PRODUCTION SHALL BE MADE WITHOUT PRIOR WRITTEN CONSENT OF ATWELL L 24 HOUR

EMERGENCY CONTAC

2024-10-21

REVISIONS

RAWN BY: K. SARWAR, S. KIDI HECKED BY: C. ATCHLEY JOB #: 24004294

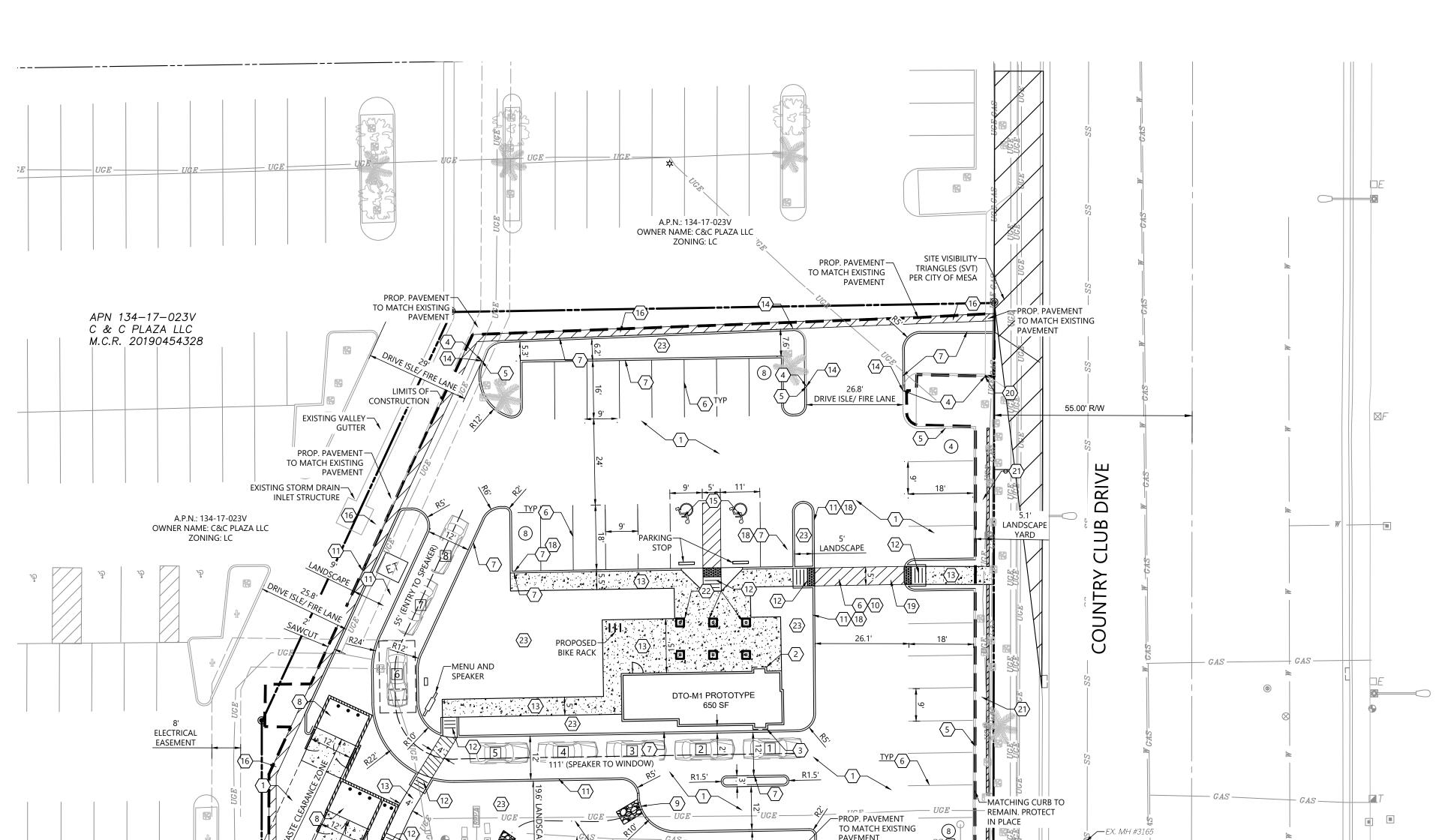
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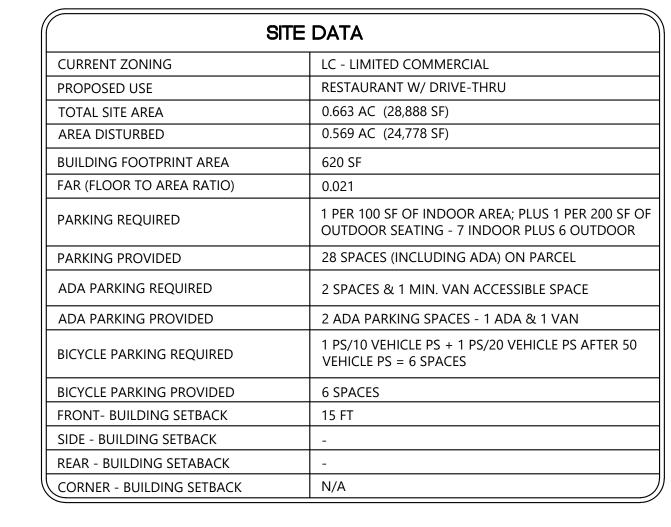
COUNTRY CLUB DRIVE	MESA	PA COUNTY, ARIZONA	AZ COA 16251

ROJECT MANAGER: C. ATCHLE

HEET NO. 04 OF 15



EXISTING 8" WATER LINE \_\_\_\_\_



W SOUTHERN AVE

**VICINITY MAP** 

(NOT TO SCALE)

## **SITE GENERAL NOTES:**

SAWCUT, REMOVE AND REPLACE EXISTING PAVEMENT PER C.O.M.

