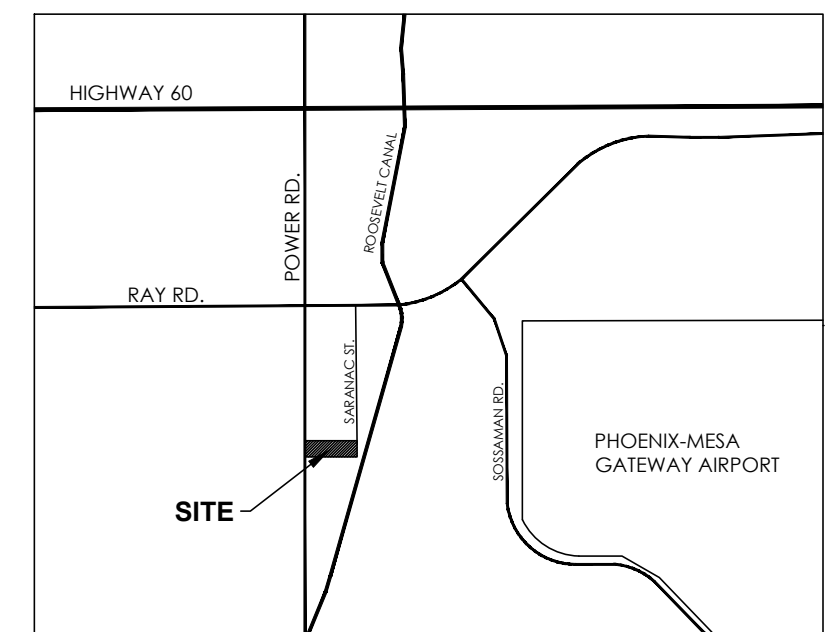




SCAPEGOAT
DESIGN STUDIO

645 E Missouri Ave, Suite 420
Phoenix, Arizona 85012
Telephone 480.999.4400
www.SCAPEGOATds.com



VICINITY MAP

N.T.S.

SITE DATA

JURISDICTION: CITY OF MESA
ADDRESS: 5449 S. POWER RD
MESA, AZ
APN: 304-34-026A
PARCEL SIZE: ± 2.19 AC.
LOT 1 SIZE: ± 0.82 AC.
LOT 2 SIZE: ± 1.37 AC.
ZONING: LC

DEVELOPMENT STANDARDS (LOT 1)

	REQUIRED	PROPOSED
MIN. LANDSCAPE BUFFER		
FRONT (POWER RD):	15 FT.	± 15 FT.
SIDE (NORTH):	15 FT.	± 7 FT.
SIDE (SOUTH):	15 FT.	± 15 FT.
REAR:	15 FT.	± 40 FT.
MIN. BUILDING SETBACK		
FRONT (POWER RD):	25 FT.	± 25 FT.
SIDE (NORTH):	15 FT.	± 25 FT.
SIDE (SOUTH):	15 FT.	± 15 FT.
REAR:	15 FT.	± 70 FT.
MAX. BLDG HEIGHT:	30 FT.	30 FT.

DEVELOPMENT STANDARDS (LOT 2)

	REQUIRED	PROPOSED
MIN. LANDSCAPE BUFFER		
FRONT (POWER RD):	15 FT.	± N/A
SIDE (NORTH):	15 FT.	± 19 FT.
SIDE (SOUTH):	15 FT.	± 15 FT.
REAR:	15 FT.	± 15 FT.
MIN. BUILDING SETBACK		
FRONT (POWER RD):	25 FT.	± 70 FT.
SIDE (NORTH):	15 FT.	± 15 FT.
SIDE (SOUTH):	15 FT.	± 15 FT.
REAR:	15 FT.	± 60 FT.
MAX. BUILDING HEIGHT:	30 FT.	30 FT.

