



### Planning Commission Staff Report

**TO:** PLANNING COMMISSION / DESIGN REVIEW BOARD

**FROM:** SAMANTHA NOVOTNY, PLANNER I *SN*  
 (480) 503-6602, SAMANTHA.NOVOTNY@GILBERTAZ.GOV

**THROUGH:** ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *AM*  
 (480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

**MEETING DATE:** FEBRUARY 1, 2023

**SUBJECT:** DR22-51, WHATABURGER AND MASTER SITE PLAN

**STRATEGIC INITIATIVE:** Exceptional Built Environment

The proposal will allow for the development of a master site plan for commercial uses in the Baseline Medical Growth Area.

#### RECOMMENDED MOTION

Approve the Findings of Fact and approve DR21-51, Whataburger and Master Site Plan: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 3.7 acres, generally located at the southeast corner of Michelle Way and Higley Road and zoned Regional Commercial (RC).

#### APPLICANT

Company: Bowman Consulting  
 Name: Jeffrey Rybarczyk  
 Address: 1600 N Desert Dr., #210  
 Tempe, AZ 85288

#### OWNER

Company: Avalon Development  
 Name: Scott Wolski  
 Address: 7333 E Doubletree Ranch Rd.  
 Scottsdale, AZ 85258

Phone: (480) 629-8830  
Email: [jrybarczyk@bowmanconsulting.com](mailto:jrybarczyk@bowmanconsulting.com)

Phone: (480) 216-3065  
Email: [swolski@avalondevelopment.com](mailto:swolski@avalondevelopment.com)

## BACKGROUND/DISCUSSION

### History

Date	Description
<i>June 2, 2009</i>	Town Council adopted Ordinance No. 2230 in annexation A09-01: the southeast corner of Higley and Baseline Roads.
<i>November 3, 2011</i>	Town Council adopted Resolution No. 3099 approving certain street improvements to Higley and Baseline Intersection (Capital Improvements Project CIP No. ST146) and assessment of costs.
<i>September 5, 2013</i>	Town Council approved Resolution No. 3189, a development agreement for reimbursement by Developer to the Town of certain roadway improvements at the southeast corner of Higley and Baseline Roads.
<i>February 13, 2014</i>	Town Council approved Ordinance No. 2475 rezoning 61.34 acres at the southeast corner of Higley and Baseline Roads from Maricopa County Rural-43 (RU-43) to Town of Gilbert Regional Commercial (RC) zoning district.
<i>November 5, 2014</i>	Planning Commission approved S14-07, Preliminary Plat and Streetscape Plan for approximately 61 acres consisting of 20 commercial lots, generally located at the southeast corner of Higley and Baseline Roads and zoned Regional Commercial (RC).
<i>February 19, 2015</i>	Town Council approved Resolution No. 3781, a development agreement with AZ Baseside LLC, related to the Development of the subject site.
<i>December 7, 2016</i>	The Planning Commission/DRB approved DR16-33 for the City Gate Marketplace.
<i>June 6, 2018</i>	The Planning Commission approved DR17-1196 for the Storage at City Gate Marketplace.
<i>September 27, 2022</i>	Staff reviewed and approved an amendment to the City Gate Preliminary Plat (S21-04).

### Overview

The proposed commercial development will consist of three separate users each on their respective lots within a commercial subdivision in the City Gate area. The first user is a 3,198 square-foot single tenant limited-service restaurant with a drive-through. The other two buildings are proposed to develop in a future phase and will

be brought forward through a Design Review Amendment. The parking area, trash enclosures, landscaping, and sidewalks for the entire site will be included in the first phase of development with the restaurant. The master site plan conceptually shows the middle pad site as a 2,500 square-foot building with a drive-through going through the building, and a 4,000 square-foot building on the southernmost pad site. The remaining pad sites will need to develop in substantial conformance with the master site plan that is being approved as part of DR22-51. A Design Review application will be necessary when the future phase is ready for development.

**Surrounding Land Use & Zoning Designations:**

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Regional Commercial	Regional Commercial	Michelle Way, then City Gate Marketplace
South	Regional Commercial	Regional Commercial	Gary Way, then Copper Springs Retirement Community
East	Regional Commercial	Regional Commercial	Vacant land
West	Residential >3.5-5 DU/acre	Single Family-6	Higley Road, then Silverado residential subdivision
Site	Regional Commercial	Regional Commercial	Vacant land

**Project Data Table**

Site Development Regulations	Required per LDC	Proposed
Maximum Building Height (ft.)	55	16
Minimum Building Setbacks (ft.)		
Front	25	90
Side (street)	20	70
Rear (non-residential)	20	0 (internal to site)
Building Separation (ft.)	15 (single-story)	Varies (86-100)
Minimum Required Perimeter Landscape Area (ft.)		
Front	25	25
Side (street)	20	20
Rear (non-residential)	20	0 (internal to site)

Parking Spaces (1 space per 200 SF)	49 spaces	63 spaces
Landscaping (% of net lot area)	15%	28%
Drive-Through Stacking	Restaurants: 4 spaces or 2 spaces per double lane	5 spaces per double lane

**DISCUSSION**

**Site**

Over the years, the City Gate subdivision has developed with various retail and services type uses, including a Fry’s grocery store, restaurants, an assisted living/memory care facility, and a retirement community. Access throughout City Gate and to Higley and Baseline Roads is provided through an internal private road network established through a preliminary plat and open space plan approved in 2014. In preparation for this development, the circulation plan was amended in September of 2021 to supplement the road network on the remaining vacant parcels that include the subject site. This was done to ensure proper internal circulation was provided for the subject site, as well as the remaining parcel to the east.

The subject site is part of a commercial subdivision between Michelle Way, Gary Way, and Higley Road, and benefits from a reduction to internal building and landscape setbacks as a result of the master site plan. This Design Review includes the review of the aforementioned proposed master site plan. Pedestrian access is achieved between each pad site and along the perimeter, including the north-south private road that connects Michelle Way and Gary Way. Staff worked with the applicant to also ensure there was deliberate pedestrian access between the proposed restaurant and the adjoining medical office building to the east.

The proposed use on the northernmost pad site is a Whataburger, a drive-through limited-service restaurant. The drive-through use meets all LDC requirements for stacking, screening, and canopy coverage. There are five (5) drive-through queuing spaces proposed, which meets the minimum LDC requirement for a limited-service restaurant use. Future uses are expected to meet the same LDC stacking requirements for drive-throughs.

**Landscape**

Staff worked with the applicant to ensure landscaping within and along the site perimeter includes the same plant types that were originally approved by the Design Review Board as part of the open space plan (S14-07 as amended) for the area. This plan includes pedestrian benches, monument sign locations, common



area landscaping, and a color and materials board for screen walls, monument signs, etc. The plant palette also complements the adjoining user to the east, which is not part of this master site plan but is part of the overall commercial subdivision.

The site provides 28% landscaping, which exceeds the 15% requirement in the Regional Commercial zoning district. New trees include 24" box Red Push Pistache, 36" box Fruitless Olive trees (the streetscape theme tree for District 6), 24" box Chinese Elms, and 24" box Desert Willow. New shrubs include Mexican Bird of Paradise, Orange Bells, Red Yucca, Desert Spoon, Green Cloud, and Regal Mist Deer Grass; new ground cover includes Desert Carpet, Lantana Purple, and Lantana Gold, and Webber's Agave. The proposed landscaping meets the requirements of Town of Gilbert's Water Resources and Conservation Department.

### **Grading and Drainage**

On-site retention is primarily underground retention tanks throughout the site and complies with Town of Gilbert Engineering Division requirements.

### **Elevations, Floor Plan, Colors and Materials**

This approval includes only the Whataburger on the northernmost pad site. When the two remaining pads are ready for submittal, they will be reviewed through an Administrative Design Review amendment to this master plan approval. Architecture for Whataburger features 360-degree massing and details. Entrances into the building are on both the south and west elevations, and all mechanical equipment rooms have been screened and secured according to the LDC. The building colors and materials include tans, browns, and the corporate Whataburger Orange on the canopy trim. The drive-through canopy will be painted to give a weathered finished look. Concrete masonry in three colors Sierra, Umberbrown, and Buff are utilized as the main material for the building and provide minimalist horizontal patterns on the lower portion of the building elevations. The floor plan depicts a restaurant with interior dining room, a cooking area, storage areas, fridge/freezer, servicing area, office, restrooms, and a breakroom.

The future buildings will be expected to incorporate complementary colors and materials in order to maintain compatibility and design cohesion within the master site plan and City Gate overall.

### **Lighting**

The proposed lighting types are building wall-mounted lighting and parking lot pole lighting. Wall-mounted lighting is mounted at 9.5' and 11.5' above floor grade, and parking lot lighting is mounted at 25' above grade. The photometric plan

demonstrates compliance with the LDC requirements of a maximum of 0.3-foot candles at the property line. All site lighting is required to comply with Town codes.

### **Signage**

A comprehensive sign program exists for this site (S14-07-S). If monument signage is proposed in alternative locations, an Administrative Amendment through the Planning Division will be required.

### **PUBLIC NOTIFICATION AND INPUT**

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Section 6.2.6.

Staff has received no comment from the public at this time.

### **STAFF RECOMMENDATION**

Approve the Findings of Fact and approve DR21-51, Whataburger and Master Site Plan: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 3.7 acres, generally located at the southeast corner of Michelle Way and Higley Road and zoned Regional Commercial (RC), subject to conditions:

- a. Construction of the project shall conform to the exhibits approved by the Planning Commission at the February 1, 2023 public hearing.
- b. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
- c. Drive-through uses shall utilize one of the allowed screening options as is defined in the Circulation, Parking, and Loading section of the LDC.
- d. Roof-mounted mechanical equipment shall be fully screened with materials and design that is incorporated into the overall building architecture.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Samantha Novotny". The signature is fluid and cursive, with the first name being more prominent.

Samantha Novotny  
Planner I

**Attachments and Enclosures:**

- 1) Findings of Fact
- 2) Notice of Public Hearing/Vicinity Map
- 3) Master Site Plan
- 4) Site Plan
- 5) Landscape
- 6) Grading and Drainage
- 7) Elevations
- 8) Colors and Materials
- 9) Floor Plans
- 10) Lighting
- 11) Applicant's Narrative

**FINDINGS OF FACT  
DR21-51, Whataburger and Master Site Plan**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

DR22-51 Whataburger and Master Site Plan  
**Attachment 2: Notice of Public Hearing/Vicinity Map**

**PLANNING COMMISSION DATE:**

*Wednesday, February 1, 2023\* TIME: 6:00 PM*

**LOCATION: Municipal Building I - Council Chambers**  
**50 East Civic Center Drive**

\*Call Planning Division to verify date and time: (480) 503-6602

The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports and the agenda are available prior to the meeting at [www.gilbertaz.gov/departments/development-services/planning/planning-commission](http://www.gilbertaz.gov/departments/development-services/planning/planning-commission)

**REQUESTED ACTION:**

**DR22-51 WHATABURGER AND MASTER SITE PLAN:** Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.7 acres, generally located at the northeast corner of Higley Road and Gary Way, and zoned Regional Commercial (RC).

**SITE LOCATION:**

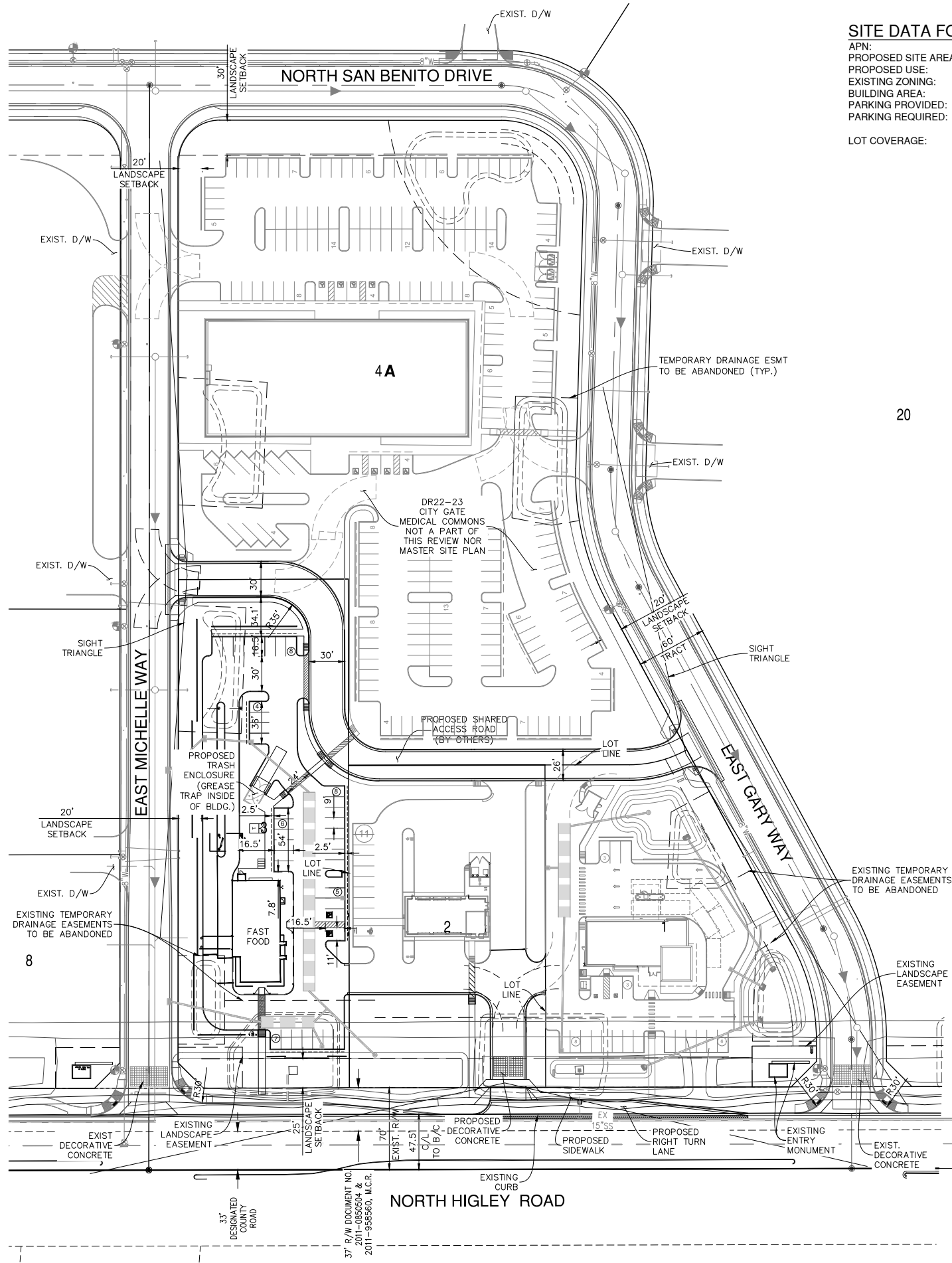


**APPLICANT:** Bowman Consulting  
**CONTACT:** Jeffery Rybarczyk  
**ADDRESS:** 2420 S. Power Rd. Unit 105  
Mesa, AZ 85209

**TELEPHONE:** (480) 267-9978  
**E-MAIL:** [jrybarczyk@bowman.com](mailto:jrybarczyk@bowman.com)

# DR22-51 Whataburger and Master Site Plan

## Attachment 3: Master Site Plan

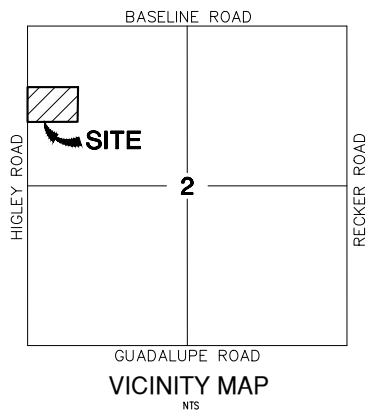


### SITE DATA FOR LOT 1 - 3

APN: 313-12-931 THUR 933  
 PROPOSED SITE AREA: 163,475 SF  
 PROPOSED USE: COMMERCIAL  
 EXISTING ZONING: REGIONAL COMMERCIAL  
 BUILDING AREA: 7500 SF  
 85 SPACES  
 PARKING PROVIDED: 1 / 200 SF = 7500 / 200 = 38  
 PARKING REQUIRED:  
 LOT COVERAGE: = 7500 / 163,475 = 4.6%

### SITE DATA FOR LOT 3

APN: 313-12-933  
 SITE AREA: 63,290 SF  
 PROPOSED USE: RESTAURANT  
 EXISTING ZONING: REGIONAL COMMERCIAL  
 BUILDING AREA: 3,198 SF  
 38 SPACES  
 PARKING PROVIDED: 1 / 200 SF = 3198 / 200 = 16  
 PARKING REQUIRED:  
 LOT COVERAGE: = 3198 / 63,290 = 5.0%  
 LANDSCAPE AREA: = 11,831 SF  
 BUILDING HEIGHT: = 22'  
 ROOF HEIGHT: = 12'  
 NUMBER OF STORIES: = 1  
 CONSTRUCTION TYPE: = VB



### PHASING PLAN

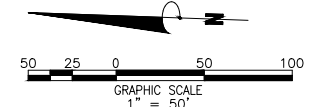
- PHASE 1 - ACCESS ROAD BETWEEN GARY WAY AND MICHELLE WAY
- PHASE 2 - HIGLEY ROAD RIGHT TURN LANE AND DRIVE AISLE TO SERVE LOTS 1-3
- PHASE 3 - LOT 3 IMPROVEMENTS
- PHASE 4 - LOT 2 IMPROVEMENTS
- PHASE 5 - LOT 1 IMPROVEMENTS

### STANDARD COMMERCIAL AND INDUSTRIAL SITE PLAN NOTES

1. ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND.
2. ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
3. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 6' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
4. S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
  - a. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET;
  - b. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET;
  - c. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
5. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
6. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
  - a. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR;
  - b. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
7. ROOF MOUNTED MECHANICAL ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
8. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
9. PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
  - a. ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR;
  - b. ROUTED UNDERGROUND.
10. ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 60' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
11. ALL FREESTANDING LIGHT POLES SHALL:
  - a. BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
  - b. HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
  - c. BE LOCATED TO AVOID CONFLICT WITH TREES.
12. SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
13. LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
14. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
15. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESSWAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANIT, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
16. CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY MASONRY WALL. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
17. ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
18. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE

### NOTE:

LAYOUTS FOR LOTS 1 AND 4 ARE CONCEPTUAL ONLY AND ARE NOT PART OF THE DRB SUBMITTAL FOR WHATABURGER. LOT 2 (VALVOLINE) HAS BEEN SUBMITTED FOR PRE APP VIA SEPARATE SUBMITTAL.

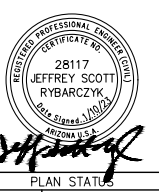


# Bowman

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 Tempe, Arizona 85281  
 Phone: (480) 629-8830  
 www.bowmanconsulting.com  
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MASTER SITE PLAN  
 CITY GATE - LOTS 1-4A  
 EXHIBIT 4A  
 MARICOPA COUNTY  
 GILBERT, ARIZONA

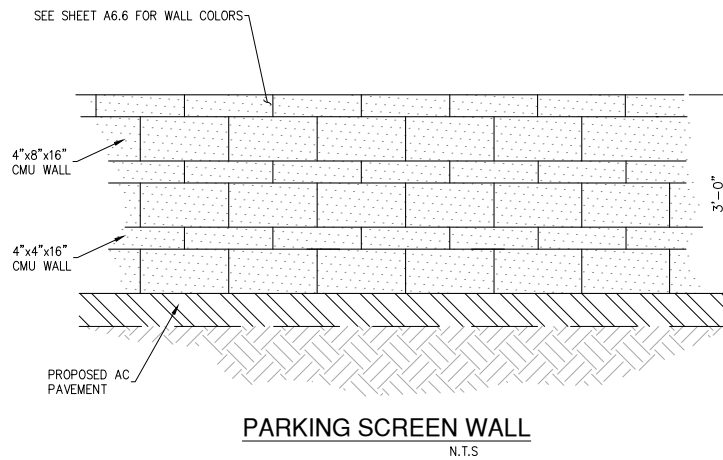
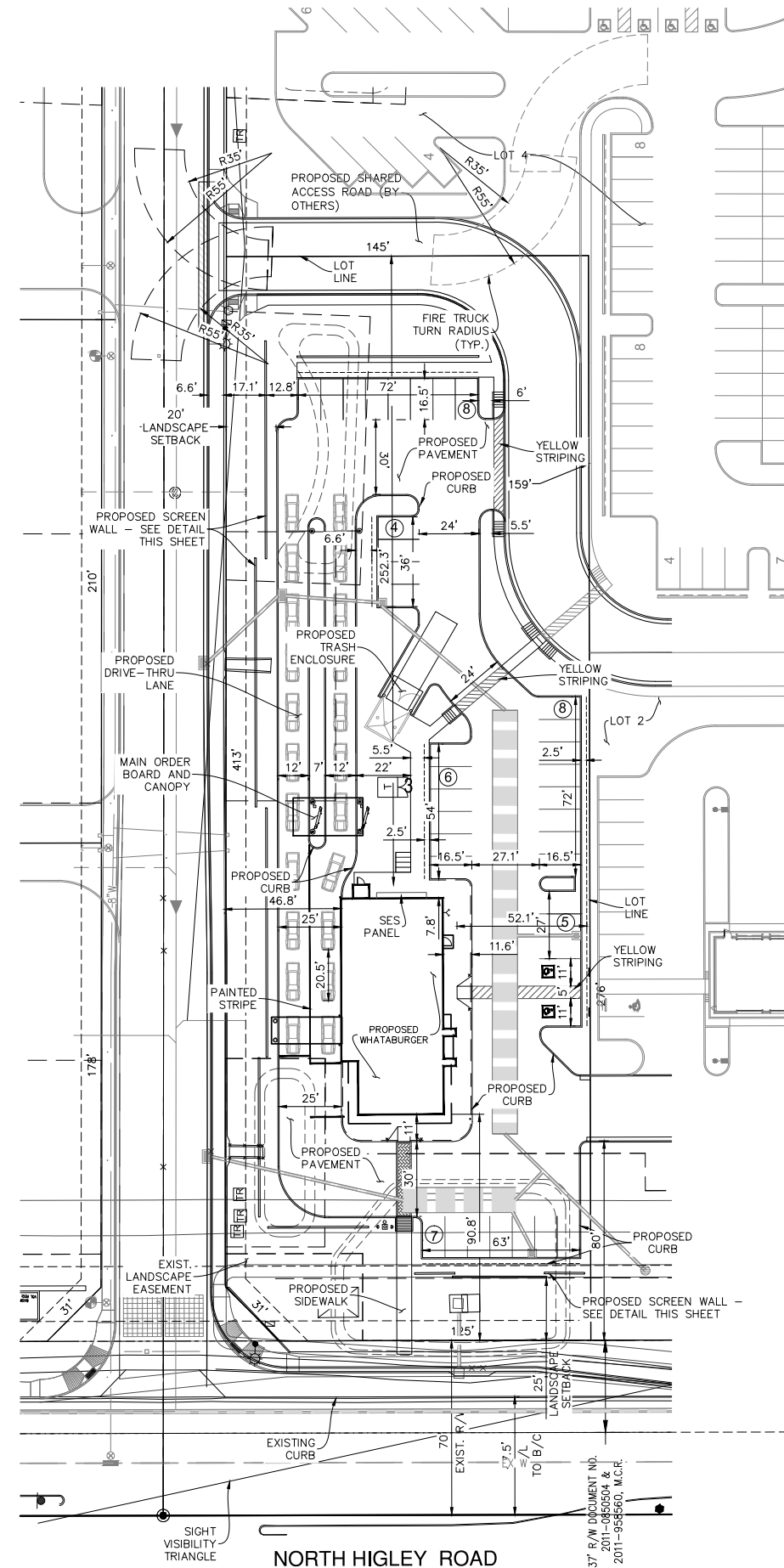
PROJECT NUMBER



DATE	DESCRIPTION
JSR DESIGN	JMB DRAWN
	JSR CHKD
SCALE	H: 1"=50'
	V: NONE
JOB No.	9552-06-001
DATE :	1/10/2023

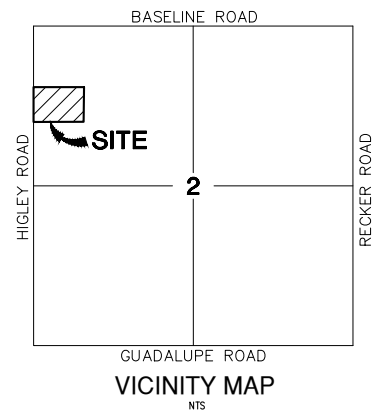


**DR22-51 Whataburger and Master Site Plan**  
**Attachment 4: Site Plan**



**SITE DATA FOR LOT 3**

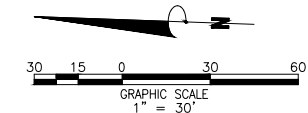
APN:	313-12-933
SITE AREA:	63,290 SF
PROPOSED USE:	RESTAURANT
EXISTING ZONING:	REGIONAL COMMERCIAL
BUILDING AREA:	3,198 SF
PARKING PROVIDED:	38 SPACES
PARKING REQUIRED:	1 / 200 SF = 3198 / 200 = 16
LOT COVERAGE:	= 3198 / 63,290 = 5.0%
LANDSCAPE AREA:	= 11,831 SF
BUILDING HEIGHT:	= 22'
ROOF HEIGHT:	= 12'
NUMBER OF STORIES:	= 1
CONSTRUCTION TYPE:	= VB



**STANDARD COMMERCIAL AND INDUSTRIAL SITE PLAN NOTES**

1. ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND.
2. ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
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  - b. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET;
  - c. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
5. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
6. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
  - a. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR;
  - b. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
7. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
8. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
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11. ALL FREESTANDING LIGHT POLES SHALL:
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  - b. HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
  - c. BE LOCATED TO AVOID CONFLICT WITH TREES.
12. SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
13. LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDING AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
14. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
15. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
16. CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY MASONRY WALL. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
17. ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
18. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE

**NOTE:**  
 LAYOUTS FOR LOTS 1 AND 4 ARE CONCEPTUAL ONLY AND ARE NOT PART OF THE DRB SUBMITTAL FOR WHATABURGER. LOT 2 (MOKAS) HAS BEEN SUBMITTED FOR DRB VIA SEPARATE SUBMITTAL



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PRELIMINARY SITE PLAN  
 CITY GATE - LOTS 1-4  
 EXHIBIT 5B  
 MARICOPA COUNTY  
 GILBERT, ARIZONA

PROJECT NUMBER



DATE	DESCRIPTION
JSR DESIGN	JMB CHKD
JSR DRAWN	CHKD
SCALE H: 1"=30'	
V: NONE	
JOB No. 9552-06-001	
DATE : 1/10/2023	

### KEYNOTES

205	BR-01: SIERRA CMU, 4" X 8" X 16"
206	BR-02: UMBER BROWN CMU, 4" X 4" X 16"
801	PRE-FINISHED CORRUGATED METAL PANEL (MP-01)
804	PIPE BOLLARDS: IDEAL SHIELD, URBAN BRONZE, PANTONE 2336 XGC, RE D3/SS.1
805	FINISHED PAVEMENT, RE. CIVIL
806	CONCRETE CURB, RE. STRUCTURAL

SYM.	DATE	DESCRIPTION	BY

PROJECT: 210824  
**WHATABURGER PT20S+6**  
 SEC OF S. HIGLEY RD & E. MICHELLE WAY  
 CITY OF GILBERT,  
 ARIZONA 85234

**SEG**  
 8280 E. GELDING DR #101,  
 SCOTTSDALE, AZ 85280  
 WWW.AZSEG.COM  
 TEL. 480.588.7228

**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

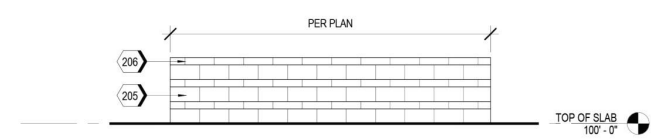
SHEET TITLE:  
 DUMPSTER

ISSUED FOR:  
 1ST SITE PLAN DESIGN  
 REVIEW

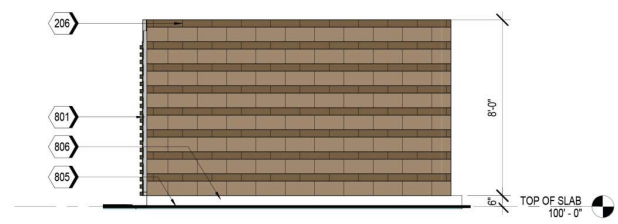
UNIT NO.  
 DATE: 03/18/2022

SCALE:  
 DRAWN BY: MDK  
 CHECKED BY: AMF

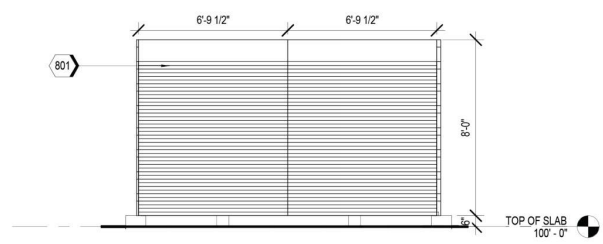
SHEET NO:  
**A6.6**



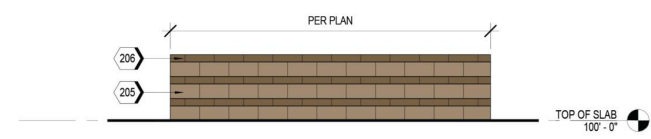
**D3** SCREEN WALL ELEVATION  
 SCALE 1/4" = 1'-0"



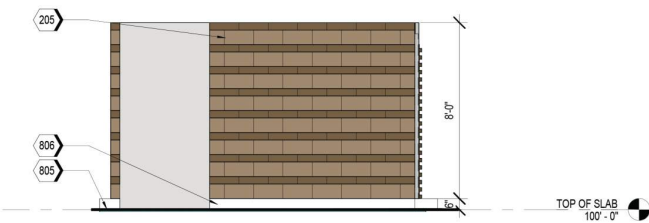
**C3** DUMPSTER - EAST ELEVATION  
 SCALE 1/4" = 1'-0"



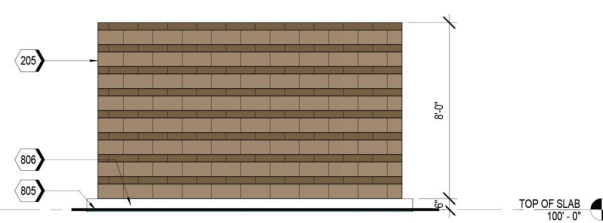
**B3** DUMPSTER - SOUTH ELEVATION  
 SCALE 1/4" = 1'-0"



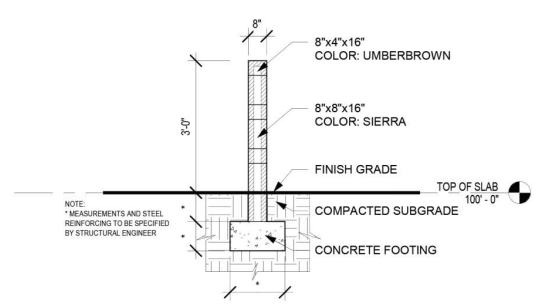
**D2** SCREEN WALL ELEVATION (COLOR)  
 SCALE 1/4" = 1'-0"



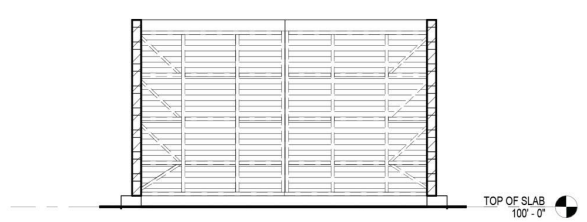
**C2** DUMPSTER - WEST ELEVATION  
 SCALE 1/4" = 1'-0"



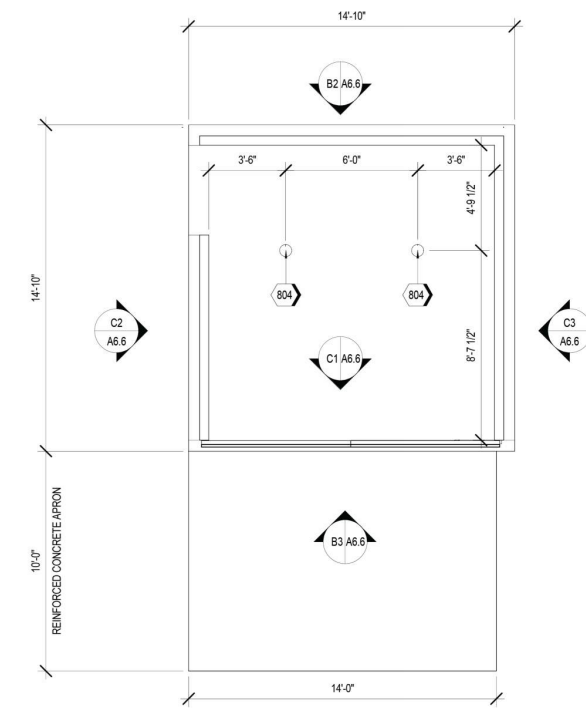
**B2** DUMPSTER - NORTH ELEVATION  
 SCALE 1/4" = 1'-0"



**D1** SCREEN WALL SECTION  
 SCALE 1/2" = 1'-0"



**C1** DUMPSTER- INTERIOR ELEVATION  
 SCALE 1/4" = 1'-0"



**B1** DUMPSTER - ENLARGED PLAN  
 SCALE 1/4" = 1'-0"

Z:\Shared\PROJECTS\Avaton Development\Gilbert - SEC Higley & Michelle Way - 210824\11 CAD\SEG\11.4 CDA\Rev\Model\PT20S+6 210824\_A6CH.rvt



# DR22-51 Whataburger and Master Site Plan Attachment 5 Landscape

## TOWN OF GILBERT LANDSCAPE NOTES:

A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD IN PDF FORMAT RECORDED DRAWINGS ARE ALSO REQUIRED.

BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED. THE DEVICE MUST BE TESTED BY A STATE CERTIFIED TESTER, AND THE RESULTS FORWARDED TO THE TOWN OF GILBERT'S BACKFLOW SPECIALIST. THE TOWN OF GILBERT WILL PROVIDE AN UP-TO-DATE LIST OF STATE CERTIFIED TESTERS. ALL RELATED TESTING FEES SHALL BE AT THE EXPENSE OF THE INSTALLER.

DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HERIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND RAMADAS.

NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.

NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.

ALL TREES, SHRUBS AND GROUNDCOVERS SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANASPECIFICATIONS.) CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

INSTALL ALL SIDEWALKS PER ADA REQUIREMENTS.

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL NEW AND EXISTING LANDSCAPE AREAS. CAGE, CONTROLLER, ASSOCIATED EXPOSED CONDUITS, AND ETC. SHALL CONFORM TO PREDOMINANT COLOR OF BUILDING.

### ATTENTION:

THIS PLAN HAS BEEN REVIEWED FOR LANDSCAPE/IRRIGATION IMPROVEMENTS ONLY. A SEPARATE REVIEW AND PERMIT IS REQUIRED FOR STRUCTURES, ELECTRICAL, FENCES/WALLS, POOLS AND SIGNS. CONTACT THE BUILDING DEPARTMENT.

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

### BACKFLOW PREVENTION:

ALL BACKFLOW PREVENTION DEVICES SHALL MEET THE REQUIREMENTS OF THE TOWN OF GILBERT BACKFLOW PROTECTION ORDINANCE (#869) OTHERWISE KNOWN AS ARTICLE 7-14 OF THE TOWN OF GILBERT MUNICIPAL CODE: CROSS CONNECTION CONTROL (FOR ADDITIONAL BACKFLOW SPECS. SEE: GILBERT UNIFIED LAND DEVELOPMENT CODE APPENDIX.

ALL BACKFLOW DEVICE SHALL BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE AN UP-TO-DATE LIST OF CERTIFIED TESTERS FROM WHICH TO BE SELECTED. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.

### MAINTENANCE NOTE:

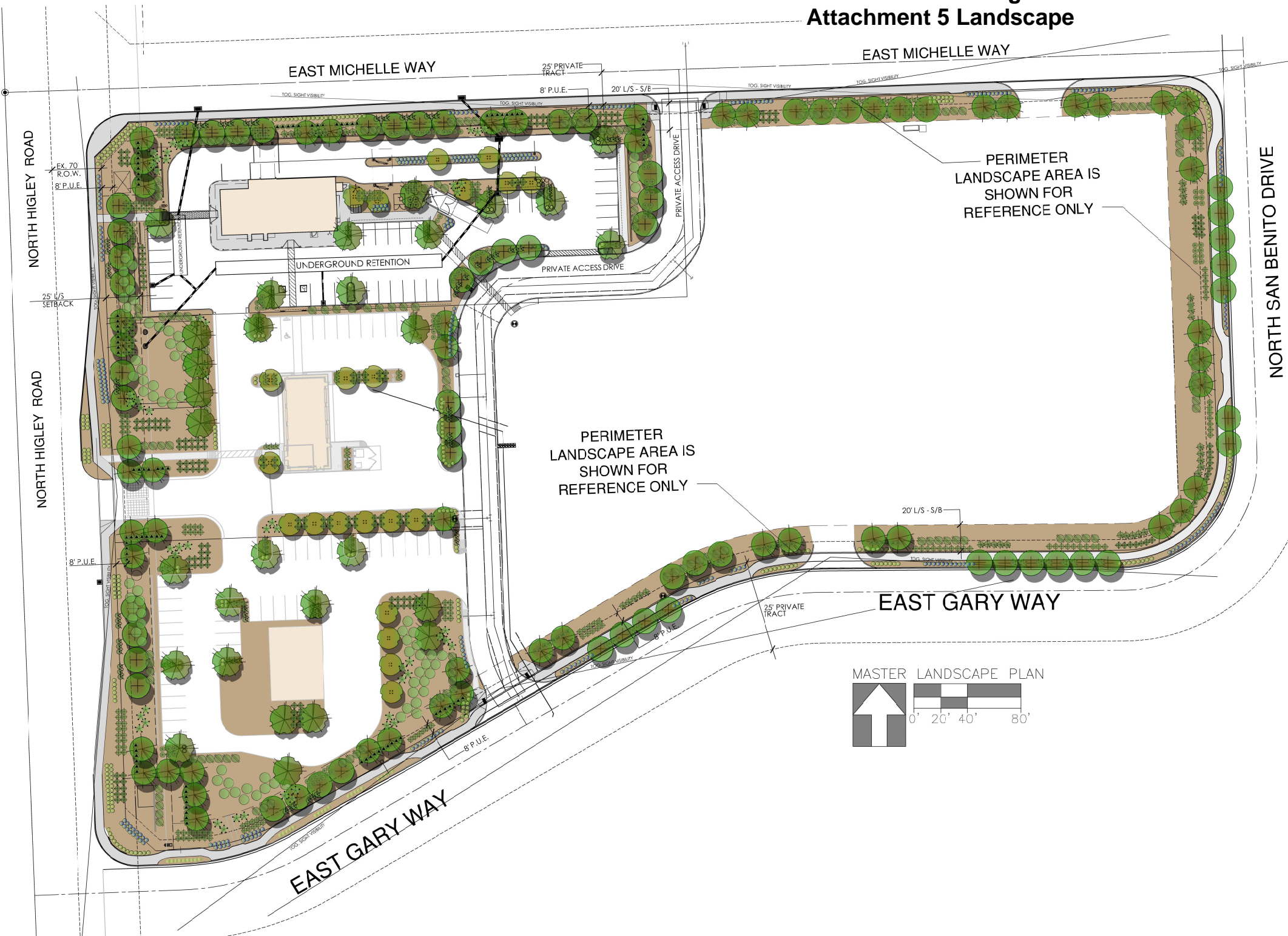
ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL MAINTENANCE OF LANDSCAPE IN THE R.O.W. IS THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER, WHETHER AN INDIVIDUAL, CORPORATION OR PROPERTY OWNERS ASSOCIATION.

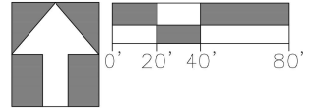


T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
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EMAIL: timm@tjma.com

CITY GATE - LOTS 1-4  
PRELIMINARY LANDSCAPE PLAN  
GILBERT, ARIZONA



MASTER LANDSCAPE PLAN



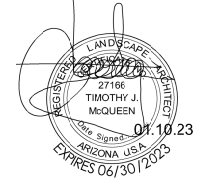
### LANDSCAPE LEGEND

- |  |   |  |   |  |  |  |   |
|--|---|--|---|--|--|--|---|
|  | ULMUS PARVIFOLIA<br>CHINESE ELM<br>24" BOX (29)                   |  | RJELLIA PENINSULARIS<br>BAJA RUELLIA<br>5 GALLON (198)            |  | DASYLIRION WHEELERII<br>DESERT SPOON<br>5 GALLON (187)             |  | LANTANA MONTEVIDENSIS<br>'GOLD MOUND'<br>1 GALLON (324)                             |
|  | PISTACHE 'RED-PUSH'<br>RED PUSH PISTACHE<br>24" BOX (60)          |  | CAESALPINIA MEXICANA<br>MEXICAN BIRD OF PARADISE<br>5 GALLON (58) |  | MUHLBERGIA 'REGAL MIST'<br>REGAL MIST DEER GRASS<br>5 GALLON (116) |  | LANTANA MONTEVIDENSIS<br>TRAILING PURPLE<br>1 GALLON (302)                          |
|  | CHILOPSIS LINEARIS 'BUBBA'<br>BUBBA DESERT WILLOW<br>24" BOX (21) |  | TECOMA 'ORANGE JUBILEE'<br>ORANGE JUBILEE<br>5 GALLON (138)       |  | LEUCOPHYLLUM FRUTESCENS<br>'GREEN CLOUD'<br>5 GALLON (41)          |  | ACACIA REDOLENS<br>'DESERT CARPET' tm<br>1 GALLON (76)                              |
|  | OLEA EUROPEA 'SWAN HILL'<br>SWAN HILL OLIVE<br>36" BOX (53)       |  | HESPERALOE PARVIFLORA<br>RED YUCCA<br>5 GALLON (197)              |  | AGAVE WEBBERII<br>WEBBER'S AGAVE<br>5 GALLON (164)                 |  | 1/2" SCREENED APACHE BROWN<br>DECOMPOSED GRANITE<br>2" DEPTH IN ALL LANDSCAPE AREAS |

### LANDSCAPE DATA: MASTER PLAN

NET SITE AREA: 160,483 SQ.FT.  
OFF-SITE LANDSCAPE AREA: 18,676 SQ.FT.  
ON-SITE LANDSCAPE AREA: 45,489 SQ.FT.  
TOTAL LANDSCAPE AREA: 64,165 SQ.FT.  
PERCENT OPEN SPACE: 28%

NUMBER	REVISION	DATE



SHEET TITLE:	LANDSCAPE
ISSUE DATE:	01.10.23
DRAWN BY:	STAFF
CHECKED BY:	TJMCO
PROJECT No.:	21316
SHEET:	



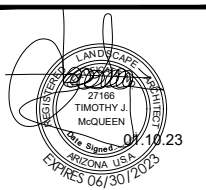


T.J. McQUEEN & ASSOCIATES, INC.  
 LANDSCAPE ARCHITECTURE  
 URBAN DESIGN  
 SITE PLANNING  
 10460 N. 7th Street, Suite 120  
 Scottsdale, Arizona 85258  
 P: (602)265-0320  
 EMAIL: timmccqueen@tjma.net

CITY GATE - LOTS 1-4  
 PRELIMINARY LANDSCAPE PLAN  
 GILBERT, ARIZONA

NUMBER REVISION DATE

NUMBER	REVISION	DATE



SHEET TITLE: LANDSCAPE

ISSUE DATE: 01.10.23

DRAWN BY: STAFF

CHECKED BY: TJMCO

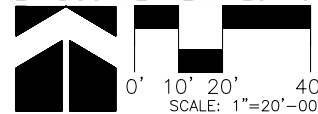
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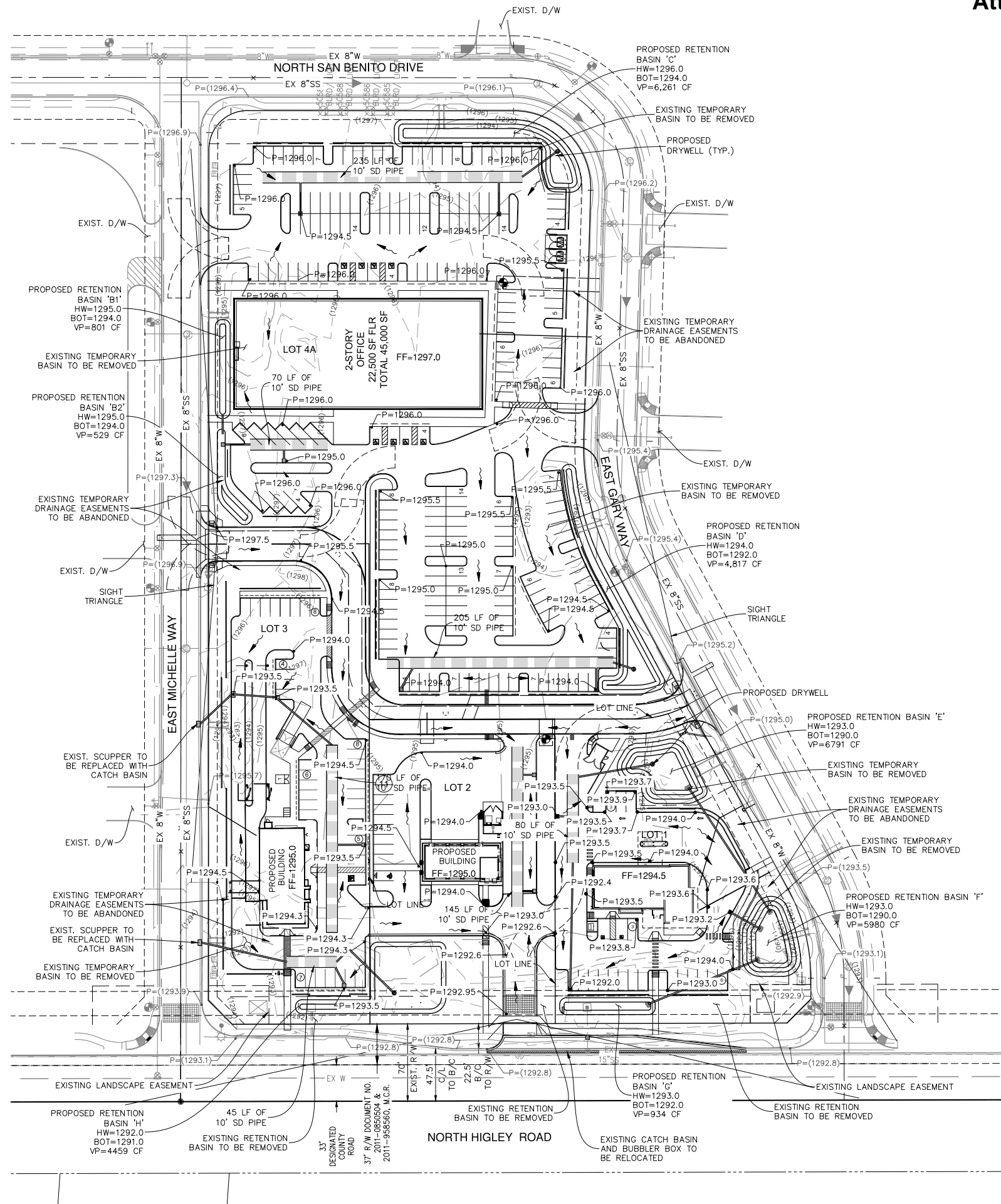
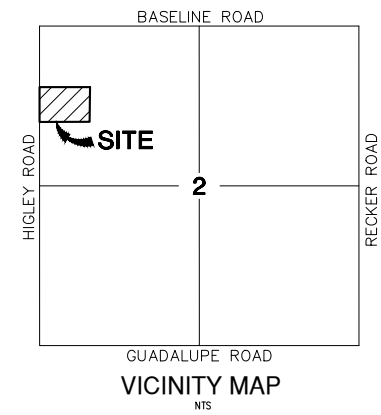
LANDSCAPE PLAN LOT 3



LANDSCAPE LEGEND

- |   |   |  |   |
|---|---|--|---|
| JULMUS PARVIFOLIA<br>CHINESE ELM<br>24" BOX (29)                  | RUPELLIA PENINSULARIS<br>BAJA RUELLIA<br>5 GALLON (198)           | DASYLIRION WHEELERII<br>DESERT SPOON<br>5 GALLON (187)               | LANTANA MONTEVIDENSIS<br>'GOLD MOUND'<br>1 GALLON (324)                             |
| PISTACHE 'RED-PUSH'<br>RED PUSH PISTACHE<br>24" BOX (60)          | CAESALPINIA MEXICANA<br>MEXICAN BIRD OF PARADISE<br>5 GALLON (58) | MUHLENBERGIA 'REGAL MIST'<br>REGAL MIST DEER GRASS<br>5 GALLON (116) | LANTANA MONTEVIDENSIS<br>TRAILING PURPLE<br>1 GALLON (302)                          |
| CHILOPSIS LINEARIS 'BUBBA'<br>BUBBA DESERT WILLOW<br>24" BOX (21) | TECOMA 'ORANGE JUBILEE'<br>ORANGE JUBILEE<br>5 GALLON (138)       | LEUCOPHYLLUM FRUTESCENS<br>'GREEN CLOUD'<br>5 GALLON (41)            | ACACIA REDOLENS<br>'DESERT CARPET' 1m<br>1 GALLON (76)                              |
| OLEA EUROPEA 'SWAN HILL'<br>SWAN HILL OLIVE<br>36" BOX (53)       | HESPERALOE PARVIFLORA<br>RED YUCCA<br>5 GALLON (197)              | AGAVE WEBBERII<br>WEBBER'S AGAVE<br>5 GALLON (164)                   | 1/2" SCREENED APACHE BROWN<br>DECOMPOSED GRANITE<br>2" DEPTH IN ALL LANDSCAPE AREAS |

**DR22-51 Whataburger and Master Site Plan  
Attachment 6: Grading and Drainage**



**RETENTION SUMMARY**

LOT	VOLUME REQUIRED (WITH OFFSITE)	VOLUME PROVIDED
LOT 1	19,462 CF	19,985 CF
LOT 2	11,191 CF	11,382 CF
LOT 3	20,886	21,278 CF
LOT 4	48,510 CF	52,443 CF

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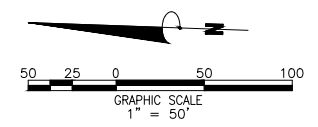
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Tempe, Arizona 85281  
Phone: (480) 629-8830  
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PRELIMINARY GRADING & DRAINAGE PLAN  
**CITY GATE - LOTS 1 - 4**  
EXHIBIT 7A  
MARIKOPA COUNTY  
GILBERT, ARIZONA

PROJECT NUMBER

REGISTERED PROFESSIONAL ENGINEER  
28117  
JEFFREY SCOTT RYBARCZYK  
STATE OF ARIZONA  
PLAN STATUS

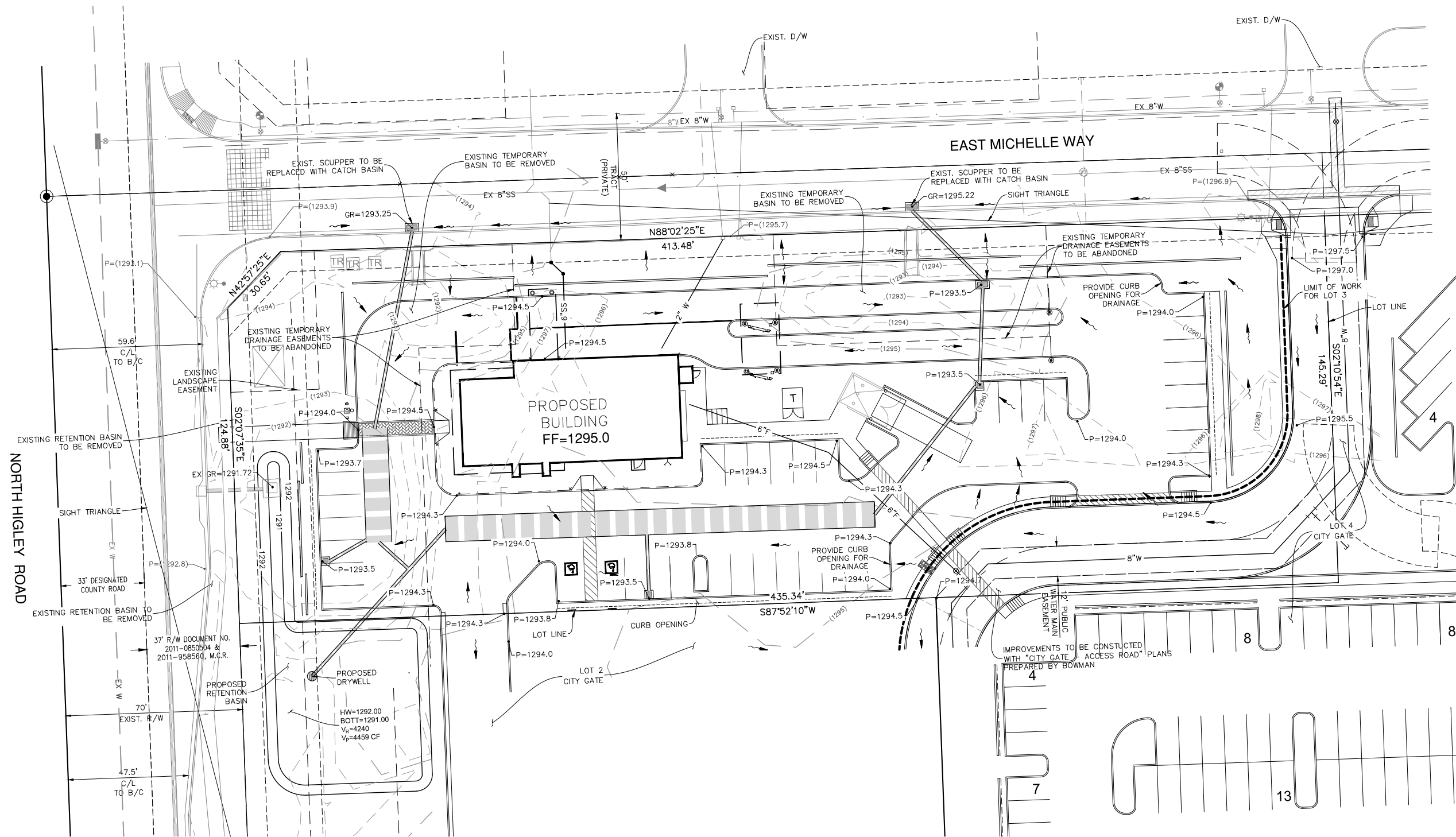
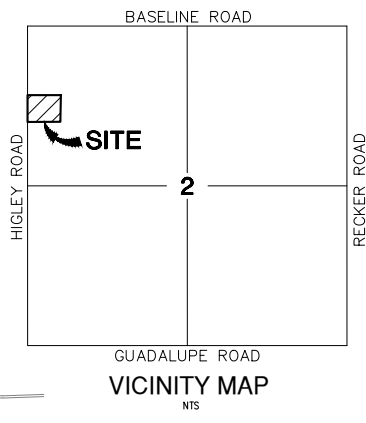
DATE	DESCRIPTION
JMB DESIGN	JMB DRAWN
JSR CHKD	
SCALE	H: 1"=50' V: NONE
JOB No.	9552-06-001
DATE	1/10/2023





**RETENTION SUMMARY**

$V_R = (3.0/12) \times (C) \times (A)$   
 $V_R$  OFFSITE - SOUTH MICHELLE WAY =  $(.25)(.9) \times (4,557) = 1,025$  CF  
 $V_R$  OFFSITE - NORTH MICHELLE WAY =  $(.25)(.9) \times (6,255) = 1,407$  CF  
 $V_R$  ONSITE =  $(.25)(.9) \times (63,175) = 14,214$  CF  
 $V_R$  FOR MICHELLE WAY AND ONSITE =  $1,025 + 1,407 + 14,214 = 16,646$  CF  
 $V_p$  FOR MICHELLE WAY AND ONSITE =  $(215)(78.5) = 16,878$  CF  
 $V_R$  OFFSITE HIGLEY =  $(.25)(.9)(18,844) = 4,240$  CF  
 $V_p$  OFFSITE HIGLEY = 4,459 CF



**Bowman**

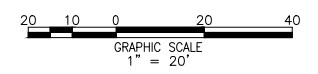
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 Tempe, Arizona 85281  
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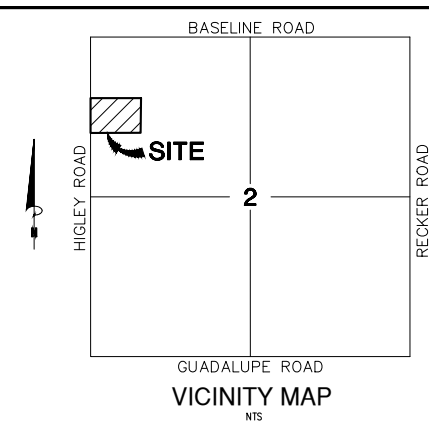
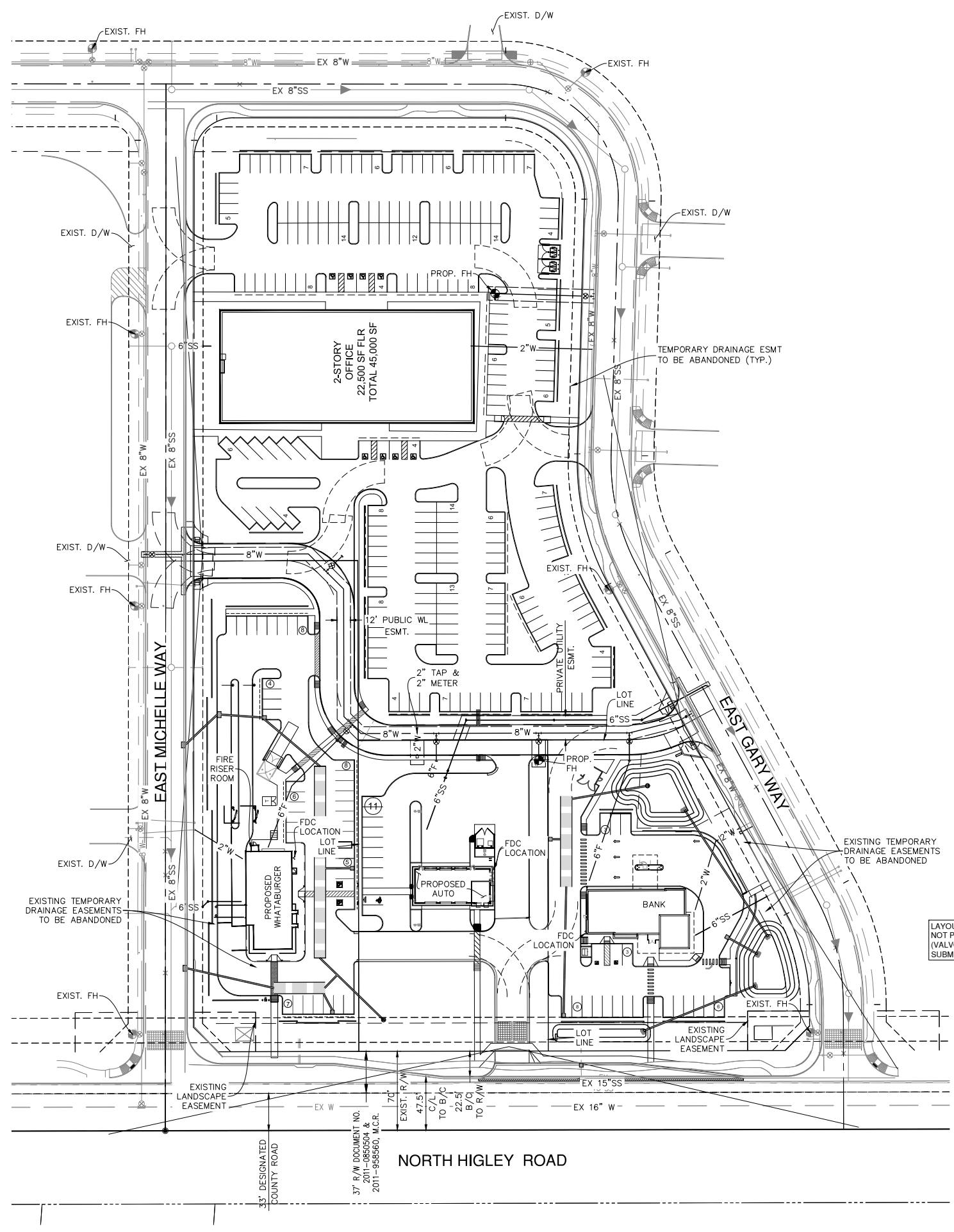
PRELIMINARY GRADING & DRAINAGE & UTILITY PLAN  
**CITY GATE - LOTS 1-4**  
 EXHIBIT 7B  
 MARICOPA COUNTY  
 GILBERT, ARIZONA

PROJECT NUMBER

REGISTERED PROFESSIONAL ENGINEER  
 28117  
 JEFFREY SCOTT RYBARCZYK  
 STATE OF ARIZONA  
 PLAN STATUS

DATE	DESCRIPTION
JMB DESIGN	JMB DRAWN
	JSR CHKD
SCALE H: 1"=20' V: NONE	
JOB No. 9552-06-001	
DATE: 1/10/2023	





# Bowman

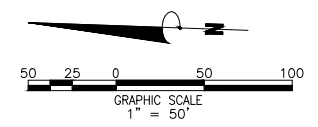
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 Tempe, Arizona 85281  
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PRELIMINARY MASTER UTILITY PLAN  
 CITY GATE - LOTS 1 - 4  
 EXHIBIT 7C  
 GILBERT, ARIZONA  
 MARICOPA COUNTY

PROJECT NUMBER

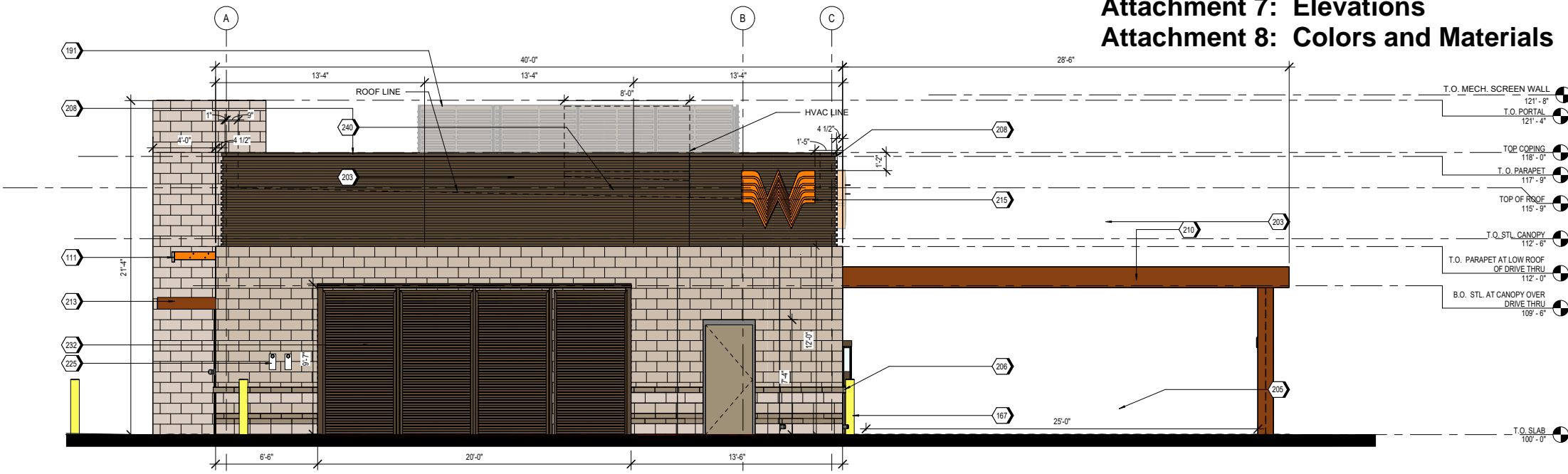
28117  
 JEFFREY SCOTT  
 RYBARCZYK  
 State of Arizona, E.P.  
 PLAN STATUS

DATE	DESCRIPTION
JMB DESIGN	JMB DRAWN
JSR CHKD	
SCALE H: 1"=50'	
V: NONE	
JOB No. 9552-06-001	
DATE : 1/10/2023	



LAYOUTS FOR LOTS 3 AND 4 ARE CONCEPTUAL ONLY AND ARE NOT PART OF THE DRB SUBMITTAL FOR US BANK. LOT 2 (VALVOLINE) IS BEING SUBMITTED FOR DRB VIA SEPARATE SUBMITTAL

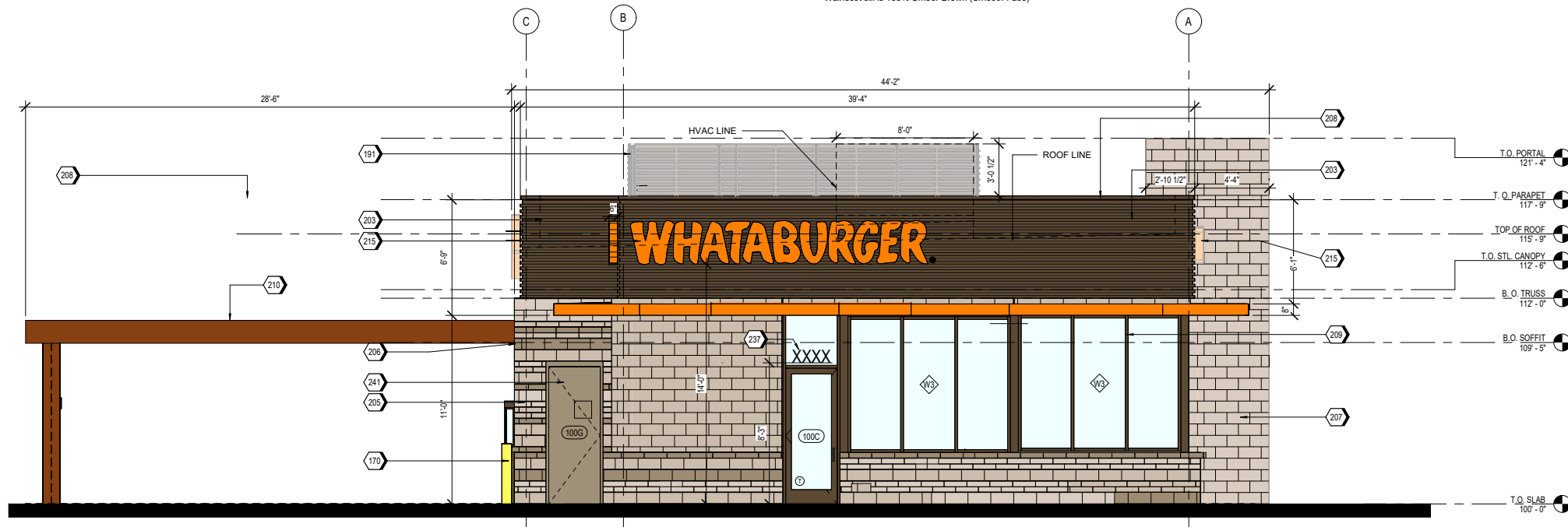
DR22-51 Whataburger and Master Site Plan  
Attachment 7: Elevations  
Attachment 8: Colors and Materials



A2 EAST ELEVATION (R.O.W)  
1/4" = 1'-0"

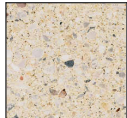
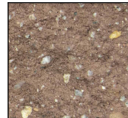






**MATERIAL NOTE**

30% Sierra 8x16 (Ground Face)  
30% Buff 8x16 (Shot Face)  
15% Umber Brown 8x16 (Smooth Face)  
10% Sierra 4x16 (Ground Face)  
10% Buff 4x16 (Shot Face)  
10% Umber Brown 4x16 (Smooth Face)  
Wainscot sill is 100% Umber Brown (Smooth Face)



A1 WEST ELEVATION  
1/4" = 1'-0"

**MATERIAL TEXTURES**

BR-01  CONCRETE MASONRY MANUFACTURER: ECHELON STYLE: TRENDSTONE COLOR: SIERRA	BR-02  CONCRETE MASONRY MANUFACTURER: ECHELON STYLE: STANDARD COLOR: UMBERBROWN	BR-03  CONCRETE MASONRY MANUFACTURER: ECHELON STYLE: MESASTONE COLOR: BUFF	SS-01  STOREFRONT SYSTEM OLDCASTLE STYLE: FG-3000 FINISH: MEDIUM BRONZE	MP-01 MP-02 MP-03 MC-01 MS-01  METAL PANELS BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: MEDIUM BRONZE	PT-5  PAINT MANUFACTURER: DUNN EDWARDS COLOR: DE 6222 WEATHER BOARD	PT-6  PAINT MANUFACTURER: KOVACH CORTEN COLOR: WEATHERED FINISH	PT-7  PAINT MANUFACTURER: ALL LITE PREFINISHED WHATABURGER ORANGE COLOR: PUMPKIN #FF770F
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**NOTES**

1. EXTERIOR SIGNAGE TO BE PERMITTED UNDER A SEPARATE SIGN PERMIT SET.

**KEYNOTES**

111	SUN SHADE CANOPY. SEE A6.9
167	PIPE BOLLARDS. IDEAL SHIELD. URBAN BRONZE. PANTONE 2336 XGC. RE D3ISS. 1.
170	GUARDRAIL. RE-B4/A0.1.
191	ENTERRA PRE-MANUFACTURED ROOF SCREEN. BU OTHERS.
203	MP-01. PRE-FINISHED CORRUGATED METAL PANEL.
205	BR-01. SIERRA CMU. 4" X 8" X 16"
206	BR-02. UMBER BROWN CMU. 4" X 8" X 16"
207	BR-03. BUFF CMU. 4" X 8" X 16"
208	MC-01. PRE-FINISHED METAL COPING.
209	SS-01. ALUMINUM STOREFRONT SYSTEM.
210	PRE-FINISHED DRIVE-THRU CANOPY. PAINT PT-6.
213	SERVICE DOOR CANOPY. PAINT PT-6.
215	ILLUMINATED SIGNAGE BY OTHERS. G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE.
225	STAINLESS STEEL GREASE SHIELD W/ 2 1/2" HOLE THROUGH WALL FOR GREASE TANK.
232	ELECTRICAL PRE-MANUFACTURED ELECTRICAL PANEL SCREEN.
237	BUILDING ADDRESS 6" HIGH WHITE VINYL NUMBERS WITH 1" STROKE 10' A.F.G.
240	SCREEN WALL OPENING FOR MEP INSTALLATIONS.
241	PAINT (PT-5) EXTERIOR DOORS.

**EXTERIOR MATERIAL SCHEDULE**

GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948
GL-04	SIMULATED ACID ETCHED VIRACON V1085
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: MEDIUM BRONZE
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: MEDIUM BRONZE
MP-02	PREFINISHED METAL FLASHING 0.055" THICK COLOR: LEAD-COTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: MEDIUM BRONZE
BR-01	CONCRETE MASONRY MANUFACTURER: ECHELON STYLE: TRENDSTONE 4" X 8" X 16" & 4" X 4" X 16" COLOR: SIERRA
BR-02	CONCRETE MASONRY MANUFACTURER: ECHELON STYLE: INTEGRAL STANDARD 4" X 8" X 16" & 4" X 4" X 16" COLOR: UMBERBROWN
BR-03	CONCRETE MASONRY MANUFACTURER: ECHELON STYLE: MESASTONE SIZE: 4" X 8" X 16" & 4" X 4" X 16" COLOR: BUFF
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA-N
MC-01	METAL COPING MANUFACTURER: BERRIDGE STYLE: SHADOWLINE COPING REVEAL COPING COLOR: LEADCOTE
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: DUNN EDWARDS STYLE: DE 6222 WEATHER BOARD SHEEN: FLAT
PT-6	PAINT BASIS OF DESIGN: MANUFACTURER: KOVACH CORTEN STYLE: WEATHER FINISH
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
PT-7	PAINT MANUFACTURER: ALL LITE PREFINISHED WHATABURGER ORANGE COLOR: PUMPKIN #FF770F
GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 SHADING COEFFICIENT (SC): .20 EXTERIOR REFLECTION: 19% SOLAR HEAT GAIN COEFFICIENT (SHGC): .18 U-FACTOR: .26

SYMBOL	DATE	DESCRIPTION	BY

PROJECT: 210824  
**WHATABURGER PT22M**  
SEC OF S. HIGLEY RD & E. MICHELLE WAY  
TOWN OF GILBERT,  
ARIZONA 85234



8280 E. GELDING DR #101,  
SCOTTSDALE, AZ 85280  
WWW.AZSEG.COM  
TEL. 480.588.7228

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

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SHEET TITLE:  
EXTERIOR  
ELEVATIONS COLOR

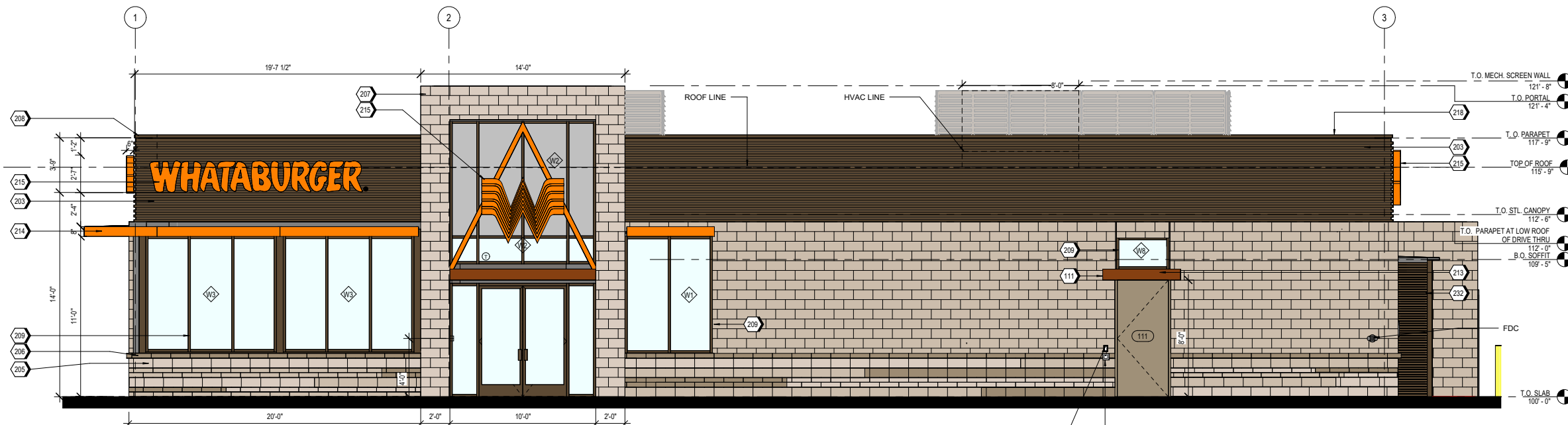
ISSUED FOR:  
OVERALL DRB

UNIT NO.  
DATE: 12/19/22  
SCALE: As indicated  
DRAWN BY: MC  
CHECKED BY: BH

SHEET NO:  
**A2.6**



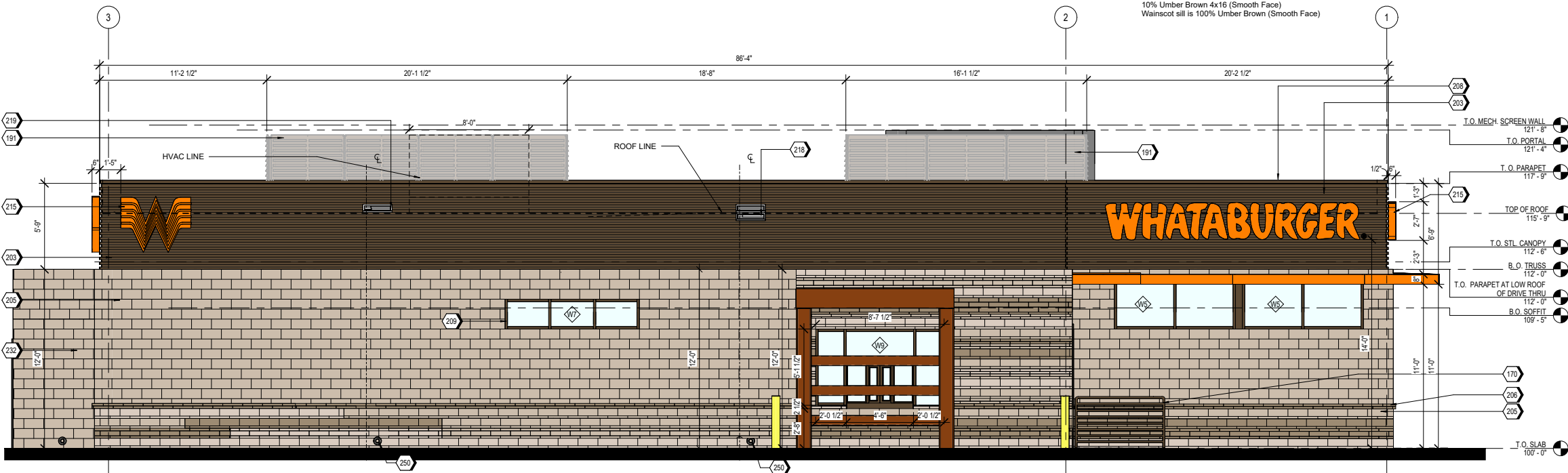




**A2 SOUTH ELEVATION**  
1/4" = 1'-0"

**MATERIAL NOTE**

- 30% Sierra 8x16 (Ground Face)
- 30% Buff 8x16 (Shot Face)
- 15% Umber Brown 8x16 (Smooth Face)
- 10% Sierra 4x16 (Ground Face)
- 10% Buff 4x16 (Shot Face)
- 10% Umber Brown 4x16 (Smooth Face)
- Wainscot sill is 100% Umber Brown (Smooth Face)



**A1 NORTH ELEVATION**  
1/4" = 1'-0"

**MATERIAL TEXTURES**

BR-01	BR-02	BR-03	SS-01	MP-01 MP-02 MP-03 MC-01	PT-5	PT-6	PT-7
CONCRETE MASONRY MANUFACTURER: ECHELON STYLE: TRENDSTONE COLOR: SIERRA	CONCRETE MASONRY MANUFACTURER: ECHELON STYLE: STANDARD COLOR: UMBERBROWN	CONCRETE MASONRY MANUFACTURER: ECHELON STYLE: MESASTONE COLOR: BUFF	STOREFRONT SYSTEM OLDCASTLE STYLE: FG-3000 FINISH: MEDIUM BRONZE	METAL PANELS BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: MEDIUM BRONZE	PAINT MANUFACTURER: DUNN EDWARDS COLOR: DE 8222 WEATHER BOARD	PAINT MANUFACTURER: KOVACH CORTEN COLOR: WEATHERED FINISH	PAINT MANUFACTURER: ALL LITE PREFINISHED WHATABURGER ORANGE COLOR: PUMPKIN #FF7710

**NOTES**

- EXTERIOR SIGNAGE TO BE PERMITTED UNDER A SEPARATE SIGN PERMIT SET.

**KEYNOTES**

111	SUN SHADE CANOPY. SEE A6.9
170	GUARDRAIL RE-BAR #4 @ 3'
191	ENTERRA PRE-MANUFACTURED ROOF SCREEN. BU OTHERS.
203	MP-01: PRE-FINISHED CORRUGATED METAL PANEL
205	BR-01: SIERRA CMU, 4" X 8" X 16"
206	BR-02: UMBER BROWN CMU, 4" X 8" X 16"
207	BR-03: BUFF CMU, 4" X 8" X 16"
208	MC-01: PRE-FINISHED METAL COPING
209	SS-01: ALUMINUM STOREFRONT SYSTEM
213	SERVICE DOOR CANOPY, PAINT PT-6
214	SUN SHADE CANOPY. SEE A6.9
215	ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
218	3" INTERNAL ROOF DRAIN AND 3" OVERFLOW WITH BRASS NOZZLE 18" AFF. 2" PIPES AND NOZZLES AT SMALLER ROOFS
219	OVERFLOW SCUPPER
232	ELECTRICAL PRE-MANUFACTURED ELECTRICAL PANEL SCREEN.
242	DOOR BELL.
243	
250	DOWNSPOUT NOZZLE 6 INCHES ABOVE INTERIOR FINISH FLOOR.

