



November 15th, 2021

***Jamba & McAlister's Deli
10059 E Southern Avenue
A Portion of APN 220-81-774
Mesa, Arizona***

Site Plan Narrative

This project consists of construction of a new $\pm 4,200$ square foot restaurant building on approximately 1.4 acres near the southeast corner of Southern Avenue and Crismon Road, more specifically a portion of APN 220-81-774 located at 10059 E Southern Avenue. This new restaurant building will include a shared interior concept with Jamba (a smoothie and juice shop) and McAlister's Deli (deli restaurant and sandwich shop) with a drive-through lane for Jamba. McAlister's Deli will designate 3 parking spaces as a pick-up spots for order-ahead customers.

Ingress/egress to the site will be provided by extending the adjacent drive aisle from the west side of the site. Parking will be provided all around the building and onsite signage will be clearly identified to ensure smooth traffic flow throughout the parking lot and drive-through lanes.

This proposed development will complement the adjacent existing developments by providing additional dining and restaurant options compared to the existing nearby restaurants (Burger King, Culvers, Starbucks, Jimmy Johns, and Sonic).

As some parking spaces are located in front of the building, alternative compliance is being requested to allow for a portion of the parking spaces to be located in the rear and front of the building. Due to the existing physical attributes of the property, the proposed drive aisle for the development must match into the existing drive aisle to the west and extend across the project site. In doing so, this prevents the building from being placed closer to Southern Avenue and disallows for all the parking to be placed behind the building. Therefore, it is required to place a portion of the parking spaces in front of the building.

If you have any further questions, please feel free to contact me at 602-216-1231 or by email at chuck.wurl@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink that reads "Charles Wurl". The signature is fluid and cursive, with the first name "Charles" and last name "Wurl" clearly legible.

Charles Wurl, P.E.