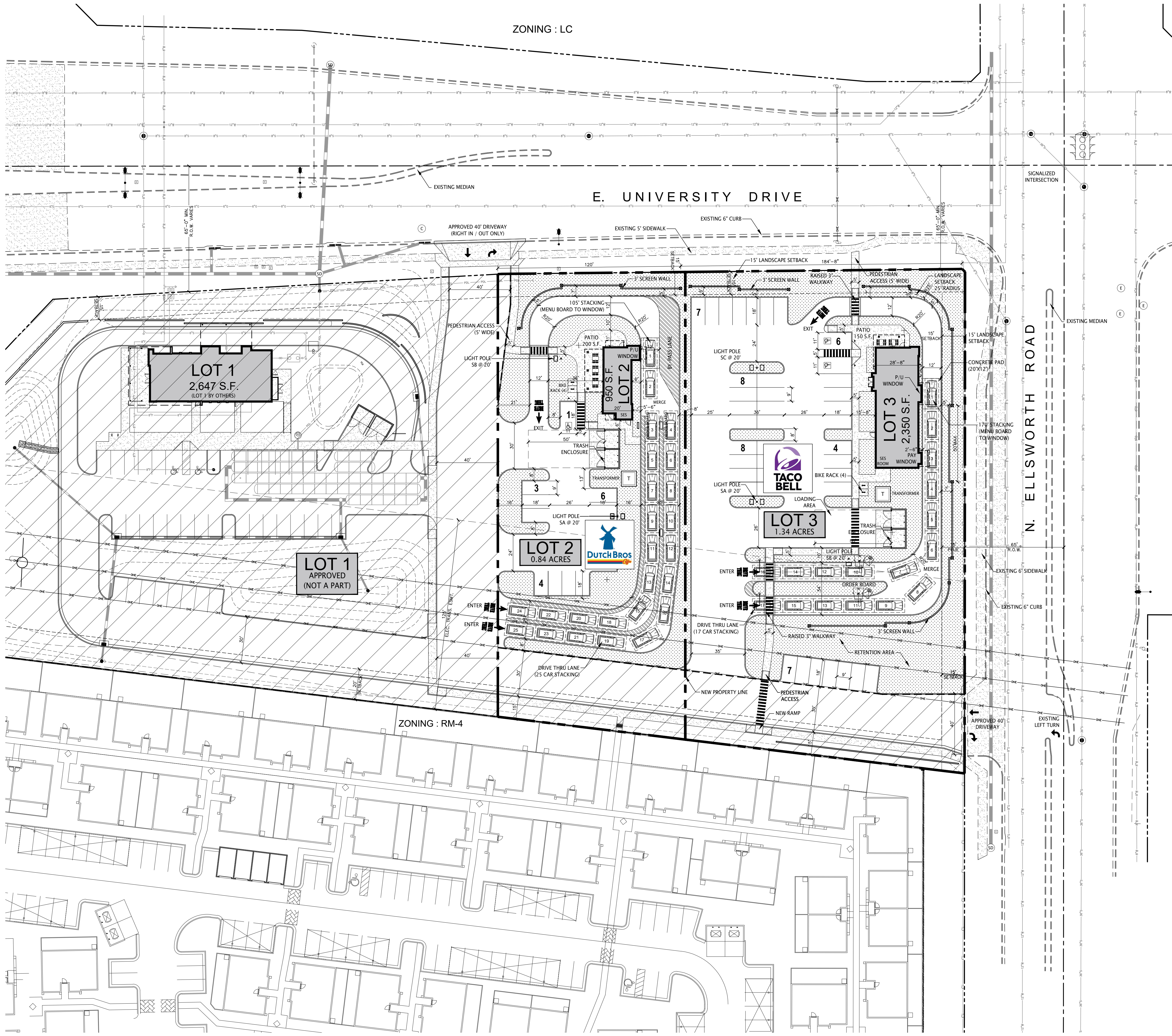




project directory

ARCHITECT:
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4777 S. FULTON RANCH BLVD. UNIT 2134
CHANDLER, ARIZONA 85248
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site data (lot 2)

EXISTING ZONING: LC - LIMITED COMMERCIAL
NET SITE AREA: 0.84 ACRES (36,726 S.F.)
PROPOSED USE: RESTAURANT WITH DRIVE THRU
BUILDING AREA: 950 S.F.
LOT 2: (RESTAURANT)
TOTAL BUILDING AREA: 950 S.F.
SITE COVERAGE (IMPERVIOUS AREA): 68%

TOTAL PARKING REQUIRED: 14 SPACES
LOT 2: RESTAURANT (950 S.F.):
950 S.F. INDOOR RESTAURANT @ 1/75 = 13 SPACES
200 S.F. PATIO 1/200 = 1 SPACE
TOTAL PARKING PROVIDED: 14 SPACES (14.7/1000)

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

site data (lot 3)

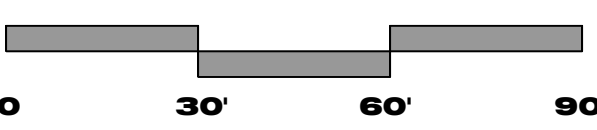
EXISTING ZONING: LC - LIMITED COMMERCIAL
NET SITE AREA: 1.34 ACRES (58,470 S.F.)
PROPOSED USE: RESTAURANT WITH DRIVE THRU
BUILDING AREA: 2,350 S.F.
LOT 3: (RESTAURANT)
TOTAL BUILDING AREA: 2,350 S.F.
SITE COVERAGE (IMPERVIOUS AREA): 69.3%

TOTAL PARKING REQUIRED: 33 SPACES
LOT 3: RESTAURANT (2,350 S.F.):
2,350 S.F. INDOOR RESTAURANT @ 1/75 = 32 SPACES
200 S.F. PATIO 1/200 = 1 SPACE
TOTAL PARKING PROVIDED: 40 SPACES (17.0/1000)

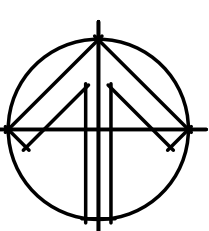
ACCESSIBLE SPACES REQUIRED: 2 SPACES
ACCESSIBLE SPACES PROVIDED: 2 SPACES

preliminary site plan

scale: 1" = 30'-0"



north



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.

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PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

DAKE DEVELOPMENT, LLC

NEW COMMERCIAL DEVELOPMENT
LOT 2 AND LOT 3
SWC E. UNIVERSITY DRIVE AND N. ELLSWORTH ROAD
MESA, ARIZONA 85207

Job No. 22044
Date 09/11/2023

Sheet No.

SP-1