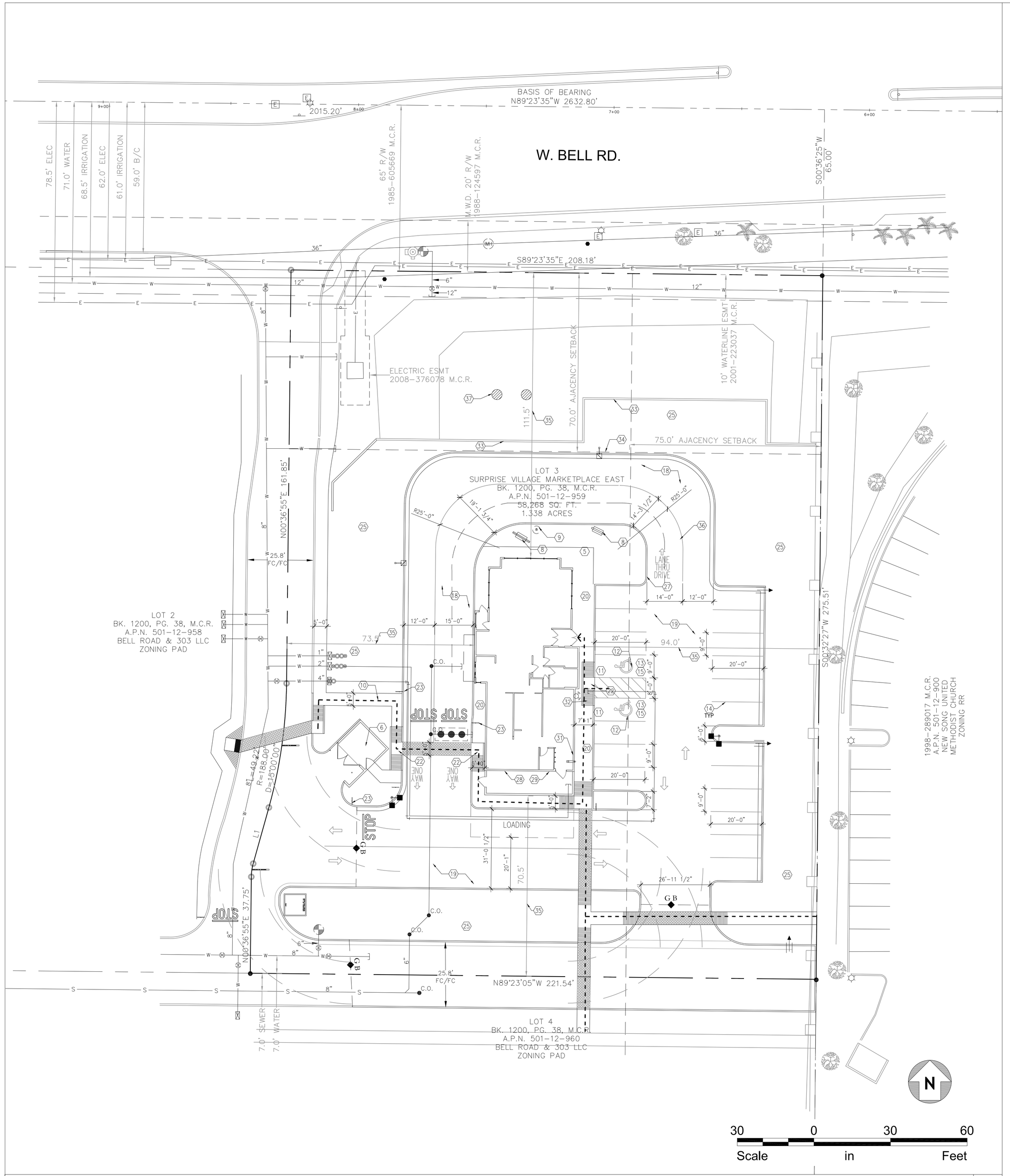


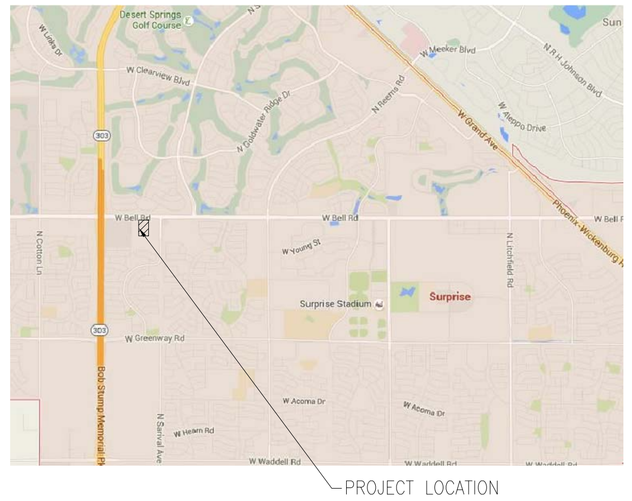
SITE PLAN
SCALE: 1" = 20'

1

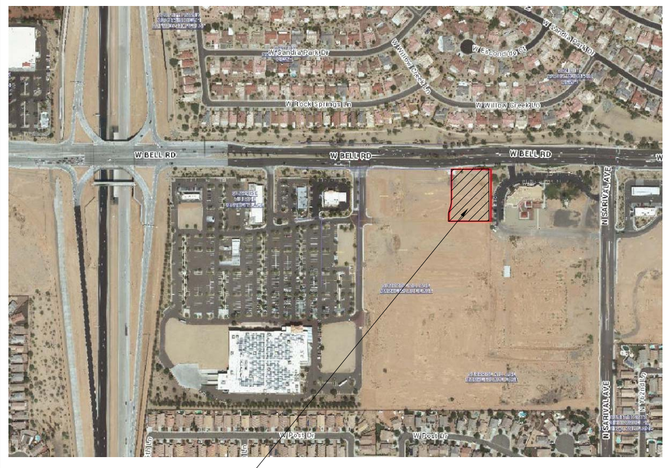
KEY NOTES

#	
4	6"Ø CONC. BOLLARD PAINT SAFETY YELLOW
5	BIKE RACKS (2) - SEE DEATIL 8/A0.4
6	TRASH ENCLOSURE, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. (TYP. 6 YARD BIN)
8	DRIVE THROUGH MENU BOARD-INSTALLED BY GC
9	ORDER CONFIRMATION FIXTURE
10	ACCESSIBLE PATH OF TRAVEL
11	ACCESSIBLE PARKING POLE SIGN
12	INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE
13	ACCESSIBLE PARKING SPACE W/ 4" WIDE STRIPES @3'-0" O.C.
14	4" WIDE PARKING STRIPE
15	DESIGNATED HANDICAP PARKING SPACE
18	CONC. DRIVEWAY (GRAY COLOR, LIGHT BROOM FINISH).
19	ASPHALT DRIVEWAY
20	CONTROL JOINT @ 5'-0" O.C. EXPANSION JOINT @ 20'-0" O.C. MAX. FOR ALL CONCRETE WALK WAYS.
22	ACCESSIBLE RAMP
23	PEDESTRIAN STOP SIGN
25	OPEN AREA. SEE LANDSCAPE.
27	CLEARANCE BAR INSTALLED BY SIGN VENDOR SEE ELECTRICAL DRAWING FOR ELECTRICAL REQUIREMENT, G.C. TO COORDINATE.
28	SES PANEL.
29	GAS METER
31	FIRE RISER LOCATION INSIDE BUILDING.
32	FDC CONNECTION.
33	EXISTING WALL MUST BE 4'-0" ABOVE GRADE ON DRIVE THRU SIDE.
34	70' SETBACK LINE FROM NORTHERN PROPERTY LINE.
35	DIMENSIONS OF BUILDING FROM ALL FOUR SIDES OF PROPERTY LINES.
36	DRIVE-THRU QUEUING LANE EQUALS 163'-4"
37	DRYWELL

