



Full Size or Largest Size Plans

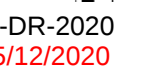
Site Plan

Landscape Plan

Elevations

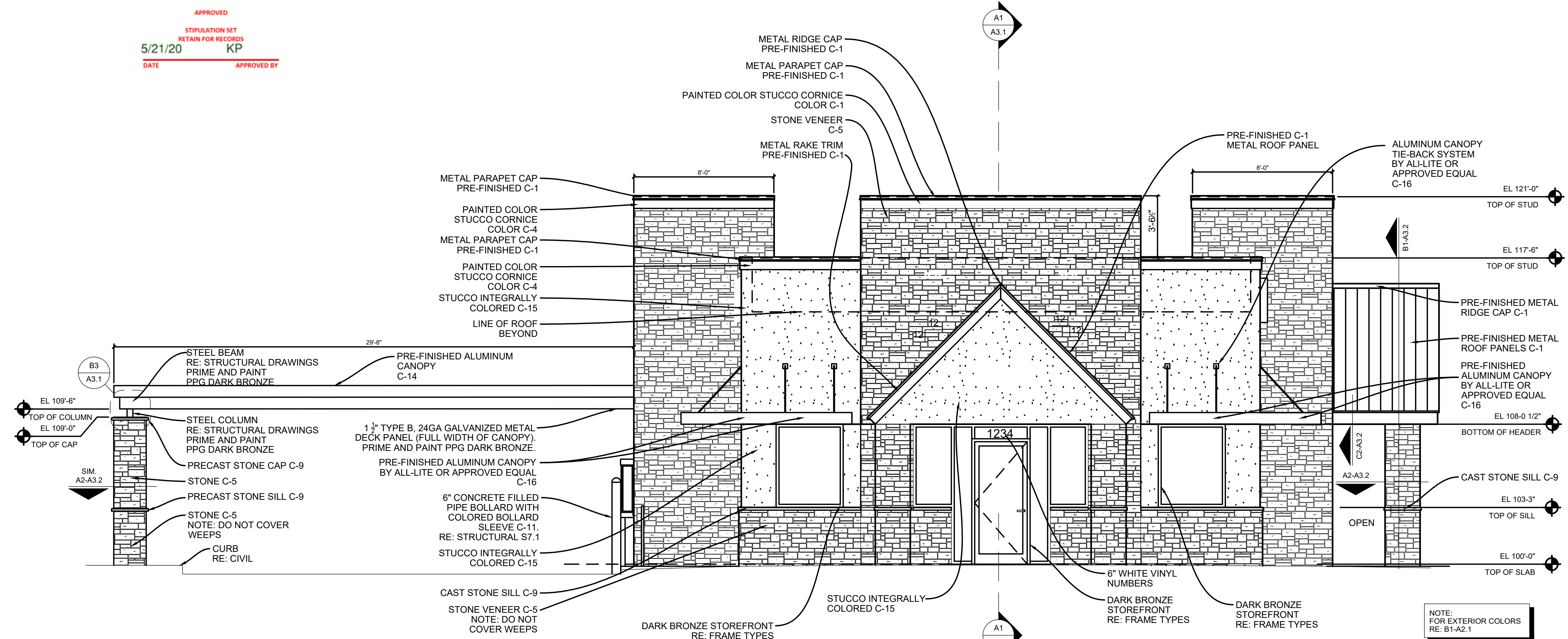


DRIVE THRU SIDE ELEVATION

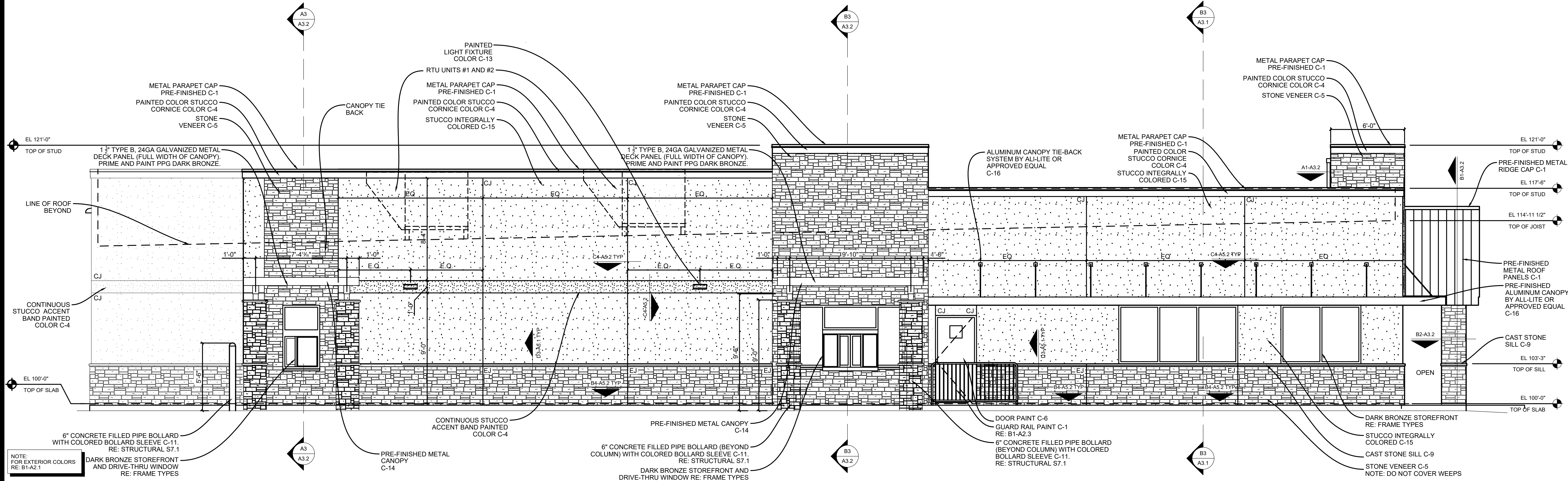


C-1	PPG DARK BRONZE
C-2	WHITE
C-3	MBCI - SIGNATURE 300 - ALMOND
C-4	STO - TONCH PPG HIGH-GLAND PLAINS
C-5	LONESTAR - "MARBLE FALLS" - "CHALK"
C-6	PPG FAST DRY 35 URETHANE HIGHLAND PLAINS - GLOSS
C-7	PPG FAST DRY 35 FRP GRAY
C-8	PPG FAST DRY 35 GLOSS BLACK
C-9	SITE WORKS-CAST STONE "NATURAL"
C-10	ORANGE
C-11	IDEAL DARK BRONZE
	NOTE STUCCO SYSTEM:
	¾" PORTLAND CEMENT
	STUCCO SYSTEM UNREINFORCED
	METAL WITH GRADE "D" PAPER BACK LATH
	AND BOTTOM DRAINAGE TRACK.

C-12	PPG ACRYLIC #74-110 (MATCH TO STO #10609 FRENCH VANILLA)
C-13	LIGHT FIXTURE - PAINTED. PPG DARK BRONZE
C-14	ALUMINUM CANOPY - PAINTED PPG DARK BRONZE
C-15	STO #10609 "FRENCH VANILLA"
C-16	ALUMINUM CANOPY WITH TIE BACK SYSTEM - PAINTED PPG DARK BRONZE



B3	ELEVATION - FRONT
1/4"=1'-0"	A1-A1.1; A1-A1.3; A1-A1.4



A1	ELEVATION - DRIVE-THRU
1/4"=1'-0"	A1-A1.1; A1-A1.3; A1-A1.4

[illegible]

PROJECT:
PT14M BUILDING TYPE
NEC THOMAS RD AT 71ST
SCOTTSDALE, AZ 85251



WHATABURGER

300 CONCORD PLAZA DR
SAN ANTONIO, TEXAS
210-476-6000 ZIP 78216

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SHEET TITLE:
EXTERIOR
ELEVATIONS

PROJECT NO. 2104369

DATE: 01/16/2020

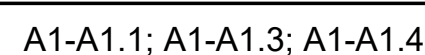
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DRAWN BY: JCS