CURB HEIGHT VARIES FROM 4" TO 6". INSTALL PAVEMENT PER

(20) INSTALL CURB TERMINATION PER M.A.G. STD. DTL. 222. - SEE SHEET C701

(16) STD. DTL. M-19.04.1 & M-19.04.02. SEE SHEET C701

(19) INSTALL 6" CONCRETE OVER 4" ABC - SEE SHEET C700

21) PROPOSED 3' SITE WALL - SEE ARCHITECT PLANS FOR DETAILS

PROPOSED LANDSCAPE - SEE LANDSCAPE PLANS FOR DETAILS

PROPOSED 3' GAZEBO POLES - SEE ARCHITECT PLANS FOR DETAILS

77 PROTECT EXISTING UTILITIES IN PLACE.

CURB HEIGHT VARIES FROW 4

ELEVATIONS ON THE PLANS.

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

PROPERTY LINE. LOW PRESSURE SODIUM LIGHTING IS PROHIBITED. ALL LIGHTING FIXTURES MUST BE RESTRICTED TO DOWN-LIGHT OR CUT-OFF TYPES.

SITE LEGEND

14. ALL PARKING LOT LIGHTING MUST BE INSTALLED AND OPERATE SO AS NOT TO PRODUCE GLARE OR CAST DIRECT ILLUMINATION ACROSS THE BOUNDING

# OF PARKING

# # OF STACKING

CIVIL ENGINEER ATWELL, LLC 9001 AIRPORT FREEWAY, STE 660 NORTH RICHLAND HILLS, TX 76180

PHONE: (512) 584-8690

CONTACT: CATHERINE ATCHLEY EMAIL: CATCHLEY@ATWELL-GROUP.COM DEVELOPER BLACK ROCK DEVELOPMENT COMPANY, LLC 9170 E BAHIA DR, STE #101

SCOTTSDALE, ARIZONA 85260

PHONE: (541) 531-2149 CONTACT: TONY PALLOTTA EMAIL: TONY@BR.COFFEE

## PROJECT NARRATIVE

BLACK ROCK COFFEE BAR IS OWNED BY BLACK ROCK DEVELOPMENT COMPANY, LLC. BLACK ROCK COFFEE IS A PREMIUM CRAFT COFFEE SHOP WITH MULTIPLE LOCATIONS ACROSS THE COUNTRY. BLACK ROCK COFFEE CONSIDERS ITSELF A "PART OF LOCAL COMMUNITIES, EACH BLACK ROCK COFFEE BAR FINDS WAY TO SERVE THEIR NEIGHBORHOODS. AND BY DOING SO WE HELP RAISE THE BAR FOR RELATIONSHIP AND COMPASSION." THE PROTOTYPICAL BUILDING IS ROUGHLY 600-700 SQUARE FEET IN SIZE, WITH STATE-OF-THE-ART DESIGN AND IDENTIFIABLE BRANDING ELEMENTS. IT OFFER PATIO AND OUTDOOR SEATING WITH THE OPTION OF DRIVE-THRU AVAILABILITY.

EXISTING SEWER LINE 9 RAP SPILLWAYS

APN 134-17-022H

RED MOUNTAIN ASSET

## THE SITE:

THE PROJECT LIES ON APN 134-17-022G WITH MINOR PROPOSED IMPROVEMENTS. THE PARCEL LIES NORTHEAST OF THE INTERSECTION OF W EMERALD AVE AND COUNTRY CLUB DRIVE. THE 0.663 AC PARCEL IS CURRENTLY VACANT. THE PROPOSED STANDARD BUILDING INCLUDES DUAL LANE DRIVE-THRU ORDERING SINGLE LANE PICKUP, 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.

## **CONSTRUCTION NOTES (GRADING AND DRAINAGE)**

- 1 INSTALL 3.5" AC PAVEMENT OVER 4" ABC SEE SHEET C700
- $\begin{tabular}{ll} \end{tabular}$  PROPOSED PICK-UP WINDOW WITH COUNTER. SEE ARCHITECTURAL PLAN FOR DETAILS.
- PROPOSED WALK-UP WINDOW WITH COUNTER. SEE ARCHITECTURAL PLAN FOR DETAILS.

TO MATCH EXISTING

PAVEMENT

UTILITY

EASEMENT

- 4 DEMOLISH AND REMOVE EXISTING CURB. PROTECT EXISTING CURB/WALL/PAVEMENT/CONCRETE IN PLACE.
  REPAIR OR REPLACE AS DETERMINED BY INSPECTOR IF DAMAGED
- DURING CONSTRUCTION.
- 6 8" SOLID WHITE STRIPE. (7) CONSTRUCT 6" SINGLE CURB PER M.A.G. STD. DTL. 222, TYPE 'B". - SEE SHEET C701
- 8 DUMPSTER ENCLOSURE PER COM SOLID WASTE STANDARDS M-62.01- M-62.02.1 M-62.02.2 SEE SHEET C702 (9) INSTALL 3'-WIDE CURB OPENING FOR DRAIN-THROUGH - SEE SHEET C700
- (10) INSTALL ADA CROSSWALK CONSTRUCT 6" VERTICAL CURB AND GUTTER PER M.A.G. STD. DTL. 220-1, TYPE 'B'. - SEE SHEET C701
- (12) CONSTRUCT DIRECTIONAL CURB RAMP.
- (13) CONSTRUCT SIDEWALK PER M.A.G. STD. DTL. 230. SEE SHEET C701
- 14 MATCH EXISTING CONCRETE/PAVEMENT
- (15) ADA PARKING STALL WITH ADA SYMBOL AND REQUIRED PAINT.