

PROJECT DIRECTORY

ARCHITECT:
 RKA A ARCHITECTS, INC.
 2233 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85016
 CONTACT: NEIL FEASER
 PHONE: (602) 955-3900
 FAX: (602) 955-0496
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SITE DATA

PARCEL NUMBER: 304-17-211 THRU 304-17-219
 EXISTING ZONING: LC -PAD-BIZ
 NET SITE AREA: 12.04 ACRES (524,473 S.F.)
 GROSS SITE AREA: 14.46 ACRES (630,003 S.F.)
 MAX. LOT COVERAGE PER CODE: 80%
 LOT COVERAGE PROPOSED: 79.1%
 MAX. HEIGHT PER CODE: 30'-0"
 PUBLIC SPACE REQUIRED: 5 SF / 1000 SF OF BUILD. AREA
 5 X 76,700 SF / 1000 : 383.5 S.F.
 PUBLIC SPACE PROVIDED PER MZO 11-6-2.b.1: 400 S.F.

PROPOSED USE: RETAIL/RESTAURANT/FITNESS/GAS STATION

BUILDING AREA:
 PAD A: GAS STATION-CSTORE 4,782 S.F.
 PAD B: RESTAURANT - DT 3,843 S.F.
 PAD C: RESTAURANT - DT 2,320 S.F.
 PAD D: AUTO SERVICE - OIL & LUBE 1,674 S.F.
 PAD E: RESTAURANT - DT 1,000 S.F.
 ALDI- RETAIL: 19,500 S.F.
 EOS FITNESS 40,000 S.F.
 TOTAL BUILDING AREA: 73,119 S.F.

