

DEVELOPER

McDONALD'S USA, LLC
3800 KILROY AIRPORT WAY
LONG BEACH, CA 90806
TEL: (951) 323-3002
CONTACT: SCOTT WILKESON

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1001 W SOUTHERN AVE. SUITE 131
MESA, ARIZONA 85210
TEL: (480) 207-2666
FAX: (602) 944-7423
CONTACT: STERLING MARGETTS, PE

FOUNDATION BASE*			
BUILDING FACE	AREA(SF)	LENGTH(LF)	AVERAGE DEPTH(LF)
NORTH	1060	97.0	10.9
WEST	537	46.0	11.7
EAST	701	46.0	15.2
SOUTH**	194	97.0	2.0

* PER CITY OF MESA ZONING ORDINANCE CHAPTER 33: LANDSCAPING 11-33-5
** AT-GRADE DECORATIVE CONCRETE.

SITE INFORMATION

ADDRESS: 1960 E MCKELLIPS RD
MESA, ARIZONA 85209
136-06-256A
APN: 136-06-256A
EXISTING ZONING: LC
PROPOSED ZONING: LC
EXISTING LAND USE: N/A
PROPOSED LAND USE: DRIVE-THRU RESTAURANT
NET AREA: 0.93 AC (40,548 SF)
GROSS AREA: 1.38 AC (60,225 SF) (AREA TAKEN TO ADJACENT Q)

BUILDING AREA: 4,250 SF
BUILDING HEIGHT: 23.00' (PARAPET)

PARKING SUMMARY

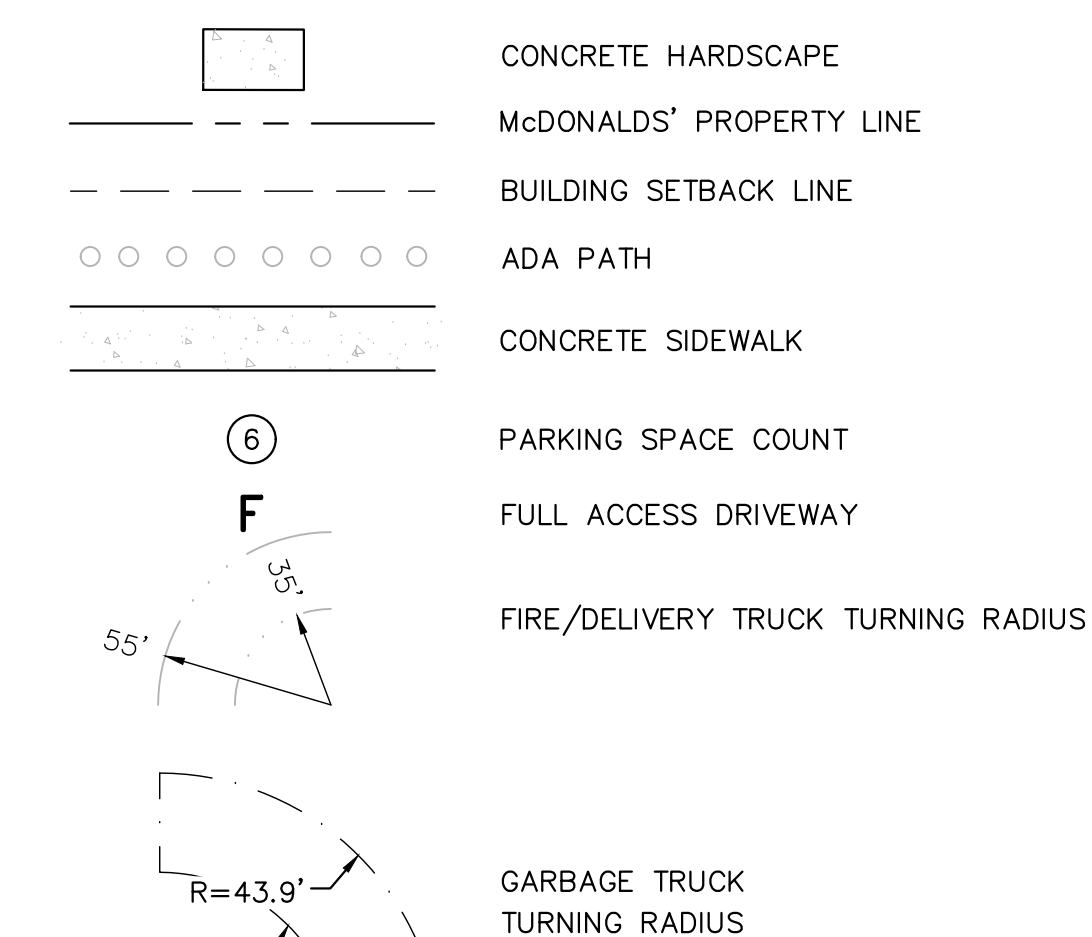
McDONALD'S:
REQUIRED PARKING RATIO: 1 SPACE PER 100 SF
1 SPACE PER 200 SF OF OUTDOOR SEATING
GFA (4,250 SF) (0 SF OF PATIO)

