



# CITY OF EL MIRAGE

## DEVELOPMENT APPLICATION FORM

Case No: <u>PZ22-01-01</u>	Date Received: <u>2/22/2022</u>	<b>Official Use</b>	<b>Special Meeting</b>	City Council Meeting: <u>4/5/2022</u>
		Planning & Zoning Commission Meeting: <u>3/29/2022</u>		

### PURPOSE

Development Applications are reviewed by the Technical Advisory Committee (TAC) with the intent to provide the applicant specific information in preparation to meeting the City's technical standards and requirements for the proposed development project. Information provided by TAC is based on applicant submittals and should be considered actual and detailed in nature.

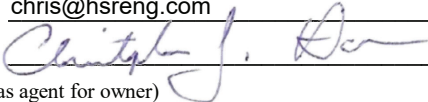
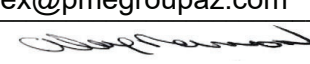
### ACTION REQUESTED (Check one)

- |  |  |
|--|--|
| <input type="checkbox"/> Conditional Use Permit<br><input type="checkbox"/> General Plan Amendment: <input type="checkbox"/> Major <input type="checkbox"/> Minor<br><input type="checkbox"/> Planned Area Development (PAD)<br><input type="checkbox"/> Planned Area Development Amendment<br><input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Site Plan Approval<br><input type="checkbox"/> Site Plan Amendment<br><input type="checkbox"/> Preliminary Plat<br><input type="checkbox"/> Final Plat<br><input checked="" type="checkbox"/> Other: <u>Design Exceptions; Lot Split</u> |
|--|--|

### PROPERTY INFORMATION:

Name of Project: EM and Thunderbird- Fast Food Restaurant Acreage: 2.19  
 Property Address/Location: SE Corner of N El Mirage Road and W Thunderbird Road  
 Assessor's Parcel Number: 501-36-283G

### APPLICANT / OWNER INFORMATION:

Applicant: <u>Hauser Engineering Group, LLC</u> Address: <u>PO Box 6207</u> City/ST/Zip: <u>Glendale, AZ 85312</u> Phone: <u>623-322-0567</u> Email: <u>chris@hsreng.com</u> Signature: <u></u> (Agreement to act as agent for owner)	Owner: <u>KGR Group, LLC</u> Address: <u>27422 North 22nd Lane</u> City/ST/Zip: <u>Phoenix, AZ 85085</u> Phone: <u>602-405-8698</u> Email: <u>alex@pmegroupaz.com</u> Signature: <u></u> (Authorization for agent to act for owner)
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- Application Form
- Comprehensive Site Plan
- Deed and/or Title Report
- Drainage Report
- A.L.T.A. Survey
- Phase I Environment Site Assessment
- Preliminary Landscape Plans
- Filing Fee (see Fee Schedule starting on page 9)



# **RALLY'S RESTAURANT**

## **PROJECT NARRATIVE**

**Prepared for:**

PME Group, LLC

Phoenix, Arizona

December 2021

HEG Project No.: B21.23

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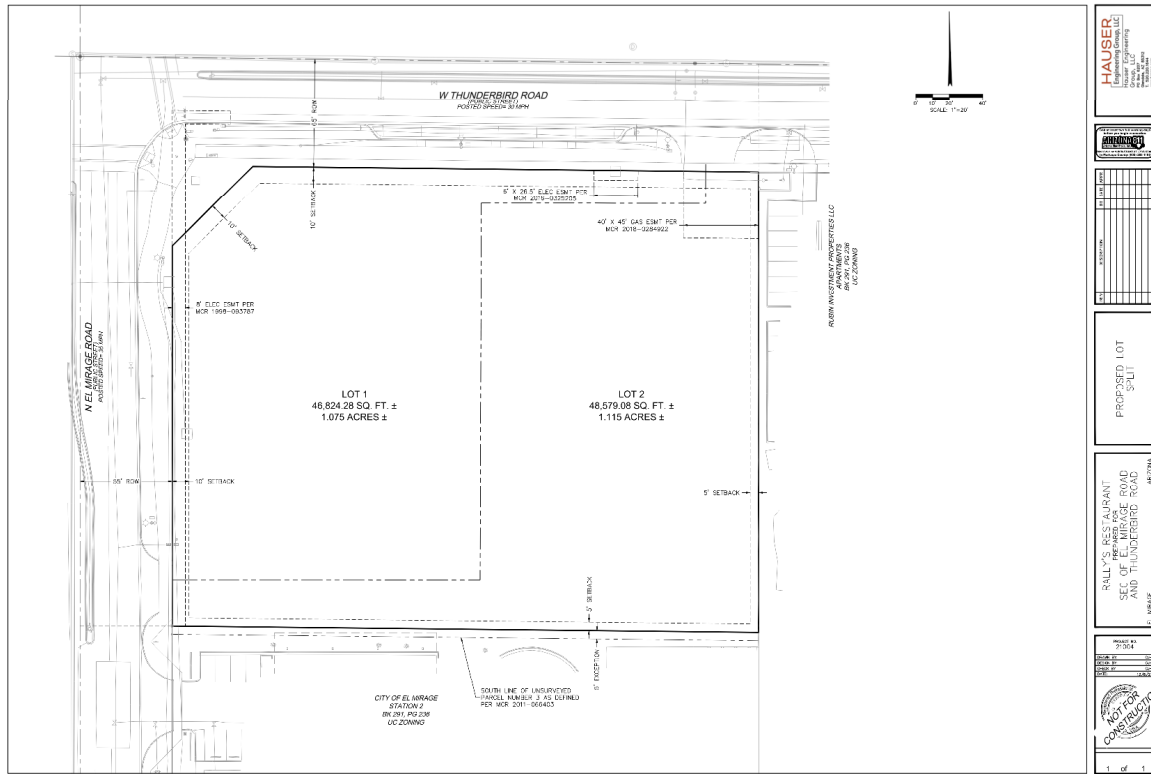


Figure 2. Proposed Lot Split

## 2. LOCATION AND DESCRIPTION

APN 501-36-283G is a 95,404 square foot vacant commercial parcel located in the Northwest Quarter of Section 13, Township 3 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona. The site has an existing ingress/egress drive along El Mirage Road and Thunderbird Road.

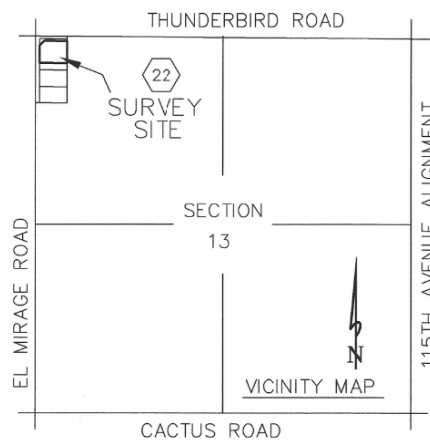


Figure 3. Vicinity Map

Per City of El Mirage Development Services Department, the proposed site addresses are as follows:

Lot 1 (**Figure 2**)= 12237 W Thunderbird Road, El Mirage, AZ 85335

Lot 2 (**Figure 2**)= 12237 W Thunderbird Road, El Mirage, AZ 85335

### 3. HISTORICAL DATA

In reviewing historical data, as well as the Phase I ESA completed by EEC, December 2, 2021, EEC Project No. 21517, the site is owned by City of El Mirage, and the existing use of the site, prior to being a vacant was a community garden. Review of historical aerials indicates the subject property was vacant land from at least 1949 through the date of this narrative report.

### 4. OPERATIONAL ASPECTS OF USE

- **Use:** Fast-Food Restaurant
- **Brand:** Rally's
- **Instore Public Service Area:** 0- square feet (all patio use)
- **Typical Number of Employees:** 4-7
- **Hours of Operation:** 9 am- 3 am (standard hours 10-12 am)
- **Days open:** M, T, W, TH, F, S, S

### 5. PROPOSED INFRASTRUCTURE

The project site is located on the southeast corner of N El Mirage Road and W Thunderbird Road in El Mirage, Arizona. All offsite roadways and infrastructure adjacent to the site are fully developed. This includes ingress/egress to the site. To develop the proposed Rally's Fast-Food Restaurant, they only infrastructure needed is extending existing utilities to the site and developing the onsite building and site improvements.

### 6. PROPOSED PHASING

The project site will be developed in two phases, with the Rally's Fast-Food Restaurant (Lot 1) being developed first, and in one single development sequence (**Figure 4**).

When the Future Pad Site (Lot 2) is ready to be developed, it will be processed through the City of El Mirage Development Services process.

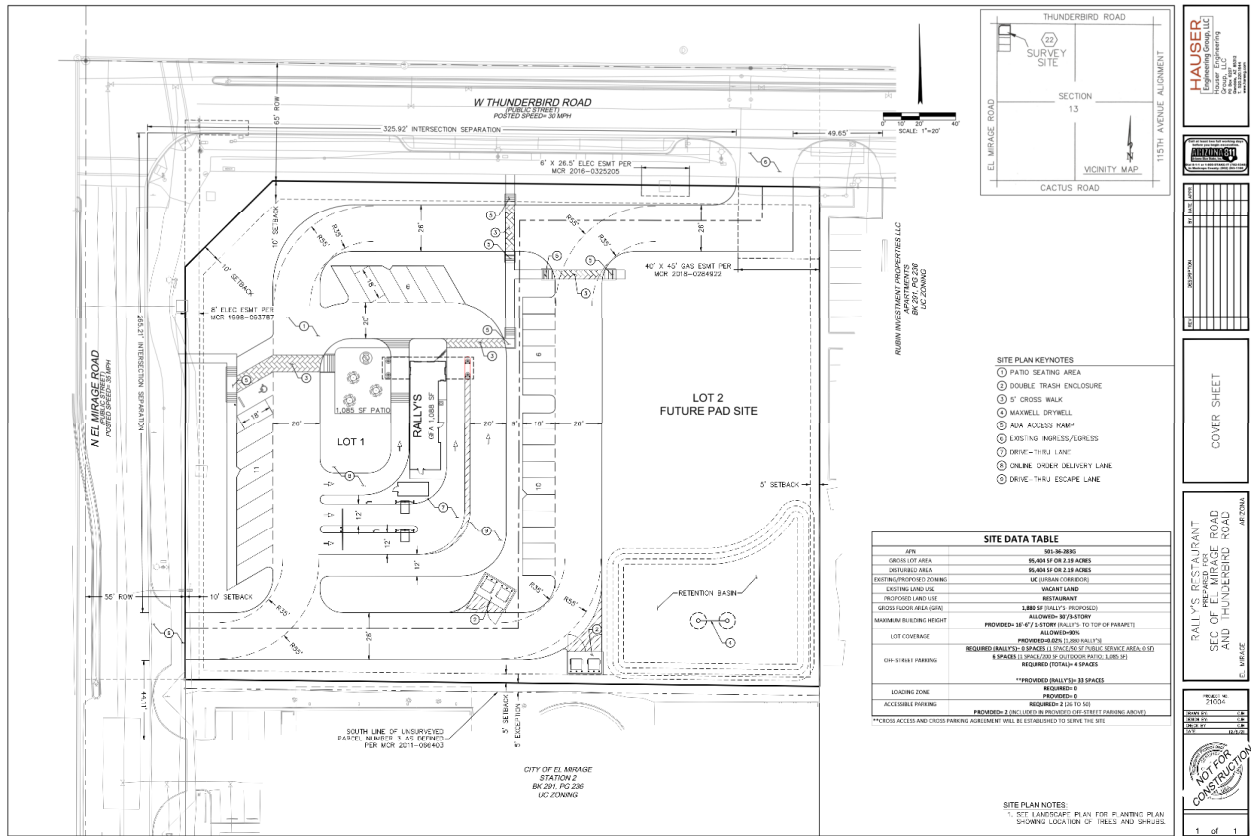


Figure 4. Site Plan

## 7. SUMMARY

In summary, this application request is for the development of a new 1,088 square foot Rally's Fast-Food Restaurant with accompanying site improvements at APN 501-36-283G, a 95,404 square foot vacant commercial parcel located in the Northwest Quarter of Section 13, Township 3 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona.

# **RALLY'S RESTAURANT**

El Mirage, Arizona

December 2021

HEG Project No. B21.23

**COMMENT RESPONSE LETTER FOR  
FAST FOOD RESTAURANT- ELM & THUNDERBIRD**

<b>Current Submittal:</b>	Development Application	<b>Project Name:</b>	Fast Food Restaurant- ELM & Thunderbird
<b>City of El Mirage No.</b>	PZ22-01-01	<b>Project No.</b>	21004
<b>City of El Mirage:</b>	<b>Jose A. Macias</b> Senior Planner Development Services – Planning & Zoning   GIS <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH 623.876.4605 FAX	<b>Designer:</b>	Hauser Engineering Group PO Box 6207 Glendale, AZ 85312 (623) 322-0567 Attn: Chris Hauser
<b>Action Codes</b>	A= Will Comply                      B= Designer/Consultant to Evaluate C= City to Evaluate                  D= Disregard Comment		

SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
<b>COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING &amp; ZONING</b>					
<b>Application</b>					
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH	1		No comment	A	Acknowledged
<b>Narrative</b>					
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH	2		Will there be any improvements required to the medians to El Mirage Road and Thunderbird Road?	C	There are currently no plans to modify the medians on El Mirage Road or Thunderbird Road.
<b>Zoning</b>					
<b>Jose A. Macias</b> Senior Planner	3		Proposed use is permitted in Urban Corridor zone but requires site plan approval.	C	Will comply

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<a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH					
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH	4		Site is located outside the Thunderbird Road Overlay District.	A	Acknowledged
<b>Site Plan</b>					
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH	5		Show property line dimensions.	A	Provided as requested.
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH	6		Provide a parking lot screening wall.	A	Provided as requested.
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH	7		One (1) landscape island for every ten (10) parking spaces.	A	The site layout has been modified to provide one (1) landscape island for every ten (10) parking spaces.
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH	8		Show monument sign locations.	A	Provided as requested.
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH	9		Show sight visibility triangle.	A	Provided as requested.
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a>	10		Street side setbacks are 5 feet.		All building setbacks are revised to 5-feet for all yards.

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623-876-2996 PH					
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH	11		Ten (10) foot landscaping buffer required along the east property line.	A	A 10-ft landscape buffer is provided along the east property line.
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH	12		Will the cross access and parking be built in phase one?	C	Yes, the plan is to build all on-site drive aisles in this phase (phase 1) and provide cross access.
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH	13		Provide a temporary barricade to prohibit vehicle access to undeveloped land.	C	Bollard and chains will be placed every 5-feet to prohibit vehicle access to undeveloped land.
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH	14		Please add the following statement to the site plan. <i>a. "Any change of use or occupancy of any building or buildings, including additions thereto requiring more parking, shall not be permitted until such additional parking spaces as required by this chapter are furnished."</i>	A	The note has been added to the site plan.
<b>Exterior Elevations</b>					
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH	15		No comment.	A	Acknowledged
<b>Drainage Statement</b>					
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH	16		No comment.	A	Acknowledged
<b>Traffic Statement</b>					
<b>Jose A. Macias</b>	17		No comment.	A	Acknowledged

SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH					
<b>Preliminary Sewer Report</b>					
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH	18		No comment.	A	Acknowledged
<b>Preliminary Water Report</b>					
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH	19		No comment.	A	Acknowledged
<b>ARS 28-8481 (Military Compatibility)</b>					
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH	20		The site is in the Luke Air Force Base 65 to 70 LDN Zone and is subject to ARS 28-8481 regulations. Please see attached review letter from LAFB.	A	Acknowledged
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH	21		New buildings are subject to ARS 28-8482 Sound Attenuation Standards in Building Code.	A	Acknowledged
<b>Preliminary Landscape</b>					
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH	22		All areas not being used for parking, storage or playground shall be landscaped for dust and weed ground covering.	A	Acknowledged
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a>	23		Palo Verde species trees are prohibited in the City of El Mirage.	A	Acknowledged

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623-876-2996 PH					
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH	24		No trees shall not be placed in a P.U.E., in the visibility sight triangle, five (5) from a sidewalk and three (3) feet from a fire hydrant.	A	Acknowledged
<b>Signage</b>					
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH	25		Permits for signs other than Building Number and address will required.	A	Acknowledged
<b>Final Plat</b>					
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH	26		A final plat may be required to recorded and easements and or any dedication of land. Separate fees will apply.	A	Acknowledged
<b>Lot Split</b>					
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH	27		Show lot dimensions.	A	Acknowledged
<b>Jose A. Macias</b> Senior Planner <a href="mailto:jmacias@elmirageaz.gov">jmacias@elmirageaz.gov</a> 623-876-2996 PH	28		Minimum lot width is 20 feet.	A	Acknowledged
<b>Narrative</b>					
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	1		Section 2 – Will both lots have the same address?	C	Per coordination with Jose Macias, the sites will have the following address: 12237 W Thunderbird Rd. 12239 W Thunderbird Rd.

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<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	2		Will both lots be owned by the same entity?	C	Yes. Both lots will be owned by the same entity.
<b>Site Plan</b>					
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	3		Provide dimensions for all property lines for each lot.	A	All property dimensions are provided on the new site plan.
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	4		Provide a Context Plan with the following: a. Aerial photo of subject site and surrounding areas b. Color photographs of subject site and surrounding improvements and show photo reference numbers on the Context Plan	A	A context plan is included in this submittal package.
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	5		A Final Plat or similar instrument will be required and shall reference the following: a. Easements or an Agreement must be in place for cross access, parking, utilities, drainage, etc. b. An 8-foot wide Public Utility Easement (PUE) will be required along the Thunderbird Road and El Mirage Road Frontages. No walls or trees shall be placed within these easements. The City is working with APS to determine the exact locations of these easements. Additional information to follow.	A	Acknowledged  The proposed 8-foot PUE is shown along Thunderbird Road.
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	6		Revise building setbacks for all yards to 5 feet.	A	All building setbacks are revised to 5-feet for all yards.

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<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	7		The adjacent parcels to the east and south of the subject site are per MCR Book 291, Page 23.	A	Acknowledged and revised.
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	8		The callout for patio seating is shown in the wrong location	A	Acknowledged and revised.
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	9		The driveways require a minimum throat distance of 50 feet from face of curb.	C	Please see attached design exception pertaining to this request.
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	10		Stop signs are recommended at each driveway. A "One Way" sign shall be placed in the median of Thunderbird Road for the northeast driveway.	A	Stop signs and "One Way" signs are provided.  Please be aware the stop sign falls within the sight distance triangle and requested PUE.
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	11		Show the sight distance requirements at each proposed driveway per City Detail EM-158.	A	Acknowledged
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	12		The dimensions of the parking spaces shall be per City Detail EM-157. Please label the length and width of the spaces.	A	Acknowledged
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	13		When parking spaces are adjacent to a sidewalk, the sidewalk shall be a minimum of 6 feet wide or parking blocks shall be installed.	C	Curb stops are provided in some parking areas of the site, although all sidewalks are 6-feet wide.

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<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	14		Site Data Table a. The GFA for the restaurant is shown as 1,880 sf in this Table but is shown as 1,088 sf on the plan and in the various reports. Revise as necessary. b. The number of off-street parking spaces required is 6 not 4. c. Although no loading areas are required, one is recommended. d. Two ADA spaces are required (1 van accessible and 1 standard) but only one is shown and it does not include an access aisle. Please revise and provide dimensions of the ADA spaces.	A A A C	a. Acknowledged and revised. b. Acknowledged and revised. c. The end user does not recommend loading based on store hours and delivery times. d. The additional ADA spaces will be constructed when the Phase 2 portion of the site is completed. If needed, we can remove 7 spaces to get below the 26 space threshold.
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	15		Six-inch-tall MAG type curbing is required around all parking lots and driveways. No portion of the parking area shall be located within 3 feet of a property line.	C	Acknowledged.  We are proposing 3' curb terminals, modified per MAG STD 222, to transition the curbs 3-feet away from the property line at both driveway entrances.
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	16		The minimum width of the drive thru lanes is recommended to be 12 feet.	C	The drive-thru lanes are 12-feet except as required by Rally's to meet their drive-thru carport requirement.
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	17		The fire access road shall be designed to handle 75,000 lbs. A Geotechnical Report will be required for this project, and it should provide a recommended design section for this access road. The minimum inside radius of the access road shall be 19.5 feet and the outside radius shall be 45 feet.	A	A geotechnical report, prepared for this project, is included in this submittal package and provides recommendations for Auto and Truck Pavement Sections.

SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
					All fire access routes are shown on the site plan, providing an inside radius of 35-feet and outside radius of 55-feet. Larger than the requested turning movements.
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	18		The retention basin(s) shall be located a minimum of 4 feet away from any structures and shall not be located within any building setbacks, easements or fire lanes.	C	The basin is located in the SE corner of the site away from a majority of offsite improvements.
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	19		Provide the high water level elevation (HWL), bottom elevation, volumes required and provided and overflow elevation.		
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	20		The project shall be designed such that the "ultimate" outfall for all drainage is a public street, storm drain, drainage channel or natural watercourse. Where is the ultimate outfall for this project? A Design Exception will be required if the outfall will run through private property. See Section 4-3B6 of the City Design and Development Standards Manual (DDSM).	C	A design exception has been prepared to continue having the ultimate outfall remain at the SE corner of the site.
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	21		A deceleration lane will be required on Thunderbird Road.	C	A design exception has been prepared to keep the pedestrian friendly street corridor in tack.
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	22		During the Pre Application Meeting, a question was asked regarding allowable slope grading. Allowable slopes are as follows: a. Slopes within or adjacent to public right of way, adjacent to pedestrian paths and within PUEs cannot exceed 6:1;	B	Acknowledged.  Thanks for providing the information on slopes.

SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
			<ul style="list-style-type: none"> <li>b. For private property greater than 10 feet from back of curb, except those areas that fall within (a) above, slopes can be increased to 4:1;</li> <li>c. For private property greater than 30 feet from back of curb, except those areas that fall within (a) above, slopes can be increased to 2:1</li> </ul>		
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	23		During the Pre Application Meeting, it was noted that the developer may want to request several design exceptions. A copy of the Design Exception form is attached. Each requested exception shall have its own form. There is no guarantee that a Design Exception will be approved.	C	Thanks for providing. We have several Design Exceptions included in this Development Application Package
<b>ALTA</b>					
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	24		Surveyor Notes <ul style="list-style-type: none"> <li>a. Note 5 – The FIRM Map number referenced is incorrect.</li> <li>b. Note 10 – All setbacks shall be 5 feet, not 10 feet.</li> </ul>	A	<ul style="list-style-type: none"> <li>a. Note 5 is updated to match the correct FEMA Map number.</li> <li>b. All setbacks are revised as noted.</li> </ul>
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	25		All setbacks shall be 5 feet, not 10 feet.	A	All building setbacks are revised to 5-feet for all yards.
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	26		The APN of the property to the east is 501-36-283H.	A	The APN of the property to the east is updated.
<b>Exterior Elevations</b>					
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	27		Provide a description of exterior materials to be used.	A	Please see the revised elevations, which include more

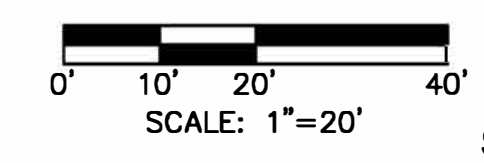
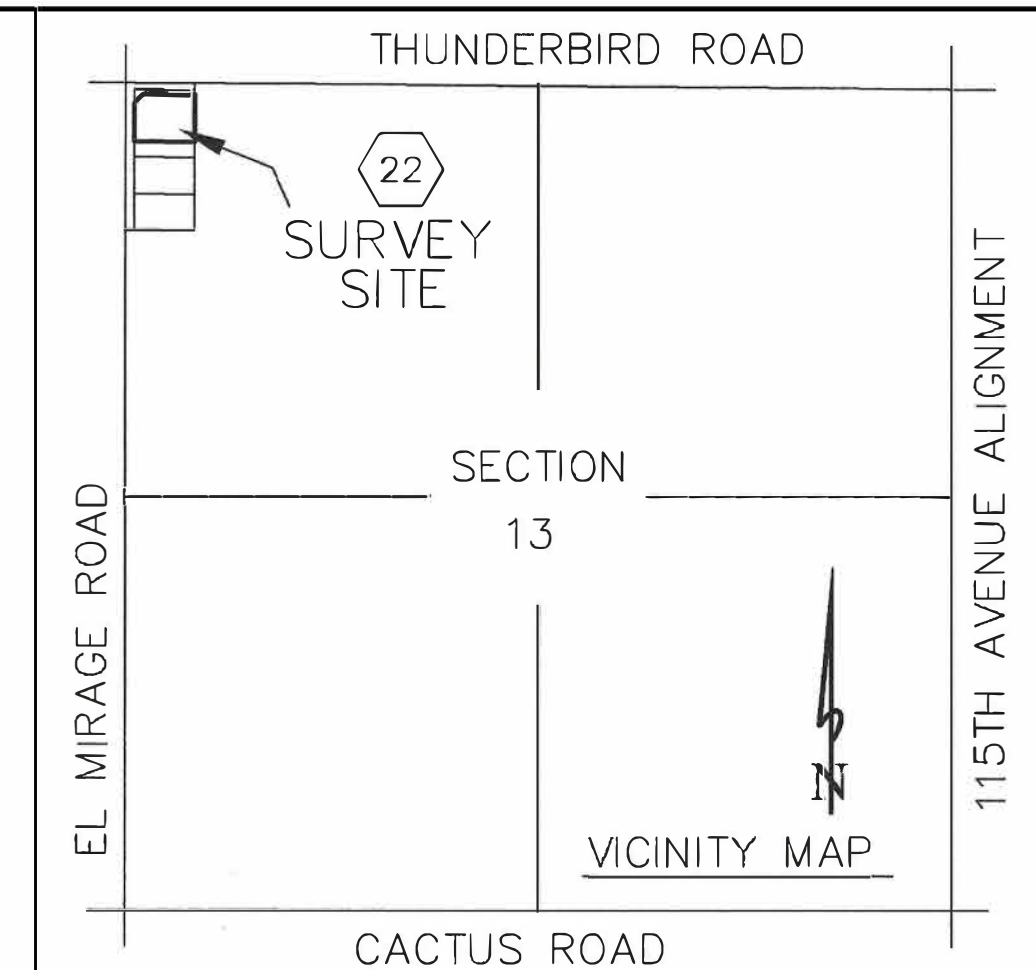
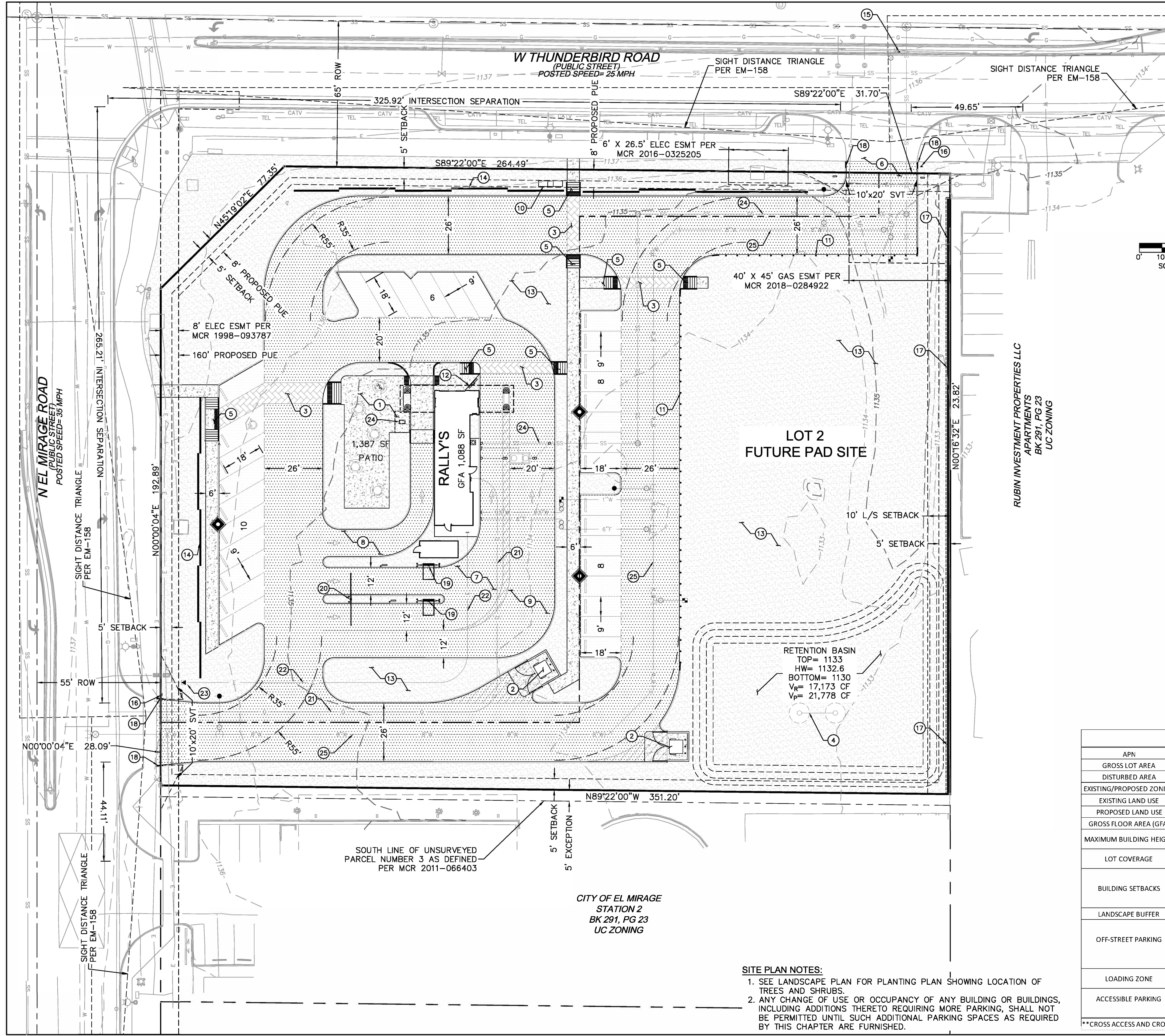
SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
<b>Drainage Statement</b>					
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	28		Section 3.3 – The site is within Zone “X” (shaded) which has a different definition than shown.	A	The section in the drainage statement has been revised.
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	29		Section 4.1 – The retention needs to be sized to accommodate the runoff generated by the 100-year, one hour storm falling on its site and the adjacent ½ right of way of both Thunderbird Road and El Mirage Road. Thunderbird Road has an existing storm drain system so the runoff from that roadway will not have to be brought into the site. El Mirage Road does not have a storm drain system so a scupper, catch basin or similar device will be required to capture these flows on the project site.	C	A design exception has been prepared to continue having the ultimate outfall remain at the SE corner of the site.
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	30		Section 4.2 – The text states that the weighed runoff coefficient is 0.95 but Table 2 shows 0.90. Please confirm which is correct.	A	The drainage statement is updated to provide a consistent runoff coefficient in all sections of the drainage statement.
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	31		Section 4.3 – Drywell calculations will be required with the final report.	A	Acknowledged. The drywell calculations are also included in the drainage statement.
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	32		Section 5 – A cross drainage agreement will be required between the two property owners if drainage from one lot will be retained on another lot.	C	Does the City have a standard form or agreement for the cross access and cross drainage?
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	33		Section 6 - The finished floor elevations will also be required to be a minimum of 12 inches above the high-water level of any adjacent retention basin.	A	The note has been added to section 6 of the drainage statement.

SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	34		Section 7 – Please use the City’s 2022 DDSM moving forward.	A	Acknowledged
<b>Water Report</b>					
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	35		Section 3 – The water main in Thunderbird Road is ductile iron.	A	This section of the report is revised as directed.
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	36		Section 6 - The developer is required to perform their own fire flow test. The City’s Fire Department (623-583-7968) shall be contacted as a witness. Also notify the Public Works Department (623-876-4251) one week prior to the test.	A	Fire flow test along El Mirage Road and Thunderbird Road were conducted and are included in the Water Report.
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	37		Section 7 – The City of Phoenix Manual is from 2017.	A	Acknowledged
<b>Sewer Report</b>					
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	38		Section 3 - Figure 3 refers to Water Infrastructure.	C	The City of El Mirage Public Works Department Utilities Services Map we were provided shows both water and sewer infrastructure. This document was utilized to create the figure and is included in this submittal for your review.
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a>	39		Section 5 - The Wet Weather Peak Flow for Lot 1 should be 345.61 GPD.	A	Acknowledged

SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
623-876-2974 PH					
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	40		Section 7 – The City of Phoenix Manual is from 2017.	A	Acknowledged
<b>Traffic Impact Statement (TIS)</b>					
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	41		Section 3 – El Mirage Elementary School is a K-4 school.	A	Acknowledged  Report will be provided once queuing analysis is completed.
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	42		What is the trip generation expected for each driveway?	A	Acknowledged  Report will be provided once queuing analysis is completed.
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	43		A queuing analysis shall be included to demonstrate the site has adequate storage for the drive thru lanes. The effective length of a vehicle shall be measured in increments of 25-feet. Drive thru establishments shall be provided with adequate queue storage capacity to accommodate normal peak queues for the specified land use.	A	Acknowledged  Report will be provided once queuing analysis is completed.
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	44		The two existing driveways present at the site are right in/right out (RIRO). If these driveways are to remain RIRO, a full Traffic Impact Analysis will not be required at this time.	A	Acknowledged
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	45		A deceleration lane will be required for eastbound Thunderbird Road but not on northbound El Mirage Road.	C	A design exception has been prepared to keep the pedestrian friendly street corridor in tack.

SOURCE	ITEM NO.	PLAN OR REPORT PAGE #	REVIEW COMMENTS	ACTION	CONSULTANT RESPONSE
<b>Bryce Christo</b> Assistant City Engineer <a href="mailto:bchristo@elmirageaz.gov">bchristo@elmirageaz.gov</a> 623-876-2974 PH	46		Depending on the use and traffic generated by the future development of Lot 2, a full Traffic Impact Analysis may be required at that time.	A	Acknowledged

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY HAUSER ENGINEERING GROUP, LLC SHALL BE WITHOUT LIABILITY TO HAUSER ENGINEERING GROUP, LLC.



**SITE PLAN KEYNOTES**

- ① PATIO SEATING AREA
- ② TRASH ENCLOSURE PER EM-113-1 AND EM-113-2
- ③ 5' CROSS WALK
- ④ MAXWELL PLUS DRYWELL
- ⑤ ADA ACCESS RAMP
- ⑥ EXISTING INGRESS/EGRESS
- ⑦ DRIVE-THRU LANE
- ⑧ ONLINE ORDER DELIVERY LANE
- ⑨ DRIVE-THRU ESCAPE LANE
- ⑩ RALLY'S PYLON SIGN
- ⑪ REMOVABLE BOLLARDS @ 5' O.C. BOLLARDS INTERCONNECTED WITH SAFETY CHAIN
- ⑫ WALK-UP MENU BOARD
- ⑬ 1/2" SCREENED DG PER LANDSCAPE PLAN
- ⑭ 3' HIGH CMU PARKING LOT SCREEN WALL
- ⑮ "ONE WAY" SIGN R6-1R
- ⑯ "STOP" SIGN R1-1
- ⑰ 6' HIGH CMU SCREEN WALL
- ⑱ 3' CURB TERMINATION, MODIFIED PER MAG STD DTL 222
- ⑲ ORDER MENU SIGN
- ⑳ DRIVE-THRU OVERHEAD CLEARANCE SIGN
- ㉑ GAS LINE
- ㉒ ELECTRIC LINE
- ㉓ TRANSFORMER
- ㉔ SEWER LINE
- ㉕ WATER LINE
- ㉖ CLASS II BICYCLE PARKING. 2 CLASSIC U RACKS

**SITE DATA TABLE**

APN	501-36-283G
GROSS LOT AREA	95,404 SF OR 2.19 ACRES
DISTURBED AREA	95,404 SF OR 2.19 ACRES
EXISTING/PROPOSED ZONING	UC (URBAN CORRIDOR)
EXISTING LAND USE	VACANT LAND
PROPOSED LAND USE	RESTAURANT
GROSS FLOOR AREA (GFA)	1,088 SF (RALLY'S- PROPOSED)
MAXIMUM BUILDING HEIGHT	ALLOWED= 30'/3-STORY PROVIDED= 16'-6"/ 1-STORY (RALLY'S- TO TOP OF PARAPET)
LOT COVERAGE	ALLOWED=90% PROVIDED=0.02% (1,088 RALLY'S) FRONT= 5' REQUIRED; 5' PROVIDED
BUILDING SETBACKS	SIDE STREET= 5' REQUIRED; 5' PROVIDED SIDE INTERIOR= 5' REQUIRED; 5' PROVIDED REAR= 5' REQUIRED; 5' PROVIDED
LANDSCAPE BUFFER	EAST PROPERTY BOUNDARY= 10'
OFF-STREET PARKING	REQUIRED (RALLY'S)= 0 SPACES (1 SPACE/50 SF PUBLIC SERVICE AREA; 0 SF) 6 SPACES (1 SPACE/200 SF OUTDOOR PATIO; 1,387 SF) REQUIRED (TOTAL)= 6 SPACES  **PROVIDED (RALLY'S)= 32 SPACES
LOADING ZONE	REQUIRED= 0 PROVIDED= 0
ACCESSIBLE PARKING	REQUIRED= 2 (26 TO 50) PROVIDED= 1 (INCLUDED IN PROVIDED OFF-STREET PARKING ABOVE. THE ADDITIONAL SPACE(S) WILL BE ADDED ONCE LOT 2 IS DEVELOPED)

**SITE PLAN NOTES:**

- SEE LANDSCAPE PLAN FOR PLANTING PLAN SHOWING LOCATION OF TREES AND SHRUBS.
- ANY CHANGE OF USE OR OCCUPANCY OF ANY BUILDING OR BUILDINGS, INCLUDING ADDITIONS THERETO REQUIRING MORE PARKING, SHALL NOT BE PERMITTED UNTIL SUCH ADDITIONAL PARKING SPACES AS REQUIRED BY THIS CHAPTER ARE FURNISHED.

**HAUSER**  
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Call at least two full working days before you begin construction.  
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Arizona One Stop Service  
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www.arizona811.com

REV	DESCRIPTION	DATE	APPR

COMPREHENSIVE SITE PLAN

RALLY'S RESTAURANT  
PREPARED FOR  
SEC OF EL MIRAGE ROAD  
AND THUNDERBIRD ROAD  
ARIZONA  
EL MIRAGE

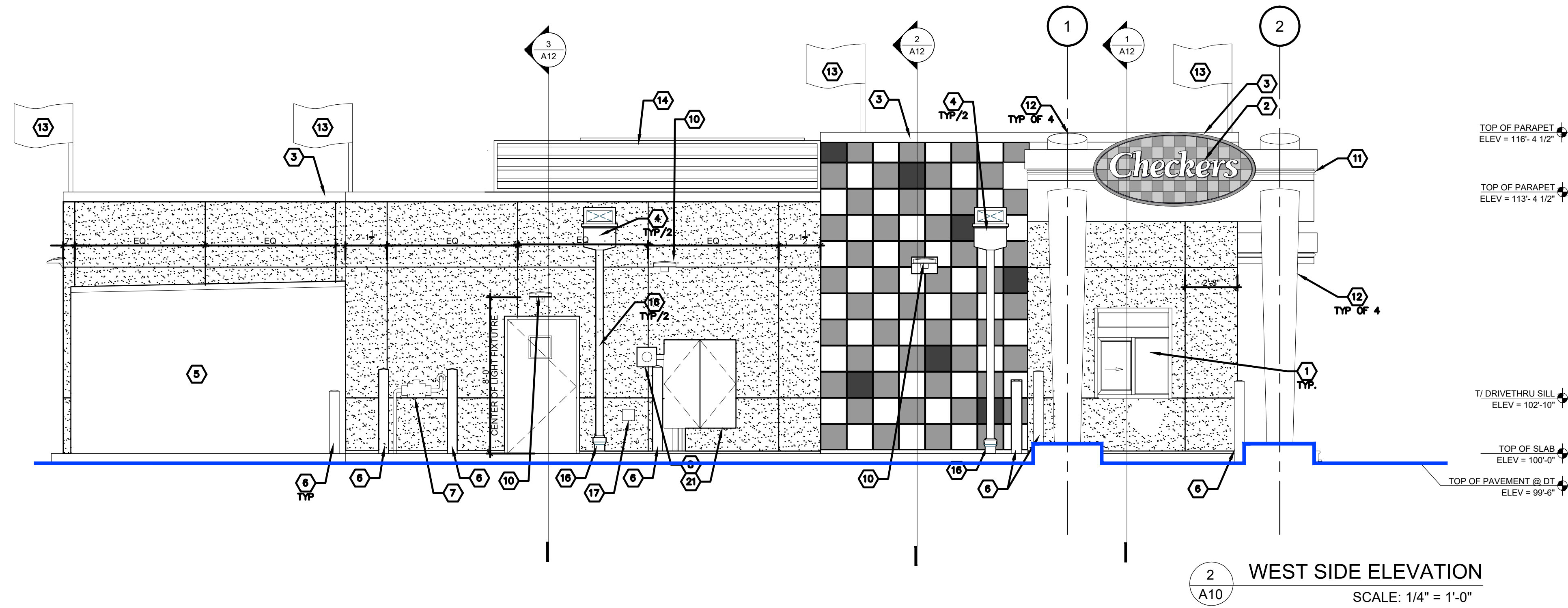
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21004  
DRAWN BY: C.H.  
DESIGN BY: C.H.  
CHECK BY: C.H.  
DATE: 2/11/22



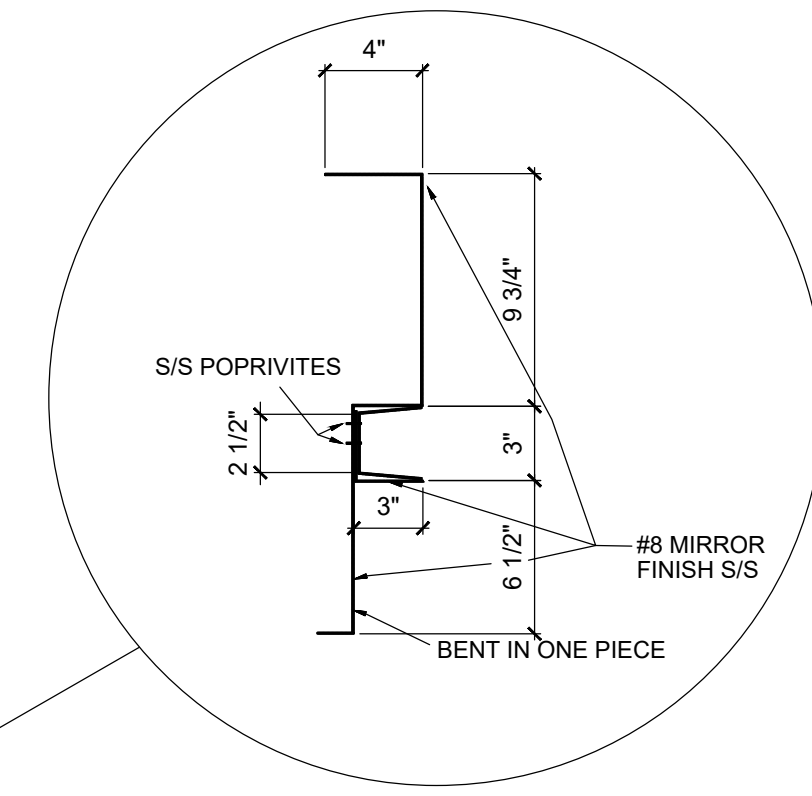


**Checkers and Rally's  
Drive-in Restaurants, Inc.**  
4300 W. Cypress  
Suite 600,  
Tampa, Florida 33607

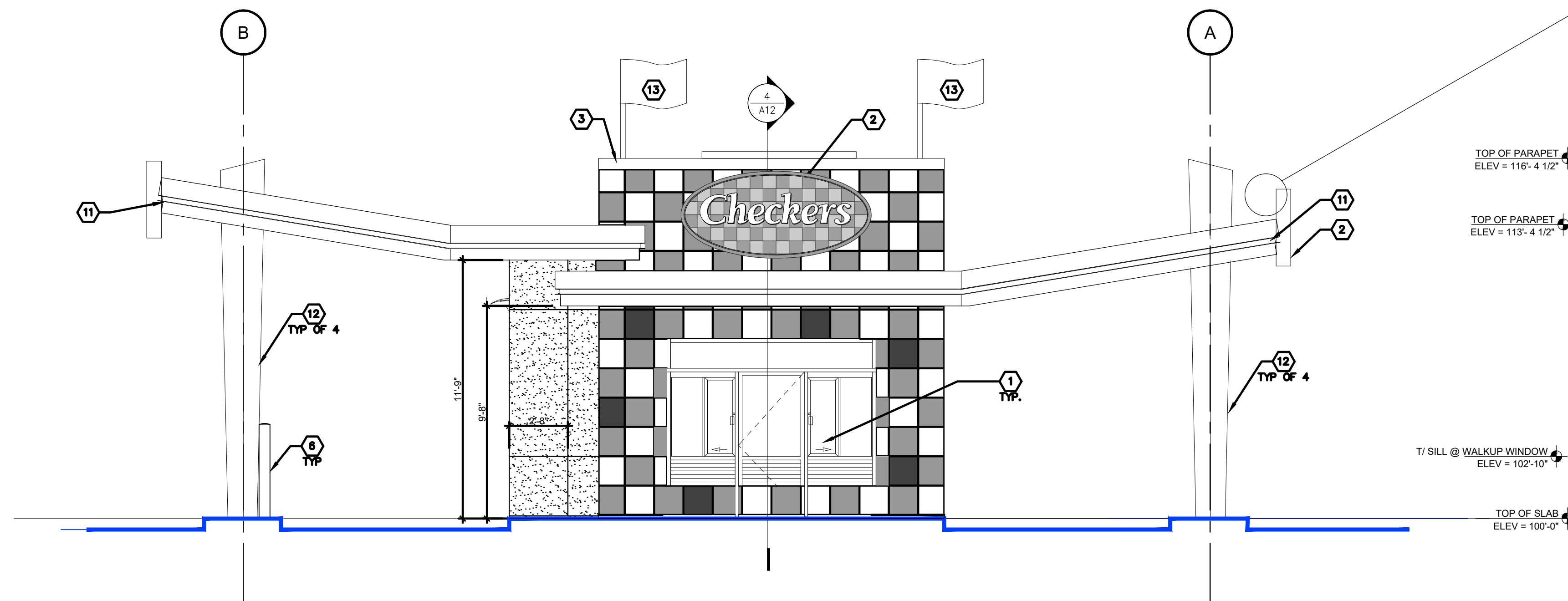
**RESTAURANT**  
2021 PROTOTYPE  
Location Name  
Address  
City/State  
Zip



**2 WEST SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 FASCIA SECTION DETAIL**  
SCALE: 1 1/2" = 1'-0"



**1 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**GENERAL EXTERIOR ELEVATIONS NOTES**

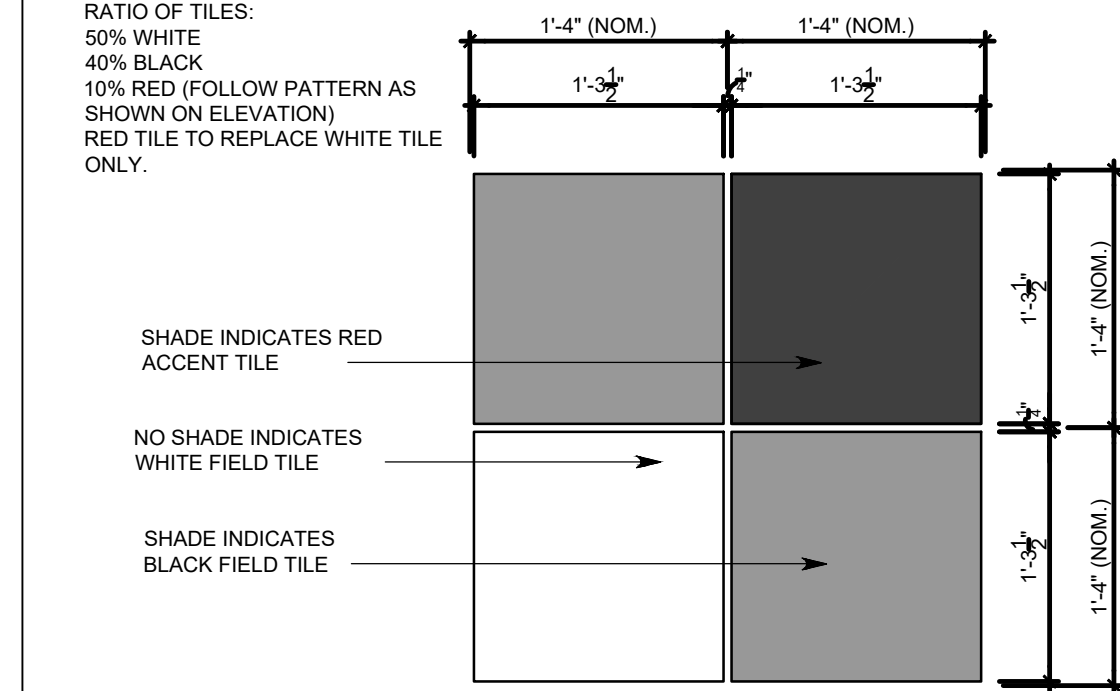
1. ALL SEALANTS USED SHALL BE COLOR MATCHED TO THE ADJACENT MATERIAL OR AS LISTED

**EXTERIOR ELEVATIONS CODED NOTES**

1. DRIVE THRU WINDOW OR WALK UP WINDOW
2. ILLUMINATED 8'-0" BUILDING SIGN PROVIDED BY SIGN VENDOR
3. PREFINISHED METAL COPING, REFER TO EXTERIOR FINISH SCHEDULE
4. OVERFLOW ROOF SCUPPER AND COLLECTION BOX
5. WALK-IN FREEZER/COOLER BOX (COLOR TO BE "POLAR WHITE") PRE-FINISHED
6. PIPE BOLLARD
7. GAS METER, PAINT PER EXTERIOR FINISH SCHEDULE
8. ELECTRICAL METER, PAINT PER EXTERIOR FINISH SCHEDULE
9. FOUNDATION
10. LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS REFLECTED CEILING PLAN LEGEND FOR ADDITIONAL INFORMATION
11. CONTINUOUS LED LIGHTING (SEE ELECTRICAL SHEETS)
12. DECORATIVE COLUMN AND CAP SURROUND PROVIDED AND INSTALLED BY G.C. - SURROUND SHALL BE ADEQUATELY SECURE AND FLASHED TO EXISTING METAL ROOFING
13. INSTALL (6) NEW ROOF FLAGS, LOCATED AS SHOWN. PROVIDE BLOCKING & FLASH/SEAL ALL PENETRATIONS AS REQUIRED TO MAINTAIN WATERTIGHT CONDITION
14. METAL ROOF SCREEN
15. ROOF ACCESS GATE
16. PRE-FINISHED METAL DOWNSPOUT W/ BOOT. EXTEND UNDERGROUND TO STORM
17. HOSE BIBB
18. DRIVE THRU WINDOW LITE
19. NOT USED
20. WATER HEATER FLUE
21. C/T CABINET & ELECTRIC METER AT THIS LOCATION COORDINATE ACCESS WITH LOCAL UTILITY COMPANY AND VERIFY EQUIPMENT TO BE INSTALLED
22. NOT USED

**EXTERIOR TILE LEGEND**

\*NOTE: NOT AN EXAMPLE OF TILE PATTERN  
RATIO OF TILES:  
50% WHITE  
40% BLACK  
10% RED (FOLLOW PATTERN AS SHOWN ON ELEVATION)  
RED TILE TO REPLACE WHITE TILE ONLY.



\*NOTE: SCHLUTER RONDEC TRIM IN ANODIZED FINISH SHALL BE USED AT ALL OUTSIDE CORNERS

TILE	16" X 16" DEUTSCHE STEINZUG AMERICA - CUSTOM. BLACK GLOSS, WHITE GLOSS & CONTRAST RED GLOSS (SUPPLIED AND INSTALLED BY GC)
TEXTURED ACRYLIC FINISH	STANDARD DPR WATER BASED ACRYLIC COATING. COLOR: SW 7008 "EXTRA WHITE"; TEXTURE: SANDPEBBLE. PROVIDE THICKNESS AS NOTED PER SECTIONS AND DETAILS.
PAINT	SHERWIN WILLIAMS 'GREY MATTERS' SW7066: EQUIPMENT / DOOR
PAINT	SHERWIN WILLIAMS 'RALLY'S RED' (SAFETY RED) SW9500
CANOPY SOFFIT	HARDIE PANEL WHITE SOFFIT GRADE 5 FINISH, SUPPLIED BY G.C./ FASCIA FABRICATOR.
MIRROR FINISH STAINLESS	STAINLESS STEEL FASCIA FURNISHED AND INSTALLED BY G.C.
ALUMINUM COPING / FLASHING	PURE WHITE COLOR BY OWNER APPROVED VENDOR
COLUMN SURROUND	CUSTOM TAPERED RED STEEL COLUMN SURROUND BY OWNER APPROVED VENDOR, INSTALLED BY G.C.

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Date : XX-XX-2020  
Drawn By : XX  
Checked By: XX

VERSION:  
ISSUE DATE: **08.27.20**

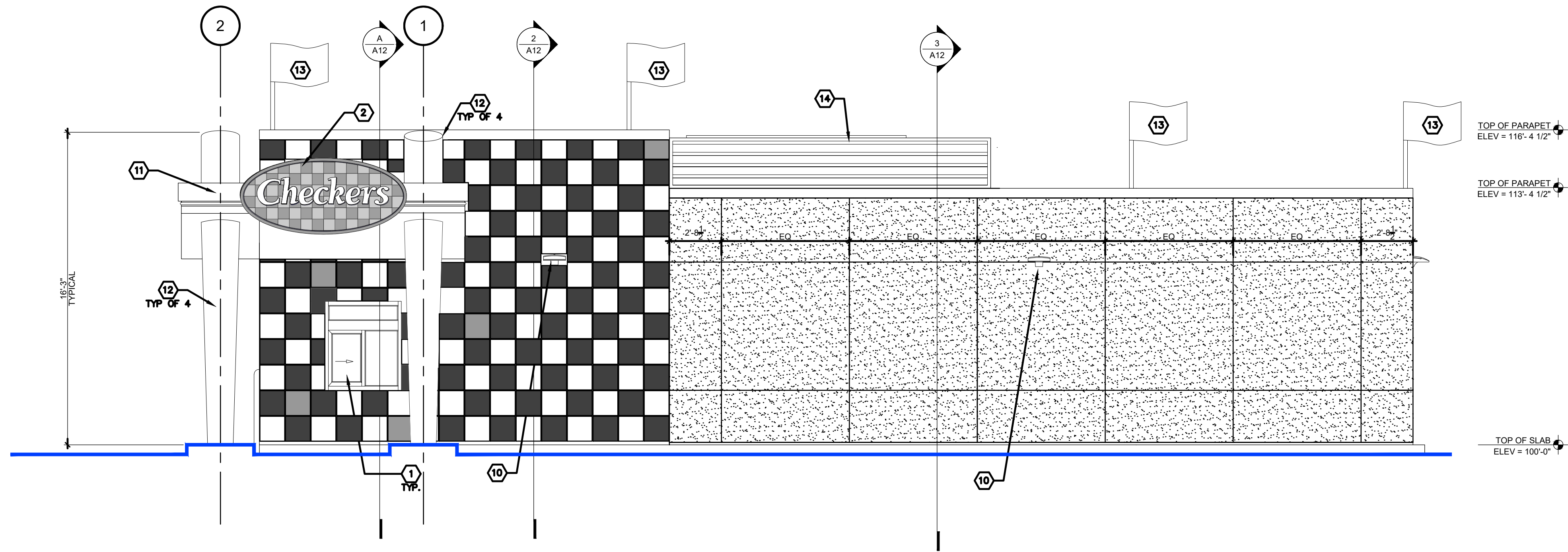
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SHEET

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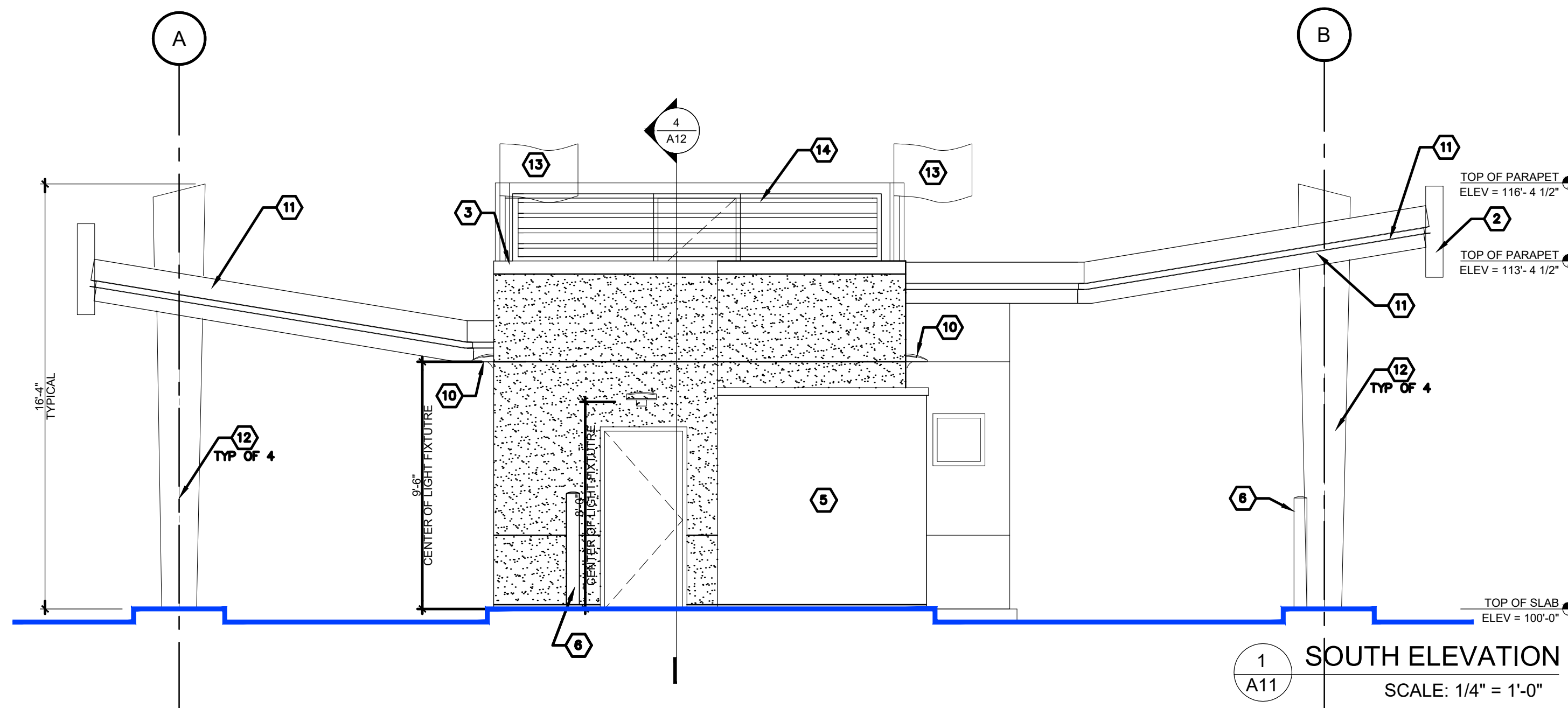


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4300 W. Cypress  
Suite 600,  
Tampa, Florida 33607

RESTAURANT  
2021 PROTOTYPE  
Location Name  
Address  
City/State  
Zip



1 EAST ELEVATION  
A11 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION  
A11 SCALE: 1/4" = 1'-0"

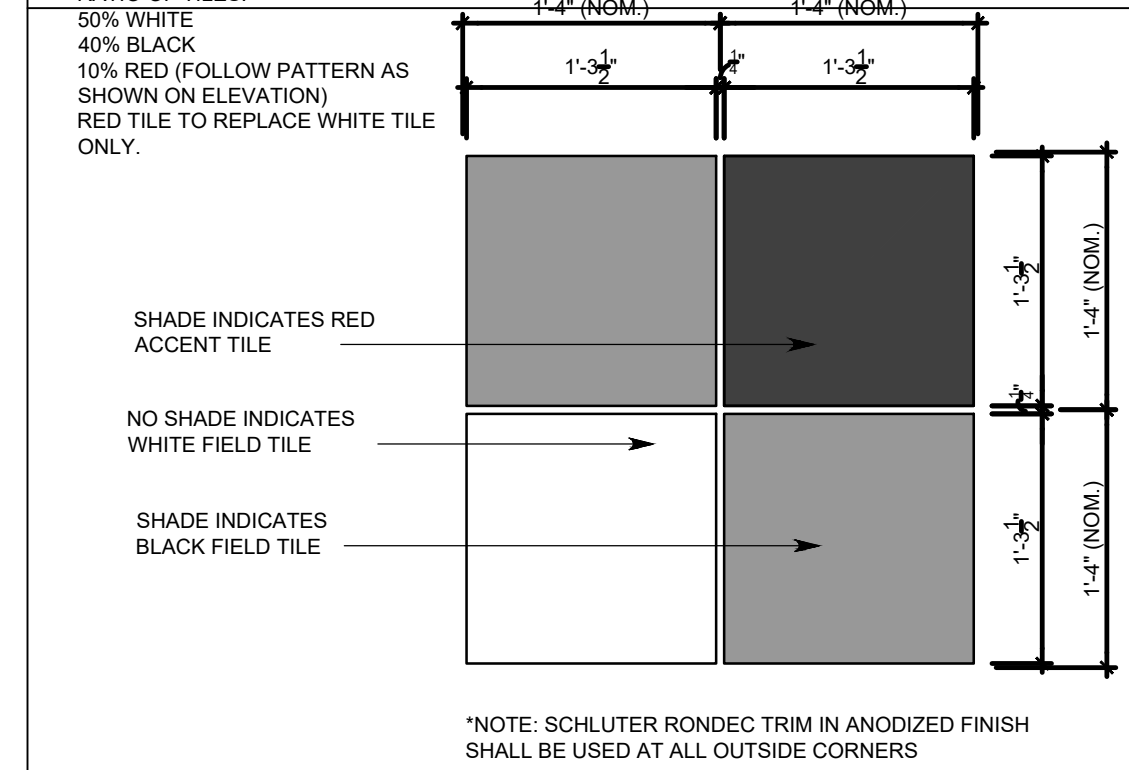
**GENERAL EXTERIOR ELEVATIONS NOTES**

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- DRIVE THRU WINDOW OR WALK UP WINDOW
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- OVERFLOW ROOF SCUPPER AND COLLECTION BOX
- WALK-IN FREEZER/COOLER BOX (COLOR TO BE "POLAR WHITE") PRE-FINISHED
- PIPE BOLLARD
- GAS METER, PAINT PER EXTERIOR FINISH SCHEDULE
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- LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS REFLECTED CEILING PLAN LEGEND FOR ADDITIONAL INFORMATION
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- METAL ROOF SCREEN
- ROOF ACCESS GATE
- PRE-FINISHED METAL DOWNSPOUT W/ BOOT. EXTEND UNDERGROUND TO STORM
- HOSE BIBB
- DRIVE THRU WINDOW LITE
- NOT USED
- WATER HEATER FLUE
- C/T CABINET & ELECTRIC METER AT THIS LOCATION COORDINATE ACCESS WITH LOCAL UTILITY COMPANY AND VERIFY EQUIPMENT TO BE INSTALLED
- NOT USED

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- NOT USED

**EXTERIOR TILE LEGEND**



TILE	16" X16" DEUTSCHE STEINZUG AMERICA - CUSTOM: BLACK GLOSS, WHITE GLOSS & CONTRAST RED GLOSS (SUPPLIED AND INSTALLED BY GC) EPOXY GROUT: LATICRETE NO. 44 BRIGHT WHITE; MAPEI NO.00 WHITE WITH DUPONT CLEAR SEALER (SUPPLIED AND INSTALLED BY GC)
TEXTURED ACRYLIC FINISH	STANDARD DPR WATER BASED ACRYLIC COATING, COLOR: SW 7006 "EXTRA WHITE"; TEXTURE: SANDPEBBLE PROVIDE THICKNESS AS NOTED PER SECTIONS AND DETAILS.
PAINT	SHERWIN WILLIAMS "GREY MATTERS" SW7066: EQUIPMENT / DOOR
PAINT	SHERWIN WILLIAMS "RALLY'S RED" (SAFETY RED)
CANOPY SOFFIT	HARDIE PANEL, WHITE SOFFIT GRADE 5 FINISH, SUPPLIED BY G.C./ FASCIA FABRICATOR ("EVERBRITE" SOFFIT OPTIONAL UPGRADE).
MIRROR FINISH STAINLESS	STAINLESS STEEL FASCIA FURNISHED AND INSTALLED BY G.C.
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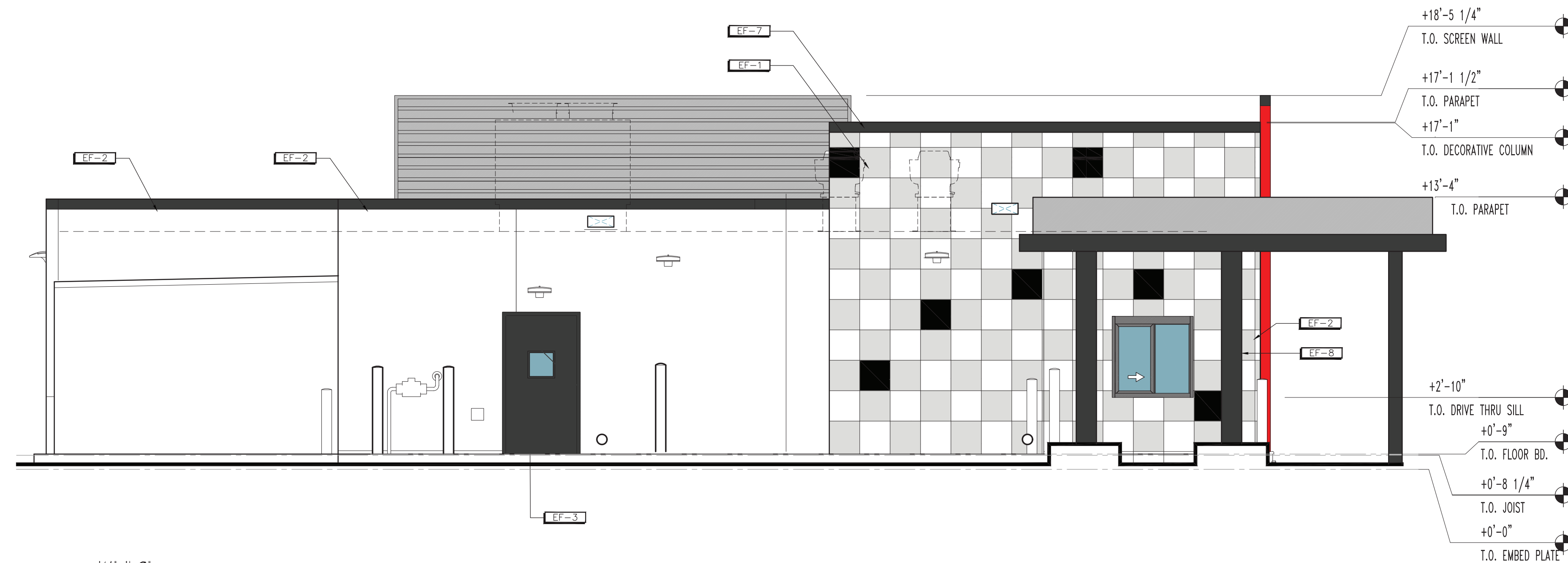
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Date : XX-XX-2020  
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Checked By: XX

VERSION:  
ISSUE DATE: 08.27.20

SHEET TITLE  
REAR & RIGHT  
SIDE ELEVATION  
SHEET

A11.0



1/4"=1'-0"  
 1  
 A6.0  
 EXTERIOR ELEVATION



1/4"=1'-0"  
 2  
 A6.0  
 EXTERIOR ELEVATION

FINISH SCHEDULE: EXTERIOR MATERIAL		
EF-1	CUSTOM FABRICATED METAL PANELS	MANUFACTURER RJ RUSSO COLOR: LIGHT GRAY, WHITE, AND BLACK
EF-2	EIFS	COLOR: PURE WHITE
EF-3	PAINT	SHERWIN WILLIAMS 'GREY MATTERS' SW7066: EQUIPMENT / DOOR
EF-4	EIFS	COLOR: SHERWIN WILLIAMS 'RALLY'S RED' (SAFETY RED)
EF-5	NOT USED	
EF-6	MIRROR FINISH STAINLESS	STAINLESS STEEL FASCIA FURNISHED MANUFACTURER AND INSTALLED BY G.C.
EF-7	ALUMINUM COPING / FLASHING	PURE WHITE COLOR BY OWNER APPROVED VENDOR
EF-8	COLUMN SURROUND	CUSTOM RED STEEL COLUMN SURROUND BY OWNER APPROVED VENDOR, INSTALLED BY G.C.

RALLY'S RESTAURANT  
 FIT KITCHEN  
 EL MIRAGE

NOT FOR  
 CONSTRUCTION

CONTROL NUMBER 001  
 JOB NUMBER: 21-000  
 DATE: 2-14-22  
 CONTENTS: ELEVATIONS

A6.0



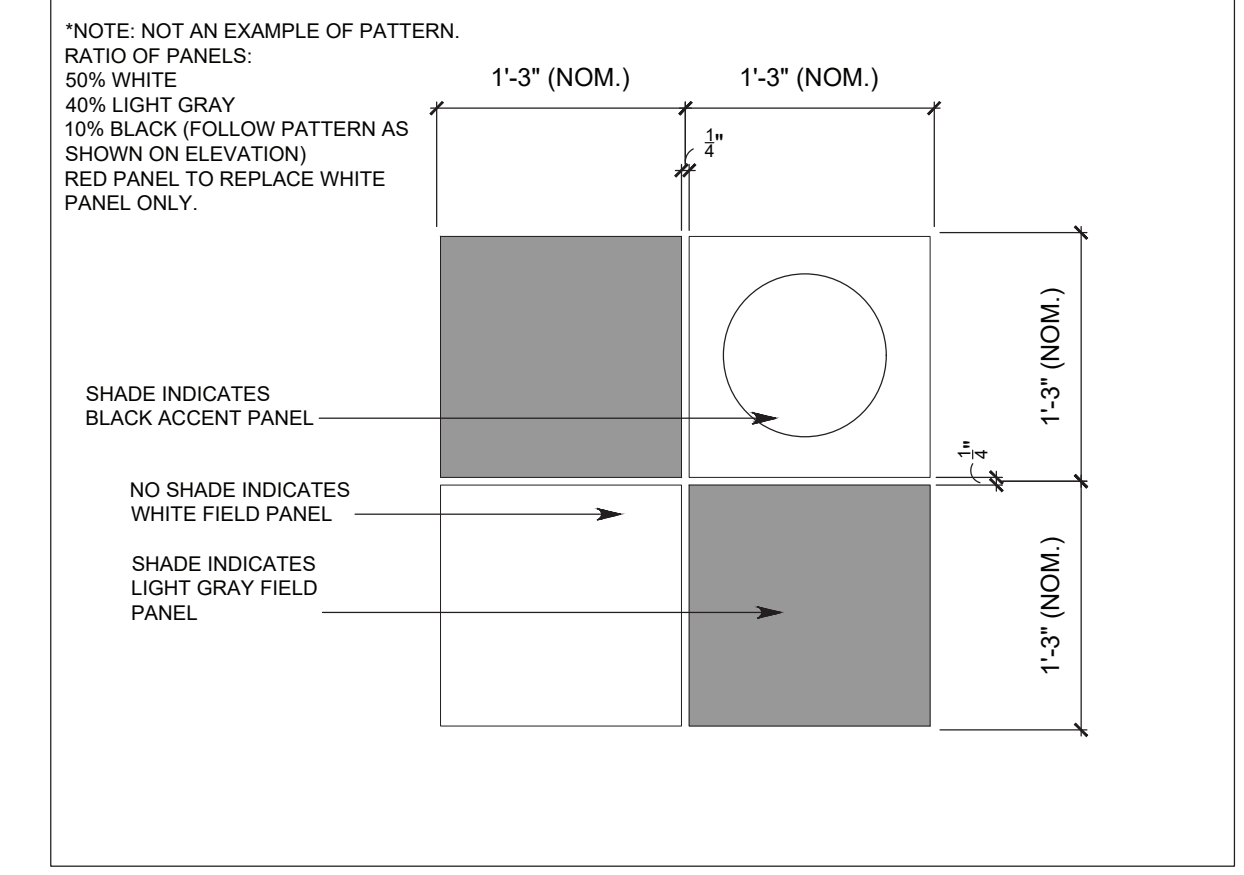
**GENERAL EXTERIOR ELEVATIONS NOTES**

- ALL SEALANTS USED SHALL BE COLOR MATCHED TO THE ADJACENT MATERIAL OR AS LISTED

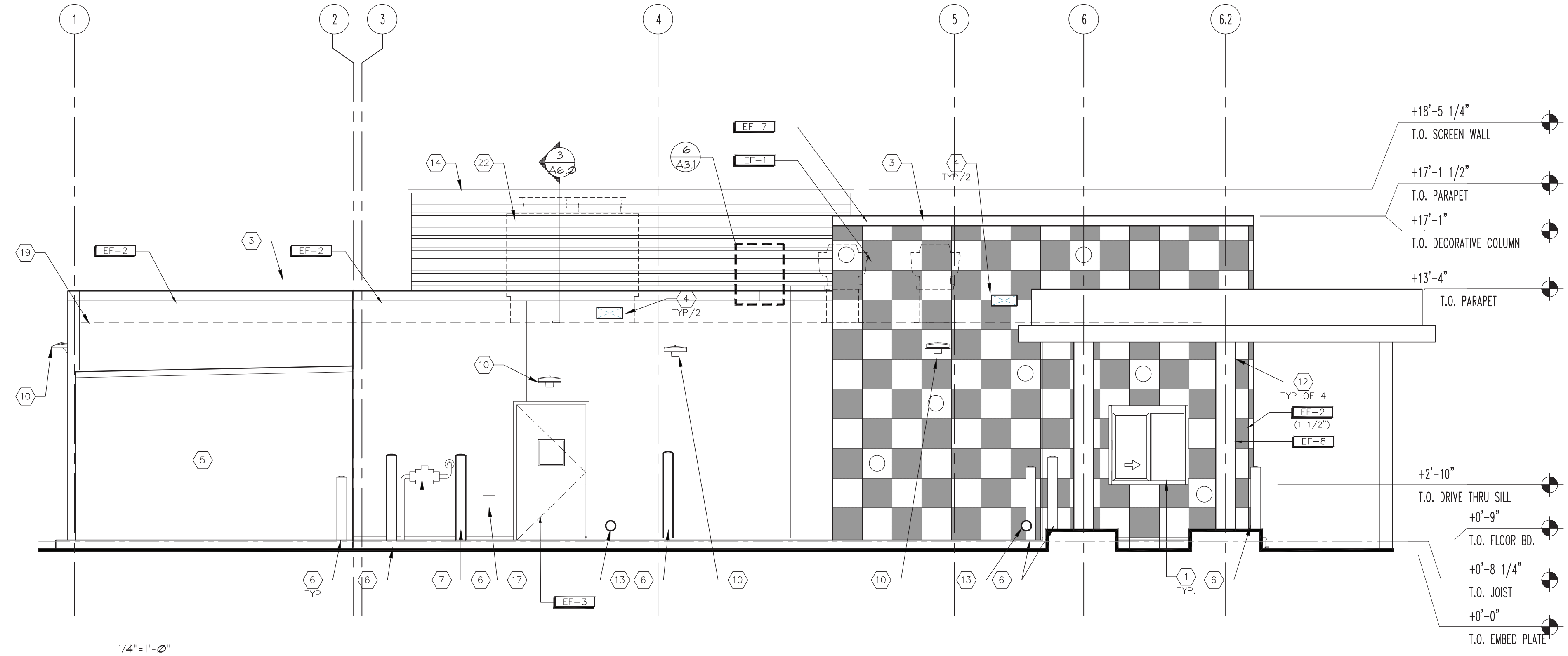
**EXTERIOR ELEVATIONS CODED NOTES**

- DRIVE THRU WINDOW OR WALK UP WINDOW
- ILLUMINATED 8'-0" BUILDING SIGN PROVIDED BY SIGN VENDOR. UNDER SEPARATED SUBMITTAL.
- PRE-FINISHED METAL COPING, REFER TO EXTERIOR FINISH SCHEDULE AND DETAIL.
- OVERFLOW ROOF SCUPPER.
- WALK-IN FREEZER/COOLER BOX (COLOR TO BE 'POLAR WHITE') PRE-FINISHED
- PIPE BOLLARD, NOT IN CONTRACT. FOR REFERENCE ONLY.
- GAS METER, PAINT PER EXTERIOR FINISH SCHEDULE
- ELECTRICAL METER, PAINT PER EXTERIOR FINISH SCHEDULE
- FOUNDATION.
- LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS REFLECTED CEILING PLAN LEGEND FOR ADDITIONAL INFORMATION
- CONTINUOUS LED LIGHTING (SEE ELECTRICAL SHEETS)
- DECORATIVE COLUMN AND CAP SURROUND PROVIDED AND INSTALLED BY G.C. - SURROUND SHALL BE ADEQUATELY SECURE AND FLASHED TO EXISTING METAL ROOFING
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- METAL ROOF SCREEN
- ROOF ACCESS GATE
- NOT USED.
- HOSE BIBB
- DRIVE THRU WINDOW LITE
- ROOF OUTLINE
- WATER HEATER FLUE
- NOT USED.
- ROOF TOP UNIT / EXHAUST FAN

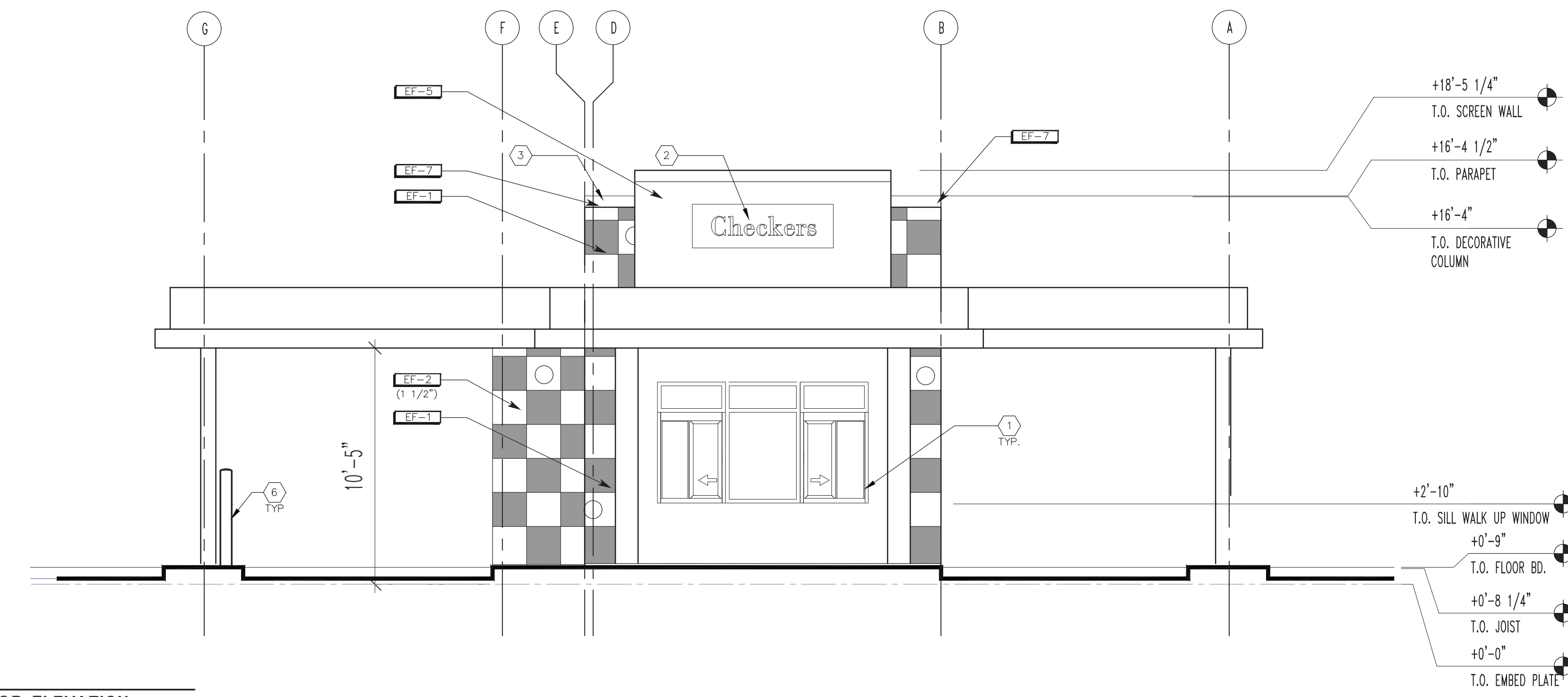
**EXTERIOR TILE LEGEND**



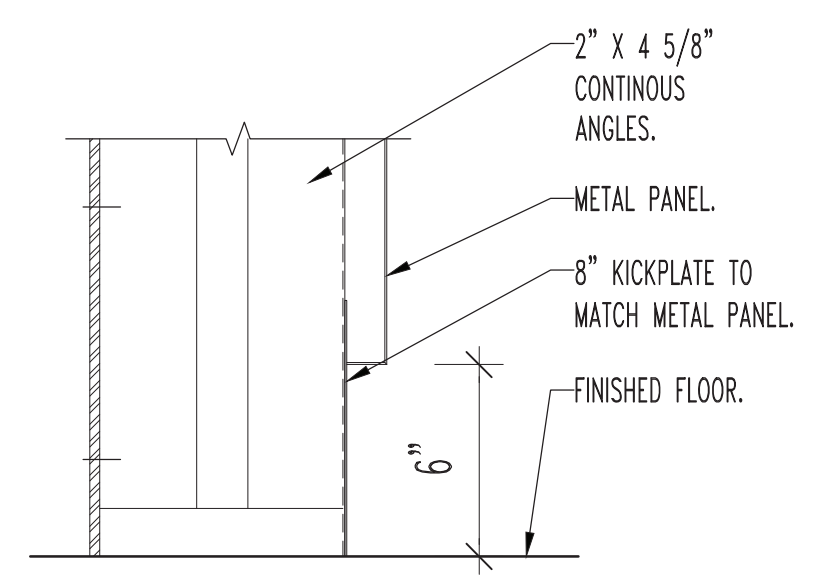
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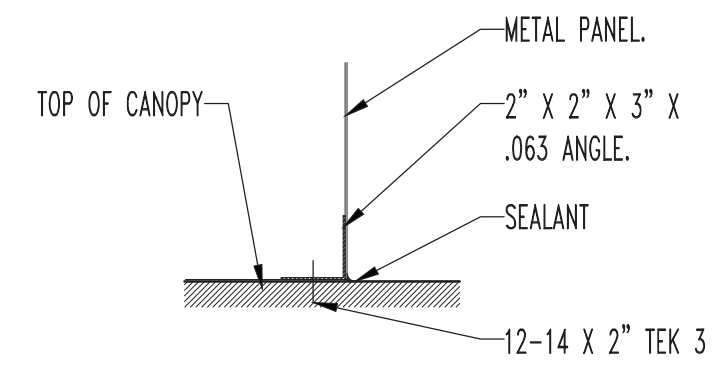
1/4" = 1'-0"  
**1**  
A6.0  
**EXTERIOR ELEVATION**



1/4" = 1'-0"  
**2**  
A6.0  
**EXTERIOR ELEVATION**



2' = 1'-0"  
**B**  
A6.0  
**DETAIL @ BOTTOM COLUMN BASE**



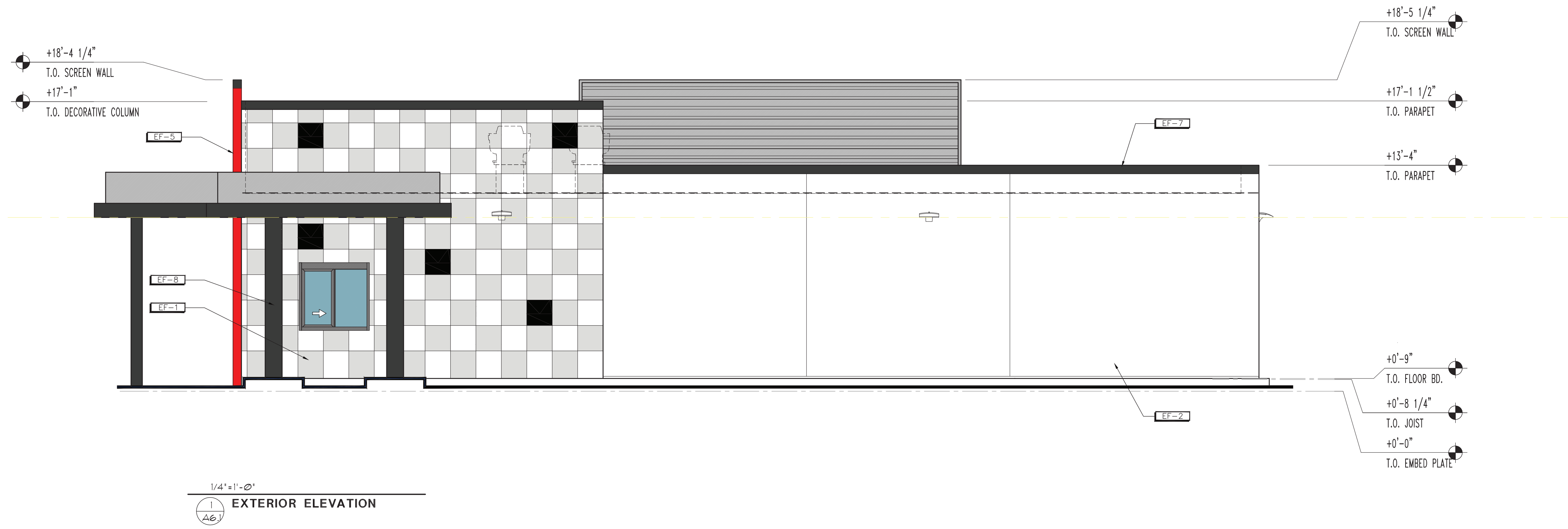
2' = 1'-0"  
**E**  
A6.0  
**TYPICAL DETAIL @ WET JOINT/VERT**



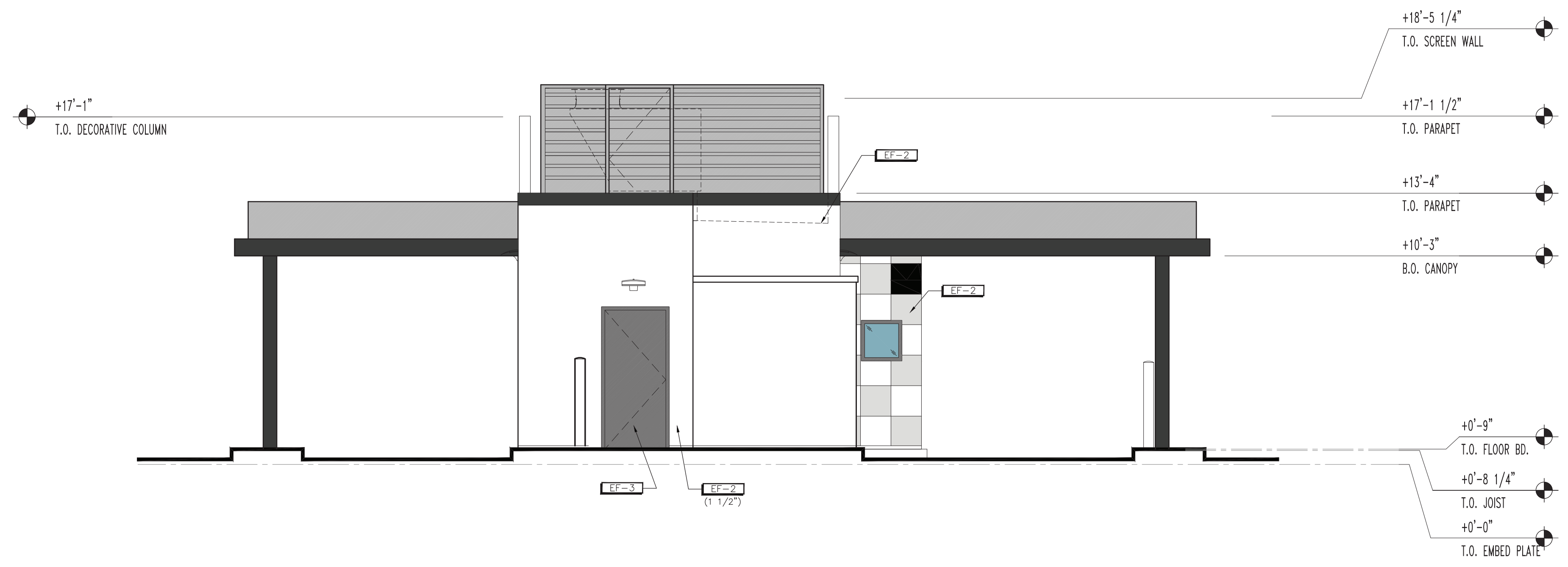
RALLY'S RESTAURANT  
FIT KITCHEN

REVISION DATE 5/11/2021  
CITY OF PHOENIX COMMENTS

CONTROL NUMBER 004  
JOB NUMBER: 21-000187  
DATE: 09-21-2021  
CONTENTS: ELEVATIONS



1/4"=1'-0"  
1  
A6.1  
EXTERIOR ELEVATION



1/4"=1'-0"  
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**RALLY'S RESTAURANT  
FIT KITCHEN**

REVISION DATE 5/11/2021  
CITY OF PHOENIX COMMENTS

CONTROL NUMBER 004  
JOB NUMBER: 21-000187  
DATE: 09-21-2021  
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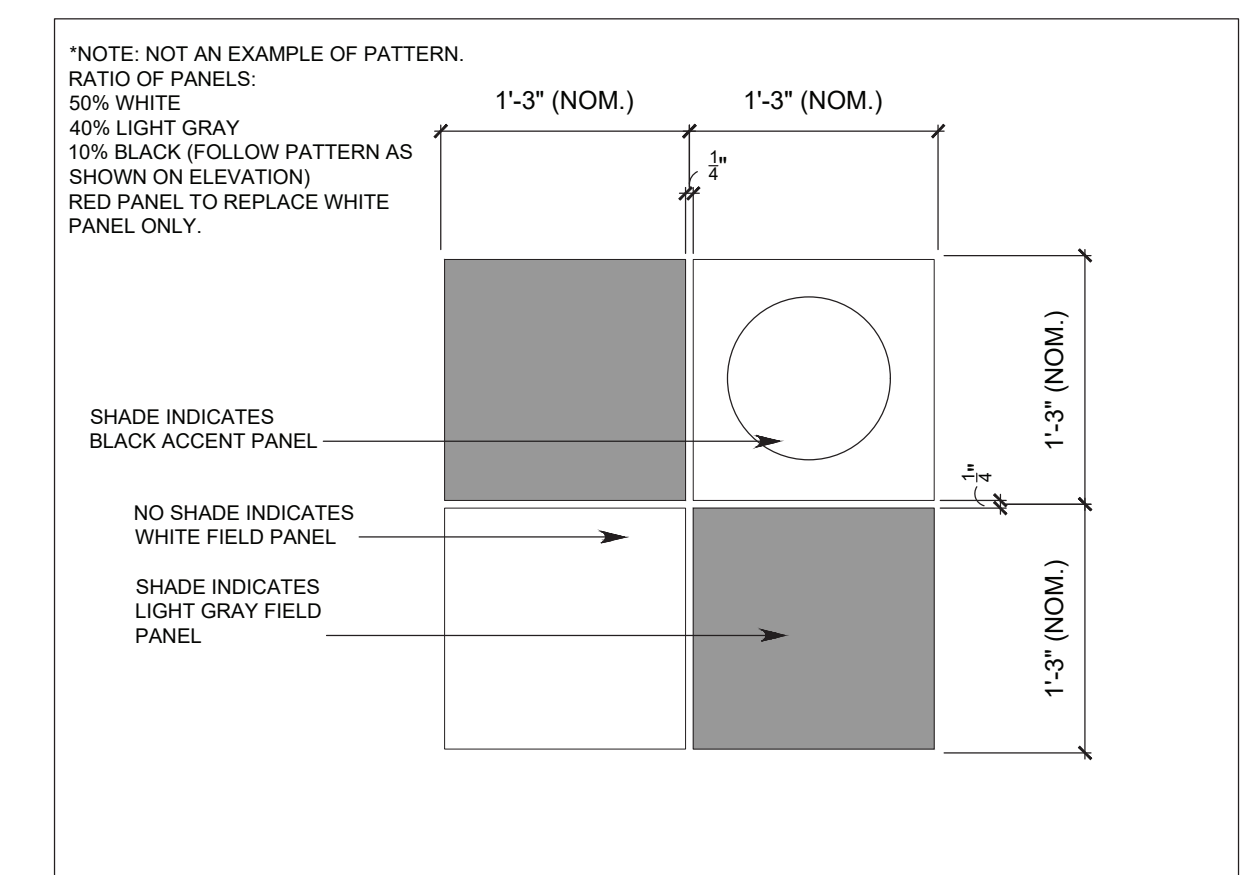
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**EXTERIOR ELEVATIONS CODED NOTES**

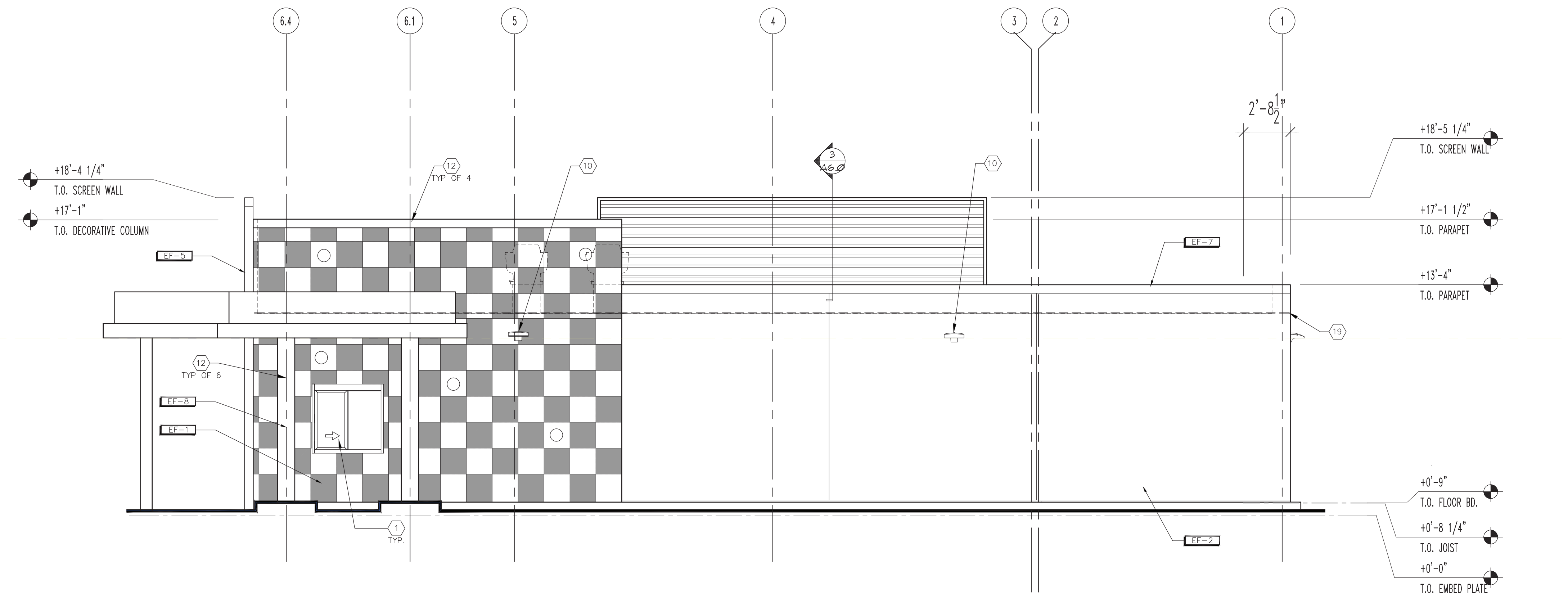
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3. PREFINISHED METAL COPING, REFER TO EXTERIOR FINISH SCHEDULE AND DETAIL.
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15. ROOF ACCESS GATE
16. NOT USED.
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19. ROOF OUTLINE
20. WATER HEATER FLUE
21. NOT USED.
22. ROOF TOP UNIT / EXHAUST FAN

**EXTERIOR CHECKER PATTERN DETAIL**

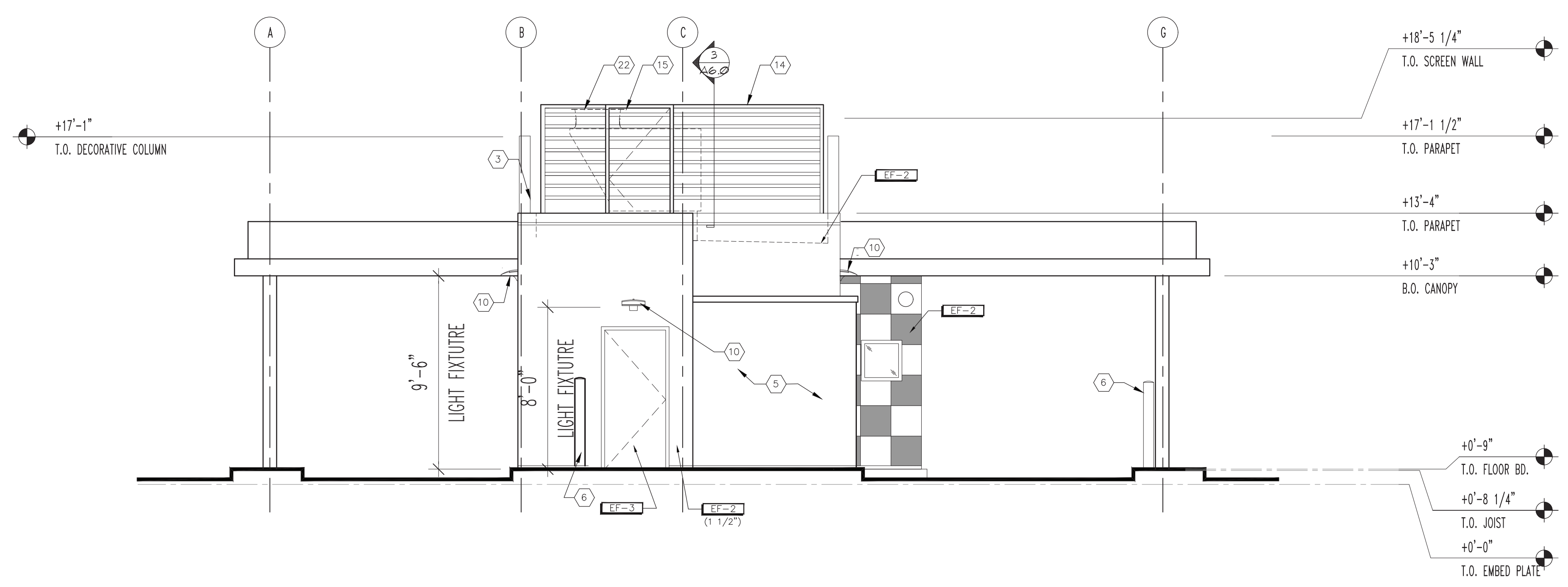


**FINISH SCHEDULE: EXTERIOR MATERIAL**

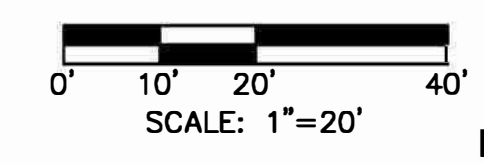
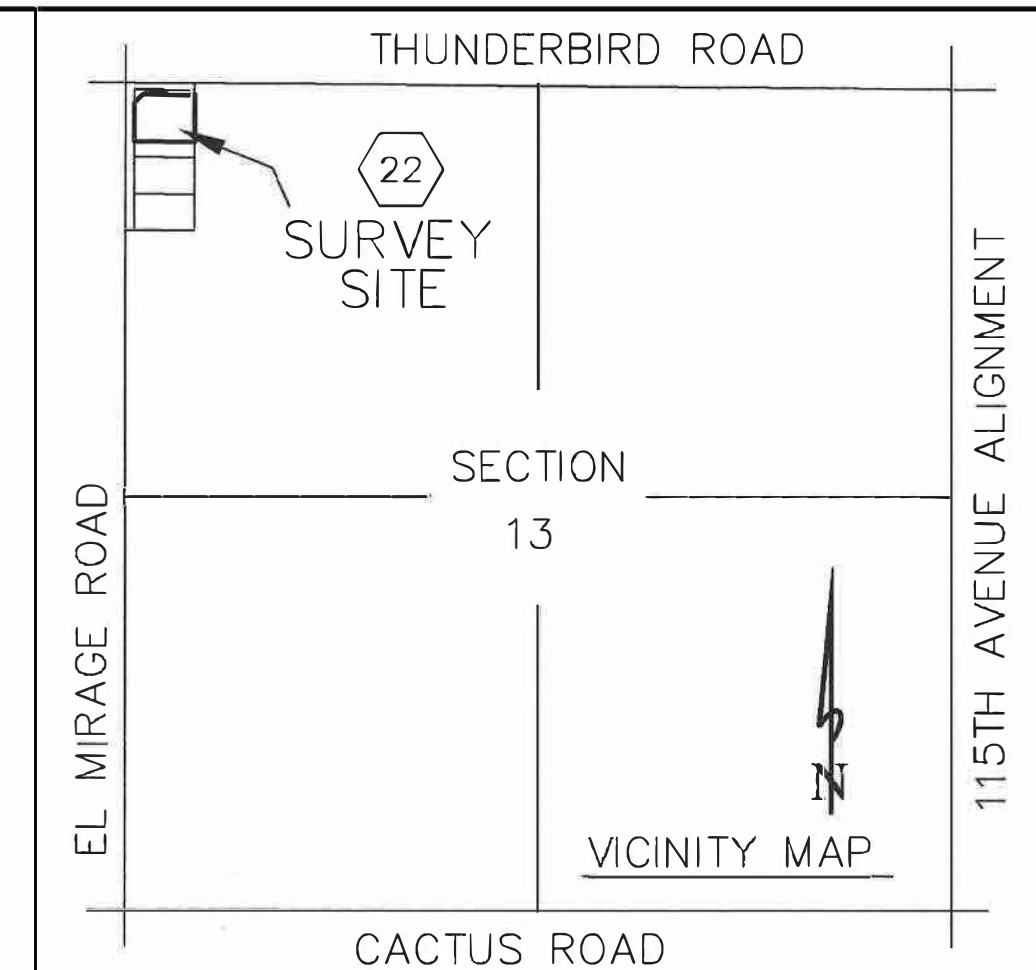
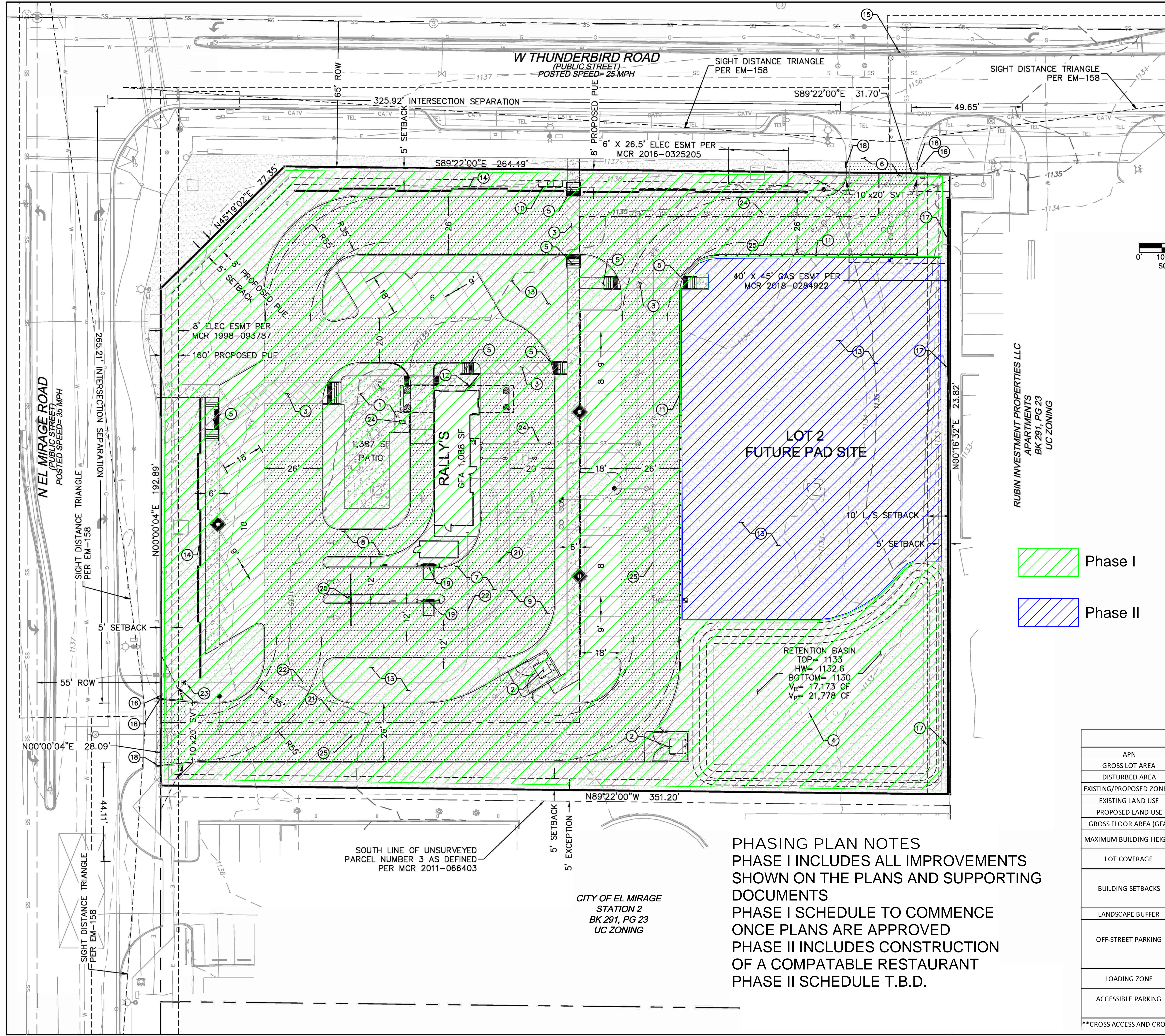
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1/4"=1'-0"  
1  
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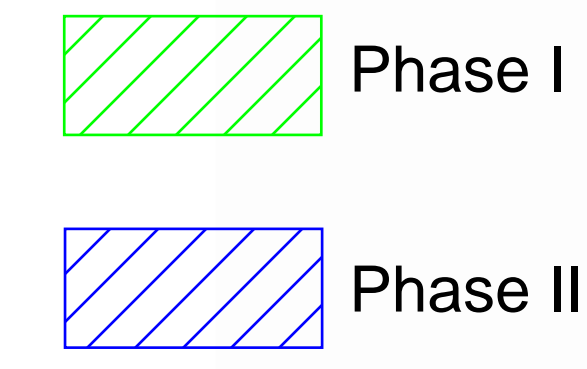


THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY HAUSER ENGINEERING GROUP, LLC SHALL BE WITHOUT LIABILITY TO HAUSER ENGINEERING GROUP, LLC.



**PHASING PLAN KEYNOTES**

- ① PATIO SEATING AREA
- ② TRASH ENCLOSURE PER EM-113-1 AND EM-113-2
- ③ 5' CROSS WALK
- ④ MAXWELL PLUS DRYWELL
- ⑤ ADA ACCESS RAMP
- ⑥ EXISTING INGRESS/EGRESS
- ⑦ DRIVE-THRU LANE
- ⑧ ONLINE ORDER DELIVERY LANE
- ⑨ DRIVE-THRU ESCAPE LANE
- ⑩ RALLY'S PYLON SIGN
- ⑪ REMOVABLE BOLLARDS @ 5' O.C. BOLLARDS INTERCONNECTED WITH SAFETY CHAIN
- ⑫ WALK-UP MENU BOARD
- ⑬ 1/2" SCREENED DG PER LANDSCAPE PLAN
- ⑭ 3' HIGH CMU PARKING LOT SCREEN WALL
- ⑮ "ONE WAY" SIGN R6-1R
- ⑯ "STOP" SIGN R1-1
- ⑰ 6' HIGH CMU SCREEN WALL
- ⑱ 3' CURB TERMINATION, MODIFIED PER MAG STD DTL 222
- ⑲ ORDER MENU SIGN
- ⑳ DRIVE-THRU OVERHEAD CLEARANCE SIGN
- ㉑ GAS LINE
- ㉒ ELECTRIC LINE
- ㉓ TRANSFORMER
- ㉔ SEWER LINE
- ㉕ WATER LINE
- ㉖ CLASS II BICYCLE PARKING. 2 CLASSIC U RACKS



**PHASING PLAN NOTES**  
 PHASE I INCLUDES ALL IMPROVEMENTS SHOWN ON THE PLANS AND SUPPORTING DOCUMENTS  
 PHASE I SCHEDULE TO COMMENCE ONCE PLANS ARE APPROVED  
 PHASE II INCLUDES CONSTRUCTION OF A COMPATIBLE RESTAURANT  
 PHASE II SCHEDULE T.B.D.

SITE DATA TABLE	
APN	501-36-283G
GROSS LOT AREA	95,404 SF OR 2.19 ACRES
DISTURBED AREA	95,404 SF OR 2.19 ACRES
EXISTING/PROPOSED ZONING	UC (URBAN CORRIDOR)
EXISTING LAND USE	VACANT LAND
PROPOSED LAND USE	RESTAURANT
GROSS FLOOR AREA (GFA)	1,088 SF (RALLY'S- PROPOSED)
MAXIMUM BUILDING HEIGHT	ALLOWED= 30'/3-STORY PROVIDED= 16'-6" / 1-STORY (RALLY'S- TO TOP OF PARAPET)
LOT COVERAGE	ALLOWED=90% PROVIDED=0.02% (1,088 RALLY'S) FRONT= 5' REQUIRED; 5' PROVIDED
BUILDING SETBACKS	SIDE STREET= 5' REQUIRED; 5' PROVIDED SIDE INTERIOR= 5' REQUIRED; 5' PROVIDED REAR= 5' REQUIRED; 5' PROVIDED
LANDSCAPE BUFFER	EAST PROPERTY BOUNDARY= 10'
OFF-STREET PARKING	REQUIRED (RALLY'S)= 0 SPACES (1 SPACE/50 SF PUBLIC SERVICE AREA; 0 SF) 6 SPACES (1 SPACE/200 SF OUTDOOR PATIO; 1,387 SF) REQUIRED (TOTAL)= 6 SPACES  **PROVIDED (RALLY'S)= 32 SPACES
LOADING ZONE	REQUIRED= 0 PROVIDED= 0
ACCESSIBLE PARKING	REQUIRED= 2 (26 TO 50) PROVIDED= 1 (INCLUDED IN PROVIDED OFF-STREET PARKING ABOVE. THE ADDITIONAL SPACE(S) WILL BE ADDED ONCE LOT 2 IS DEVELOPED)

\*\*CROSS ACCESS AND CROSS PARKING AGREEMENT WILL BE ESTABLISHED TO SERVE THE SITE

**HAUSER**  
 Engineering Group, LLC  
 Hauser Engineering Group, LLC  
 1000 North Central Expressway  
 Suite 1000  
 Chandler, AZ 85224  
 T. 502.220.1644  
 www.hausereng.com

Call at least two full working days before you begin construction.  
**ARIZONA 811**  
 Arizona One Stop Service  
 1-800-4-A-ARIZONA (1-800-427-2828)  
 www.arizona811.com

REV	DESCRIPTION	DATE	APPR

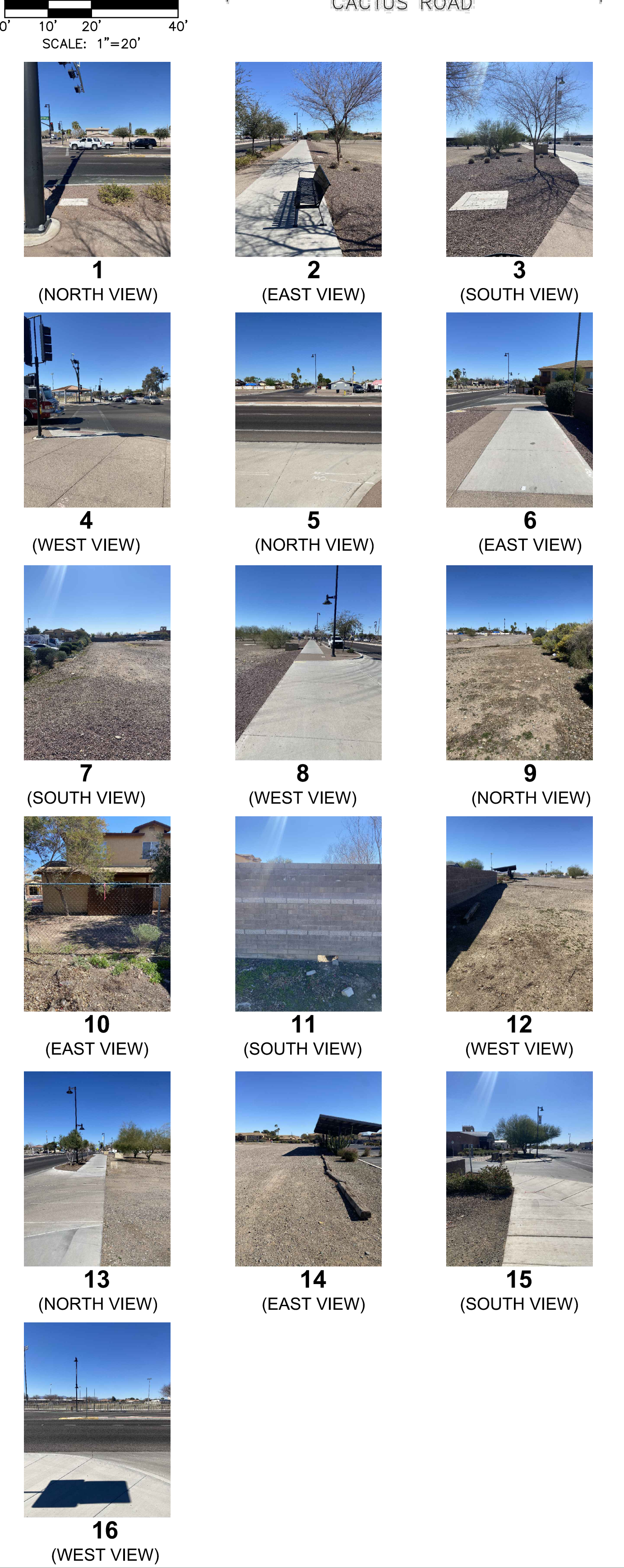
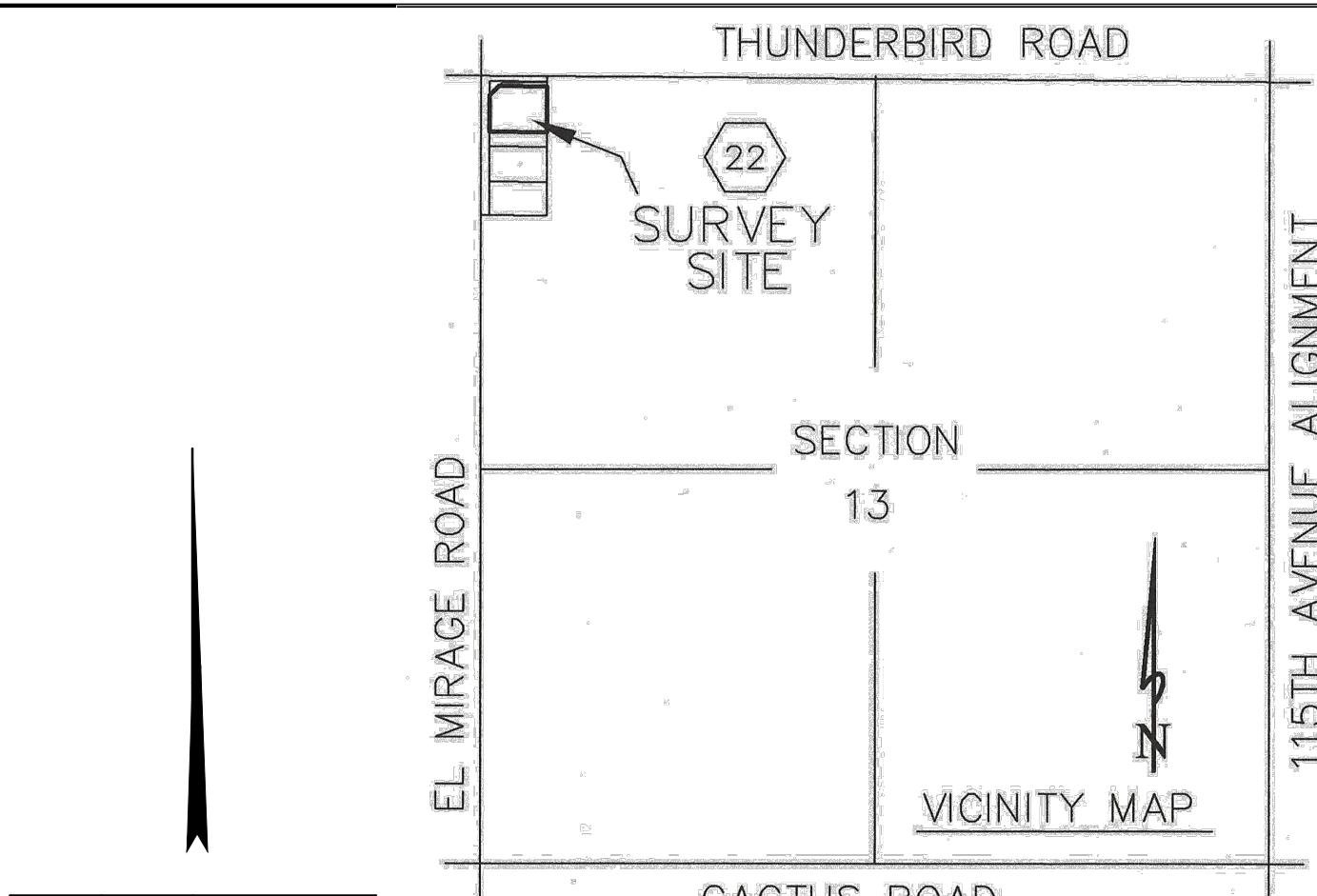
**PHASING PLAN**

RALLY'S RESTAURANT  
 PREPARED FOR  
 SEC OF EL MIRAGE ROAD  
 AND THUNDERBIRD ROAD  
 ARIZONA  
 EL MIRAGE

PROJECT NO.	21004
DRAWN BY:	C.H.
DESIGN BY:	C.H.
CHECK BY:	C.H.
DATE:	2/11/22



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PROJECT DATA	
APN	501-36-283G
EXISTING/PROPOSED ZONING	UC
SITE AREA	95,404 SF OR 2.19 AC
PROJECT DESCRIPTION	THE PROJECT WILL CONSIST OF DEVELOPING A NEW 1,088 SQUARE FOOT RALLY'S FAST-FOOD RESTAURANT WITH ACCOMPANYING SITE IMPROVEMENTS ON THE EXISTING VACANT PARCEL NUMBER 501-36-283G.

**HAUSER**  
Engineering Group, LLC  
Hauser Engineering Group, LLC  
Glendale, AZ 85312  
T. 520.220.1644  
www.hausereng.com

Call at least two full working days before you begin excavation.  
**ARIZONA 811**  
One-Call or 1-800-878-4477 (725-8248)  
In Maricopa County, (602) 253-1100

REV	DESCRIPTION	DATE	APPR

CONTEXT PLAN

RALLY'S RESTAURANT  
PREPARED FOR  
SEC OF EL MIRAGE ROAD  
AND THUNDERBIRD ROAD  
ARIZONA  
EL MIRAGE

PROJECT NO.  
21004

DRAWN BY: C.H.  
DESIGN BY: C.H.  
CHECK BY: C.H.  
DATE: 2/11/22

**Professional Engineer**  
51492  
C.H. HASTER  
Arizona State Board of Engineers and Architects  
Expires 09/30/23  
ARIZONA USA

C101  
1 of 1