TOTAL PATIO AREA 300 S.F.
 TOTAL GROSS AREA: 73,419 S.F.
 SITE COVERAGE: 13.99 %

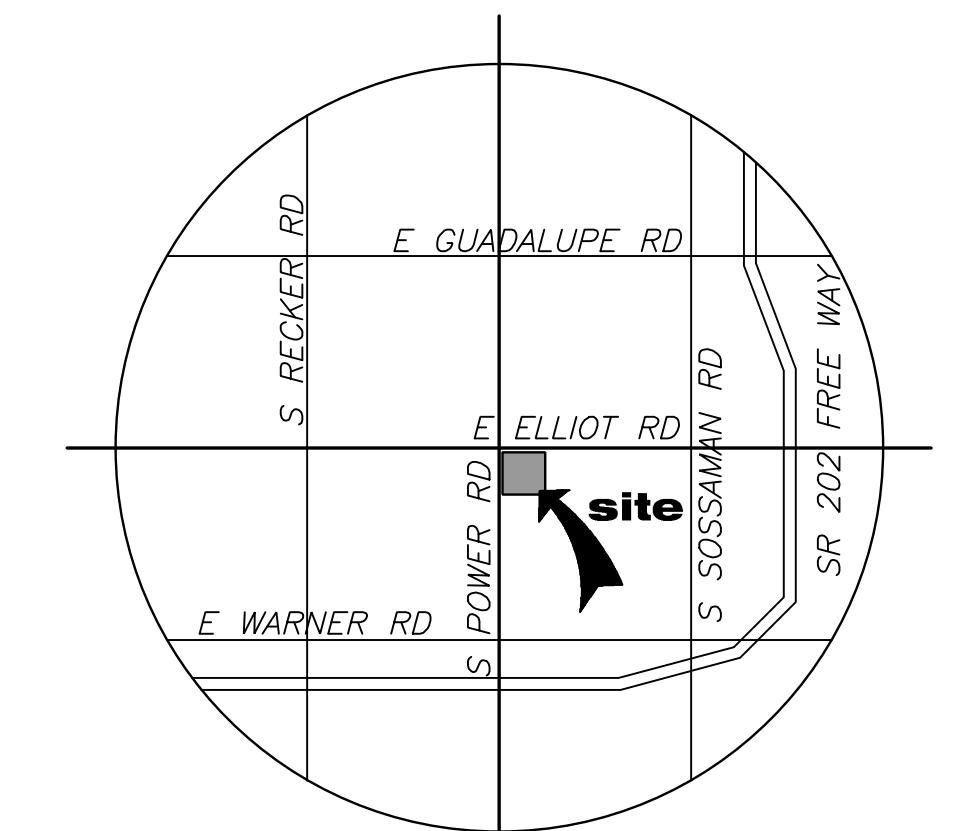
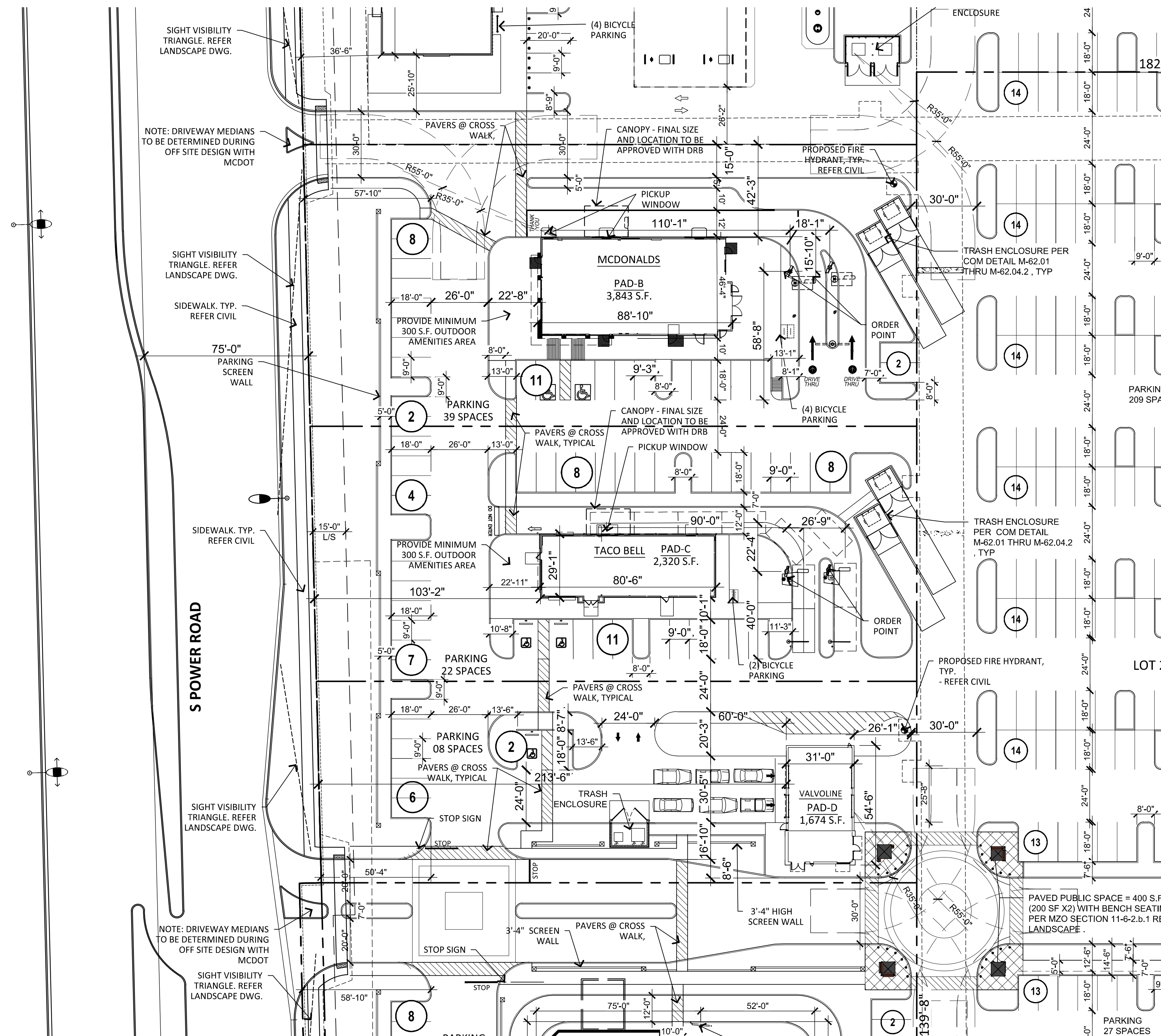
PUBLIC SPACE REQUIRED: 367 S.F.
 PUBLIC SPACE PROVIDED: 400 S.F.

