

CIVIL ENGINEER

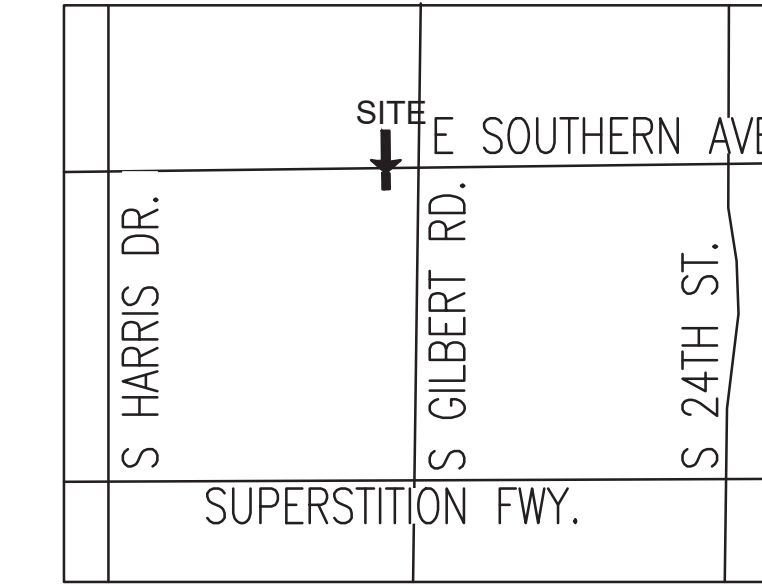
SUSTAINABILITY ENGINEERING GROUP
5240 N.16TH STREET, SUITE 105
PHOENIX, AZ 85016
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PHONE: 480-588-7226
EMAIL: ALI@AZSEG.COM

LANDSCAPE ARCHITECT:

DESIGN ETHIC
7525 E. 6TH AVE.
SCOTTSDALE, ARIZONA 85251
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CHIPOTLE SITE PLAN

