

PROJECT DESCRIPTION

PROPOSED 2,966 SF DRIVE-THRU RESTAURANT.

PROJECT INFORMATION

PROPOSED USE: RAISING CANE'S DRIVE THRU RESTAURANT
 EXISTING ZONING: LC
 ADJACENT ZONING: LC
 JURISDICTION: MESA, ARIZONA

BUILDING SETBACKS: REQUIRED 19'-0" PROVIDED 78'BLDG
 MINIMUM STREET SETBACK: 19'-0"
 BUILDING HEIGHT: 19'-0"

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, SAID LIKE BEARS N00°26'28"E.

DEVELOPER

RAISING CANE'S RESTAURANTS, LLC
 6800 BISHOP ROAD
 PLANO, TEXAS 75024
 PH: (972) 769-3364
 CONTACT: LUARON MCCORMACK

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
 1001 W SOUTHERN AVE, SUITE 131
 MESA, ARIZONA 85210
 TEL. NO. (480) 207-2666
 CONTACT: HEATHER D. ROBERTS, PE

SITE PLAN NOTES:

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. ANY LIGHTING WILL BE REPLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE THE SITE. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.

PARKING COUNT:

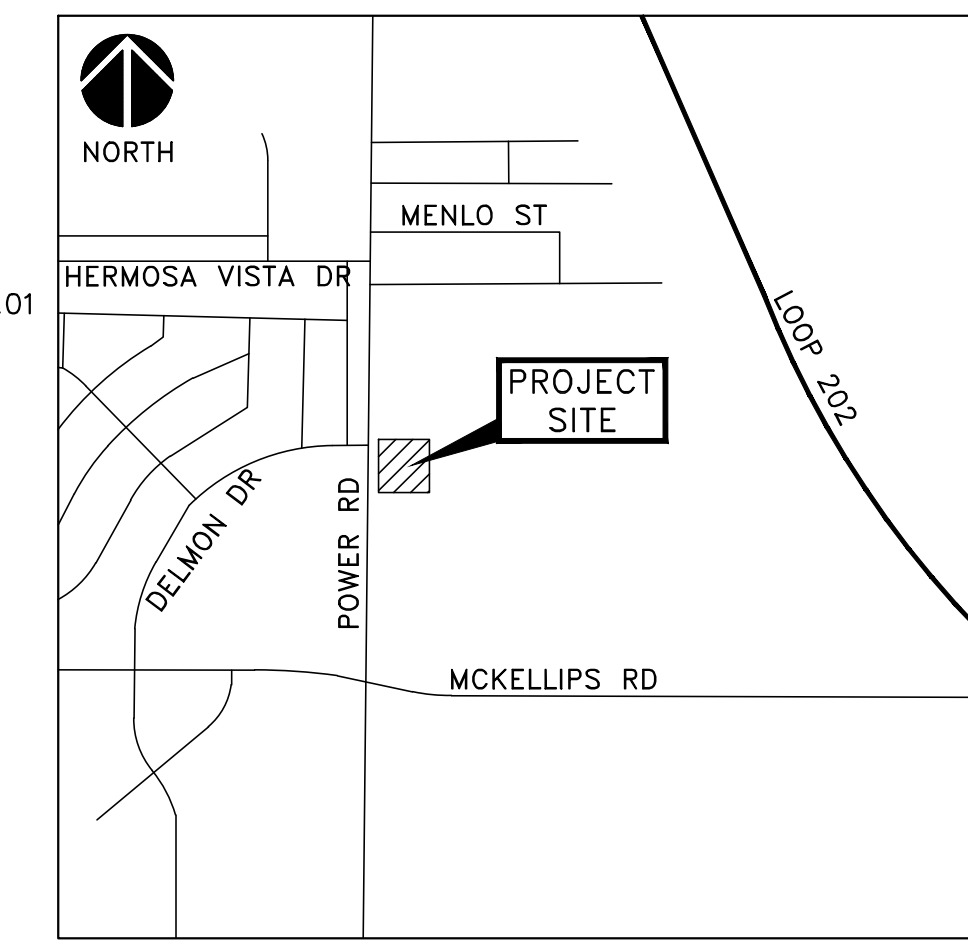
VEHICLE PARKING REQUIRED: 35 SPACES
 (1 SPACE/100 SF FOR FREE STANDING RESTAURANT)
 (1 SPACE/200 SF OF OUTDOOR AREA)
 (BUILDING = 2,966 SF)/100 SF
 +(OUTDOOR AREA = 1,095 SF)/200 SF
 = 36 SPACES

BICYCLE PARKING REQUIRED: 3 SPACES
 (1 BICYCLE SPACE/10 VEHICLE PARKING SPACES PROVIDED)
 (VEHICLE PARKING PROVIDED = 41 SPACES)/10 SPACES
 = 4 SPACES

