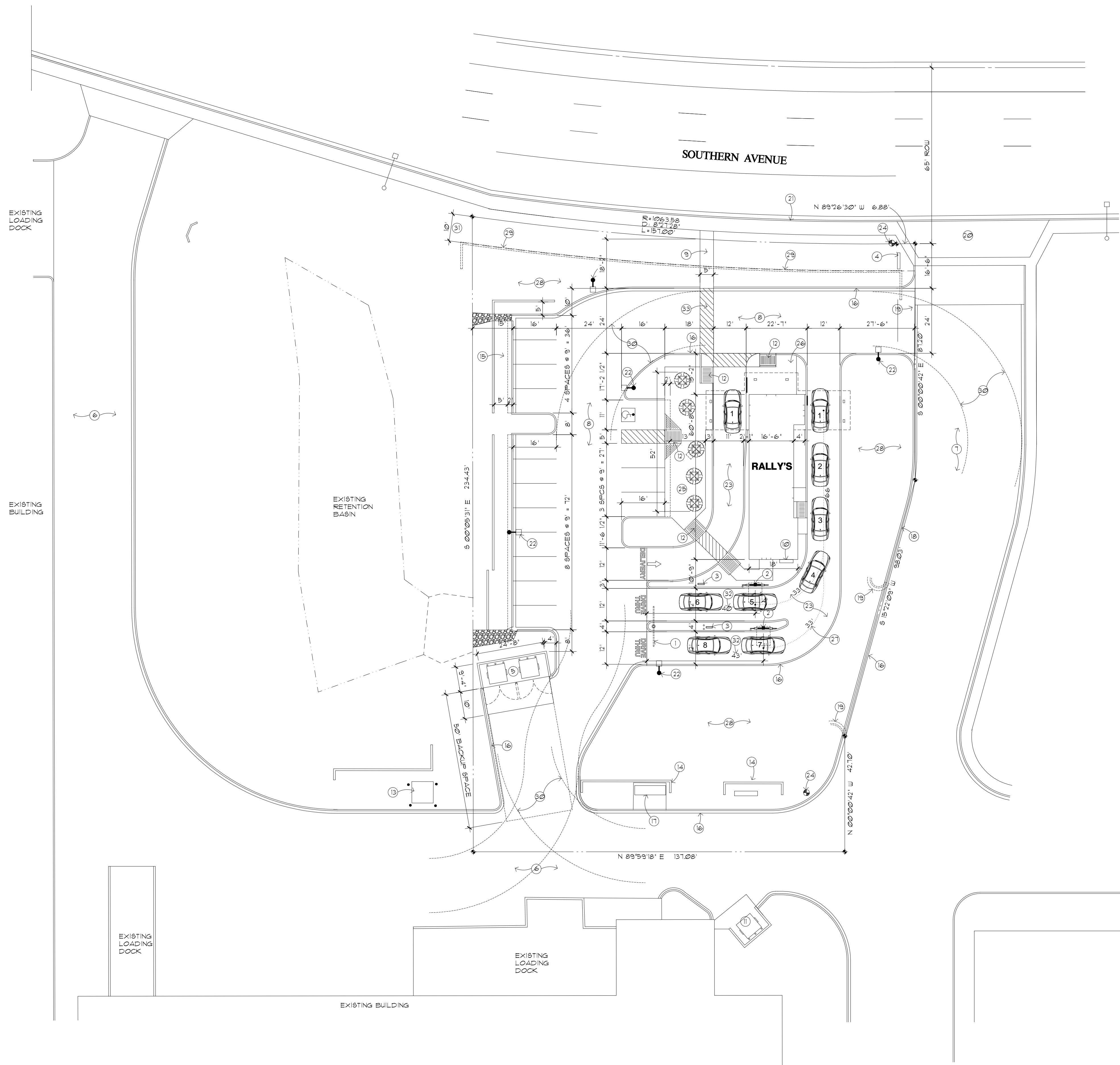
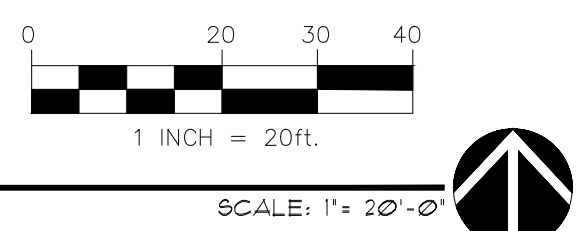