**EXTERIOR MATERIAL SCHEDULE**

GL-02	NOT USED
GL-03	OPAQUE GLASS BASIS OF DESIGN: VIRACON V948
GL-04	SIMULATED ACID ETCHED VIRACON V1085
SS-01	STOREFRONT SYSTEM BASIS OF DESIGN: OLDCASTLE STYLE: FG-3000 FINISH: MEDIUM BRONZE
MP-01	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: MEDIUM BRONZE
MP-02	PREFINISHED METAL FLASHING 0.050" THICK COLOR: LEADCOTE TO MATCH MP-01
MP-03	METAL PANEL MANUFACTURER: BERRIDGE STYLE: BR-12 PANEL 0.040 ALUMINUM COLOR: MEDIUM BRONZE
BR-01	CONCRETE MASONRY MANUFACTURER: ECHELON STYLE: TRENDSTONE 4" X 8" X 16" & 4" X 4" X 16 COLOR: SIERRA
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BR-03	CONCRETE MASONRY MANUFACTURER: ECHELON STYLE: MESASTONE SIZE: 4" X 8" X 16" & 4" X 4" X 16 COLOR: BUFF
MO-01	MORTAR MANUFACTURER: AHI COLOR: VANILLA 'N
MC-01	METAL COPING MANUFACTURER: BERRIDGE STYLE: SHADOWLINE COPING REVEAL COPING COLOR: LEADCOTE
PT-5	PAINT BASIS OF DESIGN: MANUFACTURER: DUNN EDWARDS STYLE: DE 8222 WEATHER BOARD SHEEN: FLAT
PT-6	PAINT BASIS OF DESIGN: MANUFACTURER: KOVACH CORTEN STYLE: WEATHER FINISH
MS-01	METAL SOFFIT MANUFACTURER: BERRIDGE STYLE: HS-8 FINISH: PRE-FINISHED TO MATCH PT-5
PT-7	PAINT MANUFACTURER: ALL LITE PREFINISHED WHATABURGER ORANGE COLOR: PUMPKIN #FF770F
GL-01	VISION GLASS BASIS OF DESIGN: VIRACON VUE1-30 SHADING COEFFICIENT (SC): 20 EXTERIOR REFLECTION: 15% SOLAR HEAT GAIN COEFFICIENT (SHGC): .18 U-FACTOR: .26

PROJECT: 210824

**WHATABURGER PT22M**  
SEC OF 9 HIGLEY RD & E. MICHELLE WAY  
TOWN OF GILBERT,  
ARIZONA 85234

**SEG**  
8280 E. GELDING DR #101,  
SCOTTSDALE, AZ 85280  
WWW.AZSEG.COM  
TEL. 480.588.7228

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

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SHEET TITLE:  
EXTERIOR ELEVATIONS COLOR

ISSUED FOR:  
OVERALL DRB

UNIT NO.  
DATE: 12/19/22  
SCALE: As indicated  
DRAWN BY: MC  
CHECKED BY: BH

SHEET NO:  
**A2.7**

# DR22-51 Whataburger and Master Site Plan

## Attachment 9: Floor Plan

### NOTES

- DO NOT SCALE DRAWINGS.
- VERIFY FIELD DIMENSIONS AND INFORM OWNER OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
- PROVIDE AND INSTALL NEW CONSTRUCTION TO MEET APPLICABLE CODE REGULATIONS.
- SET FINISH DOOR IN PARTITIONS MIN. 6" FROM ADJACENT, PERPENDICULAR PARTITION, UNLESS OTHERWISE NOTED.
- DIMENSIONS NOTED AS "HOLD" INDICATE REQUIRED UNOBSTRUCTED DISTANCE FROM FINISH FACE TO FINISH FACE. DEVIATION GREATER THAN 1/4" WILL RESULT IN REJECTION OF WORK.
- UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FRAMING, CENTER LINE OF COLUMN OR CENTER LINE OF WINDOW MULLION.
- CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED. LOCATIONS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVEING, COAT RODS AND SHELVEES, CABINETS, COUNTERS, DOOR FRAMES AND HEADERS, AND SUPPORT OF TRIM.
- WHERE SCHEDULED PARTITION TYPE IS TO BE FINISHED WITH CERAMIC OR PORCELAIN WALL TILE OR IS TO BE LOCATED IN A WET APPLICATION AREA, OMIT GWB AND PROVIDE CEMENT BOARD TYPE PRODUCT. WHERE PARTITION TYPE IS LOCATED IN AN AREA OF HIGH HUMIDITY OR INCIDENTAL MOISTURE, PROVIDE MOISTURE-RESISTANT GYPSUM BOARD TYPE PRODUCT.
- PARTITIONS TO BE "LEVEL 4" FINISH THROUGHOUT. PROVIDE "LEVEL 5" FINISH AT AREAS OF APPLIED VINYL GRAPHICS WHEN PRESENT AND WHERE CALLED OUT ON PLAN. ALL VINYL GRAPHICS ARE OWNER FURNISHED OWNER INSTALLED UNLESS NOTED OTHERWISE.
- UNDERCUT AT DOORS TO BE NO LESS THAN 1/4" AND NO GREATER THAN 1/2", UNLESS SPECIFICALLY NOTED OTHERWISE FOR HVAC CONSIDERATIONS.
- PROVIDE ADA-COMPLIANT IDENTIFICATION SIGNAGE WHERE REQUIRED BY CODE. TO INCLUDE, BUT NOT LIMITED TO, MEN'S TOILET ROOMS, WOMEN'S TOILET ROOMS, UNISEX TOILET ROOMS, MECHANICAL ROOMS, AND ELECTRICAL ROOMS. SIGNAGE TO INCORPORATE BRAILLE AND RAISED CHARACTERS AT SIGNS PLUS UNIVERSAL PICTOGRAMS AT TOILET ROOMS. COORDINATE CUSTOM BACKGROUND COLOR AND FONT STYLE WITH WHATABURGER.
- PROVIDE CONTROL JOINTS IN GWB FACES, TAPED AND SPACKLED SMOOTH. FULLY FINISH TO MATCH ADJACENT SURFACE. FOR VERTICAL PARTITION SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 30 FEET ON CENTER. FOR HORIZONTAL CEILING SURFACES, PROVIDE CONTROL JOINTS EQUALLY SPACED NOT MORE THAN 50 FEET ON CENTER. FOR SURFACES, WHERE NEW CONSTRUCTION CROSSES OR INTERSECT WITH BASE BUILDING CONSTRUCTION CONTROL JOINTS IN FLOOR SLABS OR VERTICAL CONSTRUCTION, PROVIDE NEW CONTROL JOINTS TO ALIGN WITH EXISTING.
- FOR WINDOW TYPES REFER TO SHEET A0.4
- FOR PARTITION TYPES REFER TO SHEET A0.3

### KEYNOTES

110	CANOPY ABOVE
127	ROOF ACCESS LADDER
440	AT SINKS, DRAINS, GREASE EQUIP., WET EQUIP.: FRP OVER CEMENT BOARD TO 4'-0" A.F.F., PLYWOOD ABOVE, RE: PARTITION TYPE
441	AT OFFICE INTERIOR: FRP FULL HEIGHT OVER FULL HEIGHT 5/8" PLYWOOD.
442	AT RESTROOM SIDE: TILE OVER 5/8" CEMENT BOARD, RE: RESTROOM INTERIOR ELEVATIONS.
443	AT KITCHEN AREAS: FRP FULL HEIGHT OVER CONTINUOUS PLYWOOD RE: PARTITION TYPE
444	AT DRY AREAS WITHOUT SHELVEING: FRP FULL HEIGHT OVER 5/8" GYPSUM BOARD.

SYM.	DATE	DESCRIPTION	BY

PROJECT: 210824  
**WHATABURGER PT22M**  
 SEC OF S. HIGLEY RD & E. MICHELLE WAY  
 TOWN OF GILBERT,  
 ARIZONA 85234

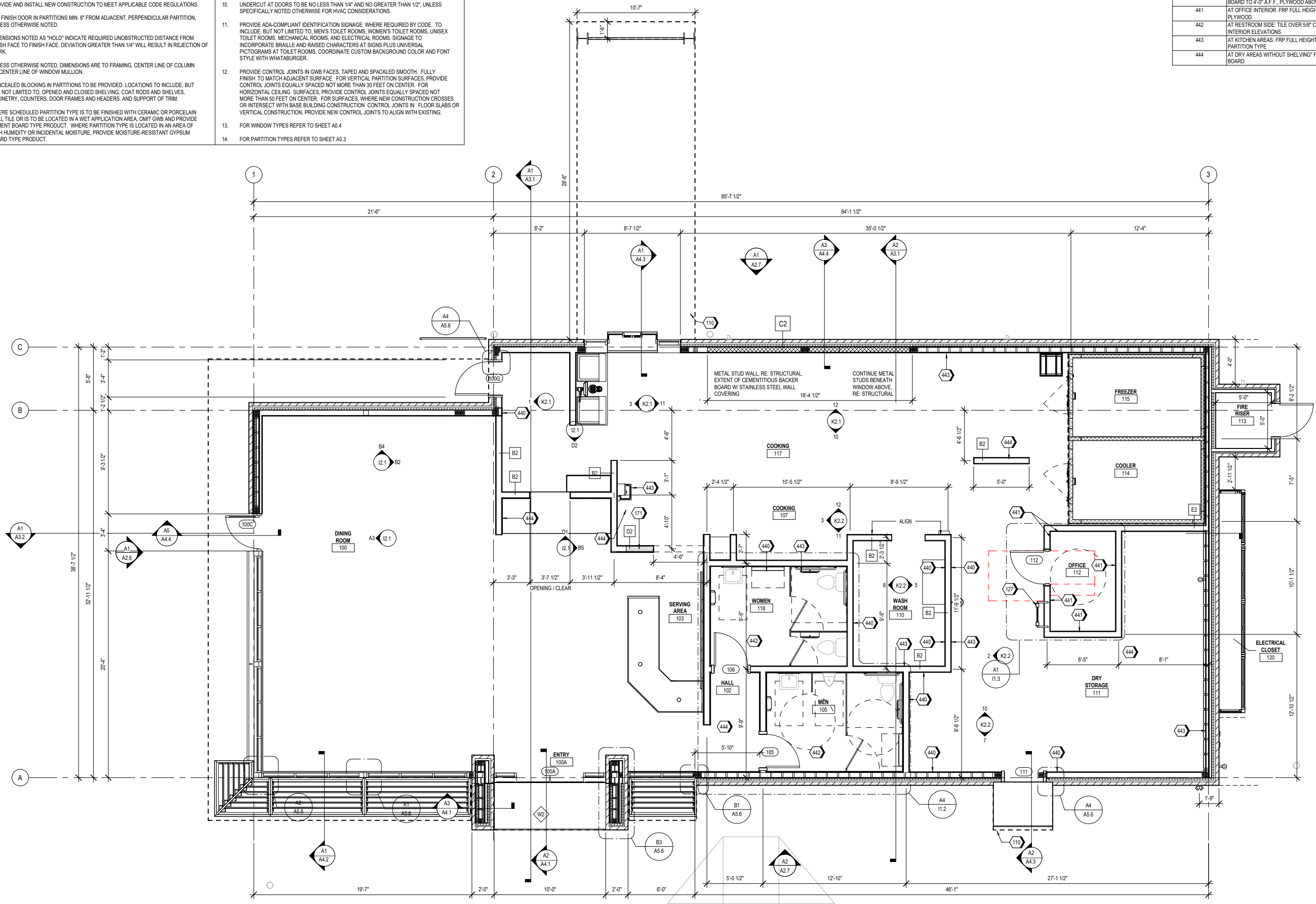
**SEG**  
 8280 E. GELDING DR #101,  
 SCOTTSDALE, AZ 85280  
 WWW.AZSEG.COM  
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SHEET TITLE:  
 CONSTRUCTION  
 FLOOR PLAN  
 ISSUED FOR:  
 OVERALL DRB

UNIT NO.  
 DATE: 12/19/22  
 SCALE: As indicated  
 DRAWN BY: MC  
 CHECKED BY: BH

SHEET NO:  
**A1.1**



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





REVISIONS

REV #	DATE	BY:
1	8/8/22	J.P.

6820 CORPORATION PK  
FORT WORTH, TX 7612  
WWW.WSLIGHTING.COM

**WLS LIGHTING**  
a WLS company

SHEET 1 OF

BY: J.P.

PM: RYAN

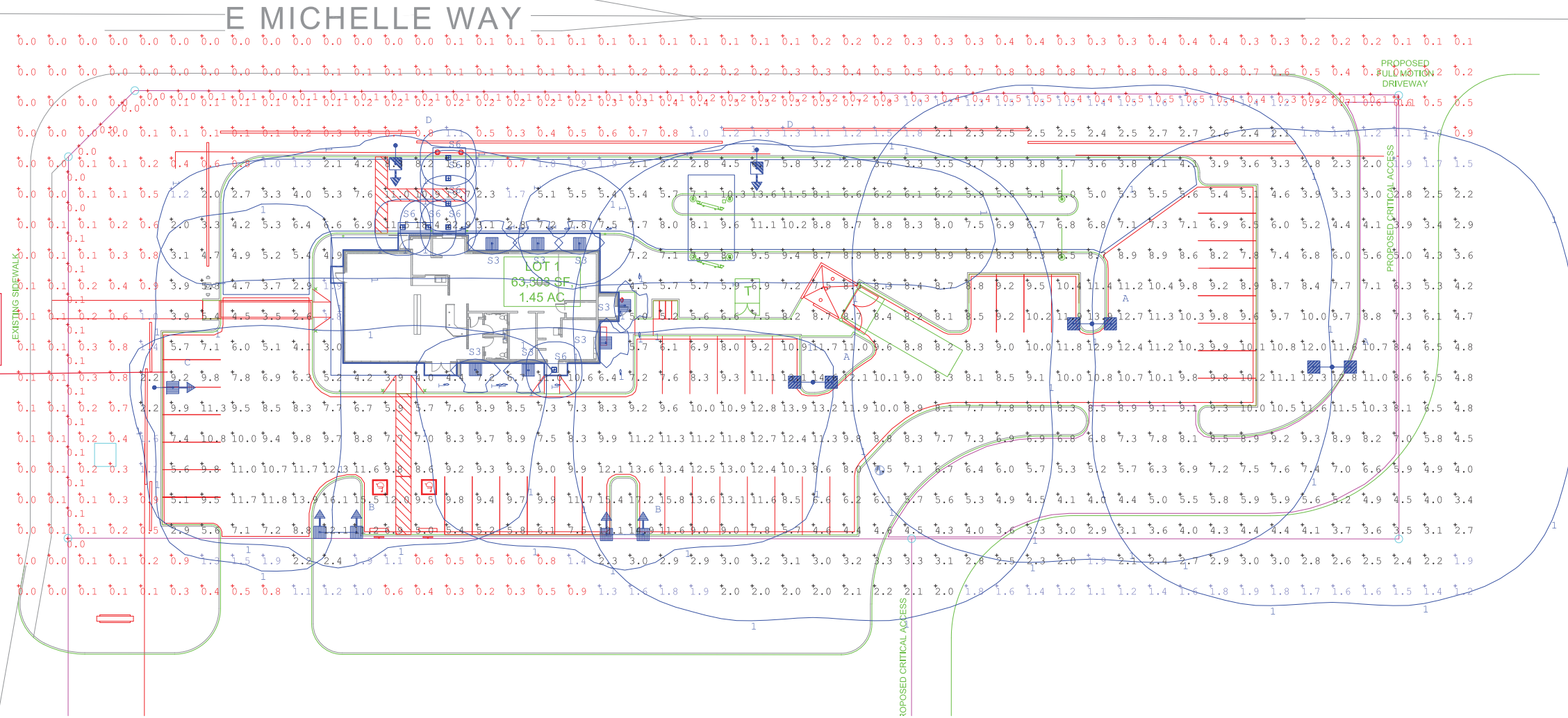
800-633-8711

SCALE: 1"=20'

DATE - 1/24/22

WLS-13915

CITY GATE  
LOT 1  
GILBERT, AZ



Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
DRIVE	Fc	6.13	11.5	1.1	5.57	10.45	10	10
DRIVE THRU	Fc	7.22	22.9	1.7	4.25	13.47		
PARKING	Fc	9.25	15.8	2.6	3.56	6.08		
PROPERTY LINE 5' AG	Fc	0.17	0.5	0.0	N.A.	N.A.	10	N.A.

Qty	Label	Lum. Lumens	LLF	Description	COLOR TEMP	Lum. Watts
3	A	47444	0.950	WLS-NV-2-T5-128L-1-40K-SLW 25' MOUNTING HEIGHT	4000K	409
2	B	24949	0.950	WLS-NV-1-T4-128L-1-40K-HSS-SLW 25' MOUNTING HEIGHT	4000K	409
1	C	24949	0.950	WLS-NV-1-T4-128L-1-40K-HSS-SLW 25' MOUNTING HEIGHT	4000K	409
2	D	25358	0.950	WLS-NV-2-T3-128L-1-40K-HSS-SLW 25' MOUNTING HEIGHT	4000K	409
7	S3	1488	0.950	LITHONIA DSXW1 LED 10C 350 40K T3M MVOLT 11.5' MOUNTING HEIGHT	4000K	13.3
7	S6	1268	0.950	LITHONIA LDN4SQ 40_15 LS4AR LSS 9.5' MOUNTING HEIGHT	4000K	17.5

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.  
THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

## NV SERIES LED AREA

### SPECIFICATIONS

#### FORM AND FUNCTION

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

#### CONSTRUCTION

- Die Cast Aluminum
- External cooling fins, Finite Element Analysis (FEA) designed
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

#### FINISH

- 3-5 mils electrostatic powder coat.
- WLS standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

#### ELECTRICAL

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is  $\geq .95$ , THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- Lumileds Luxeon MX LED's
- CRI >70
- Color temperatures: 3000K, 4000K, 5000K

#### OPTICS

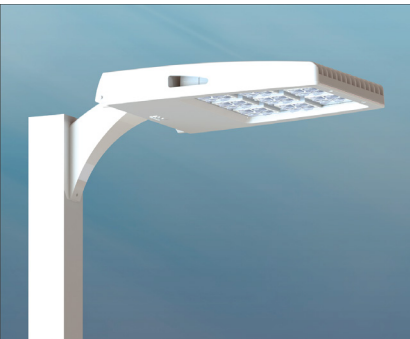
- Silicone optics high photo thermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.
- IES Types T2, T3, T4, T5 AND N3

#### WARRANTY

- Five-year limited warranty for drivers and LEDs.

