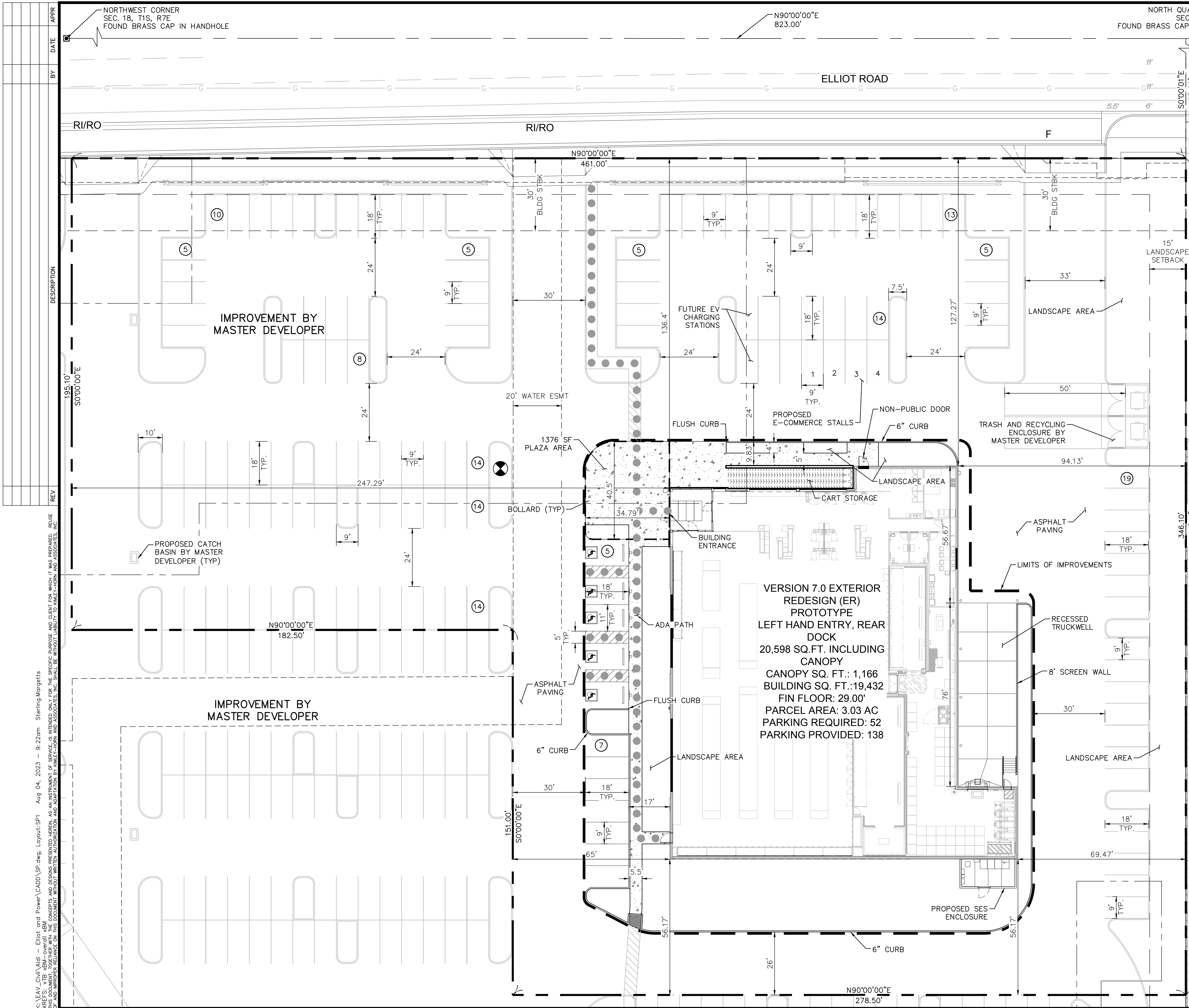




CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1001 W SOUTHERN AVE, SUITE 131
MESA, ARIZONA 85210
TEL: (480) 207-2666
FAX: (602) 944-7423
CONTACT: STERLING MARGETTS, PE

OWNER/DEVELOPER
ALDI INC.
5080 N. 40TH STREET, SUITE 335
PHOENIX, AZ 85018
TEL: (602) 888-8931
CONTACT: BEN VESPER
EMAIL: BEN.VESPER@ALDI.US

BENCHMARK
FOUND BRASS TAG ON THE TOP OF THE HEADWALL AT THE SOUTHEAST CORNER OF POWER ROAD AND ELLIOT ROAD.

