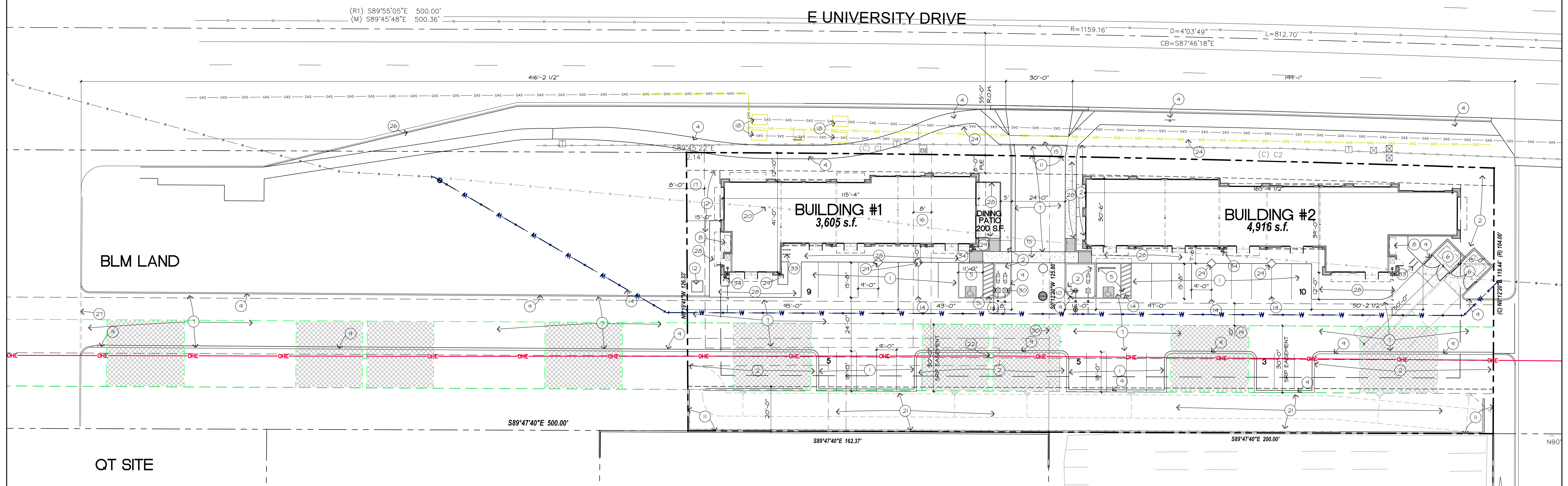


- ### SITE PLAN KEYNOTES
- 9'x10' PARKING SPACE - TYPICAL
  - NEW LANDSCAPE AREA
  - ADA ACCESSIBLE RAMP
  - NEW MIN. 5'-0" CONCRETE SIDEWALK
  - 11'-0" MIN. HDCP PARKING W/ 5' ACCESS
  - DOUBLE TRASH ENCLOSURE PER CITY OF MESA STANDARD
  - ASPHALTIC PAVING (TYP)
  - S.E.S. LOCATION
  - CONCRETE CURB - ROLLED CURB AT SRP EASEMENT
  - NEW FIRE HYDRANT LOCATION
  - PROPERTY LINE
  - UTILITY TRANSFORMER - PAINT TO MATCH BUILDING
  - PAINTED STRIPING
  - 5' ACCESSIBLE PATH OF TRAVEL (COLORED CONCRETE WITH 3/8" RIVER RUN EXPOSED AGG. ACROSS DRIVEWAYS AND CONNECTION TO C.O.M. SIDEWALK)
  - EXISTING SRP EASEMENT TO BE RELOCATED
  - NEW SRP EASEMENT
  - CITY OF MESA GAS EQUIPMENT
  - NEW 10'-0" WATER LINE EASEMENT
  - EXISTING 12" WATER LINE TO BE ABANDONED
  - NEW LANDSCAPE / RETENTION AREA
  - EXISTING PAVY POWER POLE
  - EXISTING WATER LINE
  - CITY OF MESA GAS LINE
  - NEW 12" WATER LINE
  - EXISTING CONCRETE CURB (TYP)
  - REMOVE PORTION OF EXISTING CONCRETE CURB
  - NEW CONCRETE SIDEWALK
  - NEW LANDSCAPE PLANTER AREA
  - NEW LANDSCAPE WATER METER AND BACK FLOW LOCATION
  - NEW DOMESTIC WATER METER AND BACK FLOW LOCATION
  - NEW BIKE RACK LOCATION - C.O.N. STANDARD
  - NEW FDG LOCATION
  - EXISTING PROPERTY LINE TO BE TIED

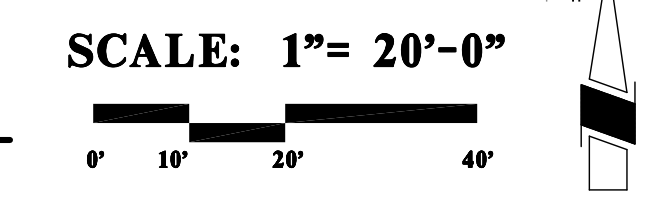
### PROJECT DATA:

ADDRESS:	6853 E. UNIVERSITY DRIVE MESA, AZ.
OWNER REP. / APPLICANT:	JOHN REDDELL ARCHITECTS
ARCHITECT/REPRESENTATIVE:	JOHN REDDELL ARCHITECTS 2168 E. WILLIAMS FIELD RD. GILBERT, AZ 85248 602-531-2854
PORTION OF PARCEL:	218-10-003A / 218-10-003B
ZONING ORDINANCE:	CITY OF MESA
ZONING:	LC
CONSTRUCTION TYPE:	V-N AFES.
SITE AREA:	45,324 S.F. (1.04 AC.)
BUILDING USE:	RETAIL SHOPPES
BUILDING 1	3,605 SQ. FT.
BUILDING 2	4,916 SQ. FT.
TOTAL	8,521 SQ. FT.
BUILDING HEIGHT:	30'-0"
LOT COVERAGE	21%
PARKING REQUIRED:	8,521 / 275 = 30.98 OR 31 SPACES
PATIO	1 SPACE
TOTAL	32 SPACE
PARKING PROVIDED	32 SPACES INCLUDING 2 HDCP

**NOTE:**  
 FIRE MINIMUM TURNING RADIUS OF 35' / 55'  
 BUILDING HEIGHT 24'-0" MIN  
 24'-0" WIDE FIRE ACCESS PROVIDED

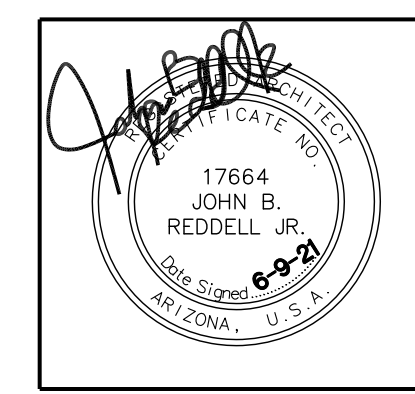


### PRELIMINARY SITE PLAN



**John Reddell Architects, Inc.**  
 Architecture Interiors Land Planning  
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 (602) 531-2854 Email: john@reddellarchitects.com

**Power Village**  
 6853 E. University Drive  
 Mesa, Arizona



Date: 7/9/20

Revisions: