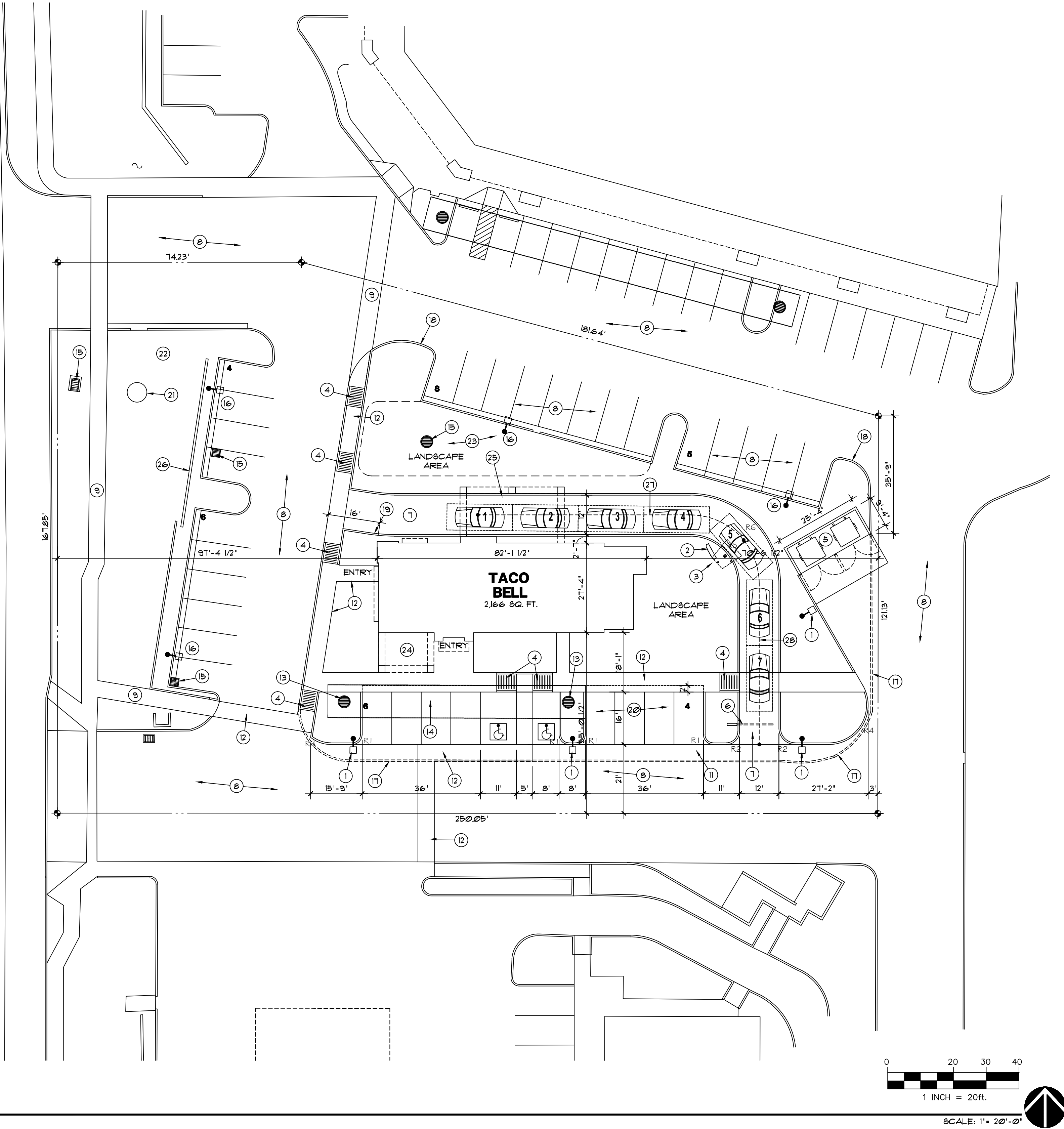


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SIGNAL BUTTE ROAD

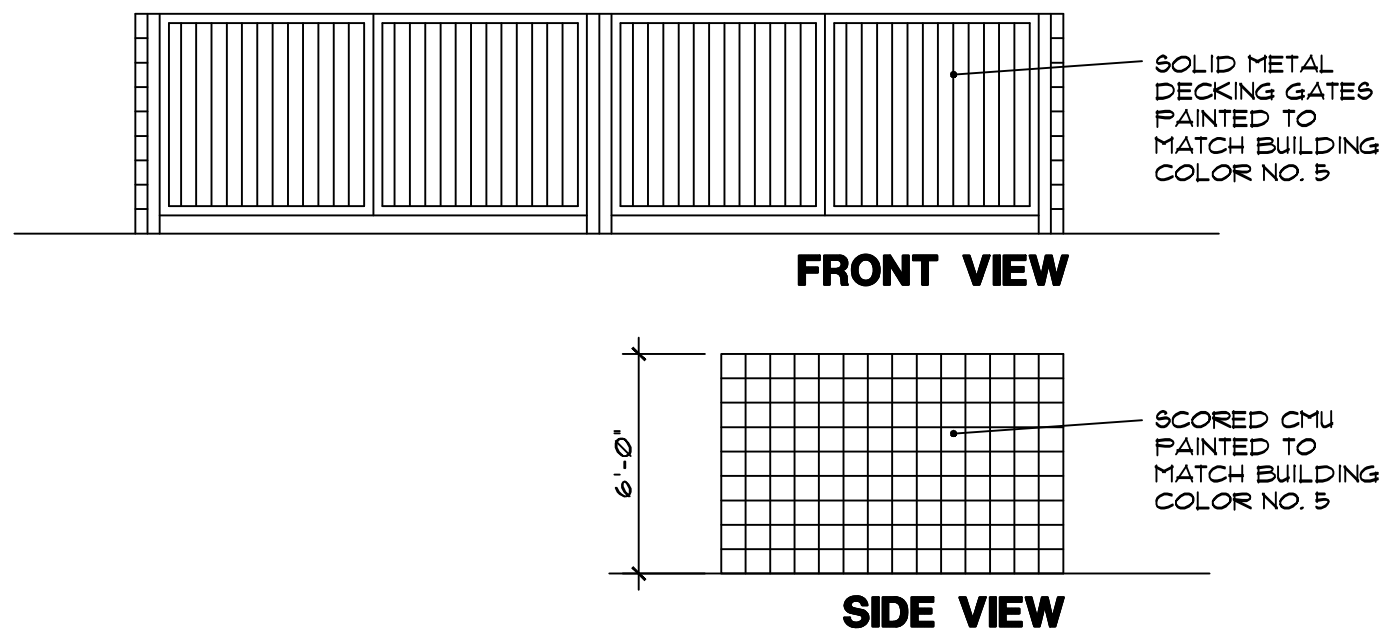
SITE PLAN



CURVE DATA

CURB RADIUS LEGEND:			
MARK:	RADIUS:	MARK:	RADIUS:
R1	R = 3'-0"		
R2	R = 4'-0"		
R3	R = 10'-0"		
R4	R = 12'-0"		
R5	R = 15'-0"		
R6	R = 27'-0"		

