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STE 900
PHOENIX, AZ 85016-4295

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BARCLAY GROUP
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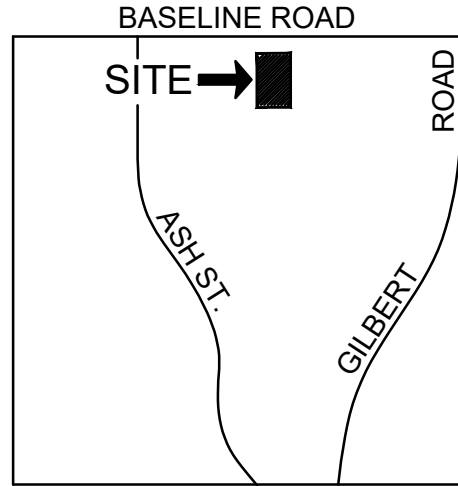
FRY'S 624

COMMERCIAL DEVELOPMENT SITE PLAN CONCEPT (LOT 1B)

SWC N. GILBERT RD & W. BASELINE RD
A PORTION OF LOT 1 - RE-PLAT OF TOWNSHIP PLAZA, BOOK 755, PAGE 44, MARICOPA COUNTY RECORDS, THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.



SITE PLAN KEY NOTES

- 1A 6" VERTICAL CURB PER GRADING PLANS.
- 1B TURNDOWN SLAB PER GRADING PLANS.
- 2 ACCESSIBLE RAMP PER GRADING PLANS.
- 2A LOADING ZONE RAMP PER GRADING PLANS.
- 3 CONCRETE SIDEWALK PER GRADING PLANS, WIDTH PER PLAN.
- 4 3' SCREEN WALL PER DET. 5/C2.20 LENGTH PER PLAN.
- 5 TRASH ENCLOSURE WALL REFER TO ARCH PLANS FOR ELEVATIONS AND DETAILS FOR WALLS AND GATES.
- 6 PROPOSED MONUMENT SIGN PER ARCHITECTURAL PLANS.
- 7 4" WIDE WHITE PAINTED STRIPING, TYP.
- 8A 5' WIDE PEDESTRIAN PATHWAY WITH 4" WIDE YELLOW PAINT, AT 45' 2 FEET O.C.
- 8B 8' WIDE PEDESTRIAN PATHWAY WITH 4" WIDE YELLOW PAINT, AT 45' 2 FEET O.C.
- 9A 6" STEEL BOLLARDS PER DET. 1/C2.20.
- 9B 6" LT STEEL BOLLARDS.
- 10A HEAVY DUTY ASPHALT PAVEMENT PER CIVIL PLANS.
- 10B PROVIDE CONCRETE PAVEMENT WITH JOINT LAYOUT PER GRADING PLANS.
- 11 ACCESSIBLE PARKING SIGN PER DET. 2/C2.20.
- 12 DRIVE-THRU CLEARANCE BAR PER ARCH PLANS AND STRUCTURAL PLANS.
- 13 DRIVE-THRU MENU BOARD & SPEAKER POST PER DET. 6/C2.20.
- 14 MENU BOARD CANOPY ABOVE PER ARCHITECTURAL PLANS.
- 15 4' RESTAURANT CANOPY PER ARCHITECTURAL PLANS.
- 16 28' HIGH FLAG POLE.
- 17 BIKE RACK PER DET. 3/C2.20 (4 SPACES).
- 18 INSTALL WHEEL STOP PER DET. 7/C2.20.
- 19 PAINTED SYMBOL OF ACCESSIBILITY PER DET. 4/C2.20.
- 20 FREE STANDING MAILBOX BY G.C.

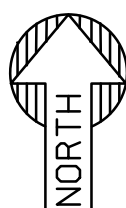
PROPOSED LEGEND:

- (X) VERTICAL CURB
- [Hatched Box] PARKING COUNT
- [Diagonal Lines] PAVEMENT STRIPING
- [Solid Grey Box] HEAVY DUTY PAVEMENT
- [Circle with Dot] STEEL BOLLARD
- [Circle with X] LIGHTED STEEL BOLLARD
- [Dashed Line] PROPERTY LINE
- [Dashed Line with Arrow] ACCESSIBLE PEDESTRIAN PATH
- [Square with T] TRANSFORMER
- [Red Arc] 32.5'/48.5' FIRE ACCESS TURN RADIUS

