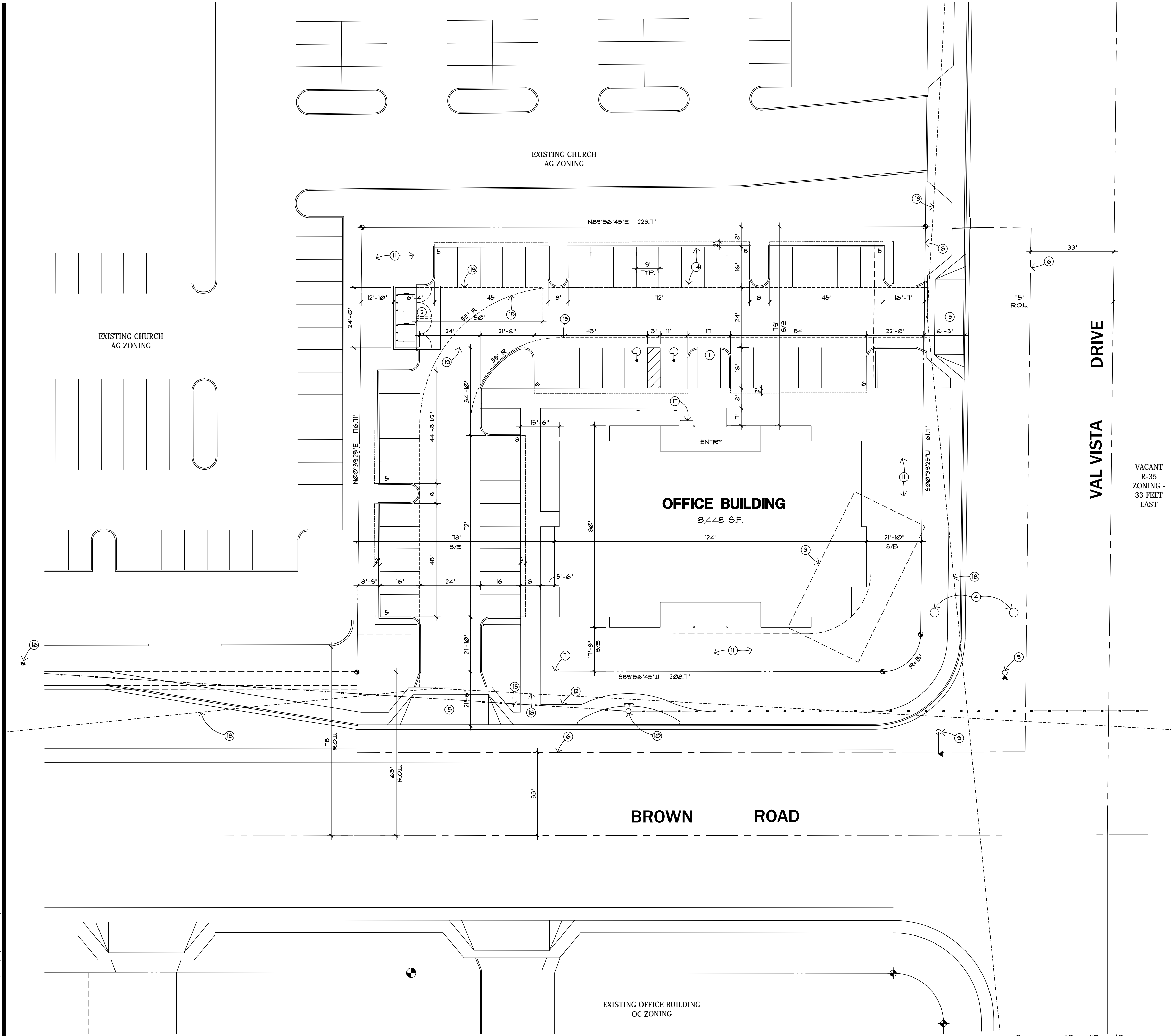


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SITE PLAN

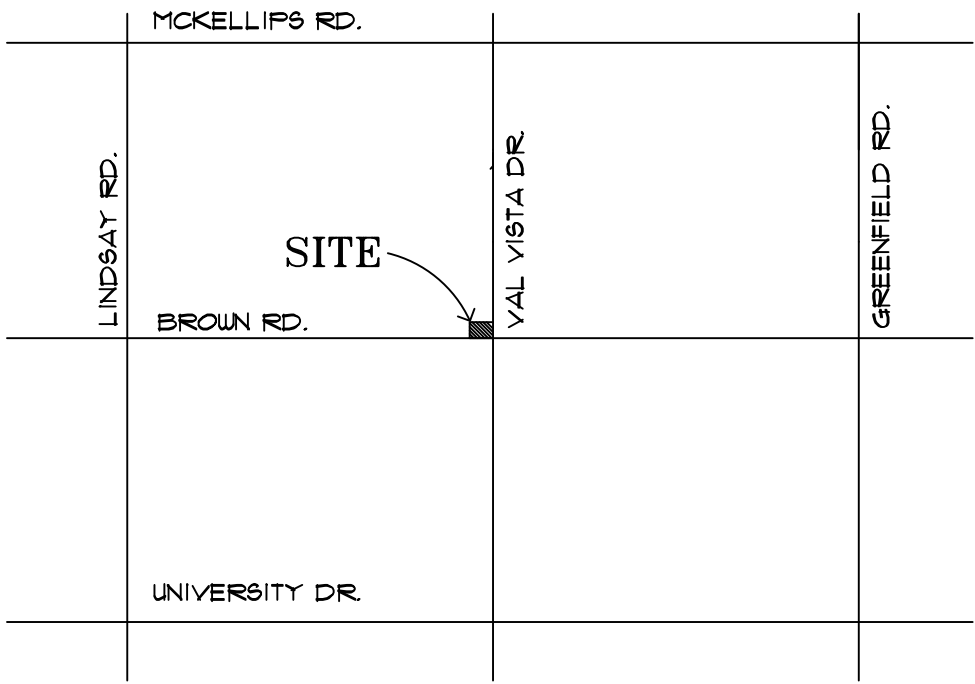
PROJECT DATA

PROJECT ADDRESS:	3544 E. BROWN ROAD MESA, ARIZONA
OWNER:	MAKANA LP 4301 E. MCKELLIPS ROAD MESA, ARIZONA 85215
DESIGNER:	GREG HITCHENS HITCHENS ASSOCIATES ARCHITECTS 3126 N. LOS ALAMOS MESA, ARIZONA 85213 (602) 615-0204 PHONE (480) 248-1685 FAX
SITE AREA:	GROSS 53,399 SQ. FT. 1226 ACRES NET 39,480 SQ. FT. 0.906 ACRES
ZONING:	AG CURRENT OC PROPOSED
BUILDING HEIGHT:	15' CURRENT 29'-6" PROPOSED
BUILDING AREA:	8,884 SF
SETBACKS:	17'-8" FRONT 21'-10" STREET SIDE 19' REAR 18'-0" INTERIOR SIDE
PARKING REQUIRED:	8,448/200(MEDICAL)+ 43 SPACES
PARKING PROVIDED:	REGULAR PARKING: 46 SPACES ACCESSIBLE PARKING: 2 SPACES TOTAL PROVIDED: 48 SPACES
BIKE PARKING PROVIDED:	1 SPACE PER 10 VEHICLE SPACES 5 SPACES
PARCEL NUMBERS:	141-13-006B, 141-13-006G
PROJECT DESCRIPTION:	NEW MEDICAL OFFICE BUILDING AND SITE IMPROVEMENTS

KEY NOTES

- DROP OFF
- DUMPSTER ENCLOSURE
