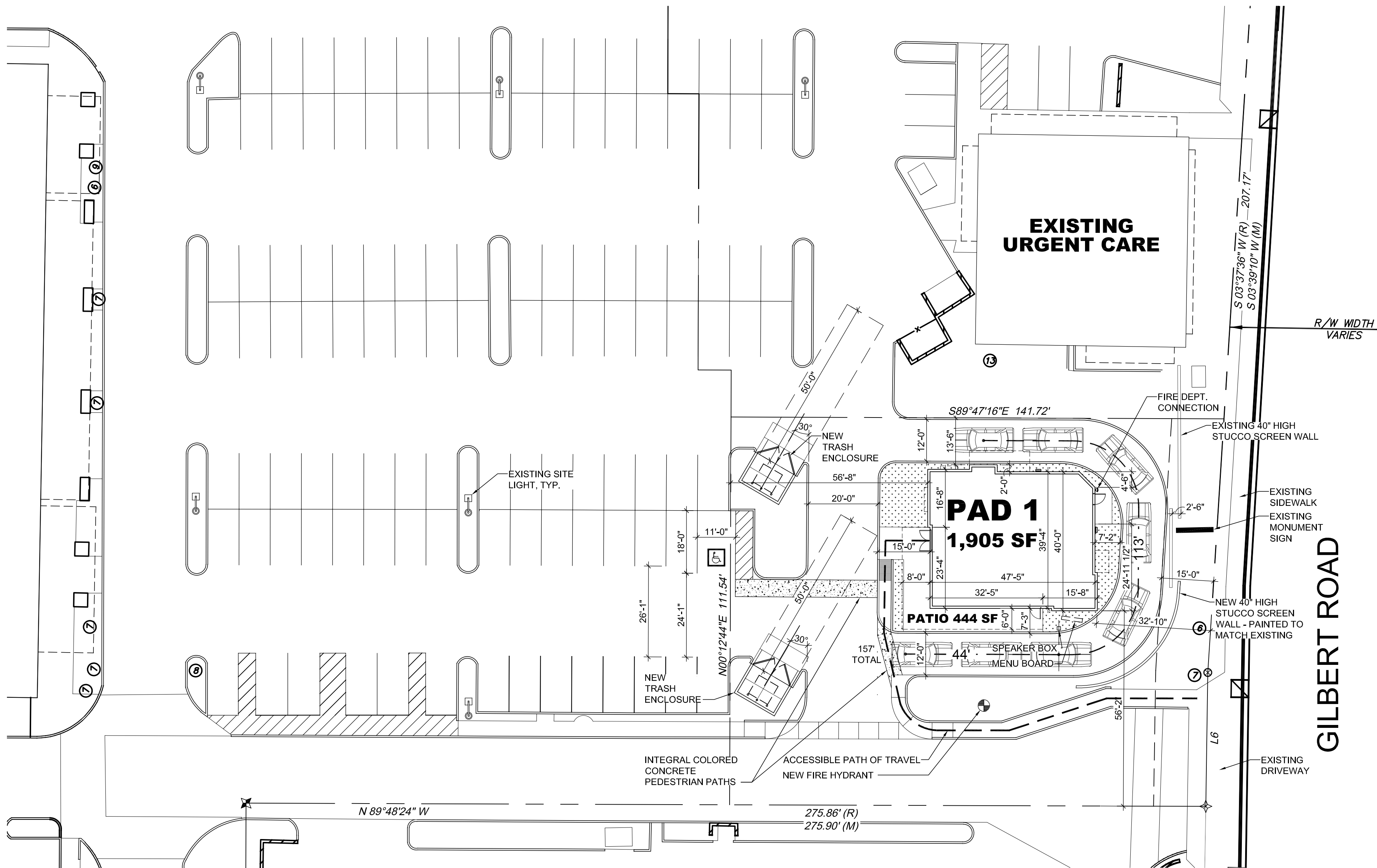




PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

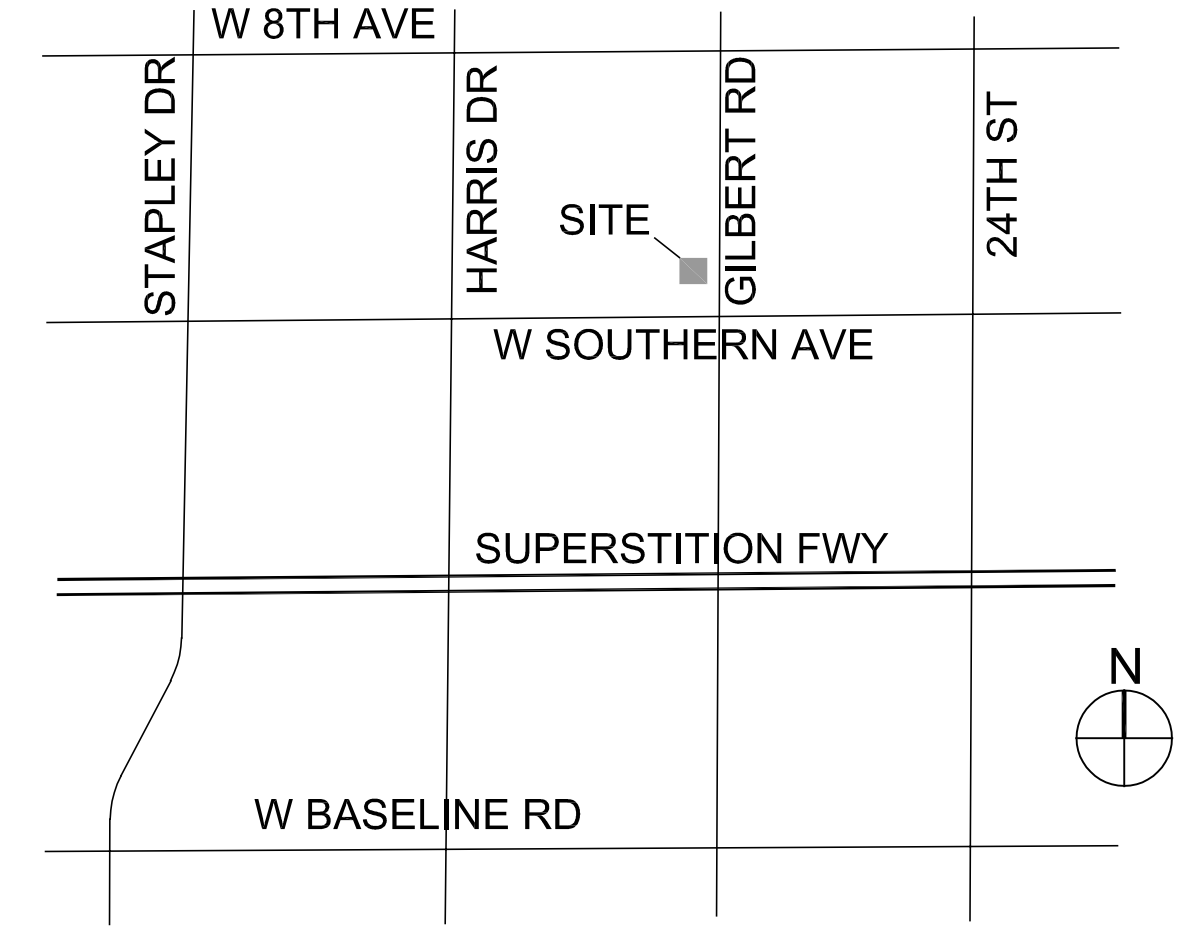


PARKING DATA					
USE	S.F.	MZO REQUIRED PARKING RATIOS	MZO REQUIRED # SPACES	PROPOSED PARKING RATIOS	PROPOSED # SPACES
FITNESS CENTER	30,372	1 SPACE/ 100 SF	304	1 SPACE/171 SF	157
COURTS	6,300	2 SPACES/ COURT	10	PER CODE	10
BANNER URGENT CARE	3,660	1 SPACE/ 200 SF	19	PER CODE	19
COFFEE SHOP W/ DRIVE-THRU	1,905	1 SPACE/ 100 SF	20	PER CODE	22*
JUDD'S ORTHO	2,925	1 SPACE/ 200 SF	15	PER CODE	15
FIIZ DRINKS (FAST FOOD W/ DT)	2,733	1 SPACE/ 100 SF	28	PER CODE	28
TOTAL:			376		251

* SEE PARKING ANALYSIS

VICINITY MAP:

NO SCALE

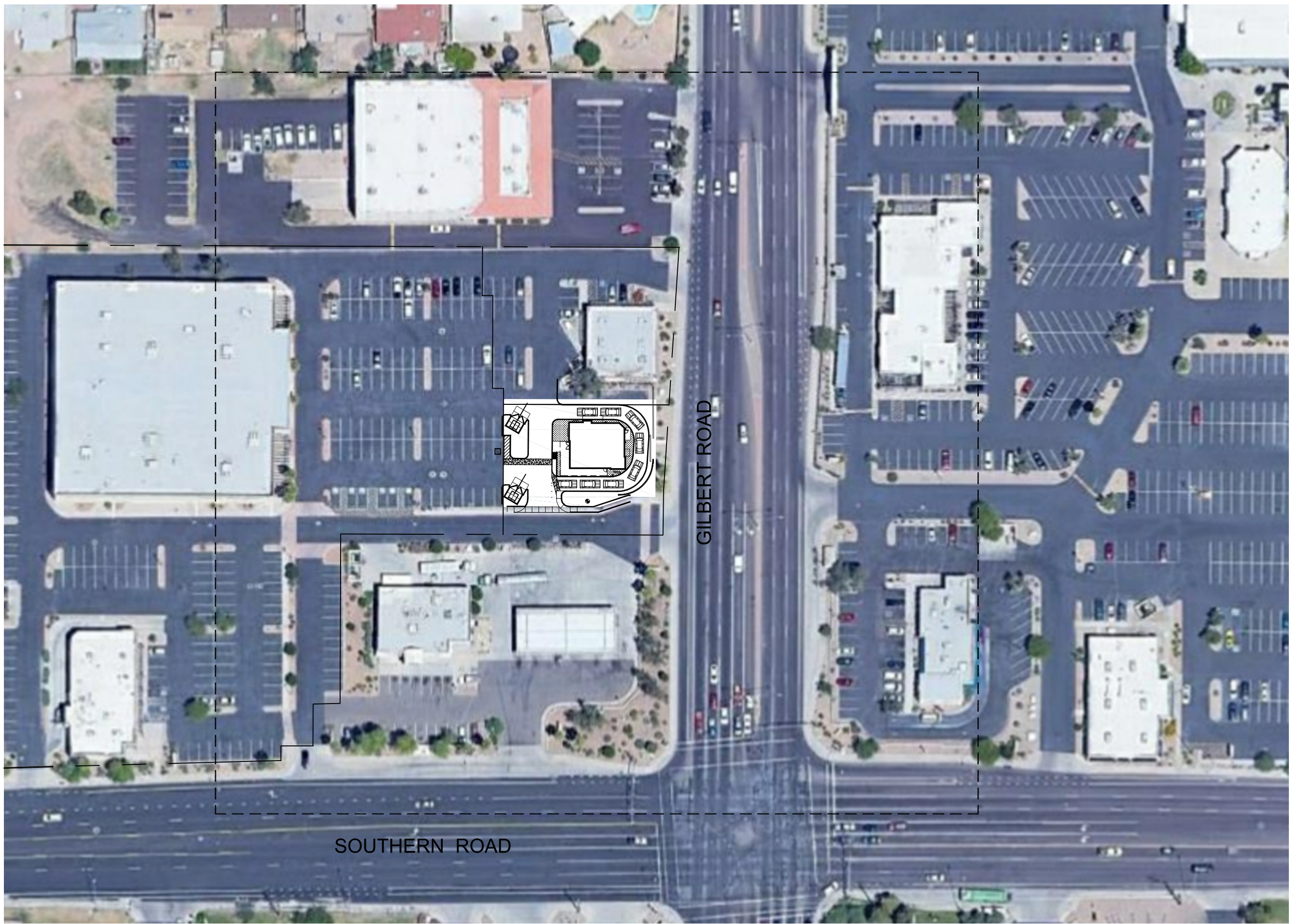


SITE DATA:

ZONING: GC - GENERAL COMMERCIAL
PROPOSED USE: COFFEE SHOP W/ DRIVE-THRU
OVERALL SITE AREA: 258,319 SF (5.93 AC)
LOT 4 SITE AREA: 15,468 SF (.36 AC)
BUILDING AREA:
PAD 1 1,905 SF
PAD 1 PATIO 380 SF
FRONT SETBACK REQUIRED: 15'-0"
FRONT SETBACK PROVIDED: 15'-0" (AT DRIVE-THRU)
PARKING REQUIRED:
DRIVE-THRU - 1/100 SF - INDOOR AREA;
1/200 SF - OUTDOOR AREA
PAD 1 22 SPACES
PARKING PROVIDED: 251 SPACES TOTAL
(SEE PARKING ANALYSIS FOR MORE PARKING DATA)

PROJECT TEAM:

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300' RADIUS CONTEXT AERIAL SITE PLAN

SCALE: 1" = 80'-0"



BLACK ROCK COFFEE SITE PLAN

NWC GILBERT ROAD & SOUTHERN AVE

Mesa, AZ

10.03.2018

PROJECT No.: 18046



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