1937 E SOUTHERN AVENUE, MESA, ARIZONA

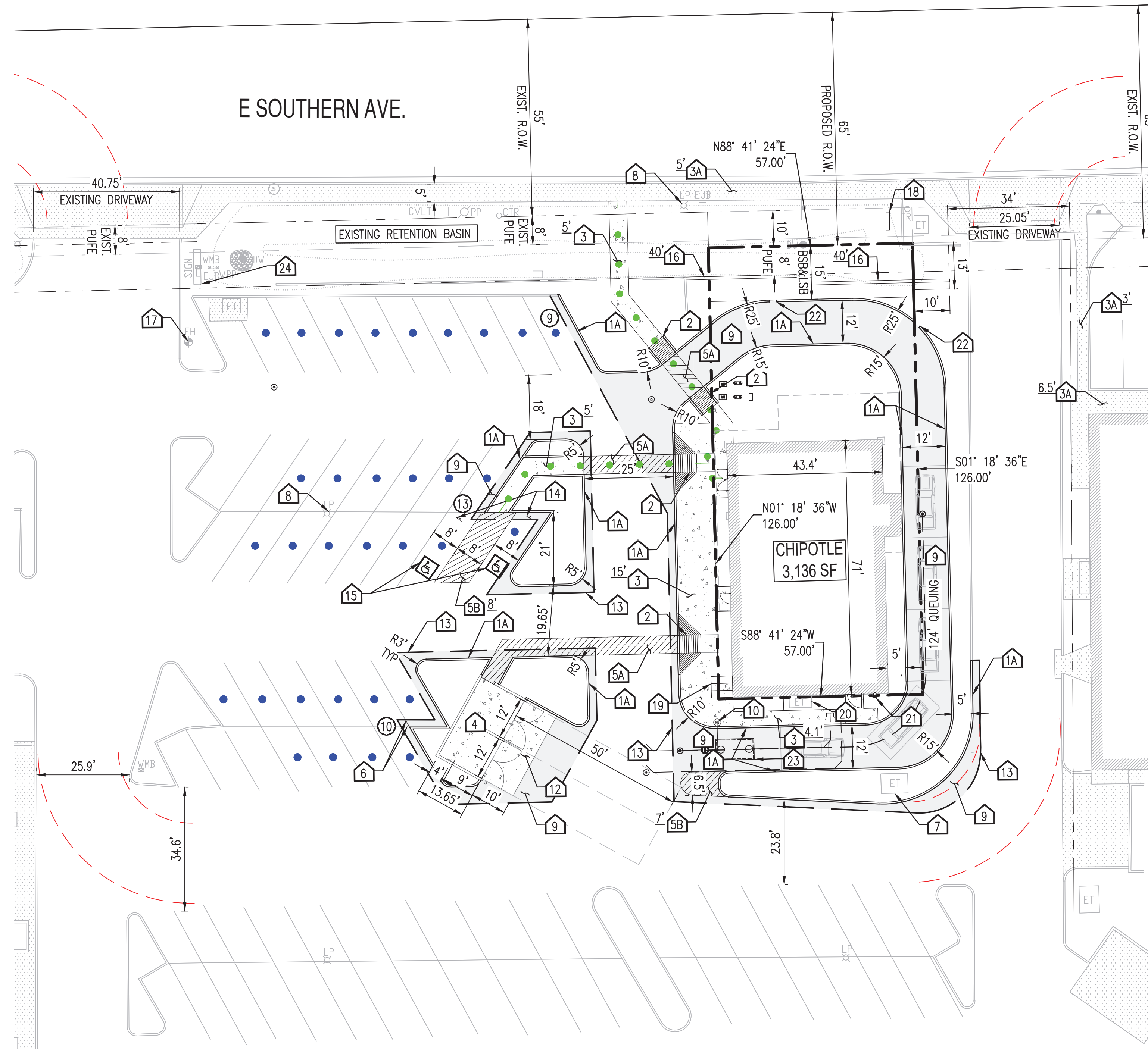


SITE PLAN NOTES

- 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.

DEVELOPMENT SUMMARY TABLE:

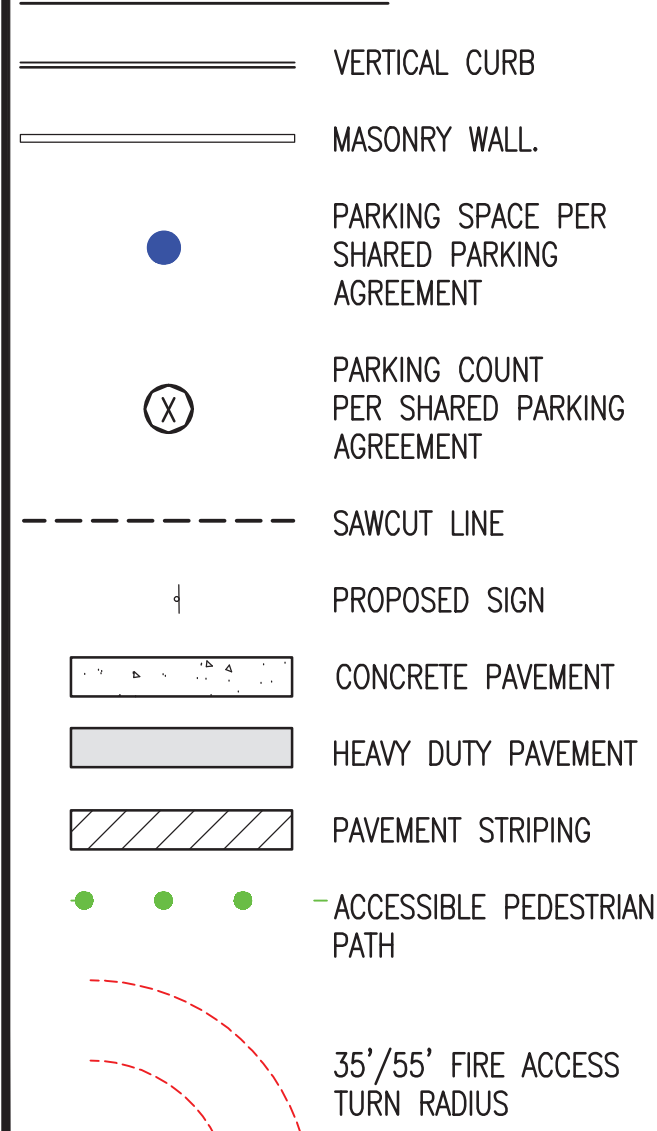
LOT AREA:	7,752 SF	0.18 AC
BUILDING FOOTPRINT:	3,136 SF	
MAX. BUILDING HEIGHT:	30'	
PROPOSED BUILDING HEIGHT:	1-Story	
MAX ALLOWED LOT COVERAGE:	80%	
PROVIDED LOT COVERAGE:	70%	
SETBACKS:		
FRONT (S):	15'	
SIDE (W):	NONE	
SIDE (E):	NONE	
REAR (N):	NONE	
4' High wall along street frontage		
PICK UP WINDOW REQUIREMENTS		
ENTRANCE TO PICK UP WINDOW	REQUIRED: N/A	PROVIDED: 124'
PARKING REVIEW: 9.5'x18' (90°)		
INDOOR FLOOR AREA:	3,136 SF	100 1 per 100 sf
MIN REQUIRED CAR PARKING:	32 SPACES	
MAX ALLOWED CAR PARKING:	32	
PROPOSED CAR PARKING: (WITH SHARED PARKING AGREEMENT)		
REQUIRED BICYCLE PARKING SPACES	3	(at least 3 bicycle parking spaces or at least 1 bicycle space per 10 on-site vehicle parking spaces actually provided, whichever is greater)
PROVIDED BICYCLE PARKING SPACES	3	
REQUIRED ADA PARKING:	2 SPACES	
PROPOSED ADA PARKING:	2 SPACES	



