

SITE PLAN FOR GUADALUPE & POWER RETAIL

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 7 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THAT PORTION OF THE SOUTH 10.00 ACRES OF LOT 7, OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION POINT OF THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID LOT 7 WITH THE EAST LINE OF THE WEST 55.00 FEET OF SAID LOT 7;

THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 52 MINUTES 20 SECONDS EAST 137.63 FEET;

THENCE NORTH 44 DEGREES 52 MINUTES 20 SECONDS EAST 134.35 FEET TO THE NORTH LINE OF THE SOUTH 150.00 FEET OF SAID LOT 7;

THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 52 MINUTES 20 SECONDS EAST 40.31 FEET TO THE EAST LINE OF THE WEST 330.00 FEET OF SAID LOT 7;

THENCE ALONG SAID EAST LINE NORTH 01 DEGREES 24 MINUTES 41 SECONDS WEST 158.30 FEET TO THE SOUTH LINE OF THE NORTH 50.00 FEET OF SAID SOUTH 10.00 ACRES OF SAID LOT 7;

THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 52 MINUTES 20 SECONDS WEST 275.07 FEET TO THE EAST LINE OF THE WEST 55.00 FEET OF SAID LOT 7;

THENCE ALONG SAID EAST LINE SOUTH 01 DEGREES 24 MINUTES 41 SECONDS EAST 253.32 FEET TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID SECTION, WITH THE EAST LINE OF THE WEST 55.00 FEET OF SAID SECTION;

THENCE NORTH 01 DEGREES 24 MINUTES 41 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 303.34 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES 20 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANT EASTERLY 65.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF SAID SECTION;

THENCE SOUTH 01 DEGREES 24 MINUTES 41 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 283.33 FEET TO POINT IN A LINE PARALLEL WITH AND DISTANT NORTHERLY 75.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF SAID SECTION;

THENCE NORTH 89 DEGREES 52 MINUTES 20 SECONDS EAST A DISTANCE OF 190.51 FEET;

THENCE SOUTH 44 DEGREES 52 MINUTES 20 SECONDS WEST, A DISTANCE OF 28.28 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID SECTION;

THENCE SOUTH 89 DEGREES 52 MINUTES 20 SECONDS WEST ALONG LAST SAID LINE A DISTANCE OF 180.06 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

A PORTION OF THE SOUTH 10.00 ACRES OF LOT 7, OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 10.00 ACRES OF SAID LOT 7, WHICH BEARS NORTH 01 DEGREES 24 MINUTES 41 SECONDS WEST, 358.35 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 6;

THENCE ALONG THE NORTH LINE OF THE SOUTH 10.00 ACRES OF SAID LOT 7, SAID LINE BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 7 NORTH 89 DEGREES 52 MINUTES 20 SECONDS EAST, 55.01 FEET TO THE EAST LINE OF THE WEST 55.00 FEET OF SAID LOT 7, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 52 MINUTES 20 SECONDS EAST, 275.07 FEET TO THE EAST LINE OF THE WEST 330.00 FEET OF SAID LOT 7;

THENCE ALONG SAID EAST LINE SOUTH 01 DEGREES 24 MINUTES 41 SECONDS EAST, 50.01 FEET TO THE SOUTH LINE OF THE NORTH 50.00 FEET OF THE SOUTH 10.00 ACRES OF SAID LOT 7;

THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 52 MINUTES 20 SECONDS WEST, 275.07 FEET TO THE EAST LINE OF THE WEST 55.00 FEET OF SAID LOT 7;

THENCE ALONG SAID EAST LINE NORTH 01 DEGREES 24 MINUTES 41 SECONDS WEST, 50.01 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID SECTION, WITH THE EAST LINE OF THE WEST 55.00 FEET OF SAID SECTION;

THENCE NORTH 01 DEGREES 24 MINUTES 41 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 303.34 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES 20 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANT EASTERLY 65.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF SAID SECTION;

THENCE SOUTH 01 DEGREES 24 MINUTES 41 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 283.33 FEET TO POINT IN A LINE PARALLEL WITH AND DISTANT NORTHERLY 75.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF SAID SECTION;

