

DEVELOPER

WHATABRANDS REAL ESTATE
300 CONCORD PLAZA DRIVE
SAN ANTONIO, TX 78216
CONTACT: KATIE NELSON
PHONE: 210-476-6842
EMAIL: KNELSON@WBHQ.COM

CIVIL ENGINEER

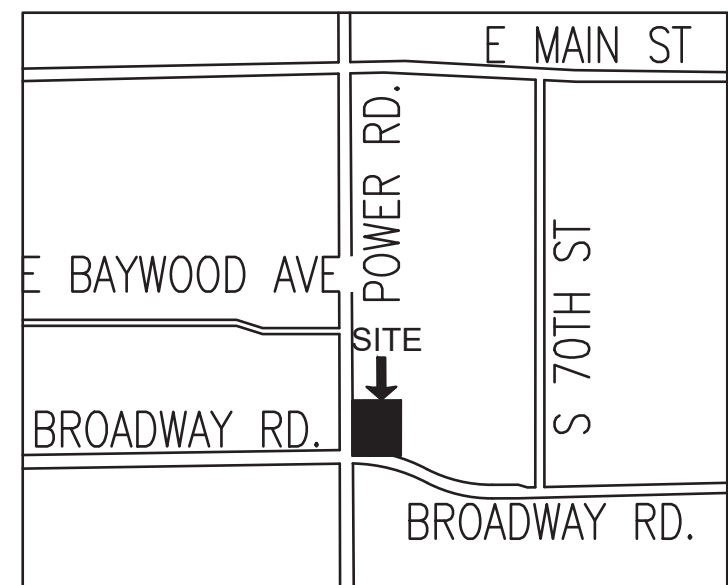
SUSTAINABILITY ENGINEERING GROUP
5240 N.16TH STREET, SUITE 105
PHOENIX, AZ 85016
ATTN: ALI FAKIH
PHONE: 480-588-7226
EMAIL: ALI@AZSEG.COM

LANDSCAPE ARCHITECT:

HARRINGTON PLANNING+DESIGN, LLC
4711 N. FALCON DRIVE, SUITE 222 MESA
ARIZONA 85215
ATTN: JASON HARRINGTON
PHONE: 480-250-0116
EMAIL: JASON@HARRINGTONPLANNINGDESIGN.COM

WHATABURGER SITE PLAN

365. S. POWER ROAD & E. BROADWAY ROAD, MESA ARIZONA, 85206.
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1
NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



SITE PLAN NOTES

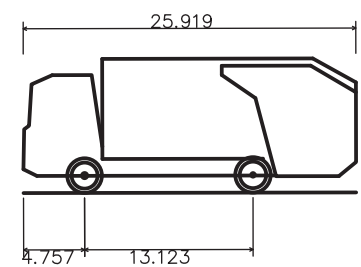
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL ROOFTOP 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:			
ZONING:	LC		
LOT AREA:	41,818 SF	0.96 AC	
BUILDING FOOTPRINT:	2,859 SF		
LOT COVERAGE	REQUIRED	PROPOSED	
	80% MAX.	70%	
IMPERVIOUS SURFACE	33454.4 MAX.	29255.0 SF	
MAX. BUILDING HEIGHT:	30'	19'	
PROPOSED BUILDING HEIGHT:	18'-11"-1 Story		
SETBACKS:	REQUIRED		
FRONT (S):	15'		
SIDE (W):	15'		
SIDE (E):	NONE		
REAR (N):	NONE		
INTERSECTION:	25'		
3' High wall along street frontage			
DRIVE-THROUGH REQUIREMENTS	REQUIRED:	PROVIDED:	
LANE "A" ENTRANCE TO MENU	40'	68'	
LANE "B" ENTRANCE TO MENU	40'	68'	
LANE "A" MENU TO WINDOW	100'	103'	
LANE "B" MENU TO WINDOW	100'	116'	
PARKING REVIEW: 9.5'x18' (90°)			
INDOOR FLOOR AREA:	2,859 SF	50	
DINING AREA:	669 SF		1 per 50 sf exclusive of kitchen, restroom, storage, etc.
REQUIRED CAR PARKING:	28 SPACES		
PROPOSED CAR PARKING:	28 SPACES		
REQUIRED ADA PARKING:	2 SPACES		
PROPOSED ADA PARKING:	2 SPACES		

PROPOSED LEGEND:

- PROPERTY LINE
- CURB AND GUTTER
- VERTICAL CURB
- MASONRY WALL
- PARKING COUNT
- SAWCUT LINE
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- CONCRETE PAVEMENT
- TEXTURED PAVEMENT
- HEAVY DUTY PAVEMENT
- PAVEMENT STRIPING
- ACCESSIBLE PEDESTRIAN PATH
- STEEL BOLLARD
- 35'/55' FIRE ACCESS TURN RADIUS

REFUSE TRUCK INFORMATION:



DB32 Refuse Vehicle
Overall Length 25.919
Overall Width 7.874ft
Overall Body Height 10.444ft
Min Body Ground Clearance 1.274ft
Max Track Width 7.874ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 31.578ft

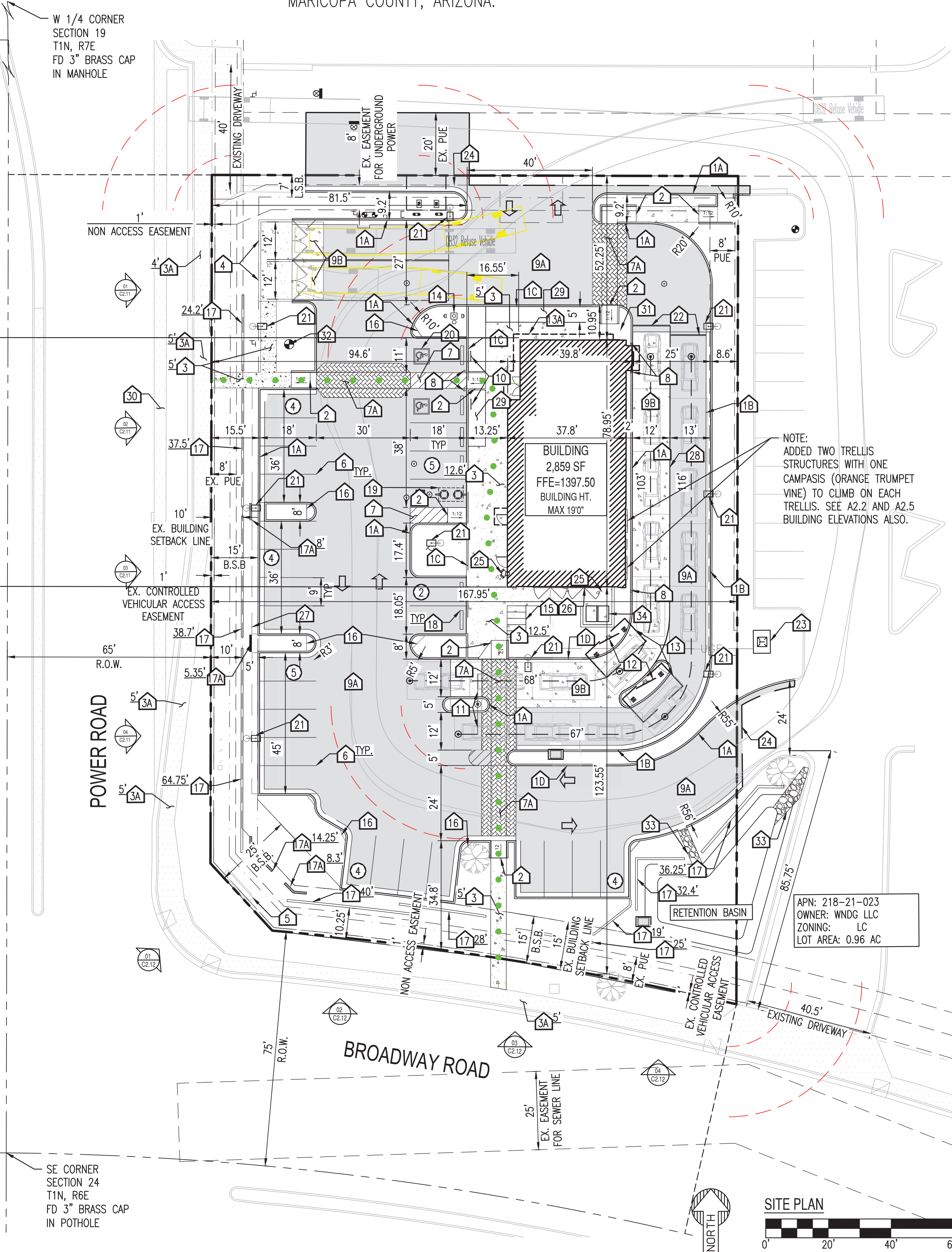
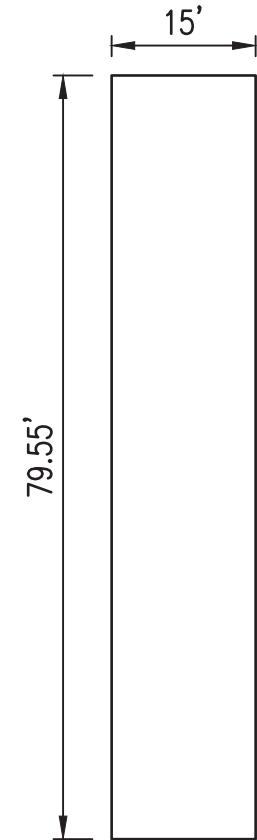
BUILDING BASE MEASUREMENT

