

**PROJECT DIRECTORY**

ARCHITECT:  
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 2233 EAST THOMAS ROAD  
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**SITE DATA**

PARCEL NUMBER:	304-17-211 THRU 304-17-219
EXISTING ZONING:	LC -PAD-BIZ
NET SITE AREA:	12.04 ACRES (524,473 S.F.)
GROSS SITE AREA:	14.46 ACRES (630,003 S.F.)
MAX. LOT COVERAGE PER CODE:	80%
LOT COVERAGE PROPOSED:	79.1%
MAX. HEIGHT PER CODE:	30'-0"
PUBLIC SPACE REQUIRED:	5 SF / 1000 SF OF BUILD. AREA
5 X 76,700 SF / 1000 :	383.5 S.F.
PUBLIC SPACE PROVIDED PER MZO 11-6-2.b.1:	400 S.F.

PROPOSED USE: RETAIL/RESTAURANT/FITNESS/GAS STATION

<b>BUILDING AREA:</b>	
PAD A: GAS STATION-CSTORE	4,782 S.F.
PAD B: RESTAURANT - DT	3,000 S.F.
PAD C: RESTAURANT - DT	2,500 S.F.
PAD D: RESTAURANT - DT	2,100 S.F.
PAD E: RESTAURANT - DT	1,000 S.F.
ALDI- RETAIL:	19,500 S.F.
EOS FITNESS	40,000 S.F.
<b>TOTAL BUILDING AREA:</b>	<b>72,882 S.F.</b>

TOTAL PATIO AREA	1,600 S.F.
TOTAL GROSS AREA:	74,482 S.F.
SITE COVERAGE:	14.24 %

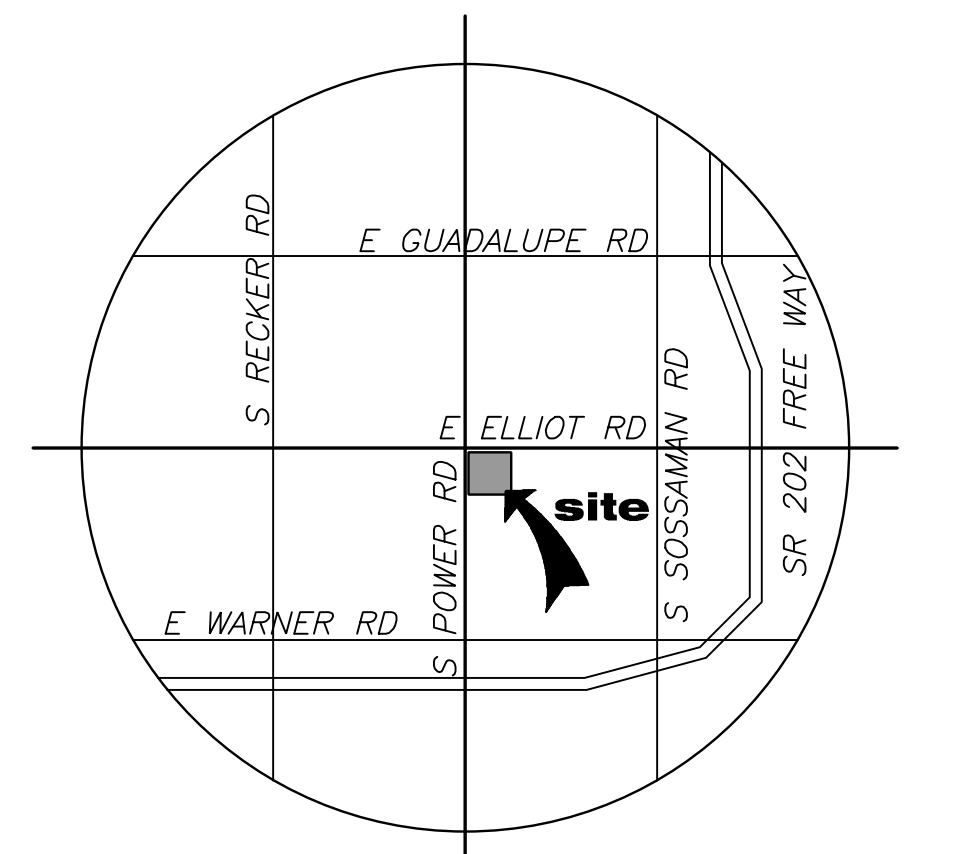
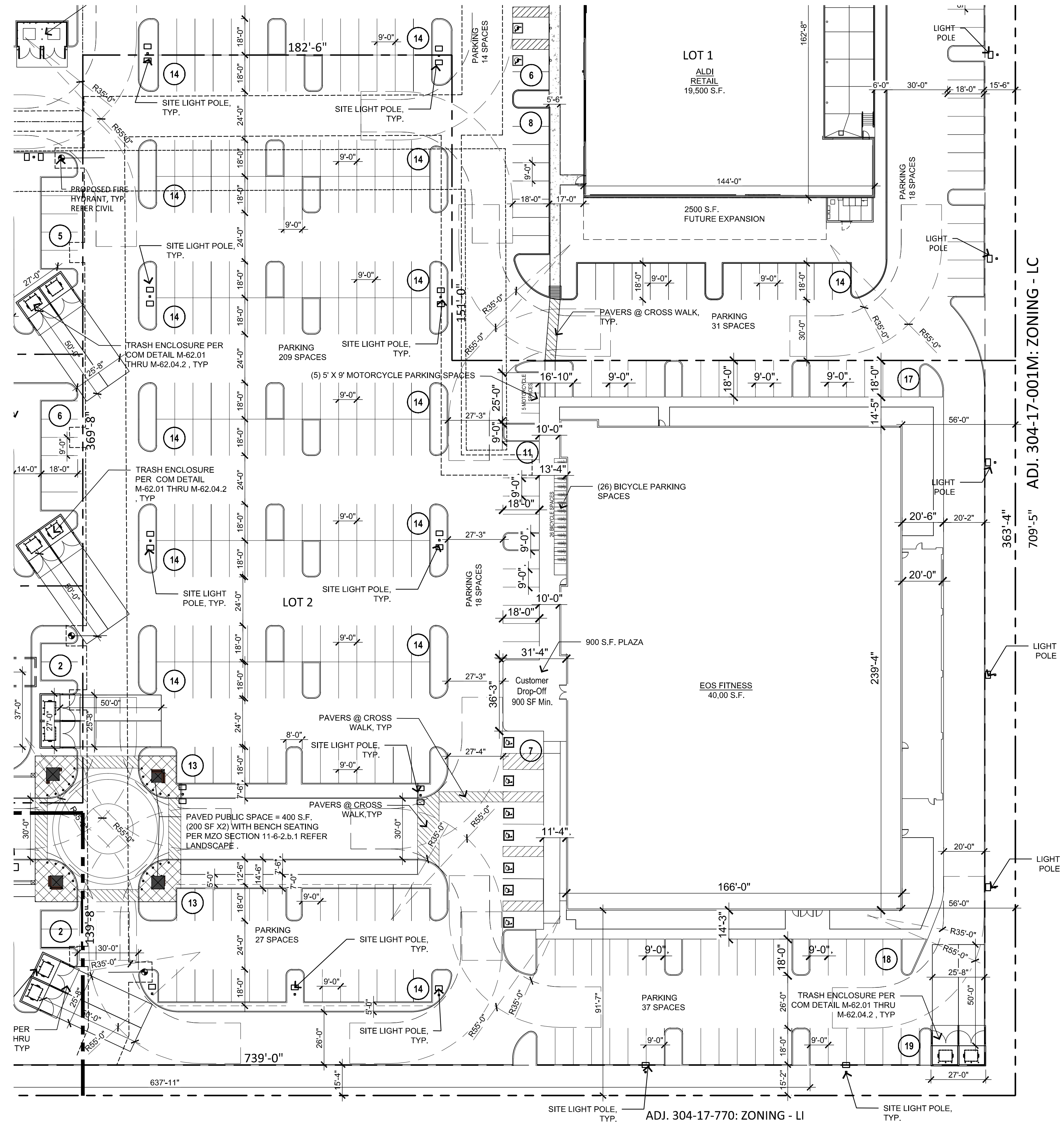
PUBLIC SPACE REQUIRED:	374 S.F.
PUBLIC SPACE PROVIDED:	400 S.F.