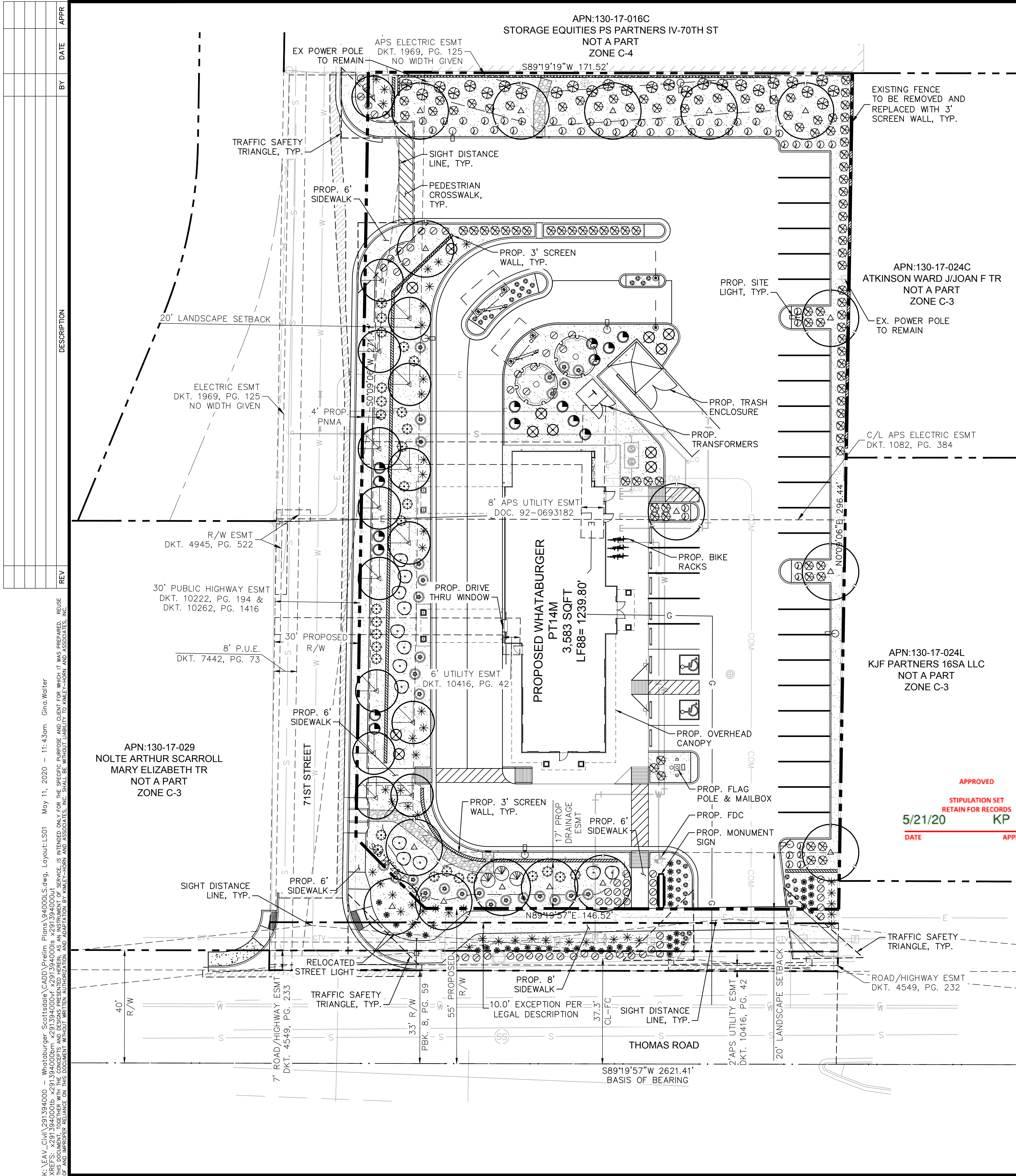
APPROVED BY: AF

SHEET NO:
A2.1





4-DR-2020-
5/12/2020



PLANTING LEGEND

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Chilopsis linearis 'Lucretia Hamilton'	2" Cal. Min., 10' Ht. x 8' Wid. Min.	15
	Desert Willow	36" Box	
	Parkinsonia 'Desert Museum'	1 1/2" Cal. Min., 8' Ht. x 4' Wid. Min.	16
	Desert Museum Palo Verde	24" Box	
	Sophora secundiflora	2" Cal. Min., 6' Ht. x 5' Wid. Min.	2
	Texas Mountain Laurel	36" Box	

SHRUBS AND ACCENTS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Agave parryi v. parryi	5 Gal.	41
	Parry's Agave		
	Caesalpinia pulcherrima	5 Gal.	3
	Red Bird of Paradise		
	Dasyliroia wheeleri	5 Gal.	12
	Desert Spoon		
	Eremophila hydrophana	5 Gal.	99
	Blue Bells		
	Eremophila maculata 'Valentine'	5 Gal.	26
	Valentine Bush		
	Hesperaloe parviflora 'perpa'	5 Gal.	51
	Brakelights Red Yucca		
	Leucophyllum langmaniae 'Rio Bravo'	5 Gal.	29
	Rio Bravo Sage		
	Muhlenbergia capillaris 'Regal Mist'	5 Gal.	28
	Regal Mist Muhly		
	Ruellia peninsularis	5 Gal.	15
	Ruellia		
	Tecoma Stans	5 Gal.	13
	Yellow Bells		

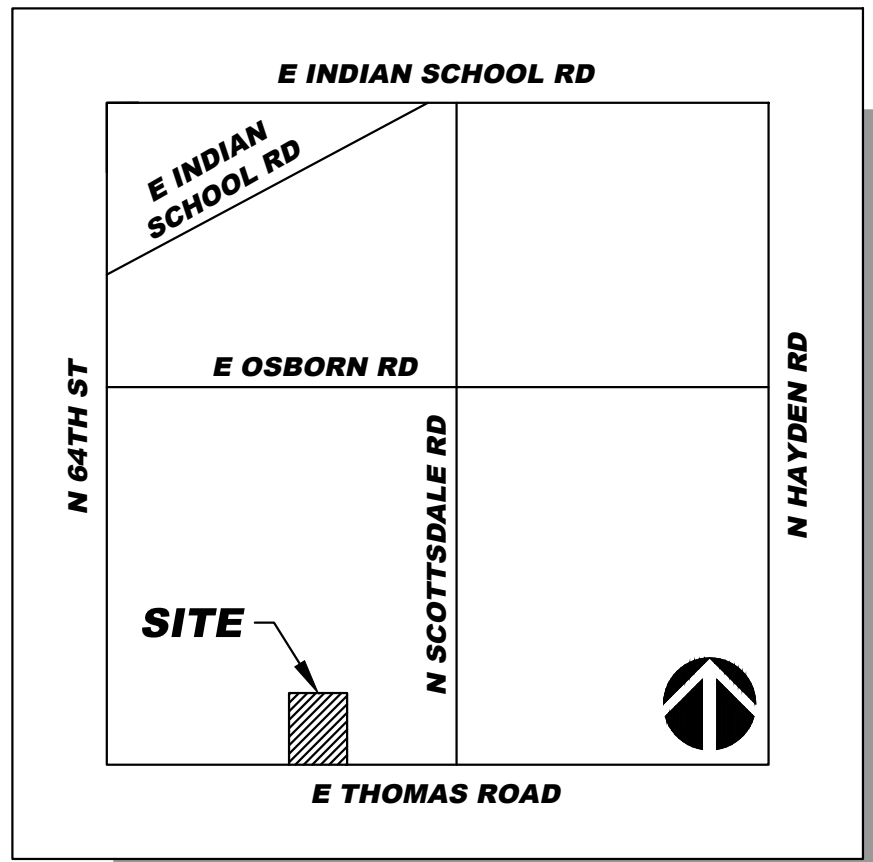
GROUNDCOVERS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Lantana camara 'New Gold'	1 Gal.	63
	New Gold Lantana		
	Lantana montevidensis	1 Gal.	51
	Purple Trailing Lantana		
	Ruellia brittoniana 'Katie'	1 Gal.	37
	Dwarf Katie Ruellia		

MATERIALS	DESCRIPTION	QTY
	Decomposed Granite (Submit Sample to Owner for Approval)	16,083 SF
	3/8" Screened, Table Mesa Brown, 2" Depth Min.	

- NOTES
- Trees located within 7 feet from any underground utility must have a root barrier system installed.

LANDSCAPE REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
GENERAL LANDSCAPE		
• WATER INTENSIVE LANDSCAPE LIMITED TO 10% FOR FIRST 9,000 SF & 5% FOR REMAINDER	MAX 1,254 SF OF WATER INTENSIVE LANDSCAPE	0 SF PROVIDED
• ALL TREES MIN. 15 GAL. SIZE	MIN. 15 GAL. TREES	PROVIDED
• 50% OF ALL TREES ARE MATURE, MIN. 2" CAL. OR LARGER (36" BOX)	33/2= 17 MATURE TREES	17 MATURE TREES
• MAX 7" SPACE BETWEEN SHRUBS	MAX 7" SPACES	PROVIDED
• ONE (1) TREE PER EVERY 500 SF OF OPEN SPACE AREA	16,083 SF / 500 = 33 TREES	33 TOTAL TREES



VICINITY MAP
MARICOPA COUNTY
N.T.S.

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N 16TH STREET, SUITE 300
PHOENIX, AZ 85020
PH: (602) 906-1106
CONTACT: ANNE DEBOARD, PLA

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1001 W SOUTHERN AVE, SUITE 131
MESA, ARIZONA 85210
PH: (623) 552-3171
CONTACT: HEATHER ROBERTS, PE

ARCHITECT

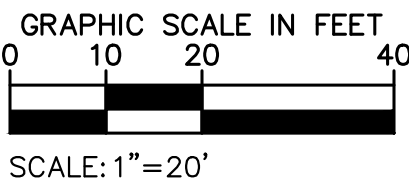
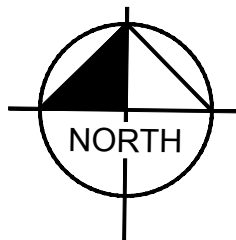
CASTLES DESIGN GROUP, PC
3801 KIRBY DRIVE, SUITE 600
HOUSTON, TEXAS 77098
PH: (713) 664-7974
CONTACT: ALEXANDER FAZZINO, AIA

DEVELOPER/OWNER

WHATABURGER
300 CONCORD PLAZA DR.
SAN ANTONIO, TEXAS 78216
PH: (210) 403-6625
CONTACT: MATTHEW BARTHOLOMEW

LAND SURVEYOR

SURVEY INNOVATION GROUP, INC
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
PH: (480) 922-0780
CONTACT: JASON SEGNERI RLA



Kimley»Horn

© 2020
1001 W Southern Ave, Suite 131
Mesa, Arizona 85210 (480) 207-2666



WHATABURGER RESTAURANT
PRELIMINARY LANDSCAPE PLAN
7134 E THOMAS ROAD
SCOTTSDALE, AZ 85251

PROJECT No.
291394000

SCALE (H): 1"=20'

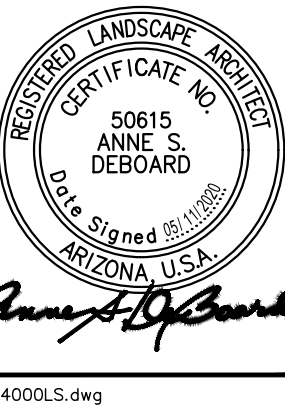
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DRAWN BY: GMW

DESIGN BY: GMW

CHECK BY: ASD

DATE: 05/11/2020



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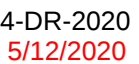
01 OF 02 SHEETS

