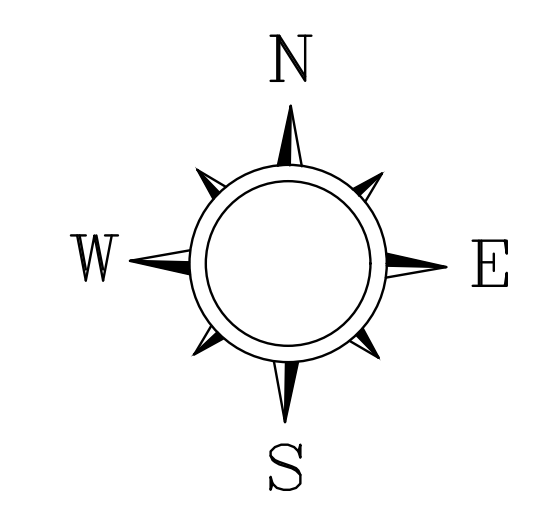


1 SITE PLAN  
SCALE: 1"=20'-0"

NOTES

- SHOW AND DIMENSION THE ROW AND PUFU TO VERIFY THEY MEET CURRENT CODE REQUIREMENTS. IF THEY DO NOT, DEDICATE TO MEET PER CURRENT COM STD DTL M-19.01 AND ESDM 106. EXISTING AND PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHALL BE CLEARLY SHOWN, IDENTIFIED AND DIMENSIONED. ALL PUBLIC FACILITIES, INCLUDING THE SIDEWALK, DRIVEWAYS, AND DECELERATION LANES, SHALL RESIDE WITHIN THE PUBLIC DOMAIN - THIS MAY REQUIRE ADDITIONAL DEDICATION.
- ENSURE CROSS-ACCESS AGREEMENT(S) ARE IN PLACE AND PROVIDE PROOF TO THE CITY FOR OUR RECORDS. ENSURE THE SALAD & GO PROPERTY WILL ALLOW THE FUEL TRUCK ROUTING THROUGH THEIR SITE AS SHOWN.
- ANY MODIFICATIONS TO THE SALAD & GO SITE FOR FUEL TRUCK ROUTING WILL BE THE RESPONSIBILITY OF LUCKY STOP.
- ENSURE ALL BUSINESS OPERATIONS, CARWASH, FUEL TRUCK, AND TANK REFUELING EVENTS DO NOT IMPACT TRAFFIC CIRCULATION AND INGRESS/EGRESS OF THE POWER RD. ROW, DRIVEWAY FOR THIS PROPERTY, AND THE ADJACENT SALAD & GO. VEHICLE QUEUING AND FUEL TRUCK ROUTING AND FUEL TANK FILLING CANNOT RESULT IN TRAFFIC SPILLING BACK OUT INTO POWER RD.
- THE SITE PLAN INDICATES UTILIZATION OF EXISTING SIDEWALK AND DRIVEWAYS. CONFIRM ALL SIDEWALKS AND DRIVEWAYS ARE FREE FROM DEFICIENCIES, ADA AND COM COMPLIANT PER COM STD DTL M-42, AND ENGINEERING DESIGN GUIDELINES.
- EXISTING CURB, GUTTER, AND SIDEWALK IDENTIFIED TO REMAIN SHALL BE FREE FROM DEFICIENCIES (NO CRACKS AND HEAVES) IF THE EXISTING CURB, GUTTER, AND SIDEWALK ARE DETERMINED TO BE DAMAGED BY THE ENGINEERING CONSTRUCTION INSPECTOR, THEN COMPLETE REMOVAL AND REPLACEMENT WILL BE REQUIRED. THE EXISTING ASPHALT PAVEMENT SHALL BE REMOVED AND REPLACED AS NOTED IN THE COM ENGINEERING & DESIGN STANDARDS SECTION 210.7.
- PUES AND PUFES SHALL BE FREE OF ALL OBSTRUCTIONS AND SHALL AT ALL TIMES BE ACCESSIBLE TO CITY SERVICE EQUIPMENT. NO BUILDINGS, SPORT COURTS, SWIMMING POOLS, FENCES, SHADE STRUCTURES NOR PERMANENT STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED UPON, OVER OR UNDER ANY PUBLIC UTILITY EASEMENTS. IN ADDITION, PROJECTS SHALL CONSIDER THE PROXIMITY OF STRUCTURES TO UTILITIES. REGARDLESS OF THE EASEMENT WIDTH, BUILDINGS SHALL HAVE SUFFICIENT OFFSET FROM THE WATER OR SEWER PIPE SUCH THAT BUILDINGS, BUILDING FOUNDATIONS OR BUILDING SLABS WILL NOT BE UNDERMINED OR DAMAGED BY A WATER OR SEWER MAIN BREAK OR SUBSEQUENT REPAIR. NO LANDSCAPING SHALL BE PLACED WITHIN AN EASEMENT THAT WILL RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. THE CITY OF MESA HAS THE RIGHT TO CAUSE ANY OBSTRUCTION TO BE REMOVED WITHOUT NOTICE TO THE PROPERTY OWNER AND ALL RELATED COSTS SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY.
- PROVIDE SIGHT VISIBILITY TRIANGLES (SVT) FOR ALL INTERSECTIONS, DRIVEWAYS, AND MEDIAN OPENINGS TO DEMONSTRATE THAT ADEQUATE VISIBILITY IS BEING PROVIDED. THE SVT IS TO BE PLACED ON THE LANDSCAPE PLANS AND SHOW WHAT CRITERIA (DESIGN SPEED IS 5 MPH OVER POSTED SPEED LIMIT & RESPECTIVE SIGHT DISTANCE BASED UPON ROADWAY CROSS-SECTION) IS BEING USED TO DEMONSTRATE THAT THE VISIBILITY IS BEING MAINTAINED. USE THE INFORMATION REGARDING DESIGN OF SIGHT DISTANCE REQUIREMENTS FROM THE CURRENT COM ENGINEERING DESIGN STANDARDS SECTIONS 211 AND 1105: LINK (REFERENCE FIGURE 2.5).