CITY OF MESA DATA
NAVD88
ELEVATION = 1327.63'

BASIS OF BEARING
THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18, AS SHOWN IN BOOK 1020, PAGE 10, MARICOPA COUNTY RECORDS. SAID LINE BEARS SOUTH 01 DEGREES 07 MINUTES 37 SECONDS EAST.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- PLAZA AREA
- LIMITS OF IMPROVEMENTS
- PARKING SPACE COUNT
- FULL ACCESS
- RIGHT IN/ RIGHT OUT
- ADA PATH

SITE INFORMATION

ADDRESS: SEC OF POWER ROAD AND ELLIOT ROAD MESA, ARIZONA

PARCEL NUMBER: A PORTION OF 304-17-212, 304-17-213, 304-17-218, AND 304-17-219

FLOOD ZONE: FLOOD ZONE "NOT PRINTED" PER #04013C2760L

ZONING (NO CHANGE): LC - LIMITED COMMERCIAL

PROPOSED USE: ALDI STORE COMMERCIAL RETAIL DEVELOPMENT

PROPOSED SITE AREA: 3.03 AC (131,996± SF)

PARKING SUMMARY - ALDI

REQUIRED PARKING RATIO: 1 SPACE PER 375 SF USEABLE FLOOR AREA
19,432 SF/375 SF = 52 SPACES

PROVIDED: 138 SPACES

INDIVIDUAL PARKING: REQUIRED 49, PROVIDED 133
ACCESSIBLE PER ADA: 3, 5

TOTAL PARKING: 52, 138

	REQUIRED	PROVIDED
BLDG FRONT SETBACK:	(WEST) 15'	(WEST) 65.00'
BLDG REAR SETBACK:	(NORTH) 15'	(NORTH) 127.27'
BLDG REAR SETBACK:	(SOUTH) 0'	(SOUTH) 56.17'
BLDG SIDE SETBACK:	(EAST) 0'	(EAST) 69.47'

BUILDING FACE	AREA(SF)	LENGTH(LF)	AVERAGE DEPTH(LF)	REQUIRED DEPTH(LF)
NORTH	1393	119.5	11.7	5.0
WEST	2974	162.7	18.3	15.0
EAST	634	162.7	3.9	0**
SOUTH	4039	144.0	28.0	5.0

* PER CITY OF MESA ZONING ORDINANCE CHAPTER 33: LANDSCAPING 11-33-5
** 0' REQUIRED FOR LOADING AND SERVICE AREA

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

CALL TWO WEEKS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WEST SOUTHERN AVENUE, SUITE 131
MESA, ARIZONA 85210 (480) 207-2666

ALDI Inc.
5080 N. 40th St., Ste. 335
Phoenix, AZ 85018
(602) 888-8931

SEC OF POWER ROAD AND ELLIOT ROAD

SITE PLAN

MESA, ARIZONA

PROJECT No.

SCALE (H): 1"=20'