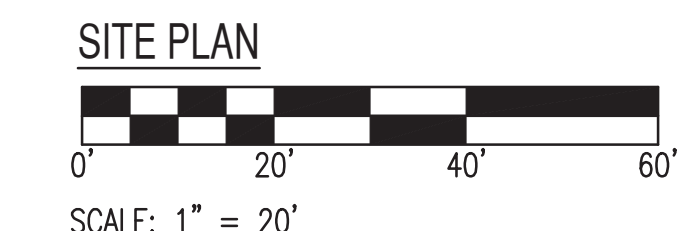
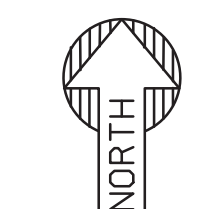
SITE PLAN KEYNOTES:

- 1A PROPOSED VERTICAL CURB.
- 2 PROPOSED ACCESSIBLE RAMP.
- 3 PROPOSED CONCRETE SIDEWALK PER MAG STD. DET.230, WIDTH PER PLAN.
- 3A EXISTING SIDEWALK, WIDTH PER PLAN.
- 4 PROPOSED TRASH ENCLOSURE PER AHITECTURAL PLANS.
- 5A PROPOSED 5" PEDESTRIAN PATHWAY WITH 4" WIDE YELLOW PAINT, AT 45' 2 FEET O.C.
- 5B PROPOSED STRIPED AREA WITH 4" WIDE YELLOW PAINT, AT 45' 2 FEET O.C., WIDTH PER PLAN.
- 6 PROPOSED 4" WIDE WHITE PAINTED STRIPING.
- 7 EXISTING TRANSFORMER TO BE PROTECTED ON SITE.
- 8 EXISTING LIGHT POLE TO BE PROTECTED ON SITE.
- 9 PROPOSED HEAVY DUTY ASPHALT PAVEMENT.
- 10 PROPOSED PICK-UP CLEARANCE BAR..
- 12 PROPOSED CONCRETE RUNOUT PAD.
- 13 PROPOSED SAWCUT LINE.
- 14 PROPOSED ADA SIGN STALL PER DET. 3/C2.10
- 15 PROPOSED ADA PAINTED SYMBOL OF ACCESSIBILITY PER DET. 5/C2.10.
- 16 PROPOSED 4' HIGH SCREEN WALL, LENGTH PER PLAN, PER DET. 1/C2.10.
- 17 EXISTING FIRE HYDRANT.
- 18 PROPOSED SIGN MONUMENT LOCATION TO BE APPLIED FOR IN SEPARATE PERMIT.
- 19 PROPOSED BIKE RACK PER DET. 4/C2.10.
- 20 EXISTING ELECTRICAL PANEL TO BE PROTECTED ON SITE.
- 21 PROPOSED FDC.
- 22 PROPOSED CURB OPENING PER GRADING AND DRAINAGE PLANS.
- 23 PROPOSED GREASE INTERCEPTOR PER UTILITY PLANS.
- 24 EXISTING MONUMENT SIGN TO REMAIN.

PROPOSED LEGEND:



EXISTING LEGEND:



