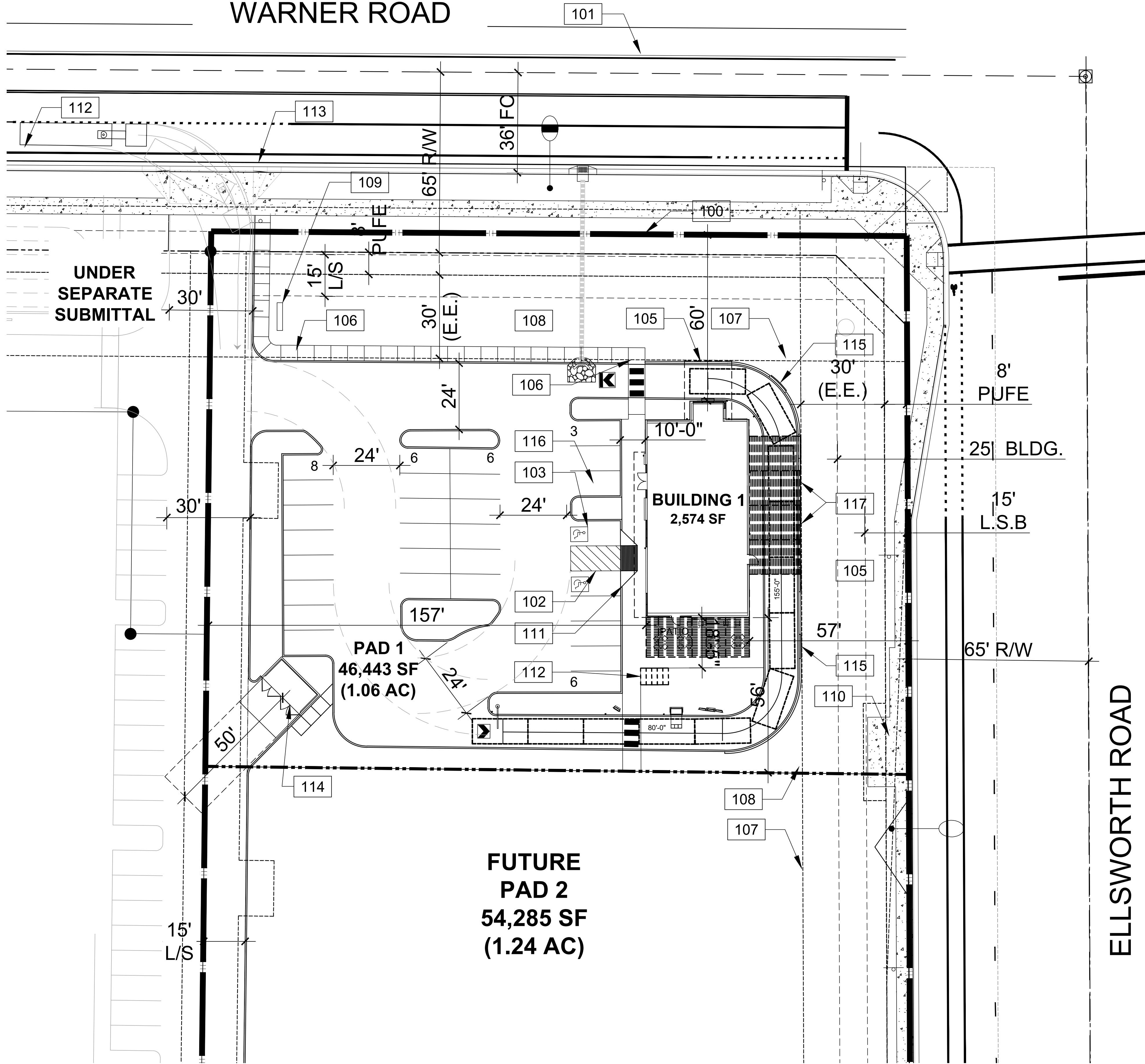


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WARNER ROAD



GENERAL SITE PLAN NOTES

- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY ARE BEING COMPLETED BY THE MASTER DEVELOPER AND ARE N.I.C. IN THIS PACKAGE.
- LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- SIGNS SHALL BE SUBMITTED FOR APPROVAL, UNDER SEPARATE PERMIT.

