

CONSTRUCTION NOTES

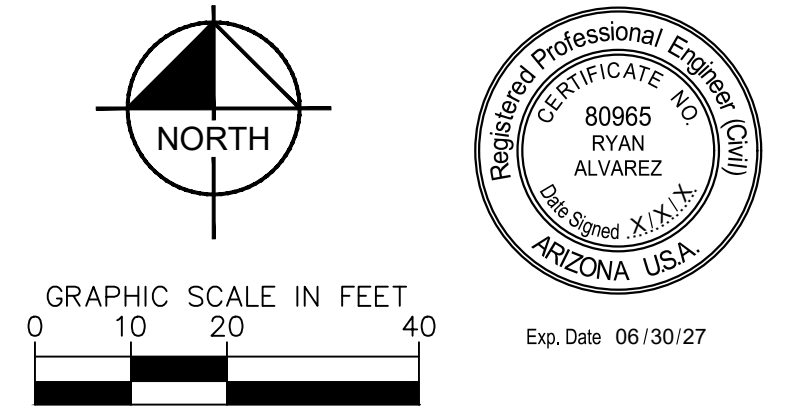
- 1 PROPOSED TYPE A VERTICAL CURB/CURB AND GUTTER PER M.A.G. STANDARD DETAIL 220 AND 222.
- 2 PROPOSED HEAVY DUTY ASPHALT PAVEMENT.
- 3 PROPOSED CONCRETE PAVEMENT.
- 4 PROPOSED VAN ACCESSIBLE PARKING.
- 5 PROPOSED VAN ACCESSIBLE PARKING SIGN ON POST AND BOLLARD.
- 6 PROPOSED REGULAR PARKING.
- 7 STRIPE 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 CURB RAMP.
- 16 PROPOSED TRANSFORMER.
- 17 PROPOSED AIR/WATER PEDESTAL.
- 18 PROPOSED FIRE HYDRANT.
- 19 PROPOSED VAPOR RECOVERY UTILITY.
- 20 PROPOSED SWALE.
- 21 PROPOSED PEDESTRIAN CROSSING SIGN ON POST.
- 22 PROPOSED SUPPLEMENTARY "CROSS TRAFFIC DOES NOT STOP" PLACARD.
- 23 PROPOSED SUPPLEMENTARY "ONCOMING TRAFFIC DOES NOT STOP" PLACARD.
- 24 PROPOSED SUPPLEMENTARY "TRAFFIC FROM LEFT DOES NOT STOP" PLACARD.
- 25 PROPOSED SUPPLEMENTARY "TRAFFIC FROM RIGHT DOES NOT STOP" PLACARD.
- 26 PROPOSED BICYCLE PARKING. QUANTITY PER PLAN.
- 27 PROPOSED STANDARD ELECTRICAL SYSTEM.

