

811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN REPRESENTED BY THE CONTRACTOR. THE CONTRACTOR SHALL INDEPENDENTLY VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR WHICH MAY 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 HELD RESPONSIBLE FOR ANY PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT

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SALAD & GO # 1176
AND GO CONCEPTS, LLC
1956 S COUNTRY CLUB DRIVE
CITY OF MESA
MARICOPA COUNTY, ARIZONA

SITING PLAN
DATE: 2023-04-18

REVISIONS

SCALE: 1"=20'

DRAWN BY: C. ATCHLEY
CHECKED BY: M. HOLMES
PROJECT MANAGER: T. BOUSQUET
JOB #: 22003717
FILE CODE: ##
SHEET NO: C200

SITE AREA	
EXISTING CONDITION:	1.97 ± AC (85,813 ± S.F.)
TOTAL PROPERTY AREA:	1.50 ± AC (65,340 ± S.F.)
IMPERVIOUS AREA:	0.47 ± AC (20,473 ± S.F.)
PERVIOUS AREA:	0.03 ± AC (12,867 ± S.F.)
PROPOSED CONDITION:	1.97 ± AC (85,813 ± S.F.)
TOTAL PROPERTY AREA:	1.50 ± AC (65,340 ± S.F.)
DISTURBED AREA:	0.53 ± AC (23,087 ± S.F.)
IMPERVIOUS AREA:	1.41 ± AC (61,420 ± S.F.)
PERVIOUS AREA:	0.09 ± AC (3,920 ± S.F.)
MAX LOT COVERAGE:	80% OF LOT
EXISTING COVERAGE:	± 76% OF LOT
PROPOSED COVERAGE:	± 72% OF LOT
ZONING CLASSIFICATION	
ZONING:	GC - GENERAL COMMERCIAL (C-3)
ADJACENT ZONING:	GC - GENERAL COMMERCIAL (C-3); NORTH EAST, SOUTHWEST, WEST CITY OF GILBERT LIMITS; SOUTHEAST
PROPOSED LAND USE:	RESTAURANT W/ DRIVE THRU FACILITIES PERMITTED USE PER TABLE 11-6-2
BUILDING SETBACKS	
FRONT/STREET SIDE (6-LN ARTERIAL):	15'
INTERIOR/SIDE/REAR (NON-RESIDENTIAL):	15' PER STORY
MIN. SETBACK RADIUS AT INTERSECTION: (ARTERIAL W/ ARTERIAL) - 25'	
*SETBACKS SHALL BE LANDSCAPED ACCORDING TO CHAPTER 33, LANDSCAPING OF CITY OF MESA ORDINANCE	
BUILDING SUMMARY	
MAX BUILDING HEIGHT:	30'
PROPOSED BUILDING AREA:	833 SF
CONSTRUCTION TYPE:	II-B
OCCUPANCY TYPE:	BUSINESS 'B'
PARKING SUMMARY	
PARKING REQUIREMENTS	706 SF EATING ESTABLISHMENT WITH DRIVE-THRU
PARKING REQUIRED	1 SPACE PER 100 SF INDOOR AREA
15,960 SF RETAIL BUILDING	783 SPACES
PARKING REQUIRED	1 SPACE PER 375 SF
TOTAL SITE PARKING REQUIRED	40.16 SPACES
COMPACT PARKING ALLOWED	48 SPACES
COMPACT PARKING PROVIDED	20% OF TOTAL SPACES: 9.6 SPACES
BICYCLE SPACES REQUIRED	5 SPACES
BICYCLE SPACES PROVIDED	GREATER OF 1 SPACE PER 10 VEHICLE SPACES OR 3 SPACES: 3 SPACES
QUEUING LANES REQUIRED	100' MIN FROM WINDOW TO ORDER-BOX 40' MIN FROM ORDER-BOX TO ENTRY

CONSTRUCTION NOTES:

