

VICINITY MAP (NOT TO SCALE)

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	

SITE GENERAL NOTES:

- 1. DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE INDICATED.
- USE 2 KADII, DIRECTS SHOWN OTHERWISE.
 THE INFORMATION PERTAINING TO EXISTING CONDITIONS WAS TAKEN FROM A SURVEY PROVIDED BY: DIAMONDBACK LAND SURVEYING.
 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.

 5. 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
- CONSTRUCTION.
 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.

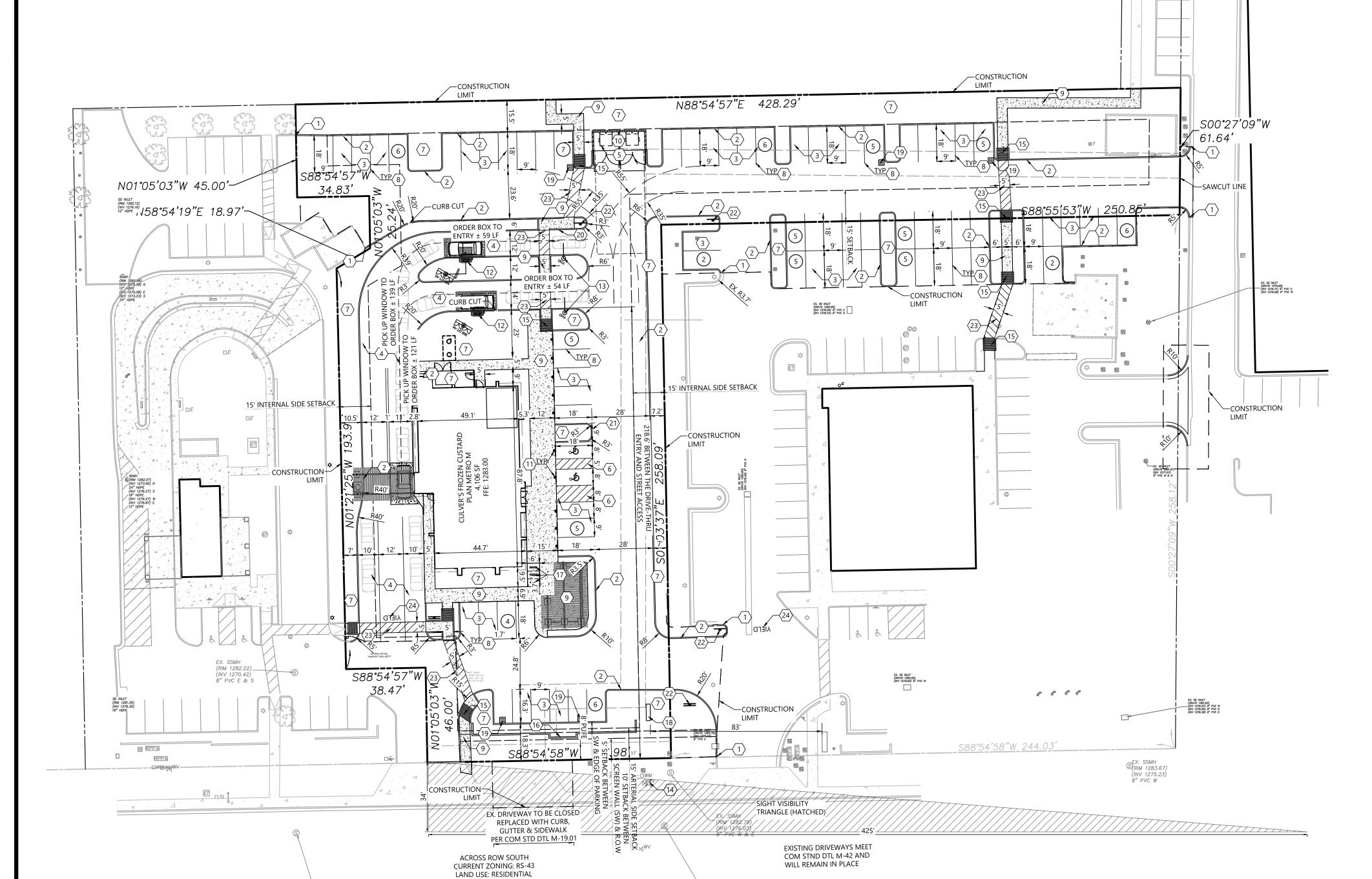
 8. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKERS AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY
- PROTECTED FROM DAMAGE. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO PRIVATE OR PUBLIC PROPERTY.

