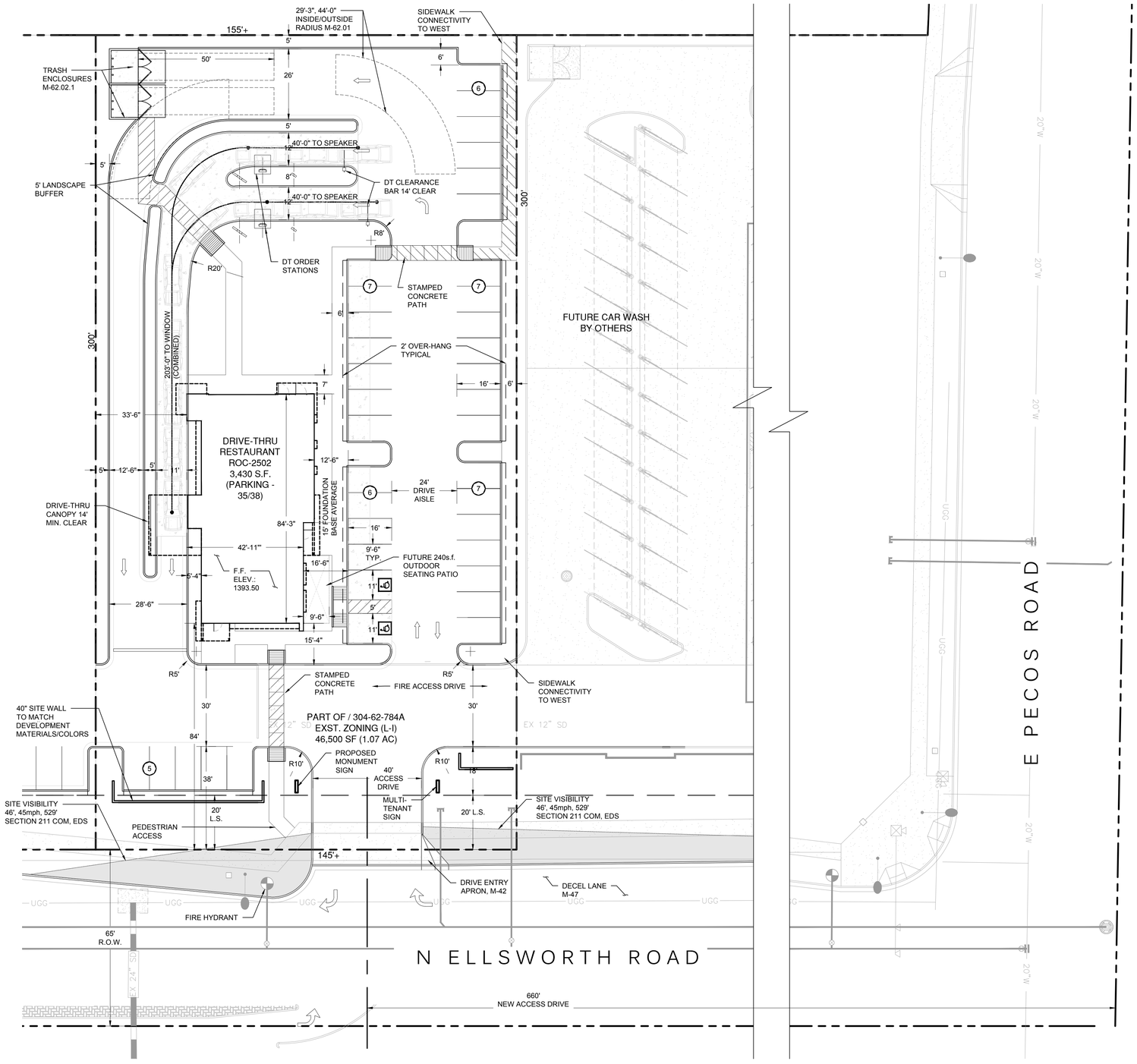
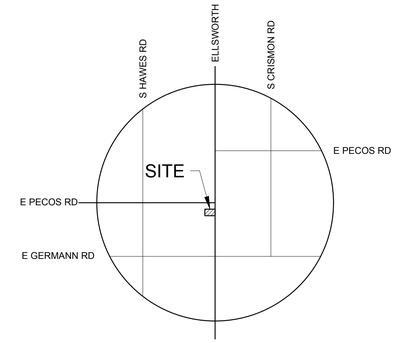
DRIVE-THRU RESTAURANT SITE PLAN
ELLSWORTH & PECOS