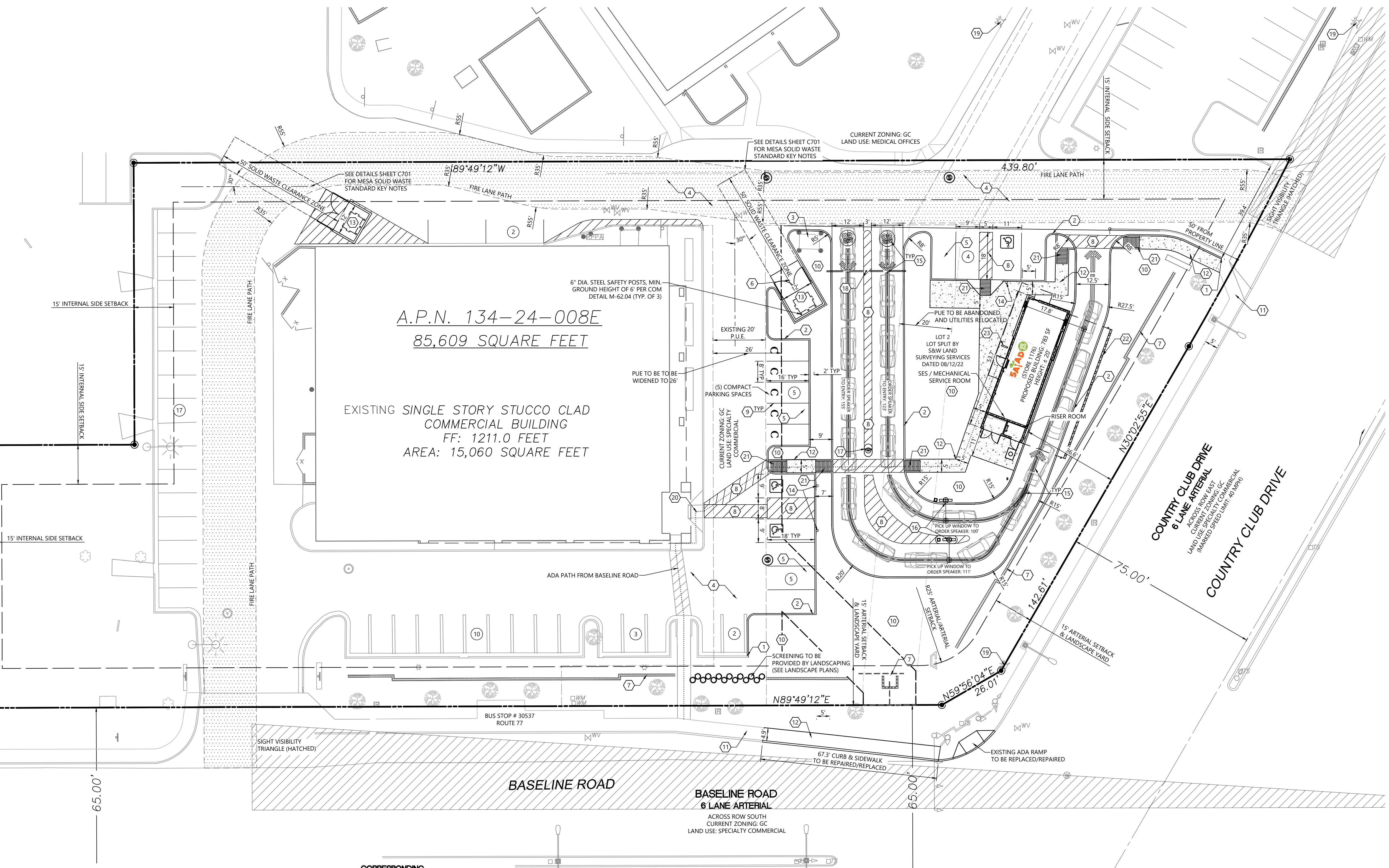
- COMPLY WITH ALL PROVISIONS AND REQUIREMENTS OF MESA BUILDING CODE (MBC) CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION, MESA FIRE CODE (MFC) CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, AND NFPA 241 FOR ITEMS NOT SPECIFICALLY ADDRESSED BY MFC CHAPTER 33.
FIRE APPARATUS ACCESS ROADS ARE ESSENTIAL DURING CONSTRUCTION TO ALLOW EMERGENCY RESPONSE TO THE SITE FOR BOTH FIRE AND MEDICAL EMERGENCIES. ACCESS ROADS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION. IT IS IMPORTANT TO DEVELOP ACCESS ROADS AT AN EARLY STAGE OF CONSTRUCTION TO ALLOW FOR FIRE DEPARTMENT ACCESS TO THE SITE IN THE CASE OF FIRE OR INJURY.
- REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION SHALL COMPLY WITH MESA FIRE AND MEDICAL DEPARTMENT STANDARD DETAIL FPD 3310.1. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE OF ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (7,000 LBS. / 24,000 LBS. FRONT AXLE, 54,000 LBS. REAR AXLE) WHEN ROADS ARE WET.
THE ACCESS ROAD SHALL EXTEND TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION ON THE JOBSITE WHERE ANY PERSON(S) SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONTINUOUS HOURS IN ANY DAY. A CLEARLY VISIBLE SIGN MARKED "FIRE DEPARTMENT ACCESS", IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD.
ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD.
THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY DURING CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS PER THE MFC SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY.
- WATER SUPPLY FOR FIRE PROTECTION: AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF MFC APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 20 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS.
IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN.

