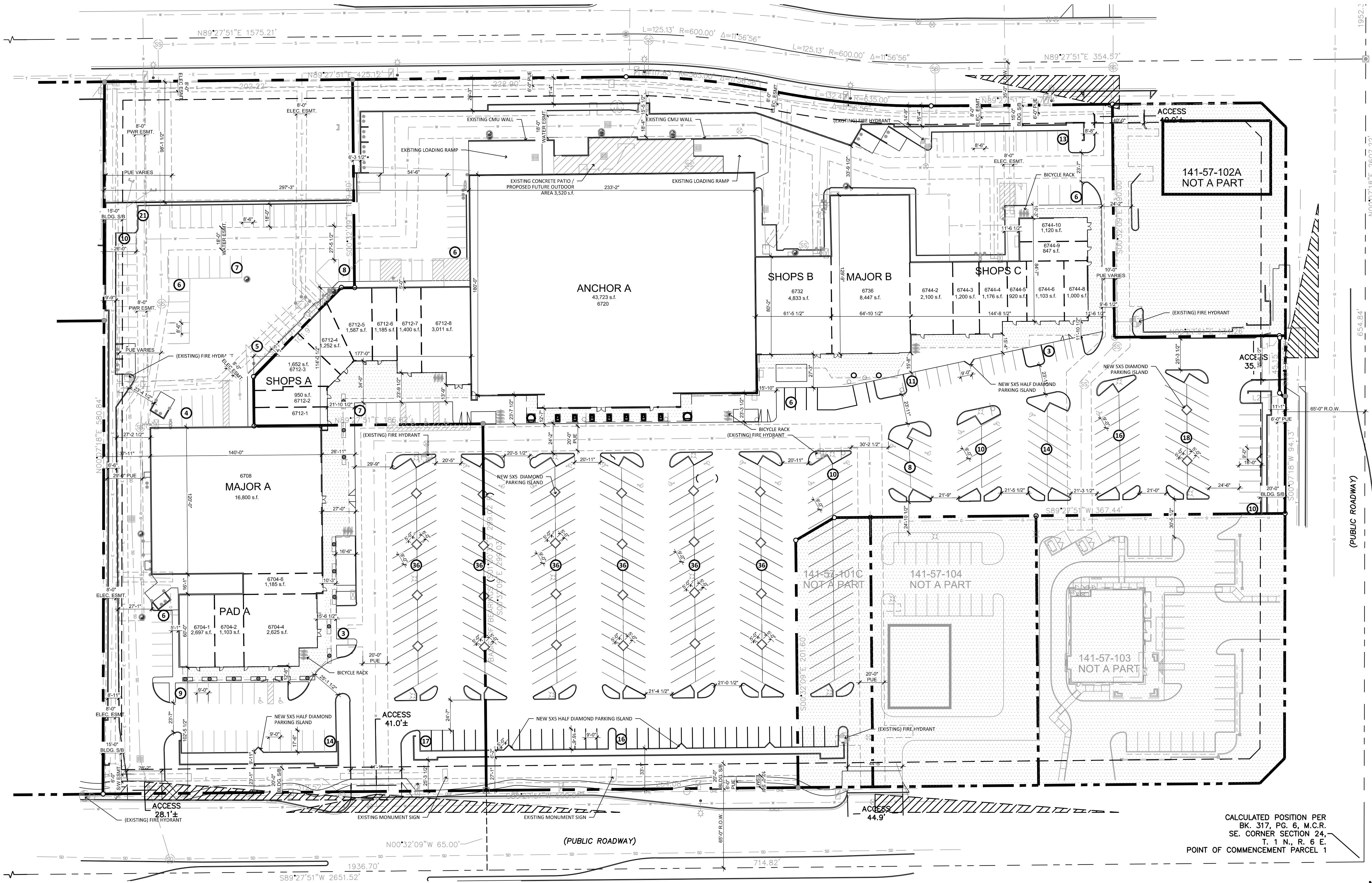
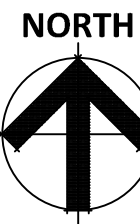




SITE PLAN

SCALE: 1" = 30'-0"



POWER VILLAGE
6720 E. BROADWAY ROAD
MESA, AZ 85206
DATE: 03.09.26

SP-1

RKAA#25252

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PROJECT DIRECTORY

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SITE DATA

PARCEL NUMBERS:	141-57-101B & 141-57-101D
EXISTING ZONING:	LC (LIMITED COMMERCIAL)
SITE AREA:	9.974 ACRES (434,500 S.F.)
PROPOSED USE:	COMMERCIAL RETAIL, GYM
BUILDING HEIGHT:	31'-0" (EXISTING TO REMAIN) 35'-0" (EOS TOWER - NEW)
BUILDING AREA:	103,254 S.F.
AREA COVERAGE:	23.8%
LANDSCAPE AREA:	65,387 S.F. (±)
COVERAGE:	15.1%
EOS:	
BUILDING:	43,723 S.F.
OUTDOOR:	3,520 S.F.
TOTAL:	47,243 S.F.

PARKING REQUIREMENT:
RETAIL: 1 SPACE PER 375 S.F.
GYMS: 1 SPACE PER 100 S.F.

EOS:	43,723 S.F. / 100 =	437 SPACES
RETAIL:	59,531 S.F. / 375 =	159 SPACES
TOTAL REQUIRED PARKING:		596 SPACES
TOTAL PROVIDED PARKING:		480 SPACES (EXISTING)

PARKING STUDY DEMAND:	414 SPACES
TOTAL PARKING SURPLUS:	66 SPACES (SURPLUS)

ADA PARKING REQUIREMENTS	
REQUIRED:	9 SPACES
PROVIDED:	25 SPACES

BICYCLE PARKING:
1 SPACE PER 10 PARKING STALLS (UP TO 50 BICYCLE SPACES)
1 SPACE PER 20 PARKING STALLS (AFTER 50 BICYCLE SPACES)

TOTAL REQUIRED:	480 PARKING STALLS / 10 =	48 SPACES
TOTAL PROVIDED:		48 SPACES