THENCE NORTH 89 DEGREES 52 MINUTES 20 SECONDS EAST A DISTANCE OF 190.51 FEET;

THENCE SOUTH 44 DEGREES 52 MINUTES 20 SECONDS WEST, A DISTANCE OF 28.28 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID SECTION;

THENCE SOUTH 89 DEGREES 52 MINUTES 20 SECONDS WEST ALONG LAST SAID LINE A DISTANCE OF 180.06 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (CONTINUED)

PARCEL NO. 3:

A PORTION OF THE SOUTH 10.00 ACRES OF LOT 7, OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION POINT OF THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID LOT 7 WITH THE EAST LINE OF THE WEST 55.00 FEET OF SAID LOT 7;

THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 52 MINUTES 20 SECONDS EAST, 137.63 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 44 DEGREES 52 MINUTES 20 SECONDS EAST, 134.35 FEET TO THE NORTH LINE OF THE SOUTH 150.00 FEET OF SAID LOT 7;

THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 52 MINUTES 20 SECONDS EAST, 40.31 FEET TO THE EAST LINE OF THE WEST 330.00 FEET OF SAID LOT 7;

THENCE ALONG SAID EAST LINE SOUTH 01 DEGREES 24 MINUTES 41 SECONDS EAST, 40.01 FEET TO THE NORTH LINE OF THE SOUTH 110.00 FEET OF SAID LOT 7;

THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 52 MINUTES 20 SECONDS WEST, 30.78 FEET;

THENCE SOUTH 44 DEGREES 52 MINUTES 20 SECONDS WEST, 77.78 FEET TO THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID LOT 7;

THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 52 MINUTES 20 SECONDS WEST, 42.43 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID SECTION, WITH THE EAST LINE OF THE WEST 55.00 FEET OF SAID SECTION;

THENCE NORTH 01 DEGREES 24 MINUTES 41 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 303.34 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES 20 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANT EASTERLY 65.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF SAID SECTION;

