

[illegible]

SITE PLAN	
BRAKES PLUS - LOT 5 ELLSWORTH LAND LP	
MESA, AZ	2026

0' 10' 20'

SCALE IN FEET

contour interval : _____

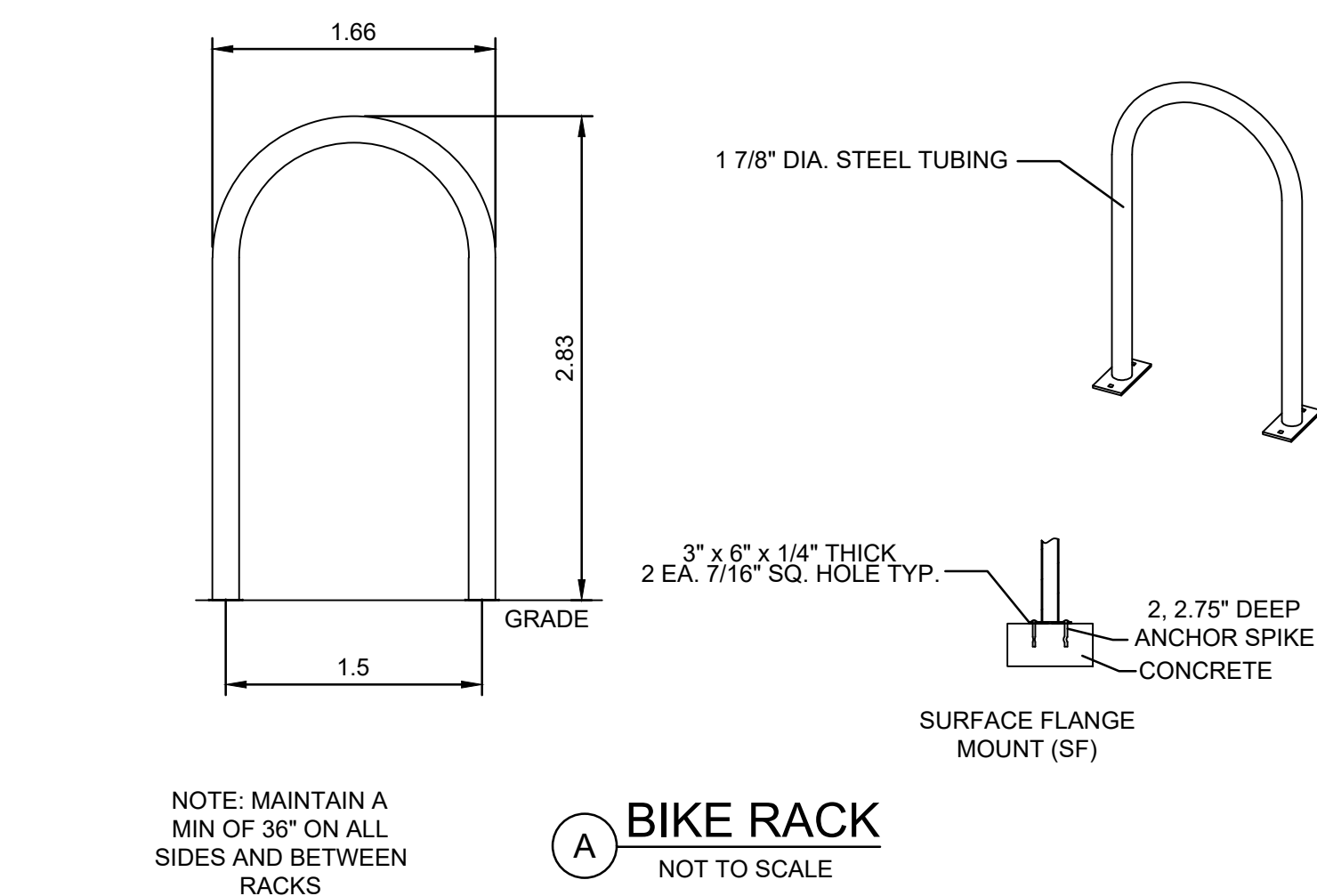
drawn by: _____ JC

designed by: _____ PA

city project no.: _____

project no.: _____ 025-02327

date: _____ 1/26/2026



- ① MONUMENT SIGN, SEE SIGNAGE PLAN FOR DETAIL PER SEPARATE PERMIT. SUBJECT TO RELOCATION BASED ON FUTURE SIGN PERMIT.
- ② EXISTING DOUBLE TRASH ENCLOSURE BY OTHERS PER SITE PLAN ZON23-00174
- ③ SIDEWALK RAMP
- ④ INSTALL BIKE RACK PER DETAIL A, THIS SHEET
- ⑤ PROPERTY LINE
- ⑥ SRP MAINTENANCE AREA
- ⑦ 3' TALL SCREEN WALL, SEE ARCHITECTURAL ELEVATIONS
- ⑧ TRANSFORMER AND PAD BY OTHERS, PER PMT24-12742
- ⑨ INSTALL LIGHT POLES. REFERENCE PHOTOMETRIC PLANS FOR MORE INFORMATION.
- ⑩ IMPROVEMENTS PER SITE PLAN ZON23-00174 7 BY OTHERS
- ⑪ PROPOSED SIDEWALK SCUPPER
- ⑫ PROPOSED SWALE
- ⑬ ADA PARKING SIGN
- ⑭ SPLASH BLOCKS AT DOWNSPOUTS TO EXTEND 5' PAST BUILDING
- ⑮ BARRICADE PER MAG STANDARD DETAIL 130, TYPE "B"
- ⑯ PROPOSED BOLLARD

PROPERTY BOUNDARY	=====
RIGHT OF WAY	-----
EASEMENT	- - - - -
PROPERTY LOT LINE	=====
SETBACK	- - - - -
CURB & GUTTER	=====
EDGE OF PAVEMENT	=====
EDGE OF GRAVEL	-----
POST SIGN	
LIGHT POLE	
PARKING COUNT	
SWALE	
ADA ROUTE	-----
CHAIN LINK FENCE	
DECORATIVE FENCE	
RAILING	
BUILDING LIMITS	
STANDARD ASPHALT PAVEMENT*	
HEAVY DUTY ASPHALT PAVEMENT*	
CONCRETE PAVEMENT*	
CONCRETE SIDEWALK*	