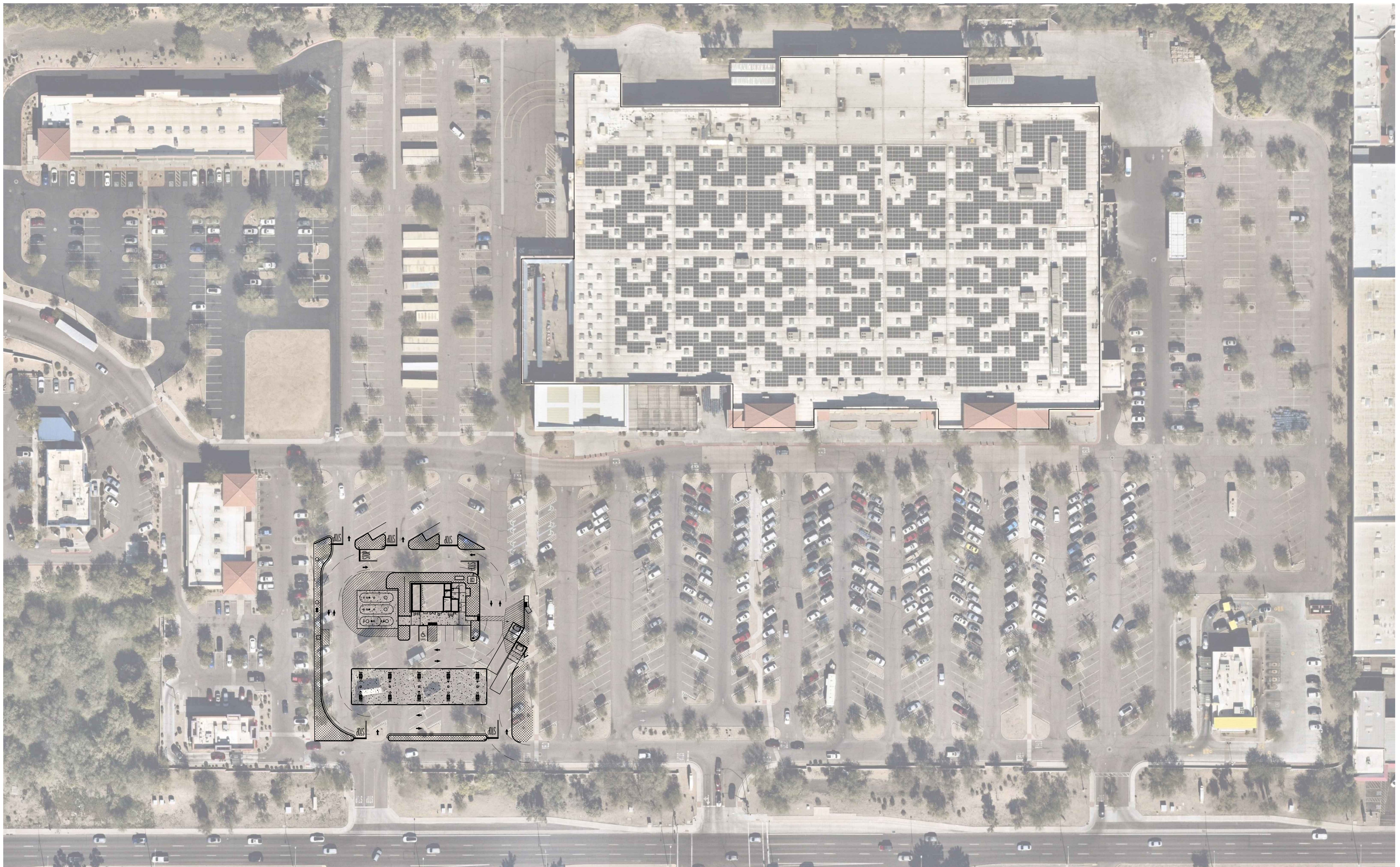
SITE ANALYSIS TABLE	
APN	139-500-51B
ZONING	LIGHT INDUSTRIAL (CUP)
LOT COVERAGE CALCULATIONS	
PROPOSED BUILDING HEIGHT	16 FT 0 IN
ALLOWED BUILDING HEIGHT	40 FT 0 IN
NET LOT AREA	948,753 SQ FT
GROSS LOT AREA	1,011,374 SQ FT / 23.22 AC
EXISTING WALMART BUILDING AREA	224,432 SQ FT
PROPOSED FUEL BUILDING AREA	1,618 SQ FT
CANOPY AREA	6,280 SQ FT
NET LOT COVERAGE	24.48%
IMPERVIOUS AREA	52,426 SQ FT
PERVIOUS AREA	8,558 SQ FT
LANDSCAPE PERCENTAGE	14%

PARKING TABLE		
	PARKING COUNT	PARKING RATIO
EXISTING PARKING	1051 SPACES	1.894 / 375 S.F.
EXISTING ADA	26 SPACES	-
EXISTING CART CORRAL SPACES*	22 SPACES	-
PROPOSED PARKING	921 SPACES	1.54 / 375 S.F.
ADA STALLS	26 SPACES	-
CART CORRAL STALLS*	22 SPACES	-
CITY REQUIRED PARKING	542 SPACES	1.00 / 375 S.F.
WALMART REQUIRED PARKING	812 SPACES	4.00 / 1,000 S.F.