PARKING REQUIRED
 GAS STATION-CSTORE-4,782 SF : 1 PER 375 14 SPACES
 RESTAURANT-7163 SF - DT: 1 PER 100 72 SPACES
 PATIO SEATING: 1 PER 300 02 SPACES
 AUTO SERVICE: OIL & LUBE 1 PER 375 05 SPACES
 ALDI - RETAIL : 1 PER 375 52 SPACES
 EOS FITNESS : 1 PER 100 400 SPACES

TOTAL PARKING REQUIRED: 545 SPACES
 PARKING APPROVED PER ZON22-01271: 526 SPACES
 TOTAL PARKING PROVIDED: 9' X 18' 534 SPACES

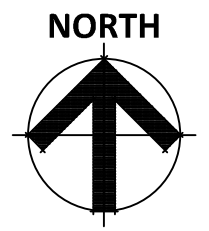
ACCESSIBLE SPACES PROVIDED: 20 SPACES

BICYCLE SPACE REQUIRED:
 1 PER 10 PARKING SPACES UP TO 50 50 SPACES
 1 PER 20 PARKING SPACES MORE THAN 50 02 SPACES
 TOTAL BICYCLE SPACE REQUIRED: MIN 2' X 6' 52 SPACES
 BICYCLE SPACES PROVIDED: MIN 2' X 6' 38 SPACES
 MOTORCYCLE SPACES PROVIDED: 4' X 9' 05 SPACES
 (MIN. SIZE PER CODE 5' X 9')



ENLARGED SITE PLAN

SCALE: 1" = 30'-0"



POWER & ELLIOT - PAD-B PAD-C & PAD-D

3663 E POWER ROAD MESA ARIZONA 85212
 SEC OF S POWER ROAD AND E ELLIOT ROAD
 DATE: 08-19-2024 (PRELIMINARY)

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SP-1

RKA A# 22223.50



ZON24-00649

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.

