

**site data (new pad a)**

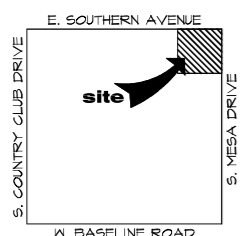
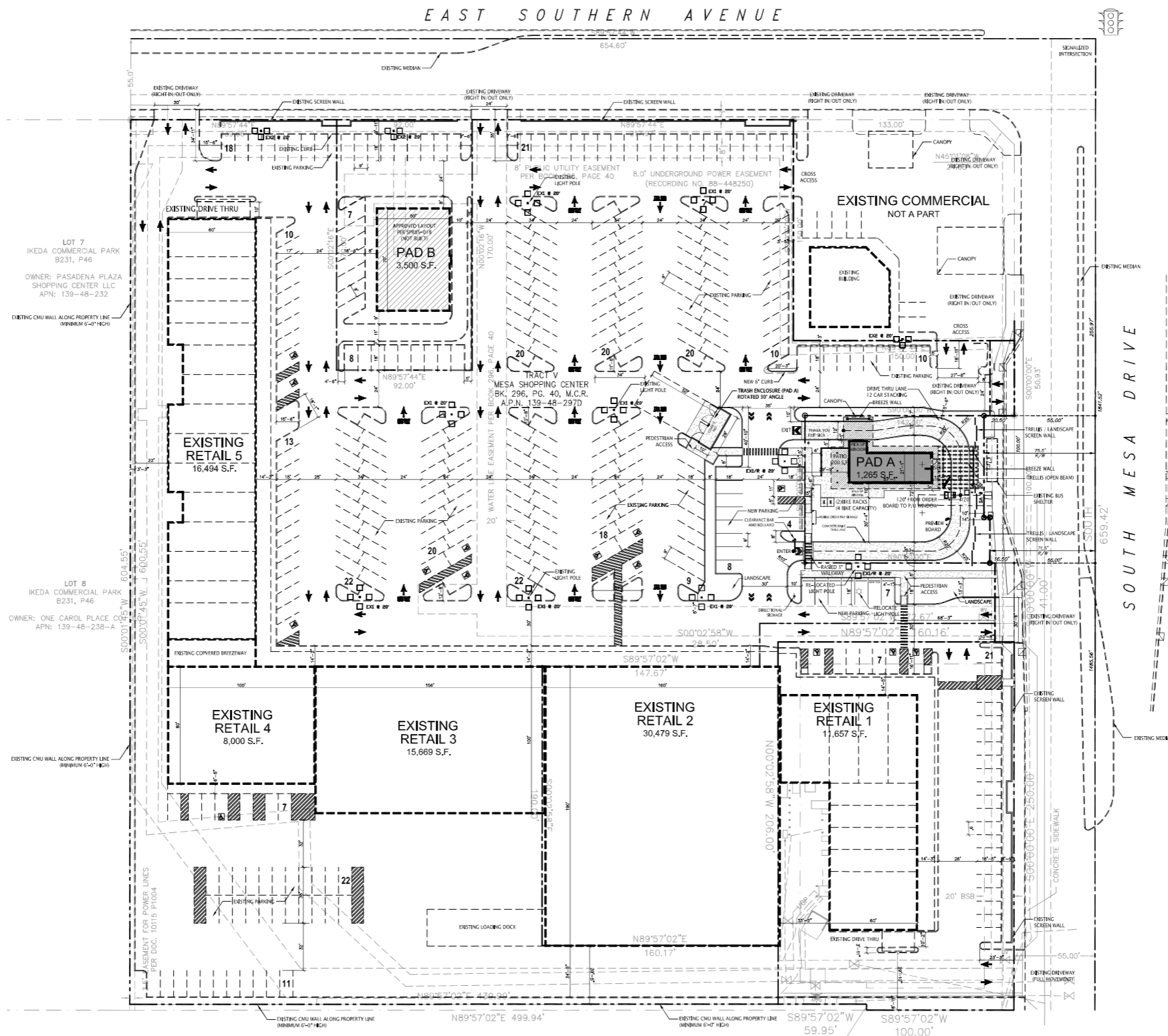
EXISTING ZONING: LC - LIMITED COMMERCIAL  
 NET SITE AREA: 0.282 ACRES (12,274 S.F.)  
 BUILDING AREA:  
 PAD A (NEW): 1,265 S.F.  
 LOT COVERAGE: 7,133 S.F. = 58.1%  
 TOTAL PARKING REQUIRED: 14 SPACES  
 EATING ESTABLISHMENTS  
 INDOOR AREA: 1,265 S.F. @ 1/100 S.F. = 13 SPACES  
 PATIO 200 S.F. @ 1/200 S.F. = 1 SPACE  
 TOTAL PARKING PROVIDED: 14 SPACES\*  
 (10.0/1000)  
 ACCESSIBLE SPACES REQUIRED: 1 SPACE  
 ACCESSIBLE SPACES PROVIDED: 1 SPACE  
 \*SHARED PARKING WITH SHOPPING CENTER

