

1"=10'

LEGEND	
EX. PROPERTY LINE	---
EX. ADJACENT PROPERTY LINE	----
EX. ROADWAY CL	----
PROP. PROPERTY LINE	----
PROP. SIGN	▲
PROP. BUILDING ENTRANCES	▲
PROP. CONCRETE SIDEWALK	▨
PROP. SEAL COAT	▨
PROP. ASPHALT PAVEMENT	▨
PROP. MILL AND OVERLAY	▨

SITE LEGEND

- REFERENCE DETAIL SHEET
- (A) PROP "STOP HERE FOR PEDESTRIANS" SIGN.
 - (B) PROP 30"X30" STOP SIGN.
 - (C) PROP SIGN MOUNTING AND BASE WITH BOLLARD.
 - (D) PROP STOP TEXT AND STOP BAR.
 - (E) PROP 4" WIDE PAINTED YELLOW STRIPES AT 45° @ 2'-0" O.C.
 - (F) NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (11-8" WIDE STRIPES PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RE-STRIPED.
 - (G) LIMITS OF SEAL COAT: APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
 - (H) PROP 4" WIDE PAINTED YELLOW STRIPES - 6' LONG WITH 18' GAPS.
 - (I) PROP OPEN ARROW PAVEMENT MARKINGS.
 - (J) PROP FIRE LANE STRIPING.
 - (K) PROP 4" WIDE DOUBLE SOLID YELLOW STRIPE.
 - (L) EXISTING STOP SIGN TO REMAIN.
 - (M) EXISTING STOP SIGN TO BE RAISED TO MATCH CURRENT DETAILS/GUIDELINES.
 - (N) EXISTING BOLLARD AND SIGN POST TO BE REPAIRED.
 - (O) PROP SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
 - (P) PROP BOLLARD (TYP) (MATCH PAINTSLEEVE TO ARCH PLANS).
 - (Q) PROP CONCRETE SIDEWALK.
 - (R) PROP FLUSH CURB.
 - (S) PROP ADA DETECTABLE WARNING STRIP.
 - (T) PROP SAWCUT LIMITS.
 - (U) PROP GARDEN CENTER WALL WITH IRON ROD FENCE (REFER TO DESIGN BY OTHERS).
 - (V) PROP PROP "X" CURB.
 - (W) PROP DROP OFF LOCATION.
 - (X) PROP HANDICAP PARKING SIGN ONLY.
 - (Y) PROP TRANSITION CURB.
 - (Z) RELOCATE EXIST PICK-UP SIGN.
 - (AA) RELOCATE EXIST "FIRE LANE NO PARKING" SIGN.
 - (BB) RELOCATE EXIST PARKING ROW SIGN.
 - (CC) PROP SEAL COAT.

Walmart
Supercenter
STORE #1646
EX. BLDG #206,985 SF
PROP. BLDG #202,589 SF

PROP #44 SF
HEALTH CENTER
EXPANSION
FEE: 150/96

SITE NOTES:

- ALL SITE WORK SHALL MEET OR EXCEED THE WALMART SITE WORK SPECIFICATIONS.
- EXISTING STRIPING THAT CONFLICTS WITH FINAL LAYOUT NOT SHOWN FOR CLARITY. CONTRACTOR SHALL REMOVE STRIPING THAT CONFLICTS WITH PLANNED IMPROVEMENTS BY ABRASIVE BLASTING.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- TRAFFIC SIGN NUMBERS REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL RADII TO BE 3' UNLESS NOTED OTHERWISE.
- ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO THE ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
- REFER TO ARCH. PLANS FOR LOCATIONS AND DETAILS OF PIPE BOLLARDS LOCATED AT THE FRONT OF THE BUILDING.
- SEE ARCHITECTURAL PLANS FOR CONCRETE APRON AND PAD DETAILS. ALL PAVING, CURBING, FLATWORK, SIDEWALKS, FENCING, BOLLARDS, ETC. WHICH CONFLICT WITH NEW CONSTRUCTION ARE TO BE DEMOLISHED AND DISPOSED OF IN ACCORDANCE WITH ANY LOCAL, STATE OR FEDERAL REGULATIONS.
- ALL NEW PAINTED PAVEMENT MARKINGS SUCH AS DIRECTIONAL ARROWS AND LETTERING SHALL BE PAINTED USING TEMPLATES.
- THE PAVEMENT SHALL BE FLUSH WITH THE SURFACE OF THE EXIT PORCHES OR SIDEWALKS AT ALL DOORS UNLESS NOTED OTHERWISE. REFER TO GRADING PLAN FOR SPECIFIC ELEVATION INFORMATION.

- CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AS SHOWN TO ALLOW FOR CLEAN, STRAIGHT JOINT BETWEEN OLD AND NEW SURFACES.
- CONTRACTOR TO REMOVE ALL PAVEMENT, BASE MATERIALS, CURBING, BOLLARDS, ETC. WITHIN SAWCUT LIMITS OF CONSTRUCTION AREA.
- ALL NEW STRIPING WITHIN WALMART LOT SHALL BE PAINTED (TWO COATS) AS PER THE SPECIFICATIONS.
- PEDESTRIAN CROSSING STRIPING: 6" WHITE STRIPES 90°-2" O.C. (TYP). W/8" END STRIPES. SEE DETAIL THIS SET.
- REPAINT EXISTING DIRECTIONAL ARROWS, STOP BARS AND OTHER PAVEMENT MARKINGS AS SHOWN. PAVEMENT MARKINGS SHALL BE RE-STRIPED (TWO COATS) OVER EXISTING UTILIZING EXISTING COLORS IN AREAS OF WORK.
- CONTRACTOR TO COORDINATE FIRE LANE STRIPING AND SIGN REQUIREMENTS WITH LOCAL FIRE DEPARTMENT.
- NEW HEAVY DUTY CONCRETE TO BE DOWELED INTO EXISTING CONCRETE PER STANDARD DETAIL 220.
- CURBED ISLAND TO BE CONSTRUCTED USING TYPE A CURB PER M.A.G. STANDARD DETAIL 220.
- CONTRACTOR SHALL MILL EXISTING ASPHALT TO ENSURE SMOOTH TRANSITION BETWEEN OLD AND NEW PAVEMENT. MILL STRIP SHALL BE 5' WIDE (MIN) BY 1.5' DEEP AT EXISTING PAVEMENT INTERFACE AND SHALL EXTEND THE LENGTH OF THE SHIM (TYP).
- ELEVATION OF NEW PAVEMENT TO MATCH ELEVATION OF PAVEMENT TO REMAIN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE POSITIVE DRAINAGE IN ALL AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE TO ANY EXISTING ITEMS THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION AND DEMOLITION ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO, DRAINAGE SYSTEMS, UTILITIES, CURBING, PAVEMENT, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN EXISTING CONDITIONS.

CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ANY EXISTING DAMAGES AND NOTIFYING THE WAL-MART CONSTRUCTION MANAGER.

- THE CONTRACTOR SHALL COORDINATE ALL ACTIVITIES WITH THE WAL-MART CONSTRUCTION MANAGER AND THE WALMART MANAGER. THE EXISTING WALMART SHALL REMAIN IN OPERATION DURING CONSTRUCTION.
- CONTRACTOR SHALL KEEP ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM THE SITE. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITY WITHIN THE PROXIMITY OF THE EXISTING STORE WITH THE WAL-MART CONSTRUCTION MANAGER AND THE STORE MANAGER TO MINIMIZE DISTURBANCE AND INCONVENIENCES TO THE STORE'S OPERATION AND CUSTOMERS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE PUBLIC AT ALL TIMES. FENCING, BARRICADES, ENCLOSURES, BARRIERS, ETC. TO BE USED IN THE BEST POSSIBLE MANNER AND AS APPROVED BY THE WAL-MART CONSTRUCTION MANAGER.

ADA ACCESSIBILITY NOTES:

- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
- SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS), NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.

CURBS, LANDINGS), NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.

- IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE ROW OF A SITE, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.

- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTOR'S COST.
- REFER TO LATEST ARCHITECTURAL PLANS FOR INTERIOR MODIFICATIONS.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE IMPROVEMENTS SHOWN BY THESE PLANS.

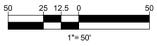
REVISIONS	BY
1 - SITE PLAN REV 07/23/2023	LIB/G
2 - SITE PLAN REV 08/23/2023	AH/IB/G

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

SUPERCENTER #1646
MESA, AZ
WAL-MART STORES EAST, LP
6131 E SOUTHERN AVE
MESA, AZ 85206



DRAWN AH
CHECKED SG
DATE 8/28/2023
JOB No. FLA230032.00
SHEET TITLE FINAL SITE PLAN
SHEET NUMBER HC-C-302



SITE DATA:

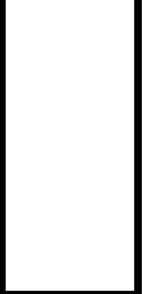
SITE ADDRESS (S):	6131 E SOUTHERN AVE, MESA, AZ, 85206	
SITE AREA:	1,522,422 SF (34.95 AC)	
PARCEL ID NO (S):	141-54-561A, 141-54-059J	
ENGINEER:	BOHLER ENGINEERING 2600 NETWORK BLVD, SUITE 310 FRISCO, TX 75034	
LAND USE	EXISTING SHOPPING CENTER	PROPOSED SHOPPING CENTER
ZONING	LC - LIMITED COMMERCIAL	LC - LIMITED COMMERCIAL
ABUTTING ZONING	LI: LIGHT INDUSTRIAL	LI: LIGHT INDUSTRIAL
FUTURE LAND USE	LC: LIMITED COMMERCIAL	LC: LIMITED COMMERCIAL
ABUTTING FUTURE LAND USE	LI: LIGHT INDUSTRIAL	LI: LIGHT INDUSTRIAL
SETBACKS:	REQUIRED	PROPOSED
FRONT:	15'	39'
SIDE:	25'	106'
REAR:	25'	86'
BUILDING AREA:	EXISTING ± 206,985 SF	PROPOSED ± 212,589 SF
WITHIN LIMITS OF DISTURBANCE:		
IMPERVIOUS AREA:	± 9,615 SF	± 9,818 SF
PERVIOUS AREA:	± 225 SF	± 372 SF
FLOOR TO AREA RATIO (FAR):	0.26	0.27
BUILDING HEIGHT:		13'-6"
PARKING:	EXISTING	PROPOSED
REQUIRED PARKING SPACES (4 SPACES PER 1,000 SF)	815 SPACES	850 SPACES
TOTAL STANDARD PARKING SPACES:	979 SPACES	942 SPACES
TOTAL ADA PARKING SPACES:	28 SPACES	31 SPACES
TOTAL ODP PARKING SPACES:	12 SPACES	38 SPACES
TOTAL PARKING SPACES PROVIDED:	1,019 SPACES	973 SPACES
PARKING RATIO:	4.92 / 1000	4.58 / 1000

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07/23/2023	
2 - SITE PLAN REV	AH/BC
08/23/2023	

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Walmart

DRAWN AH
CHECKED BC
DATE 8/28/2023
JOB No. FLA230032.00
SHEET TITLE FINAL SITE PLAN
SHEET NUMBER HC-C-301