

VICINITY MAP (NOT TO SCALE)

E MCKELLIPS ROAD

SITE DATA		
CURRENT ZONING	LC - LIMITED COMMERCIAL (C-2)	
PROPOSED USE	RESTAURANT W/ DRIVE-THRU	
TOTAL SITE AREA	1.47 AC (64,225 SF)	
AREA DISTURBED	1.66 AC (72,330.78 SF)	
BUILDING FOOTPRINT AREA	4,106 SF	
FAR (FLOOR TO AREA RATIO)	0.064	
PARKING REQUIRED	PER TC - 10 PS PER 1,000 SF = 41 REQUIRED	
PARKING PROVIDED	49 SPACES (INCLUDING ADA) ON PARCEL	
ADA PARKING REQUIRED	2 SPACES REQUIRED	
ADA PARKING PROVIDED	2 SPACES PROVIDED	
BICYCLE PARKING REQUIRED	1 PS/10 VEHICLE PS + 1 PS/20 VEHICLE PS AFTER 50 VEHICLE PS = 5 SPACES	
BICYCLE PARKING PROVIDED	6 SPACES PROVIDED	
FRONT- BUILDING SETBACK (B.S.B)	20 FT INDUSTRIAL/COMMERCIAL COLLECTOR	
NOT ADJACENT TO STREET - B.S.B.	-	
ARTERIAL SIDE SETBACK	15' MIN	
INTERNAL SIDE SETBACK	15' MIN	

KENWOOD S

E KRAMER ST.

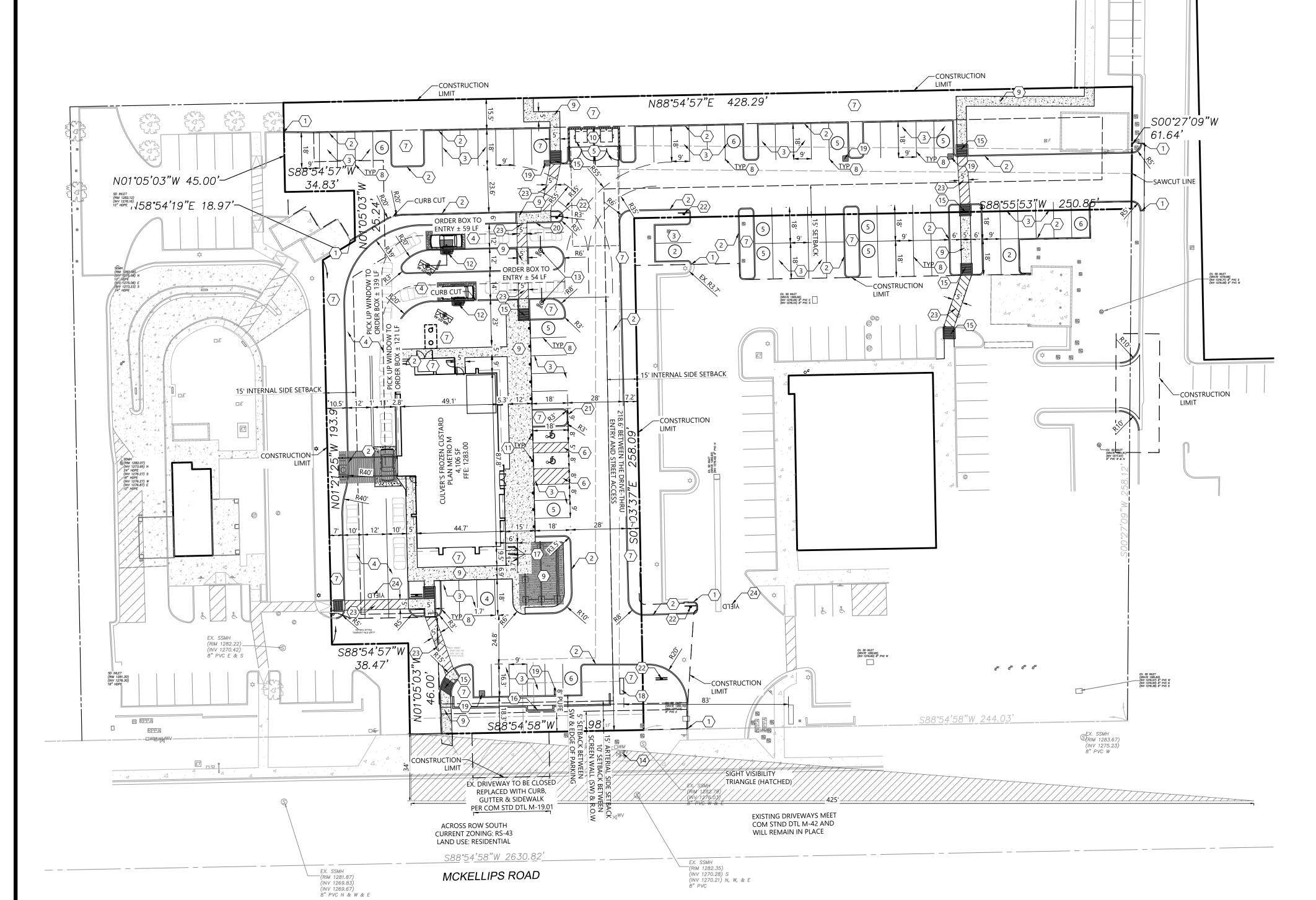
SITE GENERAL NOTES:

(24) 18" WHITE PAVEMENT MESSAGE

- THE INFORMATION PERTAINING TO EXISTING CONDITIONS WAS TAKEN FROM A SURVEY PROVIDED BY: DIAMONDBACK LAND SURVEYING. 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. 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
- 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.
- 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.

