



## NARRATIVE

### Red Mountain Plaza

This is a new canopy, drive thru lane and landscaping in the existing shopping center. This project will also remove a previous zoning stipulation that stating, "Pad building #6 shall not be for restaurant usage". This site is located at 6606 E. McKellips RD. Mesa, AZ 85205.

The entire building is 5,000 s.f. with a Dunkin' Donuts occupying the South West corner. The site has been designed to accommodate circulation access for the Dunkin' drive-thru line and still maintain existing circulation to surrounding businesses.

The design of the elevation is to be a contemporary mix if stucco and metal accent canopies that will complement the existing architecture of the surrounding shopping center.

The Dunkin' Donuts hours are early morning hours to approximately 8pm. The drive-thru is the busiest in the mornings. Deliveries typically occur in the mid-morning.

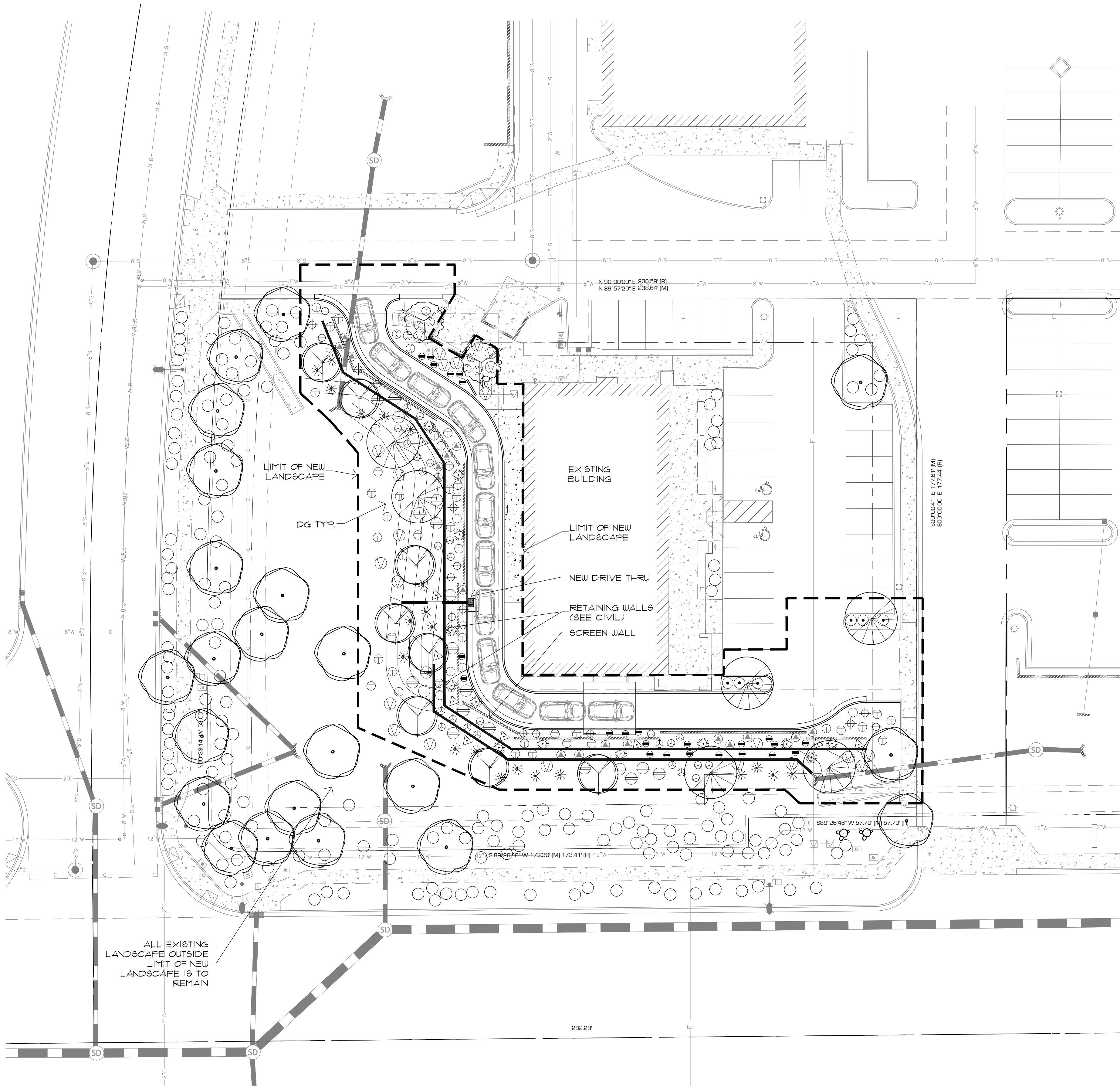
Alfred Patterson  
apatterson@bnp-llc.com  
Bar Napkin Productions  
2828 N. Central Ave.  
Suite1300  
Phoenix, AZ 85004

PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES					
	Existing Tree (To remain)		Varies		
	Caesalpinia mexicana	Mexican Bird of Paradise	24" Box	8	5'4" x 3'W x 10" Cal. Min Multi-Trunk Dense Canopy
	Prosopis 'Rio Salado'	'Rio Salado' Mesquite	24" Box	6	5'4" x 3'W x 10" Cal. Min Multi-Trunk Dense Canopy
	Sophora secundiflora	Texas Mountain Laurel	15 Gal.	2	3'4" x 2'W x 7.5" Cal. Min Multi-Trunk Dense Canopy
CACTI/ACCENTS					
	Bougainvillea 'Barbara Karst'	'Barbara Karst' Bougainvillea	5-Gal	9	As Per Plan
	Dasyllirion Longissimum	Toothless Spoon	5-Gal	13	As Per Plan
	Hesperaloe Parviflora	Red Yucca	1-Gal	16	As Per Plan
	Muhlenbergia Rigida	'Nashville' Grass	1-Gal	21	As Per Plan
SHRUBS					
	Existing Shrub (To Remain)				
	Eremophila maculata	'Outback Sunrise' Emu Bush	1-Gal	9	As Per Plan
	Leucophyllum langmaniae	'Rio Bravo' Sage	5-Gal	6	As Per Plan
	Ruellia Peninsularis	Baja Ruellia	5-Gal	20	As Per Plan
	Tecoma 'Sparky'	'Sparky' Tecoma	5-Gal	24	As Per Plan
GROUND COVERS					
	Aloe 'Blue Elf'	'Blue Elf' Aloe	1-Gal	24	As Per Plan
	Bouteloua 'Blonde Ambition'	'Blonde Ambition' Grama	1-Gal	26	As Per Plan
	Lantana 'New Gold'	'New Gold' Lantana	1-Gal	41	As Per Plan
	Teucrium Chamaedrys	Germander	1-Gal	17	As Per Plan
MISCELLANEOUS					
	Decomposed Granite - (Size: 1/2" Screened - Color: Apache Brown or Approved Equal) 2" depth in all planting areas (Typ)				

CITY OF MESA LS REQUIREMENTS

	REQUIRED	PROVIDED
RIGHT OF WAY / STREET FRONTAGE MCKELLEPS & DELMON (428 FT.)	1 Tree/6 Shrub per 25 LF (And 50% Coverage)	
TREES	18	20 EXISTING
SHRUBS	108	160 EXISTING
PARKING LOT ISLAND (2)	1 Tree/3 Shrub per Island	
TREES	2	2
SHRUBS	6	6



PLANTING PLAN

SCALE: 1" = 20' - 0"



COLLABORATIVE V  
DESIGN STUDIO INC.  
7116 EAST 1ST AVENUE,  
SUITE 103  
SCOTTSDALE, ARIZONA  
85251  
OFFICE: 480-347-0590  
FAX: 480-656-6012



