

## DESIGN TEAM

### OWNER

CHICK-FIL-A  
15635 ALTON PKWY, STE 350  
IRVINE, CA 92618  
PHONE: (404) 305-4520  
CONTACT: KEITH GILBERT  
E-MAIL: keith.gilbert@chick-fil-a.com

### CIVIL

ZELL COMPANY, LLC  
3400 N. DYSART RD.  
SUITE 130  
AVONDALE, ARIZONA 85392  
PHONE: (623) 547-2500  
CONTACT: KEN ZELL  
E-MAIL: kzell@zell-co.com

### ENTITLEMENT CONSULTANT

4G DEVELOPMENT & CONSULTING, INC  
PO BOX 270571  
SAN DIEGO, CALIFORNIA 92198  
PHONE: (858) 382-5814  
CONTACT: BRANDI LOPER  
E-MAIL: bloper@4Gdev.com

## SITE DATA

PROJECT ADDRESS: TBS W. SOUTHERN AVENUE  
MESA, ARIZONA 85202

ASSESSORS PARCEL NO.: 134-28-866

LEGAL DESCRIPTION: LOT 5 AS SHOWN ON REPLAT FOR FIESTA VILLAGE RECORDED IN BOOK 1537 OF MAPS, PAGE 38 AT THE MARICOPA COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA.

ZONING DISTRICT: LC - LIMITED COMMERCIAL (CITY OF MESA)

ADJACENT ZONING:

NORTH: RM-5  
EAST: LC  
SOUTH: LC  
WEST: LC

BUILDING SETBACKS:

NORTH 20'  
WEST 15'  
EAST 15'  
SOUTH 15'

LANDSCAPE SETBACKS:

NORTH 15'  
WEST 15'  
EAST 15'  
SOUTH 15'

SITE AREA:

NET: 63,914 SQ. FT. / 1.47 ACRES

BUILDING OCCUPANCY:

A-2 RESTAURANT

BUILDING CONSTRUCTION TYPE:

V-B, SPRINKLERED

BUILDING AREA:

2,656 SQ. FT.

BUILDING HEIGHT:

22'-0" MAX.

LOT COVERAGE:

2,656 / 63,914 = 4.16%

PARKING:

REQUIRED:

1 SPACE / 100 SQ. FT. OF GROSS FLOOR AREA  
1 SPACE / 200 SQ. FT. OF OUTDOOR SEATING AREA  
2,656/100 + 797/200 = 31 SPACES

PROVIDED:

31 SPACES  
(INCLUDES 2 ACCESSIBLE SPACES & 4 COMPACT SPACES)

BIKE PARKING:

REQUIRED:

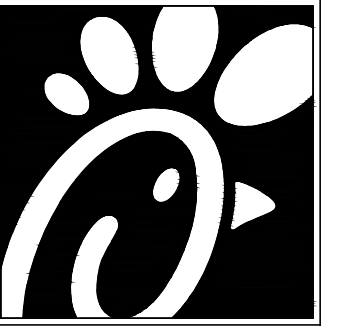
1 SPACE / 10 AUTO SPACES (3 SPACES)

PROVIDED:

4 SPACES (2 RACKS)

### SITE PLAN NOTES

- TRASH ENCLOSURE PER COM STD DTL M-62.01 THRU M-62.04.2.
- OUTSIDE DELIVERY CANOPY
- MENU BOARD CANOPY
- BIKE RACK
- FLAG POLE
- SES
- GAS METER
- LIGHT POLE
- CLEARANCE BAR
- ELECTRICAL TRANSFORMER
- DIRECTIONAL SIGN
- ADA PATH OF TRAVEL
- GREASE TRAP
- PEDESTRIAN SIGN
- OUTDOOR DINING PATIO
- CURB RAMP
- CONCRETE DRIVE THRU
- FIRE TRUCK TURN RADIUS 35 FT/55 FT
- MENU BOARD
- DRIVE THRU PICK UP DOOR
- 12" STEP OFF CURB TYP.
- SCREEN WALL
- DRIVE THRU SPEED BUMP
- WATER/FIRE/IRRIGATION POINT OF CONNECTION
- GAS POINT OF CONNECTION
- TELCO POINT OF CONNECTION
- ELECTRIC POINT OF CONNECTION
- RELOCATE FIRE HYDRANT/SITE LIGHT FOR SITE ACCESS
- POINT OF CONNECTION STORM DRAIN
- SVT (25 MPH DESIGN SPEED)
- CONTRASTING COLORED CONCRETE PEDESTRIAN WALKWAY. COLOR TO MATCH OVERALL DEVELOPMENT'S COLOR.
- RETROFITTED 30-FOOT DRIVEWAY ENTRANCE COM STD DTL M-42.
- COMPACT PARKING SPACES (EMPLOYEES)



