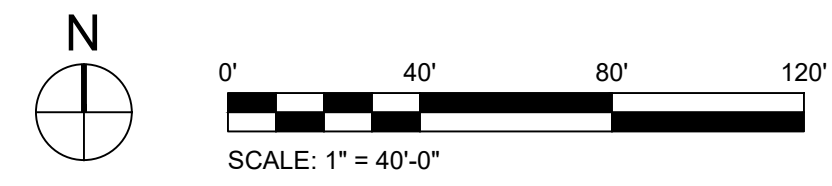


REFUSE PLAN APPROVED
By: Eliana Hayes 08/29/2022
STIPULATED PLAN

EXISTING WALL MOUNTED F.D.C. SHALL COMPLY WITH C.O.S. FIRE ORDINANCE 4283 SECTION 9.12.2.9(3) AND SHOULD BE LOCATED ABOVE PER C.O.S. 1's&a's NFPA 13 SECTION 8.17.2.4.6(1).

EXISTING SPRINKLER BELL SHALL MEET C.O.S. 1's&a's NFPA 13 SECTION 6.8.3.1.

SITE PLAN
SCALE: 1" = 40'-0"



GENERAL SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. ALL SITE SIGNS SHALL BE PERMITTED UNDER A SEPARATE CITY SUBMITTAL PROCESS. SITE SIGNS NOT SHOWN WITHIN THIS SCOPE.
4. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT PROPERTIES AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY BOUNDARY.
5. ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3 FEET 0 INCHES WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.

SITE KEY NOTES #

1. PROPOSED LANDSCAPE AREA
2. PROPOSED HARDSCAPE AREA
3. ACCESSIBLE ROUTE WITH 5' MIN CLEAR SLOPE NOT TO EXCEED 1:20 WITH A CROSS SLOPE NOT TO EXCEED 1:50
4. PROPOSED 6'-0" SIDEWALK
5. INTEGRATED COVERED DRIVE-THRU CANOPY
6. EXISTING FIRE HYDRANT
7. EXISTING PROPERTY LINE
8. PROPOSED ACCESSIBLE RAMP, TYP.
9. EXISTING ASPHALT PAVING
10. PROPOSED NEW TRASH ENCLOSURE AND OIL BIN ENCLOSURE PER CITY OF SCOTTSDALE STANDARDS.
11. PROPOSED SCREEN WALL
12. BIKE RACK PER CITY OF SCOTTSDALE STANDARD DETAIL NO. 2285
13. EXISTING ELECTRICAL TRANSFORMER TO REMAIN IN PLACE
14. REMOVE EXISTING DRIVEWAY ON MCDOWELL RD AND REPLACE WITH 6" CURB AND GUTTER AND 8'-0" SIDEWALK AMONG STREET
15. TRUCK ROUTE

LEGAL DESCRIPTION

PARCEL NO. 1:
A PORTION OF PARK MCDOWELL UNIT ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 48 OF MAPS, PAGE 24, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF TRACT A IN BLOCK 5, OF PARK MCDOWELL UNIT ONE, SAID CORNER ALSO BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF HAYDEN ROAD AND THE NORTH RIGHT OF WAY LINE OF MCDOWELL ROAD AS SHOWN ON SAID PLAT;
THENCE ALONG THE EAST RIGHT OF WAY LINE OF HAYDEN ROAD, 33.00 FEET DISTANCE FROM THE CENTERLINE AS SHOWN ON SAID PLAT NORTH, A DISTANCE OF 284.62 FEET TO THE CENTERLINE OF SAGE DRIVE AS SHOWN ON SAID PLAT;
THENCE ALONG THE CENTERLINE OF SAGE DRIVE, EAST, A DISTANCE OF 32.00 FEET TO A POINT THAT IS THE INTERSECTION OF THE CENTERLINE OF SAGE DRIVE AND THE PROLONGATED EAST LINE OF THE WEST 32 FEET OF LOTS 1 AND 25 IN BLOCK 4 OF SAID PLAT;
THENCE ALONG SAID EAST LINE OF THE WEST 32 FEET OF LOTS 1 AND 25, NORTH, A DISTANCE OF 245.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF ELM DRIVE AS SHOWN ON SAID PLAT; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, EAST, A DISTANCE OF 164.20 FEET TO THE EAST LINE OF LOT 3 IN BLOCK 4 OF SAID PLAT; THENCE ALONG SAID EAST LINE OF LOT 3, SOUTH, A DISTANCE OF 110.00 FEET TO THE NORTH LINE OF LOT 23 IN BLOCK 4 OF SAID PLAT; THENCE ALONG SAID NORTH LINE OF LOT 23 AND THE NORTH LINE OF LOT 22 IN BLOCK 4 OF SAID PLAT, EAST, A DISTANCE OF 54.00 FEET TO THE CORNER COMMON TO LOTS 4, 5, AND 22 IN BLOCK 4 OF SAID PLAT; THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT 22, SOUTH 75 DEGREES 18 MINUTES 00 SECONDS EAST, A DISTANCE OF 20.00 FEET;
THENCE AT A RIGHT ANGLE, SOUTH 14 DEGREES 42 MINUTES 00 SECONDS WEST, A DISTANCE OF 56.00 FEET;
THENCE SOUTH A DISTANCE OF 105.00 FEET;
THENCE EAST A DISTANCE OF 64.00 FEET;
THENCE SOUTH A DISTANCE OF 87.00 FEET;
THENCE EAST A DISTANCE OF 6.78 FEET;
THENCE SOUTH A DISTANCE OF 168.76 FEET TO A POINT IN THE NORTH RIGHT OF WAY OF MCDOWELL ROAD, 33.00 FEET DISTANT FROM THE CENTERLINE AS SHOWN ON SAID PARK MCDOWELL UNIT ONE PLAT; THENCE ALONG SAID NORTH RIGHT OF WAY OF MCDOWELL ROAD NORTH 89 DEGREES 56 MINUTES 00 SECONDS WEST, A DISTANCE OF 326.12 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2
A PORTION OF PARK MCDOWELL UNIT ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 48 OF MAPS, PAGE 24, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF TRACT A IN BLOCK 5 OF SAID PARK MCDOWELL UNIT ONE;
THENCE SOUTH 89 DEGREES 56 MINUTES 00 SECONDS EAST, A DISTANCE OF 326.12 FEET ALONG THE NORTH RIGHT OF WAY LINE OF MCDOWELL ROAD TO THE TRUE POINT OF BEGINNING;
THENCE NORTH A DISTANCE OF 168.76 FEET;
THENCE WEST A DISTANCE OF 6.78 FEET;
THENCE NORTH A DISTANCE OF 87.00 FEET;
THENCE WEST A DISTANCE OF 64.00 FEET;
THENCE NORTH A DISTANCE OF 105.00 FEET;
THENCE ON A LINE PERPENDICULAR TO THE NORTH LINE OF LOT 22 IN BLOCK 4 OF SAID PLAT, NORTH 14 DEGREES 42 MINUTES 00 SECONDS EAST, A DISTANCE OF 56.00 FEET TO A POINT ON SAID NORTH LINE OF LOT 22;
THENCE ALONG SAID NORTH LINE AND THE NORTH LINE OF LOT 21 IN BLOCK 4 OF SAID PLAT, SOUTH 75 DEGREES 18 MINUTES 00 SECONDS EAST, A DISTANCE OF 90.70 FEET TO THE CORNER COMMON TO LOTS 6, 7, AND 21 IN BLOCK 4 OF SAID PLAT;
THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT 21, SOUTH 60 DEGREES 33 MINUTES 00 SECONDS EAST, A DISTANCE OF 109.50 FEET TO THE CORNER COMMON TO LOTS 8, 9 AND 20 IN BLOCK 4 OF SAID PLAT;
THENCE CONTINUING ALONG THE NORTHEAST LINE OF SAID LOT 20, SOUTH 44 DEGREES 49 MINUTES 00 SECONDS EAST, A DISTANCE OF 17.00 FEET TO THE EAST CORNER OF SAID LOT 20;
THENCE ALONG THE SOUTHEAST LINE OF SAID LOT 20 AND ITS SOUTHERLY PROLONGATION, SOUTH 39 DEGREES 45 MINUTES 00 SECONDS WEST, A DISTANCE OF 133.15 FEET TO A POINT IN THE CENTERLINE OF SAID SAGE DRIVE, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWEST HAVING A RADIUS OF 264.86 FEET AND A RADIAL BEARING TO SAID BEGINNING OF SOUTH 39 DEGREES 43 MINUTES 27 SECONDS WEST;
THENCE SOUTHEAST ALONG SAID CURVE WITH A CENTRAL ANGLE OF 00 DEGREES 01 MINUTE 41 SECONDS AN ARC DISTANCE OF 0.13 FEET THROUGH A CHORD BEARING OF SOUTH 50 DEGREES 15 MINUTES 43 SECONDS EAST, A DISTANCE OF 0.13 FEET TO A POINT;
THENCE SOUTH 39 DEGREES 43 MINUTES 27 SECONDS WEST, A DISTANCE OF 25.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID SAGE DRIVE;
THENCE SOUTHEAST ALONG SAID SOUTH RIGHT OF WAY LINE ON A 239.86 FOOT RADIUS CURVE WITH CENTRAL ANGLE OF 50 DEGREES 15 MINUTES 47 SECONDS AN ARC DISTANCE OF 210.42 FEET THROUGH A CHORD BEARING OF SOUTH 25 DEGREES 06 MINUTES 48 SECONDS EAST A DISTANCE OF 203.74 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 20.00 FEET AND A RADIAL BEARING TO SAID BEGINNING OF NORTH 89 DEGREES 56 MINUTES 00 SECONDS WEST;
THENCE SOUTHWEST ALONG SAID CURVE WITH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AN ARC DISTANCE OF 51.42 FEET THROUGH A CHORD BEARING OF SOUTH 45 DEGREES 04 MINUTES 00 SECONDS WEST A DISTANCE OF 28.28 FEET TO A POINT OF TANGENCY, SAID POINT OF TANGENCY BEING A POINT IN THE RIGHT OF WAY OF MCDOWELL ROAD 33.00 FEET DISTANT FROM THE CENTERLINE AS SHOWN ON SAID PARK MCDOWELL UNIT ONE PLAT;
THENCE ALONG SAID NORTH RIGHT OF WAY OF MCDOWELL ROAD, NORTH 89 DEGREES 56 MINUTES 00 SECONDS WEST, A DISTANCE OF 103.92 FEET TO THE TRUE POINT OF BEGINNING.

SITE DATA:

PARCEL NUMBER : 131-04-087H
EXISTING ZONING : PNC
SITE AREA : 16,615 SF / 13.12 AC

TOTAL BUILDING AREA
EXISTING OFFICE : 43,500 S.F.
EXISTING RESTAURANT : 2,865 S.F.
PROPOSED PAD A : 1,840 S.F.
TOTAL : 48,205 S.F.

TOTAL PARKING REQUIRED
EXISTING OFFICE : = 145 SPACES
EXISTING RESTAURANT : = 24 SPACES
PAD A : RESTAURANT 1,840 S.F. / 120 = 13 SPACES
TOTAL : 182 SPACES

TOTAL PARKING PROVIDED = 211 SPACES

PARKING RATIO: 4.43 SPACES / 1,000 S.F.

BICYCLE PARKING REQUIRED: 1 SPACE PER 25 PARKING SPACES

BICYCLE PARKING PROVIDED: 1 SPACE PER 25 PARKING SPACES

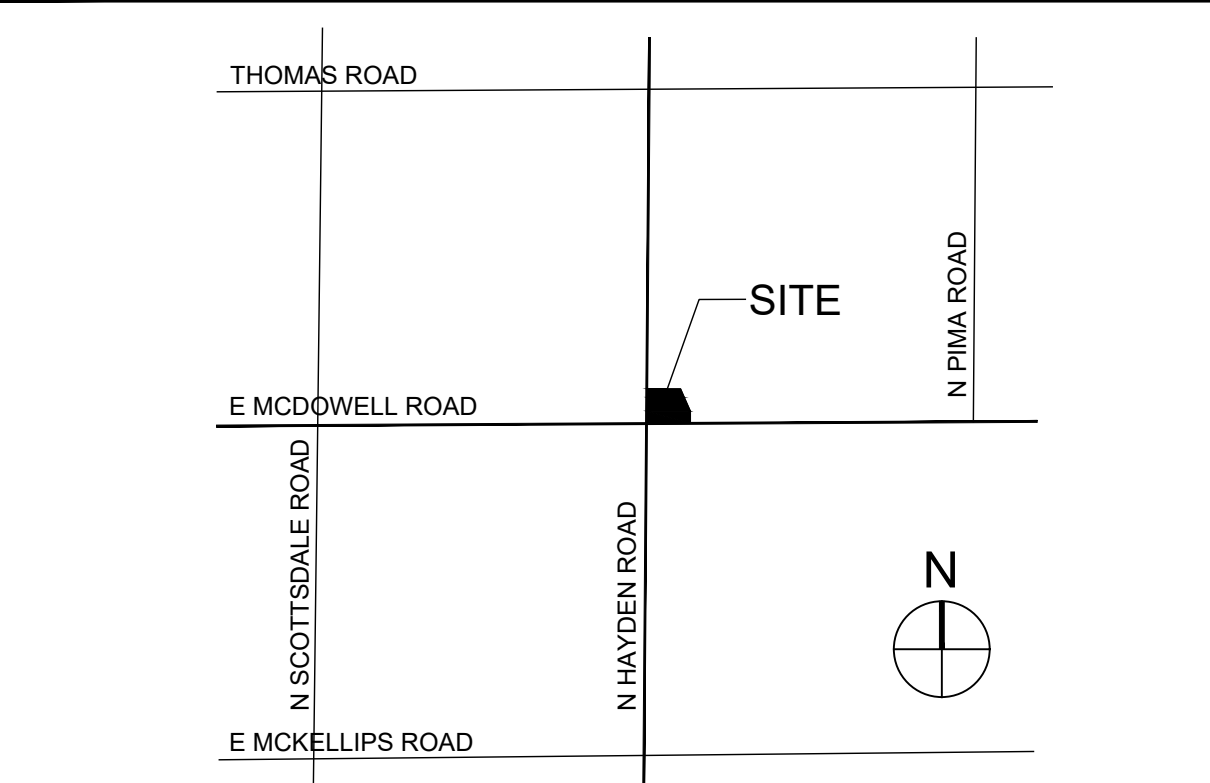
PROJECT TEAM

ARCHITECT	DEVELOPER
VERTICAL DESIGN STUDIOS, LLC 4650 EAST COTTON CENTER BLVD, SUITE 140 PHOENIX, ARIZONA 85040 PHONE: 602.395.1000 FAX: E-MAIL: jgregonis@verticaldesignstudios.com CONTACT: Justin Gregonis	HOH INVESTMENT GROUP 11811 N. TATUM BLVD. #1051 PHOENIX, AZ 85028 PHONE: 602.327.8169 FAX: E-MAIL: whamadeh@hohinvestmentgroup.com CONTACT: Waseem J. Hamadeh

PROJECT DESCRIPTION

THIS SUBMITTAL INCLUDES INFORMATION FOR A NEW +/-1,840 S.F. RESTAURANT BUILDING LOCATED IN THE EXISTING CENTER A NEW PATIO FOR EXISTING RESTAURANT. THE DESIGN AND COLOR & MATERIAL PALETTE IS CONSISTANT WITH THE EXISTING CENTER.
SCOPE OF WORK INCLUDES ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, PLUMBING, & ELECTRICAL TO COMPLETE THE TENANT'S SHELL SPECIFICATIONS.

VICINITY MAP



APPROVAL STAMPS

APN: 175-41-019

Site Plan
NEC McDowell Road and Hayden Road, Scottsdale, AZ

05.17.2022
PROJECT NO.: 21086



1155 W. Rio Salado Parkway, Suite B-101, Tempe, AZ 85281
602.753.5222 www.upwardarchitects.com