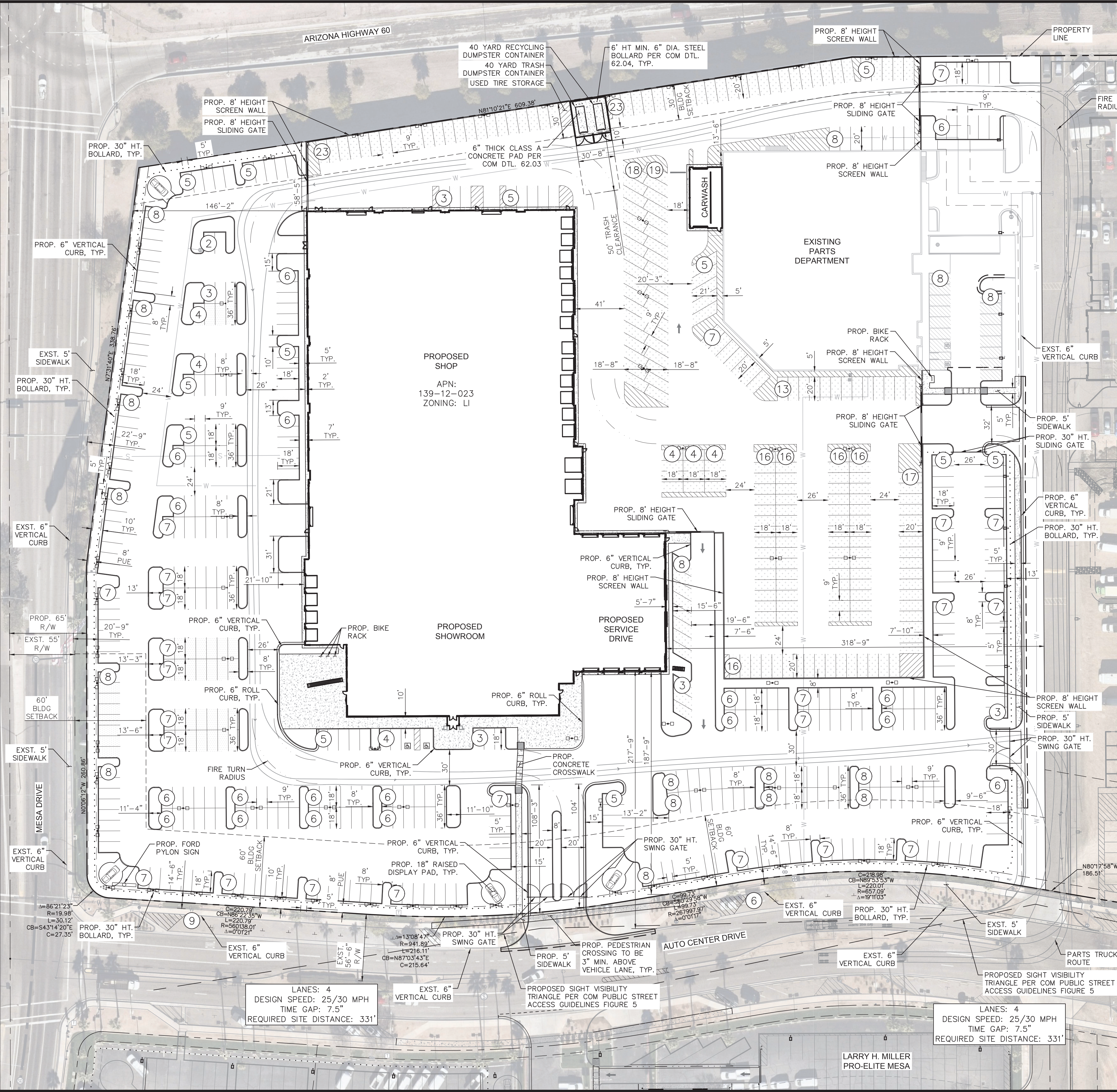


REV	DESCRIPTION	DATE	BY	APPR



OWNER/DEVELOPER
 ASBURY AUTOMOTIVE GROUP
 2905 PREMIERE PARKWAY
 SUITE 300
 DULUTH, GA 30097
 PH: (818) 415-1771
 CONTACT: ADA CASTELLON

CIVIL ENGINEER
 KIMLEY-HORN AND ASSOCIATES, INC
 7740 N. 16TH STREET
 SUITE 300
 PHOENIX, AZ 85020
 PH: (602) 944-5500
 CONTACT: BRYCE QUIGLEY, PE

ARCHITECT
 PRAXIS3
 100 PEACHTREE STREET NW
 SUITE 1450
 ATLANTA, GA 30303
 PH: (678) 904-7450
 CONTACT: KRISTIN FRAILEY, RA

SITE DATA:
 APN: 139-12-023
 GROSS AREA: ±807,705 SF (±18.542 AC)
 NET AREA: ±807,705 SF (±18.542 AC)
 EXISTING ZONING: LI
 PROPOSED ZONING: LI
 BUILDING FOOTPRINT SHOWROOM: 103,690 SF
 BUILDING FOOTPRINT PARTS: 31,662 SF
 BUILDING FOOTPRINT COLLISION: 41,841 SF
 BUILDING LOT COVERAGE: 177,193/535,344 = 21.9%
 LOT COVERAGE: 620,008/807,705 = 76.7%

SETBACKS:
 NORTH FREEWAY 30' BUILDING SETBACK
 EAST LIGHT INDUSTRIAL 0' BUILDING SETBACK
 SOUTH LIGHT INDUSTRIAL 0' BUILDING SETBACK
 WEST LIGHT INDUSTRIAL 0' BUILDING SETBACK

PARKING REQUIRED:
 (GENERAL AUTO REPAIR)
 1 SPACE/375 SF
 290 SPACES (CUSTOMER & EMPLOYEE)
 75% REDUCTION REQUESTED (73 SPACES REQUIRED)

DISPLAY PADS:
 MAX 1 PAD/100 LF
 5 PADS (1,667 LF)

PARKING PROVIDED:
 CUSTOMER: 35 SPACES (31 STANDARD, 4 ADA)
 EMPLOYEE: 44 SPACES (44 STANDARD, 0 ADA)
 SERVICE/STORAGE: 233 SPACES (233 STANDARD, 0 ADA)
 VEHICLE DISPLAY: 394 SPACES (394 STANDARD, 0 ADA)
 OFFSITE PARKING: 15 SPACES (15 STANDARD, 0 ADA)
 TOTAL: 721 SPACES (717 STANDARD, 4 ADA)

BICYCLE REQUIRED: 1 PER 10 CUSTOMER/EMPLOYEE SPACES
 79/10 = 8 SPACES
BICYCLE PROVIDED: 8 SPACES (4 RACKS)

VICINITY MAP
 MARICOPA COUNTY
 N.T.S.

LAND SURVEYOR
 KIMLEY-HORN AND ASSOCIATES, INC
 7740 N. 16TH STREET
 SUITE 300
 PHOENIX, AZ 85020
 PH: (602) 944-5500
 CONTACT: CHAD HUBER

LANDSCAPE ARCHITECT
 KIMLEY-HORN AND ASSOCIATES, INC
 7740 N. 16TH STREET
 SUITE 300
 PHOENIX, AZ 85020
 PH: (602) 906-1103
 CONTACT: ANDREW VALESTIN, PLA

FOUNDATION BASE AREA CALCULATIONS

EXTERIOR WALLS	BASE AREA REQUIRED	BASE AREA PROVIDED	AVERAGE DEPTH
SOUTH WALL (241 LF)	• 3,585 SF	• 4,995 SF	• 20.7 LF
WEST WALL (341 LF)	• 5,115 SF	• 6,495 SF	• 19.0 LF

*PER CITY OF MESA ZONING ORDINANCE 11-33-5, FOUNDATION BASE DOES NOT INCLUDE LOADING AND SERVICES AREAS IN NORTH OR EAST SIDES OF PROPOSED BUILDING

1 SCREEN WALL ELEVATION
 SCALE: N.T.S.

GRAPHIC SCALE IN FEET
 0 20 40 80

LANES: 4
 DESIGN SPEED: 25/30 MPH
 TIME GAP: 7.5"
 REQUIRED SITE DISTANCE: 331'

LANES: 4
 DESIGN SPEED: 25/30 MPH
 TIME GAP: 7.5"
 REQUIRED SITE DISTANCE: 331'

PROPOSED SIGHT VISIBILITY TRIANGLE PER COM PUBLIC STREET ACCESS GUIDELINES FIGURE 5

FOUNDATION BASE AREA CALCULATIONS

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Kimley-Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 7740 North 16th Street, Suite 300
 Phoenix, Arizona 85020 (602) 944-5500

LARRY H. MILLER
 FORD MESA

460 EAST AUTO CENTER DRIVE
 MESA, ARIZONA 85204

SITE PLAN

PROJECT No. 291798006
 SCALE (H): 1"=40'
 SCALE (V): NONE
 DRAWN BY: JAJ
 DESIGN BY: JAJ
 CHECK BY: AVV
 DATE: 01/12/2024

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 ANDREW A. VALESTIN
 ARIZONA 80494
 0-12-2023

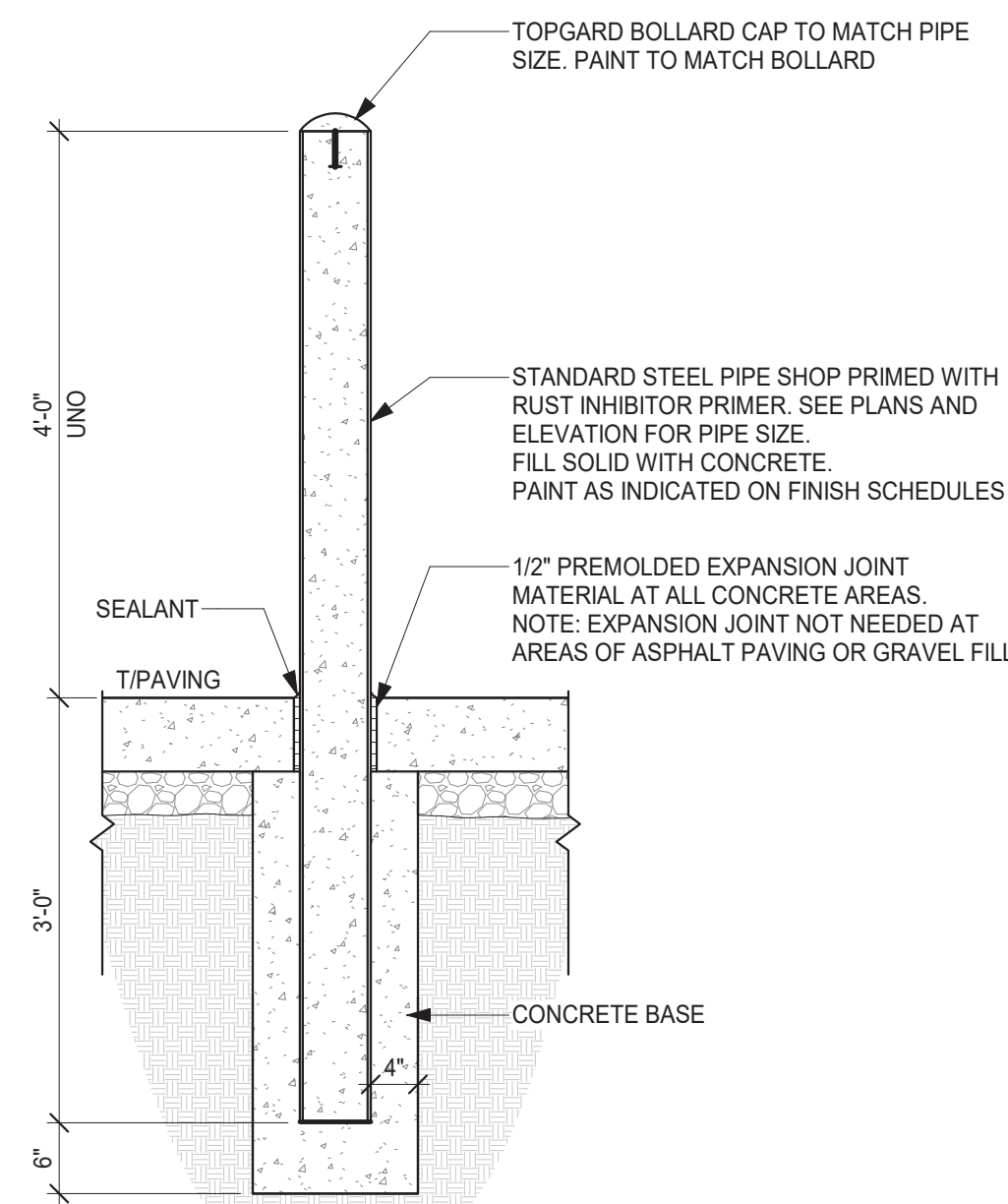
ARIZONA811
 Call 811 or click Arizona811.com