NOT FOR CONSTRUCTION

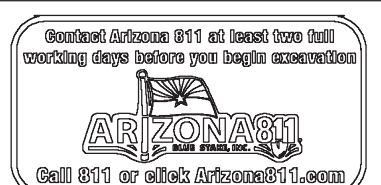
SUSTAINABILITY ENGINEERING GROUP

SEG



5240 N.16TH STREET, SUITE 105 PHOENIX, ARIZONA 85016
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CHIPOTLE



PROJECT: CHIPOTLE
LOCATION: 1937 EAST SOUTHERN AVENUE, MESA, ARIZONA 85204

DRAWN: MA GA 01/24/2024
DESIGNED: GA 01/24/2024
QC: AB 01/24/2024
FINAL QC: CB 01/24/2024
PROJ. MGR.: AF 01/24/2024

DATE: 01/24/2024
ISSUED FOR: DESIGN REVIEW

REVISION NO.	DATE

JOB NO.: 231012

SHEET TITLE: SITE PLAN

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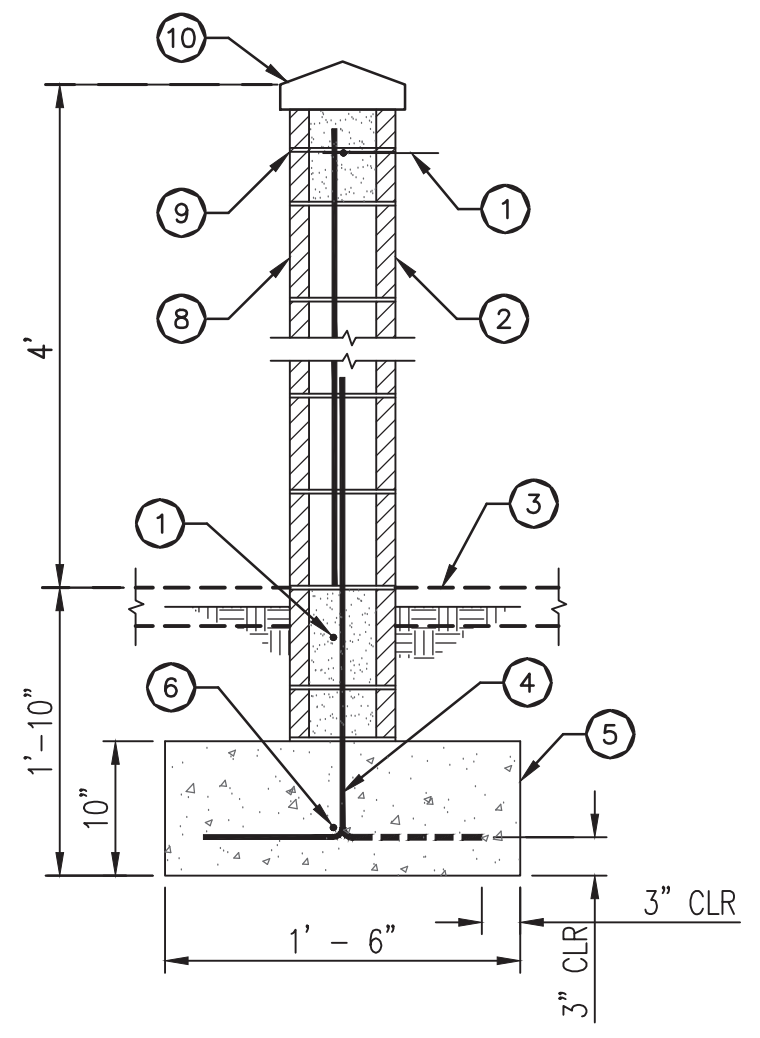
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SHEET TITLE: SITE PLAN DETAILS

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- KEY NOTES:**
- 1 #4 IN CONTINUOUS 8" DEEP GROUTED BOND BEAM
 - 8" MASONRY WALL WITH #4 VERTICALS AT 48" O.C. FINISHED GRADE OR CONCRETE SLAB WHERE OCCURS
 - DOWELS TO MATCH AND LAP VERTICAL WALL REINFORCING - ALTERNATE BENDS
 - CONCRETE FOOTING
 - 1 #5 CONTINUOUS
 - 2" SMOOTH CAP BLOCK
 - PROVIDE STUCCO FINISH, PAINT TO MATCH STORE. (BOTH SIDES)
 - 8"x4"x16" SMOOTH FACE CMU ACCENT BAND
 - MASONRY COPING; LIMESTONE, CAST STONE, CALCIUM SILICATE OR PRECAST CONCRETE; OVERHANG MASONRY WALL 1 1/2" MIN: SLOPED TOP

DETAIL A
N.T.S.

MASONRY SCREEN WALL
N.T.S.