INDIVIDUAL PARKING:	REQUIRED	PROVIDED
STANDARD	41	38
ACCESSIBLE PER ADA	2	2

TOTAL PARKING: 43 REQUIRED, 40 PROVIDED

NOTE: STALLS ARE AVAILABLE ON ADJACENT SITE FOR USE

TOTAL LANDSCAPE AREA: 10,605 SQFT

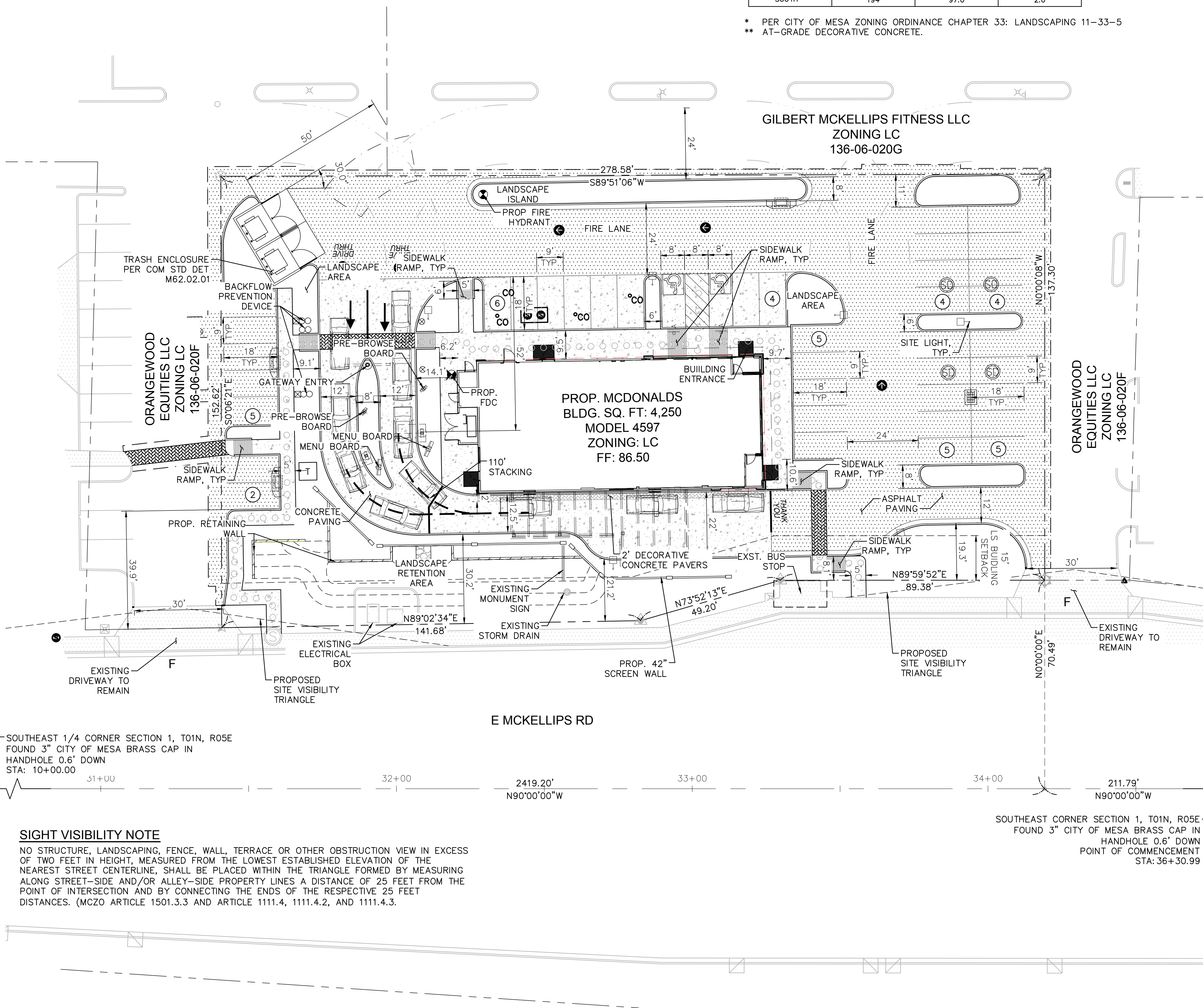


LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;
THENCE ALONG THE SOUTH LINE OF SAID SECTION 1, NORTH 89 DEGREES 59 MINUTES 52 SECONDS WEST, A DISTANCE OF 211.79 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS EAST, A DISTANCE OF 70.49 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MCKELLIPS ROAD AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 137.30 FEET;
THENCE SOUTH 89 DEGREES 51 MINUTES 14 SECONDS WEST, A DISTANCE OF 278.58 FEET;
THENCE SOUTH 00 DEGREES 06 MINUTES 13 SECONDS EAST, A DISTANCE OF 152.62 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MCKELLIPS ROAD;
THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89 DEGREES 02 MINUTES 42 SECONDS EAST, A DISTANCE OF 141.68 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 73 DEGREES 52 MINUTES 21 SECONDS EAST, A DISTANCE OF 49.20 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 89.38 FEET TO THE TRUE POINT OF BEGINNING.

NOTES

1. FINISHED FLOORS ARE FREE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS.
