

SITE PLAN GENERAL NOTES

- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- ALL EXTERIOR LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
- THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.
- SIGNS REQUIRE SEPARATE PERMIT.
- THERE SHALL BE NO OBSTRUCTION OF THE SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.
- ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE TO BE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
- ALL WALLS OVER 7 FT IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHALL STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION APN: 138-20-024A & APN: 138-20-024B

(PER DEED AS RECORDED IN DOCUMENT No. 2017-0439608, M.C.R.)

THAT PART OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 23;

THENCE WEST, ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 284.91 FEET;

THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 335.48 FEET;

THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 284.91 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 23;

THENCE NORTH, ALONG SAID EAST LINE, A DISTANCE OF 335.48 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE WEST 125.00 FEET; AND

EXCEPT THE SOUTH 50.00 FEET; AND

EXCEPT THE NORTH 36.00 FEET; AND

EXCEPT THE EAST 40.00 FEET; AND

EXCEPT COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23;

THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 36.00 FEET;

THENCE WEST, ALONG A LINE THAT IS PERPENDICULAR TO THE MONUMENT LINE OF NORTH STAPLEY DRIVE, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH STAPLEY DRIVE AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH, ALONG SAID WEST RIGHT-OF-WAY LINE, AND PARALLEL TO THE MONUMENT LINE OF NORTH STAPLEY DRIVE, A DISTANCE OF 16.00 FEET;

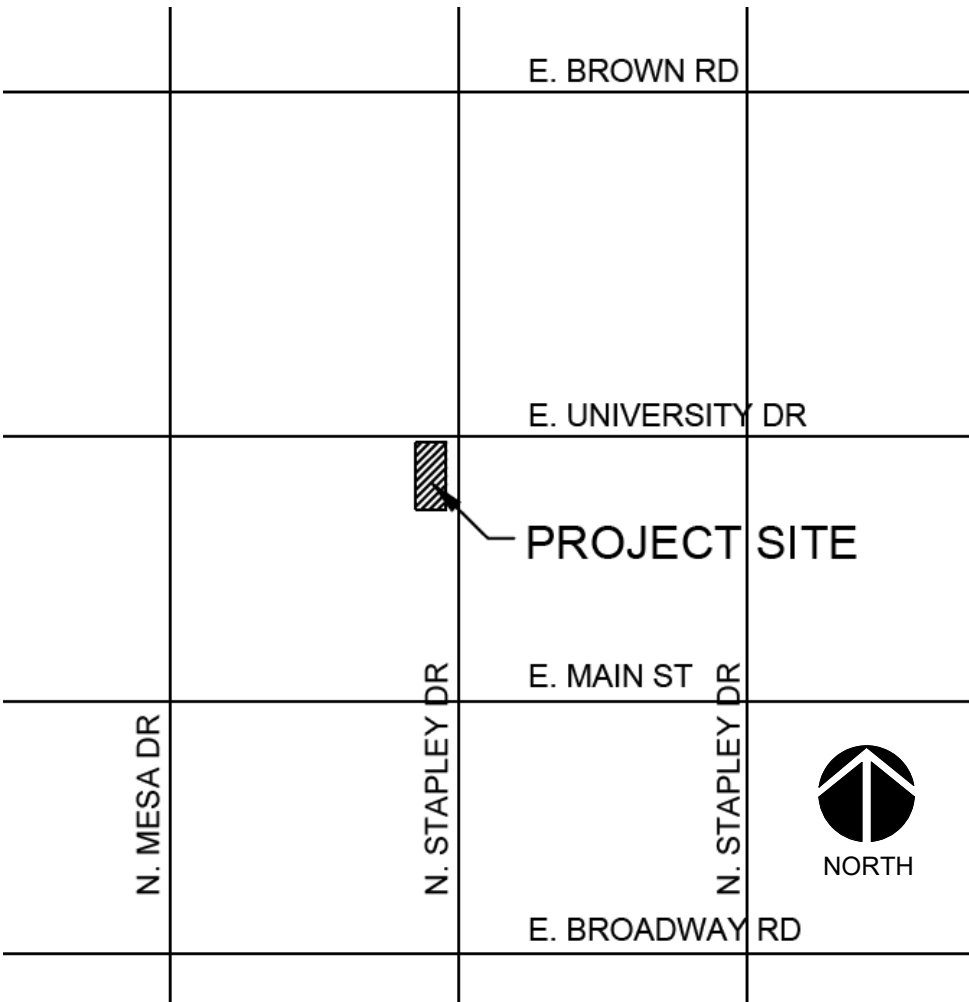
THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 22.63 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST UNIVERSITY DRIVE;

