




KEYED NOTES	
1	ACCESSIBLE PATH OF TRAVEL.
2	A.D.A. ACCESSIBLE RAMP - SEE 2/SP-3 AND CIVIL DRAWINGS.
3	A.D.A. PARKING SYMBOL AND SIGN - SEE 5 AND 8/SP-3 AND CIVIL DRAWINGS.
4	SITE BOUNDARY - SEE CIVIL DRAWINGS.
5	ASPHALT PAVING - SEE CIVIL DRAWINGS.
6	4" WIDE "TRAFFIC WHITE" PAINTED STRIPES FOR PARKING STALL, TYP.
7	CONCRETE CURB AT WALK - SEE 1/SP-3 AND CIVIL DRAWINGS.
8	CONCRETE CURB AT LANDSCAPE AREA - SEE 3/SP-3 AND CIVIL DRAWINGS.
9	CONCRETE BOLLARD - SEE 5/SP-3 AND CIVIL DRAWINGS.
10	LANDSCAPE AREA - SEE CIVIL DRAWINGS.
11	LINE OF CANOPY ABOVE - SEE WALL SECTIONS/A-6 AND STRUCTURAL DRAWINGS.
12	ROOF ACCESS LADDER - SEE 7/SP-3.
13	SERVICE ENTRANCE SECTION
14	GAS METER - COORDINATE EXACT LOCATION WITH GAS COMPANY.
15	DRIVE THRU EQUIPMENT.
16	DIRECTIONAL ARROW PAINTED "TRAFFIC WHITE" - SEE CIVIL DRAWINGS.
17	"DO NOT ENTER" AND "STOP" WITH 12" SOLID STRIP PAINTED "TRAFFIC WHITE" - SEE CIVIL DRAWINGS.
18	PROVIDE CONCRETE PAD AND TRASH ENCLOSURE - SEE 12/SP-3
19	SITE LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS.
20	CONCRETE WALK - SEE CIVIL DRAWINGS.
21	TRANSFORMER ON CONCRETE PAD - SEE CIVIL AND ELECTRICAL DRAWINGS.
22	"ENTER" PAINTED "TRAFFIC WHITE" - SEE CIVIL DRAWINGS.
23	BRANDIR - RB05IS BIKE RACK INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
24	PUBLIC UTILITY AND FACILITIES EASEMENT
25	ACCESS EASEMENT
26	3'-0" HIGH PARKING SCREEN WALL. SEE CIVIL DRAWINGS AND 10/SP-3
27	MONUMENT SIGN BY OTHERS

SITE INFORMATION	
EXISTING USE:	VACANT LAND
PROPOSED USE:	RETAIL SHELL BUILDING
GENERAL PLAN:	MIXED USE ACTIVITY DISTRICT
ZONING:	LIMITED COMMERCIAL (NO CHANGE)
PROPOSED BUILDING HEIGHT:	25'-0"
PROPOSED BUILDING FOOTPRINT:	5,404 SQ. FT.
GROSS AREA:	40,168 SQ. FT. 0.922 ACRES
NET AREA:	32,121 SQ. FT. 0.737 ACRES
OWNER:	V J CRISMON LLC
DRIVE-THRU WINDOW STACKING:	REQUIRED: 100'-0" PROVIDED: 177'-0"
DRIVE-THRU MENU STACKING:	REQUIRED: 40'-0" PROVIDED: 40'-0"