PARKING PROVIDED:
 STANDARD PARKING SPACES 39
 ACCESSIBLE PARKING SPACES 2
 TOTAL PARKING SPACES 41
 BICYCLE PARKING SPACES 4

SITE PLAN NOTES

- 1 PROPOSED PARKING STALLS.
- 2 PROPOSED CONCRETE SIDEWALK.
- 3 PROPOSED MENU EQUIPMENT.
- 4 PROPOSED TRASH ENCLOSURE PER MESA SOLID WASTE ACCESS AND CONTAINMENT STANDARD DETAILS M-62.01 THRU M-62.04.2
- 5 PROPOSED ADA RAMP.
- 6 PROPOSED ADA PARKING STALLS.
- 7 PROPOSED EMPLOYEE/DRIVE-THRU CANOPY.
- 8 PROPOSED 6" VERTICAL CURB.
- 9 PROPOSED LANDSCAPE AREA.
- 10 PROPOSED SCREEN WALL.
- 11 PROPOSED 6" ROLL CURB AND GUTTER.



VICINITY MAP

LEGEND

- EXIST. EASEMENT
- - - EXIST. PROPERTY LINE
- - - EXIST. RIGHT-OF-WAY
- G --- EXIST. GAS LINE
- W --- EXIST. WATER LINE
- EXIST. STORM DRAIN
- W --- PROP. WATER LINE
- PROP. ADA PATH
- F --- PROP. FIRE LINE
- ④ --- PROP. PARKING COUNT

SITE DATA

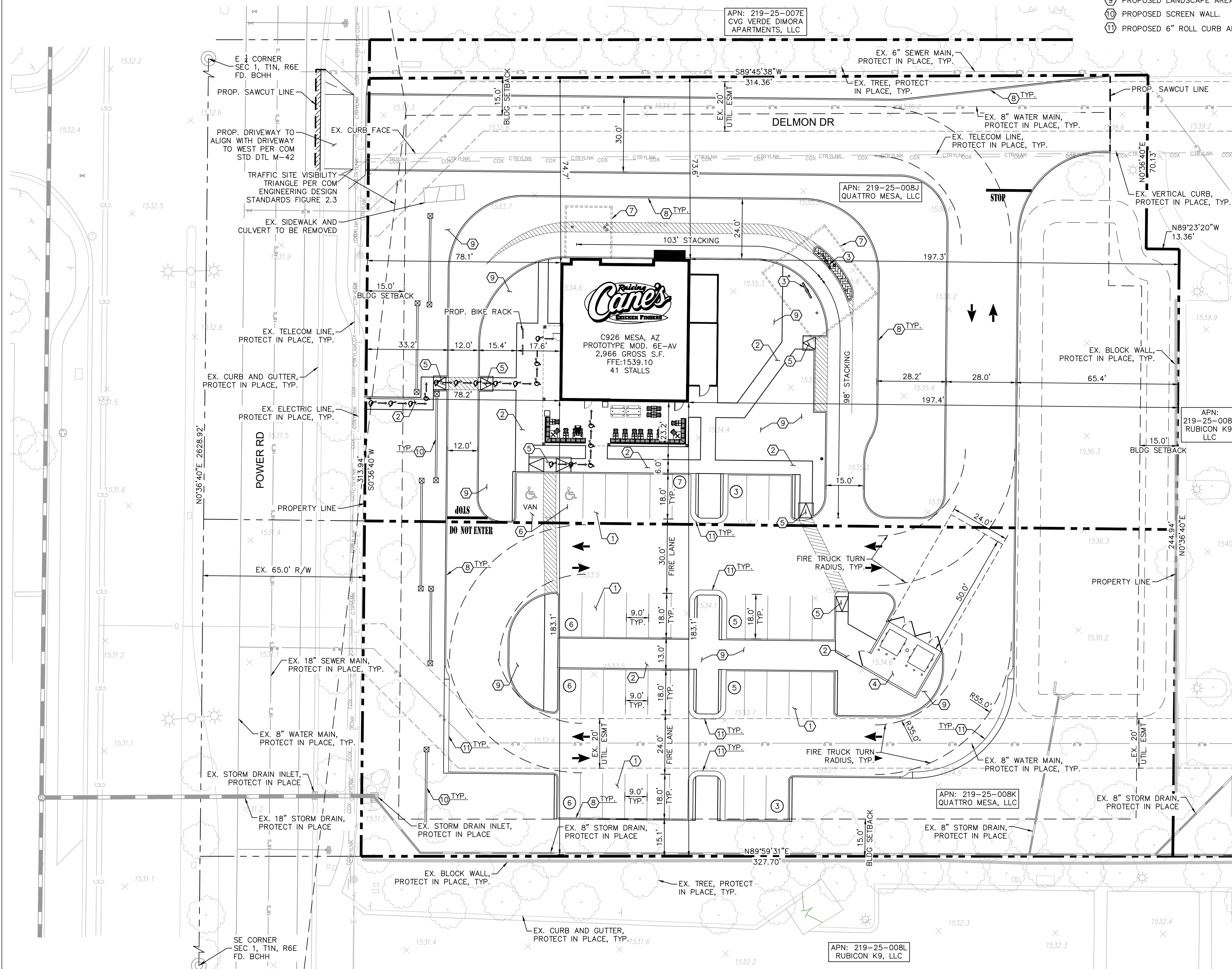
ADDRESS: POWER ROAD AND DELMON DRIVE
 MESA, AZ 85215
 APN: 219-25-008J AND 219-25-008K
 ZONING: GC
 CONSTRUCTION TYPE: IIB
 LOT AREA (NET): 102,151 SF 2.35± AC
 LOT AREA (GROSS): 102,151 SF 2.35± AC
 BUILDING AREA: 2,966 SF
 LOT COVERAGE: 2,966 SF / 102,151 SF = 2.90%
 LANDSCAPE AREA: 44,672 SF / 102,151 SF = 43.73%

