SITE PLAN - DRIVE THROUGH RESTAURANT A PART OF TRACT 1, OF DOBSON RANCH LAKE PUEBLO AVE PARK VILLAGE AS RECORDED IN BOOK 163, PAGE 19 M.C.R. RENOVATION OF EXISTING BUILDING AND ADDITION OF DRIVE-THROUGH SERVICE AISLE A PORTION OF THE SOUTHWEST OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE 1710 W. SOUTHERN AVENUE - SOUTHEAST CORNER OF EMELITA AVE GILA AND SALT RIVER MERIDIAN, CITY OF ASSESSORS PARCEL NUMBER 305-06-002K PHOENIX, MARICOPA COUNTY, ARIZONA PROPERTY LINE-**SITE** 50.00' INGRESS/EGRESS EASEMENT 21.55 SOUTHERN AVE SW 1/4, SEC. 29, T1N, R5E NTS VICINITY MAP 25.17 PARKING REQUIRED: EXISTING BUILDING BUILDING AREA (SF) RATE REQUIRED 1/275 84 SHELL STRIP CENTER 23,000 PROPOSED DRIVE THRU 2,400 1/100 24 1/100 JIMMY JOHNS TOTAL REQUIRED PARKING 138 136* TOTAL AVAILABLE PARKING *Note — 2 parking spots removed for landscape islands in latest revision per City comments. -NEW 8" CMU SCREEN WALL EXISTING SEWER+ (40" TALL) SERVICE TO BE PLUGGED AND PROPOSED SEWER SERVICE ABANDONED EXISTING CURB-ESCA STANDARD LEGEND -EXISTING CURB (SOME ITEMS MAY NOT BE SHOWN ON THESE PLANS) EXISTING WATER SERVICE-EXISTING CURB-SERVICE TO REMAIN ---- EASEMENT PROPOSED-BOARD EDGE OF PAVEMENT (EOP) SETBACKS, BUILDING ENVELOPES LINE -EXISTING-- EXISTING WATERLINE 2.0' EXISTING BUILDING S88°54'09"W 115.00' **EXISTING** PARKING - EXISTING SEWERLINE TO BECOME STALL EXISTING GAS LINE WATER RESTAURANT (TYP) SERVICE EXISTING F/O COMMUNICATIONS BARBED WIRE FENCE -SERVICE WINDOW 67.17 PROPOSED-CHAIN LINK FENCE W/ FULL COVER NEW WATER LINE COVER OVER NEW SEWER LINE DRIVE THRU 24.22 20.89' EXISTING 18X11 ADA STALL JIMMY JOHNS 18 X 5 ADA LANDING -NEW DRIVE SCALE: 1" = 20'THROUGH AISLE EXISTING--EXIST. 18X9 SEWER MAIN PARKING PLANTER SITE PLAN - DRIVE THROUGH RESTAURANT RENOVATION OF EXISTING BUILDING + DRIVE THROUGH 1710 W. SOUTHERN AVE., MESA, AZ 85202 EXISTING-EXISTING LANDSCAPE SOUTHEAST CORNER OF APN 305-06-002K WATER MAIN PART OF LOT 1, DOBSON RANCH LAKE PARK VILLAGE EXISTING SIDEWALK A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, T1N, R5E MARICOPA COUNTY, ARIZONA -EXISTING CURE -EXISTING DRIVEWAY ESCA ENVIRONMENTAL, INC. AND, GUTTER W. SOUTHERN AVE. 6044 W. MICHELLE DRIVE GLENDALE, AZ 85308 PH (602) 510-2459 DRAWN CHECK DESIGN DATE JOB SHEET ESC 6/13/17 16001 1 OF 1