**project directory**

PROPERTY OWNER:  
 RED MOUNTAIN ASSET FUND II, LLC  
 1234 EAST 17TH STREET  
 SANTA ANA, CALIFORNIA 92701  
 CONTACT: JOHN CLAY  
 PHONE: (714) 460-1524  
 E-MAIL: jclay@rmrginc.com  
 PROPERTY OWNER REPRESENTATIVE:  
 KERPAN PLANNING AND DESIGN, LLC  
 4777 S. FULTON RANCH BLVD. UNIT 2138  
 CHANDLER, ARIZONA 85248  
 CONTACT: KEVIN D. KERPAN  
 PHONE: (602) 329-0192  
 E-MAIL: kevin@kerpanplanningdesign.com

**site data (overall center)**

EXISTING ZONING: LC - LIMITED COMMERCIAL  
 NET SITE AREA: 7.808 ACRES (340,117 S.F.)  
 BUILDING AREA:  
 RETAIL 1 (EXISTING): 11,657 S.F.  
 RETAIL 2 (EXISTING): 30,479 S.F.  
 RETAIL 3 (EXISTING): 15,669 S.F.  
 RETAIL 4 (EXISTING): 8,000 S.F.  
 RETAIL 5 (EXISTING): 16,494 S.F.  
 PAD A (NEW): 1,265 S.F.  
 PAD B (FUTURE): 3,500 S.F.  
 TOTAL BUILDING AREA: 87,064 S.F.  
 LOT COVERAGE: 313,486 S.F. = 92.2%  
 TOTAL PARKING REQUIRED: 291 SPACES  
 RETAIL 1, 3, 4, 5 (43,820 S.F.):  
 GROUP COMMERCIAL BUILDINGS @ 1/275 S.F.  
 43,820 @ 1/275 S.F. = 160 SPACES  
 RETAIL 2 (30,479 S.F.):  
 GROUP COMMERCIAL BUILDINGS @ 1/375 S.F.  
 30,479 @ 1/375 S.F. = 82 SPACES  
 PAD A (1,265 S.F.):  
 EATING ESTABLISHMENTS  
 INDOOR AREA: 1,265 S.F. @ 1/100 S.F. = 13 SPACES  
 PATIO 200 S.F. @ 1/200 S.F. = 1 SPACE  
 PAD B (3,500 S.F.):  
 EATING ESTABLISHMENTS  
 INDOOR AREA: 3,500 S.F. @ 1/100 S.F. = 35 SPACES  
 TOTAL PARKING PROVIDED: 335 SPACES  
 (4 SPACES / 1000)  
 ACCESSIBLE SPACES REQUIRED: 8 SPACES  
 ACCESSIBLE SPACES PROVIDED: 16 SPACES



**vicinity map**  
 scale: n.t.s.

NOTE: THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

**FINAL**  
**site plan**  
 scale: 1" = 40'-0"  
 north

**Kerpan**  
 planning and design  
 4777 S. Fulton Ranch Blvd.  
 Unit 2138  
 Chandler, Arizona 85248  
 Phone: (602) 329-0192