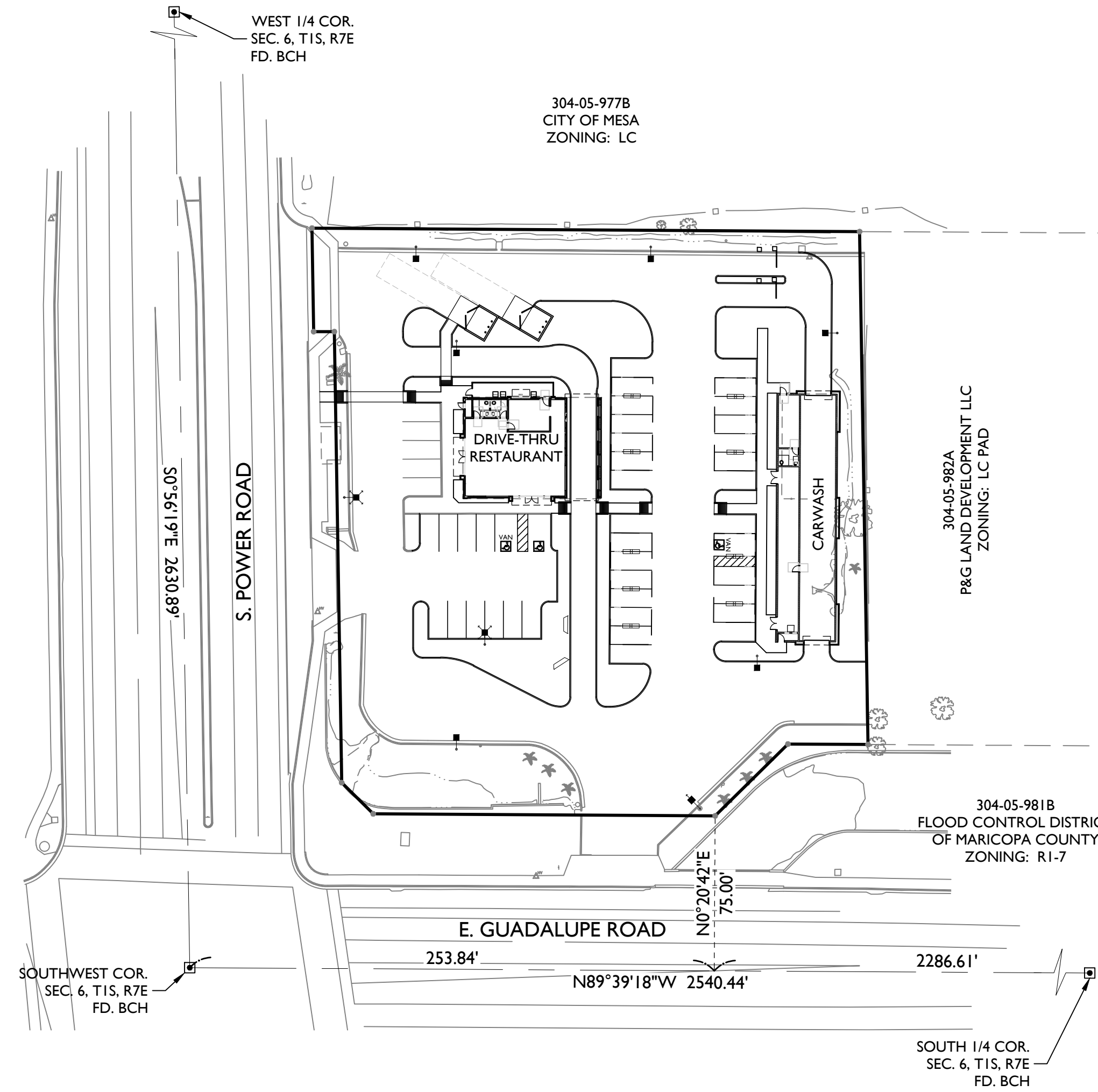
THENCE SOUTH 01 DEGREES 24 MINUTES 41 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 283.33 FEET TO POINT IN A LINE PARALLEL WITH AND DISTANT NORTHERLY 75.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF SAID SECTION;

THENCE NORTH 89 DEGREES 52 MINUTES 20 SECONDS EAST A DISTANCE OF 190.51 FEET;

THENCE SOUTH 44 DEGREES 52 MINUTES 20 SECONDS WEST, A DISTANCE OF 28.28 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID SECTION;

THENCE SOUTH 89 DEGREES 52 MINUTES 20 SECONDS WEST ALONG LAST SAID LINE A DISTANCE OF 180.06 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PER THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE WITH FILE NO. 63220330-063-KJJ-SV, AMENDMENT NO. 5, AMENDMENT DATE: JUNE 3, 2022, HAVING AN EFFECTIVE DATE OF MAY 23, 2022.



GROSS FLOOR AREA SUMMARY

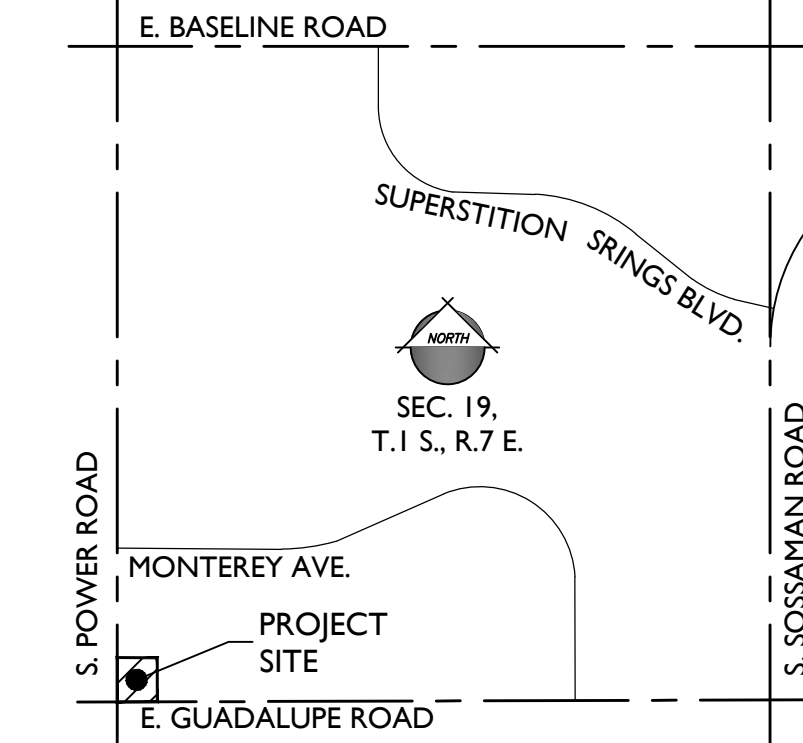
DRIVE-THRU RESTAURANT	2,178 SF
CAR WASH	3,184 SF
TOTAL GROSS BUILDING AREA	5,362 SF