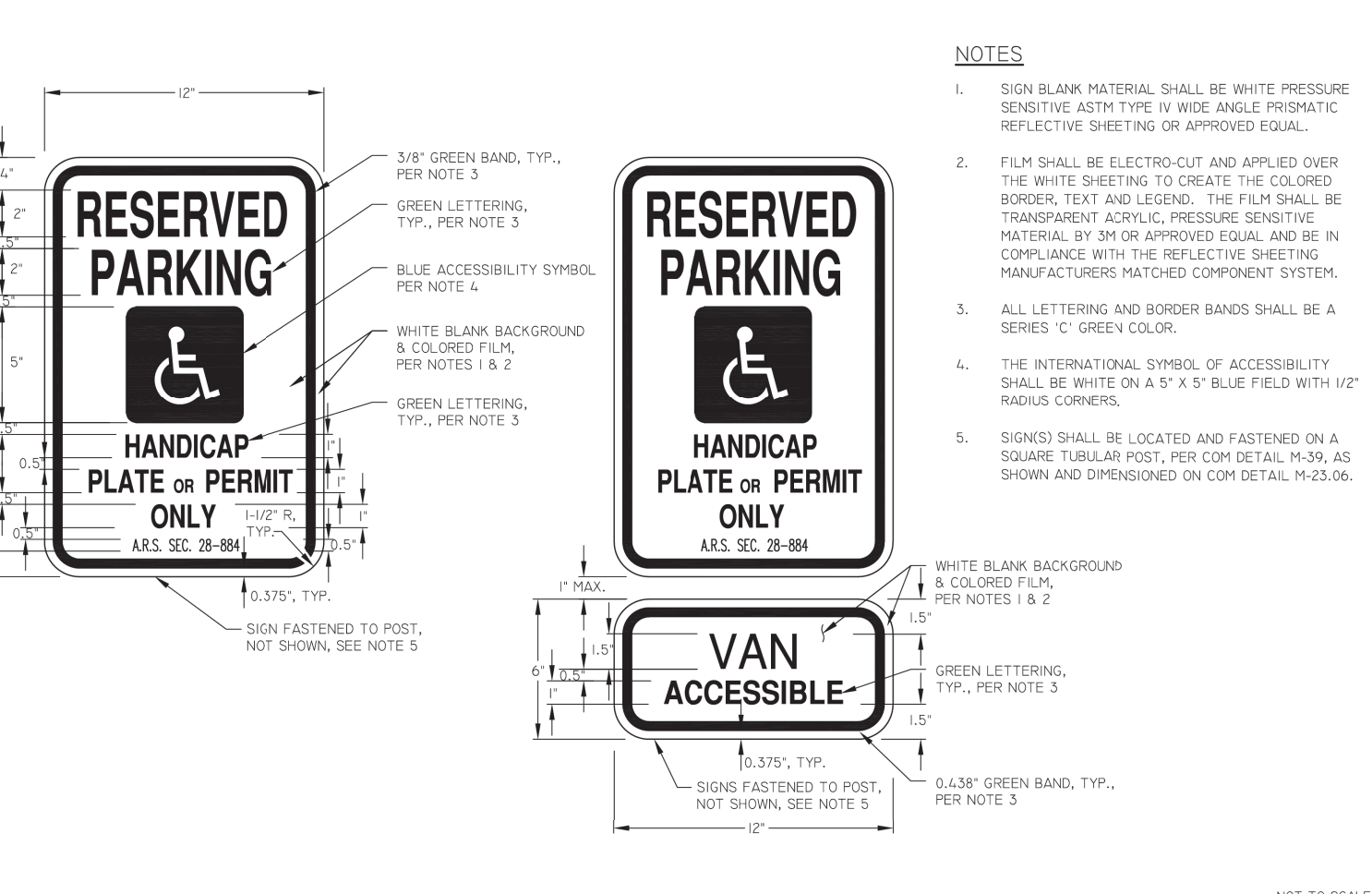
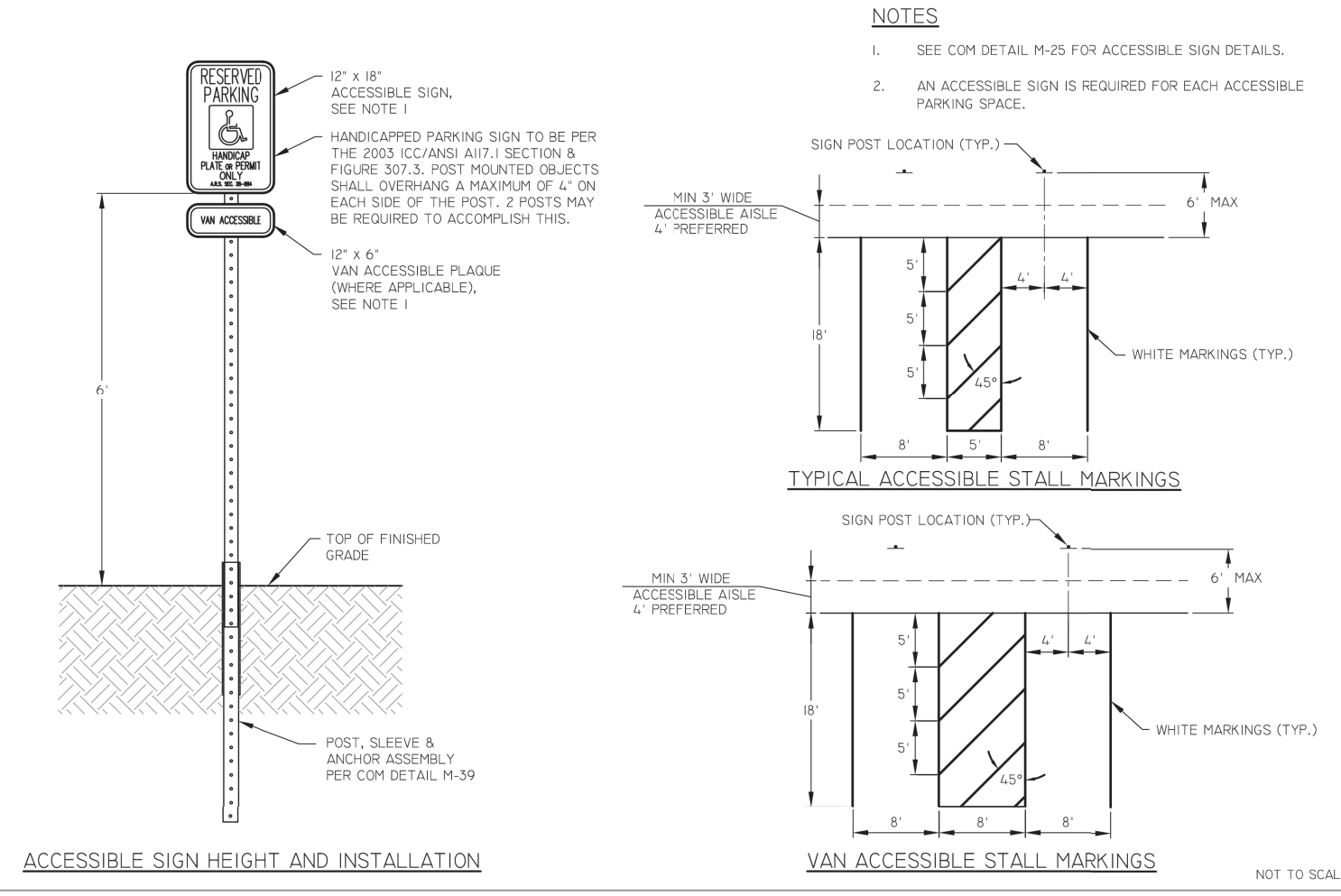


