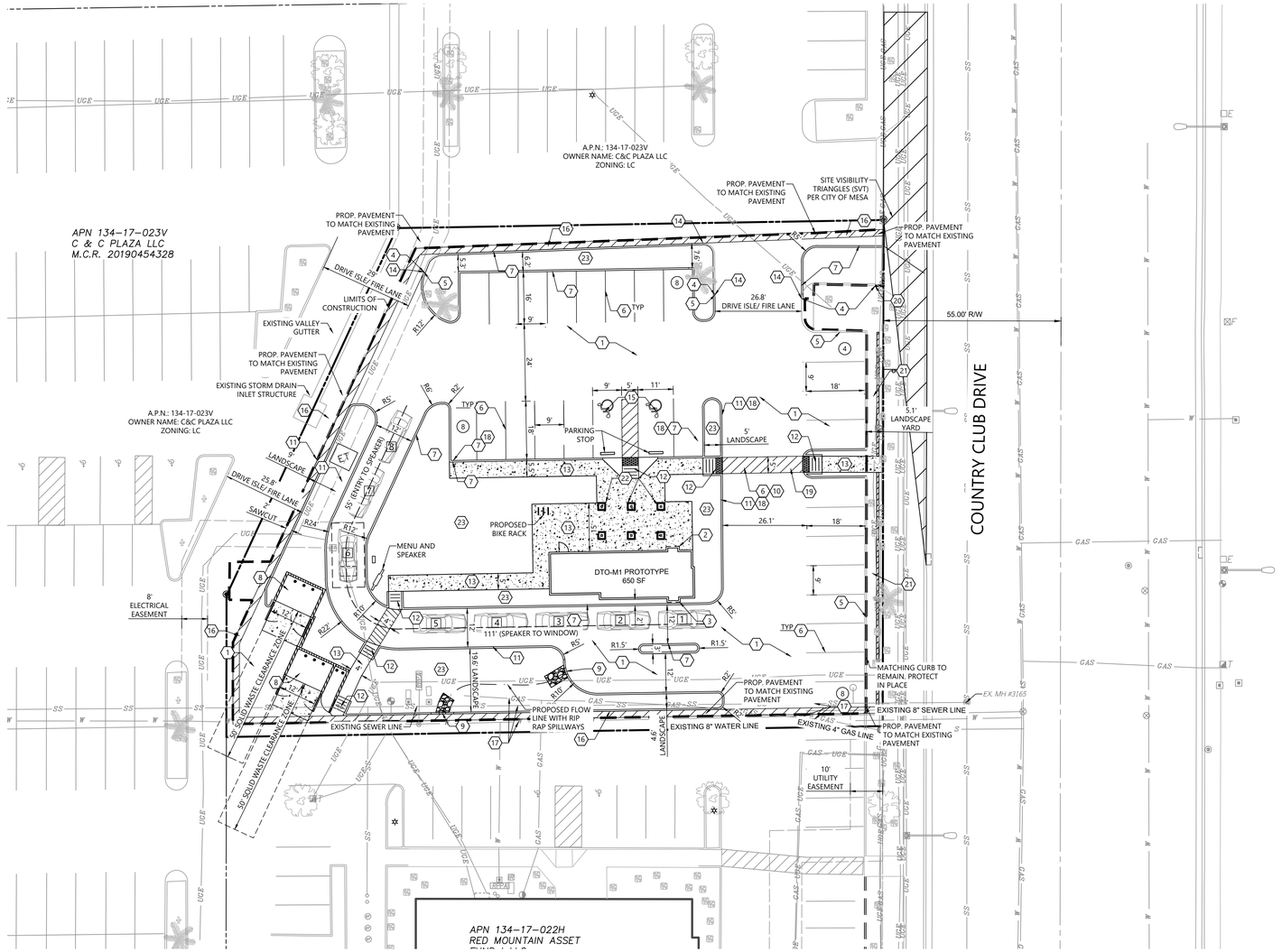

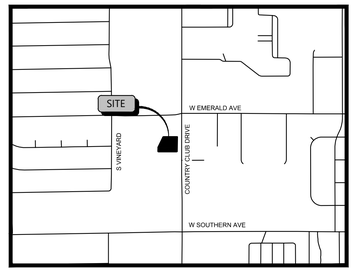

VICINITY MAP

(NOT TO SCALE)