PARKING SUMMARY

REQUIRED PARKING	
DRIVE-THRU REST.	22 SPACES (1 PER 100 SF OF INDOOR AREA)
CAR WASH	8 SPACES (1 PER 375 SF)
TOTAL	30 SPACES
PROVIDED PARKING (PHASE 1):	
ADA SPACES:	3 SPACES (2 VAN)
SURFACE SPACES:	42 SPACES
TOTAL SPACES:	45 SPACES
BICYCLE PARKING	
REQUIRED SPACES	4 SPACES
(1 PER 10 VEHICLE SPACES FOR 1ST 50 SPACES & 1 PER 20 VEHICLE SPACES FOR THE REMAINDER)	
PROVIDED SPACES	4 SPACES

VICINITY MAP

N.T.S.



PROJECT TEAM

DEVELOPER:
4445 E. HOLMES AVENUE, SUITE 107
MESA, AZ 85206
TEL: (602)-770-9955
CONTACT: RAY JOHNSON
wrj3@hotmail.com

PLANNER, CIVIL ENGINEER AND LANDSCAPE ARCHITECT:
EPS GROUP, INC.
1130 N ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: TOM SNYDER, RLA
tom.snyder@epsgruoinc.com

ATTORNEY:
PEW & LAKE, PLC
1744 S. VAL VISTA DRIVE, SUITE 217
MESA, AZ 85204
TEL: (480)-461-4670
CONTACT: SEAN LAKE
sean.lake@pewandlake.com

ARCHITECT:
ADAPTIVE ARCHITECTS
1630 S. STAPLEY DRIVE, SUITE 229
MESA, AZ 85204
TEL: (480)-655-0633
CONTACT: VINCE DI BELLA, AIA, CSI
vince@adaptivearchitectsinc.com

PROJECT DATA

A.P.N.:	304-05-981C, 981D, 982E, 982G
EXISTING GENERAL PLAN:	NEIGHBORHOOD LIMITED COMMERCIAL (LC)
EXISTING ZONING:	
GROSS AREA:	2.54 ACRES (110,617 SF)
NET AREA:	1.62 ACRES (70,654 SF)
GROSS BUILDING AREA:	5,362 SF
BUILDING COVERAGE:	7.6% OF NET AREA
LOT COVERAGE:	73.3% OF NET AREA
TYPE OF CONSTRUCTION:	
CAR WASH	TYPE V-B
DRIVE-THRU RESTAURANT	TYPE V-B
OCCUPANCY GROUPS:	
CAR WASH	B
DRIVE-THRU RESTAURANT	B

UTILITIES AND SERVICES

WATER	CITY OF MESA
SEWER	CITY OF MESA
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURY LINK / COX
CABLE TV	CENTURY LINK / COX
FIRE	CITY OF MESA
POLICE	CITY OF MESA
NATURAL GAS	CITY OF MESA

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 7 EAST, G&SRM, BETWEEN THE SOUTHWEST CORNER OF SECTION 6 AT THE INTERSECTION OF GUADALUPE ROAD AND POWER ROAD, MARKED BY A BRASS CAP IN HANDHOLE, AND THE SOUTH 1/4 OF SECTION 6, MARKED BY A BRASS CAP IN HANDHOLE, EAST OF THE 72ND STREET, THE BEARING OF WHICH IS:

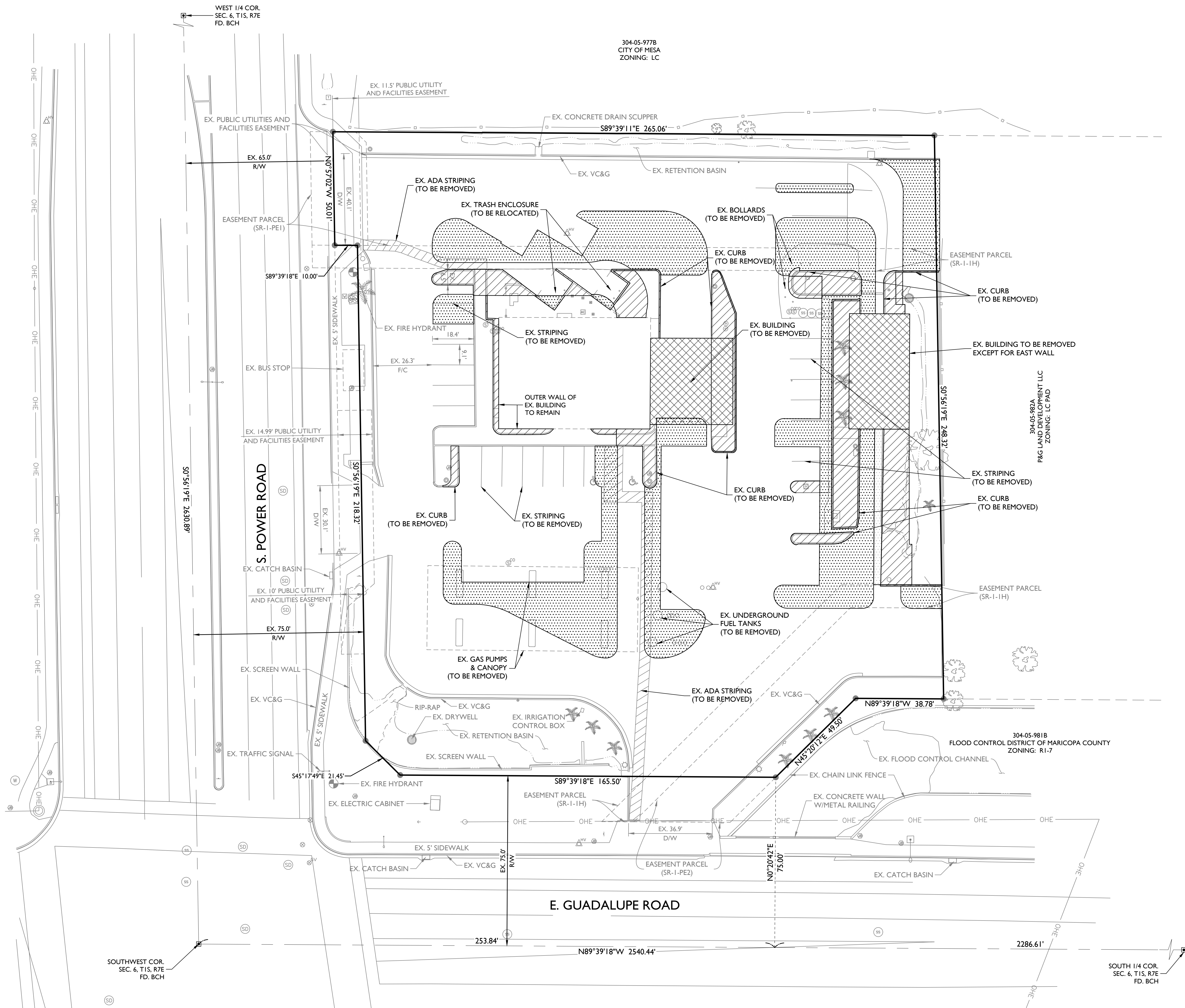
SOUTH 89 DEGREES 39 MINUTES 18 SECONDS EAST