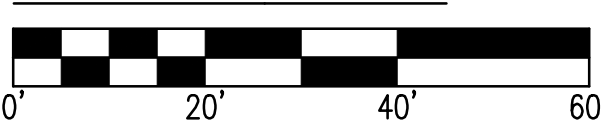
SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
2. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
5. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
6. IF APPLICABLE, PEDESTRIAN ACCESS ROUTES ARE PROVIDED IN COMPLIANCE WITH THE LATEST ADA STANDARDS. ALL RAMPS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS, 2% MAX CROSS SLOPES, AND 5% MAXIMUM LONGITUDINAL SLOPES. TRUNCATED DOMES, AS DETECTABLE WARNINGS, ARE REQUIRED, AS SHOWN IN PLANS, ON ALL SITE RAMPS AND WALKS THAT CROSS A VEHICULAR WAY PER ADAAG CHAPTER 7.
7. PIPE BOLLARDS SHALL BE INSTALLED IN TRAFFIC AND LOADING AREAS AS REQUIRED TO PROTECT BUILDING CORNERS, RECEIVING AREAS, HYDRANTS, TRANSFORMERS, METERS, GENERATORS, COMPACTORS, STEPS, AND RAILINGS, AS NECESSARY.
8. ALL SIGNAGE REQUIRES SEPARATE APPROVAL AND PERMITS.
9. A MINIMUM 6-FOOT HORIZONTAL SEPARATION BETWEEN WATER AND SEWER PIPELINES WILL BE MAINTAINED.
10. OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.

DEVELOPMENT SUMMARY TABLE				
PROJECT ADDRESS:		1140 E BASELINE RD, MESA, AZ 85204		
PROJECT DESCRIPTION: PROPOSED WHATABURGER W/ DRIVE THRU				
DEVELOPMENT INFORMATION:				
APN:	139-11-001N			
ZONING:	LI			
LOT SIZE:	76,580	SF	1.76	AC
PROPOSED LOT SIZE	76,580	SF	1.76	AC
PROPOSED USE:	RESTAURANT W/ DRIVE THROUGH			
CONSTRUCTION TYPE:	VB			
BUILDING AREA				
PREP:		1,516	SF	
DINING:		2,235	SF	
EXISTING CANOPY AREA:		3,195	SF	
TOTAL BUILDING AREA:		6,946	SF	
BUILDING HEIGHT:	MAX.	40	FT.	
	PROPOSED	22	FT.	
EXISTING CANOPY HT.	MAX.	18	FT.	
BUILDING SETBACKS				
		REQUIRED	PROVIDED	
- FRONT (BASELINE ROAD):		15 FT.	52 FT	
- INTERNAL SIDE (WEST):		20 FT.	61 FT	
- INTERNAL SIDE (EAST):		NONE	32 FT.	
- REAR (NORTH):		20 FT.	20 FT.	
LANDSCAPE YARDS				
		REQUIRED	PROVIDED	
- FRONT (BASELINE ROAD):		15 FT.	16 FT.	
- INTERNAL SIDE (WEST):		15 FT.	36 FT.	
- INTERNAL SIDE (EAST):		15 FT.	14 FT.	REDUCED PER §11-39-2(A)(2)
- REAR (NORTH):		15 FT.	18 FT.	
PARKING				
		REQUIRED	PROVIDED	
- MIN. PARKING:	3,735 SF/100 SF	38	48	TOTAL
- MAX. PARKING:	125% X 38	48	48	
- ADA PARKING:		2	2	
- BICYCLE PARKING:	1 PER 10 SPACES	5	5	
LOT COVERAGE				
		REQUIRED	PROVIDED	
- MAX BUILDING COVERAGE:		50%	9.1%	
- MIN LANDSCAPE AREA COVERAGE		10%	36%	



PRELIMINARY SITE PLAN



SCALE: 1" = 20'

BENCHMARK:
BENCHMARK IS AN ALUMINUM CAP FLUSH BEING THE NORTHEAST CORNER OF SECTION 1, T1S, R5E. (GDACS 22023-21)

ELEVATION: 1233.205' NGVD 88

BASIS OF BEARING:

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1, T1S, R5E, USING A BEARING OF NORTH 89 DEGREES 00 MINUTES 20 SECONDS WEST, AS SHOWN ON THE FINAL PLAT OF SMITTY'S TOWNSHIP PLAZA, RECORDED IN BOOK 377, PAGE 49, MARICOPA COUNTY RECORDS.

PRELIMINARY
NOT FOR
CONSTRUCTION

SUSTAINABILITY
ENGINEERING
GROUP

SEG



BARCLAY
GROUP



PROJECT

ANGIE'S LOBSTER

DRAWN

DESIGNED

QC

FINAL QC

PROJ. MGR.

DATE:

ISSUED FOR:

DESIGN REVIEW

REVISION NO.:

DATE:

JOB NO.:

SHEET TITLE:

PAGE NO.:

OF XX

SHEET NO.:

C2.10

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