

LANDSCAPE LEGEND

- EXISTING FAN PALM
PROTECT FROM
CONSTRUCTION
- ULMUS PARVIFOLIA
-CHINESE ELM
36" BOX
- ACACIA STENOPHYLLA
SHOESTRING ACACIA
24" BOX
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- EXISTING FOUNTAIN GRASS
PROTECT FROM
CONSTRUCTION
- 1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL DISTURBED AREAS

VISIBILITY TRIANGLE INFO:

VISIBILITY TRIANGLES ARE BASED ON CITY OF MESA PUBLIC STREET ACCESS GUIDELINES DATED FEB. 15, 2005.

STREET SPEED: 45 MPH
STREET CROSS SECTION 4LU
FIGURE 2.3 (60MPH DESIGN SPEED) SD=625'

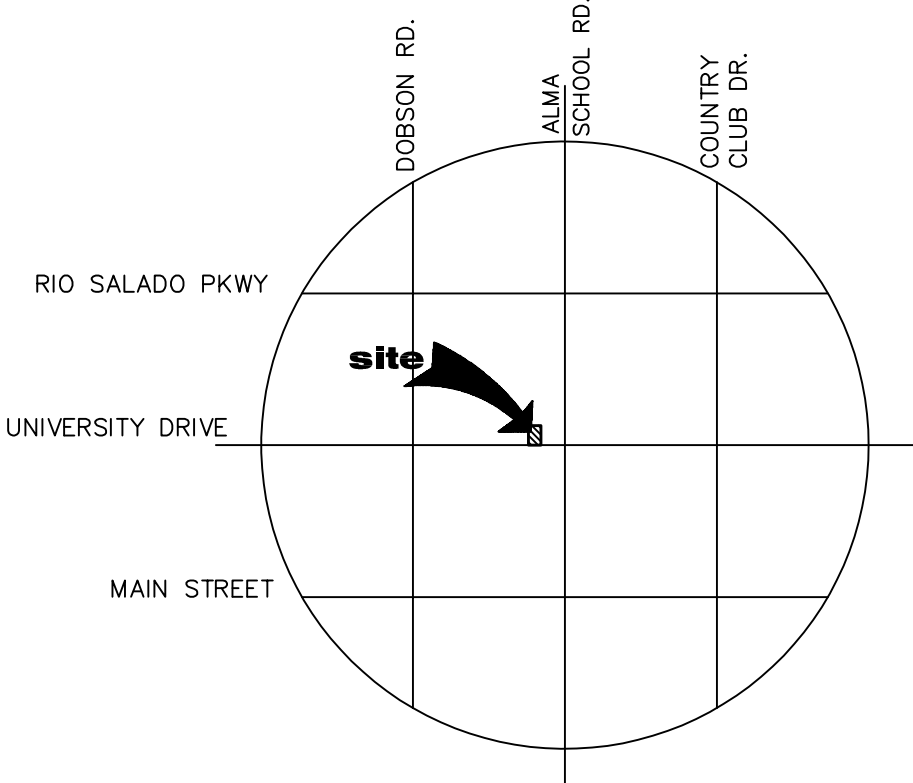
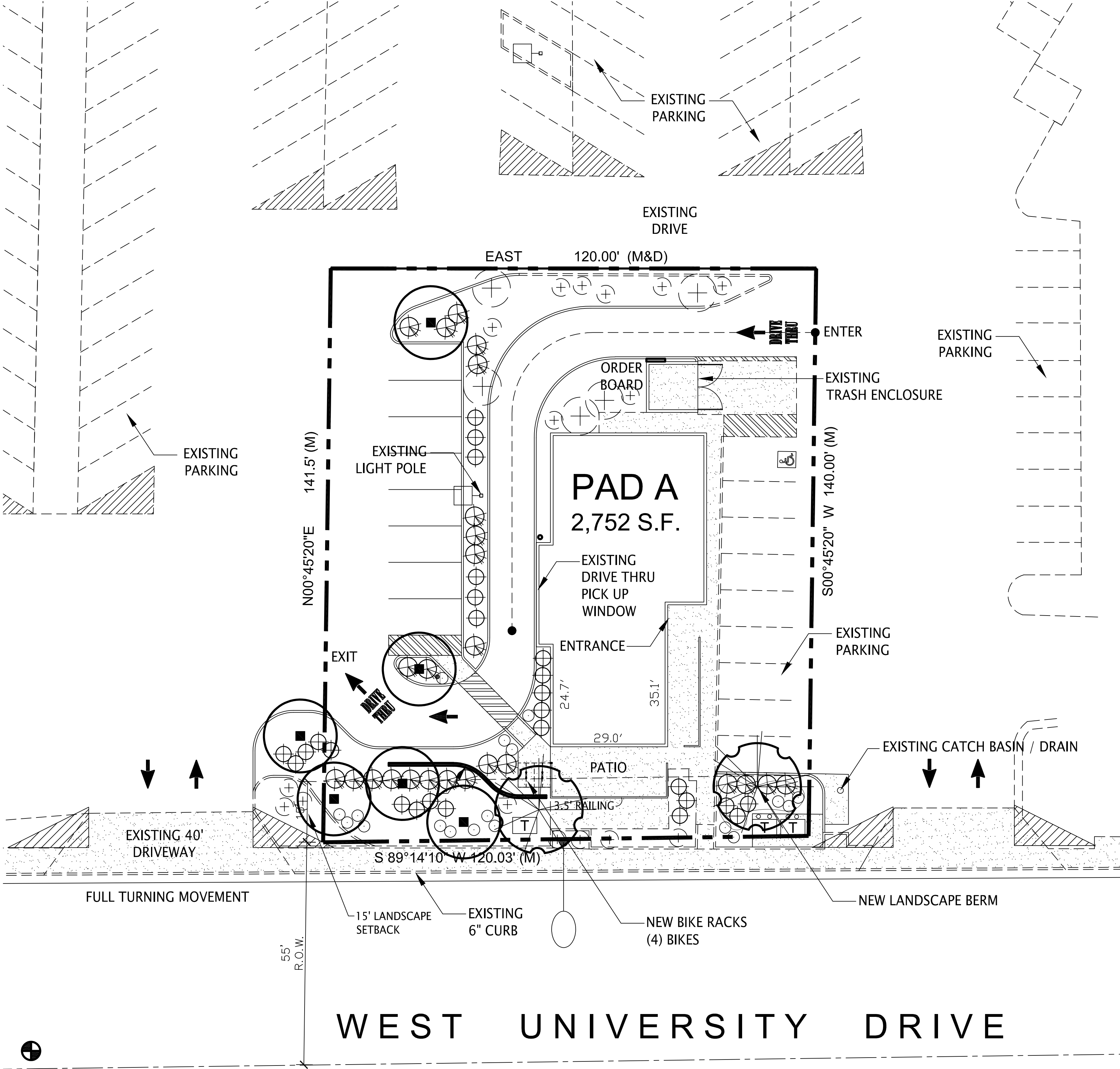
ADDITIONAL NOTES:

THIS LANDSCAPE IS TO BE MAINTAINED ON A WEEKLY BASIS USING A NATURAL MAINTENANCE PROGRAM AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE OF THE LANDSCAPE INDUSTRY.

ALL TREES AND SHRUBS LOCATED IN THE LIGN OF SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'. THE LIGN OF SITE IS OUT OF THE SCOPE OF WORK ON THIS PROJECT.

ALL LANDSCAPE AREAS WILL BE MAINTAINED BY THIS OWNER OR LESSEE IN ACCORDANCE WITH THESE APPROVED PLANS

REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM EN-CROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT PART OF THE LANDSCAPE DESIGN.



vicinity map
scale: n.t.s.

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:	
PAD A:	2,752 S.F.

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 RESTUARANT (2,7521 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*
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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.
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TOTAL LANDSCAPE COVERAGE OF NET AREA:	26.6%
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PRELIMINARY
NOT FOR
CONSTRUCTION OR RECORDING

Red Mountain Group

Project number: 19011

Date: 07.01.21

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