

**DEVELOPER**  
 WHATABRANDS REAL ESTATE  
 300 CONCORD PLAZA DRIVE  
 SAN ANTONIO, TEXAS 78216  
 PHONE: 210-476-6181  
 ATTN: CLINT SAAVADRA

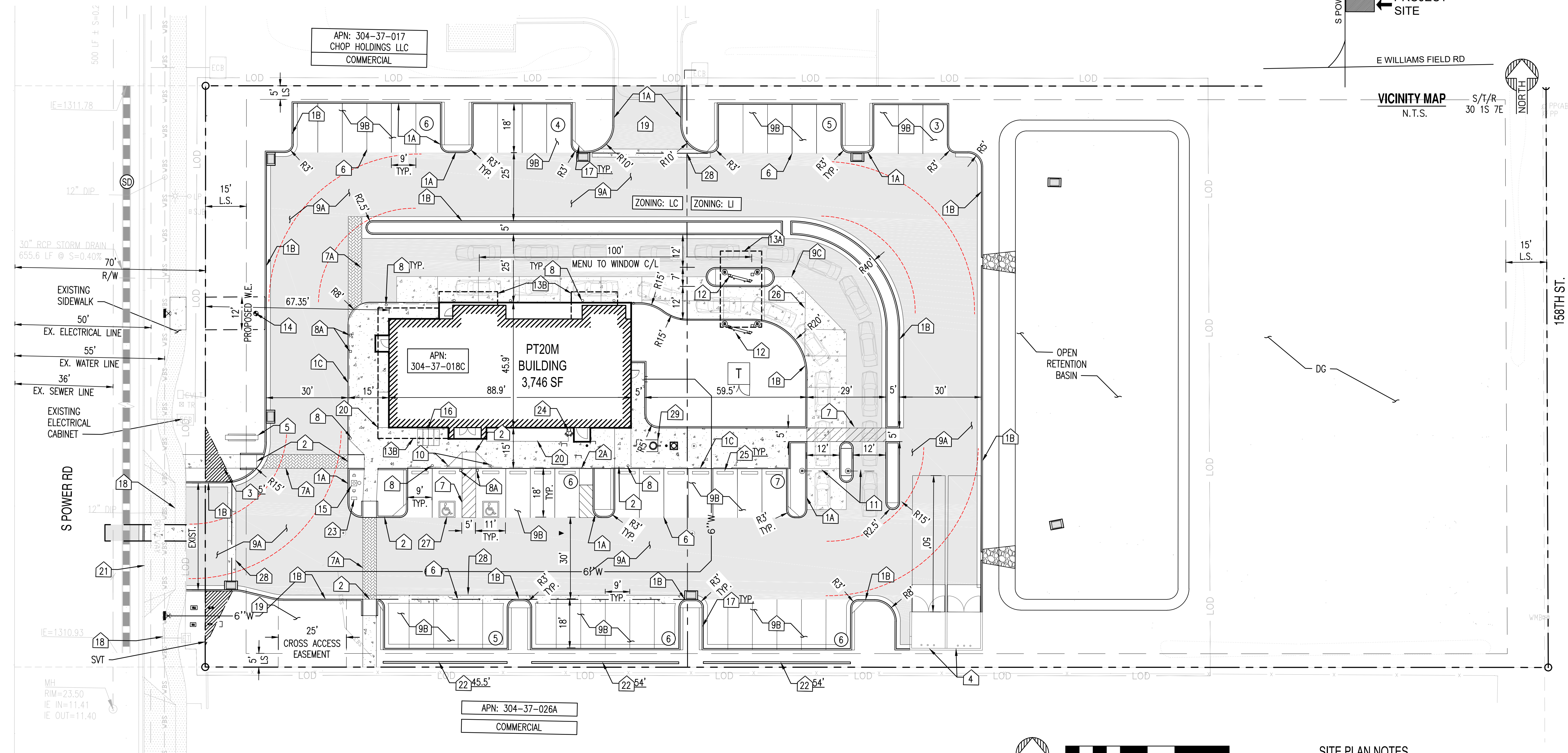