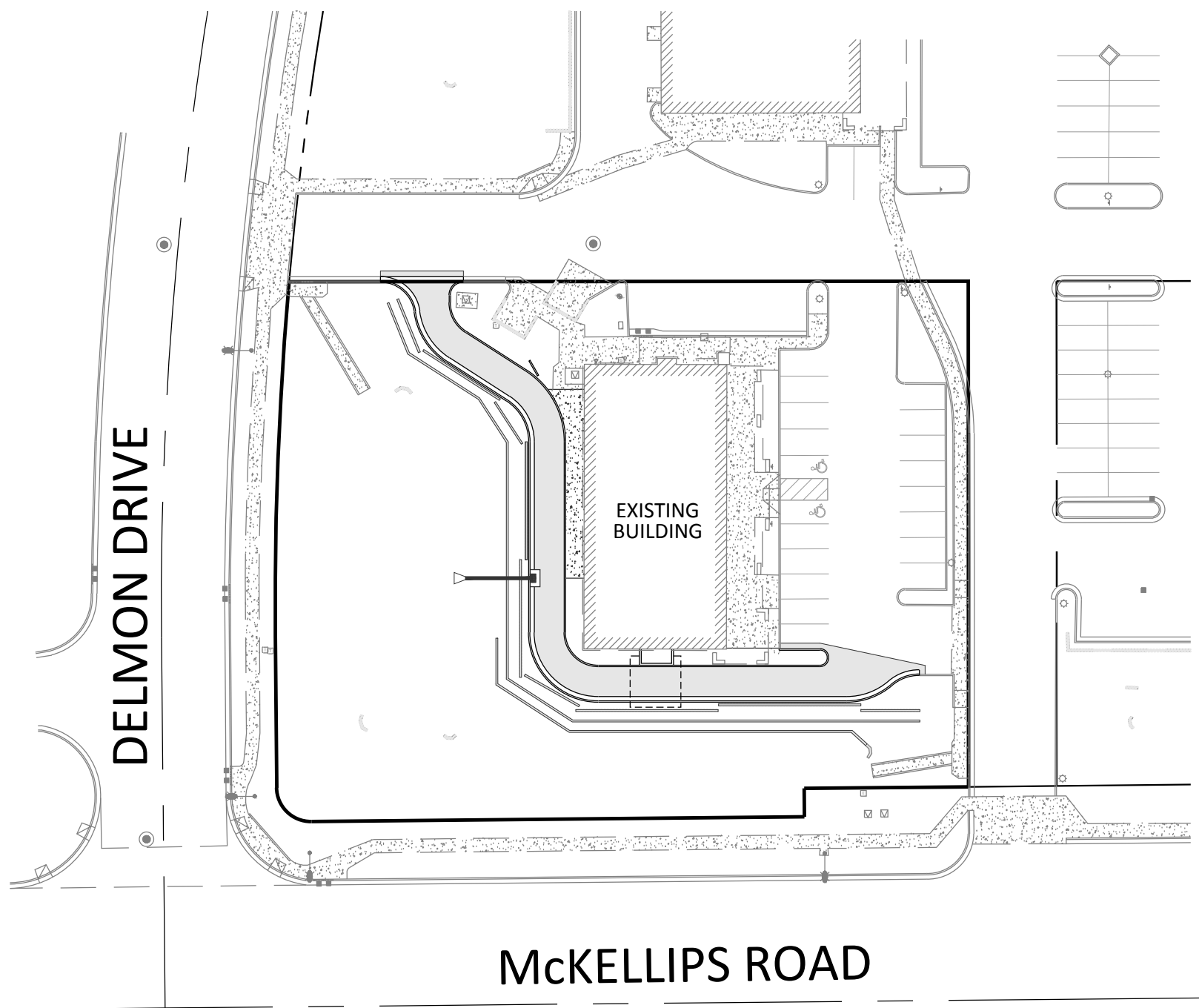
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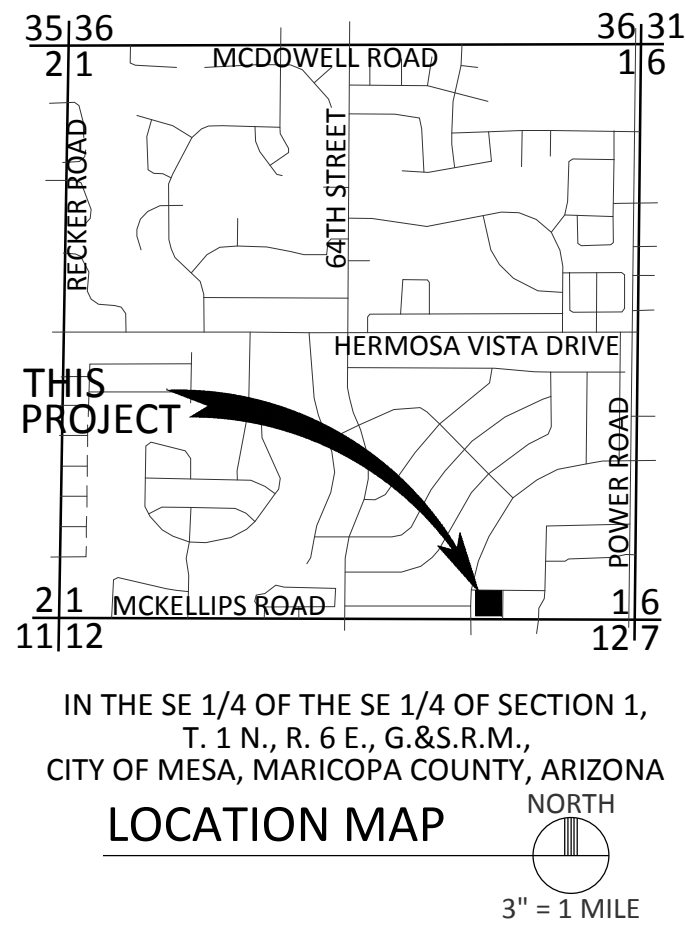


PRELIMINARY GRADING AND DRAINAGE PLAN for  
DUNKIN DONUTS - RED MOUNTAIN PLAZA

6606 EAST MCKELLIPS ROAD MESA, ARIZONA  
A PORTION SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE  
GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA



PROJECT OVERVIEW



LEGEND

---	RIGHT-OF-WAY	●	EXISTING SEWER MANHOLE
---	PROJECT BOUNDARY LINE	CO	EXISTING SEWER CLEANOUT
---	OTHER PARCEL LINE	⊗	EXISTING WATER VALVE
---	ROADWAY CENTERLINE	W	EXISTING WATER METER
---	EXISTING EASEMENT	BF	EXISTING BACKFLOW PREVENTER
---	EXISTING CONTOUR	⊙	EXISTING FIRE HYDRANT
2321	NEW CONTOUR	⊙	EXISTING FIRE CONNECTION
2580	EXISTING CONCRETE	SD	EXISTING STORM DRAIN MANHOLE
---	EXISTING WALL	G	EXISTING GAS METER
---	EXISTING CURB	▽	EXISTING TRANSFORMER
---	EXISTING PAINT STRIPE	JB	EXISTING JUNCTION BOX
---	EXISTING STORM DRAIN PIPE	+	EXISTING SIGN
---	NEW ASPHALT	⊙	EXISTING SITE LIGHT
---	NEW CONCRETE	⊙	EXISTING STREET LIGHT
---	NEW SCREEN WALL	E	EXISTING ELECTRIC PULL BOX
---	NEW RETAINING WALL	T	EXISTING TELEPHONE PEDESTAL
---	NEW CURB	L	EXISTING LIGHT PULL BOX
E	EXISTING UNDERGROUND ELECTRIC	○	SURVEY MONUMENT AS NOTED
C	EXISTING COMMUNICATION LINE	●	SPOT ELEV. (EXIST. GRADE)
S	EXISTING SEWER MAIN	●	SPOT ELEV. (NEW GRADE)
W	EXISTING WATER MAIN	●	RIGHT-OF-WAY
G	EXISTING GAS LINE	●	RECORDED VALUE
---	NEW STORM DRAIN PIPE	●	MEASURED VALUE
		●	RADIUS
		●	PAVEMENT (ASPHALT)
		●	CONCRETE
		●	TOP OF CURB
		●	GUTTER
		●	TOP OF RETAINING WALL
		●	GRADE BREAK
		●	FINISHED FLOOR ELEVATION
		●	FINISH GRADE HIGH
		●	FINISH GRADE LOW

PROJECT INFORMATION

- PROJECT DESCRIPTION:  
THIS PROJECT CONSISTS OF THE ADDITION OF A PAVED DRIVE THRU LANE TO THE EXISTING DUNKIN DONUTS. IMPROVEMENT ALSO INCLUDE RETAINING AND SCREEN WALLS.
- ADDRESS:  
6606 EAST MCKELLIPS ROAD  
MESA, ARIZONA 85215  
  
APN: 141-71-167
- ZONING: LC
- SITE AREA:  
NET AREA: 45,738 SF (1.05 AC)  
DISTURBED AREA: 12,559 SF (0.29 AC)

SURVEY NOTES

- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:  
SUPERIOR SURVEYING SERVICES, INC.  
2122 WEST CACTUS DRIVE, SUITE 11  
PHOENIX, ARIZONA 85027  
PH: 623-869-0726  
CONTACT: DAVID S. KLEIN, R.L.S.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF MCKELLIPS ROAD, ALSO BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, USING A BEARING OF N 89°26'46" E, AS PER THE REPLAT OF "REPLAT OF RED MOUNTAIN PLAZA" IN BOOK 576 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.
- THE BASIS OF ELEVATION FOR THIS PROJECT IS THE CITY OF MESA TAGGED CONCRETE NAIL, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF POWER ROAD & MCKELLIPS ROAD, HAVING AN ELEVATION OF 1522.97' (NAVD-88).

BENCHMARK

THE BASIS OF ELEVATION FOR THIS PROJECT IS THE CITY OF MESA TAGGED CONCRETE NAIL, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF POWER ROAD & MCKELLIPS ROAD, HAVING AN ELEVATION OF 1522.97' (NAVD-88).

LEGAL DESCRIPTION

LOTS B AND C, REPLAT OF RED MOUNTAIN PLAZA HOME DEPOT STORE #406, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 576 OF MAPS, PAGE 26.

DRAINAGE STATEMENT

- SITE IS IN A SPECIAL FLOOD HAZARD AREA - NO
- OFFSITE FLOWS AFFECT THIS SITE - NO
- RETENTION PROVIDED IS 100-YR, 2-HR FOR ALL NEW IMPERVIOUS AREAS
- EXTREME STORM OUTFALLS THE SITE AT THE SOUTHWEST CORNER AT THE ELEVATION OF 1503.15

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C2280L, DATED SEPTEMBER 30, 2005 THE PARCEL IS LOCATED IN THE ZONE X (SHADED) AREA, WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

PROJECT RETENTION

THE PROJECT SHALL PROVIDE THE EXISTING RETENTION VOLUME PLUS THE VOLUME FOR THE ADDITIONAL IMPERVIOUS AREA ADDED AS A PART OF THIS PROJECT.

EXISTING RETENTION VOLUME:  
44,145 CF (BASED ON SURVEY OF THE EXISTING BASIN)

ADDITIONAL RETENTION VOLUME:  
VOLUME [CF-FT] = C x (P [IN] / 12) x AREA [SF]

$$V = 0.95 \times (2.16/12) \times 2,572 = 440 \text{ CU.FT.}$$

$$\text{TOTAL REQUIRED VOLUME} = 44,145 + 440 = 44,585 \text{ CU.FT.}$$

PROVIDED:  
TOTAL PROVIDED VOLUME = 45,360 CU.FT.