LOT COVERAGE CALCULATION (LOT 1)

GROSS ACREAGE: 0.88 AC.
COVERAGE: 0.65 AC.
% OF COVERAGE 75% (80% MAX. ALLOWED)

LOT COVERAGE CALCULATION (LOT 2)

GROSS ACREAGE: 1.31 AC.
COVERAGE: 0.77 AC.
% OF COVERAGE 59% (80% MAX. ALLOWED)

PARKING STANDARDS

	REQUIRED	PROPOSED
DRIVE-THRU PAD		
1/100 SF + 1/200 OUTDOOR	26	33
FUTURE COMMERCIAL PAD		
MINOR AUTO REPAIR (1/375 SF)	14	16

CONTACT

LANDSCAPE ARCHITECT:

TJ MCQUEEN & ASSOCIATES, INC
10450 N 74TH STREET, SUITE 120
SCOTTSDALE, ARIZONA 85258
CONTACT: TIM MCQUEEN
PHONE: (602) 265-0320
EMAIL: TIMMCQUEEN@TJMILA.NET

PLANNER:

SCAPEGOAT DESIGN STUDIO
7507 E McDONALD DRIVE, SUITE 2
SCOTTSDALE, ARIZONA 85250
CONTACT: KEVIN ZENK
PHONE: (602) 666-2447
EMAIL: KZENK@SCAPEGOATDS.COM

OWNER / DEVELOPER:

COMMERCIAL PROPERTIES, INC.
2323 W. UNIVERSITY DR.
PROPERTY OWNER CITY, STATE AND ZIP
CONTACT: KYLE DAVIS
PHONE: (480) 889-2566
EMAIL: KDAVIS@CPLAZ.COM

CIVIL ENGINEER:

TERRASCOPE CONSULTING
645 E. MISSOURI AVE.
PHOENIX, AZ 85012
CONTACT: DAVE WEST
PHONE: (602) 753-5517
EMAIL: DWEST@TERRASCOPE.US

