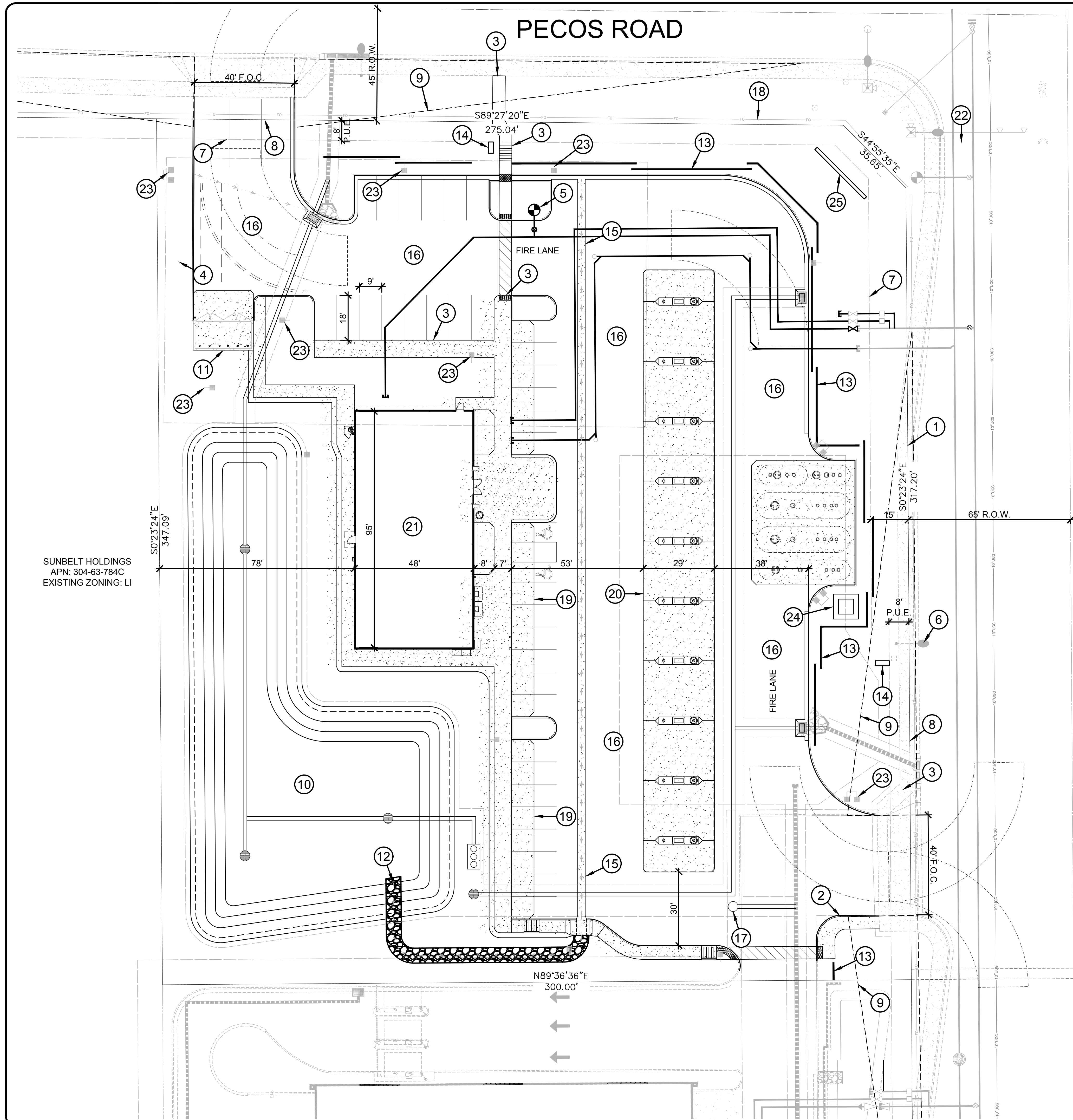




SITE DATA

PROJECT ADDRESS: SWC ELLSWORTH & PECOS
LEGAL DESCRIPTION:
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA.
PROJECT DESCRIPTION: PROPOSED SPEEDWAY
CONVENIENCE STORE WITH GAS
APN: PENDING AT COUNTY

SITE AREA (GROSS): 102,672 SQ. FT. (2.36 AC)
SITE AREA (NET): 100,959 SQ. FT. (2.31 AC)
EXISTING ZONING: LI
PROPOSED ZONING: LI
ADJACENT ZONING: LI (NORTH, SOUTH, EAST, WEST)
PROPOSED USE: CONVENIENCE STORE WITH GAS
CONSTRUCTION TYPE: V-B
OCCUPANCY: 62
BUILDING HEIGHT: 22'
CANOPY AREA: 15,330 SQ. FT.
BUILDING AREA: 4,608 SQ. FT.
LOT COVERAGE: 19.4%
MIN. LANDSCAPE: 10%

BUILDING SETBACKS:
FRONT SETBACK: 15'
SIDE SETBACK: 0'
REAR SETBACK: 0'

PARKING (RETAIL SERVICE STATION):
SPACES REQUIRED: 13 (SEEKING ADMIN.USE PERMIT)
SPACES PROVIDED: 36 (34 SPACES/2 ACCESSIBLE)
PARKING RATIO: 1 SPACE PER 375 SQ. FT.

NOTE: LANDSCAPE ISLANDS COMPLY WITH SECTION
11-33-4.B.1 WITH A MIN. DIMENSION OF 8' X 15'

KEYNOTES

- 1 LIMIT OF WORK
- 2 CONCRETE CURB-SEE CIVIL PLANS
- 3 CONCRETE SIDEWALK-SEE CIVIL PLANS, PROPOSED SIDEWALK IS A MIN. OF 5' WIDE, RAISED 3 INCHES, & OF AN ALTERNATIVE MATERIAL
- 4 DECOMPOSED GRANITE
- 5 FIRE HYDRANT
- 6 LIGHT POLE-SEE ELECTRICAL PLANS
- 7 PUE
- 8 ROW
- 9 SIGHT LINE TRIANGLE-PER CITY STANDARDS
- 10 RETENTION BASIN
- 11 REFUSE ENCLOSURE
- 12 RIP-RAP DRAINAGE
- 13 SCREEN WALL
- 14 TENANT SIGN
- 15 VALLEY GUTTER
- 16 ASPHALT PAVING-SEE CIVIL PLAN
- 17 MANHOLE
- 18 GAS UTILITY, EXISTING
- 19 CONCRETE APRON
- 20 FUEL CANOPY
- 21 CONVENIENCE STORE
- 22 EXISTING TRAFFIC LIGHT
- 23 SITE LIGHTING
- 24 TRANSFORMER
- 25 MESA GATEWAY LOGISTICS CENTER MONUMENT SIGN, BY OTHERS

NO. DATE REVISION BY

DESIGN BY: AH
DRAWN BY: PR
CHECKED BY: AH

10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

CIVIL AND SURVEY

HUNTER
ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
NO. 35249
JEFF M. HUNTER
AZ 6/14/10

PRELIMINARY SITE PLAN
FOR
SERVICE STATION
SWC PECOS & ELLSWORTH
MESA, ARIZONA

CONTACT ARIZONA 811 AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION
AR ZONA811
CALL 811 OR CLICK ARIZONA811.COM

THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
BARN001

HE NO.:
SCALE: 1"=20'

SHEET:
SP-1