THESE DIAGRAMS REPRESENT THE ZONING CODE REQUIRED BUILDING BASE AREA ON THE WEST ELEVATION. THE BASE REQUIRED IS SHOWN ON BOTTOM THE EQUIVALENT AREA CALCULATION WITH SETBACKS IN BUILDING IS SHOWN HERE.

77'x15'=1,193 SF BASE REQUIRED
1,226 SF IS PROVIDED.

1,226 SF IS > 1193 SF. =>SO
BUILDING BASE IS IN COMPLIANCE.

BUILDING BASE REQUIRED



SITE PLAN KEYNOTES:

- 6" VERTICAL CURB.
- 6" CURB AND GUTTER.
- TURNDOWN SLAB.
- MOUNTABLE CURB.
- ACCESSIBLE RAMP.
- CONCRETE SIDEWALK PER MAG STD. DET.230, WIDTH PER PLAN.
- EXISTING SIDEWALK, WIDTH PER PLAN.
- TRASH ENCLOSURE.
- EXIST. MONUMENT SIGN REFACED--SEPARATE SUBMITTAL.
- 4" WIDE WHITE PAINTED STRIPING.
- 5" PEDESTRIAN PATHWAY WITH 4" WIDE YELLOW PAINT, AT 45' 2 FEET O.C.
- 5" PEDESTRIAN PATHWAY RAISED A MINIMUM OF 3" ABOVE THE VEHICLE LANE.
- 6" STEEL BOLLARDS.
- HEAVY DUTY ASPHALT PAVEMENT.
- CONCRETE PAVEMENT.
- ACCESSIBLE PARKING SIGN PER DET. 2/C2.10.
- DRIVE-THRU CLEARANCE BAR.
- DRIVE-THRU MENU BOARD.
- MENU BOARD CANOPY ABOVE.
- 4' RESTAURANT CANOPY.
- 28' HIGH FLAG POLE.
- BIKE RACK PER DET. 3/C2.10 (5 SPACES).
- CONCRETE ISLAND NOSES, TYPICAL AT ISLANDS.
- SCREEN WALL PER DET. 1/C2.10 TYPE #1. LENGTH PER PLAN.
- SCREEN WALL PER DET. 1/C2.10 TYPE #2. LENGTH PER PLAN.
- WHEEL STOP PER DET. 4/C2.10.
- GREASE INTERCEPTOR.
- PAINTED SYMBOL OF ACCESSIBILITY PER DET. 5/C2.10.
- LIGHT POLE.
- STOP LINE WITH 12" WIDE WHITE PAINT.
- EXISTING TRANSFORMER TO BE PROTECTED IN SITE.
- SAWCUT LINE.
- RECESSED FIRE RISER ROOM PER ARCHITECTURAL PLANS.
- SES PER ARCHITECTURAL PLANS.
- 2' PARKING OVERHANG.
- DIVIDING LINE WITH 4" WIDE YELLOW PAINT.
- PLANTER PER LANDSCAPE PLAN.
- VALLEY GUTTER.
- FDC.
- FIRE HYDRANT.
- RIP RAP.
- OIL CONTAINER.



EXPIRATION DATE: 12-31-2024

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5240 N.16TH STREET, SUITE 105 PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL. 480.588.7226 FAX. 480.259.3534



PROJECT
WHATABURGER

LOCATION
365 S. POWER ROAD,
MESA, AZ 85206.