SCALE (V): N/A

DRAWN BY: AMF

DESIGN BY: AMF

CHECK BY: STM

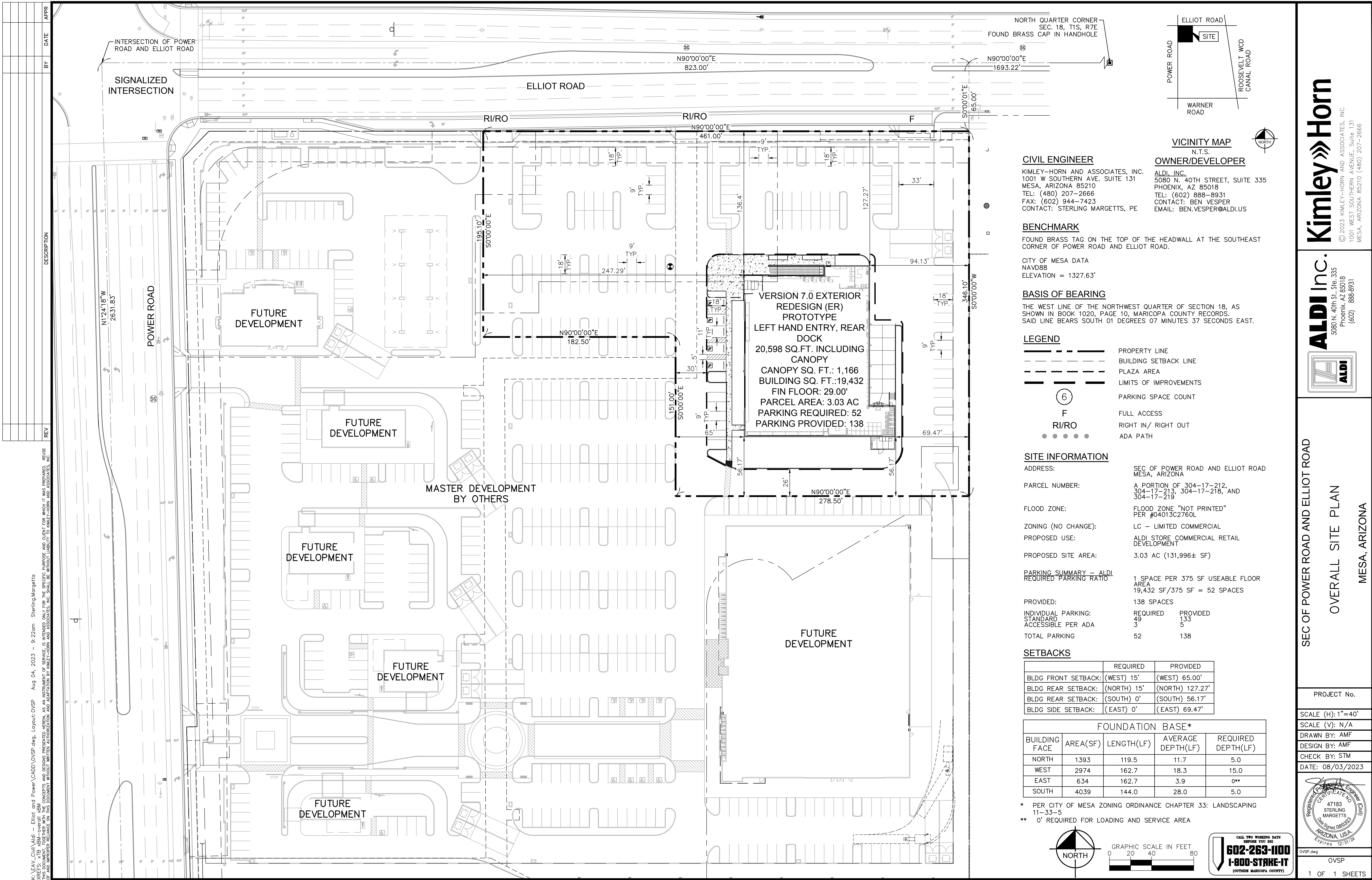
DATE: 08/03/2023

REGISTERED PROFESSIONAL ENGINEER
47183
STERLING MARGETTS
Exp. 08/03/24
ARIZONA USA

SP.dwg

SP

1 OF 1 SHEETS



Kimley»Horn

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Phoenix, AZ 85018
(602) 888-8931

ALDI

SEC OF POWER ROAD AND ELLIOT ROAD

OVERALL SITE PLAN

MESA, ARIZONA

PROJECT No.

SCALE (H): 1"=40'

SCALE (V): N/A

DRAWN BY: AMF

DESIGN BY: AMF

CHECK BY: STM

DATE: 08/03/2023

OVSP

1 OF 1 SHEETS