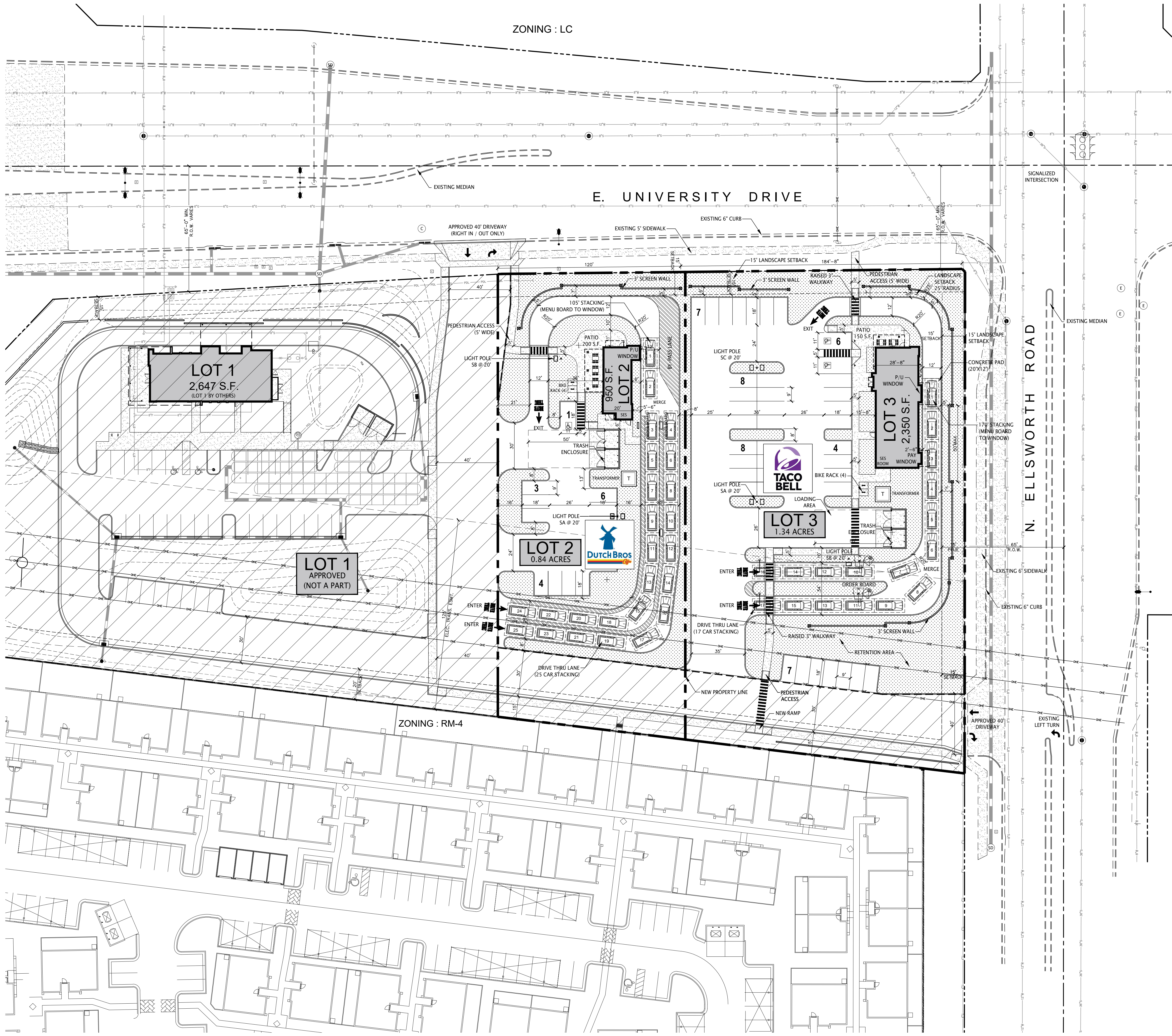




project directory

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)

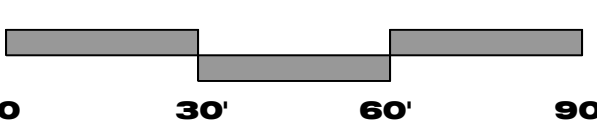
EXISTING ZONING: LC - LIMITED COMMERCIAL
NET SITE AREA: 1.34 ACRES (58,470 S.F.)
PROPOSED USE: RESTAURANT WITH DRIVE THRU
BUILDING AREA: 2,350 S.F.
LOT 3: (RESTAURANT)
TOTAL BUILDING AREA: 2,350 S.F.
SITE COVERAGE (IMPERVIOUS AREA): 69.3%

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)

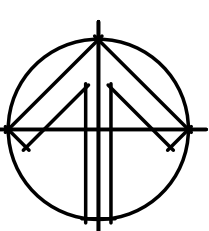
ACCESSIBLE SPACES REQUIRED: 2 SPACES
ACCESSIBLE SPACES PROVIDED: 2 SPACES

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.

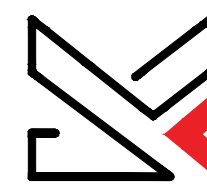
NEW COMMERCIAL DEVELOPMENT
LOT 2 AND LOT 3
SWC E. UNIVERSITY DRIVE AND N. ELLSWORTH ROAD
MESA, ARIZONA 85207

Job No. 22044
Date 09/11/2023

Sheet No.

SP-1

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