



September 20, 2018

## Invitation for Neighborhood Meeting

Contact Information: Yash Chaudhry  
Arcore Group Inc  
10201 S 51<sup>st</sup> Street, Phoenix, AZ 85044  
Tel: 480-704-7555  
Email: [yash@arcoregroup.com](mailto:yash@arcoregroup.com)

Dear Neighbor,

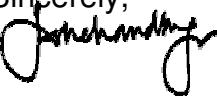
This letter is to inform you that we have applied for Planning and Zoning Site Plan Review application with the City of Mesa (Case # ZON18-00580). The site is located at 5135 E. McKellips Road, Mesa, AZ 85202. The property is zoned LI and has commercial properties all around.

A drive-thru Coffee Shop is proposed at the site. The project consists of roughly 320sf of building with drive-thru lanes on both east and west sides. The project also has a small patio to the north. The Project is planned to be under construction sometime in December and be open for business in April.

This letter is being sent to all neighboring property owners within 1,000 feet of the boundaries of the proposed development site, HOAs within ½ mile of the site as well as all registered neighborhoods within 1 mile of the site as required by the Planning Division. We have included a site plan, landscape plan and elevations of the proposed development for you review. Neighborhood meetings are scheduled for:

October 3, 2018 at 10:30AM at Venezia's Pizzeria 5057 E McKellips Rd., Mesa, AZ 85205  
October 5, 2018 at 10:30AM at Venezia's Pizzeria 5057 E McKellips Rd., Mesa, AZ 85205

Comments and questions will be accepted at that time. If you are unable to attend, please write, email, or call me at the contact information above.

Sincerely,  


Yash Chaudhry





# The Fix Drive-thru Coffee

5135 E. McKellips Road, Mesa, AZ 85205

Arcore

10201 s. 51st street, suite a-240, phoenix, az 85044  
tel: 480-704-7555      fax: 480-704-7888

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CONSULTANT:

STAMP

REGISTERED LANDSCAPE ARCHITECT  
43527  
YASH CHAUDHRY  
E.S. Signed  
ARIZONA - U.S.A.

EXPIRES 12/31/2020

THE FIX DRIVE THRU COFFEE  
5135E MCKELLIPS RD.  
MESA - ARIZONA 85205

PROJECT NO: 2018.09  
DRAWN BY: DP  
PROJECT PHASE: SITE PLAN SUBMITTAL

DATE: 09/18/2018  
CHECKED BY: YC

REVISIONS

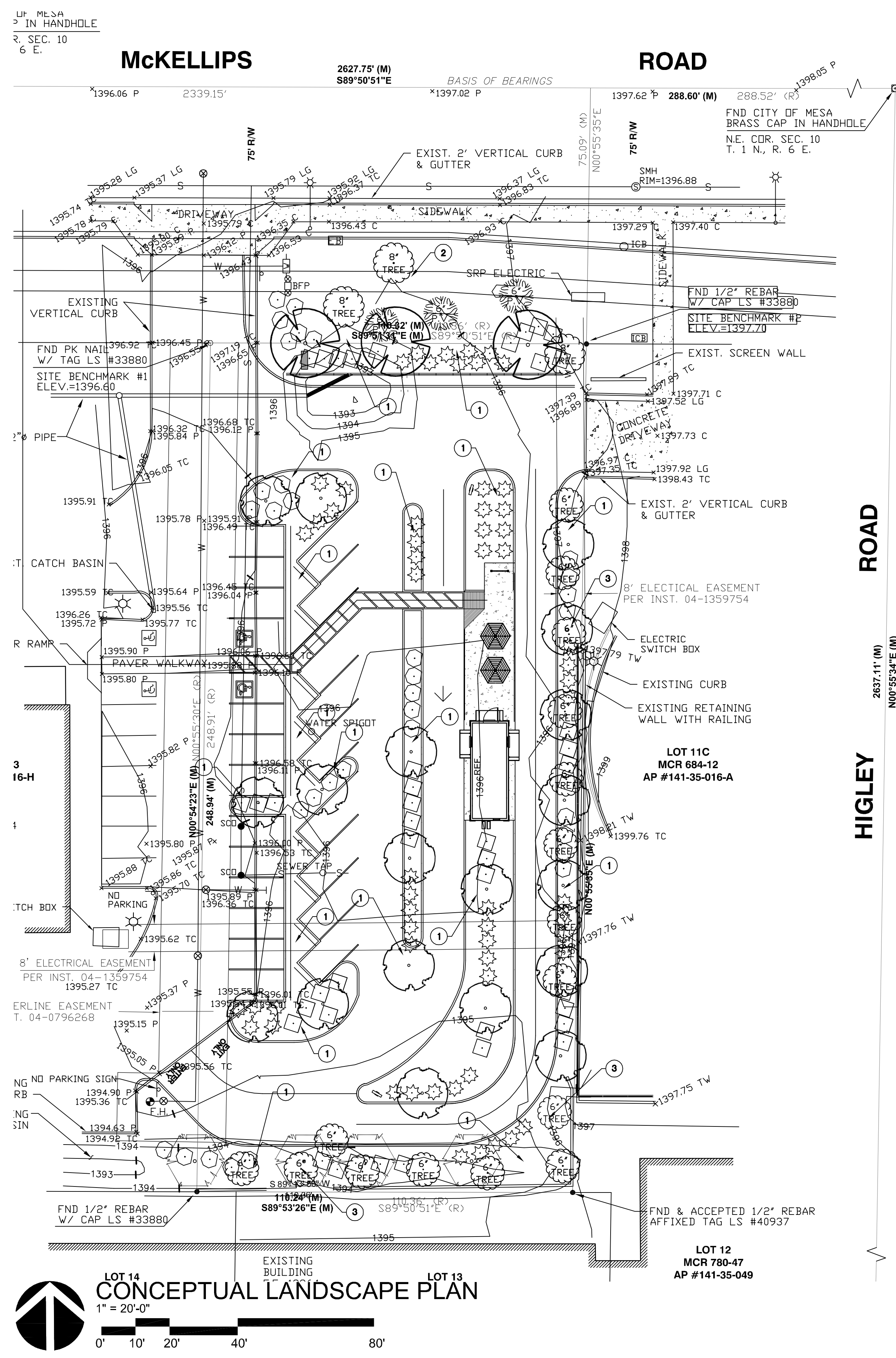
NO.	REVISION	DATE

SHEET CONTENTS

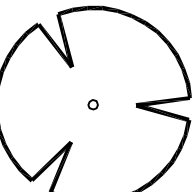
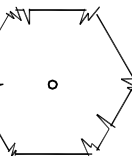
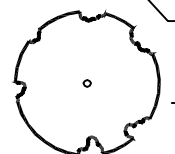



LANDSCAPE PLAN

SHEET No:

L-1



## LANDSCAPE SCHEDULE:

<u>SYMBOL</u>	<u>SIZE</u>	<u>QUANTITY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<u>TREES:</u>				
EXISTING TREES TO BE REMOVED UNLESS NOTED OTHERWISE.				
	6" TREE			
	24" BOX	3	PARKINSONIA ACULEATA - CERCIDIUM FLORIDUM - C. MICROPHYLLUM HYBRID	DESERT MUSEUM HYBRID PALO VERDE
	24" BOX	6	DALBERGIA SISSOO	SISSOO TREE
	24" BOX	13	ACACIA ANEURA	MULGA
	36" BOX	6	3 TREES IN THE MEDIAN AND 3 TREES WEST OF SOUTH DRIVE-THRU LANE ARE 36" BOX TREES.	
<u>SHRUBS:</u>				
	5 GALLON	42	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	LYNN'S LEGACY SAGE
	5 GALLON	59	CALLIANDRA HYBRID 'SIERRA STARR' P.P.A.F.	FAIRY DUSTER
	5 GALLON	20	MUHLENBERGIA RIGENS	DEERGRASS
<u>GROUND COVER:</u>				
	1/2" SCREEN	VIF	DECORATIVE ROCK	

## GENERAL NOTES:

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION-RECOMMENDED TREE SPECIFICATIONS".

QUANTITIES SHOWN FOR CITY APPROVAL ONLY, LANDSCAPE CONTRACTOR TO INSTALL QUANTITIES AS SHOWN ON PLAN, NOT ON LEGEND. AS-BUILT DRAWINGS TO BE SUBMITTED TO THE CITY OF SURPRISE.

DECOMPOSED GRANITE TO OCCUR IN ALL LANDSCAPE AREAS (WHETHER INDICATED OR NOT) EXCEPT TURF AND HARDSCAPE, UNLESS NOTED ON PLANS.

PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 5'.

FINISHED GRADE OF LANDSCAPE AREAS (TOP OF TURF OR D.G.) MUST BE GRADED TO 1 1/2" BELOW CONCRETE OR OTHER PAVED SURFACES.

TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, AND PUBLIC ACCESSWAYS. SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF FIRE HYDRANT.

ALL LANDSCAPING SHALL BE MAINTAINED BY THE LAND OWNER.

SIGNAGE REQUIRES A SEPARATE PERMIT.