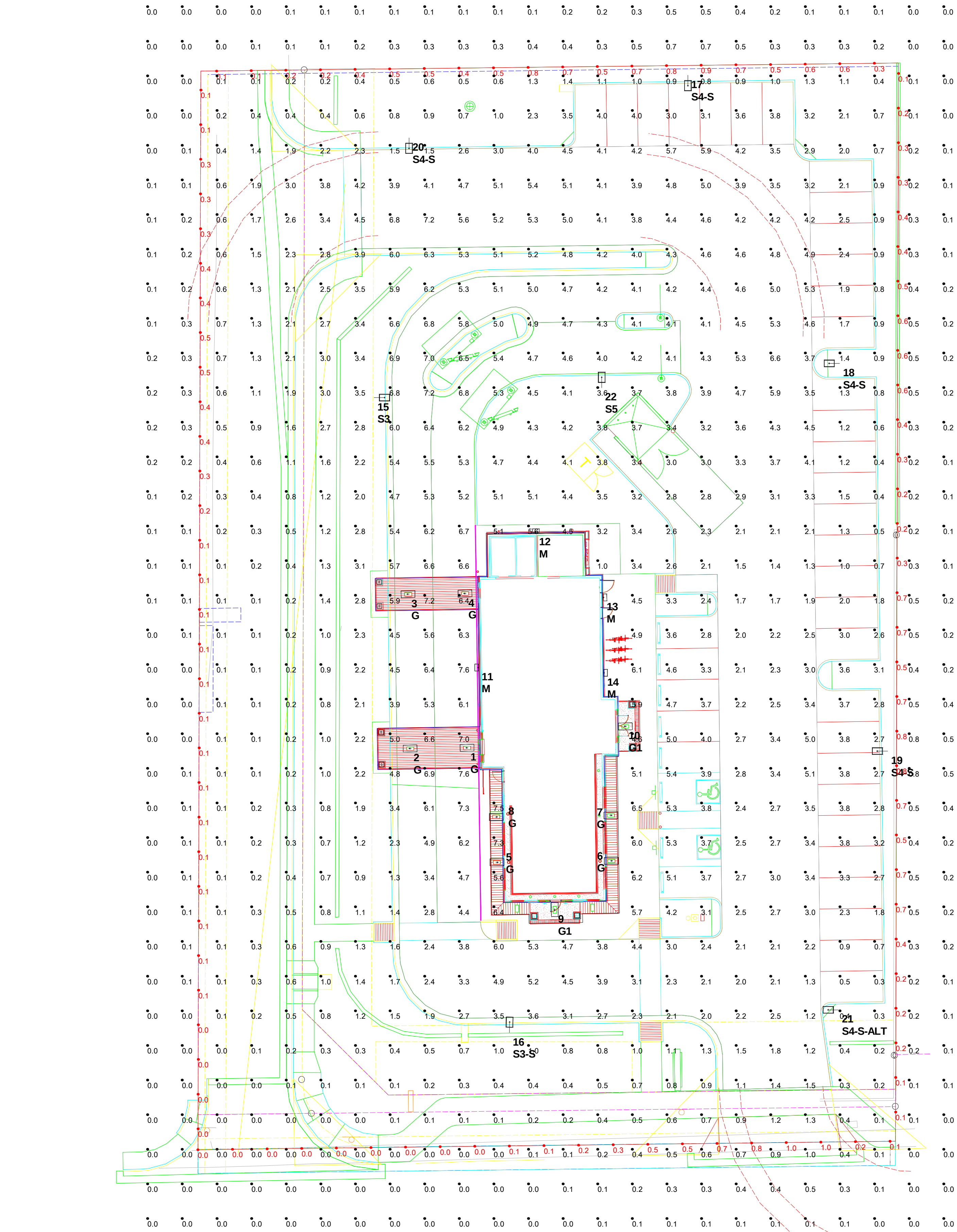
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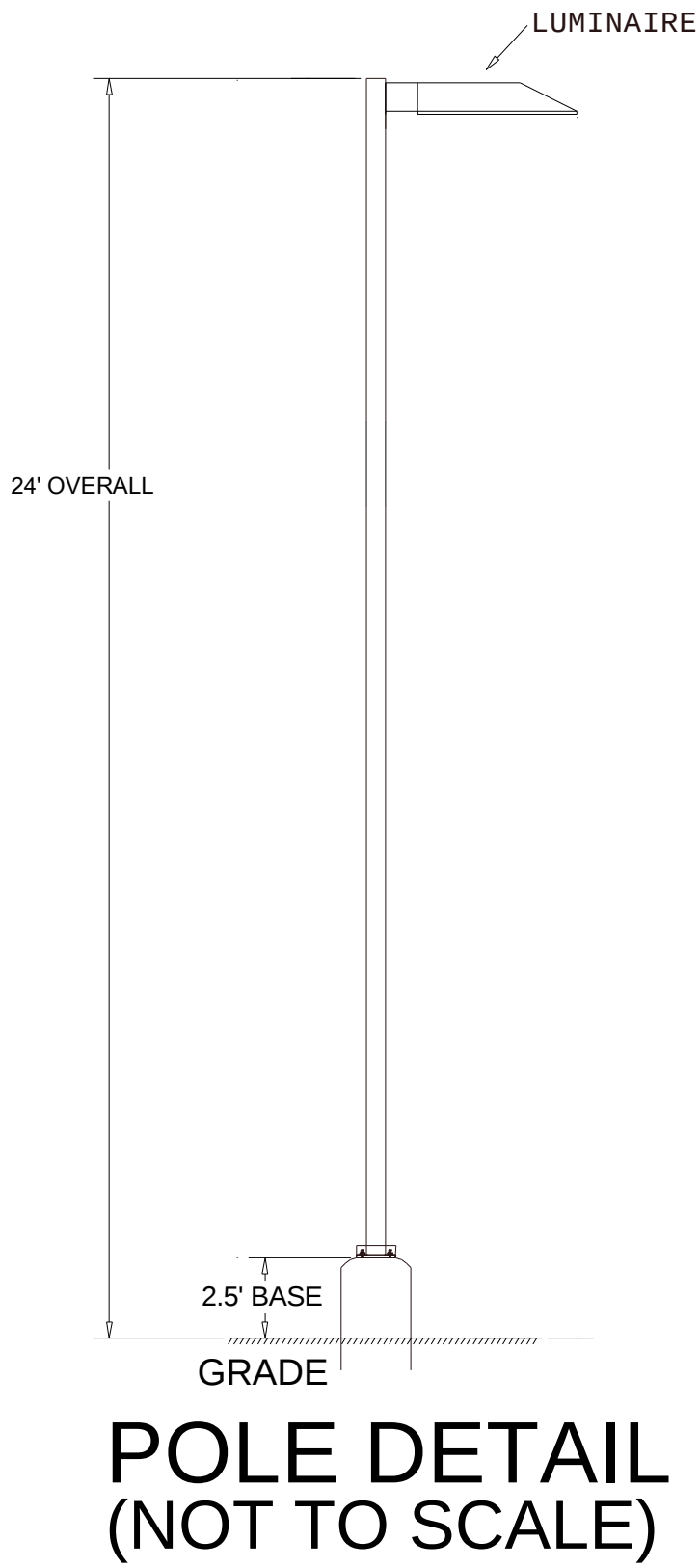
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K:\EAV_Civil\291394000 - Whataburger Scottsdale CAD\Prelim Plots\94000_Open Space.dwg, Layout: L502 May 11, 2020 - 11:45am Gina Waller





APPROVED
STIPULATION SET
RETAIN FOR RECORDS
5/21/20 KP
DATE APPROVED BY



- Notes:
1. Calculation at grade.
 2. Pole luminaire color to be Dark Bronze.
 3. Wall pack color to be Dark Bronze.

File:
wb-2104369-5.agi
Date:
5-8-20

Luminaire Location Summary			
LumNo	Label	Z-luminaire height	Tilt
1	G	9	0
2	G	9	0
3	G	9	0
4	G	9	0
5	G	9	0
6	G	9	0
7	G	9	0
8	G	9	0
9	G1	9	0
10	G1	9	0
11	M	12	0
12	M	12	0
13	M	12	0
14	M	12	0
15	S3	24	0
16	S3-S	24	0
17	S4-S	24	0
18	S4-S	24	0
19	S4-S	24	0
20	S4-S	24	0
21	S4-S-ALT	24	0
22	S5	24	0

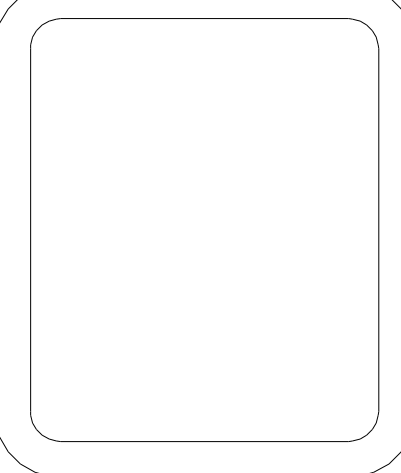
Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description
	8	G	SINGLE	5167	0.900	LRCF-1-N-8-TSW-C-ONE BRICK TYPE 5 700MA LED REC CANOPY
	2	G1	SINGLE	5167	0.900	LRCF-1-N-8-TSW-C-EW-ONE BRICK TYPE 5 700MA LED REC CANOPY W/BATT BU
	4	M	SINGLE	3135	0.900	LHSWP-1-N-4-T3-F-ONE BRICK TYPE 3 SMALL WALL PACK LED
	1	S3	SINGLE	28213	0.900	CTLN-30L-T3-30,000 LUMEN TYPE 3 LED
	1	S3-S	SINGLE	17533	0.900	CTLN-30L-T3-S215-30,000 LUMEN TYPE 3 LED W/BACK SHLD
	4	S4-S	SINGLE	19575	0.900	CTLN-30L-T4-S215-30,000 LUMEN TYPE 4 LED W/BACK SHLD
	1	S4-S-ALT	SINGLE	7657	0.900	CTLN-12L-T4-S215-12,000 LUMEN TYPE 4 LED W/BACK SHLD
	1	S5	SINGLE	17814	0.900	CTLN-20L-T5W-20,000 LUMEN TYPE 5 LED

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROP LINE HOR	Illuminance	Fc	0.33	1.0	0.0	N.A.	N.A.
SITE	Illuminance	Fc	1.98	7.6	0.0	N.A.	N.A.

TECHLIGHT INC.
- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES.
- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON .IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.