5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

Revisions:

Mark	Date	By
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Seal



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Avondale, Arizona 85392  
Phone: 623-547-2500  
Fax: 623-547-2501



STORE  
1320 W. SOUTHERN AVENUE  
MESA, AZ 85202

SHEET TITLE  
SITE PLAN

VERSION:  
ISSUE DATE:

Job No. : 22-014

Store : 05202

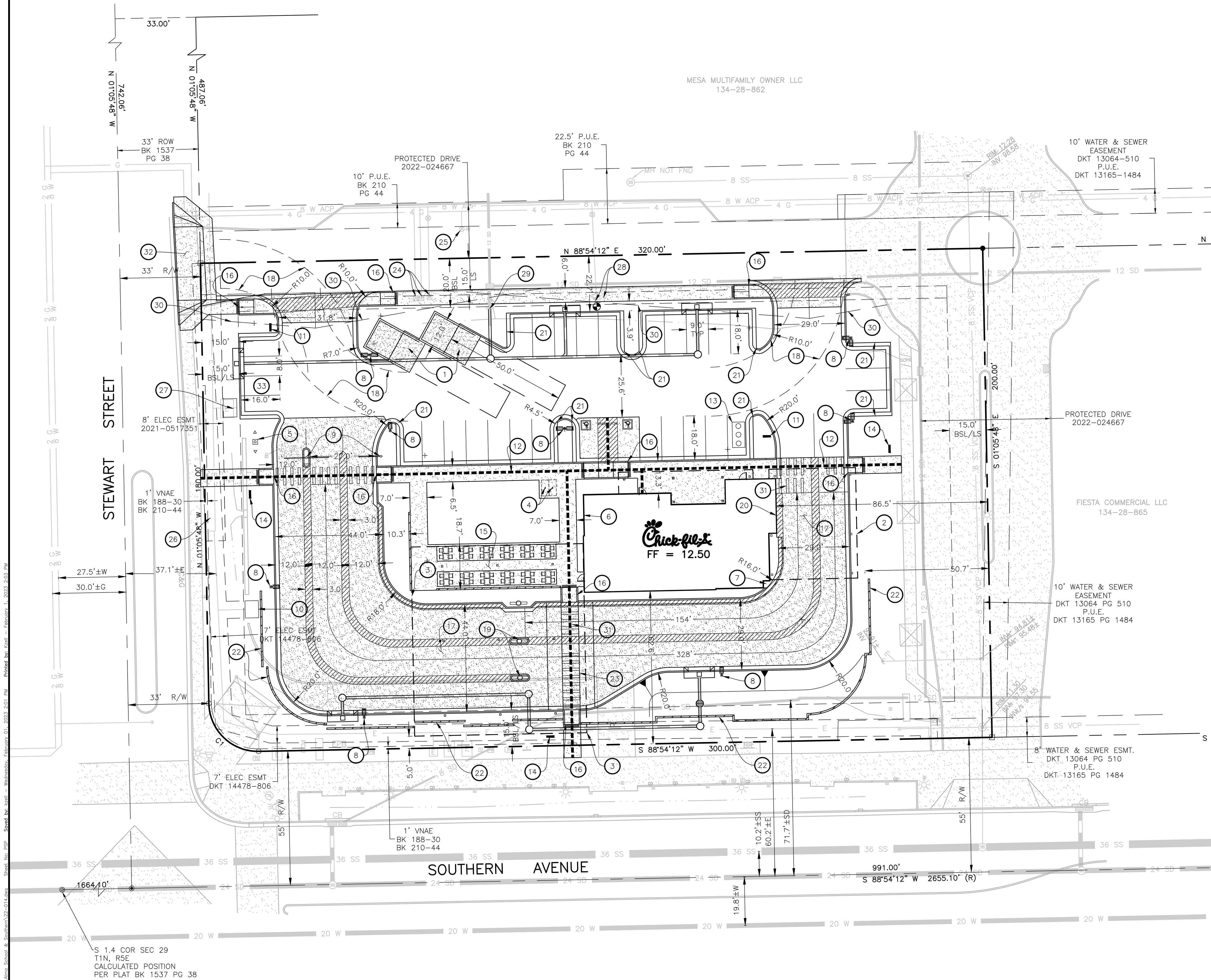
Date : 6/15/22

Drawn By : JLD

Checked By : KZW

Sheet

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of 1



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S 1.4 COR SEC 29  
T1N, R5E  
CALCULATED POSITION  
PER PLAT BK 1537 PG 38