

LEGEND

- PROPERTY LINE
- CENTER LINE
- SETBACK
- SITE PARKING BUBBLES

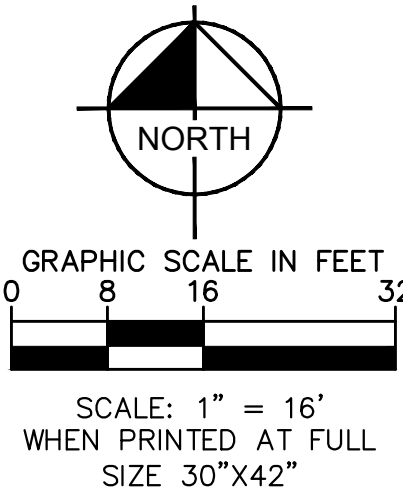
SITE ANALYSIS TABLE

CITY PARKING REQUIREMENTS*	
WALMART FUEL BUILDING (GROSS LEASABLE AREA)	1,511 S.F.
PARKING (CUSTOMER)	9 SPACES
ACCESSIBLE PARKING	2 SPACES
TOTAL PARKING	11 SPACES
PARKING RATIO	7.28/1,000

SITE DATA:

STORE NUMBER:	3089-00
SITE LOCATION:	MESA, AZ
MAX BUILDING HEIGHT:	16'
BUILDING AREA (GLA):	1,511 S.F.
OPEN SPACE AREA:	20,545 S.F.
TOTAL LANDSCAPE AREA:	20,545 S.F.
GENERAL PLAN:	MIXED USE ACTIVITY
EXISTING ZONING:	LIGHT INDUSTRIAL (LI), PAD, CUP
PROPOSED ZONING:	NO CHANGE
LOCAL JURISDICTION:	CITY OF MESA
SETBACKS:	FRONT & STREET FACING SIDE: 30 FT ARTERIAL STREET: 15 FT COLLECTOR STREET: 20 FT LOCAL STREET: 20 FT INTERIOR, SIDE & REAR: 1 FT FOR EACH FT OF BUILDING HEIGHT, W/ 20 FT MINIMUM
MAXIMUM LOT COVERAGE:	90%
PROPOSED LOT COVERAGE:	22%

CITY GENERAL NOTES:
A. COMPLY WITH ALL PROVISIONS AND REQUIREMENTS OF MESA BUILDING CODE (MBC) CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION, MESA FIRE CODE (MFC) CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, AND NFPA 241 FOR ITEMS NOT SPECIFICALLY ADDRESSED BY MFC CHAPTER 33.
*FIRE APPARATUS ACCESS ROADS ARE ESSENTIAL DURING CONSTRUCTION TO ALLOW EMERGENCY RESPONSE TO THE SITE FOR BOTH FIRE AND MEDICAL EMERGENCIES. ACCESS ROADS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION. IT IS IMPORTANT TO DEVELOP ACCESS ROADS AT AN EARLY STAGE OF CONSTRUCTION TO ALLOW FOR FIRE DEPARTMENT ACCESS TO THE SITE IN THE CASE OF FIRE OR INJURY.
B. *REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION SHALL COMPLY WITH MESA FIRE AND MEDICAL DEPARTMENT STANDARD DETAIL FPD 3310.1. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE OF ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (78,000 LBS. / 24,000 LBS. FRONT AXLE, 54,000 LBS. REAR AXLE) WHEN ROADS ARE WET. THE ACCESS ROAD SHALL EXTEND TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION ON THE JOBSITE WHERE ANY PERSON(S) SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONTINUOUS HOURS IN ANY DAY. A CLEARLY VISIBLE SIGN MARKED "FIRE DEPARTMENT ACCESS" IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD. ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD. THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY DURING ONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS PER THE MFC SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY.
C. *WATER SUPPLY FOR FIRE PROTECTION, AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF MFC APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 20 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS. IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN.



No.	REVISIONS	DATE	BY

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KHA PROJECT	000002
DATE	04/17/2025
SCALE	AS SHOWN
DESIGNED BY	JS
DRAWN BY	JS
CHECKED BY	JG

WALMART SUPERCENTER

LICENSED PROFESSIONAL

AZ

WALMART FUEL STATION
SITE PLAN

SHEET NUMBER

F-S1.0