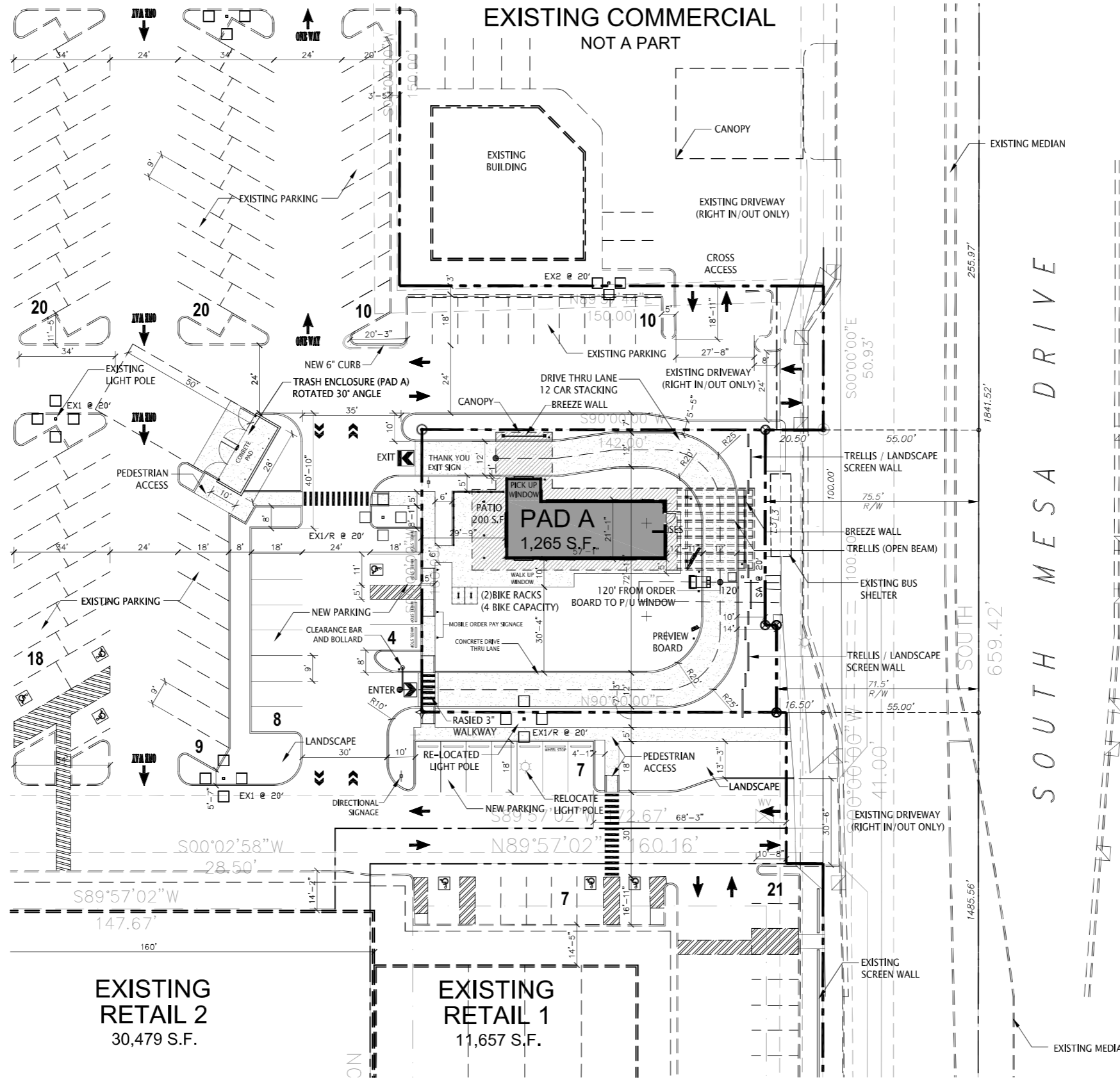
**Plaza Mesa Shopping Center: New PAD A**  
 1230 S. Mesa Drive  
 Mesa, Arizona 85210

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION OR RECORDING

**Red Mountain Group** DRB23-00934  
 Project number: 22038  
 Date: September 9, 2024  
**MP-1**

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**FINAL**

**site plan**

scale: 1" = 20'-0"