THENCE EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL TO THE MONUMENT LINE OF EAST UNIVERSITY DRIVE, A DISTANCE OF 16.00 FEET TO THE TRUE POINT OF BEGINNING, AS CONVEYED TO THE CITY OF MESA, AN ARIZONA MUNICIPAL CORPORATION IN WARRANTY DEED RECORDED IN DOCUMENT NO. 98-0047464, OF OFFICIAL RECORDS.

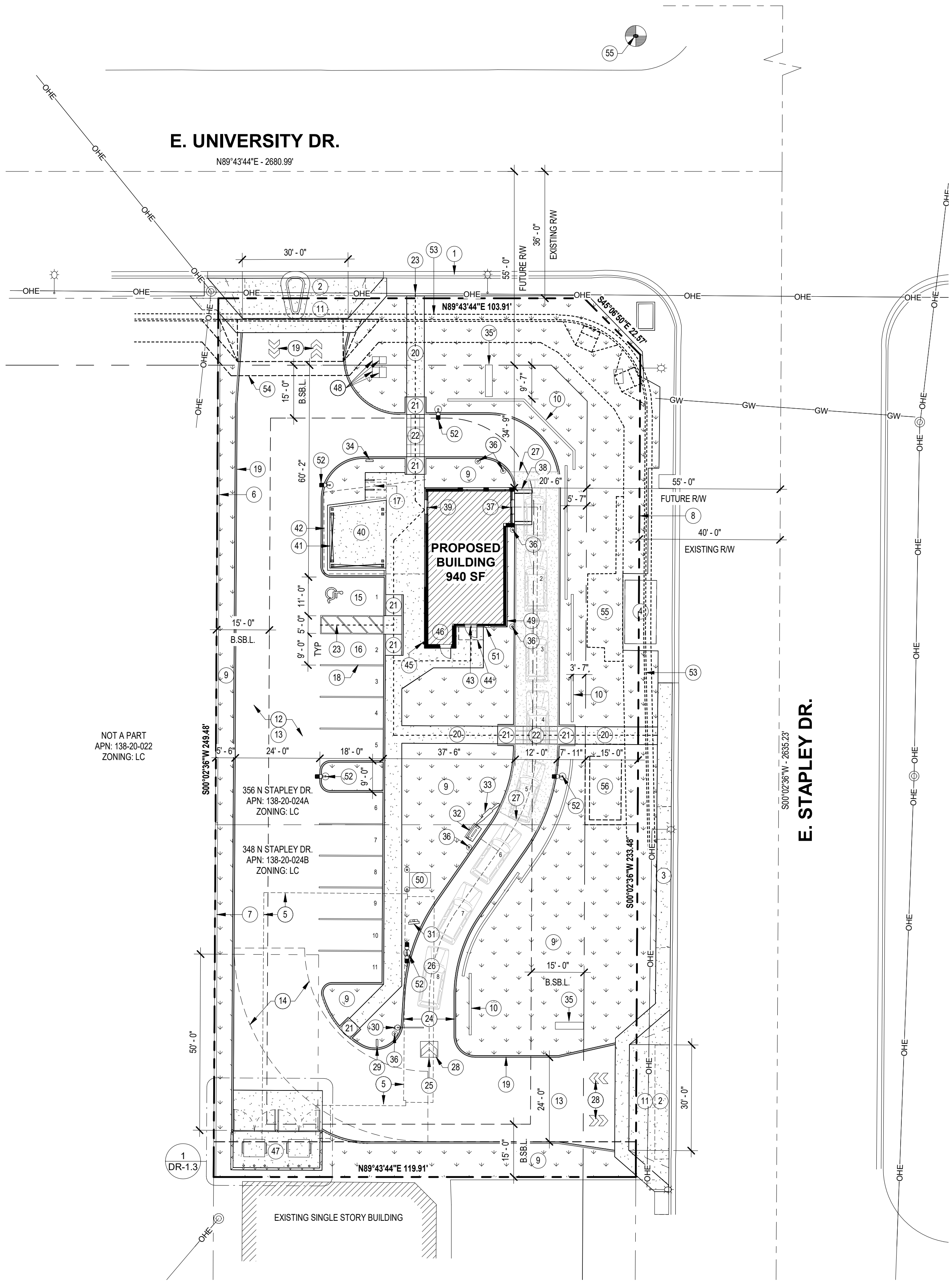
LINETYPE ABBREVIATIONS

|          |                             |
|----------|-----------------------------|
| B.S.B.L. | BUILDING SETBACK LINE       |
| P.S.B.L. | PARKING SETBACK LINE        |
| L.S.     | LANDSCAPE SETBACK LINE      |
| P.U.E.   | PUBLIC UTILITY EASEMENT     |
| R.W.     | RIGHT OF WAY                |
| P.D.E.   | POWER DISTRIBUTION EASEMENT |

VICINITY MAP



1 SITE PLAN  
1" = 20'-0"



SHEET INDEX

| SHEET NO.        | SHEET NAME                |
|------------------|---------------------------|
| DR-1.1           | SITE PLAN                 |
| DR-1.2           | PHOTOMETRIC SITE PLAN     |
| DR-1.3           | SITE DETAILS              |
| DR-2.1           | FLOOR PLAN                |
| DR-2.2           | ROOF PLAN                 |
| DR-3.1           | EXTERIOR ELEVATIONS       |
| DR-3.1           | EXTERIOR COLOR ELEVATIONS |
| DR-4.1           | BUILDING SECTIONS         |
| LA-01            | LANDSCAPING PLAN          |