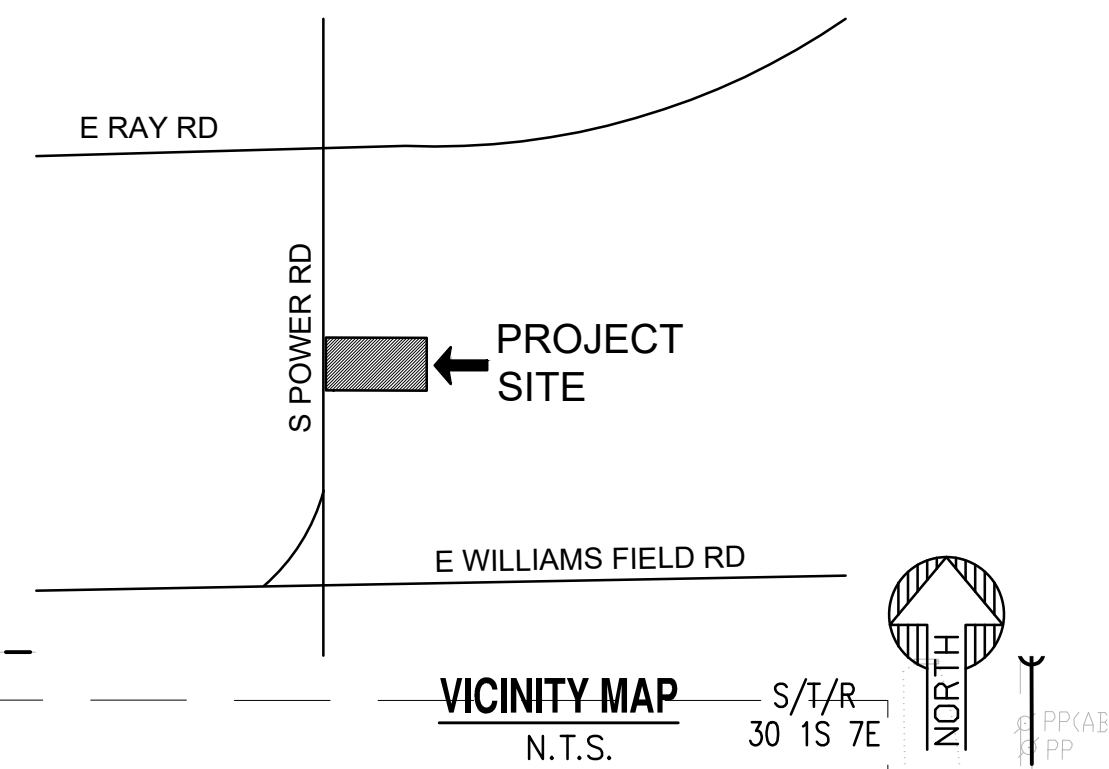
**CIVIL ENGINEER**  
 SUSTAINABILITY ENGINEERING GROUP  
 8280 E. GELDING DR., SUITE 101  
 SCOTTSDALE, ARIZONA 85260  
 PHONE: 480-588-7226  
 ATTN: ALI FAKIH

