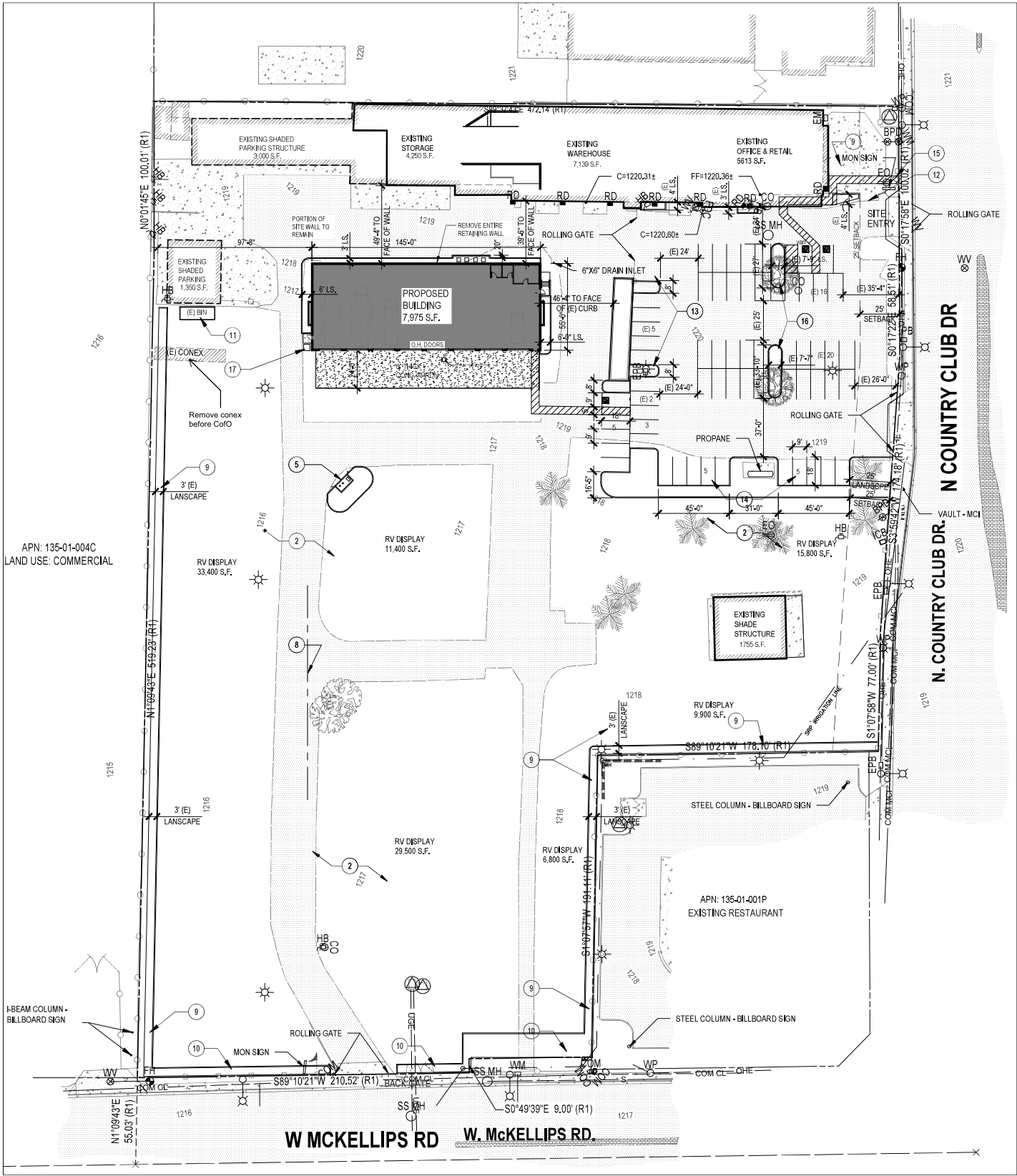


An New RV Maintenance Building For:
Little Dealer Little Prices of Mesa



SITE PLAN
SCALE: 1" = 40'-0"

CITY NOTES

PRE-SUBMITTAL NUMBER PRS25-00611
SOP NUMBER BOA25-00815
DESIGN REVIEW NUMBER DRB25-00910
SITE PLAN SUBMITTAL ZON25-00911
NOTE: ALL SITE LIGHTING IS EXISTING, NO NEW SITE LIGHTING PROPOSED.