SP
 01 OF 01 SHEETS

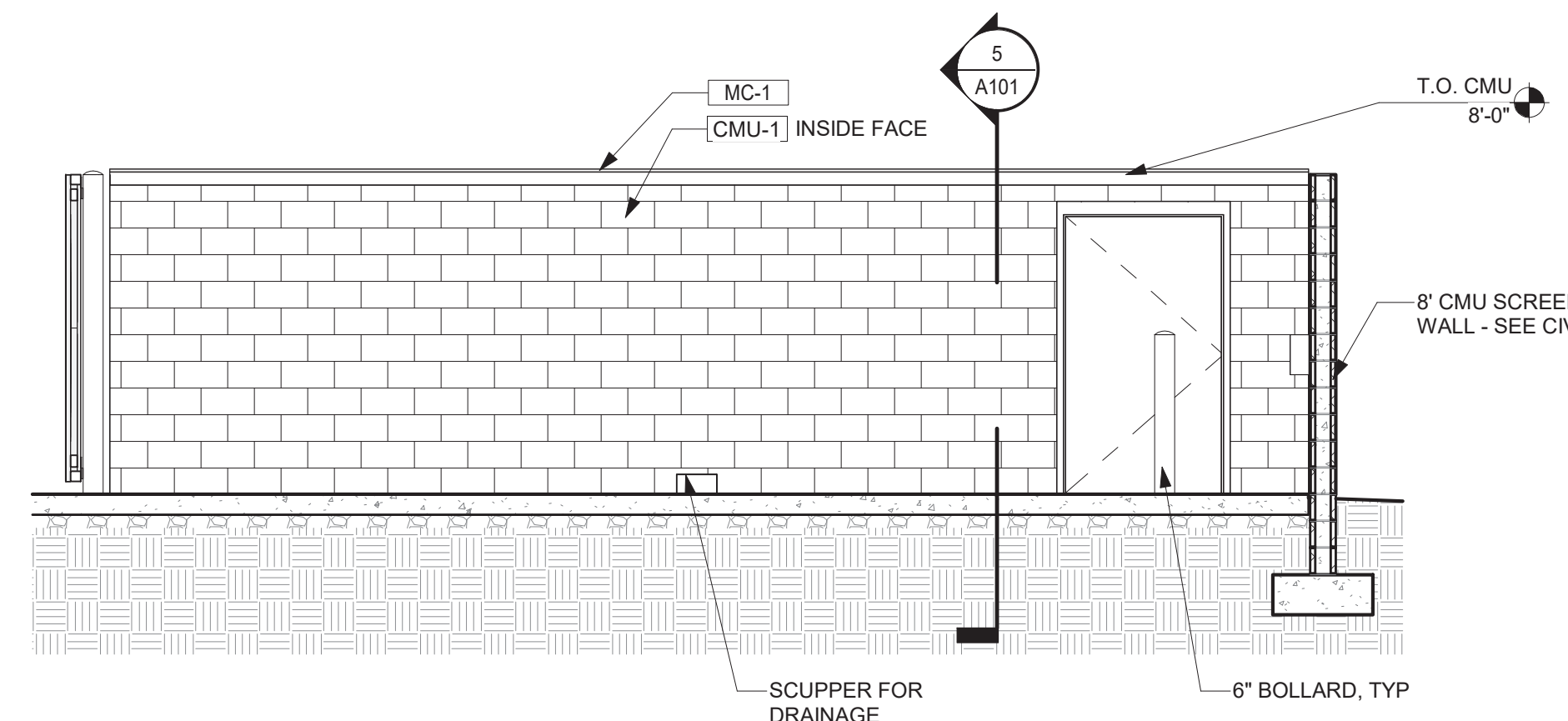
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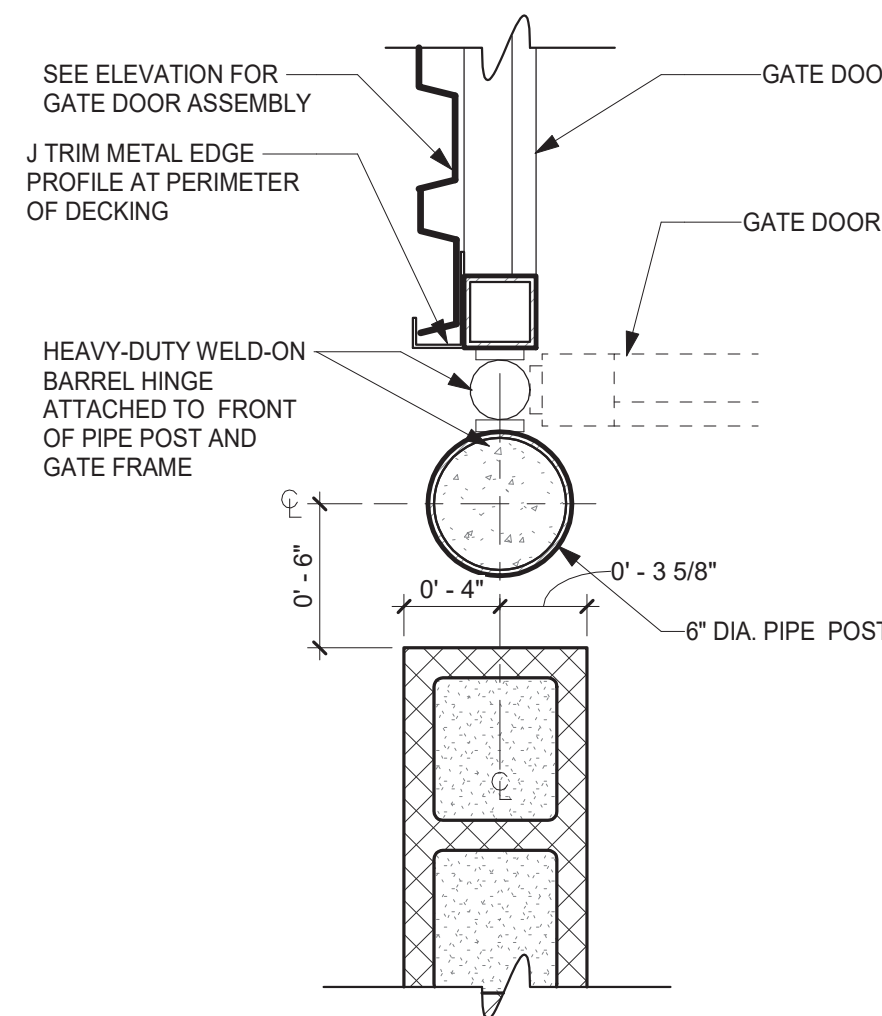
Rev	Date	Comments
1	11.17.23	60% Set



