

US HWY 60 RAMP

STAPLEY DR

20 FRONT PARKING
66 TOTAL PARKING PROVIDED
20/66 = 30%

TEXAS
ROADHOUSE
±9,214 sf
± 1.45 ACRES
FFE: 1225.95

PAVEMENT HATCH LEGEND:

- S6A PROPOSED CONCRETE SIDEWALK
- S6B PROPOSED INTEGRAL BLACK CONCRETE SIDEWALK
- S7A PROPOSED CONCRETE LANDING
- S7B PROPOSED INTEGRAL BLACK COLORED CONCRETE LANDING
- S8 PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE
- S9 PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE SLAB
- S10 PROPOSED ASPHALT PAVEMENT
- S13 PROPOSED LANDSCAPE AREA

GENERAL SITE NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE SETBACKS, EASEMENTS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
- IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER, UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
- CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING STAKEOUT.
- CONTRACTOR SHALL COORDINATE ALL LANDSCAPE IMPROVEMENTS, INCLUDING NEW PLANTINGS AND TURF AREA RESTORATION REQUIREMENTS, WITH LANDSCAPE PLANS.
- CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB OR EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CURB RADI ARE MEASURED AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL NEW ASPHALT AND/OR CONCRETE PAVING SHALL MATCH EXISTING PAVEMENTS FLUSH.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
- CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
- ALL DETECTABLE WARNING PLATES SHALL BE PREFORMED PLASTIC INSERTS UNLESS OTHERWISE NOTED.
- SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

SITE KEY NOTES:

- S1 PROPOSED TEXAS ROADHOUSE BUILDING (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S2 PROPOSED TRASH ENCLOSURE (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S3A PROPOSED CURB & GUTTER
- S3B PROPOSED CONCRETE BARRIER CURB
- S6A PROPOSED CONCRETE SIDEWALK
- S6B PROPOSED INTEGRAL BLACK CONCRETE SIDEWALK
- S7A PROPOSED CONCRETE LANDING (SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S7B PROPOSED INTEGRAL BLACK COLORED CONCRETE LANDING (SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S8 PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE (SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S9 PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE SLAB (SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND DETAILS)
- S10 PROPOSED ASPHALT PAVEMENT
- S12 PROPOSED DETECTABLE WARNING PLATE
- S13 PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- S14 PROPOSED ADA RAMP
- S15 PROPOSED PRECAST CONCRETE WHEEL STOP (TYP. OF 13)
- S16 PROPOSED 4" PAVEMENT STRIPING PER LOCAL CODE
- S19 PROPOSED HANDICAP ACCESSIBLE PARKING SIGN PER LOCAL CODE (TYP. OF 6)
- S20 PROPOSED HANDICAP ACCESSIBLE PARKING STALL STRIPING AND SYMBOL PER
- S22 PROPOSED CONCRETE TRANSFORMER PAD WITH STEEL BOLLARD PROTECTION (CONTRACTOR SHALL COORDINATE CONCRETE TRANSFORMER PAD LOCATION, SIZE AND THICKNESS WITH ELECTRIC COMPANY PRIOR TO INSTALLATION)
- S40 EXISTING ASPHALT PAVEMENT TO REMAIN
- S41 EXISTING CONCRETE CURB TO REMAIN
- S42A EXISTING FIRE HYDRANT TO BE RELOCATED
- S42B PROPOSED FIRE HYDRANT
- S43A EXISTING LIGHT POLE TO REMAIN
- S43B EXISTING LIGHT POLE TO BE RELOCATED
- S44 EXISTING PAVEMENT STRIPING TO REMAIN
- S45 PROPOSED 3" WIDE CONCRETE VALLEY GUTTER
- S46 PROPOSED STORM DRAIN INLET
- S47 PROPOSED BIKE RACK

PROJECT INFORMATION

PROJECT NAME: TEXAS ROADHOUSE - MESA, ARIZONA
PROJECT ADDRESS: 1605 S. STAPLEY DR. MESA, ARIZONA 85204
PROJECT DESCRIPTION: DEMOLISH EXISTING TEXAS ROADHOUSE AND CONSTRUCT A NEW ONE ON THE SAME PREMISES

ZONING INFORMATION

JURISDICTION: CITY OF MESA, AZ
ZONING: COMMERCIAL ZONING LI CUP

MAX. BLDG HEIGHT ALLOWED: 40'
SETBACKS: BUILDING - FRONT 10' FOR ARTERIAL, 15' FOR ARTERIAL & MAJOR COLLECTOR STREET
SIDE 10', REAR 10'

SITE DATA

NET SITE AREA: ±14405 AC (± 62,760 SF)

BUILDING AREA

RESTAURANT BUILDING AREA 9,214 SF

SITE COVERAGE (BASED ON 9,214 SF BLDG AND ±14405 AC OF TOTAL NET SITE AREA) ±14.88% (6396.4 SF/AC)

PARKING REQUIREMENTS

PARKING REQUIRED - 1 SPACE PER 75 SQUARE FEET OF INDOOR AREA 123 SP

PARKING PROVIDED
STANDARD PARKING SPACES 60 SP
ACCESSIBLE PARKING SPACES 6 SP
TOTAL PARKING PROVIDED 66 SP
* ADDITIONAL PARKING PROVIDED ON SHOPPING CENTER PER SHARED PARKING AGREEMENT

SHOPPING CENTER PARKING PROVIDED
THEATER (1/75 X 112,316 SF) 1496 SP
SHOPS (1/375 X 30,000 SF) 80 SP
PADS (1/75 X 60,500 SF) 807 SP
TOTAL PARKING REQUIRED 2,365 SPACES
TOTAL PARKING PROVIDED 2,671 SPACES

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ISSUE/REVISION RECORD
DATE DESCRIPTION

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE

PROJECT MANAGER

QUALITY CONTROL

JT

DRAWN BY

SK

PROJECT NAME

TEXAS
ROADHOUSE

MESA
ARIZONA

1605 S. STAPLEY DR.
MESA, ARIZONA 85204



PROJECT NUMBER

20191336.0

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-03

NOT ISSUED FOR CONSTRUCTION