DRAWN: GA 03/07/2024
DESIGNED: LT 03/07/2024
QC: DC 03/07/2024
FINAL QC: DC 03/07/2024
PROJ. MGR.: AF 03/07/2024

DATE: 03/07/2024

ISSUED FOR: DRB

REVISION NO.: DATE:

1	
2	
3	
4	

JOB NO.: 230207

SHEET TITLE:

SITE PLAN

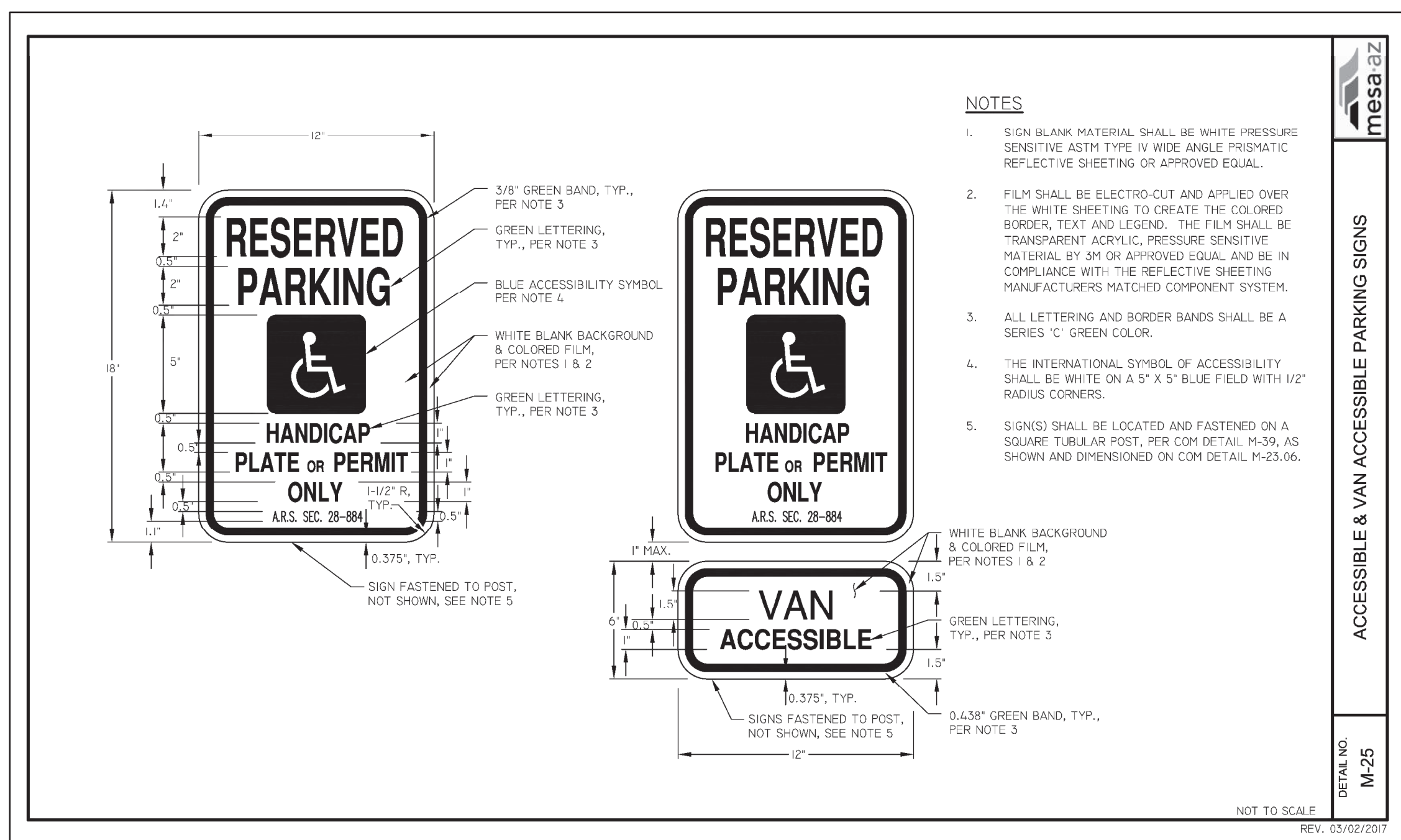
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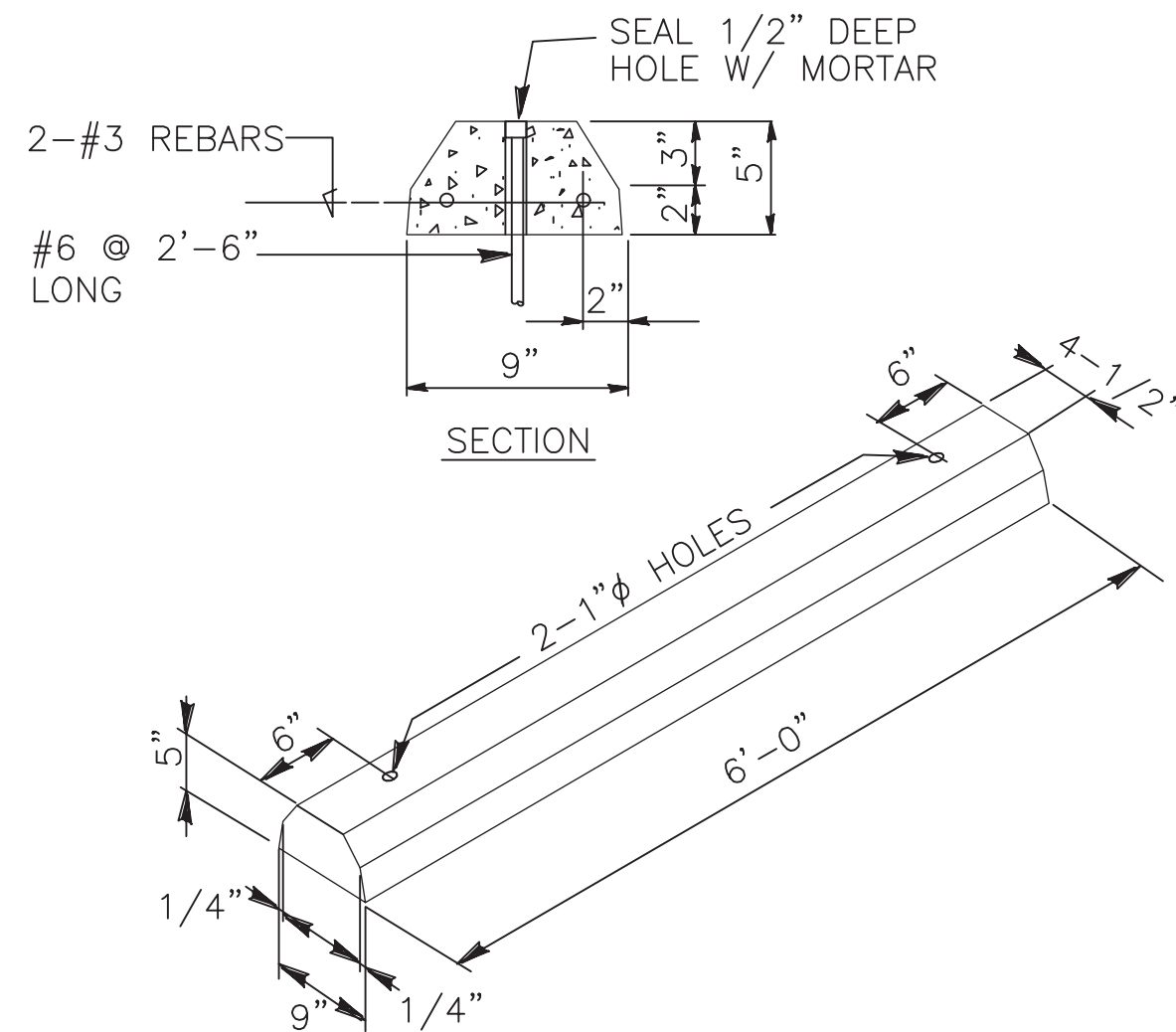
1 OF 2