1

NOT USED
N.T.S.



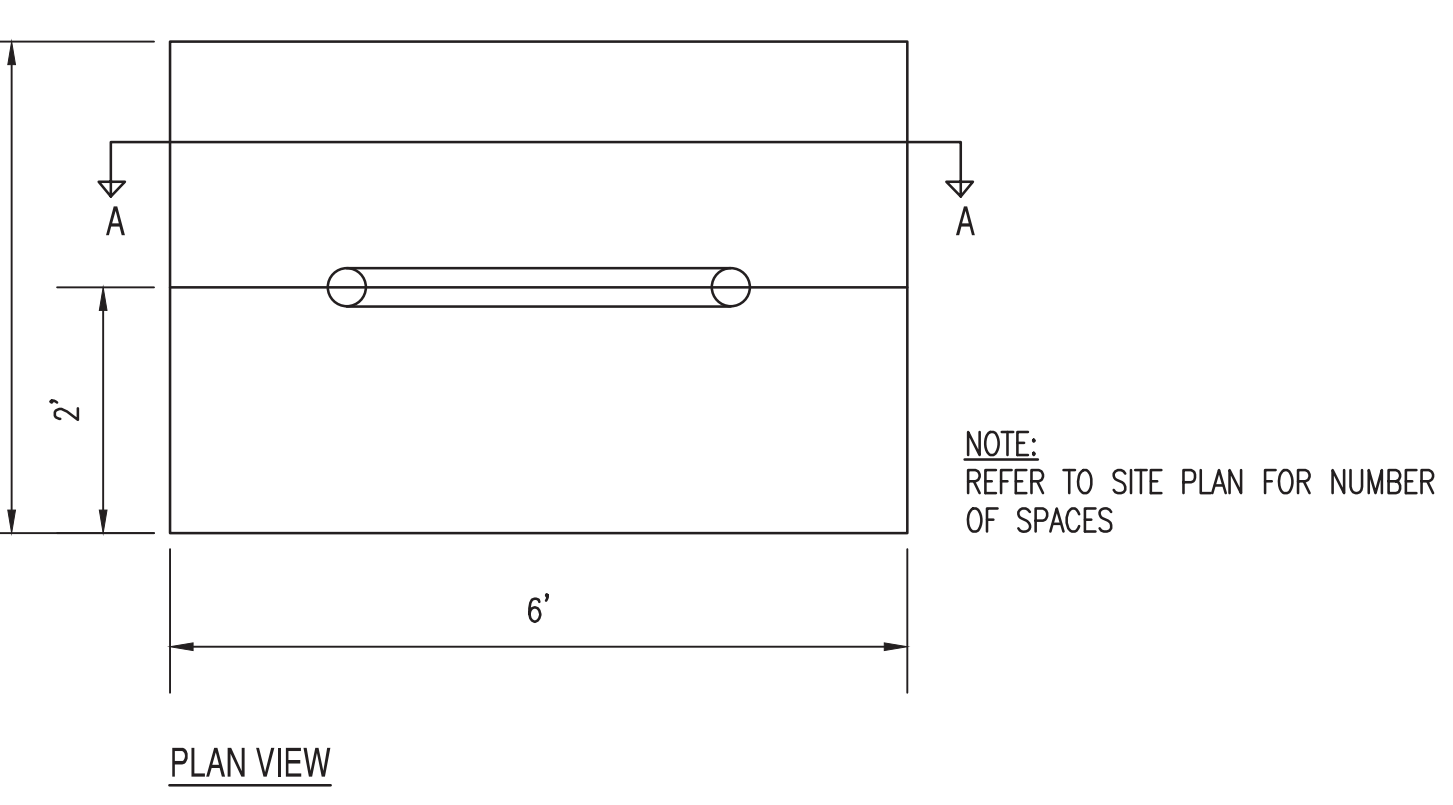
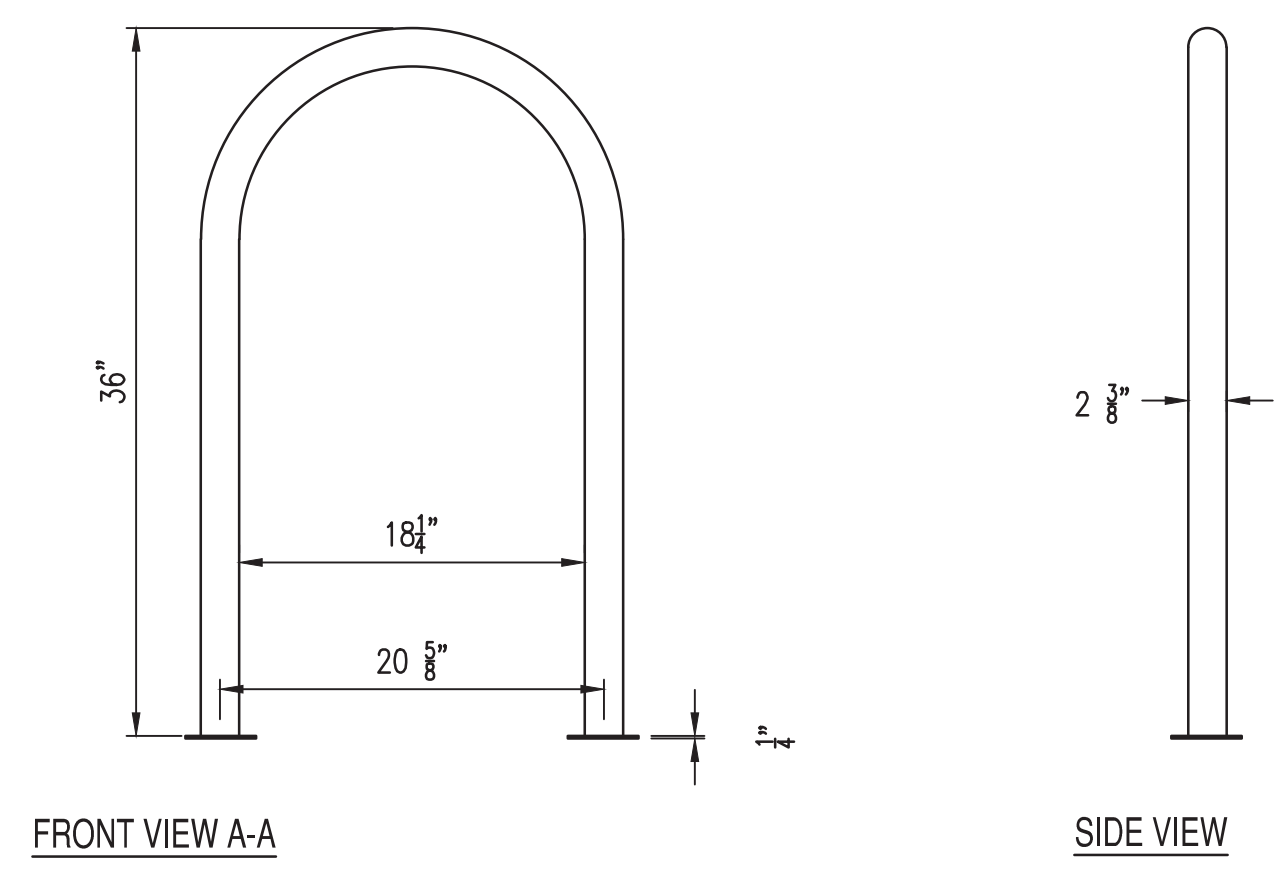
2



ACCESSIBLE PARKING SIGN
N.T.S.



