

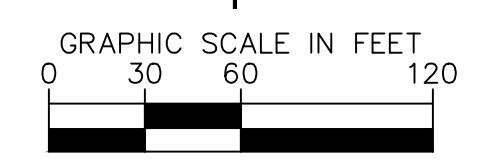
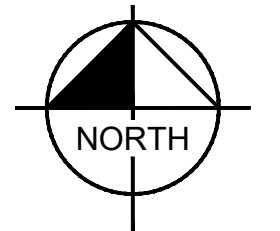


WALMART FUEL STATION - STORE #1646
6131 E SOUTHERN AVE, MESA, AZ 85206
FINAL DESIGN CIVIL OVERALL SITE PLAN

SITE ANALYSIS TABLE	
APN	141-54-059J & 141-54-561A
ZONING	LIMITED COMMERCIAL (LC)
LOT COVERAGE CALCULATIONS	
PROPOSED BUILDING HEIGHT	18 FT
ALLOWED BUILDING HEIGHT	30 FT
FUEL CANOPY HEIGHT	17.6 FT
EXISTING WALMART BUILDING AREA	206,985 SQ FT
PROPOSED FUEL BUILDING AREA	1,556 SQ FT
PROPOSED WALMART BUILDING AREA	212,105 SQ FT
CANOPY AREA	4,773 SQ FT
DISTURBED AREA	36,527 SQ FT
IMPERVIOUS AREA	29,259 SQ FT
PERVIOUS AREA	7,269 SQ FT

PARKING TABLE		
	PARKING COUNT	PARKING RATIO
EXISTING PARKING	966 SPACES	4.55 / 1,000 S.F.
PROPOSED PARKING	837 SPACES	3.95 / 1,000 S.F.
CITY REQUIRED PARKING	556 SPACES	1.00 / 375 S.F.
WALMART REQUIRED PARKING	849 SPACES	4.00 / 1,000 S.F.
CITY REQUIRED BICYCLE PARKING	3 SPACES	3 SPACES OR 1.00 / 10 VEHICLE SPACES, WHICHEVER IS GREATER
PROPOSED BICYCLE PARKING	4 SPACES	2.35 / 10 VEHICLE SPACES

* CART CORRAL SPACES ARE NOT INCLUDED IN THE PARKING TOTAL



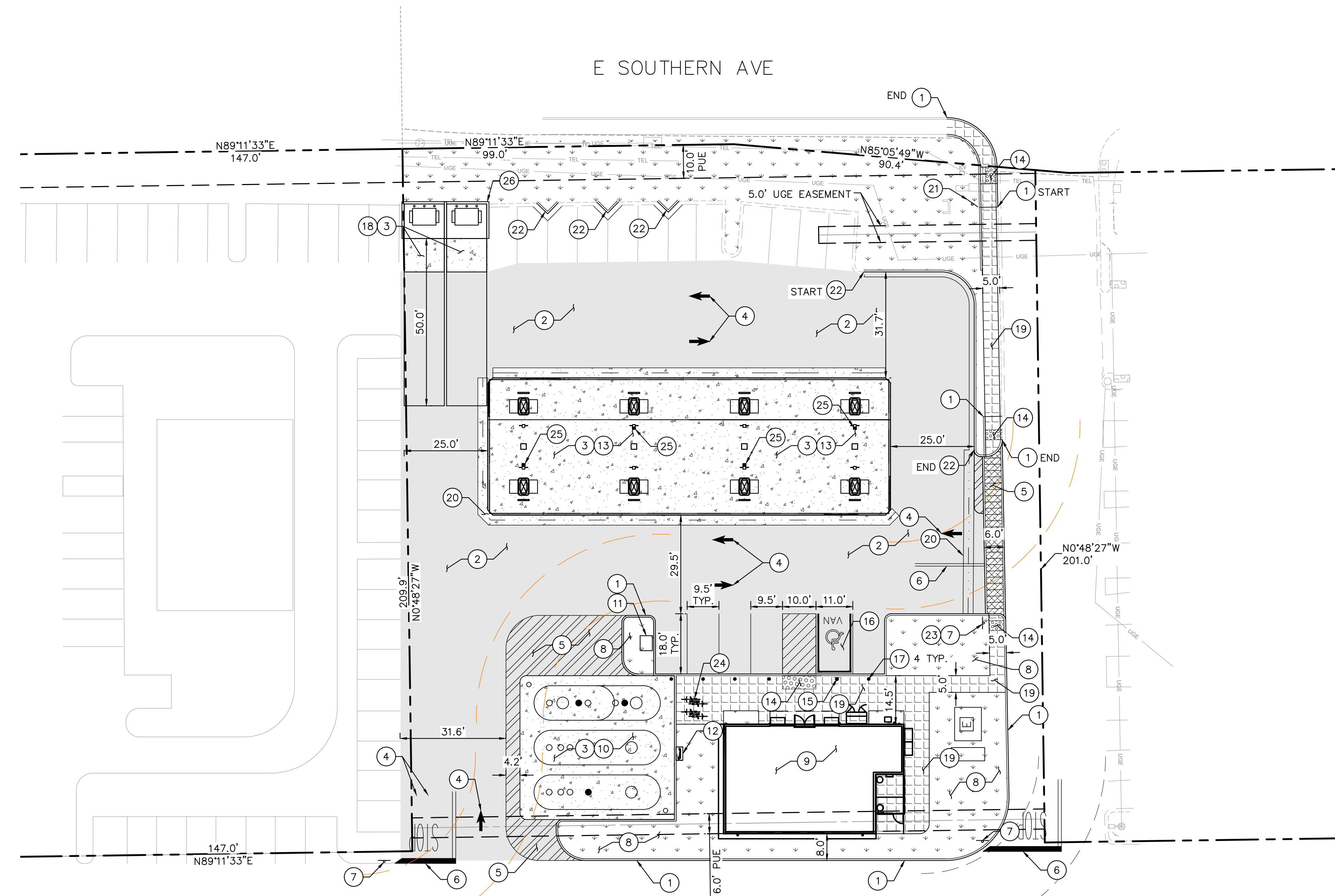
SCALE: 1" = 20'
 WHEN PRINTED AT FULL
 SIZE 24"x36"