REVISIONS:		BY
REV.	DATE	DESCRIPTION

PROJECT:
WHATABURGER
2104369
SCOTTS DALE, AZ



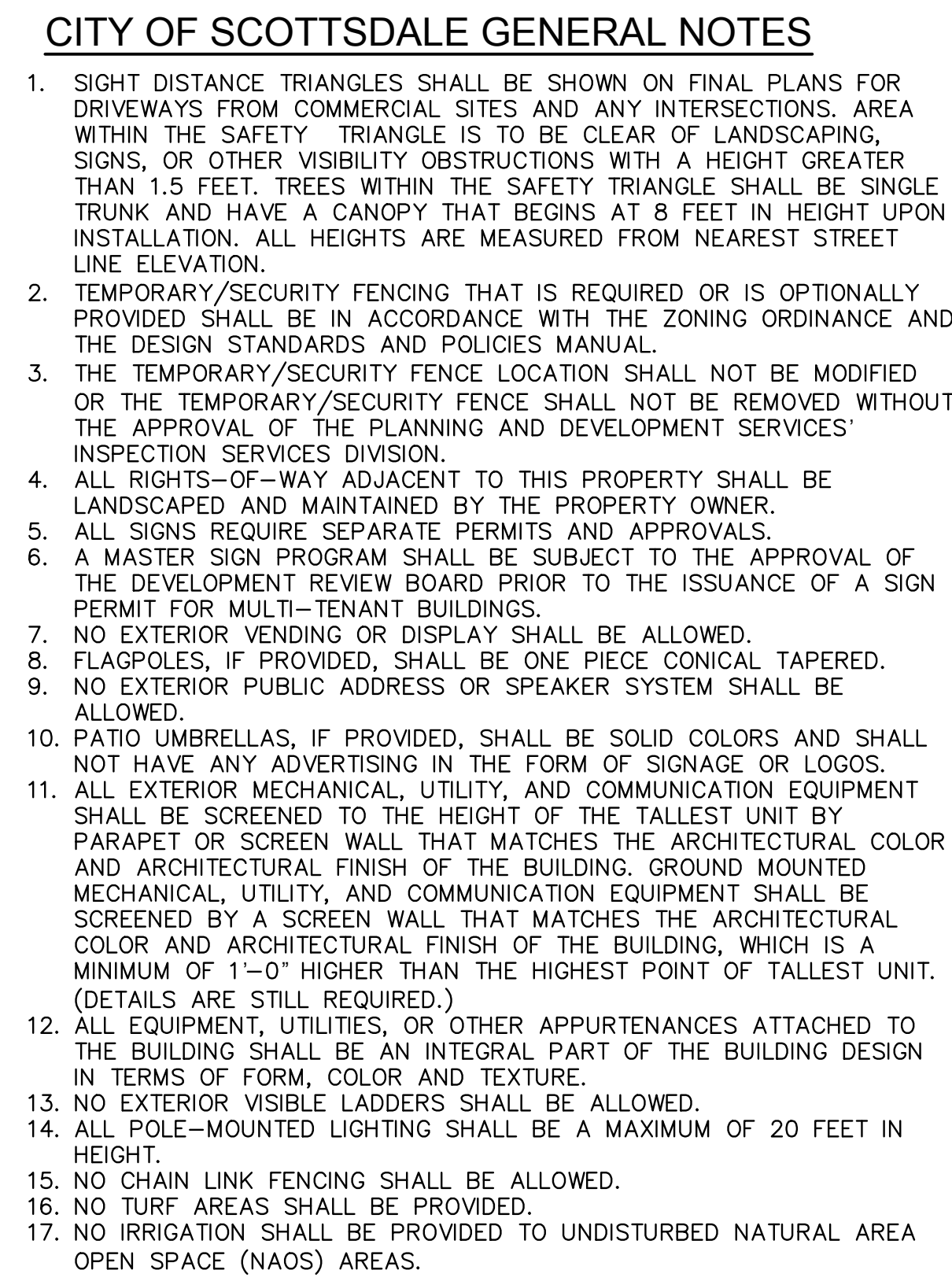
WHATABURGER
388 CONCORD PLAZA DR.
SAN ANTONIO, TEXAS
210-476-6808 ZIP 78216
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SHEET TITLE:
Photometric
Plan

UNIT NO.
DATE:
SCALE:
DRAWN BY:
APPROVED BY:

SHEET NO:
PH1.0
FILE:



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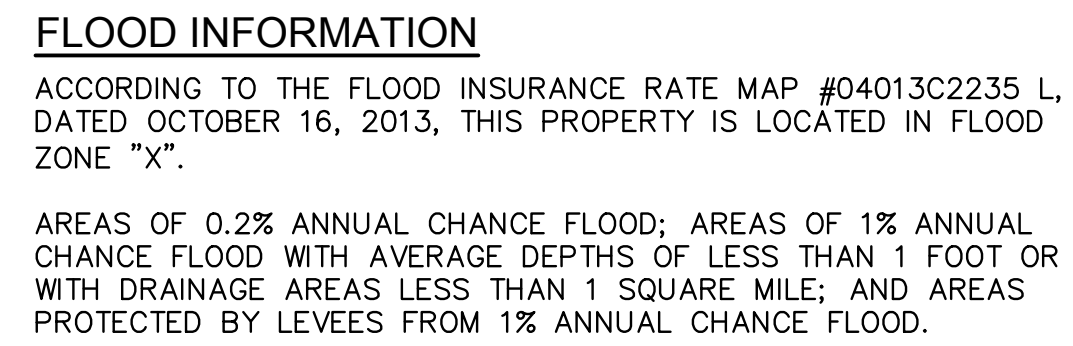
BENCHMARK

EAST QUARTER CORNER OF SECTION 27, T2N, R4E. FOUND CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF SCOTTSDALE ROAD AND OSBORN ROAD.

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27, AS MEASURED BETWEEN FOUND MONUMENTS. SAID LINE BEARS SOUTH 89 DEGREES 19 MINUTES 57 SECONDS WEST.

<u>SITE PLAN CONSTRUCTION NOTES</u>	
(A) DRIVE THRU MENU BOARD AND SIGNAGE. REF ARCH PLANS.	
(B) ACCESSIBLE STALL. SEE DETAIL ON SHEET C10.	
(C) ACCESSIBLE SIGN MOUNTED ON BOLLARD. SEE DETAIL ON SHEET C10.	
(D) ACCESSIBLE CURB RAMP. SEE DETAIL ON SHEET C10.	
(E) REFUSE ENCLOSURE MEETING REQUIREMENTS OF COS STD DET 2146-1. REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR DETAILS.	
(F) TRANSFORMER PAD. COORDINATE WITH UTILITY.	
(G) SIDEWALK SCUPPER PER COS MAG SUP 340.	
(H) PAVEMENT MARKING. 4" SOLID YELLOW.	
(I) PEDESTRIAN CROSSWALK. SEE DETAIL ON SHEET C10.	(T) 6" THICK CONCRETE DET 2146-1
(J) HEADACHE BARS.	(U) CONSTRUCT
(K) STEEL POLLS PER COS STD DET 2146-1.	(V) CONSTRUCT
(L) BIKE PARKING.	(W) 4" THICK CONCRETE
(M) FLAG POLE AND MAIL BOX.	(X) EDGE OF SIDEWALK TO EXACT ELEVATION
(N) 6" VERTICAL CURB.	(Y) CONCRETE
(O) 3' TALL SCREEN WALL.	(Z) CONCRETE
(P) SIGHT VISIBILITY TRIANGLE.	(AA) MONUMENT
(Q) SITE LIGHT.	(BB) BOLLARD
(R) EDGE OF EXISTING ASPHALT.	(CC) 6" PCCP
(S) ASPHALT PAVEMENT.	



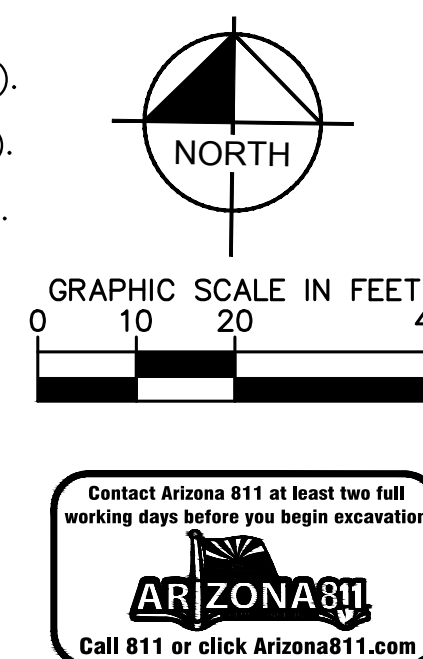
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 201.5 FEET OF LOT 4, BLOCK 32, SECURITY ACRES AMENDED, ACCORDING TO BOOK 8 OF MAPS, PAGE 59, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 10 FEET OF THE SOUTH 17 FEET THEREOF.

SITE DATA TABLE	
SITE DATA TABLE WHATABURGER SCOTSDALE	
NET ACRES	1.160 AC
ZONING	C-3 HIGHWAY COMMERCIAL
GROSS FLOOR AREA	3,583 SF
BUILDING PROTOTYPE	PT14M
OPEN SPACE REQUIRED	6,871 SF
OPEN SPACE PROVIDED	7,018 SF
FAR	$(50,524 \text{ SF} / 3,583 \text{ SF}) * 100 = 7.09\%$
PARKING	30 REQUIRED (1:120) SF 33 PROVIDED
ACCESSIBLE PARKING	2 REQUIRED (4% of 40) 2 PROVIDED
BIKE PARKING	2 REQUIRED 6 PROVIDED



ALTA / NSPS LAND TITLE SURVEY
WHATABURGER - 71ST ST. & THOMAS RD.

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY NO. 1931283A-001-IMP-MB2, DATED DECEMBER 10, 2019 AT 7:30 A.M.

THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

PURSUANT TO TABLE "A" ITEM 6, THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION AND OR IDENTIFIED IN A ZONING REPORT OR LETTER AS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE AS NOTED ON THIS SURVEY.

PURSUANT TO TABLE "A" ITEM 7, THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND OR NEAR GROUND LEVEL BASED ON FIELD MEASUREMENTS. THIS INFORMATION IS INTENDED TO DEPICT THE GENERAL CONFIGURATION OF THE BUILDING AT GROUND LEVEL AND MAY OR MAY NOT BE THE BUILDING FOUNDATION. THE BUILDING AREA SHOWN IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASE AREA.

PURSUANT TO TABLE A, ITEM 11, UNDERGROUND UTILITY INFORMATION SHOWN IS FROM PLANS AND/OR FIELD MARKINGS OF UTILITIES. IN ADDITION, MAPS AND MARKINGS FROM JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATING COMPANIES MAY BE INCORRECT OR INCOMPLETE. HOWEVER, WITHOUT EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATING COMPANY MAY BE NECESSARY.

PURSUANT TO TABLE "A" ITEM 16, THE SURVEYOR DID NOT OBSERVE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION IN THE PROCESS OF CONDUCTING THE FIELDWORK.

