEET OF THE FOLLOWING DESCRIBED PROPERTY; AND

EXCEPT THE NORTH 3 FEET; AND

EXCEPT THAT PORTION HERETOFORE DEDICATED FOR RIGHT-OF-WAY AS DESCRIBED IN DOCKET 1118, PAGE 1751, AND

EXCEPT THE EAST 7 FEET OF THE WEST 62 FEET.



SITE PLAN

SCALE: 1" = 20'-0"

