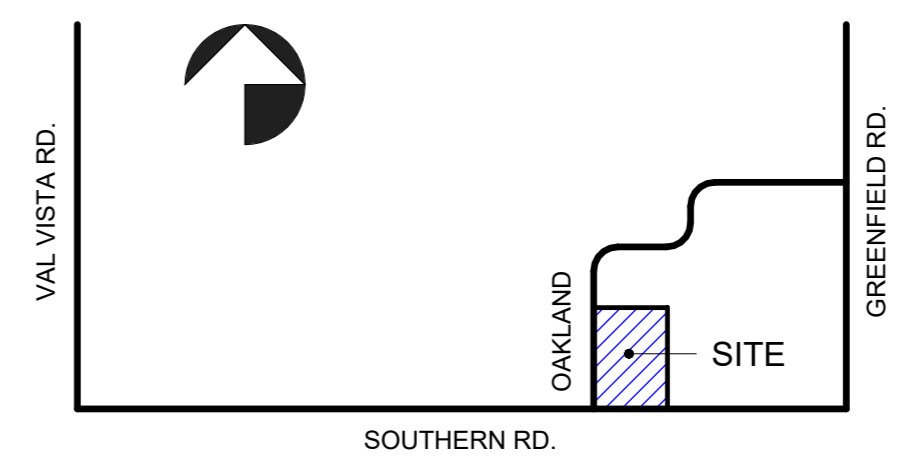
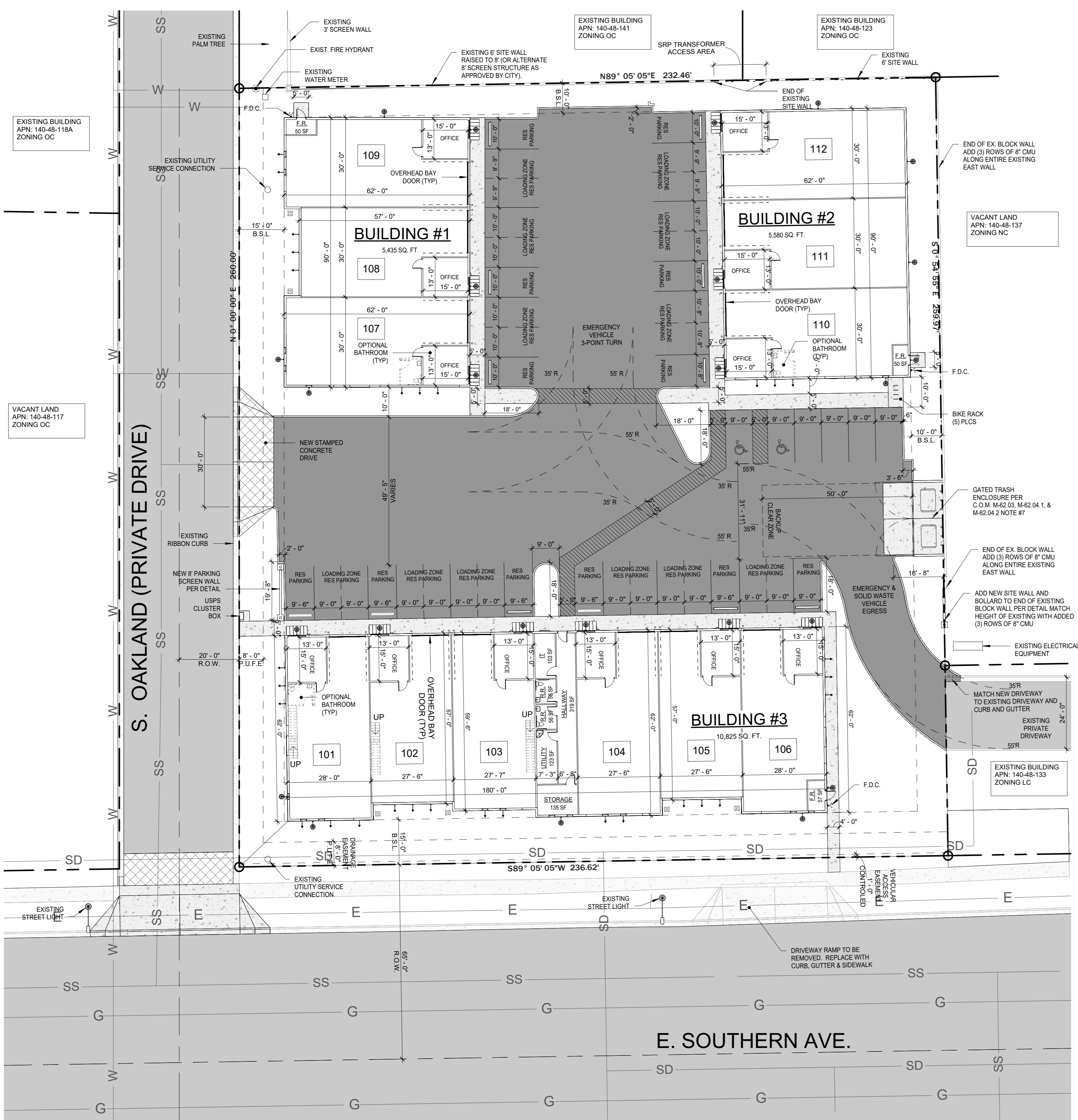


REVISION	DATE



**VICINITY MAP**  
N.T.S.

**OWNER**

LAVIGNA INVESTMENT COORPORATION  
1223 S. CLEARVIEW AVE #103  
MESA, ARIZONA 85209  
PH: 480.222.5800

**ENGINEER**

VINEYARD GROUP, LLC  
1223 S. CLEARVIEW AVE #103  
MESA, ARIZONA 85209  
CAMERON MACDONALD, PE  
PH: 480.720.4030

**SITE DATA**

APN: 140-48-116  
TOTAL NET AREA: 60,972 SQ. FT.  
TOTAL BUILDING AREA: 21,840 SQ. FT.  
CURRENT ZONING: NC  
PROPOSED ZONING: LC

**PARKING**

OPEN PARKING / ADA	6
RESERVED PARKING	12
LOADING ZONE / RESERVED PARKING	24
INTERIOR PARKING	12
<b>TOTAL SPACES REQUIRED (PER 375 SQ. FT.):</b>	<b>59</b>
<b>TOTAL SPACES PROVIDED:</b>	<b>54</b>
<b>PRAKING RATIO PROVIDED:</b>	<b>1 SPACE / 404 SF</b>

**GENERAL PROJECT NOTES**

- ALL EXISTING OVERHEAD UTILITIES SHALL BE RELOCATED PER CITY OF MESA AND UTILITY COMPANY'S REQUIREMENTS.
- ALL SITE WORK SHALL ADHERE TO CITY OF MESA ENGINEERING AND DESIGN STANDARDS SECTIONS 604.3, 705.4 & 705.5.
- ALL OFFSITE PAVEMENT CUTS SHALL ADHERE TO APPROVED CITY CODE IN TITLE 9, CHAPTER 1.
- DETAILED PARKING, STRIPING AND SIGNAGE PLAN AND NO PARKING SIGNS PER COM STD. DET. M-62.08 "NO PARKING" LIMITS WILL BE PROVIDED WITH CONSTRUCTION PLAN SUBMITTAL.

**FINAL SITE PLAN-9-20-23**

SCALE: 1" = 20'-0"  
0 5' 10' 20' 40'