SIGNIFICANT OBSERVATION

A EASEMENTS LIE WITHIN THE BUILDING

REFERENCE DOCUMENTS

PLAT FOR SECURITY ACRES AMENDED, ACCORDING TO BOOK 8 OF MAPS, PAGE 59, M.C.R.

SCHEDULE 'B' ITEMS

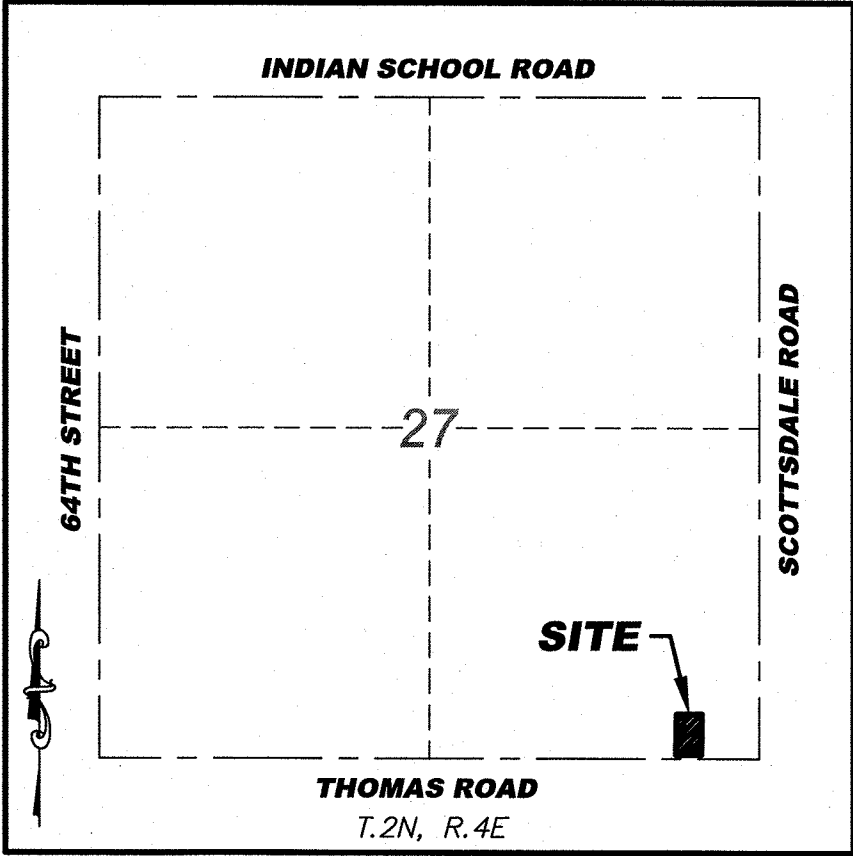
1. PROPERTY TAXES, A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE SECOND INSTALLMENT OF 2019 TAXES.
2. ANY OUTSTANDING LIABILITIES AND OBLIGATIONS, INCLUDING UNPAID ASSESSMENTS, IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSES OF OBTAINING WATER RIGHTS FOR SAID LAND.
3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
4. RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA, TO: SAMUEL A. MURPHY RECORDING, DATE: NOVEMBER 24, 1890 RECORDING NO: BOOK 25 OF DEEDS, PAGE 409, WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS; AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW. **"BLANKET IN NATURE"**
5. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 8 OF MAPS, PAGE 59. **"AS SHOWN"**
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: ELECTRIC LINES AND APPURTENANT FACILITIES RECORDING NO: BOOK 337 OF DEEDS, PAGE 236. **"BLANKET IN NATURE"**
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: ELECTRIC LINES AND POLES, RECORDING NO: DOCKET 1082, PAGE 384. **"AS SHOWN"**
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: ELECTRIC LINES AND POLES, RECORDING NO: DOCKET 1969, PAGE 125. **"APPROXIMATELY SHOWN - DOCUMENT IS PARTIALLY UNREADABLE"**
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: ROAD OR HIGHWAY, RECORDING NO: DOCKET 4549, PAGE 232. **"AS SHOWN"**
10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: ROAD OR HIGHWAY, RECORDING NO: DOCKET 4549, PAGE 233. **"AS SHOWN"**
11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: TELEPHONE AND TELEGRAPH LINES AND FIXTURES, RECORDING NO: DOCKET 4945, PAGE 522. **"AS SHOWN"**
12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: PUBLIC UTILITIES, RECORDING NO: DOCKET 7442, PAGE 73. **"AS SHOWN"**
13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: PUBLIC HIGHWAY, RECORDING NO: DOCKET 10222, PAGE 194. **"AS SHOWN"**
14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: PUBLIC HIGHWAY, RECORDING NO: DOCKET 10262, PAGE 1416. **"AS SHOWN"**
15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: CONSTRUCT IMPROVEMENTS, RECORDING NO: DOCKET 10343, PAGE 624. **"BLANKET IN NATURE"**
16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: UNDERGROUND ELECTRIC WIRES AND APPURTENANT FACILITIES, RECORDING NO: DOCKET 10416, PAGE 42. **"AS SHOWN"**
17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: ELECTRIC LINES AND APPURTENANT FACILITIES, RECORDING NO: 92-0693182. **"AS SHOWN"**
18. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: INDEMNITY AGREEMENT, DATED: NOT SHOWN, RECORDING DATE: APRIL 21, 1997, RECORDING NO: 97-0260342. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. **"NO PROPERTY DESCRIBED IN THE DOCUMENT"**
19. MATTERS SHOWN ON RECORD OF SURVEY: RECORDING NO.: BOOK 1334 OF MAPS, PAGE 37. **"CONTAINS NO ADDITIONAL INFORMATION"**
20. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
21. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 201.5 FEET OF LOT 4, BLOCK 32, SECURITY ACRES AMENDED, ACCORDING TO BOOK 8 OF MAPS, PAGE 59, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 10 FEET OF THE SOUTH 17 FEET THEREOF.



VICINITY MAP
N.T.S.

AREA

NORTH PROPERTY CONTAINS 60,736 SQUARE FEET OR 1.394 ACRES, MORE OR LESS.
SOUTH PROPERTY CONTAINS 1,411 SQUARE FEET OR 0.032 ACRES, MORE OR LESS.
TOTAL PROPERTY CONTAINS 62,136 SQUARE FEET OR 1.426 ACRES, MORE OR LESS.

ADDRESS

7134 E. THOMAS ROAD
SCOTTSDALE, ARIZONA 85251

PARKING

REGULAR 74
HANDICAP 4

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27, AS MEASURED BETWEEN FOUND MONUMENTS.
SAID LINE BEARS SOUTH 89 DEGREES 19 MINUTES 57 SECONDS WEST.

ZONING

ZONE: C-3
ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE.

*PER 2016 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2235 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

CERTIFICATION

TO: WHATABURGER RESTAURANTS LLC, A TEXAS LIMITED LIABILITY COMPANY
CEDARS CROSS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
CITY OF SCOTTSDALE
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, 10(a), 11, 13, 14, 16 AND 17 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED DECEMBER 20, 2019

ERIC L. SOSTROM
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
PHONE: 480-922-0780
TONYS@SIGSURVEYAZ.COM
DATE 1/8/2020

22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM
SIG SURVEY INNOVATION GROUP, INC
Land Surveying Services

ALTA / NSPS LAND TITLE SURVEY
WHATABURGER - 71ST ST. & THOMAS RD.
SCOTTSDALE, ARIZONA



REVISIONS:

△

△

△

DRAWING NAME:

ALTA

JOB NO. P5243

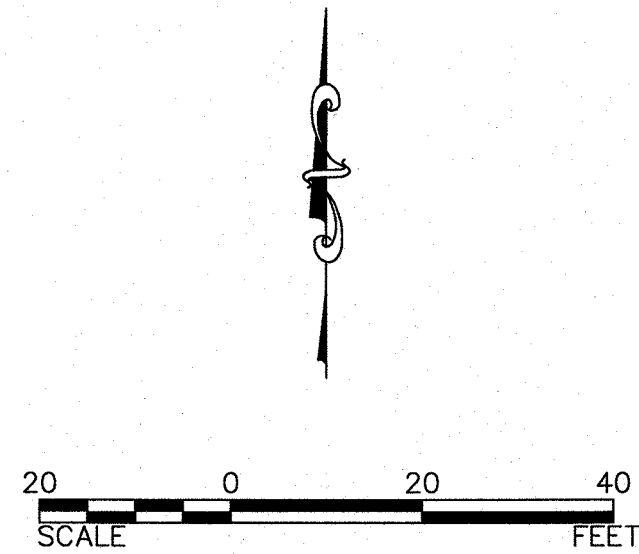
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CHECKED: ELS