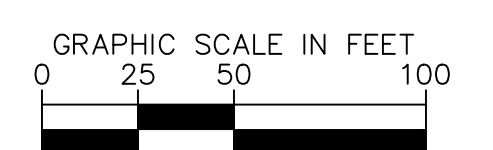
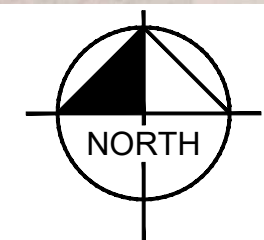
NOTE
 ECR WAS REVIEWED BY CEC AND NO RESTRICTIONS PRESENT FOR THE FUEL STATION. REQUIRED BUILDING AREA AND PARKING RATIO HAS ALSO BEEN REVIEWED. ANY AMENDMENTS REQUIRED HAVE BEEN COORDINATED WITH PMO AND OSC.

WALMART FUEL STATION - STORE #3799
330 W BASELINE RD, MESA, AZ 85210
FINAL CIVIL SITE PLAN



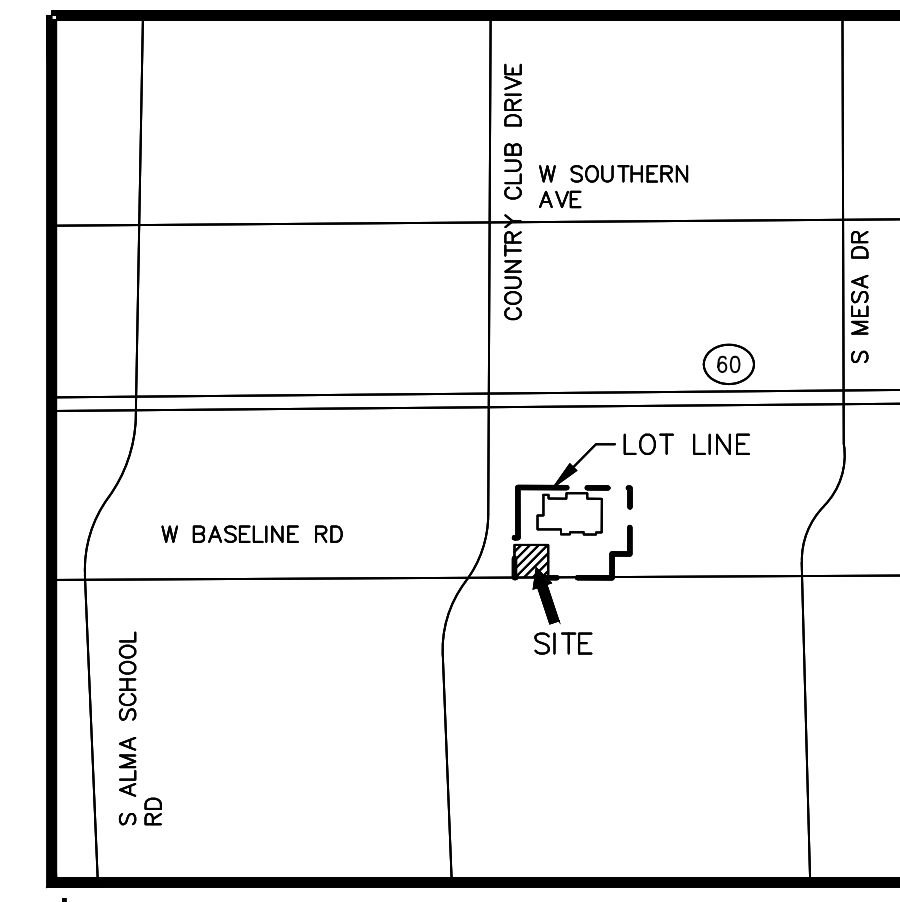
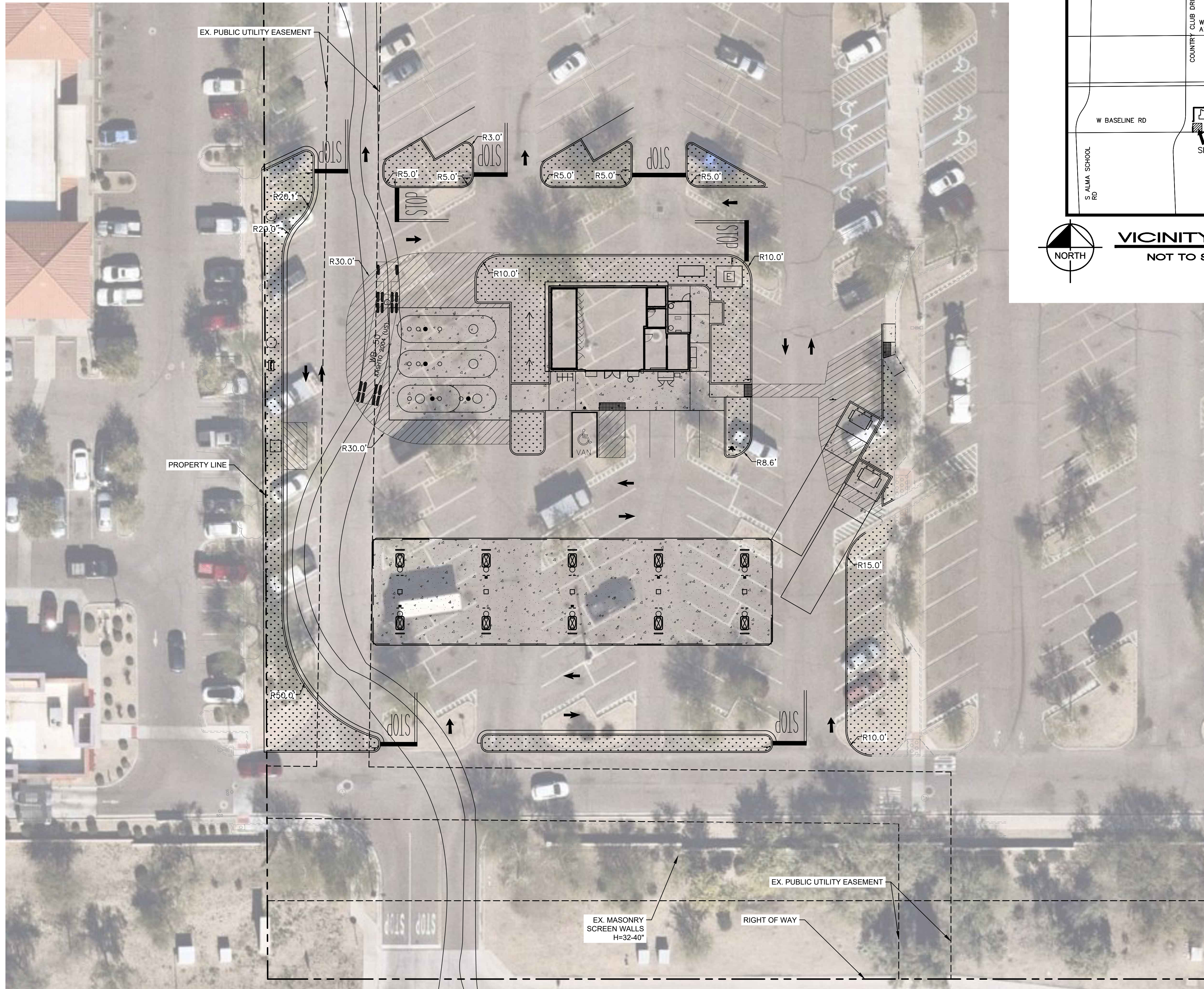


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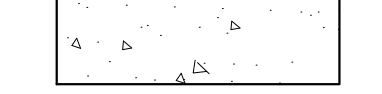
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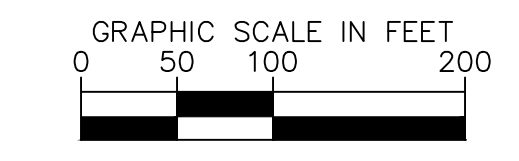
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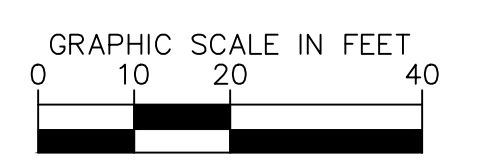
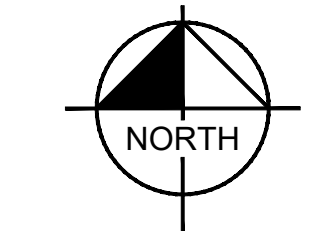
VICINITY MAP
NOT TO SCALE

LEGEND

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



WALMART FUEL STATION - STORE #3799
330 W BASELINE RD, MESA, AZ 85210
FINAL CIVIL TRUCK TURN



Exp. Date 06/30/27

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