2. SEWER SERVICE PROVIDED BY CITY OF MESA.
3. WATER SERVICE PROVIDED BY CITY OF MESA.



SOUTHEAST 1/4 CORNER SECTION 1, T01N, R05E
FOUND 3" CITY OF MESA BRASS CAP IN
HANDHOLE 0.6' DOWN
STA: 10+00.00

SOUTHEAST CORNER SECTION 1, T01N, R05E
FOUND 3" CITY OF MESA BRASS CAP IN
HANDHOLE 0.6' DOWN
POINT OF COMMENCEMENT
STA: 36+30.99

SIGHT VISIBILITY NOTE
NO STRUCTURE, LANDSCAPING, FENCE, WALL, TERRACE OR OTHER OBSTRUCTION VIEW IN EXCESS OF TWO FEET IN HEIGHT, MEASURED FROM THE LOWEST ESTABLISHED ELEVATION OF THE NEAREST STREET CENTERLINE, SHALL BE PLACED WITHIN THE TRIANGLE FORMED BY MEASURING ALONG STREET-SIDE AND/OR ALLEY-SIDE PROPERTY LINES A DISTANCE OF 25 FEET FROM THE POINT OF INTERSECTION AND BY CONNECTING THE ENDS OF THE RESPECTIVE 25 FEET DISTANCES. (MCZO ARTICLE 1501.3.3 AND ARTICLE 1111.4.2, AND 1111.4.3.)

TITLE	1960 E. MCKELLIPS ROAD, MESA, AZ 85203
SITE PLAN	
DESCRIPTION	
SITE ID	
DATE	
REV	
DATE	
DESCRIPTION	
BY	

PREPARED BY: **Kimley»Horn**

REGISTERED PROFESSIONAL ENGINEER (PE)
47183
STERLING MARGETTS
AZ 00000000
ARIZONA USA
EXPIRES 12/31/22

PREPARED FOR: **McDonald's USA, LLC**
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DATE	BY	DESCRIPTION
07/20/2020	ADW	ISSUED
07/20/2020	ADW	REVIEWED
07/20/2020	ENB	DRAWN

SCALE (H): 1"=20'
SCALE (V): NONE