| 1 OF 3           | COVER                     |
| 2 OF 3           | GRADING AND DRAINAGE PLAN |
| 3 OF 3           | ON SITE UTILITY PLAN      |
| TOTAL SHEETS: 12 |                           |

PROJECT NARRATIVE

THE PROPOSED PROJECT CONSISTS OF A NEW GROUND UP BUILDING OF APPROXIMATELY 940 SQUARE FEET, SINGLE STORY WITH A MAXIMUM BUILDING HEIGHT OF 22 FEET. THE USE OF THE BUILDING IS FOR A STARBUCKS DRIVE-THRU COFFEE USE WITH A SMALL COVERED OUTDOOR PATIO ON THE WEST SIDE OF THE BUILDING WITH WALK-UP SERVICE ONLY. THERE WILL BE NO INTERIOR DINING OR PUBLIC USES INSIDE OF THE BUILDING. THE EXISTING PARCEL NUMBERS ARE 138-20-024A AND 138-20-024B AND THESE PROPERTIES ARE PLANNED ON BEING COMBINED INTO ONE LOT. THE EXISTING ZONING IS LC AND THE SITE IS CURRENTLY VACANT LAND ON THE NORTH PARCEL AND AN EXISTING BUILDING ON THE SOUTH PARCEL IS PLANNED TO BE DEMOLISHED. SURROUNDING PROPERTY TO THE WEST AND SOUTH ARE BOTH ZONED LC. THE SITE WILL BE ACCESSED FROM DRIVES TO THE NORTH FROM UNIVERSITY DRIVE AND TO THE EAST FROM STAPLEY DRIVE. ALL EXISTING DRIVEWAYS INTO THE SITE WILL BE REMOVED AND THESE TWO NEW DRIVEWAYS WILL BE INSTALLED PER CITY OF MESA STANDARDS. THE DRIVE-THRU LANE WILL BE SCREENED WITH A CMU SCREEN WALL ALONG ITS PERIMETER. PEDESTRIAN ACCESS WILL BE PROVIDED FROM UNIVERSITY DRIVE AND FROM STAPLEY DRIVE.