DEVELOPER

HJ RED MOUNTAIN, LLC  
503 32ND STREET, SUITE 200  
NEWPORT BEACH, CALIFORNIA 92663  
PH: 949-673-0500  
ATTN: TRAVIS HACKETT

CIVIL ENGINEER

CYPRESS CIVIL DEVELOPMENT  
4450 NORTH 12TH STREET, #228  
PHOENIX, ARIZONA 85014  
PH: 623-282-2498  
ATTN: DERICK SCHUMACHER

ARCHITECT

BAR NAPKIN PRODUCTIONS  
2828 NORTH CENTRAL AVENUE, #1300  
PHOENIX, AZ 85004  
PH: 602-903-4822  
ATTN: JASON RIEKE

SHEET INDEX

- COVER SHEET
- GRADING AND DRAINAGE PLAN

CYPRESS  
CIVIL DEVELOPMENT  
strength + sustainability

4450 north 12th street, #228  
phoenix, arizona 85014  
p: 623.282.2498  
e: dschumacher@cypresscivil.com

CYPRESS PROJECT NO: 17.101



NO.	DATE	REVISION

PRELIMINARY GRADING & DRAINAGE PLAN  
for DUNKIN DONUTS  
6606 EAST MCKELLIPS ROAD MESA, ARIZONA  
cover

DEVELOPER

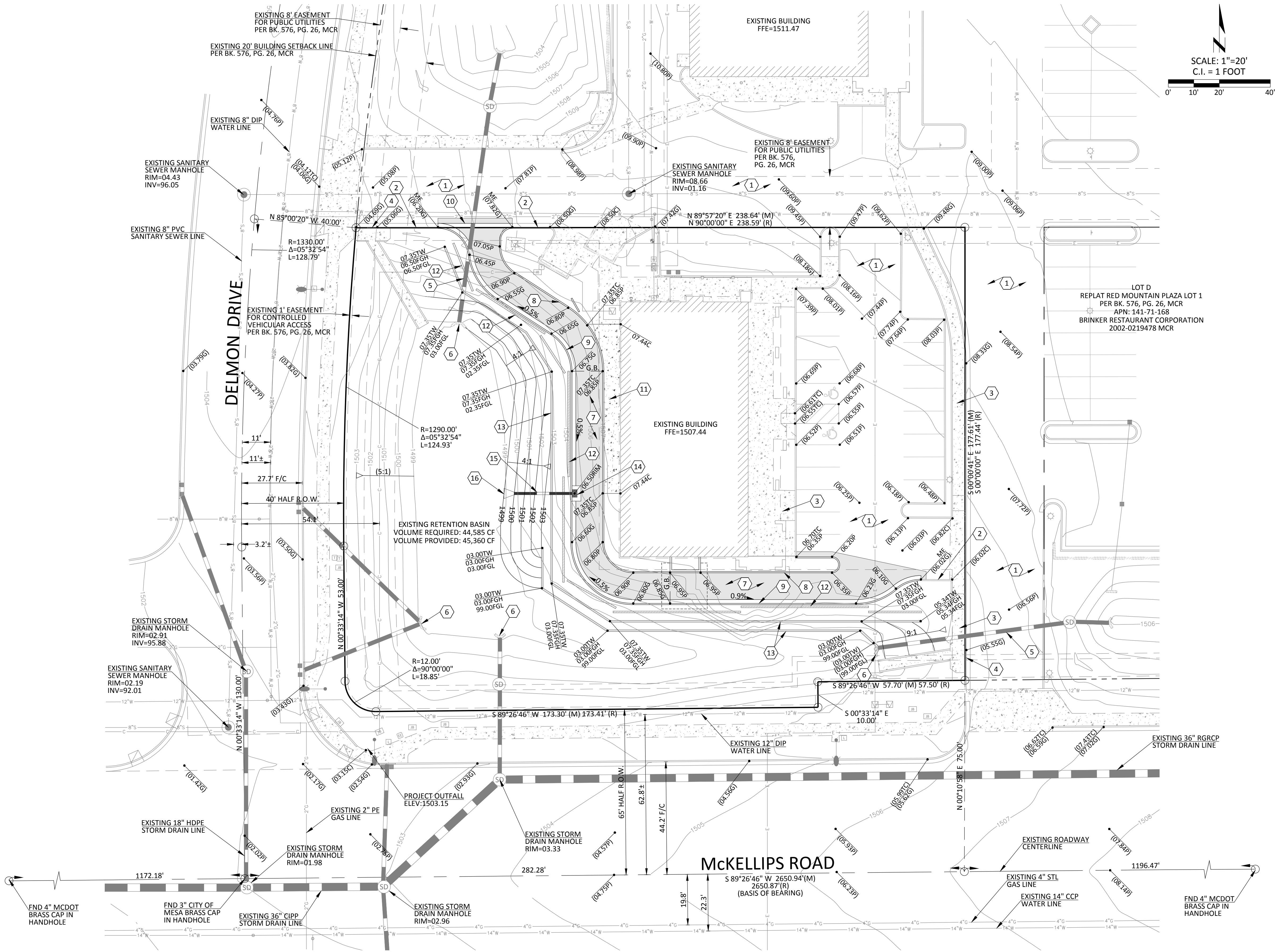
HJ RED MOUNTAIN, LLC  
503 32ND STREET, SUITE 200  
NEWPORT BEACH, CALIFORNIA 92663