SITE DATA	
CURRENT ZONING	LC - LIMITED COMMERCIAL
PROPOSED USE	RESTAURANT W/ DRIVE-THRU
TOTAL SITE AREA	0.663 AC (28,888 SF)
AREA DISTURBED	0.569 AC (24,778 SF)
BUILDING FOOTPRINT AREA	620 SF
FAR (FLOOR TO AREA RATIO)	0.021
PARKING REQUIRED	1 PER 100 SF OF INDOOR AREA; PLUS 1 PER 200 SF OF OUTDOOR SEATING - 7 INDOOR PLUS 6 OUTDOOR
PARKING PROVIDED	28 SPACES (INCLUDING ADA) ON PARCEL
ADA PARKING REQUIRED	2 SPACES & 1 MIN. VAN ACCESSIBLE SPACE
ADA PARKING PROVIDED	2 ADA PARKING SPACES - 1 ADA & 1 VAN
BICYCLE PARKING REQUIRED	1 PS/10 VEHICLE PS + 1 PS/20 VEHICLE PS AFTER 50 VEHICLE PS = 6 SPACES
BICYCLE PARKING PROVIDED	6 SPACES
FRONT- BUILDING SETBACK	15 FT
SIDE - BUILDING SETBACK	-
REAR - BUILDING SETABACK	-
CORNER - BUILDING SETBACK	N/A

SITE GENERAL NOTES:

1. DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE INDICATED.
2. USE 3' RADII, UNLESS SHOWN OTHERWISE.
3. THE INFORMATION PERTAINING TO EXISTING CONDITIONS WAS TAKEN FROM A SURVEY PROVIDED BY: ---.
4. THE LOCATION OF ALL EXISTING UTILITIES WERE OBTAINED FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF UTILITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
5. ALL ACCESSIBLE PARKING SPACES AND TRAVEL ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH A.D.A. AND/OR STATE REQUIREMENTS.
6. ANY DISCREPANCIES IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.
7. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
8. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKERS AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO PRIVATE OR PUBLIC PROPERTY.
9. ACCESS TO UTILITIES, FIRE HYDRANTS, ETC. SHALL REMAIN UNDISTURBED AT ALL TIMES, UNLESS COORDINATED OTHERWISE.
10. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
11. ALL SUBGRADE PREPARATION, PAVING, AND UTILITY TRENCHING MUST BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION. IF THERE IS A CONFLICT BETWEEN THE SOILS REPORT AND THE PLANS, THE MORE PROHIBITIVE OF THE TWO SHALL TAKE PRECEDENCE.
12. CONTRACTOR TO ENSURE COMPLIANCE WITH ANY AND ALL LAND DISTURBANCE NOTIFICATIONS REQUIREMENTS, AND THAT ALL REQUIRED EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
13. FOR WORK IN, OR ADJACENT TO, STREET RIGHT OF WAYS, CONTRACTOR SHALL ENSURE APPROPRIATE PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION. CONTRACTOR TO ERECT AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES IN CONFORMANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
14. ALL PARKING LOT LIGHTING MUST BE INSTALLED AND OPERATE SO AS NOT TO PRODUCE GLARE OR CAST DIRECT ILLUMINATION ACROSS THE BOUNDING PROPERTY LINE. LOW PRESSURE SODIUM LIGHTING IS PROHIBITED. ALL LIGHTING FIXTURES MUST BE RESTRICTED TO DOWN-LIGHT OR CUT-OFF TYPES.

CIVIL ENGINEER
ATWELL, LLC
9001 AIRPORT FREEWAY, STE 660
NORTH RICHLAND HILLS, TX 76180
PHONE: (512) 584-8690
CONTACT: CATHERINE ATCHLEY
EMAIL: CATCHLEY@ATWELL-GROUP.COM

DEVELOPER
BLACK ROCK DEVELOPMENT COMPANY, LLC
9170 E BAHIA DR, STE #101
SCOTTSDALE, ARIZONA 85260
PHONE: (541) 531-2149
CONTACT: TONY PALLOTTA
EMAIL: TONY@BR.COFFEE

PROJECT NARRATIVE

BLACK ROCK COFFEE BAR IS OWNED BY BLACK ROCK DEVELOPMENT COMPANY, LLC. BLACK ROCK COFFEE IS A PREMIUM CRAFT COFFEE SHOP WITH MULTIPLE LOCATIONS ACROSS THE COUNTRY. BLACK ROCK COFFEE CONSIDERS ITSELF A "PART OF LOCAL COMMUNITIES, EACH BLACK ROCK COFFEE BAR FINDS WAY TO SERVE THEIR NEIGHBORHOODS. AND BY DOING SO WE HELP RAISE THE BAR FOR RELATIONSHIP AND COMPASSION." THE PROTOTYPICAL BUILDING IS ROUGHLY 600-700 SQUARE FEET IN SIZE, WITH STATE-OF-THE-ART DESIGN AND IDENTIFIABLE BRANDING ELEMENTS. IT OFFER PATIO AND OUTDOOR SEATING WITH THE OPTION OF DRIVE-THRU AVAILABILITY.