LEGAL DESCRIPTION

PARCEL NO. 1:
 A PORTION OF THE WEST 770 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF GLO LOT 6 IN SECTION 6, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID GLO LOT 6 AS SAID LOT IS SHOWN ON THE MAP ENTITLED "RECORD OF SURVEY OF A PORTION OF THE SOUTHWEST QUARTER SECTION 6, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA", RECORDED MARCH 24, 2005 IN BOOK 737 OF MAPS, AT PAGE 15, THEREOF, OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER, FROM WHICH A FOUND MARICOPA COUNTY ENGINEERING DEPARTMENT BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 6 EAST BEARS SOUTH 00°36'40" WEST (BASIS OF BEARINGS), A DISTANCE OF 1163.83 FEET, AND FROM WHICH BEARS A FOUND BRASS CAP IN HAND HOLE DOWN 0.6" MARKING THE EAST QUARTER CORNER OF SAID SECTION 1, NORTH 00°36'40" EAST, A DISTANCE OF 1465.09 FEET;
 THENCE NORTH 00°36'40" EAST ALONG THE TOWNSHIP LINE, SAID LINE BEING THE WEST LINE OF SAID GLO LOT 6 OF SECTION 6 AND THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 329.53 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF SAID GLO LOT 6;
 THENCE NORTH 89°59'30" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF, A DISTANCE OF 65.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF POWER ROAD;
 THENCE SOUTH 00°36'40" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE OF POWER ROAD, A DISTANCE OF 15.59 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 89°45'38" EAST, A DISTANCE OF 314.36 FEET;
 THENCE SOUTH 00°36'40" WEST, A DISTANCE OF 70.13 FEET;
 THENCE SOUTH 89°23'20" EAST, A DISTANCE OF 13.36 FEET;
 THENCE SOUTH 00°36'40" WEST, A DISTANCE OF 113.14 FEET;
 THENCE SOUTH 89°59'31" WEST, A DISTANCE OF 327.69 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF POWER ROAD;
 THENCE NORTH 00°36'40" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE OF POWER ROAD, A DISTANCE OF 178.60 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL NO. 2:
 ALSO DESCRIBED AS LOT 1, OF RECORD OF SURVEY MINOR LAND DIVISION RECORDED IN BOOK 1651 OF MAPS, PAGE 43, OF OFFICIAL RECORDS IN MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
 A CROSS-ACCESS EASEMENT AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS AND GRANT OF EASEMENTS, RECORDED ON MARCH 25, 2022, AS RECORDER'S NO. 2022-0271145 AND CORRECTIVE INSTRUMENT RECORDED IN MARICOPA COUNTY RECORDS AT RECORDER'S NO. [REDACTED]



Store:
POWER RD & DELMON DR.
MESA, AZ. 85215
Restaurant #C926

Professional of Record:
PM DESIGN
Architectural Solutions Group
 76 EAST MITCHELL DRIVE,
 PHOENIX AZ 85012



Prototype:
 Prototype Issue Date:
 Design Bulletin Updates: INCLUDED
 Date Issued: Bulletin Number:

FINAL

REVISIONS:

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2	
3	
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9	

Sheet Title:
SITE PLAN
 Date: 04/13/2023
 Project Number:
 Drawn By: JTH
 Sheet Number:

SUBMITTALS: 1st, City Submittal - 4.6.2023 - Health Dept. Submitt. 4.2.2021 - 2nd, City Submitt. 5.27.21 - Bid Set 5.28.21 - Permit Approved 7.2.2021 - INITIALS / CLARIFICATIONS - XX.XXXX