SITE GENERAL NOTES:

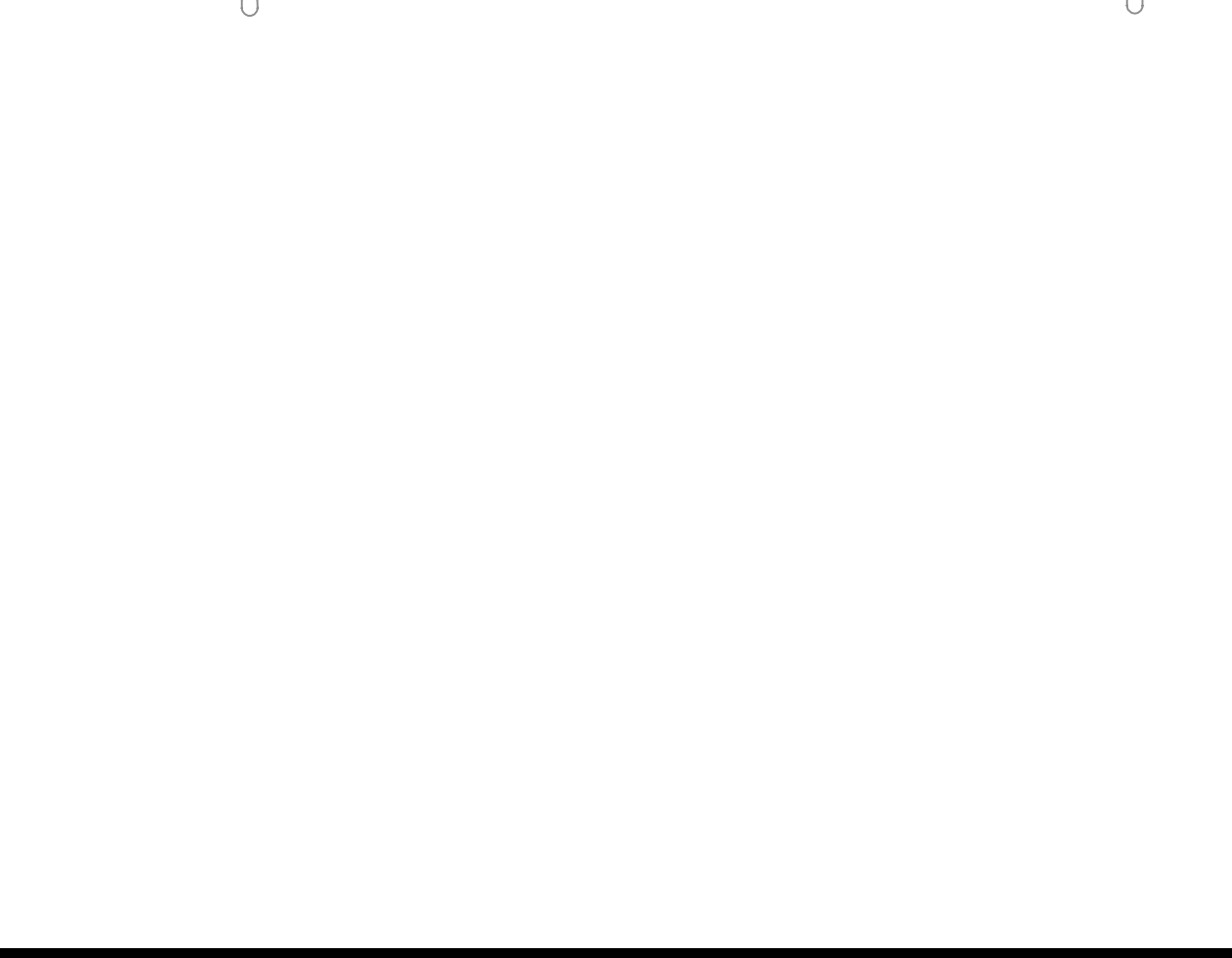
- DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE INDICATED.
- USE 3" RADII, UNLESS SHOWN OTHERWISE.
- THE INFORMATION PERTAINING TO EXISTING CONDITIONS WAS TAKEN FROM A SURVEY PROVIDED BY DIAMONDBACK LAND SURVEYING.
- THE LOCATION OF ALL EXISTING UTILITIES WERE OBTAINED FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF UTILITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ALL ACCESSIBLE PARKING SPACES AND TRAVEL ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH A.D.A. AND/OR STATE REQUIREMENTS.
- ANY DISCREPANCIES IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- 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.
- 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.
- ACCESS TO UTILITIES, FIRE HYDRANTS, ETC. SHALL REMAIN UNDISTURBED AT ALL TIMES, UNLESS COORDINATED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
- 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.
- CONTRACTOR TO ENSURE COMPLIANCE WITH ANY AND ALL LAND DISTURBANCE NOTIFICATION REQUIREMENTS, AND THAT ALL REQUIRED EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- 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.