CITY OF MESA NOTES	LEGAL DESCRIPTION	VICINITY MAP	PARKING ANALYSIS																																							
<p>CITY OF MESA GENERAL NOTES FOR PRIVATE LAND DEVELOPMENT MAY 2012</p> <p>1. ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS FURNISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE CITY OF MESA. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE AMENDED SPECIFICATIONS AND DETAILS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.</p> <p>2. SEPARATE RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ALL PUBLIC UTILITIES, PUBLIC STREET IMPROVEMENTS, AND RIGHT-OF-WAY LANDSCAPING. FOR INFORMATION REGARDING AVAILABILITY AND COST OF RIGHT-OF-WAY PERMITS, CONTACT THE DEVELOPMENT SERVICES DEPARTMENT AT (480) 644-4273 OR AT HTTP://WWW.MESA.AZ.GOV/DEVSUSTAIN/CONSTRUCTIONPERMITS.ASPX. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED UNLESS OTHERWISE NOTED. CONTRACTORS MUST HOLD THE APPROPRIATE CLASS OF LICENSE AND SHALL HAVE ON FILE WITH THE PERMIT SERVICES SECTION PROOF OF INSURANCE COVERAGE. PERMITS BECOME INVALID AND MUST BE UPDATED IF WORK HAS NOT BEGUN WITHIN NINETY (90) DAYS. PERMITS ALSO BECOME INVALID IF THE CONTRACTOR'S INSURANCE LAPSES OR IS VOIDED.</p> <p>3. TWENTY FOUR (24) HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK, CONSTRUCTION OR INSTALLATIONS ASSOCIATED WITH THIS PERMIT, THE PERMITTEE SHALL NOTIFY CITY OF MESA ENGINEERING DEPARTMENT AT (480) 644-2251 OF INTENT TO BEGIN AND REQUEST/SCHEDULE PRELIMINARY FIELD REVIEW AT THE PROJECT SITE WITH THE CITY OF MESA ENGINEERING DEPARTMENT CONSTRUCTION INSPECTOR (CITY INSPECTOR). FAILURE TO PROVIDE PROPER INSPECTION NOTIFICATION AS PRESCRIBED ABOVE SHALL RESULT IN THIS PERMIT BECOMING INVALID AND WORK BEING STOPPED.</p> <p>4. CONTRACTOR'S SHALL COMPLY WITH THE REQUIREMENTS TO OBTAIN THE NECESSARY RIGHT-OF-WAY PERMITS AND SHALL COMPLY WITH THE RIGHT-OF-WAY PERMIT CONDITIONS AS FOUND ON THE BACK OF</p>	<p>THE PERMIT FORM.</p> <p>5. THE CITY OF MESA PARKS & RECREATION DIVISION IS NOT REPRESENTED BY BLUE STAKE. WHEN THE CONTRACTOR EXCAVATES NEAR OR ADJACENT TO A CITY PARK, THE CONTRACTOR SHALL CONTACT THE PARKS & RECREATION ADMINISTRATION SECTION AT (480) 644-2354 TO REQUEST ASSISTANCE IN LOCATING ALL THEIR UNDERGROUND FACILITIES.</p> <p>6. THE CONTRACTOR SHALL OBTAIN AN EARTH-MOVING PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT AND SHALL COMPLY WITH ITS REQUIREMENTS FOR DUST CONTROL.</p> <p>7. THE ENGINEER HEREBY CERTIFIES AS EVIDENCED BY A PROFESSIONAL SEAL & SIGNATURE, THAT ALL AFFECTED UTILITY COMPANIES BOTH PUBLIC AND PRIVATE HAVE BEEN CONTACTED AND ALL EXISTING AND/OR PROPOSED UTILITY LINES AND OTHER RELATED INFORMATION HAVE BEEN TRANSFERRED ONTO THESE PLANS. THE ENGINEER OR ARCHITECT ALSO HEREBY CERTIFIES THAT ALL EXISTING AND/OR PROPOSED PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN CORRECTLY PLOTTED/SHOWN.