

01 Conceptual Site Plan
SCALE: 1" = 20'

Project Team

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Project Data

Project Address: 5822 E Longbow Parkway, Mesa, AZ 85215-8522
A.P.N.: 141-41-032
Project Description: New 2155 SF Branch (NuVision Federal Credit Union) New 1855 SF Future Tenant (T.B.D.)

Occupancy: Group - B (Bank & Future Tenant T.B.D.)
Jurisdiction: City of Mesa, AZ
Zoning: LC-Limited Commercial (Conceptual BIZ) M-1 DMP LC-PAD-CUP

Site Area: 1.20 AC (Approximately 53,599 SF)
Maximum Floor Area: 4,010 SF
Floor Area Ratio: 4,010 SF / 53,599 SF = 0.0748

Land Use Requirements

Maximum Building Height: 35 Feet
Minimum Structural Setbacks: The setback is measured from the lot line to the wall of the structure horizontally and perpendicular to the lot line.

Front: 30 feet
Side: 15 feet
Rear: 20 feet

Minimum Landscape Setbacks:
Front: 15 feet
Perimeter: 15 feet

Lot Coverage
As per MZO Section 11-6-3, The maximum lot coverage is 80% in the LC District.
Actual lot coverage = 33,972 SF / 53,599 SF = 63%

Building Area

Area
Bank Branch: 2,155 SF
Future Tenant (T.B.D.): 1,855 SF
Total Building Area: 4,010 SF

Parking Requirements
1 per 375 SF for Financial Institute / Bank (2155 / 375 = 6)
1 per 275 SF for Group Commercial Development Shell Building (no specified use) (1855 / 275 = 7)

Typical stall size: 10' x 18'
Total Required: 13 spaces
Total Provided: 16 spaces
Total HC Stalls Required: 1 space
Total HC Stalls Provided: 2 spaces (2 Van Space Provided)
Total Bike Parking Required: 1 space per 10 parking spaces
Total Bike Parking Provided: 3 spaces

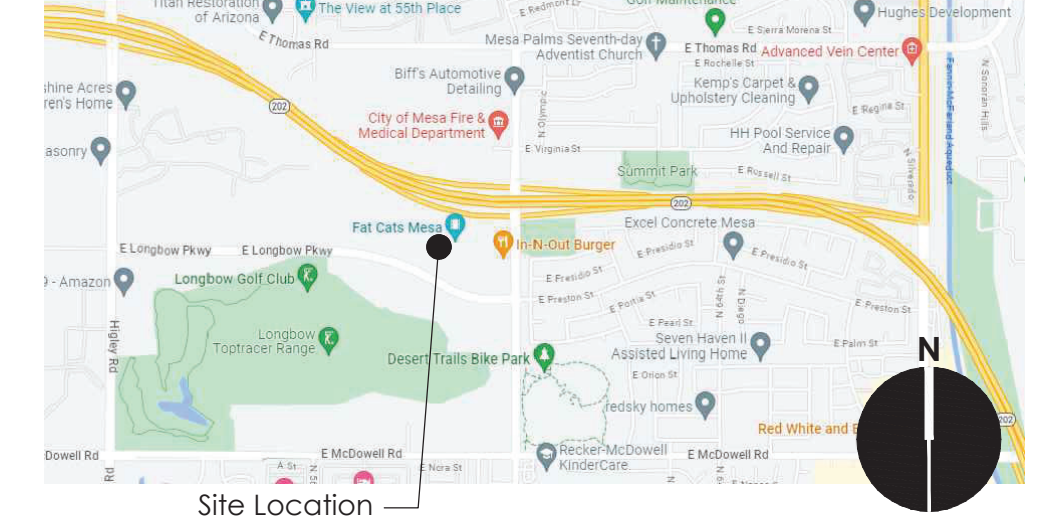
Key Notes

1. Drive-Up ATM
2. Overhead Canopy
3. Trash Enclosure
4. Directional Markings
5. ADA Parking Stalls
6. Site Walls
7. Bike Parking
8. Ex. Parking Curb to remove
9. Each bin enclosure shall comply with the M-62 standard City of Mesa details. Each bin enclosure shall have (3) 6" diameter steel safety posts installed in the back of each enclosure bin. All safety posts must be a minimum ground height of 6" and comply with details M-62.03, M-62.04.1 and M-62.04.2 Note #7

Symbol Legend

- (X) Parking count
- (T) Transformer
- (A) Building Entry
- (Hatched Area) Building Area
- (Solid Area) Concrete

Vicinity Map



NUVISION CREDIT UNION
Longbow Branch

DATE : 07/18/2024
VERSION : Design Review 3rd Submittal

APPROVED BY:
SIGNATURE
DATE

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