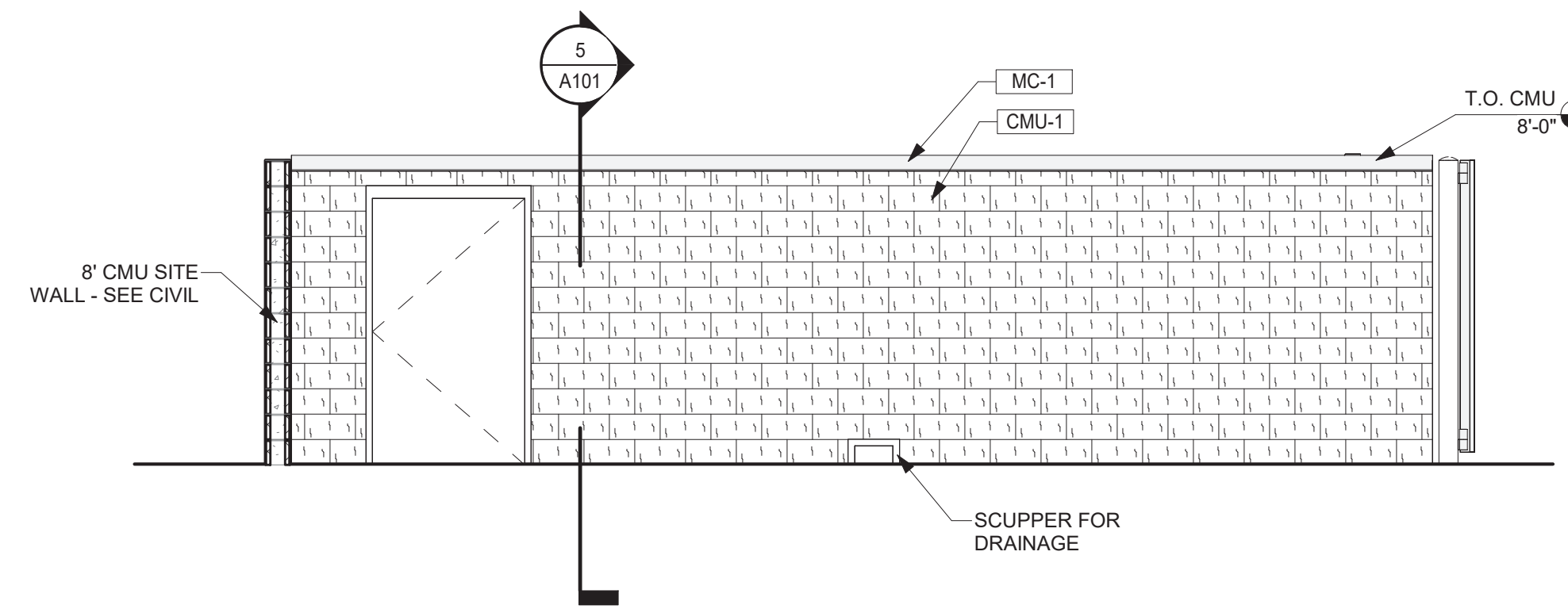
7 Typical Bollard
 A101 3/4" = 1'-0"



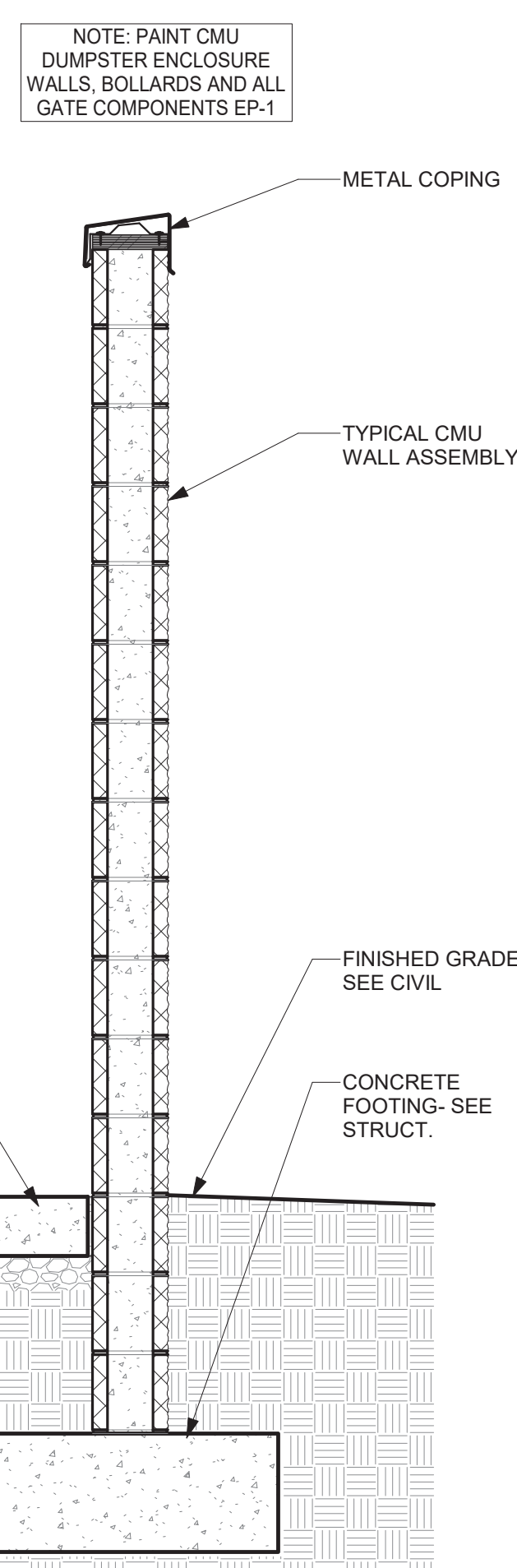
A Dumpster Enclosure - Section NS
 A101 1/4" = 1'-0"



