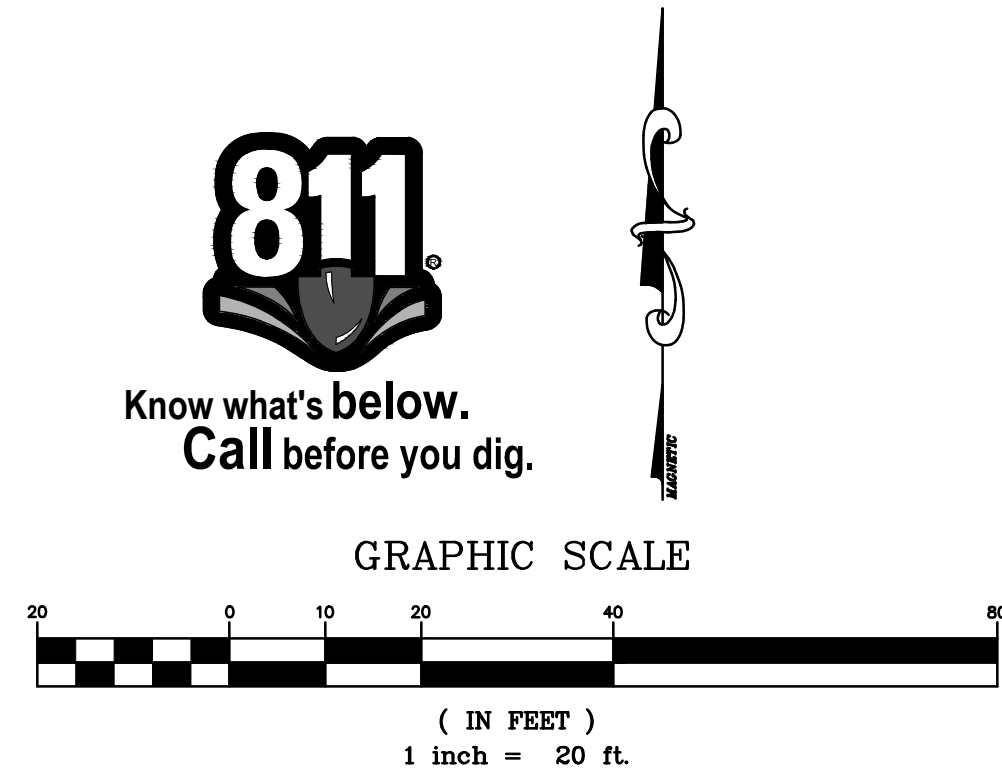


MESA COMMONS Parking Study					
Tenant	Area (sf)	Use	Parking Ratio		Required Parking
Amazing Jake's	1830 E Baseline Rd	87,277	Group Comm.	1 per 275 SF	317.37
Parkour Academy	1830 E Baseline Rd # 108	16,333	Retail	1 per 375 SF	43.55
Frankie D's Salon	1902 E Baseline Rd #7	1,000	Retail	1 per 375 SF	2.67
Saquaro Medical	1902 E Baseline Rd #6	1,000	Retail	1 per 375 SF	2.67
Rustic Hut	1902 E Baseline Rd	4,000	Retail	1 per 375 SF	10.67
Leslie's Pool	1908 E Baseline Rd	5,000	Retail	1 per 375 SF	13.33
Vacant		4,300	Retail	1 per 375 SF	11.47
Victory Martial Arts	1914 E Baseline Rd #103	4,600	Retail	1 per 375 SF	12.27
Two Men and a Truck	1916 S Gilbert Rd, #2	3,400	Retail	1 per 375 SF	9.07
MAKA Beauty Supply	1916 S Gilbert Rd, #4	1,066	Retail	1 per 375 SF	2.84
Terra Marketing	1916 S Gilbert Rd, #5	2,453	Retail	1 per 375 SF	6.54
Pad Sites					
Dignity Health ER	1910 S Gilbert Rd	7,436	Medical	1 per 200 SF	37.18
Exceptional Pets	1928 S Gilbert Rd	6,112	Retail	1 per 375 SF	16.30
Discount Tire	1936 E Baseline Rd	6,060	Retail	1 per 375 SF	16.16
New PAD - Valvoline		3,776	Retail	1 per 375 SF	10.07
Total Gross Building Area:					153,813
Total Parking Required by the City:					521
Total Parking Provided (Current):					636
Total Parking Provided (with new pad site plan):					573
Excess Parking Spaces:					52