DIRECTIONAL ARROW/ GRAPHIC SCALE



GRAPHIC SCALE  
1"=20'-0"

VICINITY MAP



SCOPE OF WORK

- INTERIOR REMODEL 3,297 S.F. CONVENIENCE FOUR BUILDING PER PLAN.
- STRIP 17'-0"x18'-0" DISABILITY PARKING SPACE PER PLAN. SLOPE NOT TO EXCEED 2.0% AT ANY DIRECTION.
- STRIP STANDARD PARKING STALLS PER CITY CODE SECTION 9.168.060. SLOPE NOT TO EXCEED 2.0% AT ANY DIRECTION.
- INSTALL DISABILITY PARKING SIGNS PER PLAN. SEE DETAIL 8/A5.1
- INSTALL ADDITIONAL SIGN IMMEDIATELY ADJACENT AND VISIBLE FROM EACH ACCESSIBLE STALL OR SPACE PLAN. SEE DETAIL 9/A5.1
- PROPOSED ELECTRICAL SWITCH GEAR PER PLAN, SEE ELECTRICAL.
- EXISTING ELECTRICAL TRANSFORMER TO REMAIN.
- NEW VACUUM PARKING.
- CONSTRUCT 6" VERTICAL CURB PER PLAN.
- CONSTRUCT NEW LANDSCAPE & PLANTER AREA PER PLAN.
- RE-INSTALL NEW ASPHALT PAVEMENT EXCEPT CONCREE PAD.
- PATH OF TRAVEL FROM ADA PARKING TO ENTRANCE.
- A/W & VAC. UNIT PER PLAN & MANUFACTURER SPEC (TYP OF 1 A/W & 1 VAC.)
- CONSTRUCT NEW CONCRETE WALK WAY
- INSTALL 36" MINIMUM WIDE YELLOW DETECTABLE WARNING PER PLAN
- CONSTRUCT REINFORCED CONCRETE RAMP SLOPE NOT TO EXCEED 8.33%
- EXISTING CURB TO REMAIN
- INSTALL NEW SPLIT SYSTEM HEAT PUMP - OUTDOOR UNIT (4)
- EXISTING TRASH ENCLOSURE TO REMAIN
- REMOVE EXISTING CANOPY
- CONSTRUCT 48" MINIMUM ACCESS ROUTE. G.C. NEED TO MAKES SURE SLOPE NOT TO EXCEED 2.0% MAX. AT ANY DIRECTION.
- ACCESSIBLE PATH OF TRAVEL FROM PUBLIC RIGHT OF WAY
- SIGHT VISIBILITY TRIANGLES
- REMOVE EXISTING FUEL DISPENSER
- INCREASE CONCRETE WALKWAY TO MINIMUM 5'-0" CLEAR
- CONSTRUCT 6' TALL BLOCK WALL ENCLOSURE WITH GATE, SEE 3/A2.2
- PROPERTY LINE
- EXISTING CAR WASH
- NO NEW NONCONFORMING CONDITIONS CAN BE CREATED
- STRIPPED PED PATHWAY ACROSS DRIVE AISLE
- REMOVE EXISTING CHAIN LINK ENCLOSURE
- EXISTING 36" HIGH CUM WALL