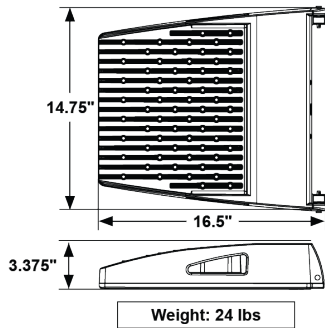
#### LISTINGS

- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010

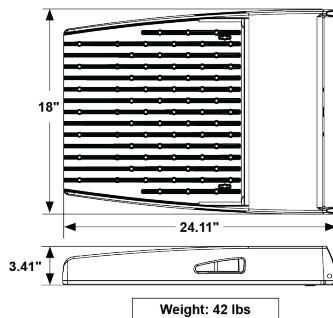


### DIMENSIONS

#### NV-1



#### NV-2



Made in the U.S.A. of the U.S. and imported parts.  
Meets Buy American requirements for ARRA.



Project Name: \_\_\_\_\_

Date: \_\_\_\_\_

Location: \_\_\_\_\_

Notes: \_\_\_\_\_

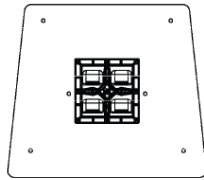
# NV SERIES LED AREA

## ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

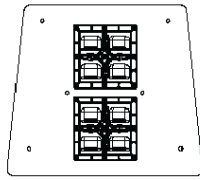
Refer to example below.

PRODUCT	OPTIC	LED #	DRIVER	COLOR TEMPERATURE	VOLTAGE	MOUNTING	COLOR OPTIONS	OPTIONS
NV-1	<b>T2</b> Type 2 <b>T3</b> Type 3 <b>T4</b> Type 4 <b>T5</b> Type 5 <b>N3</b> Nema 3 30° Narrow Beam	<b>16</b> 16L <b>32</b> 32L <b>48</b> 48L <b>64</b> 64L	<b>35</b> 350mA (16L ONLY) <b>53</b> 530mA (16L ONLY) <b>7</b> 700mA <b>1</b> 1050mA	<b>30K</b> 3000K <b>40K</b> 4000K <b>50K</b> 5000K	<b>UNV</b> 120-277 <b>HV</b> 347-480	<b>Direct Pole</b> <b>DPS3</b> 3" (Single, D180) <b>DPS7</b> 7" (D90, T90, T120, QD)  <b>KM</b> Knuckle Mount <b>WM</b> Wall Mount <b>TM</b> Trunnion Mount <small>*Standard finish is stainless steel. Can be painted to match fixture.</small> <b>TA</b> Tennis Arm <b>ASA</b> Architectural Sweep Arm	<b>BRZ</b> Bronze <b>WHT</b> White <b>SVR</b> Silver <b>BLK</b> Black <b>GPH</b> Graphite <b>GRY</b> Grey <b>ASA</b> Architectural Sweep Arm	<b>BD</b> Bird Deterrent <b>MGF</b> Marine Grade Finish <b>OPP</b> Optic Plate Painted to Match Fixture <b>PE7</b> Nema 7-Pin Receptacle <b>PCR</b> Photocell + Receptacle <b>PER</b> Receptacle + Shorting Cap <b>FSP-20</b> FSP-211 with Motion Sensor (UNV Voltage) 9'-20' Heights <b>FSP-40</b> FSP-211 with Motion Sensor (UNV Voltage) 21'-40' Heights <b>QMB</b> Quick Mount Bracket <b>RQMB</b> Retrofit Mount Bracket <b>RPA4</b> Round Pole Adaptor 3"-4" Pole <b>RPA5</b> Round Pole Adaptor 5"-6" Pole <b>ROL</b> Rotated Optic Left <b>ROR</b> Rotated Optic Right <b>AHS</b> Automotive House Side Shield <b>HSS</b> House Side Shield <b>10K</b> Surge Protector (NV-2 only) <b>NO</b> No Options
		<b>80</b> 80L <b>96</b> 96L <b>112</b> 112L <b>128</b> 128L	<b>7</b> 700mA <b>1</b> 1050mA					
<b>ORDER:</b>								
WLS-NV								

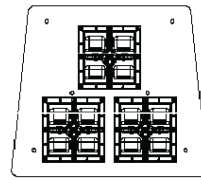
Example: WLS-NV-2-T5-96-1-40K-UNV-DPS3-BRZ-NO



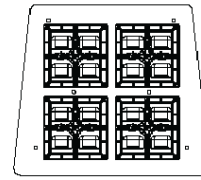
NV-1 / 16L



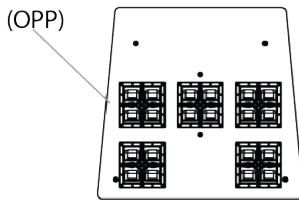
NV-1 / 32L



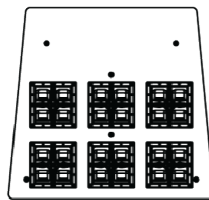
NV-1 / 48L



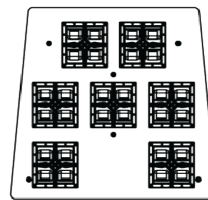
NV-1 / 64L



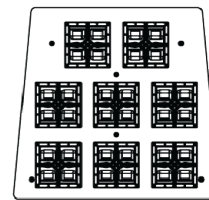
NV-2 / 80L



NV-2 / 96L



NV-2 / 112L



NV-2 / 128L



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Project Name: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Notes: \_\_\_\_\_

# NV SERIES LED AREA

BUG Ratings						
Part Number	T2	T3	T3HSS	T4	T4HSS	T5
WLS-NV-1-16L-35-30K	B1 U0 G1	B1 U0 G1	B0 U0 G0	B1 U0 G1	B0 U0 G0	B2 U0 G0
WLS-NV-1-16L-35-40K	B1 U0 G1	B1 U0 G1	B0 U0 G0	B1 U0 G1	B0 U0 G0	B2 U0 G0
WLS-NV-1-16L-35-50K	B1 U0 G1	B1 U0 G1	B0 U0 G0	B1 U0 G1	B0 U0 G0	B2 U0 G2
WLS-NV-1-16L-53-30K	B1 U0 G1	B1 U0 G1	B0 U0 G1	B1 U0 G1	B0 U0 G1	B2 U0 G1
WLS-NV-1-16L-53-40K	B1 U0 G1	B1 U0 G1	B0 U0 G1	B1 U0 G1	B0 U0 G1	B2 U0 G1
WLS-NV-1-16L-53-50K	B1 U0 G1	B1 U0 G1	B0 U0 G1	B1 U0 G1	B0 U0 G1	B2 U0 G1
WLS-NV-1-16L-7-30K	B1 U0 G1	B1 U0 G1	B0 U0 G1	B1 U0 G1	B0 U0 G1	B3 U0 G1
WLS-NV-1-16L-7-40K	B1 U0 G1	B1 U0 G1	B0 U0 G1	B1 U0 G1	B0 U0 G1	B3 U0 G1
WLS-NV-1-16L-7-50K	B1 U0 G1	B1 U0 G1	B0 U0 G1	B1 U0 G1	B0 U0 G1	B3 U0 G1
WLS-NV-1-16L-1-30K	B1 U0 G1	B1 U0 G1	B0 U0 G1	B1 U0 G1	B0 U0 G1	B3 U0 G1
WLS-NV-1-16L-1-40K	B1 U0 G1	B2 U0 G2	B0 U0 G1	B2 U0 G2	B0 U0 G1	B3 U0 G2
WLS-NV-1-16L-1-50K	B1 U0 G2	B2 U0 G2	B0 U0 G1	B2 U0 G2	B0 U0 G1	B3 U0 G2
WLS-NV-1-32L-7-30K	B1 U0 G2	B2 U0 G2	B0 U0 G1	B2 U0 G2	B0 U0 G1	B3 U0 G2
WLS-NV-1-32L-7-40K	B1 U0 G2	B2 U0 G2	B0 U0 G1	B2 U0 G2	B0 U0 G2	B3 U0 G2
WLS-NV-1-32L-7-50K	B2 U0 G2	B2 U0 G2	B0 U0 G2	B2 U0 G2	B0 U0 G2	B3 U0 G2
WLS-NV-1-32L-1-30K	B2 U0 G2	B2 U0 G2	B0 U0 G2	B2 U0 G2	B0 U0 G2	B4 U0 G2
WLS-NV-1-32L-1-40K	B2 U0 G2	B2 U0 G2	B0 U0 G2	B3 U0 G2	B0 U0 G2	B4 U0 G2
WLS-NV-1-32L-1-50K	B2 U0 G2	B3 U0 G3	B0 U0 G2	B3 U0 G3	B0 U0 G2	B4 U0 G2
WLS-NV-1-48L-7-30K	B2 U0 G2	B2 U0 G2	B0 U0 G2	B2 U0 G2	B0 U0 G2	B4 U0 G2
WLS-NV-1-48L-7-40K	B2 U0 G2	B2 U0 G2	B0 U0 G2	B2 U0 G2	B0 U0 G2	B4 U0 G2
WLS-NV-1-48L-7-50K	B2 U0 G2	B3 U0 G3	B0 U0 G2	B2 U0 G2	B0 U0 G2	B4 U0 G2
WLS-NV-1-48L-1-30K	B3 U0 G3	B3 U0 G3	B1 U0 G2	B3 U0 G3	B1 U0 G2	B4 U0 G2
WLS-NV-1-48L-1-40K	B3 U0 G3	B3 U0 G3	B1 U0 G2	B3 U0 G3	B1 U0 G2	B5 U0 G3
WLS-NV-1-48L-1-50K	B3 U0 G2	B3 U0 G3	B1 U0 G2	B3 U0 G3	B1 U0 G2	B5 U0 G3
WLS-NV-1-64L-7-50K	B3 U0 G3	B3 U0 G3	B1 U0 G2	B3 U0 G3	B1 U0 G2	B4 U0 G2
WLS-NV-1-64L-7-40K	B3 U0 G3	B3 U0 G3	B1 U0 G2	B3 U0 G3	B1 U0 G2	B4 U0 G2
WLS-NV-1-64L-7-50K	B3 U0 G3	B3 U0 G3	B1 U0 G2	B3 U0 G3	B1 U0 G2	B4 U0 G2
WLS-NV-1-64L-1-30K	B3 U0 G3	B3 U0 G3	B1 U0 G2	B3 U0 G3	B1 U0 G3	B5 U0 G3
WLS-NV-1-64L-4-40K	B3 U0 G3	B3 U0 G3	B1 U0 G3	B3 U0 G4	B1 U0 G3	B5 U0 G3
WLS-NV-1-64L-4-50K	B3 U0 G3	B3 U0 G3	B1 U0 G3	B3 U0 G4	B1 U0 G3	B5 U0 G3

BUG Ratings						
Part Number	T2	T3	T3HSS	T4	T4HSS	T5
WLS-NV-2-80L-7-30K	B3 U0 G3	B3 U0 G3	B1 U0 G2	B3 U0 G3	B1 U0 G2	B5 U0 G3
WLS-NV-2-80L-7-40K	B3 U0 G3	B3 U0 G3	B1 U0 G2	B3 U0 G3	B1 U0 G2	B5 U0 G3
WLS-NV-2-80L-7-50K	B3 U0 G3	B3 U0 G3	B1 U0 G2	B3 U0 G3	B1 U0 G2	B5 U0 G3
WLS-NV-2-80L-1-30K	B3 U0 G3	B3 U0 G4	B1 U0 G3	B3 U0 G4	B1 U0 G3	B5 U0 G3
WLS-NV-2-80L-1-40K	B3 U0 G3	B3 U0 G4	B1 U0 G3	B3 U0 G4	B1 U0 G3	B5 U0 G3
WLS-NV-2-80L-1-50K	B3 U0 G4	B3 U0 G3	B1 U0 G3	B3 U0 G4	B1 U0 G3	B5 U0 G4
WLS-NV-2-96L-7-30K	B3 U0 G3	B3 U0 G3	B1 U0 G2	B3 U0 G3	B1 U0 G2	B5 U0 G3
WLS-NV-2-96L-7-40K	B3 U0 G3	B3 U0 G3	B1 U0 G2	B3 U0 G3	B1 U0 G2	B5 U0 G3
WLS-NV-2-96L-7-50K	B3 U0 G4	B3 U0 G3	B1 U0 G2	B3 U0 G4	B1 U0 G3	B5 U0 G3
WLS-NV-2-96L-1-30K	B3 U0 G4	B4 U0 G4	B1 U0 G3	B3 U0 G4	B1 U0 G3	B5 U0 G4
WLS-NV-2-96L-1-40K	B3 U0 G4	B4 U0 G4	B1 U0 G3	B3 U0 G4	B1 U0 G4	B5 U0 G4
WLS-NV-2-96L-1-50K	B3 U0 G4	B4 U0 G4	B1 U0 G4	B3 U0 G4	B1 U0 G4	B5 U0 G4
WLS-NV-2-112L-7-30K	B3 U0 G3	B3 U0 G4	B1 U0 G3	B3 U0 G4	B1 U0 G3	B5 U0 G3
WLS-NV-2-112L-7-40K	B3 U0 G3	B3 U0 G4	B1 U0 G3	B3 U0 G4	B1 U0 G3	B5 U0 G3
WLS-NV-2-112L-7-50K	B3 U0 G4	B3 U0 G4	B1 U0 G3	B3 U0 G4	B1 U0 G3	B5 U0 G4
WLS-NV-2-112L-1-30K	B4 U0 G4	B4 U0 G4	B1 U0 G4	B4 U0 G5	B1 U0 G4	B5 U0 G4
WLS-NV-2-112L-1-40K	B4 U0 G4	B4 U0 G4	B1 U0 G4	B4 U0 G5	B1 U0 G4	B5 U0 G4
WLS-NV-2-112L-1-50K	B4 U0 G4	B4 U0 G4	B1 U0 G4	B4 U0 G5	B1 U0 G4	B5 U0 G4
WLS-NV-2-128L-7-30K	B3 U0 G3	B3 U0 G4	B1 U0 G3	B3 U0 G4	B1 U0 G3	B5 U0 G4
WLS-NV-2-128L-7-40K	B3 U0 G3	B3 U0 G4	B1 U0 G3	B3 U0 G4	B1 U0 G3	B5 U0 G4
WLS-NV-2-128L-7-50K	B3 U0 G4	B3 U0 G4	B1 U0 G3	B3 U0 G4	B1 U0 G3	B5 U0 G4
WLS-NV-2-128L-1-30K	B4 U0 G4	B4 U0 G4	B1 U0 G4	B4 U0 G5	B1 U0 G4	B5 U0 G4
WLS-NV-2-128L-1-40K	B4 U0 G4	B4 U0 G4	B1 U0 G4	B4 U0 G5	B1 U0 G4	B5 U0 G4
WLS-NV-2-128L-1-50K	B4 U0 G4	B4 U0 G4	B1 U0 G4	B4 U0 G5	B1 U0 G4	B5 U0 G5