SHEET INDEX

SHEET 1	SP01	COVERSHEET
SHEET 2	SP02	DEMOLITION PLAN
SHEET 3	SP03	SITE PLAN

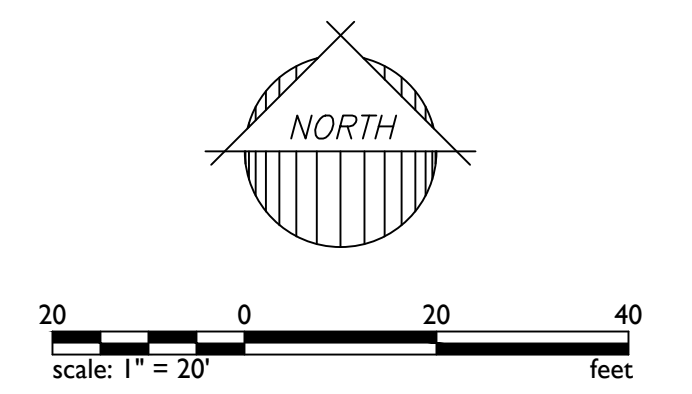
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LEGEND

FD	FOUND
BCH	BRASS CAP IN HAND HOLE
S/W	SIDEWALK
F/C	FACE OF CURB
EX.	EXISTING
L/S	LANDSCAPE
L.S.L.	LANDSCAPE SETBACK LINE
B.S.L.	BUILDING SETBACK LINE
TYP.	TYPICAL
R/W	RIGHT OF WAY
VC&G	VERTICAL CURB AND GUTTER
BOUNDARY LINE	
SECTION LINE	
SETBACK LINE	
EXISTING CURB	
EXISTING EASEMENT LINE	
ELECTRIC OVERHEAD	
EXISTING PARCEL LINE	
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	DRYWELL
	WATER VALVE
	WATER METER
	BACK FLOW PREVENTER
	UTILITY POLE
	DOWN GUY
	TELEPHONE PEDESTAL
	LIGHT POLE
	JUNCTION BOX
	STREET LIGHT
	SIGN
	POST/BOLLARD
	FENCE POST
	TELEPHONE PEDESTAL
	AIR RELEASE VALVE
	HANDICAPPED PARKING SPACE
	SEWER CLEANOUT
	GATE
	GAS VALVE
	MAIL BOX
	AIR CONDITIONING UNIT
	TRAFFIC MAST SIGNAL MAST
	HANDICAP PARKING
	EXISTING CONCRETE PAVEMENT TO BE REMOVED
	EXISTING LANDSCAPE PLANTER & CURBING TO BE REMOVED
	EXISTING BUILDING TO BE REMOVED



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2350 | F:480.503.2358
www.epsgroupinc.com

Project:
Guadalupe & Power Retail
1810 E. Guadalupe Road
Mesa, Arizona

Revisions:

NOVEMBER 14, 2022 - 1ST SUBMITTAL	
FEBRUARY 27, 2022 - 2ND SUBMITTAL	
APRIL 17, 2023 - 3RD SUBMITTAL	

ARIZONA
Professional Engineer
No. 11717 - 1000 E. McDowell Rd., Suite 104
Phoenix, Arizona 85006