PROJECT SITE DATA

|                                   |  |
|-----------------------------------|--|
| ADDRESS:                          | 356 N. STAPLEY DRIVE, MESA, ARIZONA 85203  |
| APN:                              | 138-20-024A & 138-20-024B  |
| SITE AREA:                        | 29,786 SF (0.683 AC)   |
| EXISTING ZONING:                  | LC   |
| BUILDING HEIGHT MAXIMUM:          | 30 FT  |
| PARKING REQUIRED:                 |  |
| RESTAURANT W/DRIVE-THRU:          | 1 SPACE PER 100 SF   |
| EXTERIOR PATIO:                   | 1 SPACE PER 200 SF   |
| PARKING REQUIRED:                 |  |
| RESTAURANT 940 SF / 100 =         | 9.4 SPACES   |
| PATIO 293 SF / 200 =              | 1.5 SPACES   |
| TOTAL SPACES REQUIRED:            | 11 SPACES  |
| PARKING PROVIDED:                 | 11 SPACES  |
| DRIVE-THRU STACKING REQUIREMENTS: | 100 FEET FROM PICKUP WINDOW TO ORDER POINT PLUS 40 FEET FROM ORDER POINT TO DRIVE THRU BEGINNING |
| DRIVE-THRU STACKING PROVIDED:     | 163'-0"  |
| PROPOSED BUILDING HEIGHT:         | 22 FEET  |
| LOT COVERAGE:                     | 58%  |
| FOUNDATION BASE:                  | DRIVE-THRU LANE IS 2'-7", SOUTH AND WEST SIDES ARE GREATER THEN 10' AND 8' ON THE NORTH SIDE     |

KEYED NOTES

- EXISTING CURB RE: CIVIL
- EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH NEW DRIVEWAY PER CITY OF MESA M-42 RE: CIVIL
- EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH CURB, GUTTER, AND SIDEWALK PER COM STD. DET. M-19.01 RE: CIVIL
- EXISTING BUS STOP
- EXISTING BUILDING TO BE DEMOLISHED (SHOWN DASHED)
- EXISTING CMU 4'-0" TALL WALL. PAINT TO MATCH NEW CMU SCREEN WALLS
- CMU WALL TO MATCH EXISTING 4'-0" TALL WALL -100-FOOT LONG PAINT COLOR TO MATCH FINISH C RE: CIVIL
- PROPERTY BOUNDARY LINE
- LANDSCAPE AREA - RE: LANDSCAPE
- SCREEN WALL 40' HEIGHT FINISH A RE: 6/DR-1.3
- NEW DRIVEWAY PER CITY OF MESA M-42 RE: CIVIL
- SITE DRIVE AND PARKING ASPHALT PAVING RE: CIVIL
- FIRE APPARATUS ACCESS ROAD. CURBS SHALL BE PAINTED PER CITY OF MESA DETAIL FPD 505.3.
- FIRE TRUCK TURNING RADIUS OF 35'/55'
- ADA PARKING SPACE VAN ACCESSIBLE WITH SIGNAGE RE: CIVIL
- PARKING SPACE 9'W X 18'D TYPICAL SIZE EXCEPT ADA PARKING SPACE
- BICYCLE PARKING AREA 3 SPACES WITH TWO LOOP LOCK RACKS
- STRIPING
- CONCRETE CURB 6" HEIGHT RE: CIVIL
- CONCRETE SIDEWALK 5-FOOT WIDE MINIMUM 4" THICK WITH CONTROL JOINTS AT 4'-0" O.C. MAX RE: CIVIL
- ADA RAMP RE: CIVIL
- CONCRETE CROSSWALK. 5-FOOT WIDE 6" THICK WITH 30" O.C. TOOLED JOINTS RE: CIVIL
- ACCESSIBLE PATH OF TRAVEL
- DRIVE THRU LANE
- STACKING DISTANCE START POINT 63'-FOOT TO ORDER-PLACING SPEAKER
- CAR STACK
- INTEGRAL COLOR (BLACK) CONCRETE IN DRIVE-THRU LANE FROM 10'-0" IN FRONT OF ORDER POINT TO 10'-0" AFTER DRIVE WINDOW COLORED BLACK
- CONCRETE DRIVE-THRU SECTION RE: CIVIL
- WAYFINDING PAVEMENT GRAPHICS: HIGH VISIBILITY DIRECTIONAL GRAPHICS, HEAT-APPLIED OR PAINTED ON PAVEMENT. - UNDER SEPARATE PERMIT
- DRIVE-THRU DIRECTIONAL ARROW SIGN - UNDER SEPARATE PERMIT
- CLEARANCE BAR WITH BASE 12" BACK FROM CURB - UNDER SEPARATE PERMIT
- DRIVE-THRU PRE-MENU FREE-STANDING - UNDER SEPARATE PERMIT
- DIGITAL ORDER-PLACING SCREEN AND SPEAKER WITH CANOPY 100-FOOT STACKING DISTANCE BETWEEN PICK-UP WINDOW - UNDER SEPARATE PERMIT
- MENU BOARD: THE 5-PANEL MENU BOARD - UNDER SEPARATE PERMIT
- DRIVE-THRU DIRECTIONAL EXIT/THANK YOU SIGN 'EXIT ONLY' SIDE FACING PARKING LOT - UNDER SEPARATE PERMIT
- SITE SIGNAGE: UNDER SEPARATE PERMIT
- BOLLARD
- DRIVE-THRU WINDOW
- AWING ABOVE
- WALK-UP WINDOW
- CONCRETE PATIO SEATING AREA 293 SF
- CMU LOW WALL WITH SCREENING BUFFER ABOVE
- CANOPY ABOVE
- SERVICE ENTRANCE DOOR
- AWING ABOVE
- FDG
- FIRE RISER AND ROOF ACCESS ROOM
- REFUSE ENCLOSURE WITH HOSE BIB AND DRAIN AND 6" THICK CONCRETE SEATED PAD PER CITY OF MESA M-62.02.1, M-62.04.1 AND M-62.04.2 RE: CIVIL
- WATER METER(S) AND BACKFLOW PREVENTOR(S) RE: CIVIL AND LANDSCAPE
- GAS METER
- TRANSFORMER LOCATION
- S.E.S. ELECTRICAL METER AND DISCONNECT WITH INTERIOR MOUNTED PANELS
- AREA LIGHT POLE MOUNTED FIXTURE. 20 FT MAX HEIGHT RE: PHOTOMETRICS
- FUTURE ROADWAY AND INTERSECTION IMPORVMENTS CITY OF MESA PROJECT #005041
- FUTURE DRIVEWAY PROPOSED AS PART OF PROJECT #005041
- FUTURE BUS STOP AS PART OF PROJECT #005041
- PROPOSED FUTURE BUS STOP LOCATION AS PART OF PROJECT #005041



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PROJECT NO: 1947800-01  
PROJECT MANAGER: B.BAKER  
DRAWN BY: B.BAKER  
CHECKED BY: J.PLANCK

| NO. | REVISION | DATE |
|-----|----------|------|
|     |          |      |
|     |          |      |
|     |          |      |
|     |          |      |

SHEET DESCRIPTION  
SITE PLAN



SHEET NO.

DR-1.1