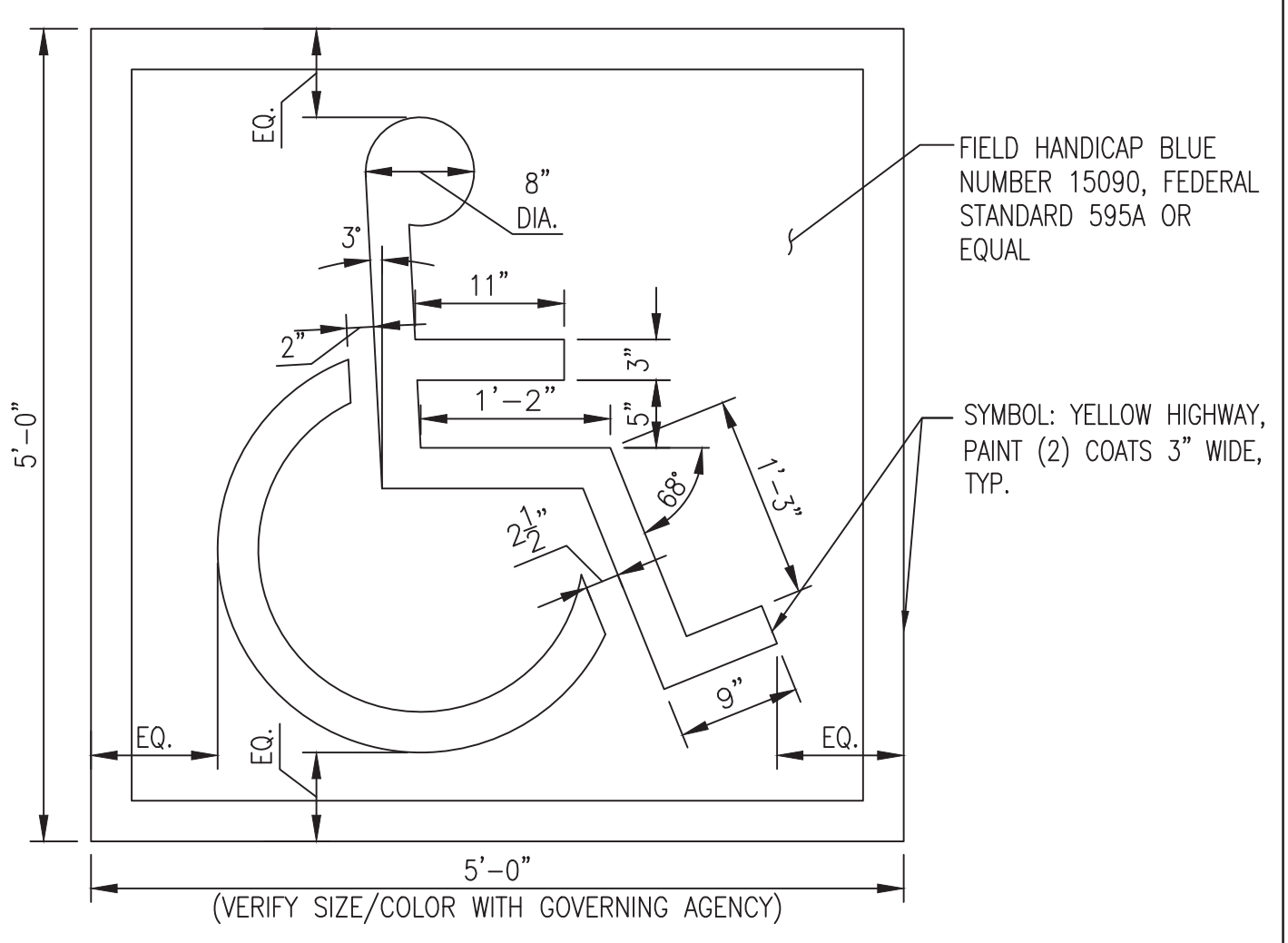
3



BICYCLE RACK DETAIL
N.T.S.



4



SYMBOL OF ACCESSIBILITY
N.T.S.



5