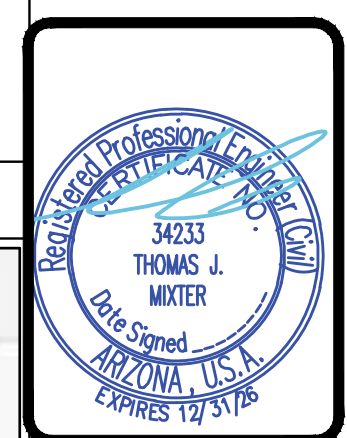
SITE INFORMATION

ITEM	SIZE	LOT %	AREA (SQ.FT.)	OCCUPANCY GROUP	TYPE OF CONSTRUCTION
TOTAL AREA	N/A	N/A	33,048	-	-
FOOD MART	78'-6" x 56'-8"	9.98	3,297	M	V-B,
STORAGE AREA	41'-4" x 56'-8"	6.12	2,024	M	V-B,
CAR WASH	90'-0" x 18'-3"	4.79	1,584	B	II-B
CANOPY	75'-4" x 59'-0"	13.53	4,470	B	II-B
PLANTER AREA	N/A	17.78	5,877	-	-

PARKING SPACE CALCULATIONS:  
PARKING REQUIREMENTS:  
FOOD MART(3,297)+STORAGE(2,024)+CARWASH(1584) = 6,905  
1:375 SQ.FT. = 6,905 :375 = 18 SPACES

TOTAL REQUIRED: 18 SPACES  
PARKING PROVIDED:  
TOTAL OF ≈ 1 (17'X18' ACCESSIBLE PARKING)  
13 (9'X18' STANDARD PARKING)  
TOTAL PROVIDED: 14 SPACES

REVISIONS	BY
3	12/11/2023 SK
4	01/31/2024 SK
5	04/09/2024 AR
6	06/28/2024 CF
7	08/16/2024 CF
8	04/08/2025 CF
9	04/24/2025 CF
PC COMMENTS	06/17/2025 CF
PC COMMENTS	09/18/2025 CF
TRUCKPATH	09/18/2025 SK
PC COMMENTS	10/14/2025 CF
PC COMMENTS	12/10/2025 CF
PC COMMENTS	01/28/2026 CF



PLANS PREPARED BY:  
**A & S ENGINEERING INC.**  
PLANNING ENGINEERING CONSTRUCTION MANAGEMENT  
28405 SAND CANYON RD., SUITE "B"  
CANYON COUNTRY, CA 91387  
PHONE #: (661)250-9300 FAX #: (661) 250-9333

**INDEPENDENT STATION**  
28405 SAND CANYON RD., SUITE "B", CANYON COUNTRY, CA 91387  
PHONE #: (661)250-9300  
ADDRESS: 245 SOUTH POWER ROAD  
MESA, AZ 85206

DRAWN	ER
CHECKED	XX
DATE	10/31/2024
SHT. TITLE	SITE PLAN
JOB NO.	-
SHEET	S1