**OWNER**  
 GS TRUST/5427 S POWER LLC  
 5427 S. SETON DR, GILBERT,  
 AZ 85259  
 PHONE: 505-980-1991

# WHATABURGER

## PRELIMINARY SITE PLAN

5427 S. POWER ROAD, MESA AZ 85212

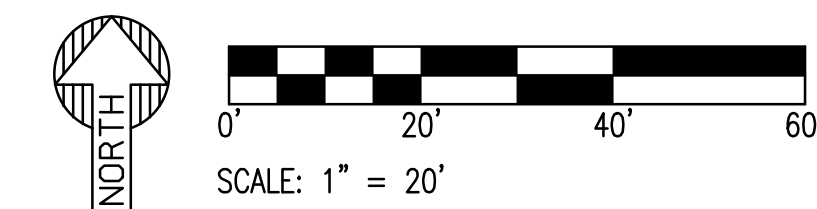


**SITE PLAN KEYNOTES:**

- 1A 6" VERTICAL CURB PER GRADING PLANS.
- 1B 6" CURB AND GUTTER.
- 1C TURN DOWN SLAB.
- 2 ACCESSIBLE RAMP PER GRADING PLANS.
- 2A LOADING ZONE RAMP PER GRADING PLANS.
- 3 CONCRETE SIDEWALK PER MAG STD. DET. 230, WIDTH PER PLAN.
- 4 TRASH ENCLOSURE PER DETAILS ON SHEET C2.11.
- 5 MONUMENT SIGN PER DET 8/C2.10..
- 6 4" WIDE WHITE PAINTED STRIPING, TYP.
- 7 5' WIDE PEDESTRIAN PATHWAY WITH 4" WIDE YELLOW PAINT, AT 45' 2 FEET O.C.
- 7A 5' STAMPED CONCRETE FOR PEDESTRIAN CROSSING.
- 8 6" STEEL BOLLARDS (TYP. 8). PER WB STD. DET. 5/C2.10.
- 8A 6" LIT STEEL BOLLARDS (TYP. 4). PER WB STD. DET. D3/S5.1.
- 9A HEAVY DUTY ASPHALT PAVEMENT.
- 9B LIGHT DUTY ASPHALT PAVEMENT.
- 9C CONCRETE PAVEMENT PER GRADING PLANS.
- 10 ACCESSIBLE PARKING SIGN PER DET. 2/C2.10 (TYP. 2).
- 11 DRIVE-THRU CLEARANCE BAR PER DET. 7/C2.10 (TYP. 2).
- 12 DRIVE-THRU MENU BOARD PER DET. 6/C2.10 (TYP. 2).
- 13A MENU BOARD CANOPY ABOVE PER ARCHITECTURAL PLANS.
- 13B 4' RESTAURANT CANOPY PER ARCHITECTURAL PLANS.
- 14 PROPOSED FIRE HYDRANT.
- 15 28' HIGH FLAG POLE
- 16 BIKE RACK PER DET. 9/C2.10 (4 SPACES).
- 17 GRANITE STRIPS AND ISLANDS NOSE, TYPICAL AT ISLANDS.
- 18 EXISTING 6' PUBLIC SIDEWALK.
- 19 25' CROSS ACCESS EASEMENT TO BE PROVIDED BETWEEN COMMERCIAL PARCELS.
- 20 PLANTER PER LANDSCAPE PLANS.
- 21 EXISTING DRIVEWAY ENTRANCE.
- 22 3' SCREEN WALL PER DET. 3/C2.10 LENGTH PER PLAN.
- 23 FREE STANDING MAILBOX BY G.C.
- 24 PROPOSED FDC LOCATION.
- 25 WHEEL STOP PER DET. 4/C2.10 (TYP. 13).
- 26 CONTROL JOINT PER GRADING PLANS, DET. 13/C3.11 & DET. 14/C3.11.
- 27 SYMBOL OF ACCESSIBILITY PER DET. 1/C2.10
- 28 VALLEY GUTTER PER GRADING PLANS.
- 29 GREASE INTERCEPTOR PER UTILITY PLAN.