VICINITY MAP



AERIAL MAP



SITE PLAN DATA

PROJECT INFORMATION	
PARCEL NUMBER	501-12-959
PROJECT ADDRESS	LOOP 303 & BELL
LOT SIZE	58,268
LOT COVERAGE	2,844 SF / 58,268 SF = 5% LOT COVERAGE
PROJECT SIZE	2,844 SQUARE FEET
EXISTING ZONING	PAD / C-2
PROPOSED ZONING	EXISTING TO REMAIN
ADJACENT ZONING	PARCEL TO THE SOUTH RH
ADJACENT ZONING	PARCEL TO THE WEST RH
ADJACENT ZONING	PARCEL TO THE EAST RH
PREVIOUS OCCUPANCY USE	VACANT LOT
NEW OCCUPANCY USE	A2 RESTAURANT
FULLY SPRINKLED	NO
PARKING REQUIRED	12 SPACES
PARKING PROVIDED	20 SPACES
ACCESSIBLE PARKING REQUIRED	2 SPACES
ACCESSIBLE PARKING PROVIDED	2 SPACES
BICYCLE PARKING REQUIRED	4 SPACES
BICYCLE PARKING PROVIDED	4 SPACES

ADJACENT PROPERTIES

LOCATION	ZONING	PROPERTY INFORMATION
EAST	RH	APN PARCEL NUMBER: 501-12-900 LOT SIZE: 98,355 SQ. FT. (2.26 ACRE) OWNERS: NEW SONG UNITED METHODIST CHURCH
WEST	RH	APN PARCEL NUMBER: 501-12-958 LOT SIZE: 68,215 SQ. FT. (1.57 ACRE) OWNERS: KPCPS LLC
SOUTH	RH	APN PARCEL NUMBER: 501-12-960 LOT SIZE: 200,036 SQ. FT. (4.60 ACRE) OWNERS: BELL ROAD AND 303 LLC

GENERAL NOTE:
1. G.C. TO VERIFY AND PROVIDE ALL UNDERGROUND WIRING AND CONDUIT(INSTALLED BY LOCAL UTILITY COMPANY) FROM TRANSFORMER TO ELECTRICAL MAIN SWITCHGEAR.
2. DRIVE THRU. MENU BOARD, LIMIT HT. BAR AND ORDER POLE FOOTING INSTALLED BY G.C.
3. SIGNAGE APPROVAL IS PER SEPARATE SIGN PERMIT.

PROJECT CONTACTS:

ARCHITECT:
ID STUDIO 4
5727 N 7TH ST. STE. 401
PHOENIX, AZ 85014
602.938.1452

OWNER / DEVELOPER
HZ PROPS AZ, LLC
3100 MAIN ST. #301
DALLAS, TX 75226
218.748.3750

ENGINEER:
SBL ENGINEERING
1957 E SUNBURST LANE
TEMPE, AZ 85284
602.326.5848

LANDSCAPE:
GK FLANAGAN ASSOCIATES
4626 N 44TH STREET
PHOENIX, AZ 85018
602.912.9691

idstudio
5727 N. 7TH STREET, SUITE 401
PHOENIX, ARIZONA 85014
TEL: 602.938.1453
WWW.IDSTUDIO4.COM

CORPORATE:
Z & H FOODS, INC.
3100 MAIN STREET #301
DALLAS, TEXAS 75226
ZNHFOODSINC.COM

POPEYES LOUISIANA KITCHEN

POPEYES 303 & BELL

S OF W BELL RD EAST OF LOOP 303
SURPRISE, ARIZONA

CLIENT: Z & H FOODS, INC.
3100 MAIN STREET #301
DALLAS, TEXAS 75226

REGISTERED ARCHITECT
CERTIFICATE NO. 27104
DAVID SCOTT WINDLE
DATE SIGNED 12/14/16
ARIZONA U.S.A.
EXP DATE: 12/31/2016

DATE	DESCRIPTION

DATE	DESCRIPTION

SHEET TITLE:

SITE PLAN WITH PROPOSED PLAN OVERLAY

SHEET NUMBER:

SD100

PROJECT NUMBER:
POP16001