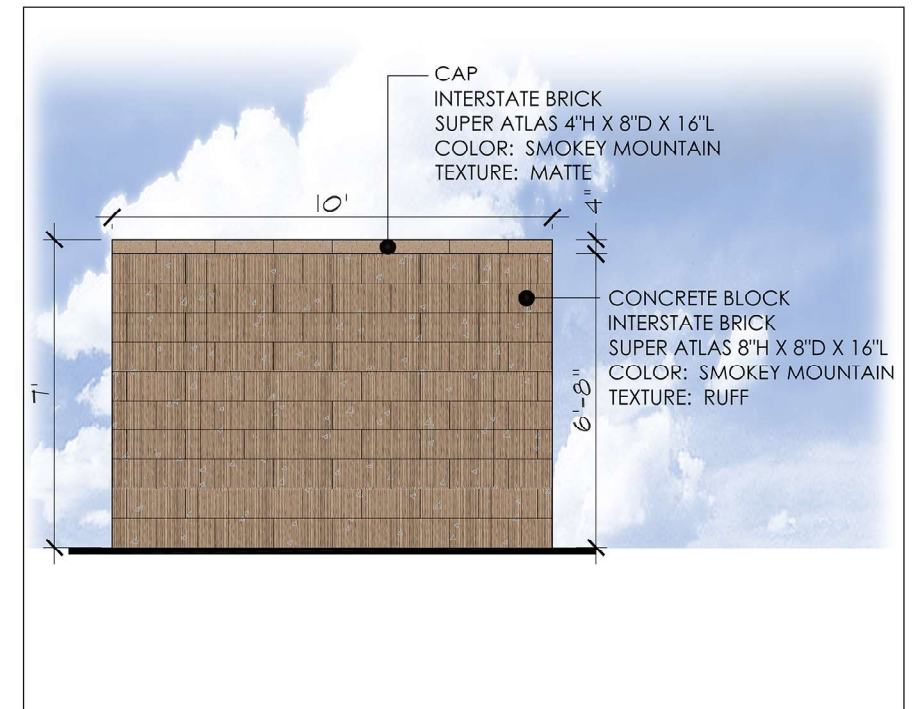
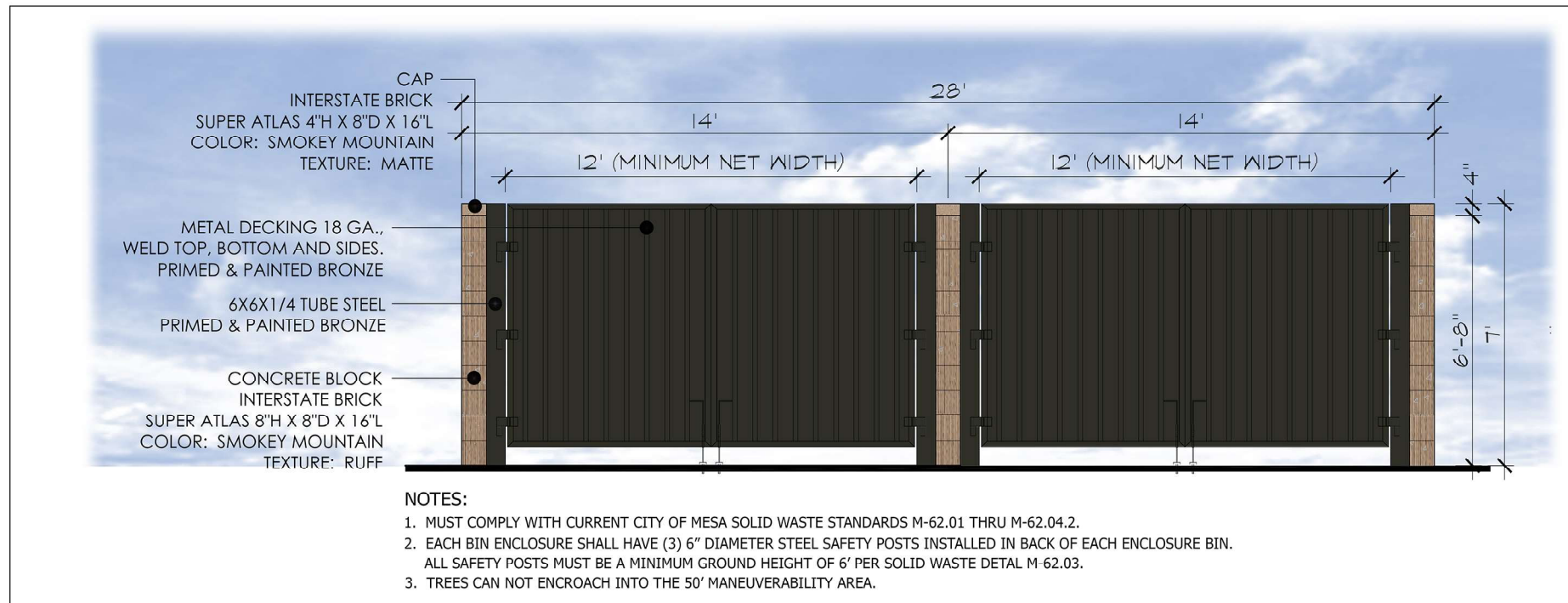
**Kerpan**  
 planning and design  
 4777 S. Fulton Ranch Blvd.  
 Unit 2138  
 Chandler, Arizona 85248  
 Phone: (602) 329-0192