**PROPOSED LEGEND:**

- PROPERTY LINE
- VERTICAL CURB
- CURB & GUTTER
- SITE WALL
- (X) PARKING COUNT
- PAVEMENT STRIPING
- HEAVY DUTY PAVEMENT
- CONCRETE PAVEMENT/SIDEWALK
- STEEL BOLLARD
- LIGHTED STEEL BOLLARD
- T TRANSFORMER
- 35'/55' FIRE ACCESS TURN RADIUS



**DEVELOPMENT SUMMARY TABLE:**

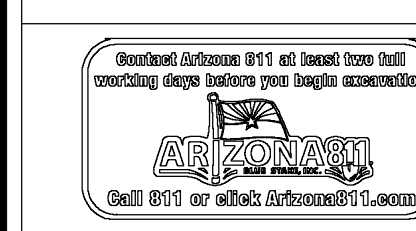
PROJECT ADDRESS: 5427 S. Power Rd. MESA, AZ 85212			
SEC OF S. POWER RD & E. RAY RD.			
PROJECT DESCRIPTION:			
PROPOSED WHATABURGER W/ DRIVE THRU			
DEVELOPMENT INFORMATION:			
APN:	304-37-018C		
ZONING:	LI & LC		
LOT SIZE:	105,003 SF	2.41 AC	
PROPOSED USE:	RESTAURANT W/ DRIVE THROUGH		
CONSTRUCTION TYPE:	VB		
BUILDING AREA:	3,751 SF		
BUILDING HEIGHT:	LC MAX. 30 FT.		
	LI MAX. 40 FT.		
	PROPOSED 21 FT.		
PARKING REQUIREMENT			
	BUILDING A/PREP	2,131 SF	
	DINING	1,620 SF	
	BUILDING AREA TOTAL	3,751 SF	
REQUIRED PARKING	38		100 PER SF
MAXIMUM PARKING	48		
PROPOSED PARKING	48		TOTAL
REQUIRED ADA	2		
PROPOSED ADA	2		INCL.
REQUIRED BIKE PARKING	4		
PROPOSED BIKE PARKING	4		

**SITE PLAN NOTES**

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- IF APPLICABLE, PEDESTRIAN ACCESS ROUTES ARE PROVIDED IN COMPLIANCE WITH THE LATEST ADA STANDARDS. ALL RAMPS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS, 2% MAX CROSS SLOPES, AND 5% MAXIMUM LONGITUDINAL SLOPES. TRUNCATED DOMES, AS DETECTABLE WARNINGS, ARE REQUIRED, AS SHOWN IN PLANS, ON ALL SITE RAMPS AND WALKS THAT CROSS A VEHICULAR WAY PER ADAAG CHAPTER 7.
- PIPE BOLLARDS SHALL BE INSTALLED IN TRAFFIC AND LOADING AREAS AS REQUIRED TO PROTECT BUILDING CORNERS, RECEIVING AREAS, HYDRANTS, TRANSFORMERS, METERS, GENERATORS, COMPACTORS, STEPS, AND RAILINGS, AS NECESSARY.
- ALL SIGNAGE REQUIRES SEPARATE APPROVAL AND PERMITS.
- A MINIMUM 6-FOOT HORIZONTAL SEPARATION BETWEEN WATER AND SEWER PIPELINES WILL BE MAINTAINED.
- OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

SUSTAINABILITY  
ENGINEERING  
GROUP



PROJECT: WHATABURGER  
 LOCATION: 5427 S. POWER ROAD, MESA, AZ

DRAWN: AF 07/08/2021  
 DESIGNED: JC, LR 07/08/2021  
 QC: SC 07/02/2021  
 FINAL QC: KZ 07/08/2021  
 PROJ. MGR.: AF 07/08/2021

DATE: 7/14/2021  
 ISSUED FOR: SITE PLAN/DESIGN REVIEW

REVISION NO.: DATE:  
 1  
 2  
 3  
 4

JOB NO.: 201214

SHEET TITLE: PRELIMINARY SITE PLAN

PAGE NO.: SHEET NO.: C2.00

LOCATION: Z:\SHARED\PROJECTS\WHATABURGER\MESA - SEC POWER & RAY - 2012\14\11 CAD (SEG)\1.3 ENTITLEMENT-PLANNING\201214-C2.00.DWG SAVER BY: KEVIN.ZENK DATE: 7/14/2021

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.