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Notes: \_\_\_\_\_

# NV SERIES LED AREA

WLS NV-1 Lumens																					
Part Number	N3	LM/W	T2	LM/W	DLC	T3	LM/W	DLC	T3 HSS	LM/W	T4	LM/W	DLC	T4 AHS	LM/W	T4 HSS	LM/W	T5	LM/W	DLC	W
WLS-NV-1-16L-35-30K	2016	112	2106	117	P	2106	117	P	1134	63	2187	116	P	1296	72	1116	62	2231	118	P	18
WLS-NV-1-16L-35-40K	2088	116	2238	126	P	2286	127	P	1206	67	2250	125	P	1368	76	1188	66	2304	128	P	18
WLS-NV-1-16L-35-50K	2160	120	2376	132	P	2394	133	P	1278	71	2358	131	P	1440	80	1260	70	2412	134	P	18
WLS-NV-1-16L-53-30K	3236	112	3192	114	P	3220	115	P	1764	63	2119	113	P	2016	72	1736	62	3248	116	P	28
WLS-NV-1-16L-53-40K	3248	116	3472	124	P	3472	124	P	1876	67	3444	123	P	2128	76	1848	66	3500	125	P	28
WLS-NV-1-16L-53-50K	3360	120	3612	129	P	3640	130	P	1988	71	3584	128	P	2240	80	1960	70	3668	131	P	28
WLS-NV-1-16L-7-30K	4032	112	360	110	P	3960	110	P	2268	63	3973	109	P	2692	72	2232	62	3996	111	P	36
WLS-NV-1-16L-7-40K	4176	116	4428	423	P	4284	119	P	2412	67	4212	117	P	2736	76	2376	66	4320	120	P	36
WLS-NV-1-16L-7-50K	4320	12	4644	429	P	4500	125	P	2556	71	4428	123	P	2880	80	2520	70	4500	125	P	36
WLS-NV-1-16L-1-30K	6272	112	6160	110	S	6384	114	P	3528	63	6232	112	P	4032	72	3472	62	6440	115	P	56
WLS-NV-1-16L-1-40K	6496	116	6832	122	P	6888	123	P	3752	67	6776	121	P	4256	76	3696	66	6944	124	P	56
WLS-NV-1-16L-1-50K	6720	120	7168	128	P	7224	129	P	3976	71	7112	127	P	4480	80	3920	70	7280	130	P	56
WLS-NV-1-32L-7-30K	7952	112	7810	110	S	7810	110	S	4473	63	7739	109	S	5112	72	4402	62	7881	111	S	71
WLS-NV-1-32L-7-40K	8236	116	9017	127	P	8449	119	P	4757	67	8307	117	P	5396	73	4686	66	8520	120	P	70
WLS-NV-1-32L-7-50K	8520	120	9159	129	P	8875	125	P	5041	70	8733	123	P	5680	80	4970	70	8946	126	P	71
WLS-NV-1-32L-1-30K	11872	112	11660	110	S	12084	114	S	6678	63	11820	112	S	7632	72	6572	62	12190	115	S	106
WLS-NV-1-32L-1-40K	12296	116	12932	122	P	13038	123	P	7102	67	12826	121	P	8056	76	6996	66	13144	124	P	106
WLS-NV-1-32L-1-50K	12720	120	13568	128	P	13674	129	P	7526	71	13462	127	P	8480	80	7420	70	13780	130	P	106
WLS-NV-1-48L-7-30K	11648	112	11440	110	S	11440	110	S	6552	63	11336	109	S	7488	72	6448	62	11244	111	S	104
WLS-NV-1-48L-7-40K	12064	116	13208	127	P	12376	119	P	6968	67	12168	117	P	7904	76	6864	66	12480	120	P	104
WLS-NV-1-48L-7-50K	12480	120	13520	130	P	13000	125	P	7684	71	12792	123	P	8320	80	7280	70	13104	126	P	104
WLS-NV-1-48L-1-30K	17472	112	17160	110	S	17784	114	S	9828	63	17472	112	S	11232	72	9672	62	17940	115	S	156
WLS-NV-1-48L-1-40K	18096	116	19032	122	P	19188	123	P	10452	67	18876	121	P	11856	76	10296	66	19344	124	P	156
WLS-NV-1-48L-1-50K	18720	120	19968	128	P	20124	129	P	11076	71	19812	127	P	12480	80	10920	70	20280	130	P	156
WLS-NV-1-67L-7-30K	15232	112	14960	110	S	14960	110	S	8568	63	14823	109	S	9792	72	8432	63	15096	111	S	136
WLS-NV-1-67L-7-40K	15776	116	17272	127	P	16184	119	P	9112	67	15912	117	P	10336	76	8976	66	16320	120	P	136
WLS-NV-1-67L-7-50K	16320	120	17680	130	P	1700	125	P	9656	71	16728	123	P	10880	80	9520	70	17136	126	P	136
WLS-NV-1-67L-1-30K	22960	112	22550	110	S	23370	114	S	12915	63		112	S	14760	72	12710	62	23575	115	S	205
WLS-NV-1-67L-1-40K	23780	116	25010	122	P	25215	123	P	13735	67	24805	121	P	15580	76	13530	66	25420	124	P	205
WLS-NV-1-67L-1-50K	24600	120	26240	128	P	26445	129	P	14555	71	26035	127	P	16400	80	14350	70	26650	130	P	205

\*DLC S= Standard P=Premium



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Notes: \_\_\_\_\_

# NV SERIES LED AREA

WLS NV-2 Lumens																					
Part Number	N3	LM/W	T2	LM/W	DLC	T3	LM/W	DLC	T3 HSS	LM/W	T4	LM/W	DLC	T4 AHS	LM/W	T4 HSS	LM/W	T5	LM/W	DLC	W
WLS-NV-2-80L-7-3OK	18816	112	19744	116	S	19218	113	S	9744	58	18992	112	S	12096	72	9576	57	19713	117	P	168
WLS-NV-2-80L-7-4OK	19488	116	21000	125	P	20328	121	P	10416	62	20160	120	P	12768	76	10248	61	21168	126	P	168
WLS-NV-2-80L-7-5OK	20160	120	21672	129	P	21168	126	P	11088	66	21000	125	P	13440	80	10920	65	21840	130	P	168
WLS-NV-2-80L-1-3OK	29465	112	23141	107	S	27352	104	S	15254	58	30245	115	S	18936	70	14991	57	29193	111	S	263
WLS-NV-2-80L-1-4OK	30508	116	30245	114	S	29456	112	S	16306	62	32086	122	S	19988	76	16043	61	31297	119	S	263
WLS-NV-2-80L-1-5OK	31560	120	31297	119	P	20508	116	S	17358	66	33664	128	P	21050	80	17095	65	33138	126	P	263
WLS-NV-2-96L-7-3OK	22400	112	23200	116	S	22600	113	S	11600	58	22400	112	S	14400	72	11400	57	23400	117	S	200
WLS-NV-2-96L-7-4OK	23200	116	25000	125	P	24200	121	P	12400	62	14000	120	P	15200	76	12200	61	25200	126	P	200
WLS-NV-2-96L-7-5OK	24000	120	25800	129	P	25200	126	P	13200	66	25000	125	P	16000	80	13000	65	26000	130	P	200
WLS-NV-2-96L-1-3OK	35392	112	33812	107	S	32864	104	S	18328	58	36340	115	S	22752	72	18012	57	35075	111	S	316
WLS-NV-2-96L-1-4OK	36656	116	36340	115	S	35392	112	S	19592	62	38552	122	S	24016	76	19276	61	37604	119	S	316
WLS-NV-2-96L-1-5OK	37920	120	37604	119	P	36656	116	S	20856	66	40448	128	P	25280	80	20540	65	39816	126	P	316
WLS-NV-2-112L-7-3OK	27246	112	28188	116	S	27459	113	S	14094	58	27216	112	S	17496	72	13851	57	28431	117	P	243
WLS-NV-2-112L-7-4OK	28188	116	30375	125	P	29403	121	P	15066	62	29160	120	P	18468	76	14823	61	30618	126	P	243
WLS-NV-2-112L-7-5OK	29160	120	31347	129	P	30618	126	P	16038	66	30375	125	P	19440	80	15795	65	31590	130	P	243
WLS-NV-2-112L-1-3OK	40992	112	39162	108	S	38061	104	S	21228	58	42090	115	S	26352	72	20862	57	40626	111	S	366
WLS-NV-2-112L-1-4OK	42456	116	42090	115	S	40992	112	S	22692	62	44652	122	S	27816	76	22326	61	43554	119	S	366
WLS-NV-2-112L-1-5OK	43920	120	43554	119	P	42456	116	S	24156	66	46848	128	P	29280	80	23790	65	46446	126	P	366
WLS-NV-2-128L-7-3OK	29680	112	30740	116	S	29945	113	S	15370	58	29680	112	S	19080	72	15105	57	31005	117	P	265
WLS-NV-2-128L-7-4OK	30740	116	33125	125	P	32065	121	P	16430	62	31800	120	P	20140	76	16165	61	33390	126	P	265
WLS-NV-2-128L-7-5OK	31800	120	34185	129	P	33390	126	P	17490	66	33125	125	P	21200	80	17225	65	34450	130	P	265
WLS-NV-2-128L-1-3OK	45808	112	43763	107	S	42536	104	S	23722	58	48035	115	S	29448	72	23313	57	45399	111	S	409
WLS-NV-2-128L-1-4OK	47444	116	47035	115	S	45808	112	S	25358	62	49898	122	S	31074	76	24949	61	48671	119	S	409
WLS-NV-2-128L-1-5OK	49080	120	18671	119	P	47445	116	S	26994	66	52352	128	P	33129	81	26585	65	51534	126	P	409

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# NV SERIES LED AREA

**BIRD DETERRENT (BD)** - offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird infestations and protect your property.

**MARINE GRADE FINISH (MGF)** - A multi-step process creating protective finishing coat against harsh environments.

- Chemically washed in a 5 stage cleaning system.
- Pre-baked
- Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
- 1-2 feet inside pole coverage top and bottom.
- Oven Baked.
- Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.

**SHIELDS (HSS, AHS)** - House Side Shield (HSS) is designed for full property line cut-off. Automotive House Side Shield (AHS) is a single-sided shield allowing partial cut-off on either side or front of luminaire.

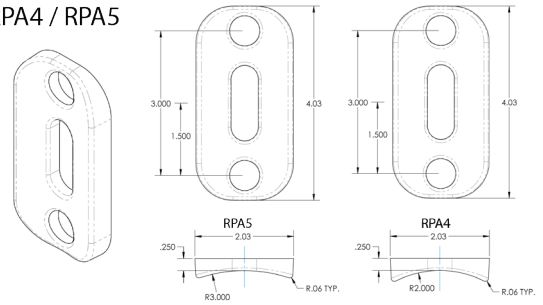
**ROUND POLE ADAPTER (RPA)** - When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.

**CONTROLS -**  
**FSP-211 (FSP-X)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.  
 • All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.  
 • FSP-20 mounting heights 9-20 feet  
 • FSP-40 mounting heights 21-40 feet.  
 • Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.

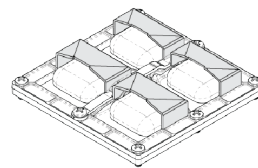
**NEMA 7-PIN RECEPTACLE (PE7)** - An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.

**OPTICS** - Silicone optics high photo thermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability. IES types 2 (T2), 3 (T3), 4 (T4), 5 (T5) and NEMA 3 (N3).

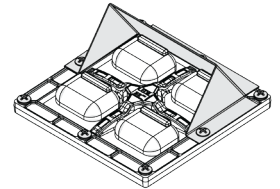
RPA4 / RPA5



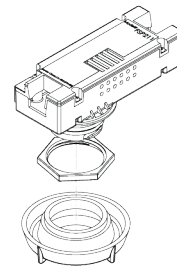
HOUSE SIDE SHIELD



AUTOMOTIVE HOUSE SIDE SHIELD



FSP-211



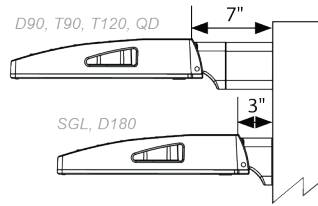
6820 Corporation Pkwy  
 Fort Worth, TX 76126  
 800.633.8711  
 www.wslighting.com

Project Name: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Notes: \_\_\_\_\_

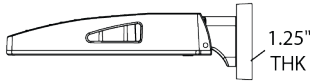


# NV SERIES LED AREA

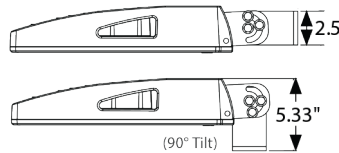
**DIRECT POLE (DP)** - Standard mounting arm is extruded aluminum in lengths of 3" and 7". \*Arm lengths may vary depending on configuration



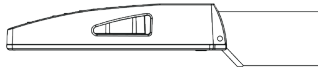
**WALL MOUNT (WM)** - Cast Aluminum Plate for direct wall mount. 3" extruded aluminum arm mounts directly to a cast wall mount box



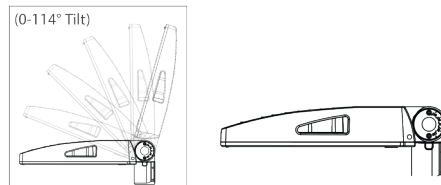
**TRUNNION MOUNT (TM)** - Steel, bolt-on-mounting for adjustable installation with a maximum uplift of 90 degrees.



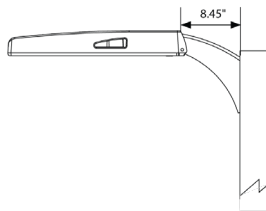
**TENNIS ARM (TA)** - Steel fitter slips over 3.5" x 1.5" rectangular arm. \*See Tennis Arm Spec Sheet for details\* Unpainted stainless steel is standard mounts



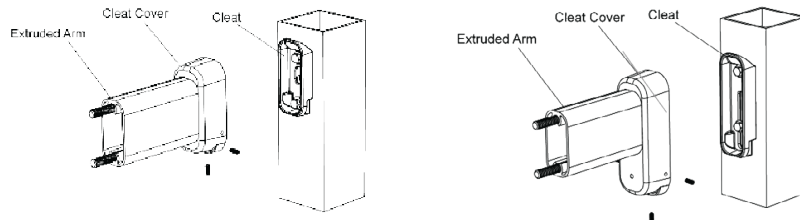
**KNUCKLE MOUNT (KM)** - Die Cast Knuckle great for adjustable installation on 2-3/8" OD vertical or horizontal tenon.  
 • Max Uptilt of 114 degrees  
 • Adjustable in 6 degree increments directly to a cast wall mount box



**ARCHITECTURAL SWEEP ARM (ASA)** - Cast Sweep Arm includes (as standard) Internal Quick Mount Bracket. Standard mounts directly to a cast wall mount box



**OPTIONAL** - Optional Cast Aluminum Bracket, Quick Mount Bracket (QMB) and Retrofit Quick Mount Bracket (RQMB), designed for quick mounting on Direct Square or Round Poles. Cleat mounts directly to pole for easily hung fixtures.



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 www.wslighting.com

Project Name: \_\_\_\_\_  
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 Notes: \_\_\_\_\_



# DR22-51 Whataburger and Master Site Plan Attachment 11 : Applicant's Narrative



AVALON DEVELOPMENT

7333 E. Doubletree Ranch Rd Suite 140

Scottsdale, AZ 85258

Ph. 480-376-8750

[www.avalondevelopment.com](http://www.avalondevelopment.com)

December 8, 2022

Town of Gilbert  
Planning & Development Services  
90 E Civic Center Drive  
Gilbert, AZ 85296

RE: City Gate – Lot 3 – Project Narrative

Project Narrative – DRB – Less than 5 acres  
Fast Food Hamburger Restaurant with Drive-Thru  
City Gate - Lot 3 - SEC Higley Road & Michelle Way, Gilbert, AZ  
APN: 313-12-933

## **Project Narrative**

The proposed commercial development will consist of a 3,198 square foot single tenant hamburger restaurant with a drive thru. This restaurant would be classified as “limited service” per Town classifications. The current site configuration provides 38 parking stalls as well as a dual lane drive-thru, with stacking capabilities of approximately 22 vehicles. The zoning of this project is RC and a change in zoning is not requested. In addition, the proposed project is consistent with the Land Use Plan as outlined within the 2020 General Plan.

A private drive/roadway will be constructed directly east of the site and will provide a connection between Michelle Way and Gary Way. The project is planned to begin construction in September of 2022 and the construction will be approximately 3 to 4 months. Woodbury Corp will construct the private drive and the City Gate Association will maintain it.

This project will be constructed at lot 3 of City Gate. A master plan is included with this submittal which also shows the preliminary layouts for lots 1, 2 and 4A. The private drive noted above will provide access to all four lots from Gary Way and Michelle Way. This private drive is at the rear of lots 1 thru 3. Lots 1, 2 and 3 will have one shared access in the front from Higley Road. A right turn lane will be constructed and the entrance will be at lot 2. A drive aisle across the front of lot 2 then connects the entrance to lots 1 and 3. This right turn lane and the drive aisle across lot 2 will be constructed ahead of lot 3 to ensure that access to Higley Road is provided. Lots 1 and 2 will be constructed after lot 3.

The elevations and material board contained within this DRB submittal adhere to the general guidelines and theme outlined within the Design Guidelines for the City Gate Association. In addition, the project’s design and site plan strive to adhere to typical commercial design guidelines, standard commercial site plan notes, and typical streetscape standards as required. The design and construction of the proposed project can utilize typical techniques deployed to mitigate environmental impacts and maintain sustainability.

Sincerely,

Avalon Development, LLC  
William Whittington  
[will@avalondevelopment.com](mailto:will@avalondevelopment.com)