SITE ADDRESS

6606 EAST MCKELLIPS ROAD  
MESA, ARIZONA 85215  
APN: 141-71-167

SHEET NUMBER





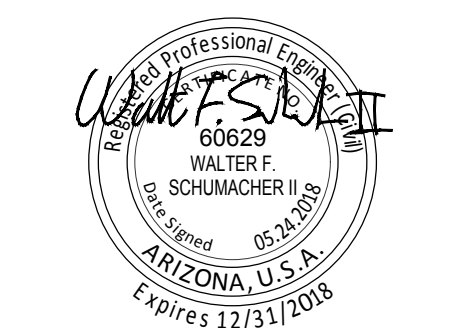
# KEYNOTES

- 1 EXISTING ASPHALT TO REMAIN.
- 2 EXISTING CURB TO REMAIN.
- 3 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 4 EXISTING SCUPPER AND CONCRETE SPILLWAY TO REMAIN.
- 5 EXISTING STORM DRAIN PIPE TO REMAIN.
- 6 EXISTING STORM DRAIN HEADWALL TO REMAIN.
- 7 NEW ASPHALT PAVEMENT.
- 8 NEW CONCRETE VERTICAL CURB.
- 9 NEW CONCRETE VERTICAL CURB AND GUTTER.
- 10 NEW VALLEY GUTTER.
- 11 NEW CONCRETE SIDEWALK.
- 12 NEW MASONRY SCREEN WALL.
- 13 NEW RETAINING WALL.
- 14 NEW STORM DRAIN INLET.
- 15 NEW STORM DRAIN PIPE.
- 16 NEW PRECAST STORM DRAIN END SECTION.

**CYPRESS**  
CIVIL DEVELOPMENT  
strength + sustainability

4450 north 12th street, #228  
phoenix, arizona 85014  
p: 623.282.2498  
e: dschumacher@cypresscivil.com

CYPRESS PROJECT NO: 17.101



NO.	DATE	REVISION

## PRELIMINARY GRADING & DRAINAGE PLAN for DUNKIN DONUTS 6606 EAST MCKELLIPS ROAD MESA, ARIZONA grading and drainage plan