**Plaza Mesa Shopping Center: New PAD A**  
 1230 S. Mesa Drive  
 Mesa, Arizona 85210

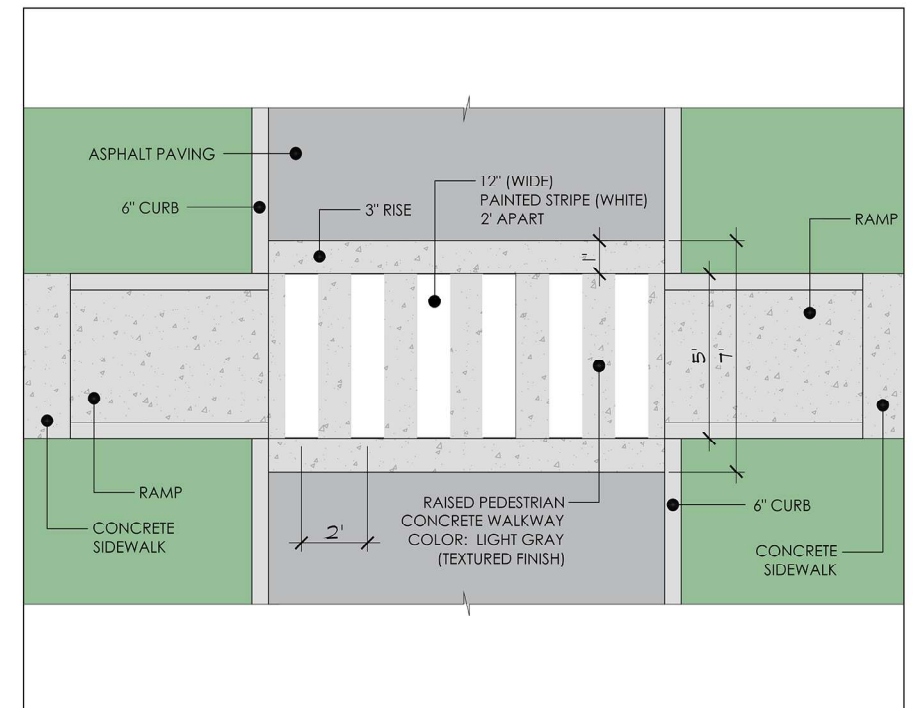
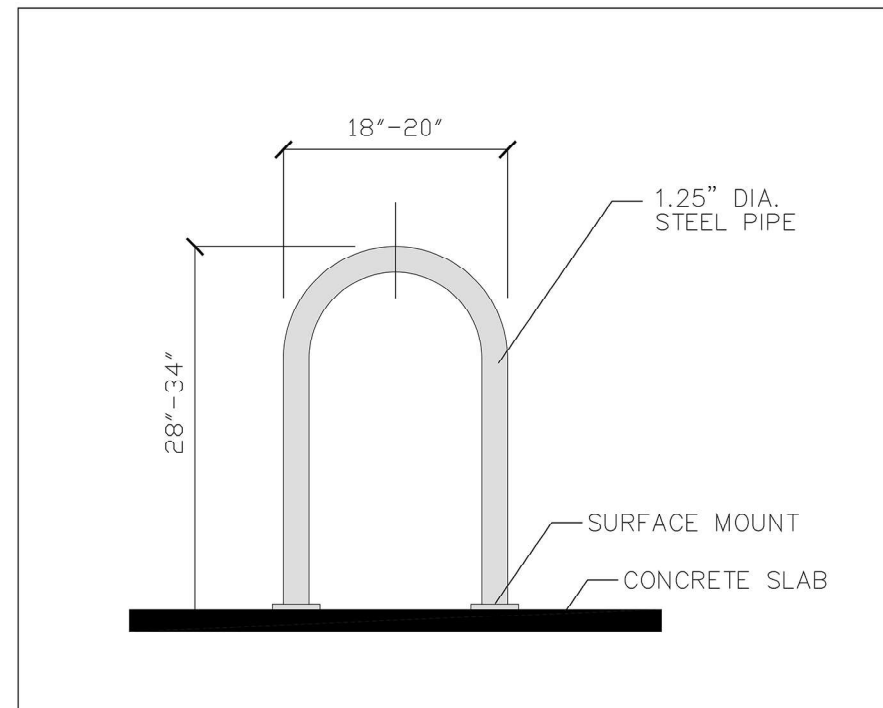
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**SP-1**





- NOTES:**
1. MUST COMPLY WITH CURRENT CITY OF MESA SOLID WASTE STANDARDS M-62.01 THRU M-62.04.2.
  2. EACH BIN ENCLOSURE SHALL HAVE (3) 6" DIAMETER STEEL SAFETY POSTS INSTALLED IN BACK OF EACH ENCLOSURE BIN. ALL SAFETY POSTS MUST BE A MINIMUM GROUND HEIGHT OF 6' PER SOLID WASTE DETAL M-62.03.
  3. TREES CAN NOT ENCROACH INTO THE 50' MANEUVERABILITY AREA.



