

VICINITY MAP
NOT TO SCALE



SITE ANALYSIS TABLE	
APN	304-048-20
ZONING	LIMITED COMMERCIAL (LC-PAD)
LOT COVERAGE CALCULATIONS	
PROPOSED BUILDING HEIGHT	13 FT 3.5 IN
ALLOWED BUILDING HEIGHT	40 FT 0 IN
NET LOT AREA	262,154 SQ FT
GROSS LOT AREA	299,484 SQ FT / 6.88 AC
EXISTING WALMART BUILDING AREA	41,582 SQ FT
PROPOSED FUEL BUILDING AREA	609 SQ FT
CANOPY AREA	4,313 SQ FT
NET LOT COVERAGE	14.44%
IMPERVIOUS AREA	228,154 SQ FT
PERVIOUS AREA	71,330 SQ FT

PARKING TABLE		
	PARKING COUNT	PARKING RATIO
EXISTING PARKING	210 SPACES	5.12 / 1,000 S.F.
EXISTING ADA	7 SPACES	-
EXISTING CART CORRAL SPACES*	6 SPACES	-
PROPOSED PARKING	206 SPACES	4.88 / 1,000 S.F.
ADA STALLS	7 SPACES	-
CART CORRAL STALLS*	6 SPACES	-
CITY REQUIRED PARKING	113 SPACES	2.66 / 1,000 S.F.
WALMART REQUIRED PARKING	169 SPACES	4.00 / 1,000 S.F.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- HEAVY DUTY ASPHALT PAVING
- LANDSCAPING
- CONCRETE PAVEMENT
- SIGHT VISIBILITY CLEARANCE AREA
- MANUFACTURER: SCOFIELD
FINISH: MEDIUM BROOM
COLOR: 3172 MOONLIGHT GRAY
- STANDARD DUTY CONCRETE SIDEWALK
- FIRE TRUCK PATH
- M.A.G.
MARICOPA ASSOCIATION OF GOVERNMENTS
PROPOSED DRAIN INLET

CONSTRUCTION NOTES

- 1 PROPOSED TYPE A VERTICAL CURB/CURB AND GUTTER PER M.A.G. STANDARD DETAIL 220 AND 222.
- 2 PROPOSED HEAVY DUTY ASPHALT PAVEMENT.
- 3 PROPOSED CONCRETE PAVEMENT.
- 4 PROPOSED PERMANENT, NON-FLAMMABLE TRASH RECEPTACLE.
- 5 PROPOSED SUPPLEMENTARY "ONCOMING TRAFFIC DOES NOT STOP" PLACARD.
- 6 PROPOSED SUPPLEMENTARY "CROSS TRAFFIC DOES NOT STOP" PLACARD.
- 7 STRIPE DIRECTIONAL ARROW PAVEMENT MARKING.
- 8 STRIPE WHITE 4" STRIPE, 60 DEGREES, SPACED AT 36" O.C.
- 9 STRIPE STOP BAR PAVEMENT MARKING.
- 10 PROPOSED LANDSCAPING.
- 11 PROPOSED CANOPY.
- 12 PROPOSED UNDERGROUND GAS TANKS, ONE 20,000 G/L UNL, ONE 20,000 GAL SPLIT (12,000 UNL/8,000 PRM), AND ONE 20,000 GAL DSL.
- 13 PROPOSED STOP SIGN ON POST.
- 14 PROPOSED DOUBLE-WIDE BIN TRASH ENCLOSURE PER CITY OF MESA STANDARD DETAILS M-62.02.1.
- 15 PROPOSED WALKWAY TO TIE INTO EXISTING SIDEWALK.
- 16 PROPOSED VAPOR RECOVERY UTILITY.
- 17 PROPOSED AIR/WATER PEDESTAL.
- 18 PROPOSED TRANSFORMER.
- 19 PROPOSED PEDESTRIAN CROSSING SIGN ON POST.
- 20 PROPOSED STANDARD DUTY CONCRETE SIDEWALK
- 21 PROJECT ADDRESS POSTED ON FUEL CANOPY. REFER TO ARCHITECTURAL PLANS
- 22 PROPOSED RAISED PLANTER
- 23 STAMPED CONCRETE. MANUFACTURER: SCOFIELD, FINISH: MEDIUM BROOM, COLOR: 3172 MOONLIGHT GREY
- 24 PROPOSED STANDARD ELECTRICAL SYSTEM