C2.00

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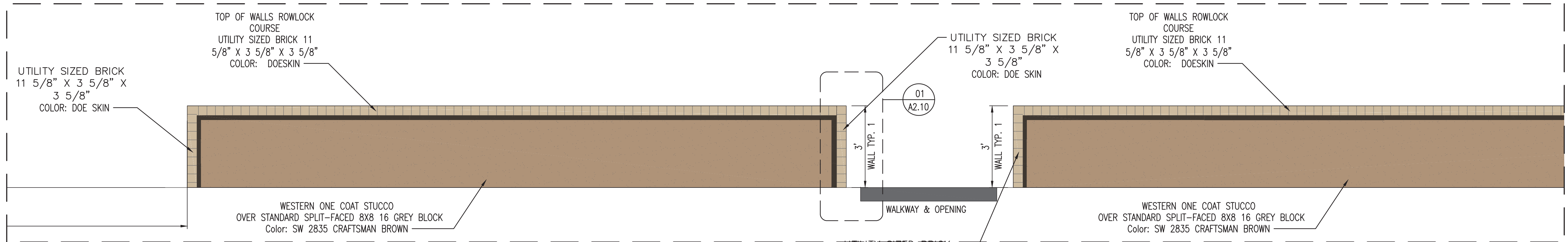