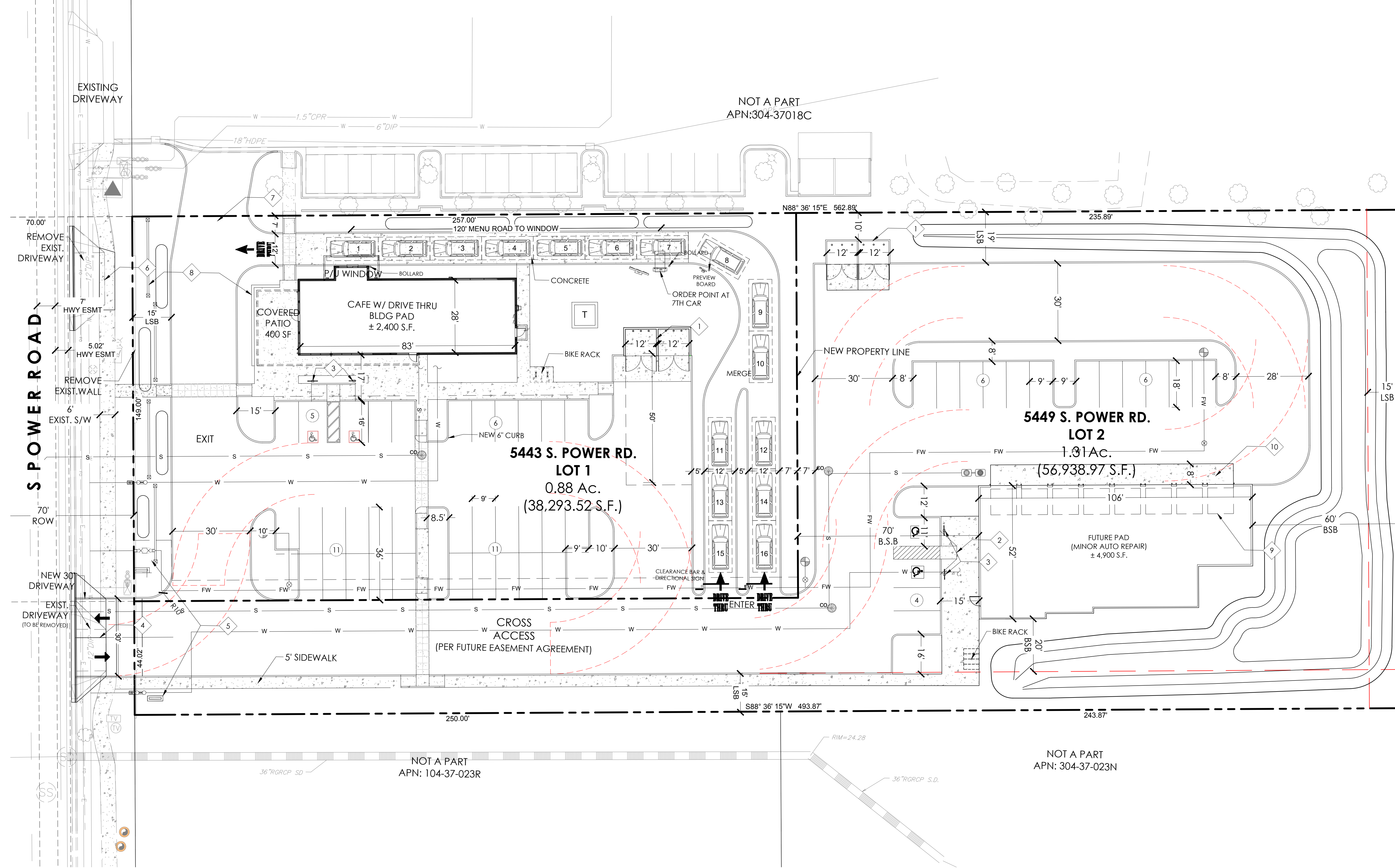
5449 S. POWER
COMMERCIAL
PRELIMINARY MASTER SITE PLAN
5443 & 5449 S. POWER RD.
MESA, ARIZONA

PRELIMINARY ONLY

DATE	DESCRIPTION
01/29/2024	3RD CITY SUBMITTAL

CHECKED BY: DW
DRAWN BY: BCC

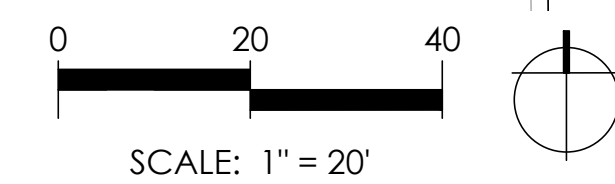
TITLE:
PRELIMINARY SITE
PLAN
SHEET No.
PSP 1.01 of 1
PROJECT No.
1564



- LEGEND**
- PROPERTY LINE
 - EASEMENT
 - LANDSCAPE SETBACK
 - CONCRETE SIDEWALK
 - PARKING COUNT
 - FIRE ACCESS TURN RADII (35'/55')
 - DECORATIVE PAVED WALKWAY

SITE PLAN KEY NOTES

- 1 TRASH ENCLOSURE PER COM DTL. M-62.02
- 2 ACCESSIBLE RAMP PER ADA STANDARDS
- 3 ADA PARKING SIGN PER COM DTL. M-25
- 4 NEW 30' DRIVEWAY PER COM DTL. M-42
- 5 NEW MONUMENT SIGN (SEPARATE APPLICATION)
- 6 EXIST. D/W TO BE REMOVED AND REPLACED WITH CURB, GUTTER, AND SIDEWALK PER COM DTL. - 19.01
- 7 25' WIDE CROSS ACCESS TO BE BUILT PER EXIST. AGREEMENT
- 8 3' SCREEN WALL
- 9 BAY DOORS
- 10 8' CONCRETE PAD AT GRADE



SCALE: 1" = 20'