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SITE PLAN



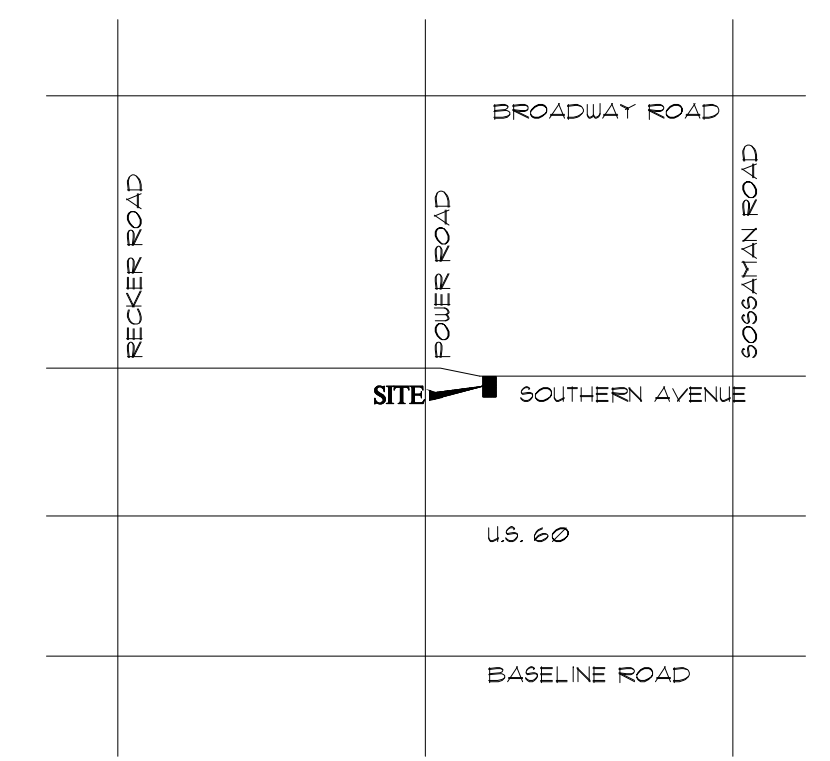
PROJECT DATA

PROJECT ADDRESS:	6941 E. SOUTHERN AVE. MESA, ARIZONA 85209
OWNER:	WINCO FOODS, LLC P.O. BOX 5756 BOISE, IDAHO 83705
APPLICANT:	GREG HITCHENS 3126 N. LOS ALAMOS MESA, ARIZONA 85213 (602) 615-0204 PHONE
SITE AREA:	34,711 SQ. FT. 0.798 ACRES
ZONING:	LC
BUILDING AREA:	1,073 SQ. FT.
OPEN AREA:	13,932 SQ. FT.
LOT COVERAGE:	1-(13,932/34,711) = 60%
BUILDING HEIGHT:	20'-0"
NUMBER OF STORIES:	1
REQUIRED PARKING:	RESTAURANT 1073 / 100 = 11 SPACES OUTDOOR DINING 609 / 200 = 4 SPACES 15 SPACES
PROVIDED PARKING:	15 SPACES
BIKE PARKING REQUIRED:	1 SPACE PER 10 VEHICLES = 2 SPACES
BIKE PARKING PROVIDED:	2 SPACES
FARCEL NUMBER:	218-58-983
PROJECT DESCRIPTION:	CONSTRUCT NEW RESTAURANT WITH DRIVE THROUGH AND SITE IMPROVEMENTS