ACCESSIBLE PARKING SIGN
N.T.S.

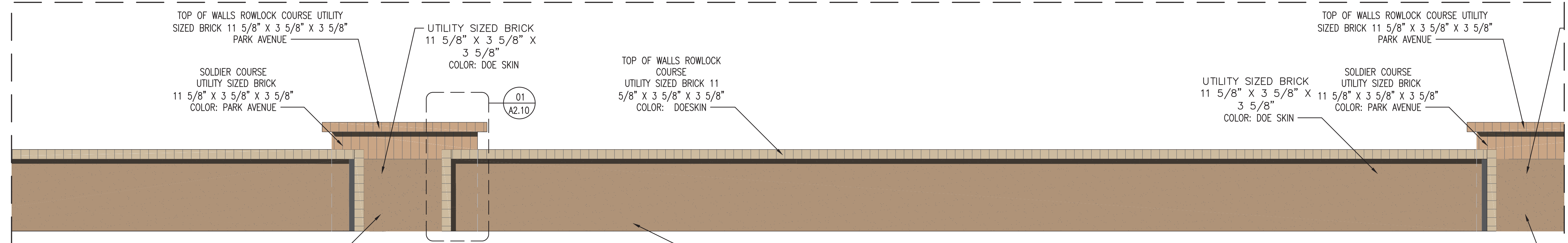


SYMBOL OF ACCESSIBILITY
N.T.S.

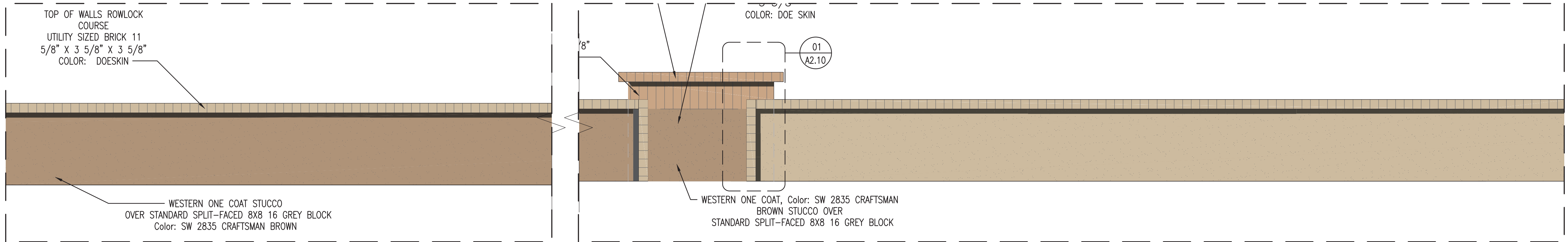
- NOTE:**
- ALL WALL HEIGHTS ARE MEASURED FROM THE NEAREST ADJACENT PARKING STALL PAVING SURFACE OR ROADWAY SURFACE.
 - REFER TO SHEET A-2.10 FOR ADDITIONAL WALL DETAILS.