TRASH ENCLOSURE



PROJECT DATA

PROJECT ADDRESS:	NEC SIGNAL BUTTE & SOUTHERN MESA, ARIZONA
OWNER:	SIGNAL BUTTE & SOUTHERN LLC P.O. BOX 31363 PHOENIX, ARIZONA 85063
APPLICANT:	GREG HITCHENS 3126 N. LOS ALAMOS MESA, ARIZONA 85213 (602) 615-0204 Email: greg@hitchench.com
PARCEL NUMBER:	220-16-002V
ZONING:	LC
SITE AREA:	31,124 SF. (0.7 ACRES)
BUILDING AREA:	PUBLIC AREA: 920 SQ. FT. NON-PUBLIC AREA: 1271 SQ. FT. TOTAL BLDG. SQ. FT.: 2,191 SQ. FT.
OCCUPANCY:	A2
TYPE OF CONSTRUCTION:	VB AFES
BUILDING HEIGHT:	23'-0"
NUMBER OF STORIES:	1
PARKING REQUIRED:	BUILDING: 2,166 / 100 = 22 SPACES OUTDOOR: 205 / 200 = 2 SPACES TOTAL REQUIRED: 24 SPACES
ACCESSIBLE PARKING REQUIRED:	1 SPACES
PARKING PROVIDED:	REGULAR PARKING: 31 SPACES ACCESSIBLE PARKING: 2 SPACES TOTAL PROVIDED: 33 SPACES
PROJECT DESCRIPTION:	PROPOSED IS A TACO BELL RESTAURANT WITH A DRIVE THROUGH WINDOW. THE BUILDING HAS 2,166 SF. AND SEATING FOR 40 CUSTOMERS INDOORS. APPROXIMATELY 12 SEATS OUTDOORS.

LEGAL DESCRIPTION

Commencing at the Northwest corner of Lot 2A as shown on the land split map of SIGNAL BUTTE & SOUTHERN AVENUE RETAIL CENTER, recorded in Book 694, of Maps, page 31, Maricopa County records;

Thence along the Westerly line of said Lot 2A, South 00 degrees 03 minutes 45 seconds West, a distance of 247.83 feet, to the point of beginning;

Thence leaving said Westerly line, South 89 degrees 59 minutes 31 seconds East, a distance of 74.23 feet;

Thence South 75 degrees 05 minutes 37 seconds East, a distance of 181.90 feet;

Thence South 00 degrees 04 minutes 15 seconds West, a distance of 121.13 feet, to the Northerly line of lot 1 as shown on LAND SPLIT MAP OF SIGNAL BUTTE & SOUTHERN AVENUE RETAIL CENTER, recorded in Book 575 of Maps, page 49, Maricopa County records;

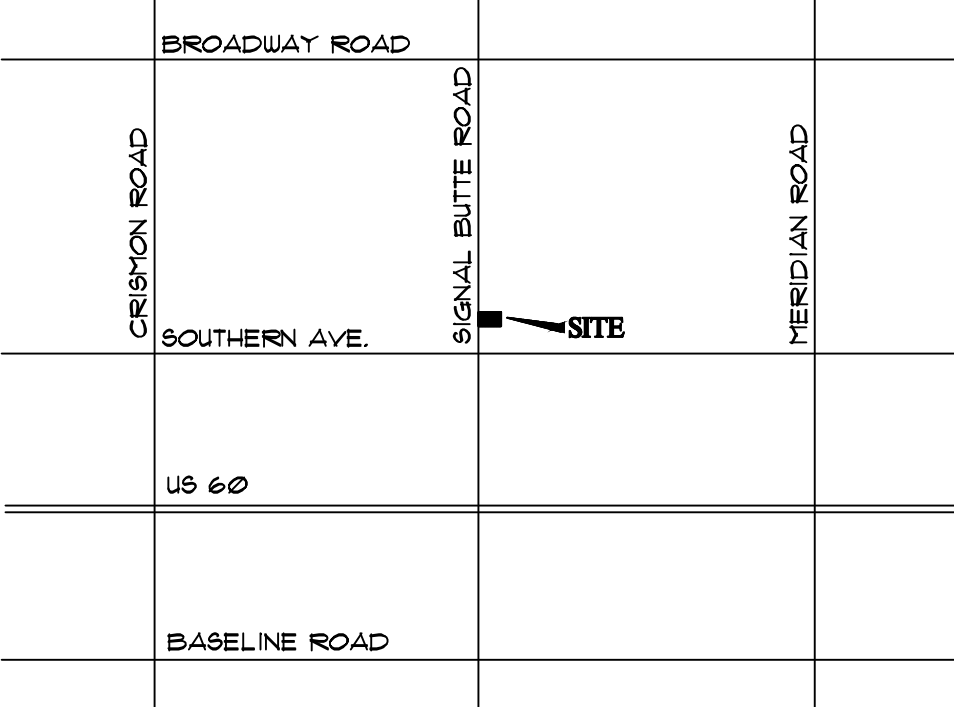
Thence along said Northerly line, North 89 degrees 58 minutes 35 seconds West, a distance of 250.05 feet, to the Northwest corner of said Lot 1, recorded in Book 575 of Maps, page 49, Maricopa County Records;