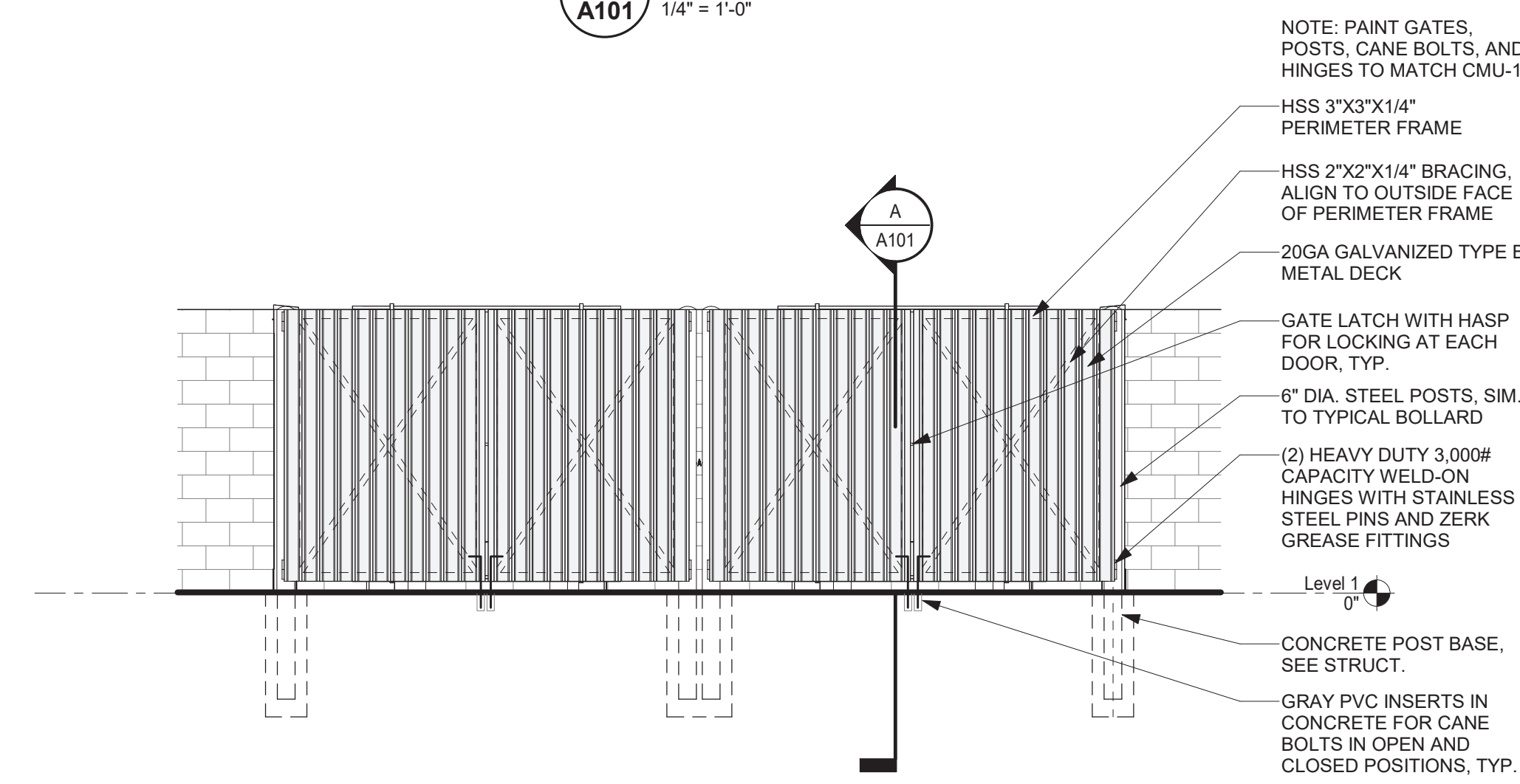
6 Dumpster Gate Post Detail
 A101 1 1/2" = 1'-0"