**FINAL**

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 planning and design

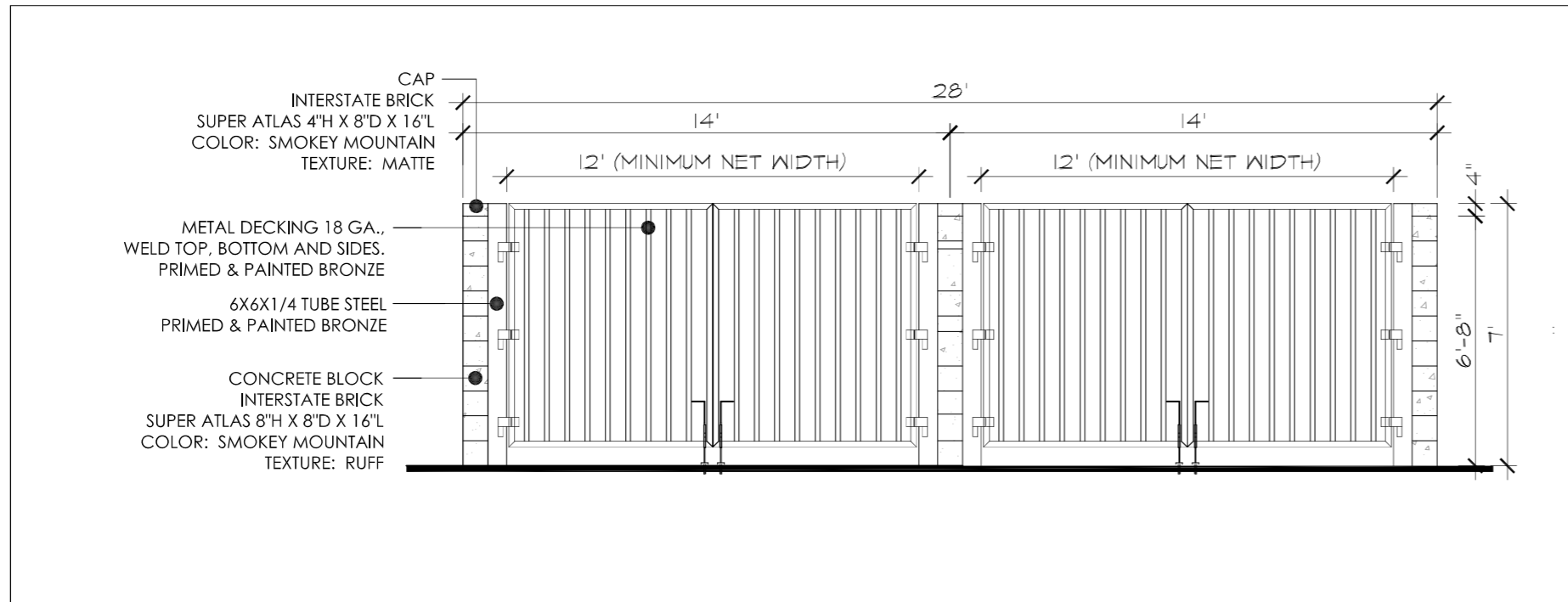
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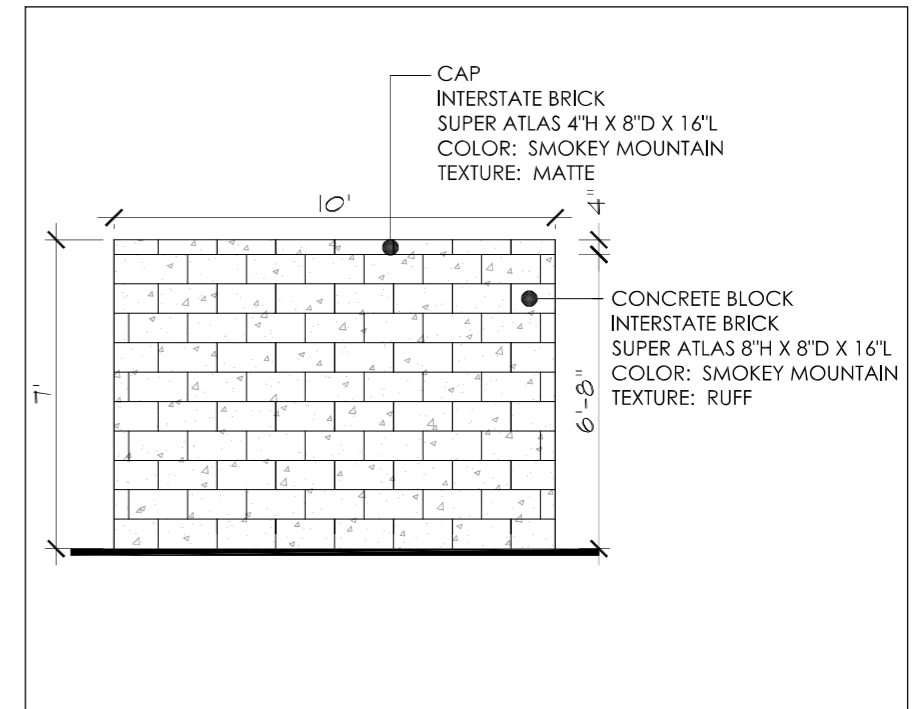
**Red Mountain Group**  
 Project number: 22038  
 Date: July 16, 2024

**DRB23-00934**  
**SD-1**



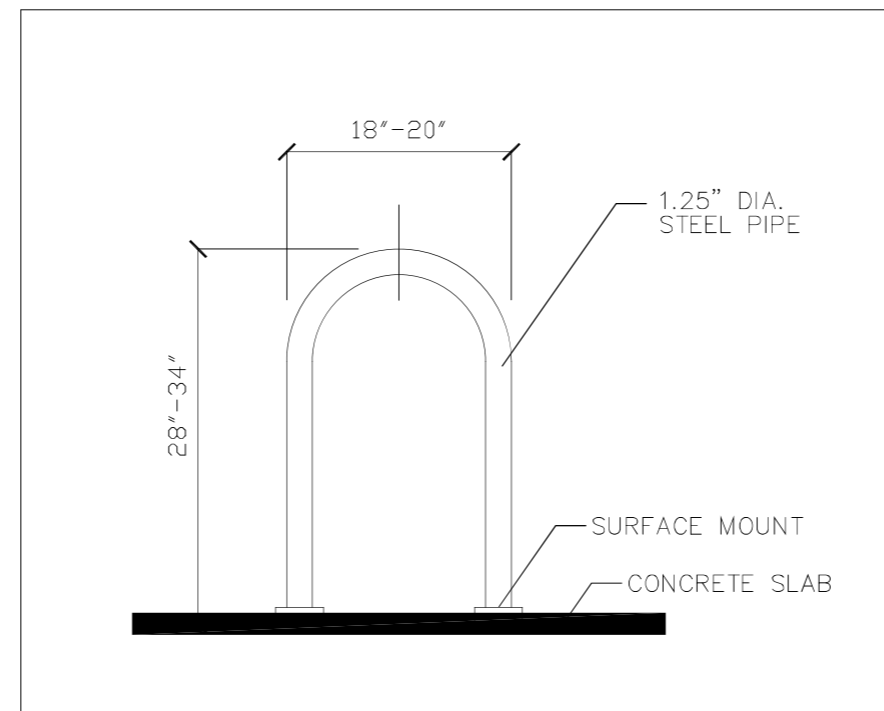
**trash enclosure - gate elevation**

scale: 1/2" = 1'-0"



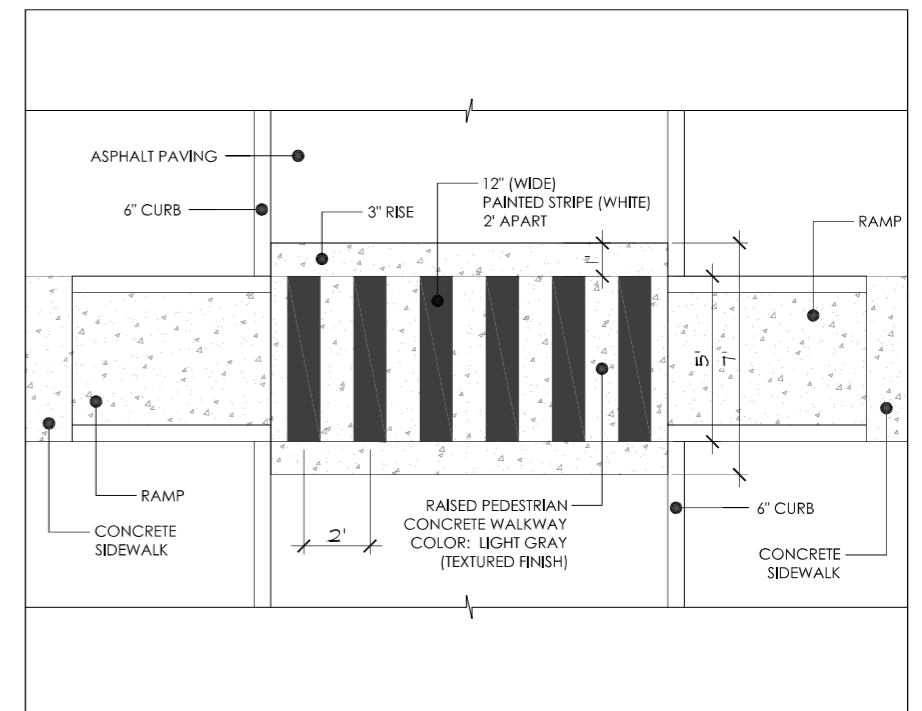
**trash enclosure - side elevation**

scale: 1/2" = 1'-0"



**bicycle rack elevation**

scale: 1-1/2" = 1'-0"



**pedestrian crossing (pavement detail)**

scale: 3/8" = 1'-0"

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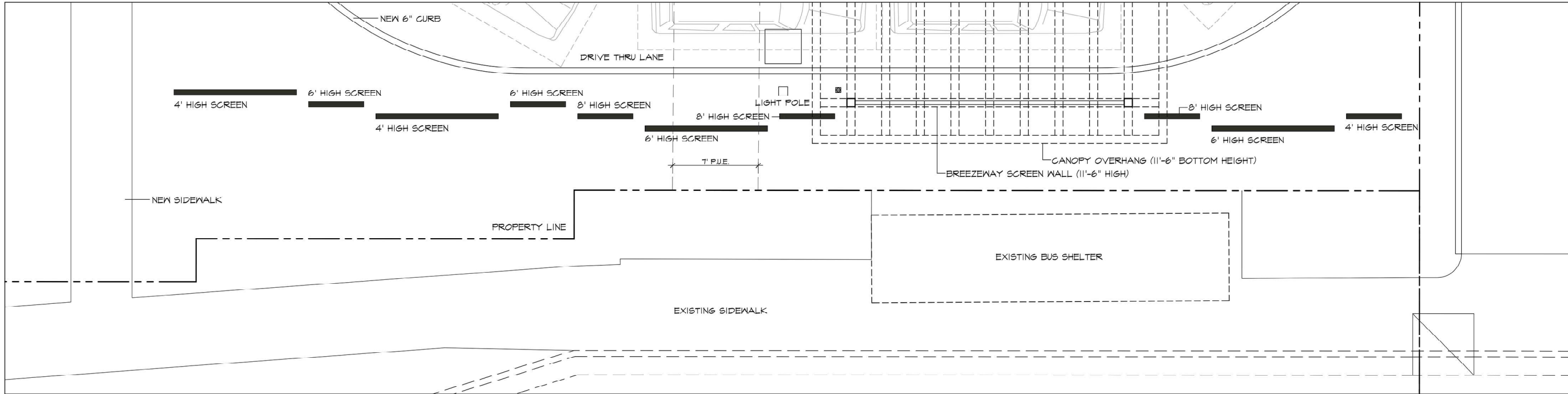
Date: July 16, 2024