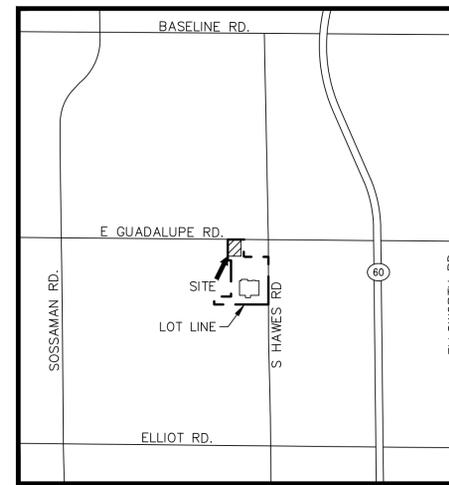
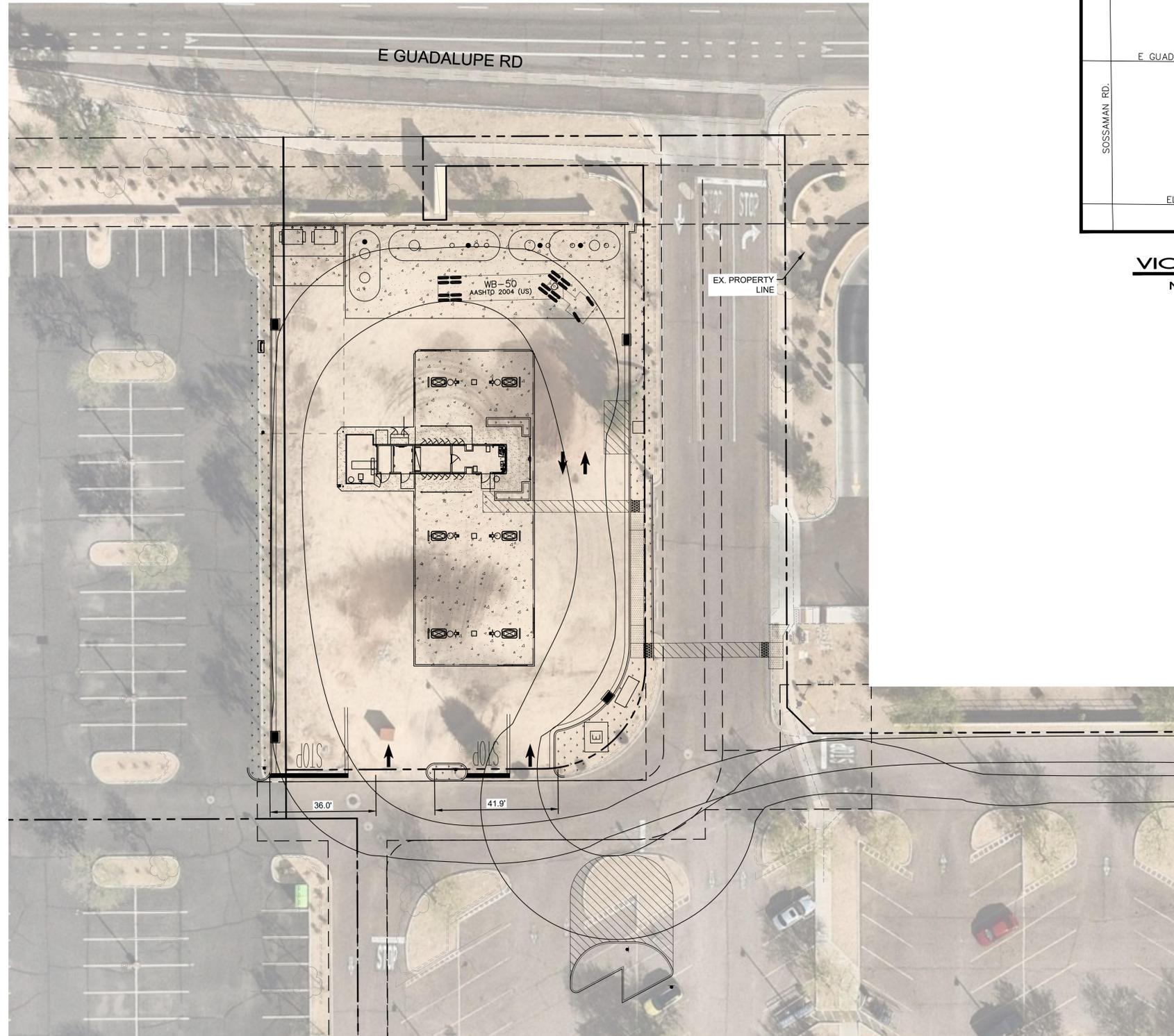
NOTE