</p> <p>8. THE ENGINEER, OR LAND SURVEYOR OF RECORD SHALL CERTIFY UPON COMPLETION OF CONSTRUCTION THAT ALL PUBLIC IMPROVEMENTS (WATER AND SEWER UTILITIES, STORM SEWER, CONCRETE, PAVING, STREET LIGHTS, ETC.) HAVE BEEN INSTALLED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE APPROVED PLANS. ANY CHANGES SHALL BE REFLECTED ON "AS-BUILT" DRAWINGS PROVIDED BY THE ENGINEER TO THE CITY'S ENGINEERING DEPARTMENT.</p> <p>9. THE REGISTERED ENGINEER OR LAND SURVEYOR SHALL CERTIFY THAT THE MINIMUM HORIZONTAL AND VERTICAL SEPARATIONS BETWEEN UTILITIES WITHIN PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN MAINTAINED AS REQUIRED BY LAW OR POLICY.</p> <p>10. THE DEVELOPER SHALL PROVIDE ALL CONSTRUCTION STAKING FOR THE PROJECT.</p> <p>11. THE DEVELOPER OR THE ENGINEER IS RESPONSIBLE FOR ARRANGING FOR THE RELOCATION OR REMOVAL OF ALL UTILITIES OR FACILITIES THAT ARE IN CONFLICT WITH THE PROPOSED PUBLIC IMPROVEMENTS.</p>	<p>THAT PORTION OF LOT 3 AS SAID LOT IS SHOWN ON THE PLAT ENTITLED, "CRISMON BUSINESS PART AMENDED" RECORDED SEPTEMBER 08, 2005 IN BOOK 775 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA AND THEREAFTER CERTIFICATE OF CHANGE RECORDED IN RECORDING NO. 2007-1092936A, RECORDS OF MARICOPA, ARIZONA, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT A FOUND BRASS CAP IN HAND HOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 35, FROM WHICH A FOUND ADOT ALUMINUM CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 35 BEARS SOUTH 00 DEGREES 00 MINUTES 22 SECONDS WEST, A DISTANCE OF 2636.41 FEET;</p> <p>THENCE SOUTH 00 DEGREES 00 MINUTES 22 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 509.75 FEET.</p> <p>THENCE SOUTH 89 DEGREES 55 MINUTES 57 SECONDS EAST, A DISTANCE OF 75.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3 AND THE TRUE POINT OF BEGINNING;</p> <p>THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 57 SECONDS EAST, A DISTANCE OF 300.00 FEET OF SAID LOT 3;</p> <p>THENCE SOUTH 00 DEGREES 00 MINUTES 22 SECONDS WEST, ALONG THE EAST LINE, A DISTANCE OF 106.89 FEET;</p> <p>THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 300 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3;</p> <p>THENCE NORTH 00 DEGREES 00 MINUTES 22 SECONDS EAST ALONG THE WEST LINE, A DISTANCE OF 107.25 FEET TO THE TRUE NORTH POINT OF BEGINNING.</p> <p>APN: 220-81-745B</p>	<table><tr><td colspan="2">EAST SOUTHERN AVENUE</td></tr><tr><td rowspan="3">SOUTH CRISMON ROAD</td><td rowspan="3">SOUTH SIGNAL BUTTE ROAD</td><td></td></tr><tr><td>EAST BASELINE ROAD</td></tr><tr><td></td></tr></table> <table><tr><td colspan="2">CITY OF MESA ZONING ORDINANCE (TABLE 11-32-3.A)</td></tr><tr><td>USE CATEGORY:</td><td>GROUP COMMERCIAL DEVELOPMENTS</td></tr><tr><td>USE SUBCATEGORY:</td><td>SHELL BUILDINGS (NO SPECIFIED USE)</td></tr><tr><td colspan="2">1 SPACE PER 275 SQUARE FEET</td></tr><tr><td colspan="2">REQUIRED PARKING:</td></tr><tr><td>SUITE 101:</td><td>1478 / 275 SQ.FT. = 5.37 6</td></tr><tr><td>SUITE 102:</td><td>1959 / 275 SQ.FT. = 7.12 8</td></tr><tr><td>SUITE 102:</td><td>1967 / 275 SQ.FT. = 7.15 8</td></tr><tr><td>TOTAL REQUIRED PARKING STALLS:</td><td>22</td></tr><tr><td>TOTAL PROVIDED PARKING