THE SITE:

THE PROJECT LIES ON APN 134-17-022G WITH MINOR PROPOSED IMPROVEMENTS. THE PARCEL LIES NORTHEAST OF THE INTERSECTION OF W EMERALD AVE AND COUNTRY CLUB DRIVE. THE 0.663 AC PARCEL IS CURRENTLY VACANT. THE PROPOSED STANDARD BUILDING INCLUDES DUAL LANE DRIVE-THRU ORDERING SINGLE LANE PICKUP, AND THE SITE WILL BE USING EXISTING ACCESS DRIVES FOR CONNECTION TO THE ABUTTING ROADS.

UTILITY SERVICES WILL BE COORDINATED WITH THE CITY OF MESA FOR GAS, ELECTRIC, WATER, AND SEWER CONNECTIONS.

CONSTRUCTION NOTES (GRADING AND DRAINAGE)

1. INSTALL 3.5" AC PAVEMENT OVER 4" ABC - SEE SHEET C700
2. PROPOSED PICK-UP WINDOW WITH COUNTER. SEE ARCHITECTURAL PLAN FOR DETAILS.
3. PROPOSED WALK-UP WINDOW WITH COUNTER. SEE ARCHITECTURAL PLAN FOR DETAILS.
4. DEMOLISH AND REMOVE EXISTING CURB.
5. PROTECT EXISTING CURB/WALL/PAVEMENT/CONCRETE IN PLACE. REPAIR OR REPLACE AS DETERMINED BY INSPECTOR IF DAMAGED DURING CONSTRUCTION.
6. 8" SOLID WHITE STRIPE.
7. CONSTRUCT 6" SINGLE CURB PER M.A.G. STD. DTL. 222, TYPE 'B". - SEE SHEET C701
8. DUMPSTER ENCLOSURE PER COM SOLID WASTE STANDARDS M-62.01- M-62.02.1 M-62.02.2 - SEE SHEET C702
9. INSTALL 3'-WIDE CURB OPENING FOR DRAIN-THROUGH - SEE SHEET C700
10. INSTALL ADA CROSSWALK
11. CONSTRUCT 6" VERTICAL CURB AND GUTTER PER M.A.G. STD. DTL. 220-1, TYPE 'B'. - SEE SHEET C701
12. CONSTRUCT DIRECTIONAL CURB RAMP.
13. CONSTRUCT SIDEWALK PER M.A.G. STD. DTL. 230. - SEE SHEET C701
14. MATCH EXISTING CONCRETE/PAVEMENT
15. ADA PARKING STALL WITH ADA SYMBOL AND REQUIRED PAINT.
16. SAWCUT, REMOVE AND REPLACE EXISTING PAVEMENT PER C.O.M. STD. DTL. M-19.04.1 & M-19.04.02. SEE SHEET C701
17. PROTECT EXISTING UTILITIES IN PLACE.
18. CURB HEIGHT VARIES FROM 4" TO 6". INSTALL PAVEMENT PER ELEVATIONS ON THE PLANS.
19. INSTALL 6" CONCRETE OVER 4" ABC - SEE SHEET C700
20. INSTALL CURB TERMINATION PER M.A.G. STD. DTL. 222. - SEE SHEET C701
21. PROPOSED 3' SITE WALL - SEE ARCHITECT PLANS FOR DETAILS
22. PROPOSED 3' GAZEBO POLES - SEE ARCHITECT PLANS FOR DETAILS
23. PROPOSED LANDSCAPE - SEE LANDSCAPE PLANS FOR DETAILS

SITE LEGEND

(#) # OF PARKING

[#] # OF STACKING

811 Know what's below. Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT

ATWELL
866.850.4200 www.atwell-group.com
9001 AIRPORT FREEWAY, STE 660
NORTH RICHLAND HILLS, TX 76180
972.638.8860
FIRM (COA): F--12242

1050 S. COUNTRY CLUB DRIVE | MESA | MARICOPA COUNTY, ARIZONA | AZ COA 16251

BLACK ROCK COFFEE BAR
BLACK ROCK DEVELOPMENT COMPANY, LLC
CIVIL IMPROVEMENT PLANS
SITE PLAN

DATE 2024-10-21

REVISIONS

0 10' 20'
SCALE: 1" = 20'

DRAWN BY: K. SARWAR, S. KIDD
CHECKED BY: C. ATCHLEY
PROJECT MANAGER: C. ATCHLEY
JOB #: 24004294
FILE CODE: ##
SHEET NO. 04 OF 15
C4

CAD FILE: 24004294 - C200 SITE PLAN

FILE NAME: \\TUSALTUVOL\24004294 - BRC - Country Club & Southern - Mesa AZ_LD\04 PRODUCTION\24004294 - C200 SITE PLAN.dwg LAST SAVED BY: kkarwar 10/21/2024 1:25 PM PLOTTED BY: Khadeja Sarwar 10/21/2024 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) SCHOOL DWG TO PDF.PC3 PLOT STYLE: ATWELL-CTB