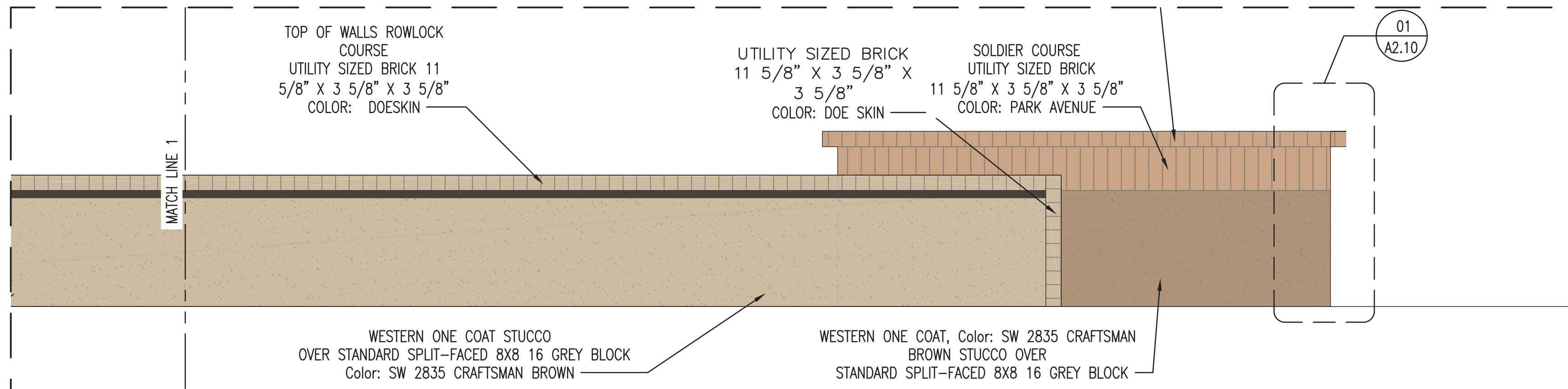
01 POWER ROAD ELEVATION
C2.11 SCALE: 6" = 1'



02 POWER ROAD ELEVATION
C2.11 SCALE: 6" = 1'

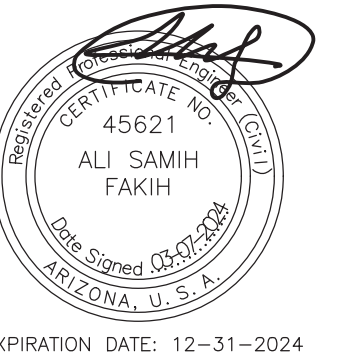


03 POWER ROAD ELEVATION
C2.11 SCALE: 6" = 1'



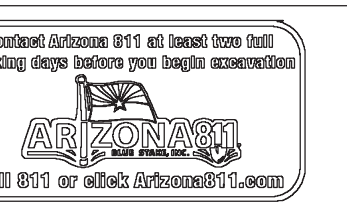
04 POWER ROAD ELEVATION
C2.11 SCALE: 6" = 1'

WALL KEY COLOR LEGEND	
	PARK AVENUE (DARK BRICK)
	DOE SKIN (CLEAR BRICK)
	SW 2835 CRAFTSMAN BROWN STUCCO



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SHEET TITLE:

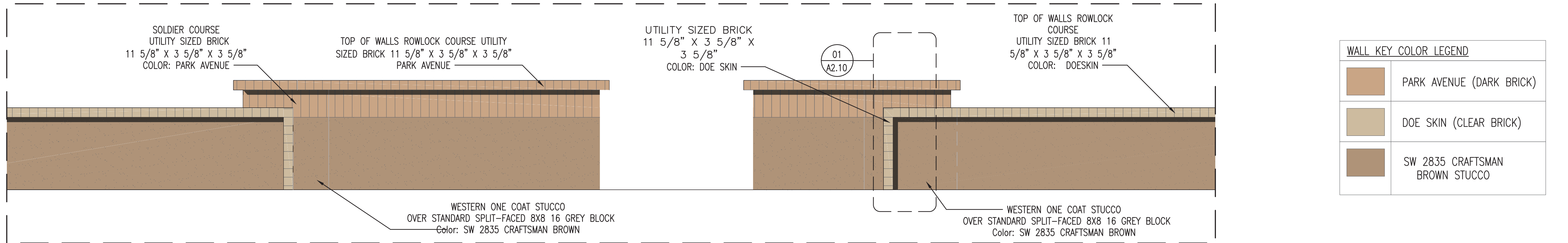
WALLS
ELEVATION

PAGE NO.: SHEET NO.:

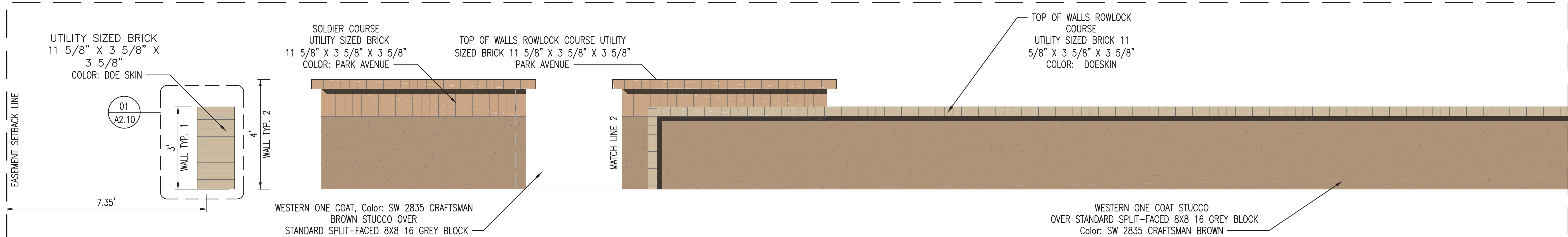
4 OF 11 C2.11

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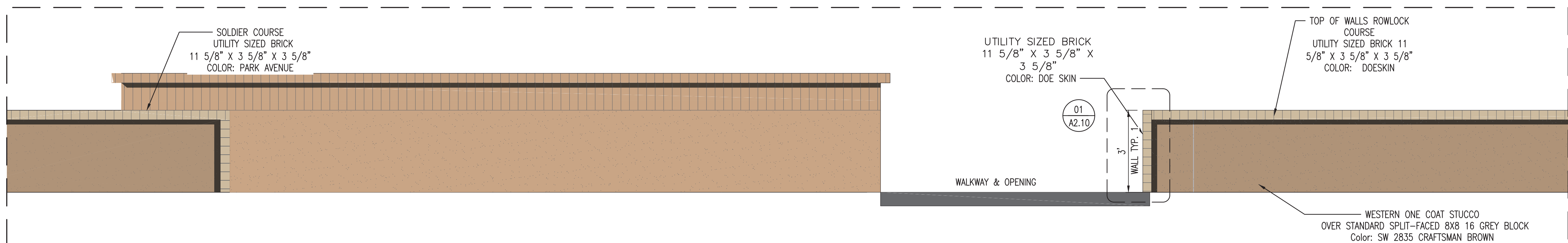
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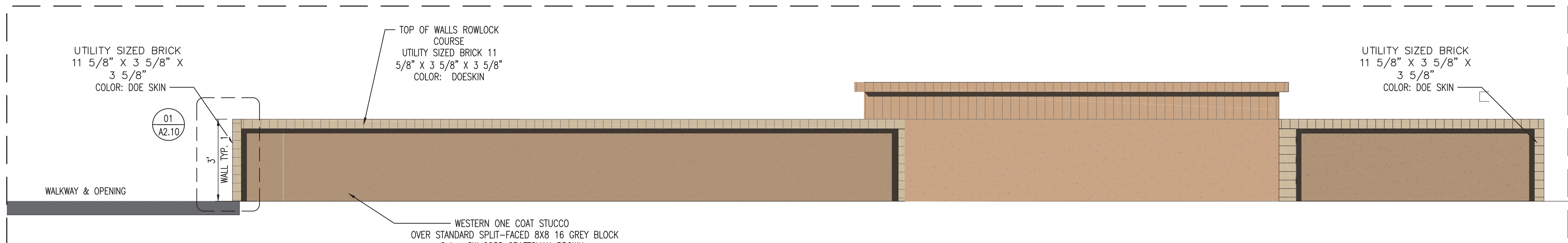
01 45° AT BROADWAY ROAD AND POWER ROAD ELEVATION
C2.12 SCALE: 6" = 1'



02 BROADWAY ROAD ELEVATION
C2.12 SCALE: 6" = 1'



03 BROADWAY ROAD ELEVATION
C2.12 SCALE: 6" = 1'

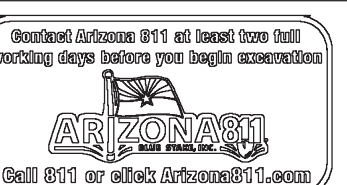


04 BROADWAY ROAD ELEVATION
C2.12 SCALE: 6" = 1'



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PROJECT WHATABURGER	LOCATION 365 S. POWER ROAD, MESA, AZ 85206.
DRAWN DESIGNED FINAL QC PROJ. MGR.	GA LT DC AF 03/07/2024 03/07/2024 03/07/2024 03/07/2024
DATE: ISSUED FOR:	03/07/2024 DRB
REVISION NO.: DATE:	
JOB NO.: SHEET TITLE:	230207 WALLS ELEVATION
PAGE NO.: SHEET NO.:	5 OF 11 C2.12

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