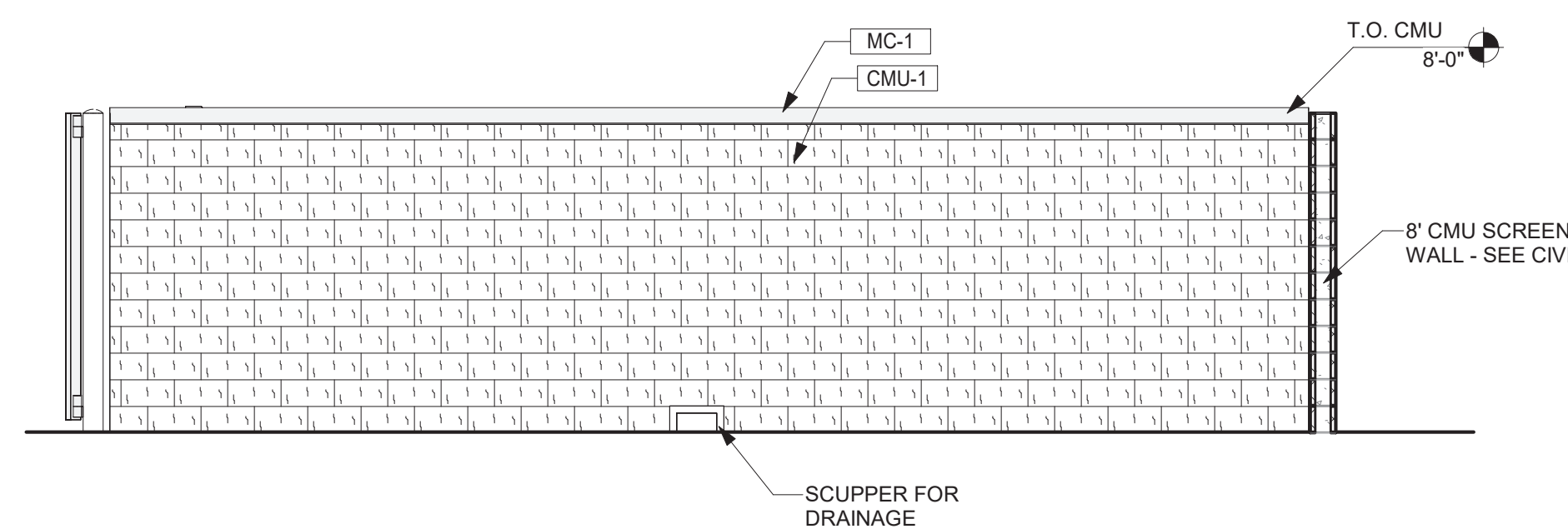
4 Dumpster Enclosure - West Elevation
 A101 1/4" = 1'-0"



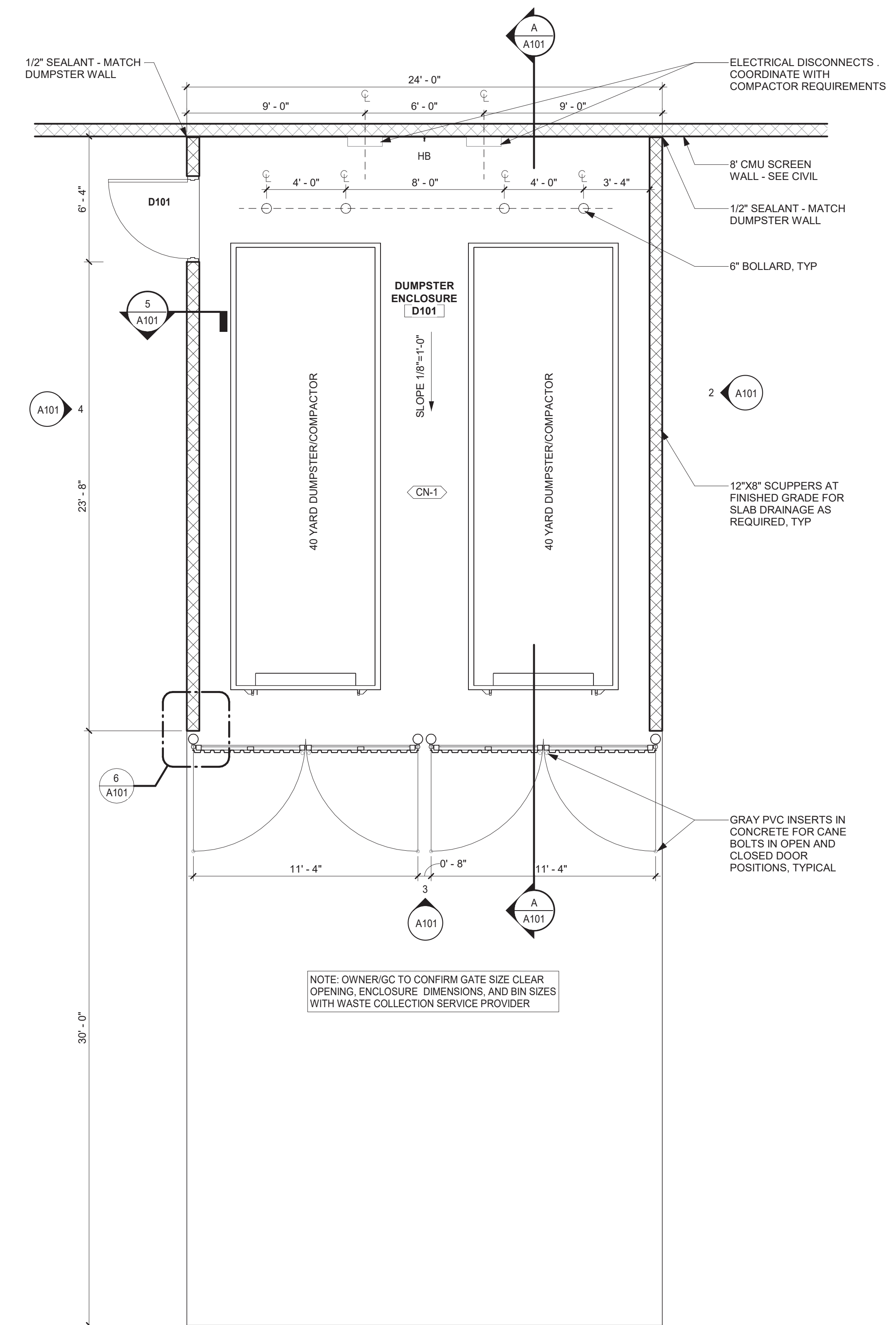
5 Typical Dumpster Enclosure Wall Section
 A101 3/4" = 1'-0"



3 Dumpster Enclosure - South Elevation
 A101 1/4" = 1'-0"



2 Dumpster Enclosure - East Elevation
 A101 1/4" = 1'-0"

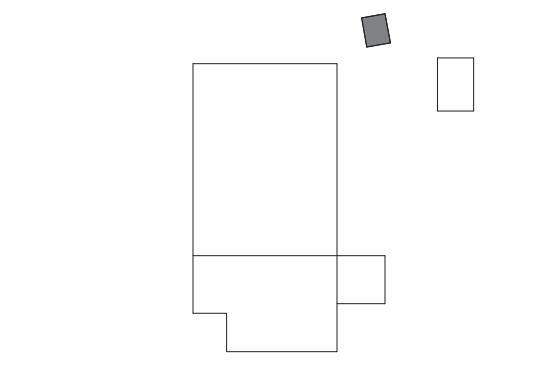


1 Floor Plan - Dumpster Enclosure
 A101 1/4" = 1'-0"

GENERAL NOTE: SEE EXTERIOR ELEVATIONS FOR ADDITIONAL FINISH INFORMATION

Client:
Asbury Automotive Group
 2905 Premiere Parkway, Suite 300
 Duluth, GA 30097
 Project Number: 22131
 Project Name:
Larry H. Miller Mesa Ford