MESA, ARIZONA



SITE PLAN

N — DATE: 2019 03 08 — SCALE: 1:20 — 0' 20' 40' 60'



VICINITY MAP

N — SCALE: NTS — N.T.S.

DEVELOPMENT SUMMARY TABLE:

PROJECT ADDRESS: ***MESA***					
Ellsworth & Pecos					
LEGAL DESCRIPTION:					
PROJECT DESCRIPTION:					
Proposed Burger King					
DEVELOPMENT INFORMATION:					
APN:		**304-62-784A**			
EXISTING ZONING:		**LI**			
PROPOSED ZONING:		**LI**			
LOT SIZE:	NET	**46,500**	SF	**1.07**	AC
	GROSS	**56,570**	SF	**1.30**	AC
ADJACENT ZONING:	NORTH:	**LI**			
	EAST:	**ELLSWORTH**			
	SOUTH:	**LI**			
	WEST:	**LI**			
PROPOSED USE:		**Drive through Restaurant**			
CONSTRUCTION TYP	BUILDING:	**VB**			
OCCUPANCY:		**M**			
BUILDING HEIGHT:					
BUILDING AREA:					
FOOTPRINT AREA		**3,430**	SF		
LOT COVERAGE:					
MAX BUILDING COVERAGE		**50%**	MAX		
PROPOSED BUILDING COVERAG		**7.4%**	NET		
MIN LANDSCAPE AREA		**10%**	NET SITE AREA MIN		
PROPOSED LANDSCAPE AREA		**TBD**			
SETBACKS:		REQUIRED	PROPOSED		
BUILDING:					
FRONT:		**20'**	**20'**		
RIGHT SIDE:		**5'**	**5'**		
LEFT SIDE:		**5'**	**5'**		
REAR:		**5'**	**5'**		
RESTAURANT DRIVE-THRU:					
BUILDING USE:		**RESTAURANT**			
LOT AREA:	NET	**46,500**	SF	**1.07**	AC
BUILDING AREA:	DINING+	**1,850**	SF	**0**	PER SF
	PREP/other	**1,580**	SF	**0**	PER SF
BUILDING AREA TOTAL:		**3,430**		**100**	PER SF
OUTDOOR EATING:		**-**		**200**	PER SF
REQUIRED PARKING:		**35**			
PROPOSED PARKING:		**38**			
PARKS PER 1000 RATIO:		**11.08**	1000		
REQUIRED ADA PARKING:		**2**			
PROPOSED ADA PARKING:		**2**			

NO.	DATE	REVISION

DRAWN BY: CHECKED BY: DATE:

BURGER KING CORP./KRAF INC.
5070 N. 40TH ST. SUITE 100
PHOENIX, ARIZONA 85018
PHONE:602.273.7997

SEG
8280 E. GELDING DR. #101, SCOTTSDALE, AZ 85260
WWW. AZSEG.COM TEL: 480.588.7226

SEAL: ROBERT B. HANSEN 36984 — REGISTERED ARCHITECT — ARIZONA U.S.A.
EXPIRATION DATE: 12-31-19

PROJECT #
BURGER KING RESTAURANT
N ELLSWORTH & PECOS ROADS
MESA, ARIZONA 85212

SITE PLAN

A1.01