DATE: 01/08/2020

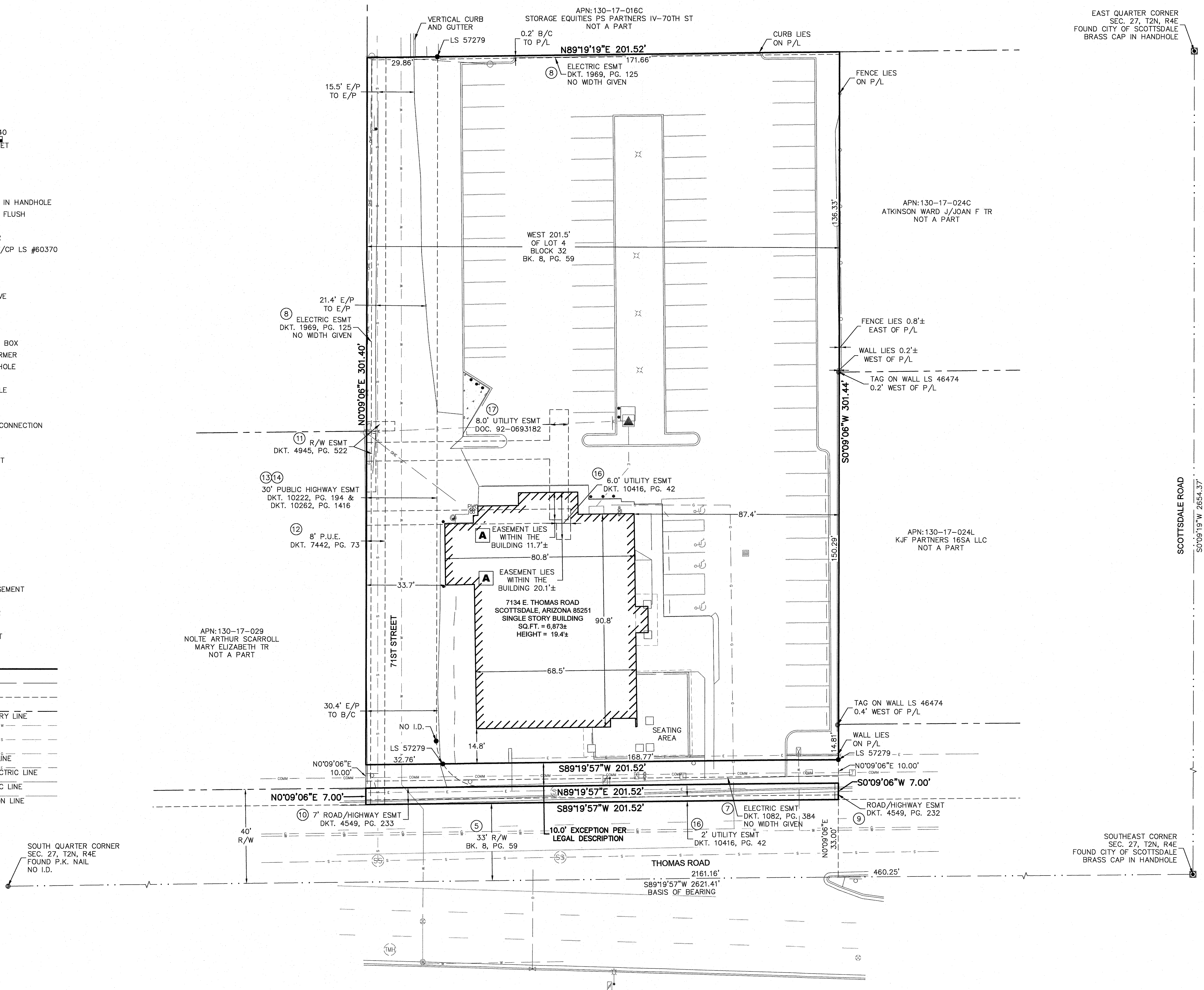
SCALE: N.T.S.

SHEET: 1 OF 2



LEGEND

- FOUND BRASS CAP IN HANDHOLE
- FOUND BRASS CAP FLUSH
- FOUND 'PK' NAIL
- FOUND 1/2" REBAR
- SET 1/2" REBAR W/CP LS #60370
- BARREL CACTUS
- BOLLARD
- CATCH BASIN
- WATER CHECK VALVE
- SEWER CLEANOUT
- SHRUB
- DOWN GUY
- ELECTRIC JUNCTION BOX
- ELECTRIC TRANSFORMER
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- WATER METER
- WATER VALVE
- FIRE DEPARTMENT CONNECTION
- GAS VALVE
- LIGHT POLE
- LIGHT POLE W/MAST
- PALM TREE
- PVC STUB
- SAGUARO
- SIGN
- TREE
- TELEPHONE RISER
- UTILITY POLE
- YUCCA
- ESMT EASEMENT
- DKT./PG. DOCKET NO./PAGE
- P.U.E. PUBLIC UTILITY EASEMENT
- BK./PG. BOOK/PAGE
- DOC. DOCUMENT NUMBER
- B/C BACK OF CURB
- E/P EDGE OF PAVEMENT
- P/L PROPERTY LINE
- R/W RIGHT OF WAY
- BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- ADJACENT BOUNDARY LINE
- WATER LINE
- SEWER LINE
- GAS BLUE STAKE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- COX COMMUNICATION LINE



SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services
22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM

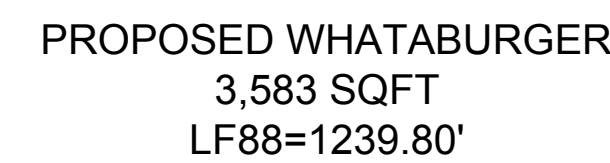
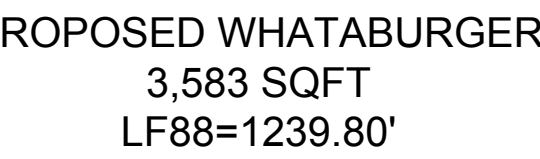
ALTA / NSPS LAND TITLE SURVEY
WHATABURGER - 71ST ST. & THOMAS RD.
SCOTTSDALE, ARIZONA



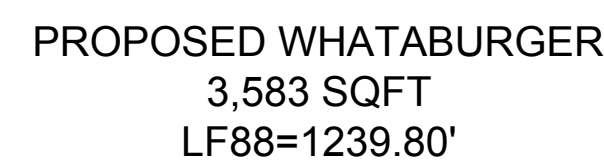
REVISIONS:
DRAWING NAME: ALTA
JOB NO. P5243
DRAWN: TS
CHECKED: ELS
DATE: 01/08/2020
SCALE: 1"=20'
SHEET: 2 OF 2

K:\EAV_Civil\291394000 - Whataburger Scottsdale\CADD\CDs\94000X.dwg, Layout:CROSS-SECTIONS May 11, 2020 — 7:50pm Paige Rellly

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SECTION C - LOOKING NORTH
EAST OF BUILDING

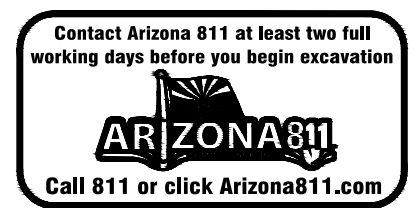


SECTION D - LOOKING EAST
SOUTH OF BUILDING



CROSS-SECTIONS
7134 E THOMAS ROAD
SCOTTSDALE, AZ 85251

PROJECT No. 291394000
SCALE (H): 1"=20'
SCALE (V): ---
DRAWN BY: MEN/PAR
SIGN BY: PAR/HDR
CHECK BY: HDR
DATE: 05/11/2020



NOTES:

1. ALL DIMENSIONS GIVEN INSIDE BUILDING ARE TO FACE OF STUD, EXCEPT WHERE NOTED OTHERWISE. FINISHES NOT SHOWN
2. TYPICAL EXTERIOR WALL CONSTRUCTION TO BE 2 X 6 WOOD STUDS, REFER TO STRUCTURAL FOR LOCATION AND SPACING.
3. INTERIOR WALLS 2 X 4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED. ALL BOARD AND WALLS TO STOP ABOVE CEILING UNLESS SHEAR WALL PER STRUCTURAL. PROVIDE SOLID 2X WOOD FIRE BLOCKING IN ALL WALLS WHERE CEILING INTERSECTS AT WALL
4. FOR LAYOUT AND ARRANGEMENT OF ALL KITCHEN, PREP AREA, AND STORAGE ROOM EQUIPMENT REFER TO SHEET K1.1.
5. ALL SEATING DIVIDER WALLS AND DECOR ITEMS ARE PROVIDED AND INSTALLED BY THE DECOR CONTRACTOR. REFER TO THE DECOR DWGS. FOR G.C.'S RESPONSIBILITIES AND DINING ROOM FINISHES.
6. SEE SHEET D1.0 FOR ROOM FINISH SCHEDULE
7. SEE SHEET S1.2 FOR SHEARWALLS
8. SEE SHEET S1.1 FOR FOUNDATION
9. WALL FINISHES FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
10. COORDINATE FLOOR SINK / DRAIN LOCATION W/ PLUMBING PLAN.
11. ALL WALL SUBSTRATES ARE GYPSUM BOARD UNLESS OTHERWISE NOTED.
12. LIGHT GREY FRP FULL HEIGHT ON COOKING, DRIVE-THRU, PREP, SYRUP, UTILITY, AND OFFICE WALLS. RE: DECOR SHEETS
13. REFER TO SHEET A1.3 FOR CEILING FURR DOWNS

WALL SUBSTRATES LEGEND:

- PLW-1: PLYWOOD
- PLW-2: CEMENTITIOUS BOARD TO 4'-0" A.F.F. PLYWOOD ABOVE
- PLW-3: GYPSUM BOARD TO 4'-0" A.F.F. PLYWOOD ABOVE
- CMB-1: CEMENTITIOUS BOARD
- MIN. UL / U30S 1HR FIRE-RATED WALL CONSTRUCTION
- 3 1/2" ALTERNATING METAL STUDS AT 16" O.C. W/ (2) 2"x2" METAL ANGLE TRACK AT BOTTOM PLATE
- REFER TO STRUCTURAL DRAWING FOR ADDITIONAL INFORMATION

WALL LEGEND:

- 2X6 WOOD STUDS W/ FIBERGLASS INSULATION. REFER TO STRUCTURAL FOR LOCATION AND SIZE.
- 2X WOOD STUDS AT 16" O.C. U.N.O. WITH FIBERGLASS INSULATION
- 2X WOOD STUDS AT 16" O.C.
- PRE-FAB COOLER/FREEZER WALLS WITH INSULATION

GENERAL NOTE:

REFER TO DETAIL A1-K3.1 FOR PENETRATION PLAN

REFERENCE DECOR SHEETS D2.0 AND D3.0 FOR ALL INTERIOR FINISHES

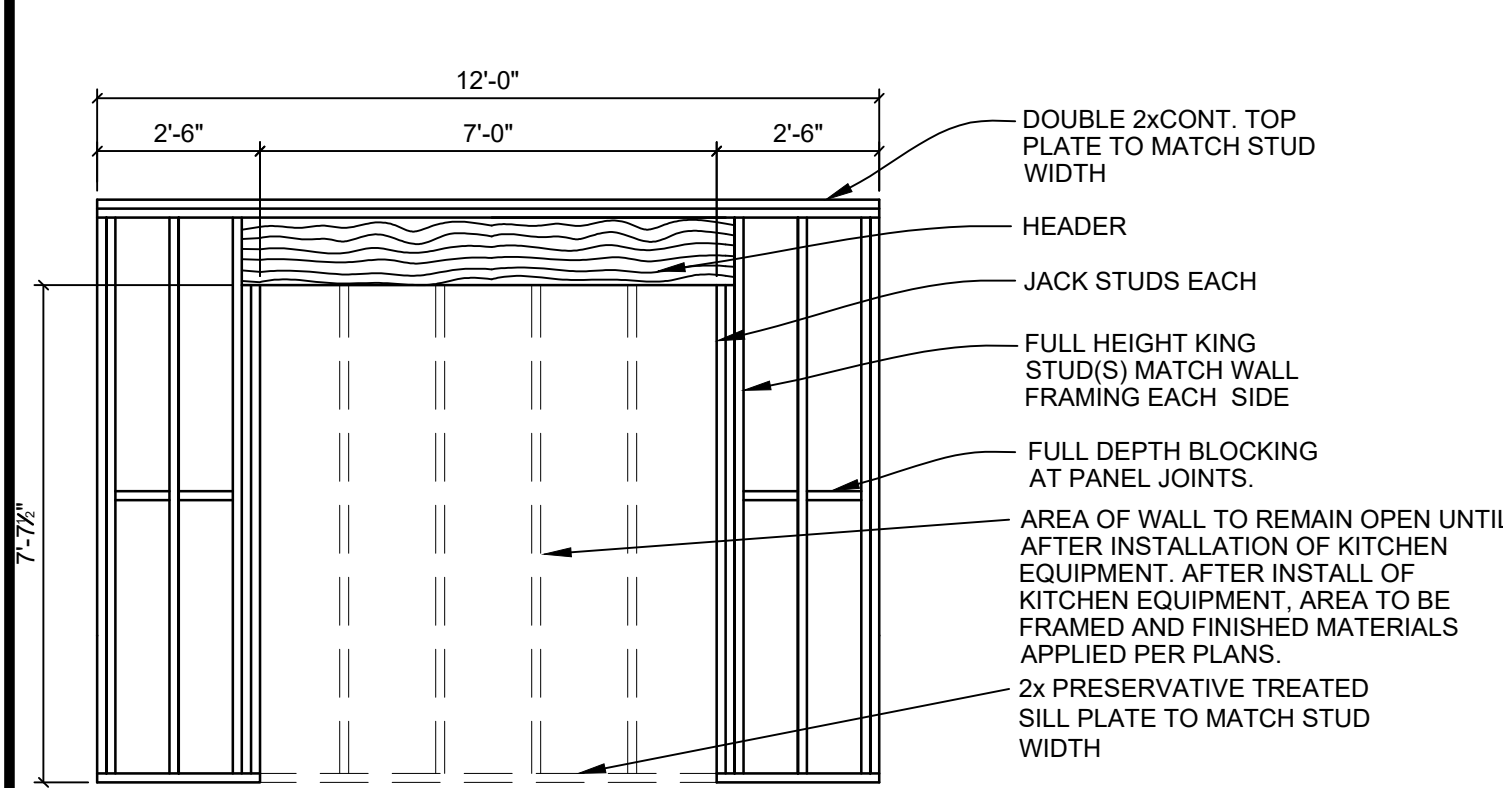
REFERENCE SHEETS A2.1, A2.2 AND D3.0 FOR ALL INTERIOR FINISHES

FIRE-RESISTANCE-RATED CONSTRUCTION:

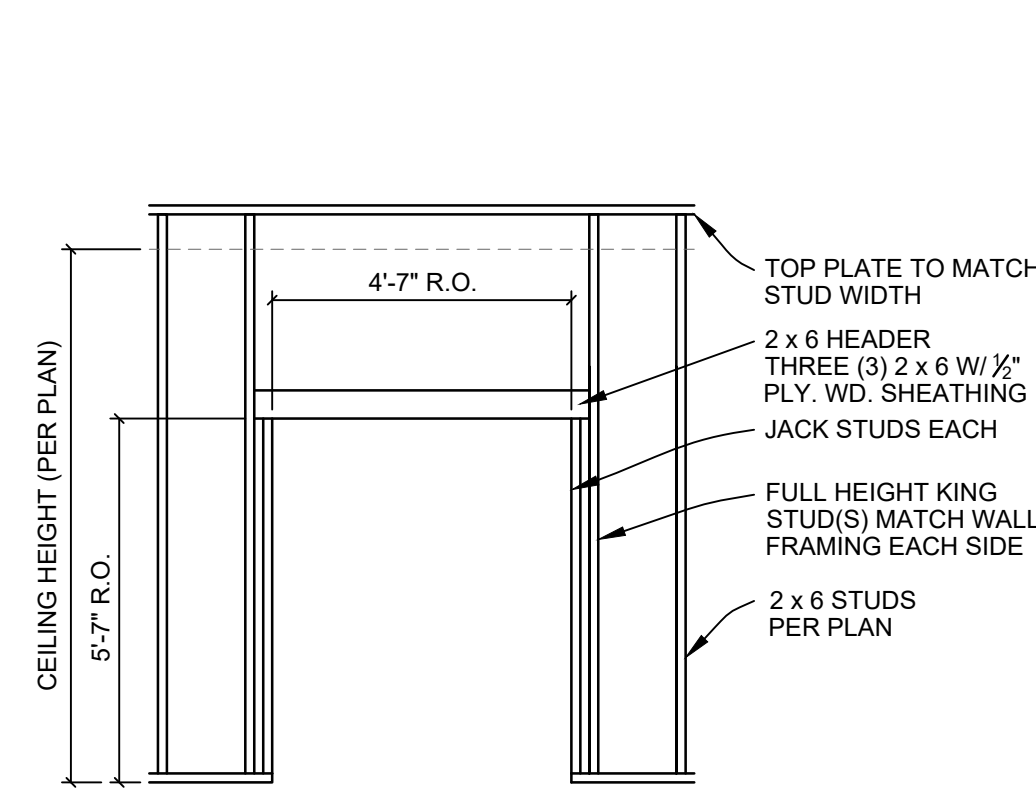
FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE, AND SHALL BE SECURELY ATTACHED THERETO. IF THE PARTITIONS ARE NOT CONTINUOUS TO THE SHEATHING, DECK OR SLAB, AND WHERE CONSTRUCTED OF COMBUSTIBLE CONSTRUCTION, THE SPACE BETWEEN THE CEILING AND THE SHEATHING, DECK OR SLAB ABOVE SHALL BE FIREBLOCKED OR DRAFTSTOPPED IN ACCORDANCE WITH SECTIONS 717.2 AND 717.3 (IFC) AT THE PARTITION LINE.

DESCRIPTION:

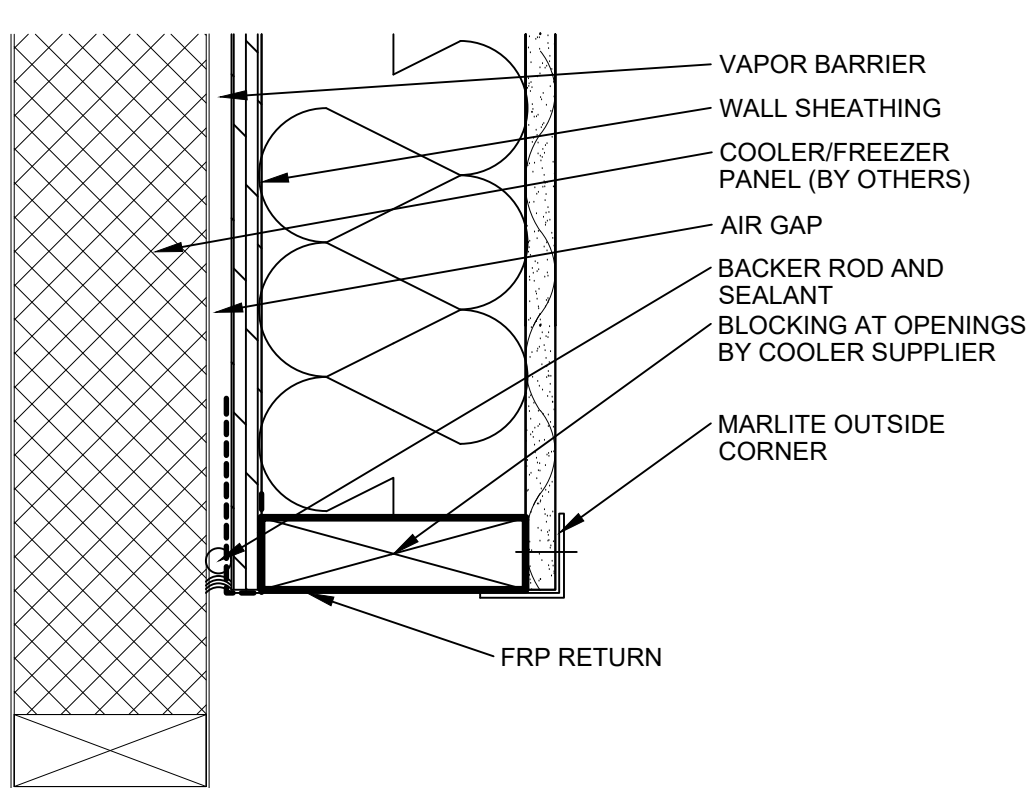
ONE (1) LAYER OF 5/8" GYPSUM BOARD TYPE X NAILED BOTH SIDES OF 2 X 4 WOOD STUDS, 16" O.C. TAPE AND FINISH ALL JOINTS.