NOTE NUMBER

NOTE NUMBER	DESCRIPTION	CORRESPONDING DETAIL NUMBER (SEE DETAIL SHEETS)
1	TIE IN CURB/DRIVE TO MATCH EXISTING CURB/STREET	-
2	NEW CONCRETE CURB - SEE DETAILS	C700
3	EXISTING CONCRETE PAD W/TRANSFORMER	-
4	EXISTING ASPHALT PAVEMENT	-
5	PROPOSED LOW TRAFFIC ASPHALT PAVING - SEE DETAILS	C700
* PLEASE SEE GRADING PLAN FOR MORE DETAILED EDGES OF EXISTING & PROPOSED PAVEMENT SECTIONS		
6	NEW HEAVY DUTY CONCRETE PAVING - SEE DETAILS	C700
7	EXISTING SCREENING WALL	-
8	4" WIDE PAINTED STRIPING @ 2' O.C. AND 45°	-
9	4" WIDE PAINTED WHITE TRAFFIC STRIPE (SEE LENGTH THIS SHEET)	SEE LANDSCAPE PLANS)
10	LANDSCAPE AREA	-
11	EXISTING CONCRETE SIDEWALK (SEE WIDTH THIS SHEET)	-
12	PROPOSED CONCRETE SIDEWALK (SEE WIDTH THIS SHEET)	C700
13	PROPOSED DUMPSTER ENCLOSURE PER COM STANDARD DETAILS M-62.03, M-62.0401	SEE ARCHITECTURAL PLANS
14	AND M-62.04.2 NOTE #7	-
15	HVC PARKING SIGNAGE	C700
16	SALAD AND GO IDENTIFIABLE DRIVE-THRU LANE STRIPING	SEE ARCHITECTURAL PLANS
17	PROPOSED MENU BOARD & ORDER/SPEAKER BOX	SEE ARCHITECTURAL PLANS
18	PROPOSED PREVIEW BOARD	SEE ARCHITECTURAL PLANS
19	PROPOSED CLEARANCE BAR	SEE ARCHITECTURAL PLANS
20	EXISTING FIRE HYDRANT	-
21	EXISTING ADA CURB RAMP	-
22	PROPOSED ADA CURB RAMP	C700
23	PROPOSED SCREEN WALL	-
24	PROPOSED BICYCLE RACK	-



CORRESPONDING DETAIL NUMBER (SEE DETAIL SHEETS)



SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 24" CURB AND GUTTER
- HANDICAP STALL
- A.D.A. STD HANDICAP RAMP
- PARKING SPACE COUNT

FILE NAME: K:\2003717_1176_04_PRODUCTION\2003717-020 SITE PLAN.dwg LAST SAVER: BILLY COLEMAN 4/16/2023 8:53 AM PLOTTED BY: G:\admin\johney 4/16/2023 9:05 AM PLOT DEVICE: HP-PLT PLOT STYLE: ATWELL.PST

NOT ISSUED FOR CONSTRUCTION CAD FILE: 2003717-C200 SITE PLAN