1. ECR WAS REVIEWED BY CEC AND NO RESTRICTIONS PRESENT FOR THE FUEL STATION. REQUIRED BUILDING AREA AND PARKING RATIO HAS ALSO BEEN REVIEWED, ANY AMENDMENTS REQUIRED HAVE BEEN COORDINATED WITH PMO AND OSC.
2. CURB RADII ARE 2' UNLESS OTHERWISE NOTED ON THE PLAN.



Exp. Date 06/30/27

WALMART FUEL STATION - STORE #5349 8327 E GUADALUPE RD, MESA, AZ 85212 FINAL CIVIL SITE PLAN

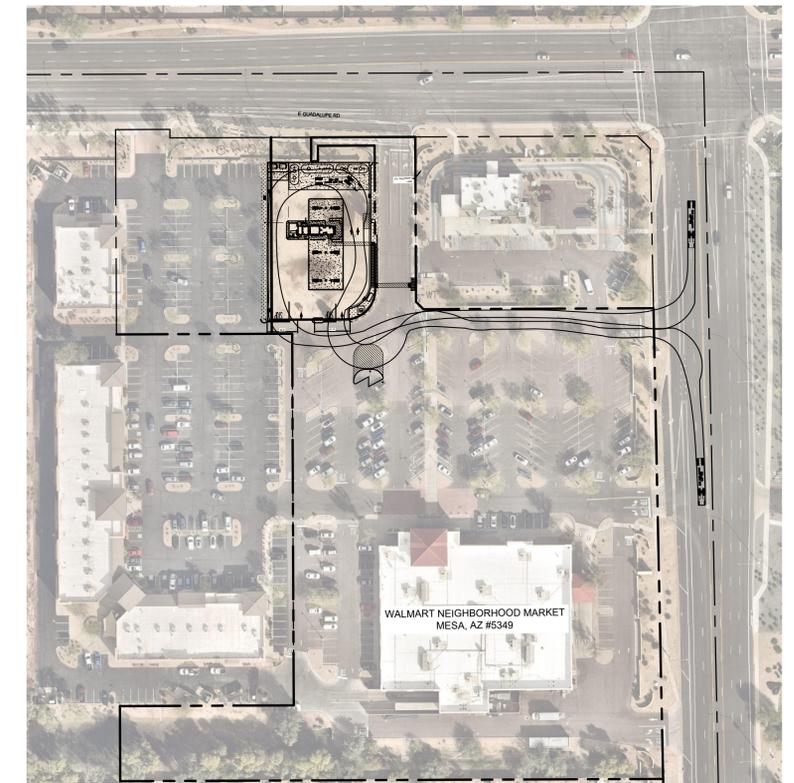


VICINITY MAP
NOT TO SCALE



LEGEND

-  PROPERTY LINE
-  HEAVY DUTY ASPHALT PAVING
-  LANDSCAPING
-  CONCRETE PAVEMENT



WALMART FUEL STATION - STORE #5349
8335 E GUADALUPE RD, MESA, AZ 85212
DESIGN CIVIL SITE PLAN



Exp. Date 06/30/27

Kimley»Horn

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