PROPERTY INFORMATION

PROJECT DESCRIPTION	A NEW 7,975 S.F. ACCESSORY BUILDING WITH DECORATIVE MASONRY VENEER AND INTERIOR RESTROOMS, USED FOR SERVICE WORK OF RECREATIONAL VEHICLES. NEW LANDSCAPE AND IRRIGATION AS REQUIRED NEAR PROPOSED BUILDING. NO OTHER SITE WORK
OWNER	2038 NORTH COUNTRY CLUB DRIVE LLC
PARCEL NUMBER	135-01-001T
LOT SIZE (sq ft)	250,909 S.F., NET (5.8 ACRES)
JURISDICTION	CITY OF MESA
ZONING USE	GC - General Commercial Large Vehicle and Equipment Sales, Services, & Rental PERMITTED IN GC PER TABLE 11-6-2
SETBACKS	25'-0" FRONT 15'-0" SIDE/REAR
SEPARATION OF BLDGS, ON SAME LOT	30' MIN. FOR Building height between 20 and 40 ft.
BUILDING HEIGHT	30'-0" MAXIMUM PER ZONING Table 11-6-3.A 24'-0" TO RIDGE AT NEW BUILDING
LOT COVERAGE	80% MAXIMUM PER ZONING Table 11-6-3.A 1,350 S.F., EXISTING BLDG. 3,000 S.F., EXISTING BLDG. 4,250 S.F., EXISTING BLDG. 7,139 S.F., EXISTING BLDG. 5,613 S.F., EXISTING BLDG. 1,755 S.F., EXISTING BLDG. 7,975 S.F., PROPOSED BUILDING 31,082 S.F. = 12.4% COVERAGE WHICH IS < 80%
PRE-SUBMITTAL NUMBER	PRS25-00611
CONSTRUCTION TYPE	2-B (METAL BUILDING)
FIRE SPRINKLERS	YES

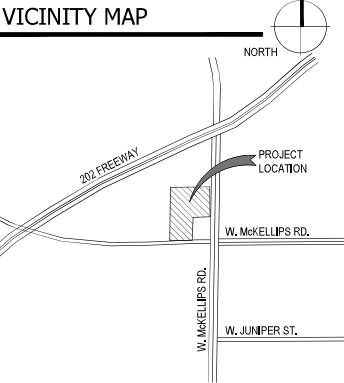
PARKING CALCULATIONS

TABLE 11-32-2+4-1: STANDARD PARKING SPACE AND AISLE DIMENSIONS: 9'-0" WIDE x 18'-0" WITH 24'-0" TWO-WAY AISLE WIDTH	
TABLE 11-32-2+4-1: STANDARD PARKING SPACE AND AISLE DIMENSIONS: 9'-0" WIDE x 18'-0" WITH 24'-0" TWO-WAY AISLE WIDTH	
Outdoor sales and service areas (car lots, plant nurseries, building supplies, etc.)	1 space per 375 square feet of sales and service building, but not less than 4 spaces per use 5,613 S.F. / 375 = 15 SPACES
Warehousing and Storage, excluding Mini-storage	1 space per 900 square feet 4,250 + 7,139 S.F. / 375 = 30.4 SPACES
Industrial (new service/maintenance bldg)	1 space per 600 square feet 7,975 S.F. / 375 = 13.3 SPACES = 59 SPACES REQUIRED 61 SPACES PROVIDED (THIS INCLUDES 1 VAN ACCESSIBLE AND 2 STANDARD ACCESSIBLE)

KEYNOTES:

- 1 NEW METAL BUILDING. REFER TO ARCHITECTURAL AND PEMB DRAWINGS
- 2 EXISTING UNPAVED AND PAVED RV PARKING AREAS TO REMAIN
- 3 DRIVEWAY - 6" THICK CONCRETE APRON
- 4 8" CMU WALL WITH RAILING AT CONCRETE STEPS
- 5 NEW RV DUMP STATION
- 6 NEW ELECTRICAL PANEL. REFER ELECTRICAL DRAWINGS
- 7 RELOCATE POLE MOUNTED LIGHT TO FACE OF NEW BUILDING. 20'-0" HEIGHT AND POSITION TO PROVIDE COVERAGE OF O.H. DOORS
AC CONDENSER UNIT LOCATION: 4" THICK CONC. PAD; COORDINATE FINAL PAD LOCATIONS WITH UNITS AND SIZE REQUIREMENTS
- 8 SEWER LINE EXTENSION THIS END OF PROPERTY. CONNECTED NEW BUILDING. EXISTING SEPTIC SYSTEM. AND NEW DUMP STATION. EXTEND TO EXISTING SEWER OR STREET SEWER. CONTRACTOR TO USE LOCATING SERVICE TO VERIFY EXISTING U.G. UTILITIES. COORDINATE WITH CITY AND ARCHITECT
- 9 EXISTING PERIMETER LANDSCAPE AREAS (VARIES 3' TO 5') NO CHANGE
- 10 NEW 5'-0" WIDE LANDSCAPING ADJACENT TO STREET/FENCE
- 11 EXISTING 30 YARD ROLL-OFF TRASH BIN
- 12 NEW 5'-0" WIDE STRIPED ACCESSIBLE ROUTE TO STREET R.O.W.
- 13 NEW 8'-0" WIDE LANDSCAPE ISLAND; SEE LANDSCAPE DRAWINGS
- 14 NEW STANDARD SIZE PARKING SPACES
- 15 NEW ACCESSIBLE RAMP AND GATE TO CITY R.O.W.
- 16 EXISTING LANDSCAPE ISLANDS AT EXISTING PARKING LOT. NO INCREASE IN SIZE PROPOSED. REFER TO LANDSCAPE FOR NEW LANDSCAPE DESIGN
- 17 CONCRETE PADS FOR GROUND MOUNTED CONDENSERS. 4'x4' VERIFY SIZE WITH UNIT REQUIREMENTS

VICINITY MAP



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In association with:

An RV Maintenance Building For:
Little Dealer Little Prices of Mesa

2038 N Country Club Dr,
Mesa, AZ 85201

DATE	ISSUE
6/25/2026	PROGRESS
7/17/2026	PROGRESS

PROJECT # 129

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SHEET: SITE PLAN

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