 9. ACCESS TO UTILITIES, FIRE HYDRANTS, ETC. SHALL REMAIN UNDISTURBED AT ALL TIMES, UNLESS COORDINATED OTHERWISE
- THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
 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

14.	ALL PARKING LOT LIGHTING MUST BE INSTALLED AND OPERATE S	O AS NOT TO PRODUCE GLARE OR CAST DIRECT	ILLUMINATION ACROSS THE BOUNDI
	PROPERTY LINE. LOW PRESSURE SODIUM LIGHTING IS PROHIBITED). ALL LIGHTING FIXTURES MUST BE RESTRICTED	TO DOWN-LIGHT OR CUT-OFF TYPES

NOTE NUMBEI	٦	CORRESPONDING DETAIL NUMBER (SEE DETAIL SHEETS)
$\langle 1 \rangle$	TIE IN CURB/DRIVE TO MATCH EXISTING CURB/STREET WITH CURB TERMINATIONS	-
$\overline{2}$	NEW CONCRETE CURB - SEE DETAILS	C700
3	PROPOSED PAVEMENT (2" AC OVER 4" ABC) - SEE DETAILS	C700
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°	-
$\overline{7}$	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	-
24	18" WHITE PAVEMENT MESSAGE	-



EX. SSMH (RIM 1282.35) (INV 1270.28) S (INV 1270.21) N, W, & E 8" PVC

CONTACTS:

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

DEVELOPER

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

CIVIL ENGINEER

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

EX. SSMH —(RIM 1281.87) (INV 1269.83) (INV 1269.67) 8" PVC N & W & E

SURVEYOR
DIAMONDBACK LAND SURVEYING
6140 BRENT THURMAN WAY, SUITE 230
LAS VEGAS, NEVADA 89148
PHONE: (702) 823-3257
CONTACT: RON COX

__<u>\$88°54'58"W_2630</u>.82'

MCKELLIPS ROAD

MESA, AZ 85205 PHOENIX, AZ 85013 NORTH RICHLAND HILLS, TX 76180 LAS VEGAS, NEVADA 89148

PHONE: (480) 225-9962 PHONE: (602) 618-3330 PHONE: (512) 584-8690 PHONE: (702) 823-3257

CONTACT: BOB KLEPINGER CONTACT: BRIAN FARREL 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 dig.
OCATIONS OF EXISTING UNDERGROUND
ITIES ARE SHOWN IN AN APPROXIMATE
WAY ONLY AND HAVE NOT BEEN
ENDENTLY VERIFIED BY THE OWNER OR ITS
RESENTATIVE. THE CONTRACTOR SHALL
ERMINE THE EXACT LOCATION OF ALL
STING UTILITIES BEFORE COMMENCING
VAND AGREES TO BE FULLY RESPONSIBLE
ANY AND ALL DAMAGES WHICH MIGHT BE
SIONED BY THE CONTRACTOR'S FAILURE TO
TLY LOCATE AND PRESERVE ANY AND ALL
UNDERGROUND UTILITIES.

NOTICE:

DNSTRUCTION SITE SAFETY IS THE SOLE
DNSIBILITY OF THE CONTRACTOR', NEITHER
E OWNER NOR THE ENGINEER SHALL BE
TED TO ASSUME ANY RESPONSIBILITY FOR

CONSTRUCTION SITE SAFETY IS THE SOLE
POPONSIBILITY OF THE CONTRACTOR, NEITHE
THE OWNER NOR THE ENGINEER SHALL BE
PECTED TO ASSUME ANY RESPONSIBILITY FC
ETTY OF THE WORK, OF PERSONS ENGAGED
WORK, OF ANY NEARBY STRUCTURES, OR ON THE
ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC NO
PRODUCTION SHALL BE MADE WITHOUT THE
PRIOR WRITTEN CONSENT OF ATWELL LLC

24 HOUR
MERGENCY CONTACT

24 HOUR EMERGENCY CONTACT ----

866.850.4200 www.atwell-group.cor 9001 AIRPORT FREEWAY, SUITE 660 NORTH RICHLAND HILLS, TX 76180 972.638.8860

SCOOP, LLC

1830 E. MCKELLIPS ROAI

MENT PLANS

CITY OF MESA

MARICOPA COUNTY, AZ

2025-04-24

REVISIONS

0 15' 3(SCALE: 1"=30'

DRAWN BY: K. SARWAR
CHECKED BY: C. ATCHLEY

PROJECT MANAGER: C. ATCHL JOB #: 24008258 FILE CODE: ##

HEET NO. C200