Designer: DCH
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

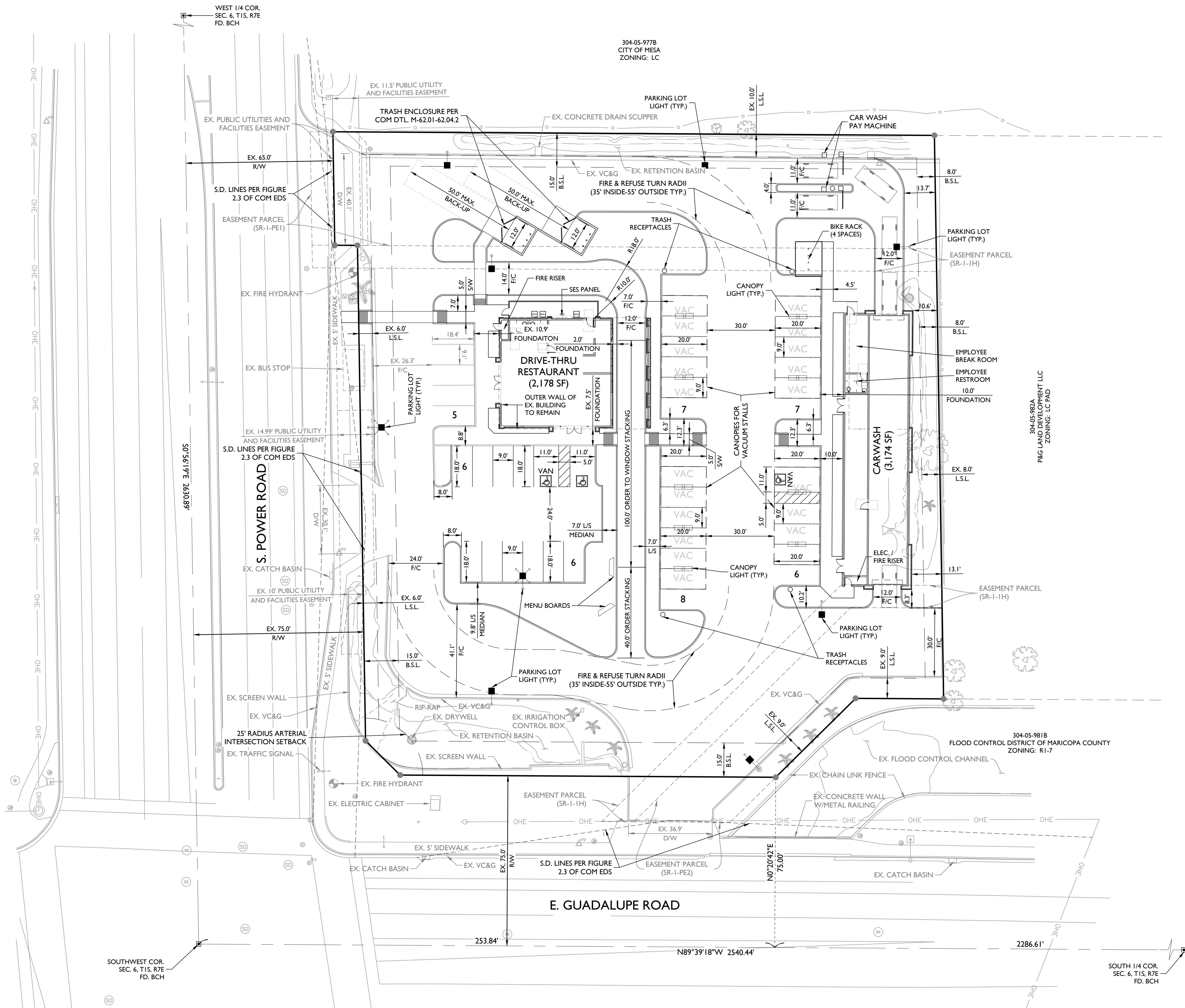
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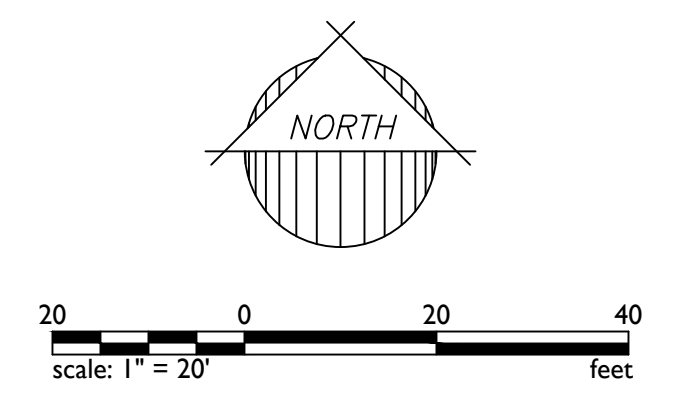
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- ### LEGEND
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Drawn by: DCH

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