Exp. Date 06/30/27

Kimley»Horn

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LEGEND

- PROPERTY LINE
- EASEMENT LINE
- [Pattern] HEAVY DUTY ASPHALT PAVING
- [Pattern] LANDSCAPING
- [Pattern] CONCRETE SIDEWALK
- [Pattern] CONCRETE PAVEMENT
- [Pattern] STAMPED CONCRETE PAVEMENT, SEE LANDSCAPE PLANS FOR MORE DETAIL
- [Curve] FIRE TRUCK PATH (R=55', R=35')

CONSTRUCTION NOTES

- 1 PROPOSED CONCRETE CURB.
- 2 PROPOSED HEAVY DUTY ASPHALT PAVEMENT.
- 3 PROPOSED CONCRETE PAVEMENT.
- 4 STRIPE DIRECTIONAL ARROW PAVEMENT MARKING.
- 5 STRIPE WHITE 4" STRIPE, 60 DEGREES, SPACED AT 36" O.C.
- 6 STRIPE STOP BAR PAVEMENT MARKING.
- 7 PROPOSED STOP SIGN ON POST.
- 8 PROPOSED LANDSCAPING.
- 9 PROPOSED 1556 SF CONVENIENCE STORE.
- 10 PROPOSED UNDERGROUND GAS TANKS. THREE 20,000 GAL TANKS
- 11 PROPOSED AIR STATION.
- 12 PROPOSED VAPOR RECOVERY LOCATION/PAD.
- 13 PROPOSED 18 FT TALL CANOPY.
- 14 PROPOSED TRUNCATED DOMES.
- 15 PROPOSED VAN ACCESSIBLE PARKING SIGN ON POST AND BOLLARD.
- 16 PROPOSED VAN ACCESSIBLE PARKING.
- 17 PROPOSED BOLLARDS.
- 18 PROPOSED TRASH ENCLOSURE PER CITY OF MESA STANDARD DETAIL M-62.02.1.
- 19 PROPOSED CONCRETE SIDEWALK.
- 20 PROPOSED VALLEY GUTTER.
- 21 RELOCATE EXISTING FIRE LANE SIGN.
- 22 PROPOSED CONCRETE CURB AND GUTTER.
- 23 PROPOSED SUPPLEMENTARY "CROSS TRAFFIC DOES NOT STOP" PLACARD.
- 24 PROPOSED BICYCLE PARKING (2 TOTAL).
- 25 PROPOSED PERMANENT, NON-FLAMMABLE TRASH RECEPTACLE.
- 26 PROPOSED MASONRY SCREEN WALL PER CITY OF MESA STANDARD DETAILS M-62.04.1.

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.

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