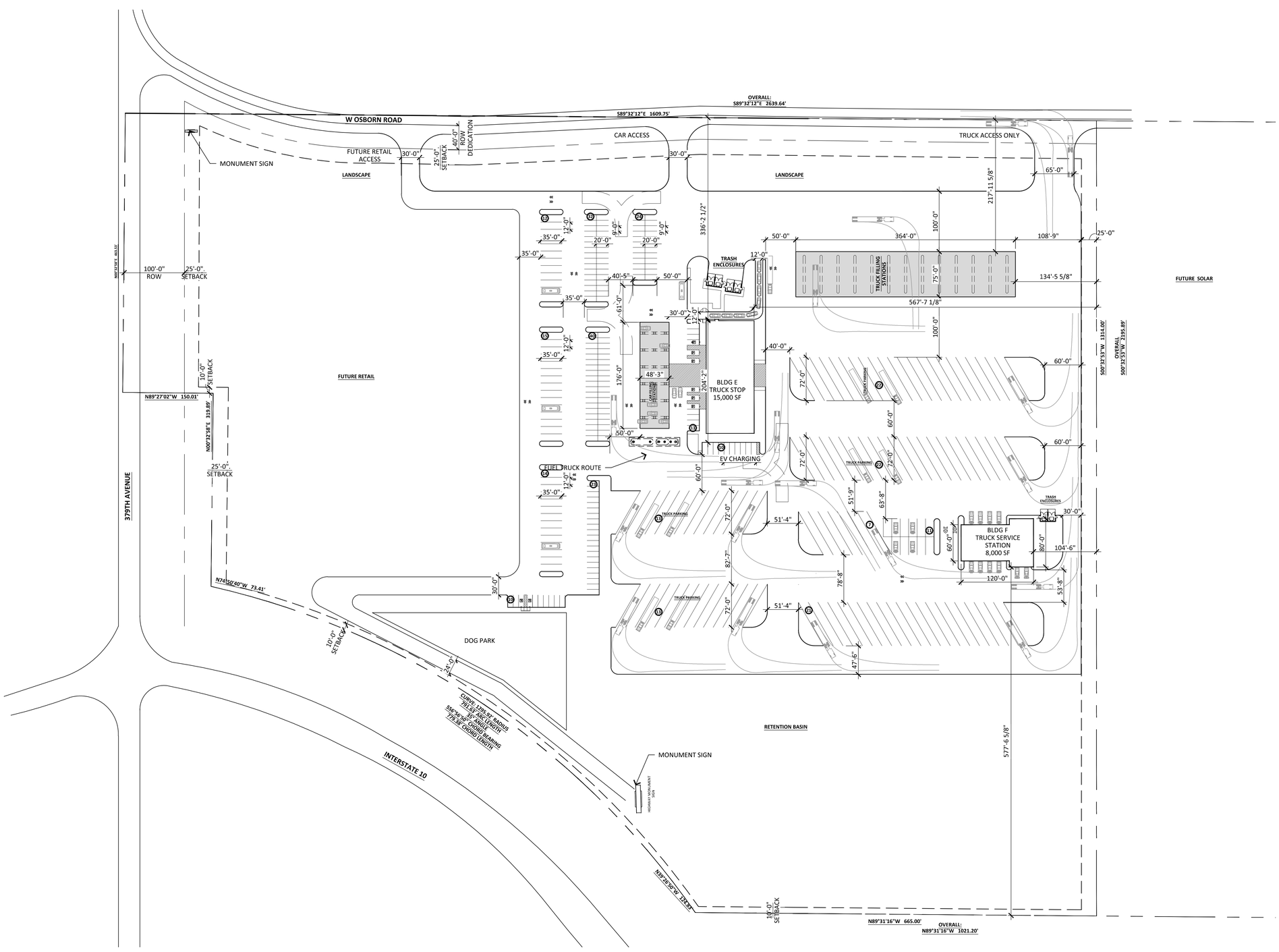
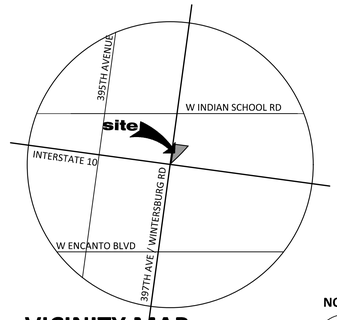


ENLARGED SITE PLAN

SCALE: 1"= 80'-0"

NORTH



VICINITY MAP

SCALE: N.T.S.

PROJECT DIRECTORY

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

OWNER:
TONOPAH 80 LAND, LLC AKA MANGAT GROUP
7138 NORTH 110TH AVENUE
GLENDALE, AZ 85307
CONTACT: TONY SINGH
PHONE: 623-764-3057
E-MAIL:TONY@MANGATGROUP.COM

SITE DATA

PARCEL NUMBER:	A PORTION OF 506-40-019C
EXISTING ZONING:	C-3 CUPD
ZONING CASE:	Z2022164
EXISTING DISTRICT:	MARICOPA COUNTY
GROSS SITE AREA:	82.48 ACRES (3,592,698 S.F.)
NET SITE AREA:	82.4 ACRES (3,589,344 S.F.)
GROSS SITE AREA USED FOR DEVELOPMENT:	34.26 ACRES (1,726,788 S.F.)
NET SITE AREA USED FOR DEVELOPMENT:	29.78 ACRES(1,514,166 S.F.)
MAX. LOT COVERAGE:	60%
PROPOSED LOT COVERAGE:	58,790/1726788 = 3.4%
MAX. HEIGHT PER CODE:	40'-0"
PROPOSED HEIGHT:	35'-0"
PROPOSED USE:	TRUCK STOP TO INCLUDE REPAIR SHOP AND FUELING
BUILDING AREA:	
BLDG A - TRUCK STOP	15,000 S.F.
BLDG B - SERVICE STATION	8,000 S.F.
FUEL CANOPIES	35,790 S.F.
TOTAL BLDG S.F.	58,790 S.F.

PARKING REQUIRED:	
COMMERCIAL USE:	
1 SPACE PER 250 SF (23000/250)	
TOTAL PARKING REQUIRED:	92 SPACES
TOTAL PARKING PROVIDED:	193 SPACES
ACCESSIBLE SPACES REQUIRED	4 SPACES (1 VAN ACCESSIBLE)
ACCESSIBLE SPACES PROVIDED:	6 SPACES (1 VAN ACCESSIBLE)
SEMI TRAILER PARKING PROVIDED:	98 FULL SIZE AND 11 HALF SIZE SPACES

RKAA ARCHITECTS, INC

MANGAT TRAVEL CENTER

NEC OF WINTERSBURG RD & I-10
TONOPAH ARIZONA,
DATE: 03-18-2025 (PRELIMINARY)

SP-1

RKAA# 24278.50

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