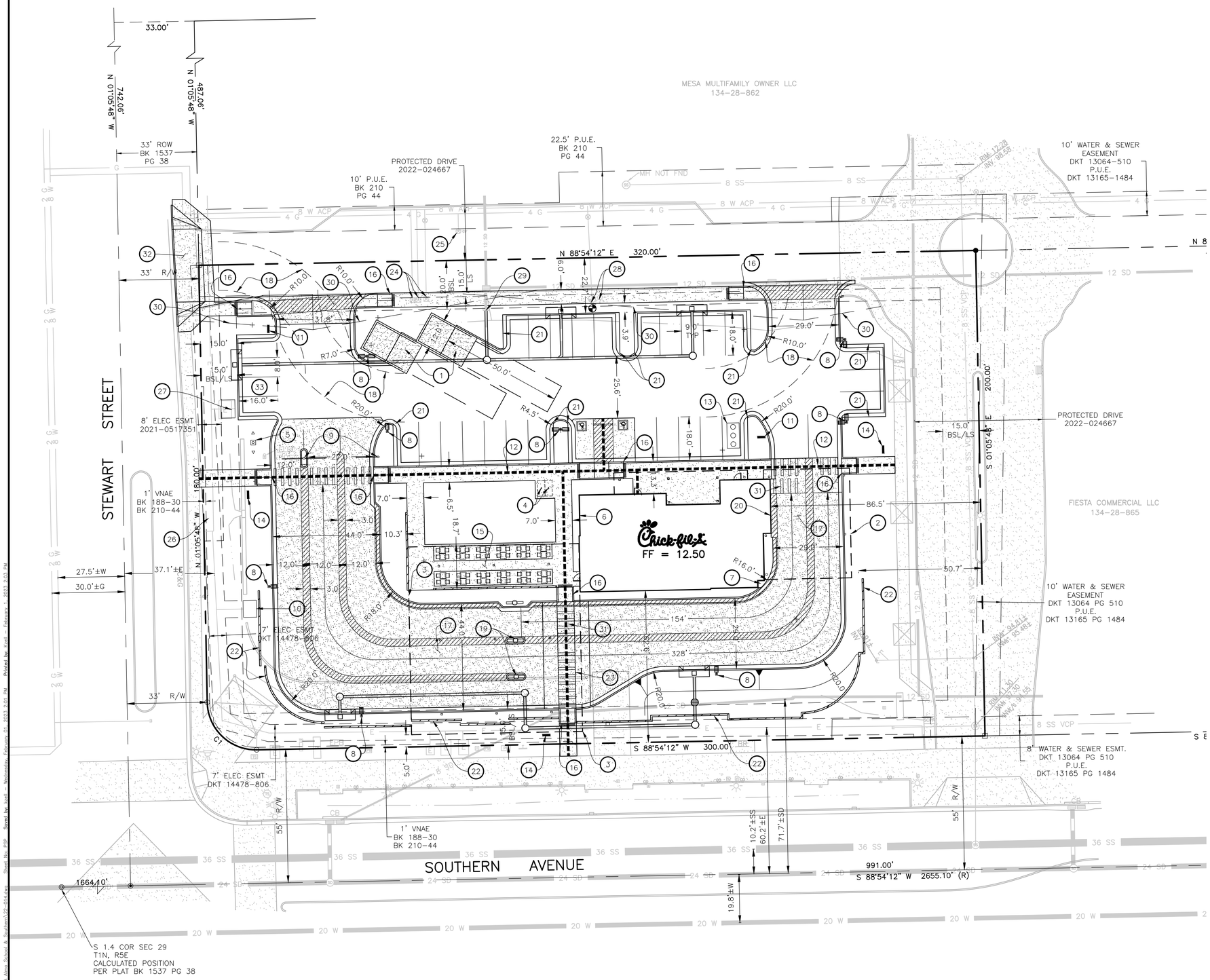

DESIGN TEAM

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)

SCALE: 1"=20'

SITE PLAN NOTES

1. TRASH ENCLOSURE PER COM STD DTL M-62.01 THRU M-62.04.2.
2. OUTSIDE DELIVERY CANOPY
3. MENU BOARD CANOPY
4. BIKE RACK
5. FLAG POLE
6. SES
7. GAS METER
8. LIGHT POLE
9. CLEARANCE BAR
10. ELECTRICAL TRANSFORMER
11. DIRECTIONAL SIGN
12. ADA PATH OF TRAVEL
13. GREASE TRAP
14. PEDESTRIAN SIGN
15. OUTDOOR DINING PATIO
16. CURB RAMP
17. CONCRETE DRIVE THRU
18. FIRE TRUCK TURN RADIUS 35 FT/55 FT
19. MENU BOARD
20. DRIVE THRU PICK UP DOOR
21. 12" STEP OFF CURB TYP.
22. SCREEN WALL
23. DRIVE THRU SPEED BUMP
24. WATER/FIRE/IRRIGATION POINT OF CONNECTION
25. GAS POINT OF CONNECTION
26. TELCO POINT OF CONNECTION
27. ELECTRIC POINT OF CONNECTION
28. RELOCATE FIRE HYDRANT/SITE LIGHT FOR SITE ACCESS
29. POINT OF CONNECTION STORM DRAIN
30. SVT (25 MPH DESIGN SPEED)
31. CONTRASTING COLORED CONCRETE PEDESTRIAN WALKWAY. COLOR TO MATCH OVERALL DEVELOPMENT'S COLOR.
32. RETROFITTED 30-FOOT DRIVEWAY ENTRANCE COM STD DTL M-42.
33. COMPACT PARKING SPACES (EMPLOYEES)

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By

Seal
Registered Professional Engineer (Civil)
CERTIFICATE NO. 24449
KENNETH W. ZELL
Date Signed 02-21-22
ARIZONA, U.S.A.
EXPIRES 12/31/2023

3400 N. Dysart Road
Suite 130
Avondale, Arizona 85392
Phone: 623•547•2500
Fax: 623•547•2501

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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
1
of 1