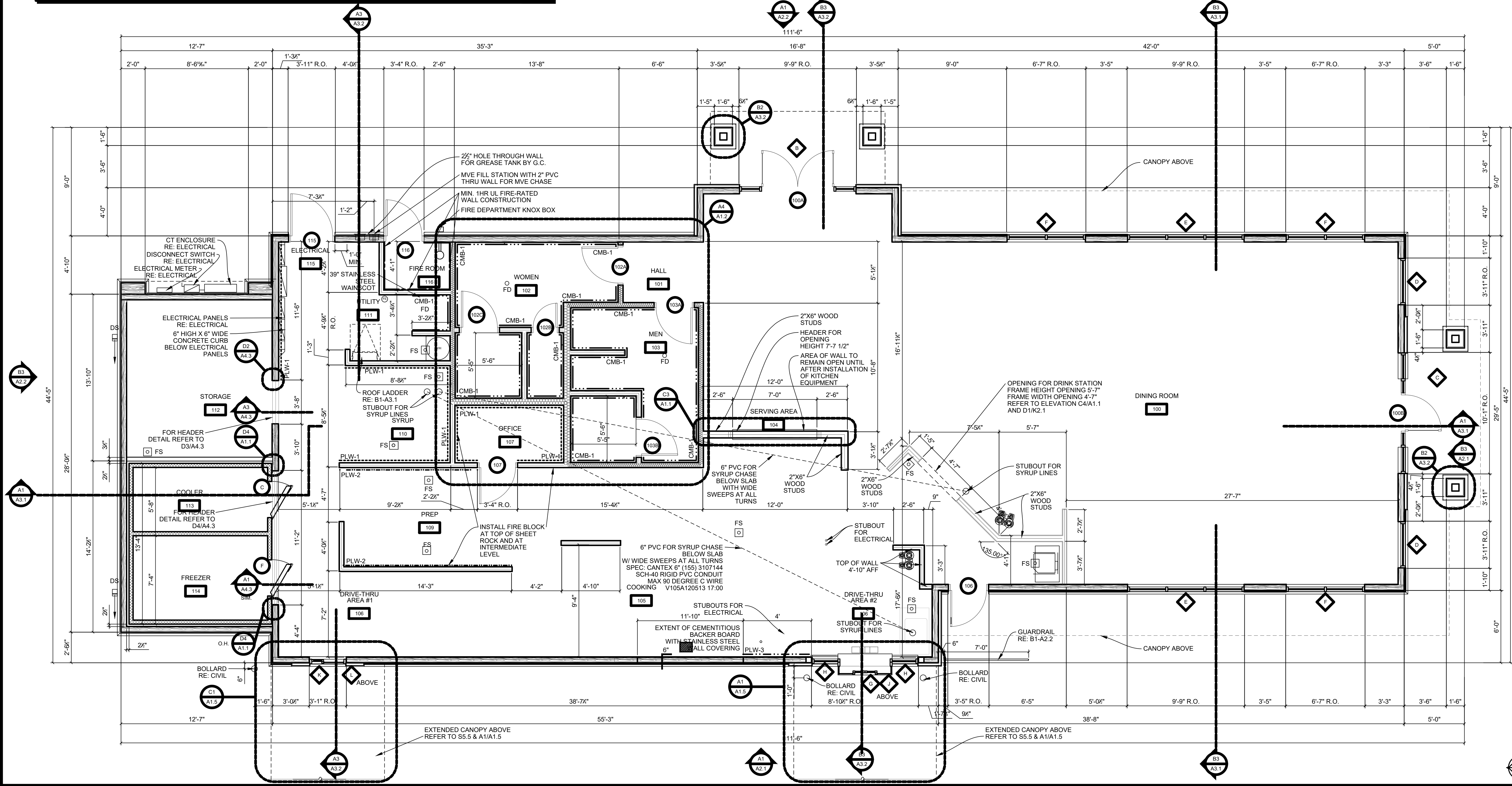
C3
EQUIPMENT OPENING
1/4"=1'-0"



C4
EQUIPMENT OPENING
1/4"=1'-0"



D4
COOLER JAMB DETAIL
3"=1'-0"



A1
FLOOR PLAN
1/4"=1'-0"

REVISIONS:	SYMBOL	DATE	DESCRIPTION

PROJECT: PT14M BUILDING TYPE
NEC THOMAS RD AT 71ST
SCOTTSDALE, AZ 85251



WHATABURGER
300 CONCORD PLAZA DR.
SAN ANTONIO, TEXAS
210-476-6000 ZIP 78216

THIS DRAWING IS THE PROPERTY OF WHATABURGER, SAN ANTONIO, TEXAS AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF WHATABURGER.

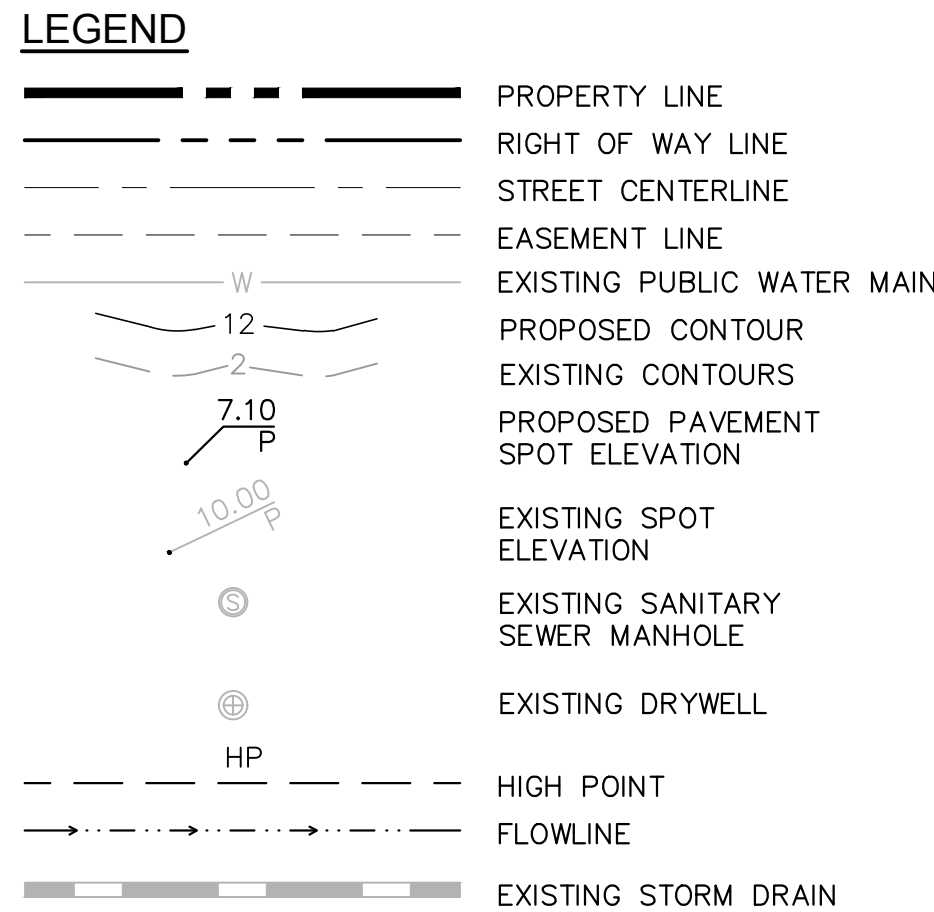
SHEET TITLE:
FLOOR PLAN

PROJECT NO. 2104369
DATE: 01/16/2020
SCALE:
DRAWN BY: JCS
APPROVED BY: AF

SHEET NO:
A1.1



K:\EAV_Oiv\291394000 - Whataburger Scottsdale\CAD\CD\940000B.dwg Layout: GD01 May 11, 2020 - 8:20pm Page:Reilly



EA. STATION 10+00.00. EAST QUARTER CORNER OF SECTION 27, T2N, R4E. FOUND CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF SCOTTSDALE ROAD AND OSBORN ROAD.

PER SURVEY INNOVATION GROUP, THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27, AS MEASURED BETWEEN FOUND MONUMENTS. SAID LINE BEARS SOUTH 89 DEGREES 19 MINUTES 57 SECONDS WEST.

1. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
2. ALL SPOT ELEVATIONS ARE FINISHED GRADE PAVEMENT (P), GUTTER/GRADE (G), SIDEWALK (SW), OR MATCH EXISTING (ME) ELEVATIONS UNLESS OTHERWISE NOTED.
3. ADD 1,200' TO ALL SPOT ELEVATIONS.

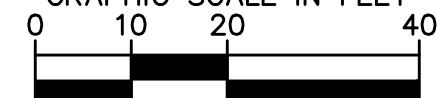
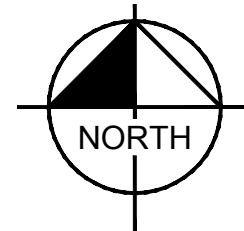
- ① ROOF DRAIN TO SURFACE.
- ② INSTALL SIDEWALK SCUPPER PER COS MAG SUP 340.
- ③ INSTALL RIP-RAP, DIMENSIONS PER PLAN. RIP-RAP SHALL BE D/50=6",
INSTALLED PER MANUFACTURER'S SPECIFICATIONS. RIP-RAP COLOR AND T
I INSTALL CONCRETE LINER PER COS STD DTL 2554.
- ④ CONSTRUCT CURB OPENING PER DETAIL ON SHEET C10. WIDTH PER PLAN.
- ⑤ CONCRETE FLUME PER DETAIL ON SHEET C10. WIDTH PER PLAN.
- ⑥ SINGLE CHAMBER MAXWELL IV DRYWELL PER DETAIL ON SHEET C10.

COMMUNITY NUMBER	COMMUNITY MAP NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	FIRM INDEX DATE	FIRM ZONE	BASE FLOOD ELEVATION (AO ZONE, USE DEPTH)
04013	C2235L	04013C2235L	10/16/2013	X	11/04/2015	X	N/A

THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD-PROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH THE CITY OF SCOTTSDALE REVISED CODE, CHAPTER 37-FLOODWAYS & FLOOD PLAINS ORDINANCE.

	NUMBER OF DRYWELLS
BASIN A	1
BASIN B	1

ONLY 1 DRYWELL INSTALLED DURING CONSTRUCTION OF THE RETENTION BASIN. A STANDARD PERCOLATION TEST SHALL BE PERFORMED AFTER THE INSTALLATION OF THE DRYWELL TO CHECK IF ADDITIONAL DRYWELL/S SHOULD BE INSTALLED IN ORDER TO DRAIN THE RETENTION BASIN WITHIN 36 HOURS PER MARICOPA COUNTY STANDARDS



WHATABURGER RESTAURANT
GRADING AND DRAINAGE PLAN
7134 E THOMAS ROAD
SCOTTSDALE, AZ 85251

PROJECT No.	291394000
SCALE (H): 1"=20'	
SCALE (V): ---	
DRAWN BY: MEN/PAR	
DESIGN BY: PAR/HDR	
CHECK BY: HDR	
DATE: 05/11/2020	



94000GD.dwg

C07

07 OF 11 SHEETS

Kimley»»Horn
1001 W Southern Ave, Suite 131
Mesa, Arizona 85210 (480) 207-2666
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WHEELER WATSON & ASSOCIATES, INC.

DOMESTIC WATER NOTES

- ## FIRELINE NOTES

- ## SEWER NOTES

- ## DRY UTILITY CONSTRUCTION NOTES

-
- GRAPHIC SCALE IN FEET
- 0 10 20 40
- NORTH
- Contact Arizona 811 at least two full working days before you begin excavation
- ARIZONA811**
- Call 811 or click Arizona811.com



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291394000

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C08
08 OF 11 SHEETS

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