



SITE DATA

PARCEL NUMBER	:	12333062
SITE AREA	:	82,487 SF (1.89 AC)
ZONING	:	MU-4 (EXISTING)
CONSTRUCTION TYPE	:	VB W/ A.F.E.S.
PROPOSED USES	:	RETAIL & RESTAURANT
ALLOWABLE BUILDING AREA	:	27,000 SF (9,000 SF x 300% FOR A.F.E.S. INCREASE)
BUILDING AREA	:	10,757 SF
RESTAURANT AREA	:	7,757 SF
RETAIL AREA	:	3,000 SF
LOT COVERAGE (ALLOW)	:	25%
LOT COVERAGE (ACTUAL)	:	10,757 SF (13%)
LANDSCAPE AREA	:	24,136 SF (30%)
FRONT YARD SETBACK (ALLOW)	:	0'-0"
FRONT YARD SETBACK (ACTUAL)	:	10'-0"
SIDE YARD SETBACK (ALLOW)	:	20'-0"
SIDE YARD SETBACK (ACTUAL)	:	75'-9"
REAR YARD SETBACK (ALLOW)	:	15'-0"
REAR YARD SETBACK (ACTUAL)	:	104'-0"
STREET SIDE YARD SETBACK (ALLOW)	:	0'-0"
STREET SIDE YARD SETBACK (ACTUAL)	:	1'-0"
BUILDING HEIGHT (ALLOW)	:	28'-6"
BUILDING HEIGHT (ACTUAL)	:	26'-2 1/2"

CONSULTANT

OWNER

PROJECT DESCRIPTION

SITE PLAN KEY NOTE TAGS

- = KEY NOTE TAG
- 6' HIGH TRASH ENCLOSURE- SEE DETAIL 12/A-002
- LANDSCAPED AREA
- EXISTING CONCRETE SIDEWALK
- 8'-6" X 18'-0" PARKING STALL, TYP.
- 8'-6" X 16'-0" PARKING STALL W/ 2' OVERHANG, TYP.
- 3'-0" HIGH MASONRY SCREEN WALL- SEE DETAIL 10/A-002
- PROPOSED MONUMENT SIGN (UNDER SEPERATE PERMIT & SUBMITTAL)
- ACCESSIBLE ROUTE PER ADA SECTION 4.3
- STANDARD ACCESSIBLE PARKING, TYP. (SEE DETAIL 1/A-002)
- VAN ACCESSIBLE PARKING, TYP. (SEE DETAIL 1/A-002)
- TRANSFORMER
- BICYCLE PARKING PER CITY OF TEMPE STANDARD DETAIL T-578
- INTEGRAL COLORED CONCRETE Hardscape
- PROPOSED MAN GATE IN EXISTING MASONRY WALL- SEE DETAIL 2/A-003
- ENHANCED PAVING AT DRIVE ENTRANCE TO MATCH ADJACENT DEVELOPMENT- SEE DETAIL 3/A-003
- EXISTING BUS STOP
- DRIVE THRU LANE
- SERVICE ENTRANCE SECTION
- 20' WIDE FIRE / TRASH VEHICLE MANEUVERING LANE PER CITY OF TEMPE STANDARD
- 6' HIGH METAL PICKET VIEW FENCE
- NEW FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- 1 3/4" DIA. PAINTED HANDRAIL W/ 12" EXTENSIONS AT TOP & BOTTOM OF RAMP- SEE DETAIL 11/A-002
- 6" DIA. CONCRETE FILLED PIPE BOLLARD- PAINTED
- PROVIDE FOOTINGS, ANCHOR BOLTS, & CONDUITS FOR FUTURE TENANT DRIVE-THRU ACCESSORIES
- 2,500 GALLON GREASE INTERCEPTOR BY JENSEN PRECAST- SEE PLUMBING DWGS.

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SITE PLAN

THE JOURNAL OF CLIMATE

PROJECT NUMBER
14001.00

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A. COOKE

REFERENCES