

PROJECT DIRECTORY

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

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

BUILDING AREA:	
PAD A: GAS STATION-CSTORE	4,782 S.F.
PAD B: RESTAURANT - DT	3,843 S.F.
PAD C: RESTAURANT - DT	2,320 S.F.
PAD D: AUTO SERVICE - OIL & LUBE	1,674 S.F.
PAD E: RESTAURANT - DT	1,000 S.F.
ALDI- RETAIL:	19,500 S.F.
EOS FITNESS	40,000 S.F.
TOTAL BUILDING AREA:	73,119 S.F.

TOTAL PATIO AREA	300 S.F.
TOTAL GROSS AREA:	73,419 S.F.
SITE COVERAGE:	13.99 %

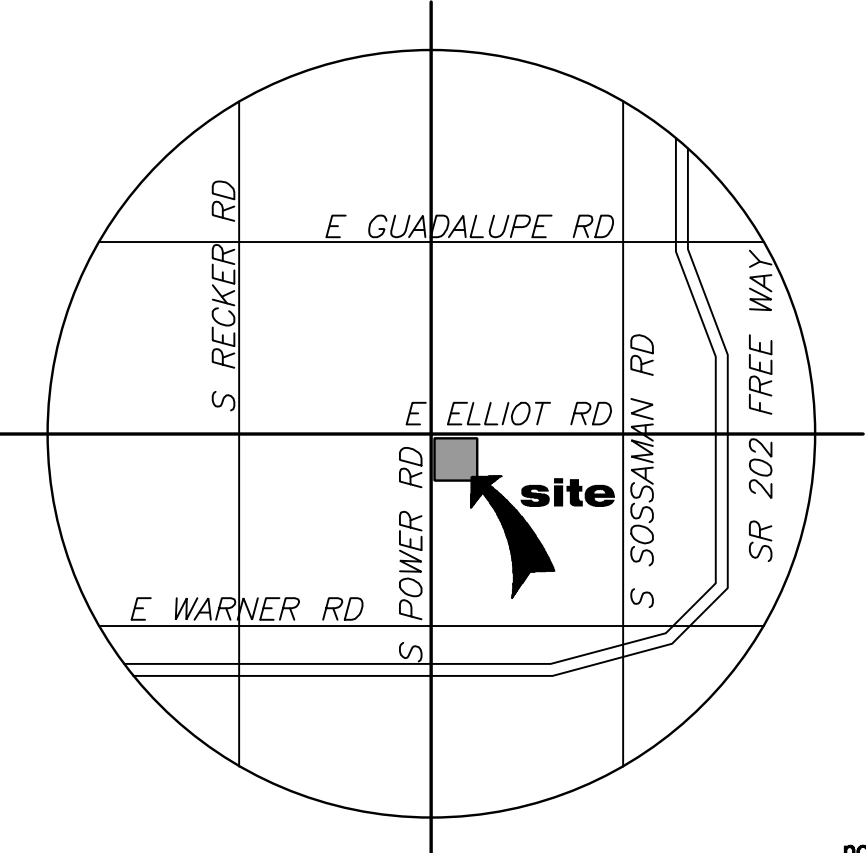
PUBLIC SPACE REQUIRED:	367 S.F.
PUBLIC SPACE PROVIDED:	400 S.F.

PARKING REQUIRED	
GAS STATION-CSTORE-4,782 SF : 1 PER 375	14 SPACES
RESTAURANT-7163 SF - DT: 1 PER 100	72 SPACES
PATIO SEATING: 1 PER 300	02 SPACES
AUTO SERVICE: OIL & LUBE 1 PER 375	05 SPACES
ALDI - RETAIL : 1 PER 375	52 SPACES
EOS FITNESS : 1 PER 100	400 SPACES

TOTAL PARKING REQUIRED:	545 SPACES
PARKING APPROVED PER ZON22-01271:	526 SPACES
TOTAL PARKING PROVIDED: 9' X 18'	534 SPACES

ACCESSIBLE SPACES PROVIDED:	20 SPACES
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BICYCLE SPACE REQUIRED:	
1 PER 10 PARKING SPACES UP TO 50	50 SPACES
1 PER 20 PARKING SPACES MORE THAN 50	02 SPACES
TOTAL BICYCLE SPACE REQUIRED: MIN 2' X 6'	52 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')	

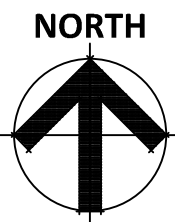


vicinity map
scale: n.t.s.

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

ENLARGED SITE PLAN

SCALE: 1" = 30'-0"



POWER & ELLIOT - PAD-B PAD-C & PAD-D

3663 E POWER ROAD MESA ARIZONA 85212
SEC OF S POWER ROAD AND E ELLIOT ROAD
DATE: 08-19-2024 (PRELIMINARY)

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SP-1

RKAA# 22223.50



ZON24-00649

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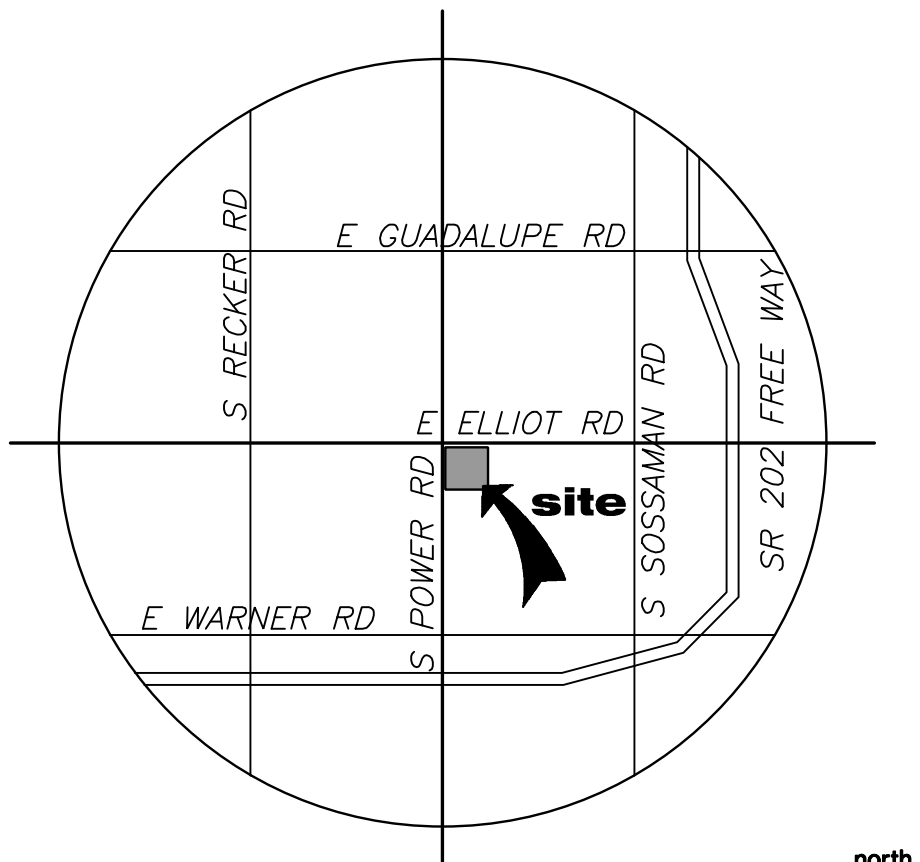
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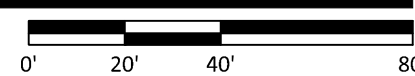


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SITE PLAN

SCALE: 1" = 40'-0"



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