- EXISTING BUILDING TO BE REMOVED
- IRRIGATION STANDPIPE TO BE RELOCATED
- NEW 30' WIDE DRIVEWAY
- EXISTING PROPERTY LINE
- NEW PROPERTY LINE - 65 FT. ROW
- NEW PROPERTY LINE - 75 FT. ROW
- TRAFFIC SIGNAL TO BE RELOCATED
- HIGH TRANSMISSION ELECT. LINE POWER POLE TO REMAIN
- RETENTION BASIN LOCATION
- BUS BAY PER COM DETAIL M-45.08
- BUS STOP SIGN PER COM DETAIL M-45.08
- 9 COVERED PARKING SPACES
- 20' FIRE TRUCK ACCESS ROAD
- NEAREST FIRE HYDRANT - 191 FEET WEST
- BICYCLE PARKING
- SIGHT VISIBILITY TRIANGLE PER FIGURE 23 OF THE COM. ENGINEERING AND DESIGN STANDARDS - 50 MPH DESIGN SPEED
- 24x50 FOOT CLEAR DISTANCE IN FRONT OF DUMPSTER ENCLOSURE

VICINITY MAP



HITCHENS ASSOCIATES
ARCHITECTS

15942
GREGORY L.
HITCHENS
JUN 15 2020
State of Arizona
ARCHITECT

3126 N LOS ALAMOS
MESA, ARIZONA 85213

TELEPHONE:
602.615.0204

REVISIONS		
Δ	7-13-20	City Revisions
Δ	7-29-20	City Revisions
Δ	8-12-20	City Revisions

NEW OFFICE BUILDING
3544 E. BROWN ROAD
Mesa, Arizona

PROJECT NO:	22005
DRAWN BY:	GLH
DATE:	6-15-20

SITE PLAN
A0.0