**SD-1**



**elevation: trellis / landscape screen wall along Mesa Drive**

scale: 1/4" = 1'-0"



**plan view: trellis / landscape screen wall along Mesa Drive**

scale: 1/4" = 1'-0"

**FINAL**

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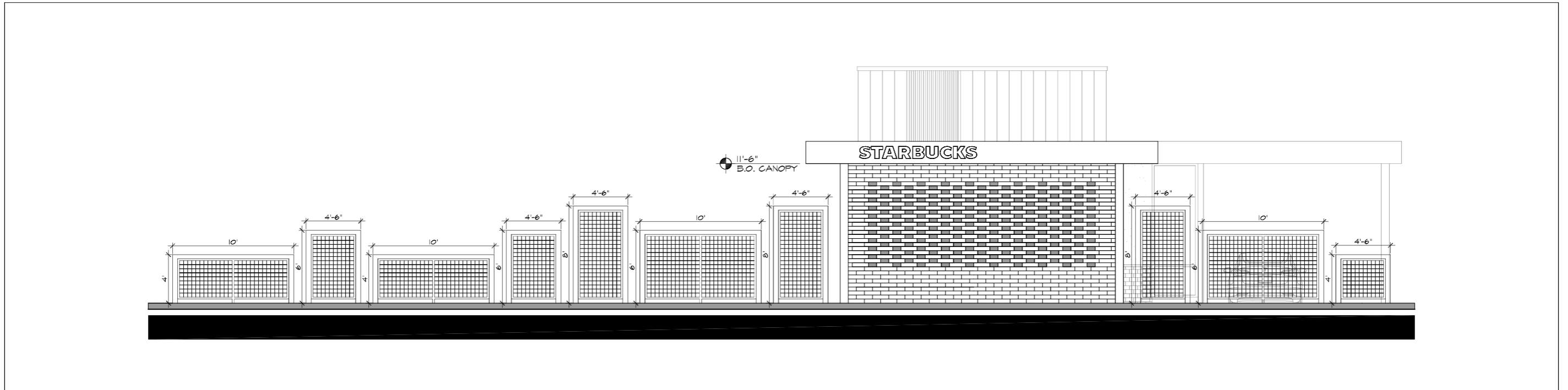
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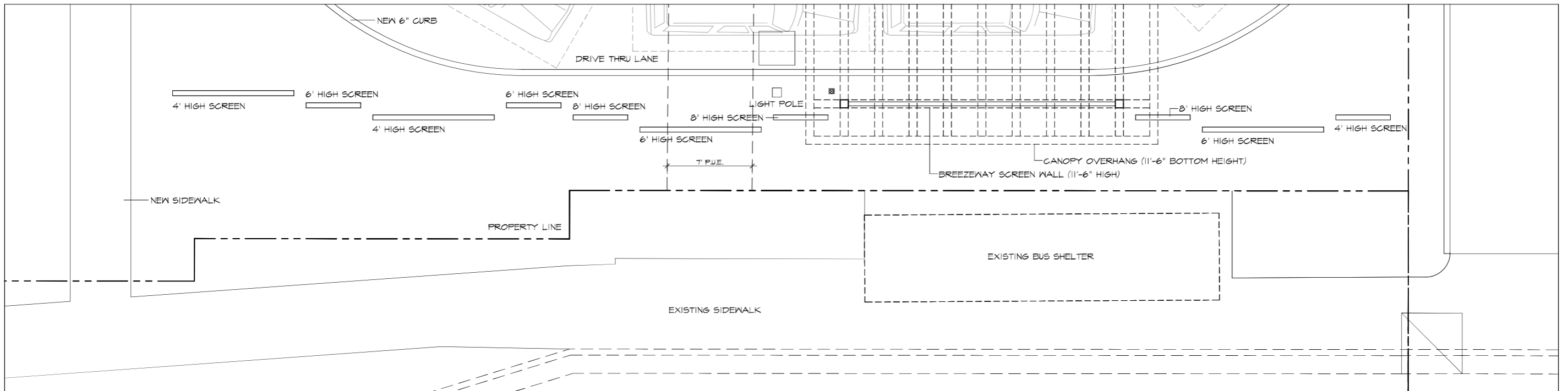
**SD-2**





**elevation: trellis / landscape screen wall along Mesa Drive**

scale: 1/4" = 1'-0"



**plan view: trellis / landscape screen wall along Mesa Drive**

scale: 1/4" = 1'-0"

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**SD-2**