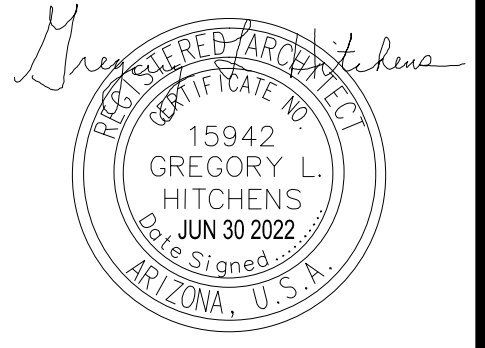
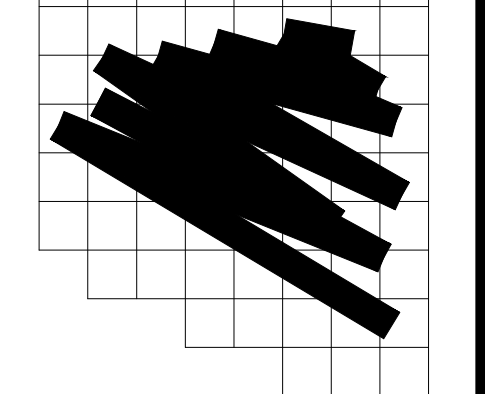
KEY NOTES

- | | |
|--|--|
| 1 DOUBLE LANE CLEARANCE BAR | 20 SOLID WASTE VEHICLE CLEAR PATH, INSIDE RADIUS OF 35' AND OUTSIDE RADIUS OF 55' |
| 2 ALL-IN-ONE EXTERIOR MENU BOARD | 21 EXISTING 10" PIPE |
| 3 DRIVE THRU PRE-MENU BOARD | 22 STACKING DISTANCE FROM ORDER PLACING BREAKER TO DRIVE THRU ENTRANCE |
| 4 MONUMENT SIGN | 23 PAVEMENT MARKING STRIPING AS SHOWN AT PEDESTRIAN WALKWAYS IN ASPHALT PAVED AREAS TYPICAL. |
| 5 DOUBLE TRASH BIN TO COMPLY W/ COM STD. DTLB. M-62201 THRU M-62242 | |
| 6 EXISTING PAVEMENT | |
| 7 EXISTING PAVED DRIVE AISLE | |
| 8 NEW PAVED PARKING AREA | |
| 9 NEW STAINED CONCRETE SIDEWALK | |
| 10 S.E.S. | |
| 11 EXISTING DUMPSTER | |
| 12 ACCESSIBLE RAMP | |
| 13 EXISTING ELECTRICAL TRANSFORMER | |
| 14 EXISTING SCREEN WALL TO REMAIN | |
| 15 NEW 3'-0" HIGH CMU SCREEN WALL | |
| 16 NEW CONCRETE CURB | |
| 17 EXISTING ELECT. EQUIPMENT TO REMAIN | |
| 18 EXISTING CURB TO REMAIN | |
| 19 EXISTING CURB TO BE REMOVED | |
| 20 EXISTING DRIVEWAY | |
| 21 EXISTING CURB, GUTTER AND SIDEWALK | |
| 22 PARKING LOT LIGHT | |
| 23 CONCRETE DRIVE THROUGH LANE | |
| 24 EXISTING FIRE HYDRANT | |
| 25 OUTDOOR DINING PATIO | |
| 26 BICYCLE PARKING | |
| 27 15' QUEUE DISTANCE DEPICTED BY DOTTED LINES FOR BOTH DRIVE THRU LANES | |
| 28 LANDSCAPE AREA | |
| 29 EXISTING WALL TO BE REMOVED | |

VICINITY MAP



HITCHENS ASSOCIATES ARCHITECTS
 3126 N. LOS ALAMOS
 MESA, ARIZONA 85213
 TELEPHONE: 602-615-0204



REVISIONS

NO.	DATE	DESCRIPTION
1	10-6-22	city revisions



PROJECT NO: 22209
 DRAWN BY: GLH
 DATE: 6-30-2022

SITE PLAN A0.0