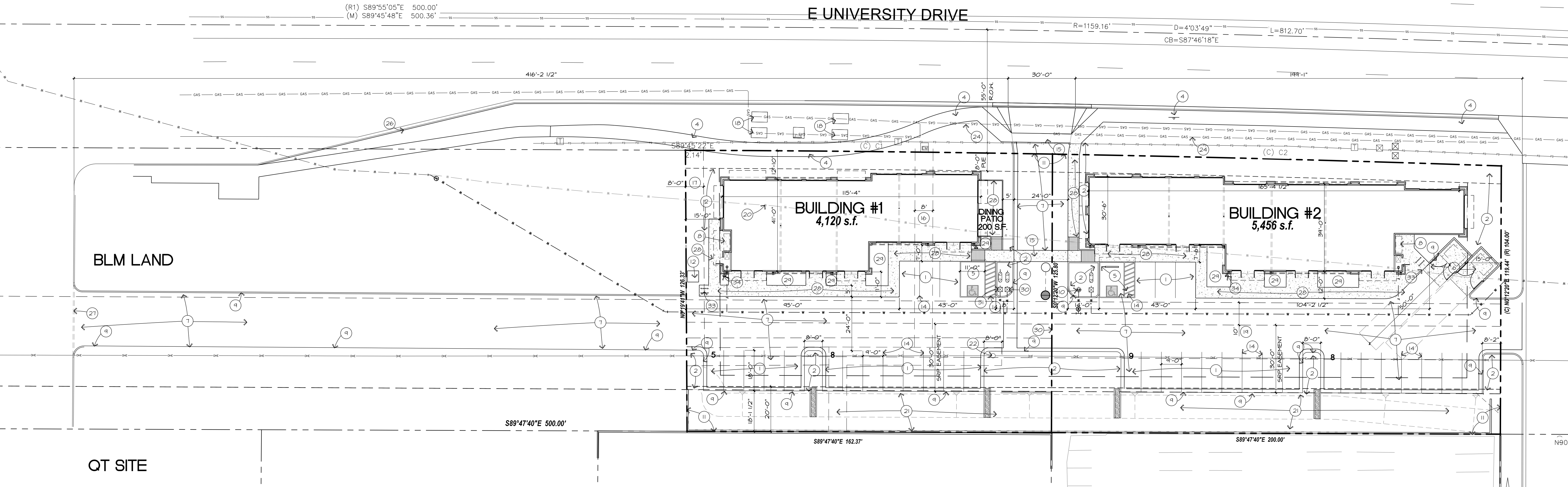


- SITE PLAN KEYNOTES**
1. 9'x10' PARKING SPACE - TYPICAL
 2. NEW LANDSCAPE AREA
 3. ADA ACCESSIBLE RAMP
 4. NEW MIN. 8'-0" CONCRETE SIDEWALK
 5. 11'-0" MIN. HDGP PARKING W/ 5' ACCESS
 6. DOUBLE TRASH ENCLOSURE PER CITY OF MESA STANDARD
 7. ASPHALTIC PAVINGS (TYP)
 8. S.E.S. LOCATION
 9. CONCRETE CURB - ROLLED CURB AT SRP EASEMENT
 10. NEW FIRE HYDRANT LOCATION
 11. PROPERTY LINE
 12. UTILITY TRANSFORMER - PAINT TO MATCH BUILDING
 14. PAINTED STRIPING
 15. 5' ACCESSIBLE PATH OF TRAVEL (COLORED CONCRETE WITH 3/8" RIVER RUN EXPOSED AGG. ACROSS DRIVEWAYS AND CONNECTION TO C.O.M. SIDEWALK)
 16. EXISTING SRP EASEMENT TO BE RELOCATED
 17. NEW SRP EASEMENT
 18. CITY OF MESA GAS EQUIPMENT
 19. NEW 10'-0" WATER LINE EASEMENT
 20. EXISTING 12" WATER LINE TO BE ABANDONED
 21. NEW LANDSCAPE / RETENTION AREA
 22. EXISTING 6KV POWER POLE
 23. EXISTING WATER LINE
 24. CITY OF MESA GAS LINE
 25. NEW 12" WATER LINE
 26. EXISTING CONCRETE CURB (TYP)
 27. REMOVE PORTION OF EXISTING CONCRETE CURB
 28. NEW CONCRETE SIDEWALK
 29. NEW LANDSCAPE PLANTER AREA
 30. NEW LANDSCAPE WATER METER AND BACK FLOW LOCATION
 32. NEW DOMESTIC WATER METER AND BACK FLOW LOCATION
 33. NEW BIKE RACK LOCATION - C.O.N. STANDARD
 34. NEW FDG LOCATION
 35. EXISTING PROPERTY LINE TO BE TIED

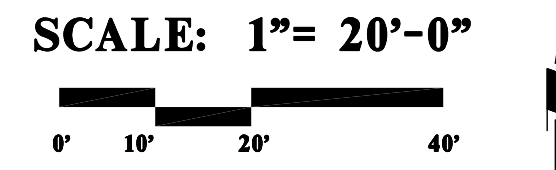
PROJECT DATA:

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	4,120 SQ. FT.
BUILDING 2	5,456 SQ. FT.
TOTAL	9,576 SQ. FT.
BUILDING HEIGHT:	30'-0"
LOT COVERAGE	21%
PARKING REQUIRED:	9576 / 275 = 34.8 OR 35 SPACES PATIO 1 SPACE TOTAL 36 SPACE
PARKING PROVIDED	37 SPACES INCLUDING 2 HDGP

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

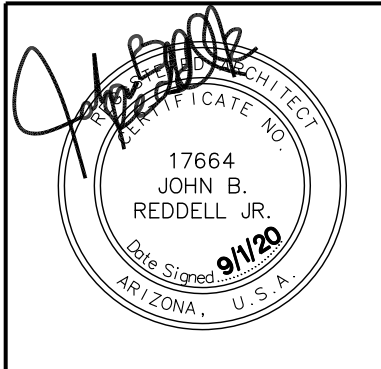


PRELIMINARY SITE PLAN



John Reddell Architects, Inc.
Architecture Interiors Land Planning
4992 S. 158th Street, Gilbert, Arizona 85298
(602) 531-2854 Email: john@reddellarchitects.com

Power Village
6853 E. University Drive
Mesa, Arizona



Date: 7/9/20

Revisions:

