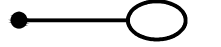


Legend

-  EXISTING FIRE HYDRANT

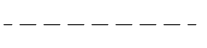
 EXISTING ELECTRICAL CABINET

 ADA STREET ACCESS

 EXISTING LIGHT POLE

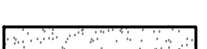
 BOLLARD

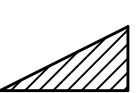
 EXISTING PARKING LIGHT POLE
-  EXISTING 6" CURB

 EXISTING

 NEW 6" CURB

 LANDSCAPE AREA

 EXISTING CONCRETE

 SIGHT VISIBILITY TRIAN
(10' X 20')

Legal description

SEE ALTA / ACSM LAND TITLE SURVEY DATED 06/08/2011.

s.c.i.p. adjustment relief

1.

DRIVE THRU PICK UP WINDOW EXISTING LOCATION.
2.

NO PARKING LOT LANDSCAPE ISLANDS AT EACH END OF A ROW OF STALLS AND IN BETWEEN. A MAXIMUM OF 8 CONTIGUOUS IS REQUIRED.
3.

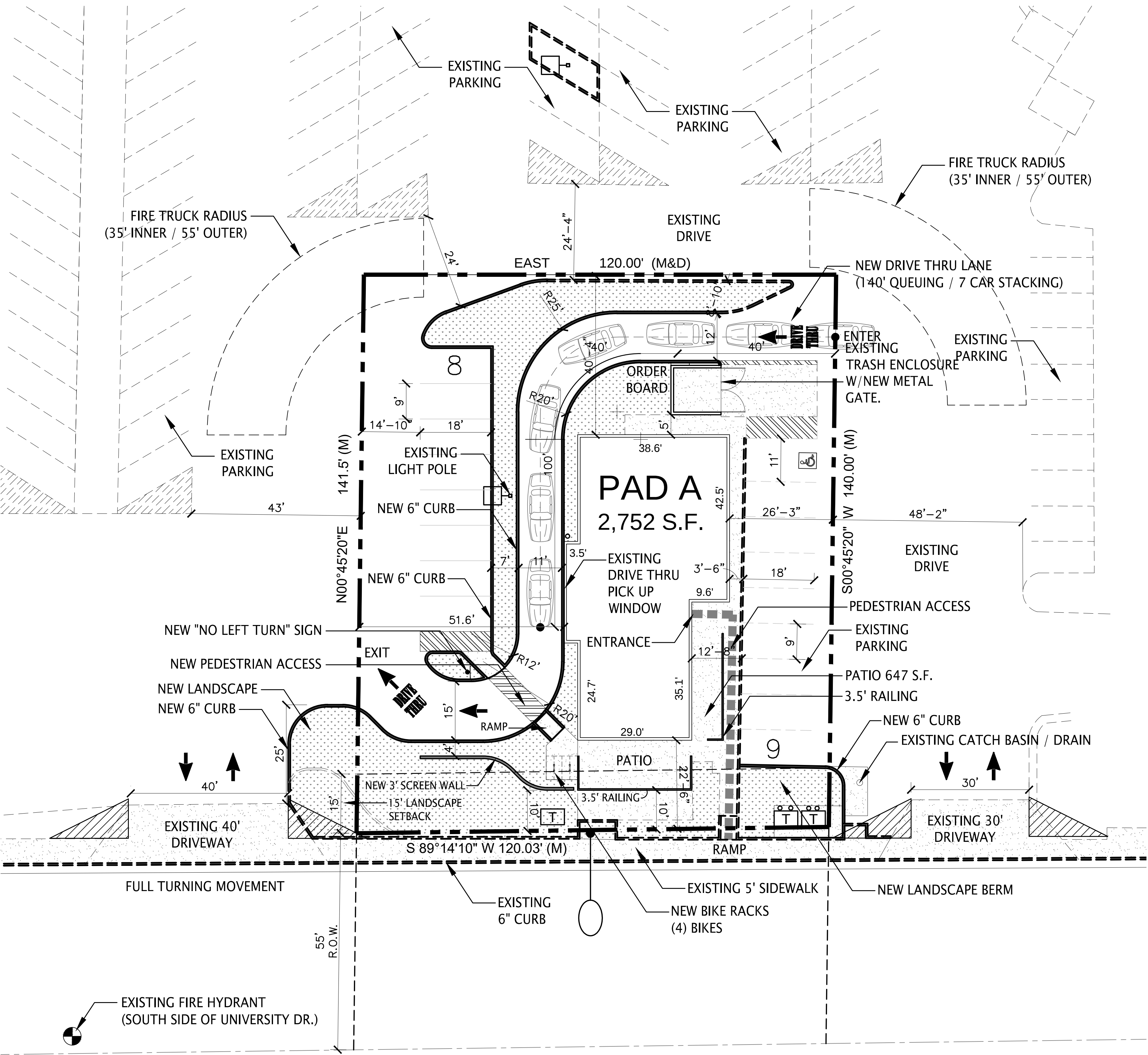
EXISTING TRASH ENCLOSURE TO REMAIN IN EXISTING LOCATION, ADJACENT TO DRIVE THRU LANE.
4.

REDUCTION OF BASE FOUNDATION LANDSCAPING.
5.

REDUCTION OF 15' WIDE FOUNDATION BASE AT PUBLIC ENTRANCE.
6.

REDUCTION TO 15' SETBACK FROM PROPERTY LINE (50' REQUIRED) OF PARKING STALLS AND DRIVE AISLES.
7.

LOCATION OF DRIVE THRU EXIT TO REMAIN WITH MODIFICATION. STRIPING AND SIGNAGE TO BE PROVIDED TO DIRECT CARS TO THE NORTH.



project directory

PROPERTY OWNER:
RED MOUNTAIN GROUP
1234 EAST 17TH STREET
SANTA ANA, CA 92701
CONTACT: TIM DOLLANDER
PHONE: (714) 460-1533 (DIRECT)
PHONE: (480) 628-9625 (MOBILE)
E-MAIL: timD@rmrgrinc.com

PROPERTY OWNER REPRESENTATIVE:
WDR / WELKER DEVELOPMENT RESOURCES, LLC
3125 E. DOVER STREET
MESA, ARIZONA 85213
CONTACT: JEFF WELKER
PHONE: (480) 209-7167
EMAIL: jeffw@wdrllc.net

ARCHITECTURAL PLANNING AND DESIGN:
KERPAN PLANNING AND DESIGN, LLC
4777 S. FULTON RANCH BLVD. UNIT 2138
CHANDLER, ARIZONA 85248
CONTACT: KEVIN D. KERPAN
PHONE: (602) 329-0192
E-MAIL: kevin@kerpanplanningdesign.com

site data

PARCEL NUMBER: 135-32-018J
EXISTING ZONING: LC

GROSS SITE AREA: 0.54 ACRES (23,523 S.F.)
NET SITE AREA: 0.39 ACRES (16,922 S.F.)
PROPOSED USE: RESTAURANT WITH DRIVE THROUGH

BUILDING AREA: 2,752 S.F.
PAD A:

TOTAL BUILDING AREA: 2,752 S.F.
SITE COVERAGE: 16.3%
LOT COVERAGE / F.A.R.: 0.2

TOTAL PARKING REQUIRED: 32 SPACES
PAD A RESTAURANT (2,752 S.F.):
RESTAURANT: 2,752 S.F. @ 1/100 S.F. = 28 SPACES
PATIO: 647 S.F. @ 1/200 S.F. = 4 SPACES

TOTAL PARKING PROVIDED: 32 SPACES*

ACCESSIBLE SPACES REQUIRED: 1 SPACE
ACCESSIBLE SPACES PROVIDED: 1 SPACE

BICYCLE PARKING REQUIRED: 4 SPACES
BICYCLE PARKING PROVIDED: 4 SPACES

*NOTE: SEE RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF COVENANTS AND RESTRICTIONS DATED MAY 5TH, 1981. THIS DOCUMENT ALLOWS SHARED PARKING AND CROSS ACCESS.