SITE LEGEND

- POLE MOUNTED DECORATIVE LIGHT FIXTURE, SEE ELEC. DRAWINGS. SEE DETAIL 10/A1.5 FOR POLE DETAIL.
- POLE MOUNTED LIGHT FIXTURE, SEE ELEC. DRAWINGS; SEE DETAIL 10/A1.5 FOR POLE DETAIL.
- ⊕ TRANSFORMER WITH CONCRETE PAD, SEE ELECTRICAL DRAWINGS. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- FIRE LANE 35'-0" INTERIOR RADIUS & 55'-0" EXTERIOR RADIUS. SEE DETAILS FOR FIRE LANE SIGNAGE SEE DETAILS FOR FIRE LANE ENTRY SIGNAGE
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)

KEYNOTES

- PROPERTY LINE
- CENTERLINE OF ROADWAY
- ACCESSIBLE PARKING STALL WITH SIGNAGE. SEE DETAIL 1/A1.4
- VAN ACCESSIBLE PARKING STALL WITH SIGNAGE. SEE DETAIL 1/A1.4
- PAINTED PARKING STRIPING PER CITY STANDARDS. 2'-0" PARKING OVERHANG. SEE DETAIL 1/A1.4
- 4'-0" HIGH DRIVE THRU MASONRY SCREEN WALL
- ACCESSIBLE PATH OF TRAVEL 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE. FOR SIGNAGE DETAILS SEE DETAIL 9/A1.4
- EASEMENT LINE
- LANDSCAPE AND IRRIGATION AREA.
- MONUMENT SIGN WITH ILLUMINATION. SEE ELECTRICAL PLANS.
- BUS STOP
- ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES. SEE DETAIL 7/A1.4 AND 3/A1.4
- DECEL LANE
- RIGHT-IN / RIGHT-OUT DRIVEWAY
- DOUBLE TRASH ENCLOSURE PER C.O.M. STANDARD DETAIL M-62.01 THRU M-62.04.2
- 8'-0" WIDE 6'-0" TALL GREEN SCREEN WITH VINES PLANTED IN FRONT. SEE LANDSCAPE PLANS.
- DESIGNATED MOBILE PICKUP PARKING SPOT.
- VINE SCREENS ON TOP OF 4'-0" SCREEN WALL TO BOTTOM OF DRIVE THRU CANOPY, SEE ELEVATIONS.

LOT DATA

| | | | | |
|-------------------|-----------------------------------------------------------------------------------|---------|---------|----------|
| ADDRESS | EAST WARNER ROAD MESA, AZ 85003 | | | |
| APN | 304-31-013F | | | |
| GROSS SITE AREA | 226,880 SF (5.21 ACRES) | | | |
| NET SITE AREA | 193,653 SF (4.45 ACRES) | | | |
| CURRENT ZONING | (L-C-PAD) LIGHT INDUSTRIAL WITH A PLANNED AREA DEVELOPMENT OVERLAY COMMERCIAL USE | | | |
| PROPOSED USE | COMMERCIAL USE | | | |
| SETBACK PROVIDED: | SIDE(N) | REAR(W) | SIDE(S) | FRONT(E) |
| BUILDING | 25' | 15' | 25' | 25' |
| LANDSCAPE | 15' | 15' | 15' | 15' |