DEVELOPER  
HJ RED MOUNTAIN, LLC  
503 32ND STREET, SUITE 200  
NEWPORT BEACH, CALIFORNIA  
92663

SITE ADDRESS  
6606 EAST MCKELLIPS ROAD  
MESA, ARIZONA 85215  
APN: 141-71-167

SHEET NUMBER





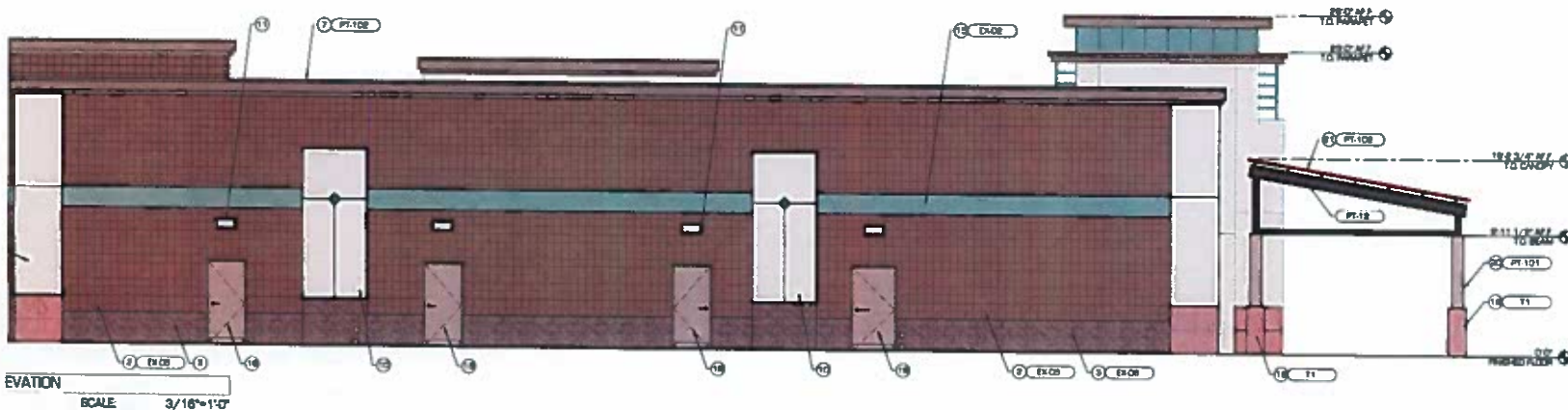
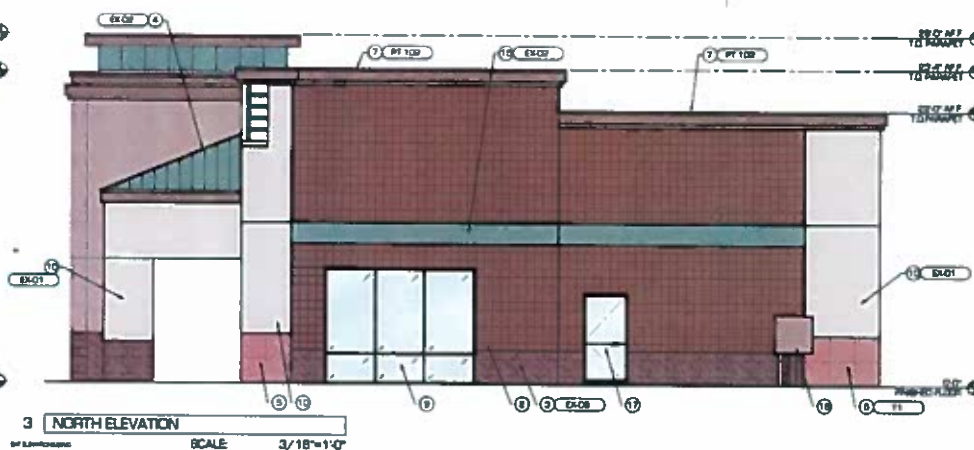
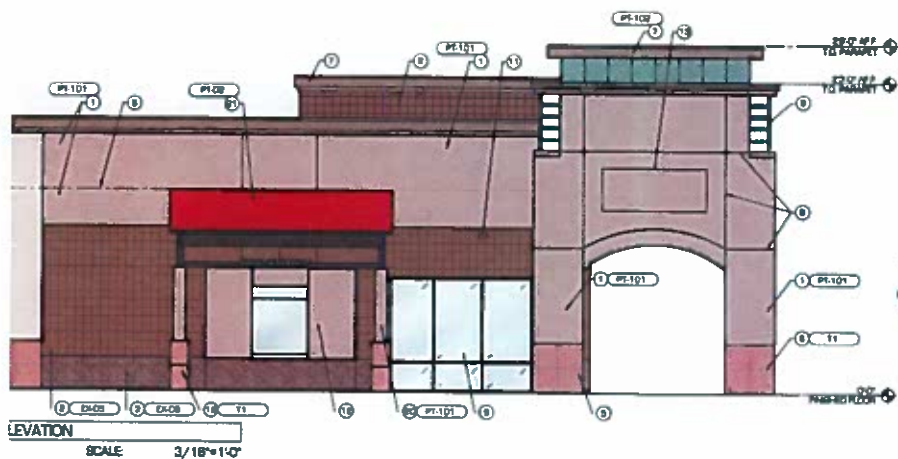
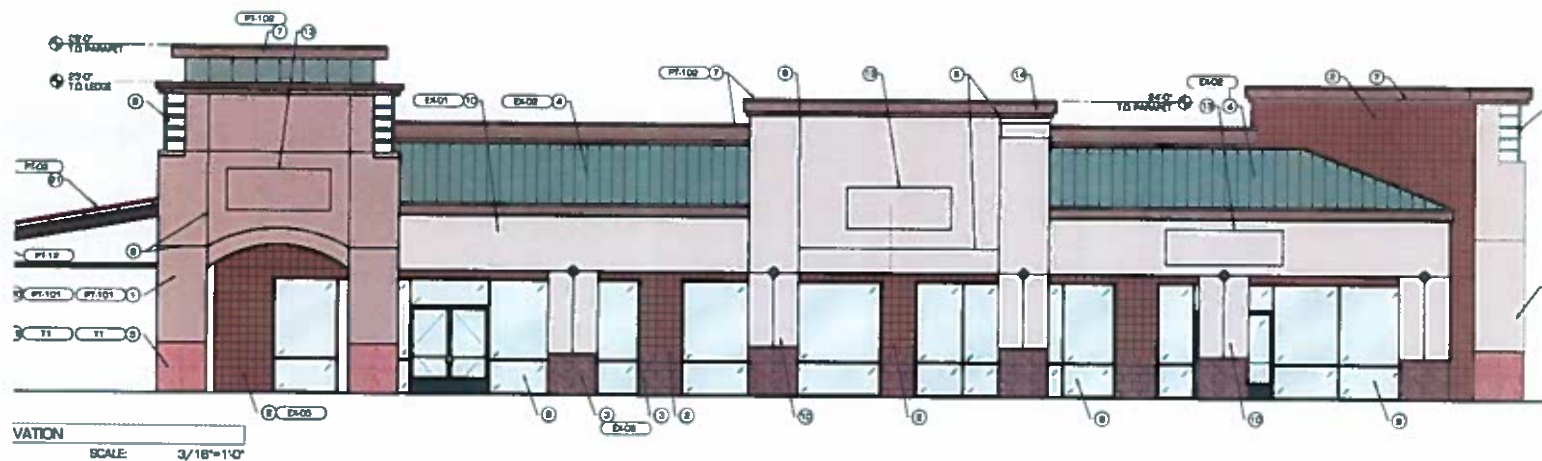
2828 N Car  
Phoenix, AZ  
602.492.94  
bnp-llc.com

