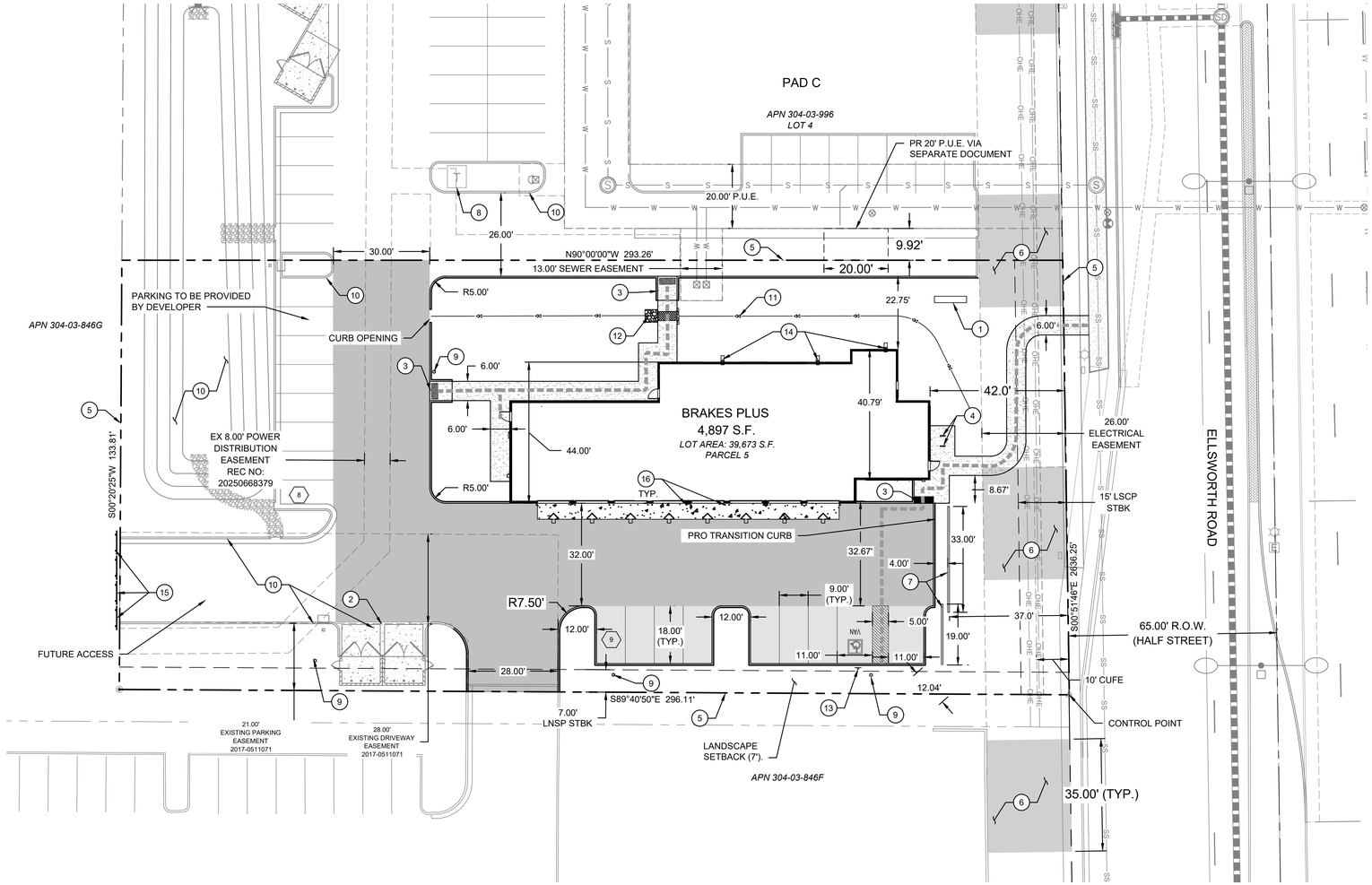


SITE PLAN NOTES

1. MONUMENT SIGN, SEE SIGNAGE PLAN FOR DETAIL PER SEPARATE PERMIT. SUBJECT TO RELOCATION BASED ON FUTURE SIGN PERMIT.
2. EXISTING DOUBLE TRASH ENCLOSURE BY OTHERS PER SITE PLAN ZON23-00174
3. SIDEWALK RAMP
4. INSTALL BIKE RACK PER DETAIL A, THIS SHEET
5. PROPERTY LINE
6. SRP MAINTENANCE AREA
7. 3' TALL SCREEN WALL, SEE ARCHITECTURAL ELEVATIONS
8. TRANSFORMER AND PAD BY OTHERS, PER PMT24-12742
9. INSTALL LIGHT POLES. REFERENCE PHOTOMETRIC PLANS FOR MORE INFORMATION.
10. IMPROVEMENTS PER SITE PLAN ZON23-00174 7 BY OTHERS
11. PROPOSED SIDEWALK SCUPPER
12. PROPOSED SWALE
13. ADA PARKING SIGN
14. SPLASH BLOCKS AT DOWNSPOUTS TO EXTEND 5' PAST BUILDING
15. BARRICADE PER MAG STANDARD DETAIL 130, TYPE "B"
16. PROPOSED BOLLARD