Thence leaving said Northerly line, along said Westerly line, North 00 degrees 03 minutes 45 seconds East, a distance of 167.83 feet, to the point of beginning.

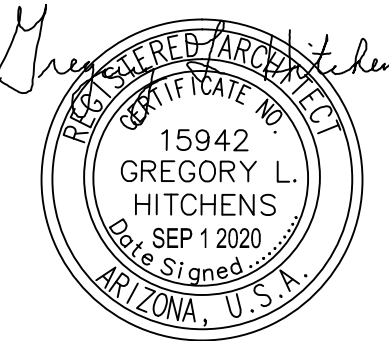
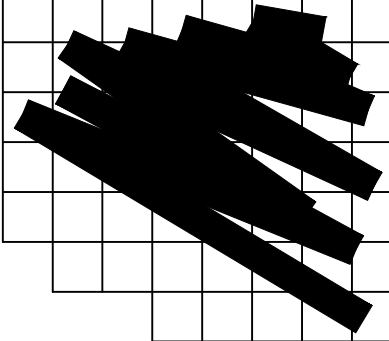
KEY NOTES

- |   |   |
|---|---|
| 1 PARKING LOT LIGHT                                 | 15 EXISTING CATCH BASIN   |
| 2 MENU BOARD  | 16 EXISTING POLE LIGHT  |
| 3 SPEAKER POST AND CANOPY                           | 17 EXISTING CURB TO BE REMOVED                                    |
| 4 RAMP  | 18 EXISTING CURB TO REMAIN  |
| 5 TRASH ENCLOSURE - SEE ELEVATIONS THIS SHEET.      | 19 NEW VERTICAL CURB  |
| 6 NEW EVOLUTION DRIVE THRU PORTAL                   | 20 NEW BLACK CONCRETE   |
| 7 BLACK CONCRETE DRIVE-THRU                         | 21 LIFT STATION - SEE GRADING PLAN                                |
| 8 EXISTING PAVED PARKING AREA                       | 22 EXISTING LANDSCAPING   |
| 9 EXISTING SIDEWALK TO REMAIN                       | 23 EXISTING RETENTION BASIN TO REMAIN                             |
| 10 -  | 24 COVERED PATIO  |
| 11 NEW ASPHALT PAVING                               | 25 COVERED DRIVE THRU   |
| 12 NEW CONC. SIDEWALK                               | 26 EXISTING 3'-0" HIGH CMU SCREEN WALL                            |
| 13 EXISTING MANHOLE TO REMAIN                       | 27 STACKING DISTANCE FROM PICK-UP WINDOW TO ORDER POINT = 86 FEET |
| 14 EXISTING U.G. STORM WATER STORAGE TANK TO REMAIN | 28 STACKING DISTANCE FROM ORDER POINT TO LANE ENTRY = 10 FEET     |

VICINITY MAP



HITCHENS ASSOCIATES  
ARCHITECTS



REVISIONS

9-30-20 city revisions

TACO BELL

NEC Signal Butte & Southern  
Mesa, Arizona



PROJECT NO: 22001  
DRAWN BY: GLH  
DATE: 9-1-2020

SITE PLAN  
A0.0