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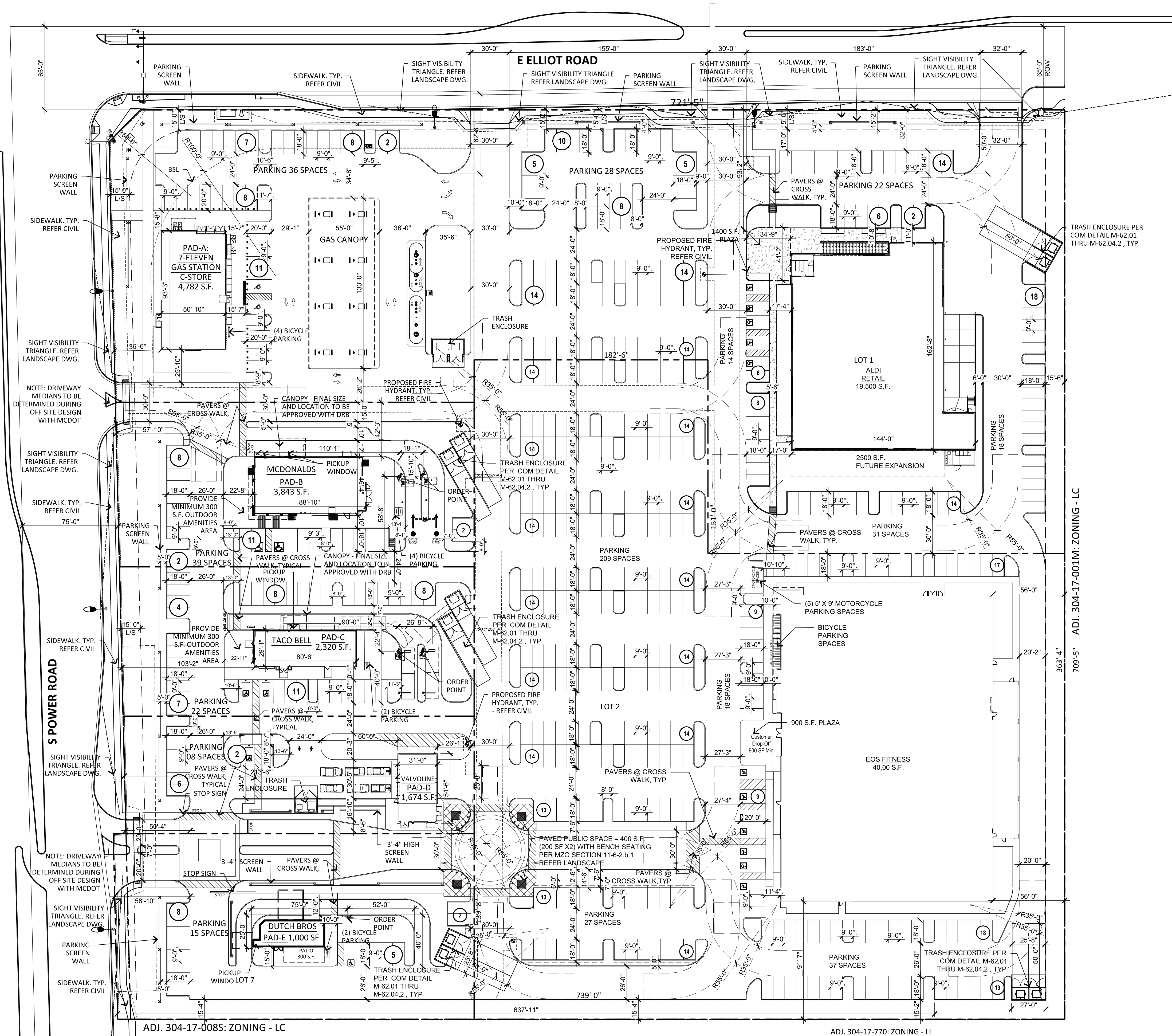
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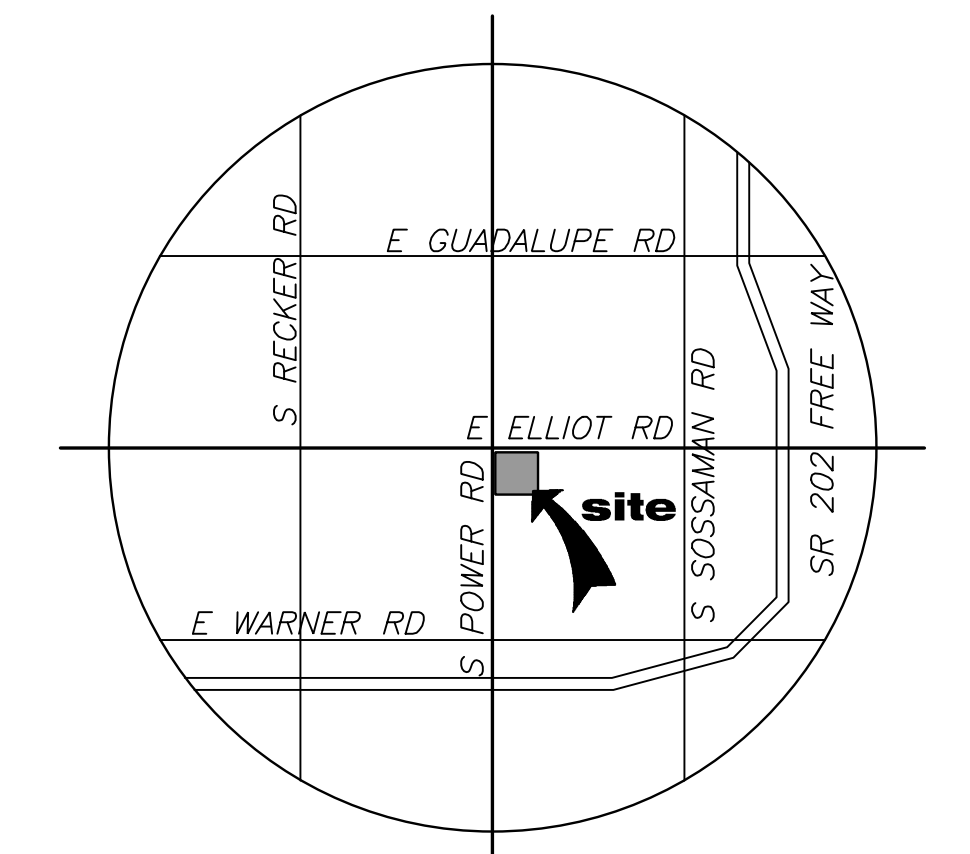
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ADJ. 304-17-001M: ZONING - LC

ADJ. 304-17-008S: ZONING - LC

ADJ. 304-17-770: ZONING - LI

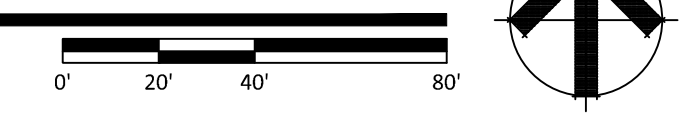


vicinity map
 scale: n.t.s.

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