CONTRACTOR TO ERECT AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES IN CONFORMANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING

NOTE NUMBER	3	CORRESPONDING DETAIL NUMBER (SEE DETAIL SHEETS)
(1)	TIE IN CURB/DRIVE TO MATCH EXISTING CURB/STREET WITH CURB TERMINATIONS	-
$\overline{\langle 2 \rangle}$	NEW CONCRETE CURB - SEE DETAILS	C700
3	PROPOSED PAVEMENT (2" AC OVER 4" ABC) - SEE DETAILS	C700
$\overline{4}$	PROPOSED PAVEMENT (3" AC OVER 6" ABC) - SEE DETAILS	C700
5	PROPOSED HEAVY DUTY PAVEMENT (6" PCC) - SEE DETAILS	C700
<u>6</u>	4" WIDE PAINTED STRIPING @ 2' O.C. AND 45°	-
7	LANDSCAPE AREA	SEE LANDSCAPE PLAN(S)
8	4" WIDE PAINTED WHITE TRAFFIC STRIPE (SEE LENGTH THIS SHEET)	-
9	CONCRETE SIDEWALK (SEE WIDTH THIS SHEET)	C701
(10)	DUMPSTER ENCLOSURE PER COM SOLID WASTE STANDARDS M-62.01	C700
(11)	H/C PARKING SIGNAGE	C700
(12)	PROPOSED MENU BOARD & ORDER/SPEAKER BOX	SEE ARCHITECTURAL PLANS
(13)	PROPOSED CLEARANCE BAR	SEE ARCHITECTURAL PLANS
(14)	EXISTING FIRE HYDRANT	-
(15)	PROPOSED ADA CURB RAMP - SEE DETAILS	C701
(16)	3' PROPOSED SCREEN WALL	SEE ARCHITECTURAL PLANS
(17)	BICYCLE PARKING SPACE	-
(18)	PROPOSED MONUMENT SIGN (8' X 2')	SEE ARCHITECTURAL PLANS
(19)	PROPOSED GRATE INLET	-
(20)	PROPOSED BARRIER CONCRETE CURB - SEE DETAILS	-
(21)	PROPOSED RAISED CONCRETE CURB - SEE DETAILS	C700
(22)	PROPOSED WAYFINDING SIGNAGE	SEE SIGNAGE EXHIBIT
23	COLORED CONCRETE AT PEDESTRIAN PATH	-



CONTACTS:

BOARDWALK EQUITIES, LLC 4360 E BROWN RD, UNIT 106 MESA, AZ 85205 PHONE: (480) 225-9962

DEVELOPER NORTH MESA SCOOP, LLC 620 W LAWRENCE ROAD PHOENIX, AZ 85013 PHONE: (602) 618-3330 CONTACT: BRIAN FARREL

CIVIL ENGINEER 9001 AIRPORT FREEWAY, STE 660 NORTH RICHLAND HILLS, TX 76180 PHONE: (512) 584-8690

SURVEYOR DIAMONDBACK LAND SURVEYING 6140 BRENT THURMAN WAY, SUITE 230 LAS VEGAS, NEVADA 89148

PHONE: (702) 823-3257 CONTACT: CATHERINE ATCHLEY CONTACT: RON COX EMAIL: BOB@GLENWOOD.COM EMAIL: BF.CULVERS@GMAIL.COM.COM EMAIL: CATCHLEY@ATWELL-GROUP.COM EMAIL: RCOX@DIAMONDBACKLANDSURVERYING.COM

PROJECT NARRATIVE

THE PROPOSED DEVELOPMENT WOULD BE FOR A CULVER'S. CULVER'S IS OWNED BY CRAIG CULVER GOES BACK TO THE SMALL-TOWN SAUK CITY, WISCONSIN. THEY ARE A HEALTHY FAST-FOOD SERVICE RESTAURANT WITH MULTIPLE LOCATIONS ACROSS THE COUNTRY. "THEIR MISSION IS WHETHER WE'RE COOKING THE PERFECT BUTTER BURGER TO ORDER OR SCOOPING UP OUR FRESH BATCH OF THE FLAVOR OF THE DAY, WE WORK HARD TO ENSURE YOU WILL ALWAYS LEAVE HAPPY." AS CRAIG CULVER ALWAYS SAY, "WE NEVER COMPROMISE ON QUALITY." HOSPITALITY HAS ALWAYS BEEN NEAR AND DEAR TO OUR HEARTS, SO DINING IN OR ON THE GO, WE MAKE A POINT OF TREATING THE WAY WE'D WANT BE TREATED. THEIR PROTOTYPE BUILDING IS ROUGHLY 4,000 SQUARE FEET IN SIZE, AND THEY DO OFFER INDOOR DINING.

THE SITE:

THE PROJECT LIES ON APN 136-06-012H WITH MINOR PROPOSED IMPROVEMENTS TO BE COMPLETED ON APN 136-06-012E. THE PARCEL LIES NORTHWEST OF THE INTERSECTION OF EAST MCKELLIPS ROAD AND NORTH GILBERT ROAD. THE 1.47 AC PARCEL IS CURRENTLY VACANT. WE ARE PROPOSING THE STANDARD BUILDING WITH DUEL DRIVE-THRU, 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.

Call before you di

NSTRUCTION SITE SAFETY IS THE SO

PRODUCTION SHALL BE MADE WITHOUT PRIOR WRITTEN CONSENT OF ATWELL LL EMERGENCY CONTAC

2025-04-24

RAWN BY: K. SARWAR HECKED BY: C. ATCHLEY

ROJECT MANAGER: C. ATCHL JOB #: 24008258 LE CODE: ##

HEET NO. C200