* REFER TO PAVEMENT SECTION DETAILS AND GEOTECH REPORT

1. DEVELOPMENT AND USE OF THE THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
1. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
2. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
3. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
4. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
5. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
6. DRIVE AND PARKING AREAS ARE TO BE DUST PROOF.
7. 3" x 1/2" WHITE LETTERING ON RED CURB STENCIL SHALL BE CENTERED BETWEEN SIGNS ON CURB FACE. STENCIL SHALL READ "FIRE LANE NO PARKING". (TYPICAL)
8. ALL RADII TO BE 3' UNLESS OTHERWISE NOTED.

SITE DATA	
USE CATEGORY	LIMITED COMMERCIAL
USE TYPE	MINOR VEHICLE SERVICES AND REPAIRS
GROSS FLOOR AREA	4,980 S.F.
GROSS LOT AREA	39,673 S.F.
LOT COVERAGE	54.10%
FAR	0.12
BUILDING COVERAGE	4,897 S.F. (12.34%)
LANDSCAPE COVERAGE	17,906 S.F.(45.13%)
PARKING/DRIVE/SIDEWALK COVERAGE	15,434 S.F. (38.90%)
REQUIRED PARKING	
STANDARD PARKING	13
ADA PARKING	1
TOTAL PARKING	14
BIKE PARKING	3
PARKING RATIO = 1 CAR/375 S.F.	
PROVIDED PARKING	
STANDARD PARKING	16
ADA PARKING	1
TOTAL PARKING	17
BIKE RACK	3
PARKING RATIO = 1 CAR/196 S.F.	

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON
A 3-INCH MARICOPA COUNTY HIGHWAY DEPARTMENT
BRASS CAP IN HANDHOLE LOCATED AT THE
INTERSECTION OF ELLSWORTH ROAD AND GUADALUPE
ROAD (OLSSON'S POINT NUMBER 100), HAVING AN
ELEVATION OF 1423.305 NAVD 88 DATUM.