DON  
DRIN  
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B60x

CITY SUBMITT

**EXTRA**



KEYED NOTES		
1	STUCCO	
2	CENTUR COOPER CHAL	
3	SPUT FACE CHAL	
4	METAL REEF	
5	2 1/2 X 3 BANISTONE	
6	STUCCO ACCENT	
7	SPD PANEL	
8	COLUMBIAN METAL CORNER	
9	SHOUPMENT (TEMPERED)	
10	STUCCO / PANEL BANJO	
11	LIGHT	
12	FUTURE CRIME THRU STRUCTURE	
13	EXISTING BECHAGE	
14	ACCIDENT BECHAGE	
15	FEATURE ACCIDENT BANJO	
16	HOLLOW METAL DOOR	
17	GLASS DOOR	
18	UTILITIES	
19	NEW TILE MATCH EXISTING TILE	
20	NEW STUCCO MATCH EXISTING BUILDING COLOR	
21	METAL ROOF	

FINISH MATERIALS		
FINISH STYLE	MANUFACTURER MODEL NO	COLOR
PT-02	ATLUS METAL ROOF	BROWN WILLIAMS "CRISTAL ORANGE SHIMMER"
PT 1-01	DO PRANTS	"RED CLAY" #213
PT-120	DO PRANTS	SPD PANEL "SEPA TONE" P304
PT-12	BROWN WILLIAMS	"BLACK BEAF" METAL CO. & BANISTONE WHITE "SECONA PR"
TT	TBD	"FLUSIAN WHIT" P203
END-1	DO PRANTS	"SPUCE PINE" #1033
END-2	CENTUR COOPER CHAL SUPPLEMENT	"MERA BLUNT"
END-3	SPUT FACE	"BASE & DECOR COLLAGE"









## Citizen Participation Plan for Red Mountain Plaza

**Date:** June 18, 2018

**Purpose:** The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, and businesses in the vicinity of the site of an application for the Red Mountain Plaza. This is an application for site modification to add a drive-thru to an existing multi-tenant building. This site is located at 6606 E. McKellips RD. Mesa, AZ 85205. This project will also remove a previous zoning stipulation that stating, "Pad building #6 shall not be for restaurant usage".

This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

**Contact:** Alfred Patterson  
2828 N. Central Ave  
Suite 1300  
Phoenix, Arizona 85004  
(602) 903-7485 Ext 104 email: [apatterson@bnp-llc.com](mailto:apatterson@bnp-llc.com)

**Pre-submittal Meeting:** The pre-application meeting with City of Mesa planning staff was held on November 6, 2017. Staff reviewed the application and recommended that adjacent residents, and nearby registered neighborhoods be contacted.

**Action Plan:** In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including:
  - All registered neighborhood associations within one mile of the project.
  - Homeowners Associations within one half mile of the project.
  - Property owners within 1,000 feet from site, but may include more
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitation to a series of two neighborhood meetings to be held.

Place: Red Mountain Branch Mesa Public Library  
635 N. Power Rd, Mesa, AZ 85205

Date: Wednesday, June 27, 2018

Time: 5:30 PM to 6:30 PM.

- The first meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.

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## Citizen Participation Plan for Red Mountain Plaza

Date of Report: June 27, 2018

Overview: This report provides results of the implementation of the Citizen Participation Plan for Red Mountain Plaza. This site is located at 6606 E. McKellips RD. Mesa, AZ 85205 and is an application for site modification to add a drive thru to an existing multi-tenant building. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application.

### Contact:

Alfred Patterson  
2828 N. Central AVE, Suite 1300  
Phoenix, AZ 85004  
apatterson@bnp-llc.com

Neighborhood Meetings: The following dates and locations of all meetings where citizens were invited to discuss the applicant's proposal:

- Place: Red Mountain Branch Mesa Public Library  
635 N. Power Rd. Mesa, AZ 85205
- Date: Wednesday, June 27, 2018
- Time: 5:30 pm to 6:30 pm

### Correspondence:

1. Letters mailed to contact list including homes, apartments, HOAs, and Neighborhood Associations

### Results:

There are 375 persons on the contact list as of the date of this Citizen Participation Report"

1. No citizen attended the meeting.





- The second meeting (if needed) will be held two weeks later and will include responses to questions and concerns of the first meeting. A sign-in list and comment cards will be copied to the City of Mesa Planner.
4. Presentations will be made to groups of citizens or neighborhood associations upon request.

[All materials such as sign-in lists, comments, and petitions received are copied to the City of Mesa]

Schedule: Pre-submittal meeting – November 6, 2017

Application Submittal Design Review Board – April 23, 2018

Application Submittal Planning and Zoning – April 30, 2018

Application Submittal Planning and Zoning (Resubmittal – June 05, 2018)

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