SITE KEY NOTES

- S1A STRAIGHT CONCRETE CURB, PER DETAIL SHEET C-7.0
- S1C INTEGRAL CURB & SIDEWALK DETAIL, PER DETAIL SHEET C-7.0
- S3 TAPER CURB TO MATCH EXISTING.
- S4 TAPER CURB FROM 6" TO 0" OVER 10', PER DETAIL SHEET C-7.0
- S5B MATCH EXISTING PAVEMENT ELEVATION.
- S8A CONCRETE SIDEWALK, PER DETAIL SHEET C-7.1
- S10 SIDEWALK RAMP @ 8.33% MAX.
- S11 DETECTABLE WARNINGS
- S12 CONCRETE WHEEL STOPS (SEE NOTE FOR NUMBER)
- S14 MONUMENT SIGN - SEE SHEET A-102
- S15 DUMPSTER ENCLOSURE (PER CITY OF MESA STD DRAWING M-62.02.1)
- S16 ADA ACCESSIBLE PARKING SPACE STRIPING & SYMBOL OF ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- S17 ACCESSIBLE PARKING SIGN (TYPICAL PER ADA AND LOCAL REQUIREMENTS)
- S21 DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES)
- S21A "DO NOT ENTER" PAVEMENT MARKINGS
- S23 PARKING STALL STRIPING (PER LOCAL CODES)
- S26A PEDESTRIAN CROSSWALK (STAMPED CONCRETE)
- S27 FIRE HYDRANT (PER LOCAL CODES)
- S29 TRANSFORMER PAD LOCATION (SEE UTILITY PLAN)
- S31 LIGHT POLE (TYPICAL-PER LIGHTING PLAN)
- S32 LANDSCAPE AREA (PER LANDSCAPE PLAN)
- S44 MATCH EXISTING WALL TYPE AND HEIGHT
- S52 INTERPARCEL CONNECTION
- S57 TAPPER TO MATCH EXISTING SIDEWALK ELEVATION
- S94 BIKE RACK. REFER TO NOTE FOR NUMBER
- S96 BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS
- S97 COMMERCIAL DRIVEWAY PER CITY OF MESA STD DRAWING NO. M-42
- S98 EXISTING TO BE RELOCATED
- S99 POINT OF RELOCATION

SITE DATA SUMMARY TABLE	
ZONING	LC
PROPOSED USE	AUTOMOBILE SERVICE
LOT AREA	±0.68 AC
BUILDING FOOTPRINT	1,917 S.F.
IMPERVIOUS	20,850 S.F.
PERVIOUS	8,770 S.F.
BUILDING HEIGHT	25'-8"
TOTAL BICYCLE PARKING REQUIRED	3 SPACES
TOTAL BICYCLE PARKING PROVIDED	4 SPACES
PARKING REQUIRED	1 SPACE PER 375 SF
PARKING PROVIDED	21
NOTE: ADA HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS	PROVIDED
TAX PARCEL NUMBER	139-09-550

EXISTING LEGEND:

- MONUMENT FOUND
- MONUMENT SET
- ⊗ MAG NAIL FOUND
- ⊗ MAG NAIL SET
- × SET X MARK
- (R) RECORD DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA
- R/W RIGHT OF WAY
- BSL BACK SET LINE
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- C- CABLE TELEVISION
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- AIR CONDITIONER
- O/H/E OVERHEAD ELECTRIC
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC BOX
- WATER LINE
- WATER VALVE
- WATER METER
- HYDRANT
- SS- SAN. SEWER LINE
- SEWER MANHOLE
- GREASE TRAP
- CLEAN OUT
- SD- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM INLET
- CATCH BASIN
- CURB INLET
- TELEPHONE MANHOLE
- TELEPHONE POLE
- TELEPHONE LINE
- O/H/T OVERHEAD TELEPHONE
- ADL ABOVE GROUND LEVEL
- F.P. FOOTPRINT
- DECIDUOUS TREE
- LANDSCAPING
- UNKNOWN MANHOLE
- STOP SIGN
- SIGN
- GAS PEDESTAL
- GAS MANHOLE
- GAS LINE
- GAS VALVE
- GAS METER
- UNDERGROUND GAS MARKER

PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CURB
- SAWCUT LINE
- PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
- PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- PROPOSED PARKING SPACES

GENERAL SITE NOTES:

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
14. STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY GILES ENGINEERING ASSOCIATE, INC., DATED JANUARY 07, 2020.
15. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.

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ENTITLEMENT RESUBMITTAL #2	4/24/20	Date
ENGINEERING RESUBMITTAL	4/13/20	
ENTITLEMENT RESUBMITTAL	4/09/20	
100% SUBMISSION	3/04/20	
Revisions/Submissions		
No.		

VALVOLINE INSTANT OIL CHANGE
1864 E BASELINE RD
CITY OF MESA, ARIZONA

Professional Seal

Project No. 20191354
Scale 1:20
Drawn VICTOR LU
Checked RYAN SCOTT
Date 02-28-20
Drawing Title

SITE PLAN

Drawing No. **C-1**