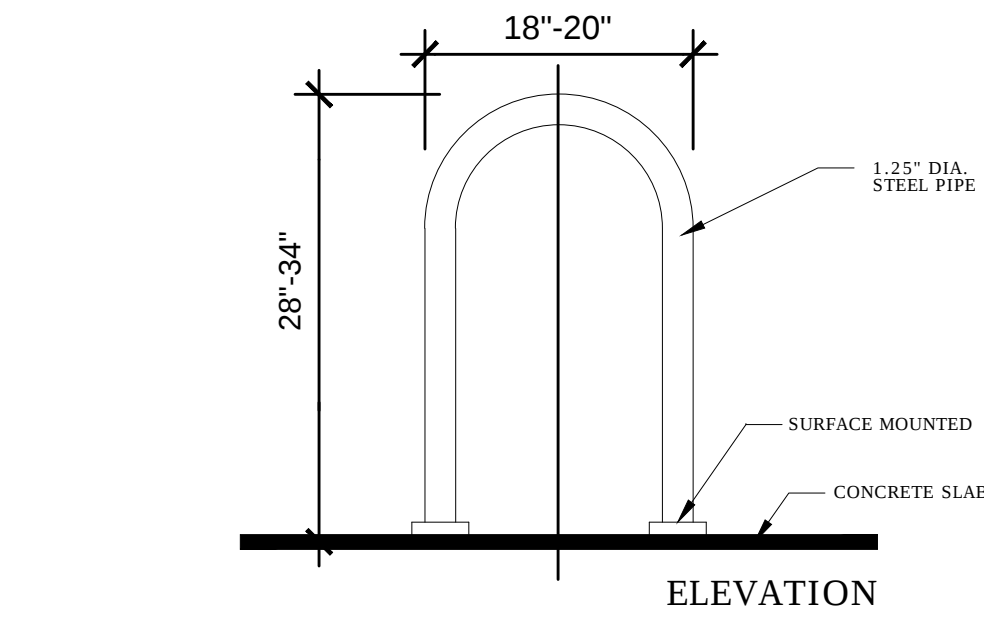
building setbacks

FRONT: 22'-6"
REAR: 40'-4"
SIDE (WEST): 51'-6"
SIDE (EAST): 26'-3"

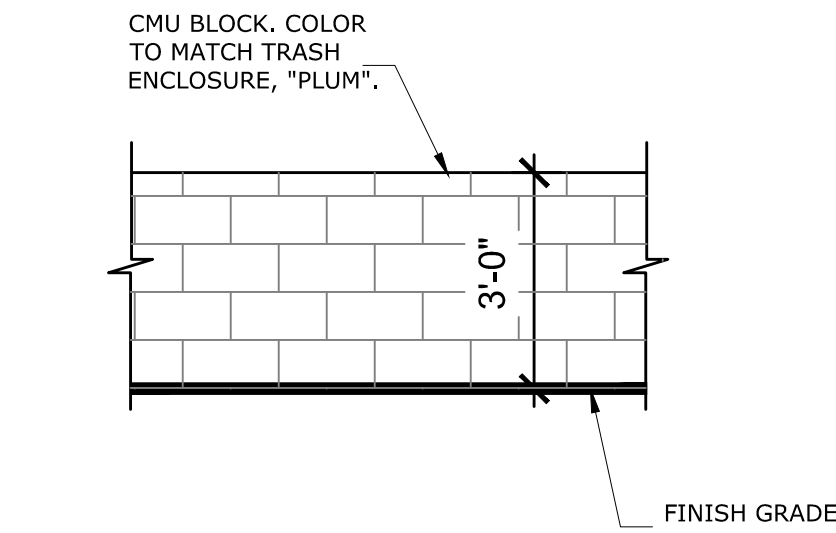
landscape data

TOTAL LANDSCAPING AREA: 4,493 S.F.

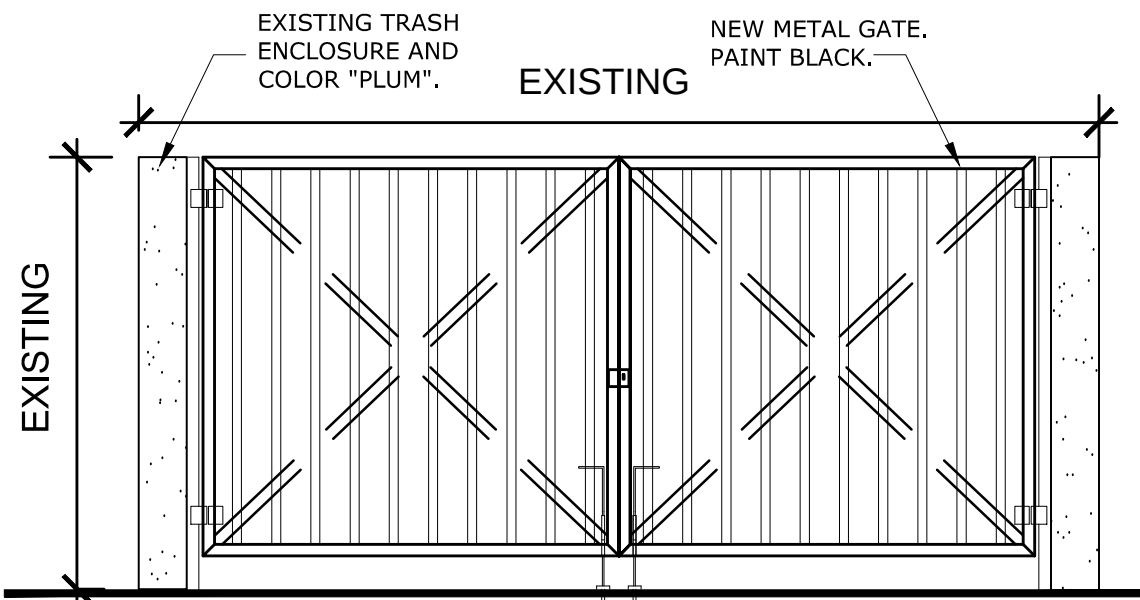
TOTAL LANDSCAPE COVERAGE OF NET AREA: 26.6%