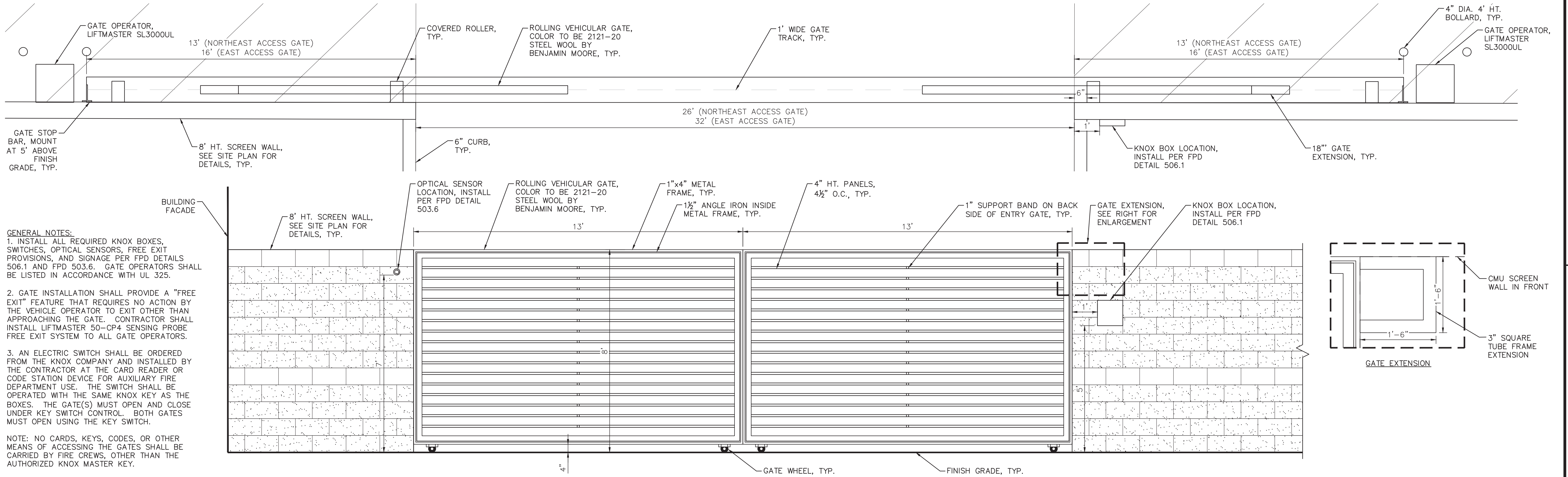
460 E Auto Center Dr,
 Mesa, AZ 85204



Sheet Title:
Dumpster Enclosure

Sheet Number:
A101

REV	DESCRIPTION	DATE	BY	APP

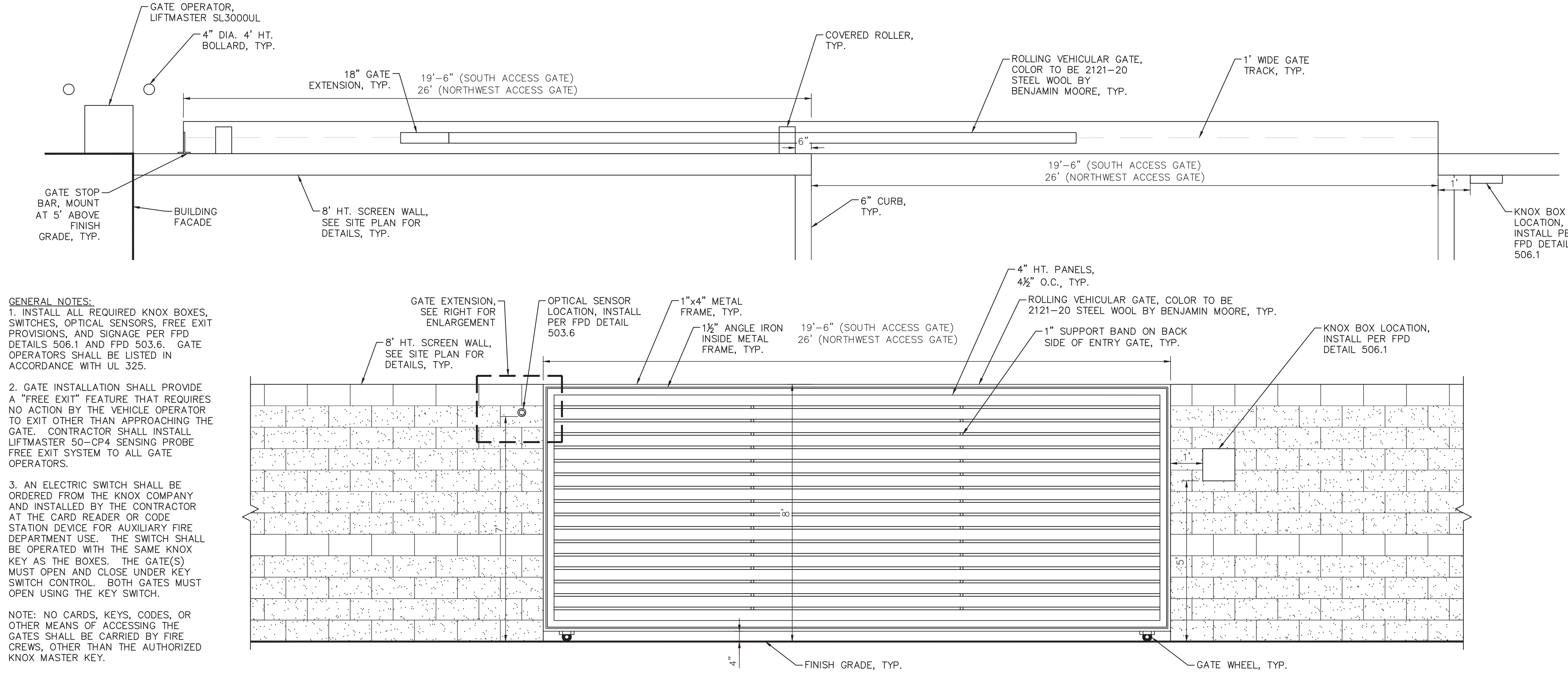


GENERAL NOTES:

- INSTALL ALL REQUIRED KNOX BOXES, SWITCHES, OPTICAL SENSORS, FREE EXIT PROVISIONS, AND SIGNAGE PER FPD DETAILS 506.1 AND FPD 503.6. GATE OPERATORS SHALL BE LISTED IN ACCORDANCE WITH UL 325.
- GATE INSTALLATION SHALL PROVIDE A "FREE EXIT" FEATURE THAT REQUIRES NO ACTION BY THE VEHICLE OPERATOR TO EXIT OTHER THAN APPROACHING THE GATE. CONTRACTOR SHALL INSTALL LIFTMASTER 50-CP4 SENSING PROBE FREE EXIT SYSTEM TO ALL GATE OPERATORS.
- AN ELECTRIC SWITCH SHALL BE ORDERED FROM THE KNOX COMPANY AND INSTALLED BY THE CONTRACTOR AT THE CARD READER OR CODE STATION DEVICE FOR AUXILIARY FIRE DEPARTMENT USE. THE SWITCH SHALL BE OPERATED WITH THE SAME KNOX KEY AS THE BOXES. THE GATE(S) MUST OPEN AND CLOSE UNDER KEY SWITCH CONTROL. BOTH GATES MUST OPEN USING THE KEY SWITCH.

NOTE: NO CARDS, KEYS, CODES, OR OTHER MEANS OF ACCESSING THE GATES SHALL BE CARRIED BY FIRE CREWS, OTHER THAN THE AUTHORIZED KNOX MASTER KEY.

8' TALL SLIDING SPLIT GATE (NORTHEAST AND EAST ACCESS GATES)

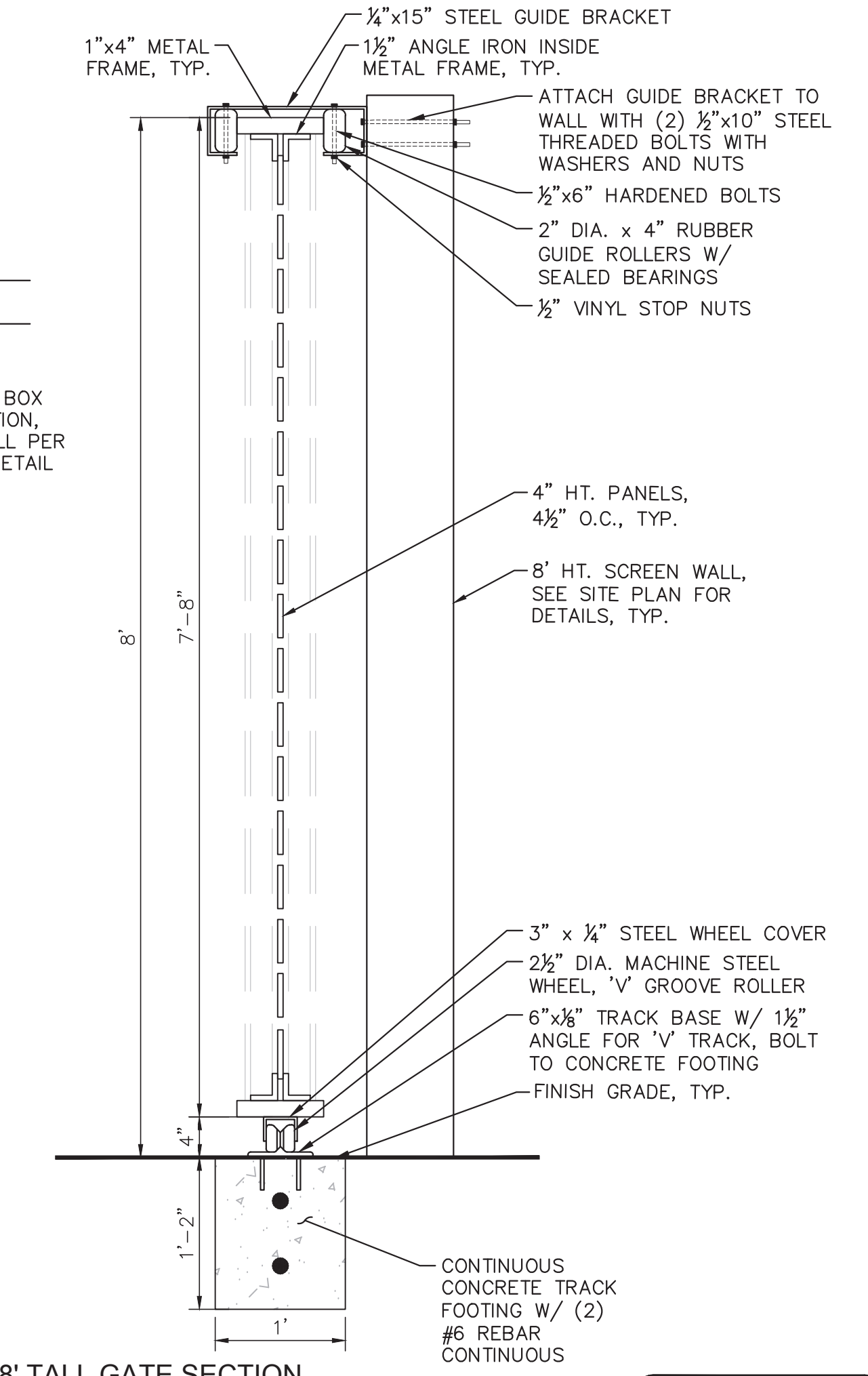


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8' TALL SLIDING GATE (NORTHWEST AND SOUTH ACCESS GATES)



8' TALL GATE SECTION

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