SITE PLAN LEGEND:

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EASEMENT
- PROPERTY LOT LINE
- SETBACK
- CURB & GUTTER
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- POST SIGN
- LIGHT POLE
- PARKING COUNT
- SWALE
- ADA ROUTE
- CHAIN LINK FENCE
- DECORATIVE FENCE
- RAILING
- BUILDING LIMITS
- STANDARD ASPHALT PAVEMENT*
- HEAVY DUTY ASPHALT PAVEMENT*
- CONCRETE PAVEMENT*
- CONCRETE SIDEWALK*

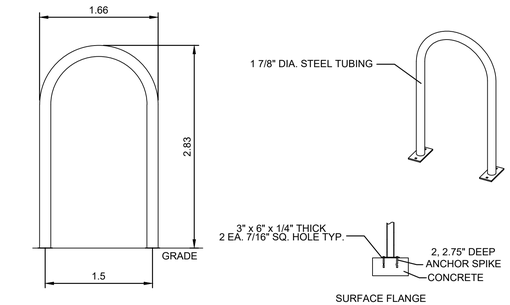
* REFER TO PAVEMENT SECTION DETAILS AND GEOTECH REPORT

SITE PLAN NOTES:

1. DEVELOPMENT AND USE OF THE THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
1. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
2. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
3. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
4. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
5. ALL SIGNANGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
6. ALL DRIVE AND PARKING AREAS ARE TO BE DUST PROOF.
7. 31/2"X 1/2" WHITE LETTERING ON RED CURB STENCIL SHALL BE CENTERED BETWEEN SIGNS ON CURB FACE. STENCIL SHALL READ "FIRE LANE NO PARKING". (TYPICAL)
8. ALL RADII TO BE 3' UNLESS OTHERWISE NOTED.

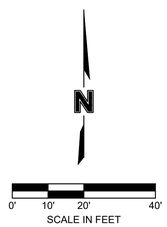
SITE DATA

USE CATEGORY	LIMITED COMMERCIAL
USE TYPE	MINOR VEHICLE SERVICES AND REPAIRS
GROSS FLOOR AREA	4,980 S.F.
GROSS LOT AREA	39,673 S.F.
LOT COVERAGE	54.10%
FAR	0.12
BUILDING COVERAGE	4,897 S.F. (12.34%)
LANDSCAPE COVERAGE	17,906 S.F.(45.13%
PARKING/DRIVE/SIDEWALK COVERAGE	15,434 S.F. (38.90%)
REQUIRED PARKING	
STANDARD PARKING	13
ADA PARKING	1
TOTAL PARKING	14
BIKE PARKING	3
PARKING RATIO = 1 CAR/375 S.F.	
PROVIDED PARKING	
STANDARD PARKING	16
ADA PARKING	1
TOTAL PARKING	17
BIKE RACK	3
PARKING RATIO = 1 CAR/196 S.F.	



NOTE: MAINTAIN A MIN OF 36" ON ALL SIDES AND BETWEEN RACKS

A BIKE RACK
NOT TO SCALE



SCALE IN FEET

BENCHMARK(S):

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON A 3-INCH MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF ELLSWORTH ROAD AND GUADALUPE ROAD (OLSSON'S POINT NUMBER 100), HAVING AN ELEVATION OF 1423.305 NAVD 88 DATUM.

olsson

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811 Know what's below. Call before you dig.
CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

REV. NO.	DATE	DESCRIPTION	BY

REVISIONS

SITE PLAN

BRAKES PLUS - LOT 5 ELLSWORTH LAND LP

MESA, AZ

2026

0' 10' 20'
SCALE IN FEET

contour interval :
drawn by: JC
designed by: PA
city project no.:
project no.: 025-02327
date: 1/26/2026

SHEET
2 of 12

F:\2025\02001-02500\025-02327\40-design\AutoCAD\preliminary plans\Sheets\SDNC_SIT01_02502327.dwg
DATE: Mar 09, 2026 1:35pm USER: mgambill