1 BIKE RACK
SCALE: 3/8"=1'-0"



2 NEW SCREEN WALL ELEVATION
SCALE: 3/8"=1'-0"



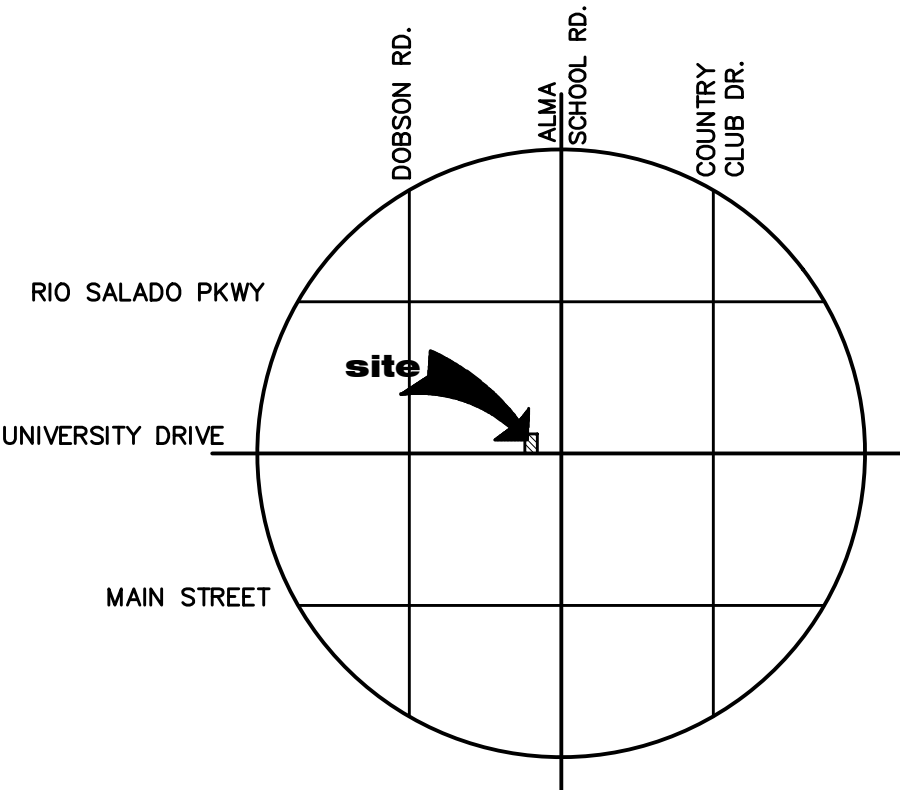
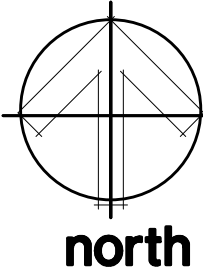
3 NEW GATE @ EXISTING TRASH ENCLOSURE
SCALE: 3/8"=1'-0"

preliminary site plan

scale: 1" = 15'-0"



NOTE: THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.



scale: n.t.s.

vicinity map

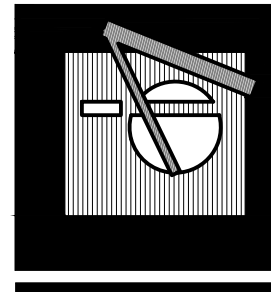
SITE IMPROVEMENTS FOR:
RENEGADE COFFEE COMPANY
1242 WEST UNIVERSITY DRIVE
MESA, ARIZONA 85201



Job No. 20010-40
Drawn DJC
Checked DJC
Date 7/8/21
Revised

PLANNING SUBMITTAL

dChang Architects, LLC
Architecture Interiors Planning
5682 West Gary Drive
Chandler, Arizona 85226
Phone: 480.289.0243



Sheet No.

SP-1