<b>PARKING REQUIRED</b>	
GAS STATION-CSTORE-4,782 SF : 1 PER 375	14 SPACES
RESTAURANT-8600 SF - DT: 1 PER 100	86 SPACES
PATIO SEATING: 1 PER 200	08 SPACES
ALDI - RETAIL : 1 PER 375	52 SPACES
EOS FITNESS : 1 PER 100	400 SPACES

TOTAL PARKING REQUIRED:	560 SPACES
PARKING APPROVED PER ZON22-01271:	526 SPACES
TOTAL PARKING PROVIDED: 9' X 18'	537 SPACES

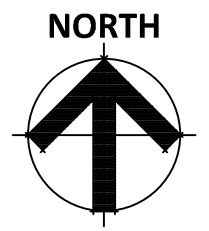
ACCESSIBLE SPACES PROVIDED: 19 SPACES

<b>BICYCLE SPACE REQUIRED:</b>	
1 PER 10 PARKING SPACES UP TO 50	53 SPACES
1 PER 20 PARKING SPACES MORE THAN 50	03 SPACES
TOTAL BICYCLE SPACE REQUIRED: MIN 2' X 6'	53 SPACES
BICYCLE SPACES PROVIDED: MIN 2' X 6'	38 SPACES
MOTORCYCLE SPACES PROVIDED: 4' X 9'	05 SPACES
( MIN. SIZE PER CODE 5' X 9')	



**ENLARGED SITE PLAN**

SCALE: 1" = 30'-0"



**POWER & ELLIOT - EOS**  
 3663 E POWER ROAD MESA ARIZONA 85212  
 SEC OF S POWER ROAD AND E ELLIOT ROAD  
 DATE: 03-25-2024 (PRELIMINARY)

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SP-1

RKA A# 22223.50



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