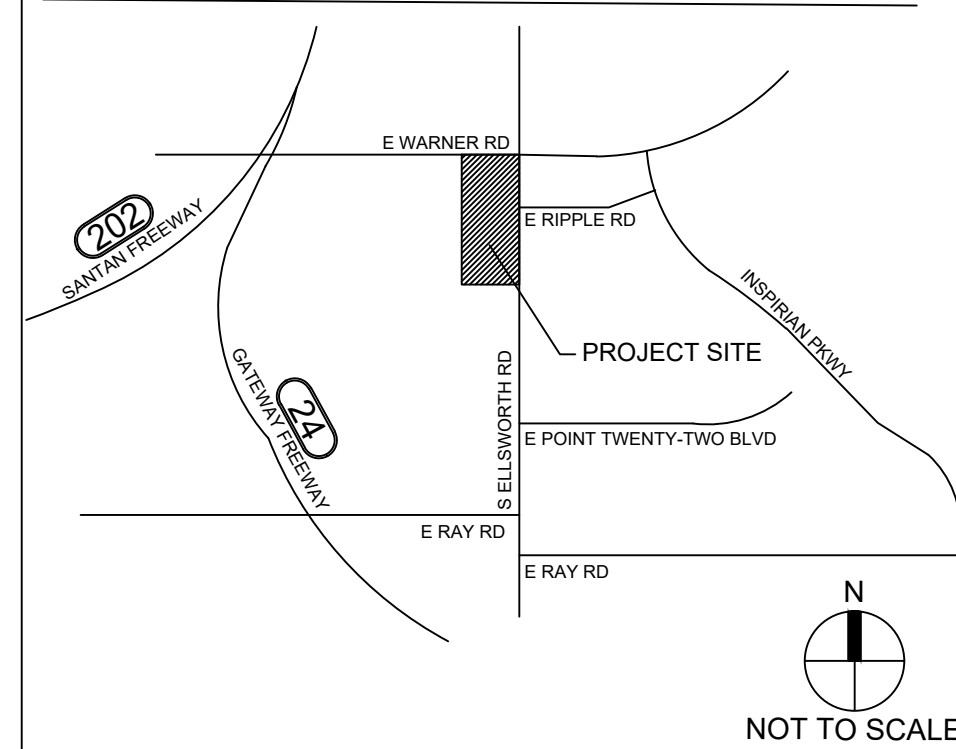
BUILDINGS DATA

| | | |
|------------------------------------|---------------|-----------|
| PROJECT DATA: | | |
| GROSS: | 1.07 AC | 46,443 SF |
| DETECTION: | @0% | 0 SF |
| SLOPE: | | 0 SF |
| EASEMENTS: | | 12,701 SF |
| NET: | | 33,742 SF |
| BUILDING FOOTPRINT: | | |
| BUILDING 1: | 2,574 SF | |
| TOTAL FOOTPRINT: | 2,574 SF | |
| BUILDING USE: | | |
| DINING / TAKEOUT: | @8% | 2,574 SF |
| COVERAGE: | | |
| ALLOWABLE: | 80% | |
| GROSS: | 6% | |
| NET: | 8% | |
| BUILDING HEIGHT: | | |
| ALLOWABLE: | 30'-0" | |
| ACTUAL HEIGHT: | 20'-0" | |
| PARKING REQUIRED: | | |
| BUILDING 1: | 29 STALLS | |
| DINING / TAKEOUT / OUTDOOR DINING: | 1/100 SF | 28 STALLS |
| REQUIRED ACCESSIBLE: | | 1 STALLS |
| TOTAL REQUIRED: | | 29 STALLS |
| PARKING PROVIDED: | | |
| BUILDING 1: | 29 STALLS | |
| TOTAL REQUIRED ACCESSIBLE: | @1.13/1000 SF | 1 STALLS |
| TOTAL PROVIDED ACCESSIBLE: | | 2 STALLS |
| REQUIRED SETBACKS: | | |
| NORTH: | 25'-0" | |
| EAST: | 25'-0" | |
| SOUTH: | 15'-0" | |
| WEST: | 15'-0" | |
| PROVIDED SETBACKS: | | |
| NORTH: | 60'-0" | |
| EAST: | 57'-0" | |
| SOUTH: | 56'-0" | |
| WEST: | 157'-0" | |

PROJECT DESCRIPTION

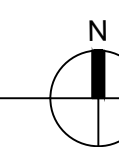
THE PROPOSED SITE PLAN SHOWS THE DEVELOPMENT OF PAD 1 ON 1.07 ACRES. THE DEVELOPMENT WILL CONSIST OF A DRIVE-THROUGH ESTABLISHMENT AND A SINGLE RETAIL BUILDING GRADING & DRAINAGE PAVING, SITE LANDSCAPING, AS WELL AS THE ASSOCIATED SITE WORK NEEDED FOR A SUCCESSFUL COMMERCIAL DEVELOPMENT.

VICINITY MAP



SITE PLAN

SCALE: 1"=20'



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SWC ELLSWORTH & EAST WARNER RD
MESA, AZ

| OVERALL SITE PLAN | |
|-------------------|-------------------|
| DATE | REMARKS |
| 11-30-2021 | PRE-APP SUBMITTAL |

| | |
|-----------|------------|
| PA / PM: | R.ARRIETA |
| DRAWN BY: | AA |
| JOB NO.: | PHX21-0081 |

SHEET
A0.10