STALLS:</td><td>28</td></tr><tr><td colspan="2">REQUIRED ACCESSIBLE PARKING: (TABLE 208.2)</td></tr><tr><td>TOTAL REQUIRED PARKING STALLS:</td><td>2</td></tr><tr><td>TOTAL PROVIDED PARKING STALLS:</td><td>2</td></tr><tr><td colspan="2">REQUIRED BICYCLE PARKING (SECTION 11-32-8)</td></tr><tr><td>TOTAL REQUIRED BICYCLE PARKING:</td><td>1:10 STALLS</td></tr><tr><td>TOTAL PROVIDED BICYCLE PARKING:</td><td>5</td></tr></table>	EAST SOUTHERN AVENUE		SOUTH CRISMON ROAD	SOUTH SIGNAL BUTTE ROAD		EAST BASELINE ROAD		CITY OF MESA ZONING ORDINANCE (TABLE 11-32-3.A)		USE CATEGORY:	GROUP COMMERCIAL DEVELOPMENTS	USE SUBCATEGORY:	SHELL BUILDINGS (NO SPECIFIED USE)	1 SPACE PER 275 SQUARE FEET		REQUIRED PARKING:		SUITE 101:	1478 / 275 SQ.FT. = 5.37 6	SUITE 102:	1959 / 275 SQ.FT. = 7.12 8	SUITE 102:	1967 / 275 SQ.FT. = 7.15 8	TOTAL REQUIRED PARKING STALLS:	22	TOTAL PROVIDED PARKING STALLS:	28	REQUIRED ACCESSIBLE PARKING: (TABLE 208.2)		TOTAL REQUIRED PARKING STALLS:	2	TOTAL PROVIDED PARKING STALLS:	2	REQUIRED BICYCLE PARKING (SECTION 11-32-8)		TOTAL REQUIRED BICYCLE PARKING:	1:10 STALLS	TOTAL PROVIDED BICYCLE PARKING:	5
EAST SOUTHERN AVENUE																																										
SOUTH CRISMON ROAD	SOUTH SIGNAL BUTTE ROAD																																									
		EAST BASELINE ROAD																																								
CITY OF MESA ZONING ORDINANCE (TABLE 11-32-3.A)																																										
USE CATEGORY:	GROUP COMMERCIAL DEVELOPMENTS																																									
USE SUBCATEGORY:	SHELL BUILDINGS (NO SPECIFIED USE)																																									
1 SPACE PER 275 SQUARE FEET																																										
REQUIRED PARKING:																																										
SUITE 101:	1478 / 275 SQ.FT. = 5.37 6																																									
SUITE 102:	1959 / 275 SQ.FT. = 7.12 8																																									
SUITE 102:	1967 / 275 SQ.FT. = 7.15 8																																									
TOTAL REQUIRED PARKING STALLS:	22																																									
TOTAL PROVIDED PARKING STALLS:	28																																									
REQUIRED ACCESSIBLE PARKING: (TABLE 208.2)																																										
TOTAL REQUIRED PARKING STALLS:	2																																									
TOTAL PROVIDED PARKING STALLS:	2																																									
REQUIRED BICYCLE PARKING (SECTION 11-32-8)																																										
TOTAL REQUIRED BICYCLE PARKING:	1:10 STALLS																																									
TOTAL PROVIDED BICYCLE PARKING:	5																																									

ARCHITECTURE
Arizado
DESIGN

1255 WEST RIO SALADO PARKWAY
SUITE 207
TEMPE, AZ 85281
PHONE 480.268.2900
FAX 480.268.2905
WWW.ARIZADO.NET

EXP. DATE: 09/30/2019

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF O.J. ARIZADO.

DATE

DELTA

SHELL BUILDING

SOUTHERN & SOUTH CRISMON
1257 SOUTH CRISMON ROAD
MESA, ARIZONA 85208

SHEET TITLE

SITE PLAN

JOB NO

A17392

DATE 4/30/18

SCALE AS NOTED

DRAWN BW

CHECKED CC

SHEET NO

SP-2