## KEYNOTES: #

- FURNISH MINIMUM 1/2" SCREEN 'DESERT GOLD' DECOMPOSED GRANITE TO THE EXTENT INDICATED. DECOMPOSED GRANITE SHALL BE EVENLY DISTRIBUTED AT THE DESIGNATED AREAS TO A DEPTH OF 2 INCHES AND 1 INCH DEEP AT PLANT PITS. DO NOT PILE UP AGAINST TRUNKS AND STEMS. APPLY PRE-EMERGENCE CONTROL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AFTER INSTALLING DECOMPOSED GRANITE.
- EXISTING STREET FRONT LANDSCAPE TO REMAIN.
- REMOVE EXISTING LANDSCAPE CONFLICTING WITH NEW SITE LAYOUT AND GRADING.

## LANDSCAPE REQUIREMENTS:

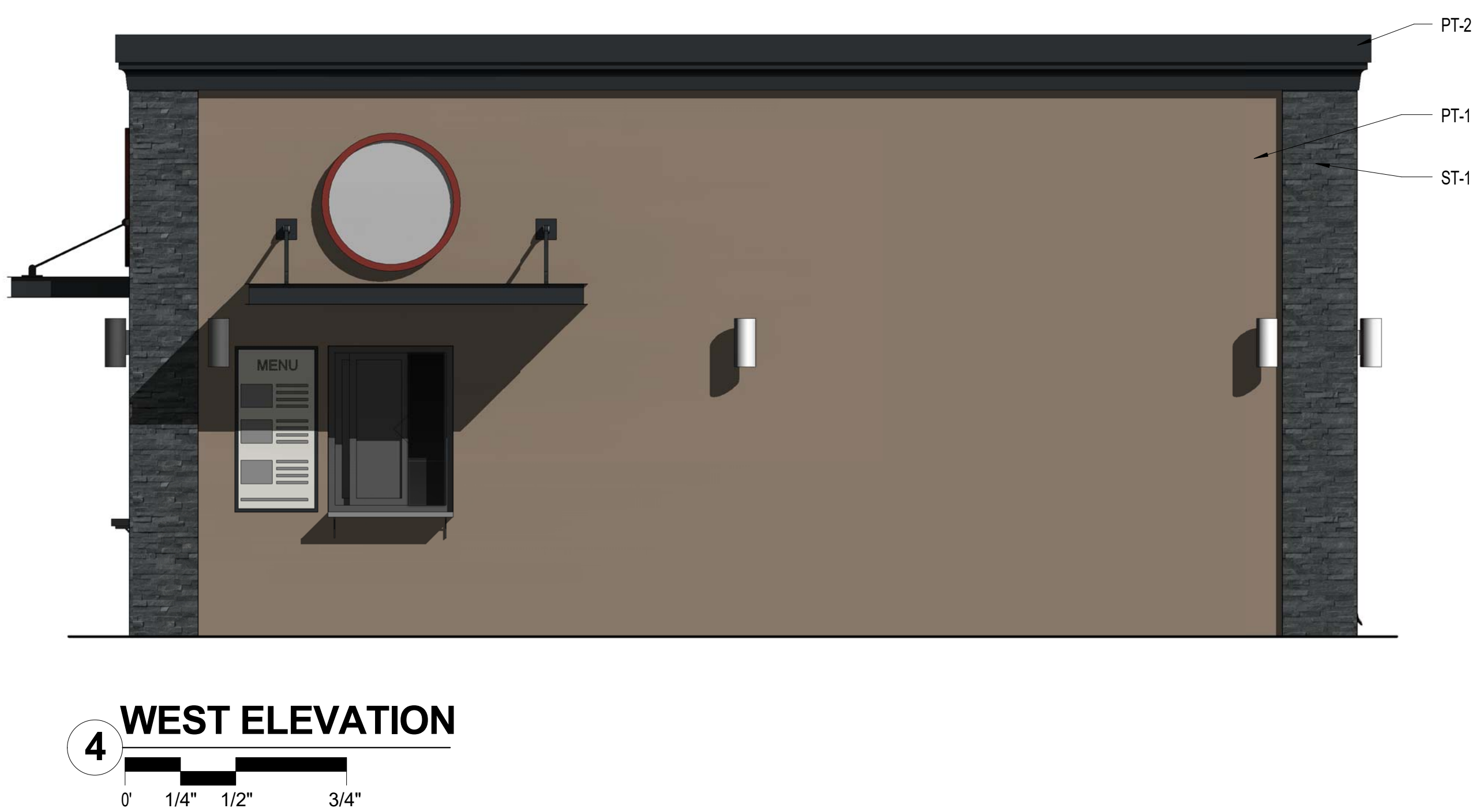
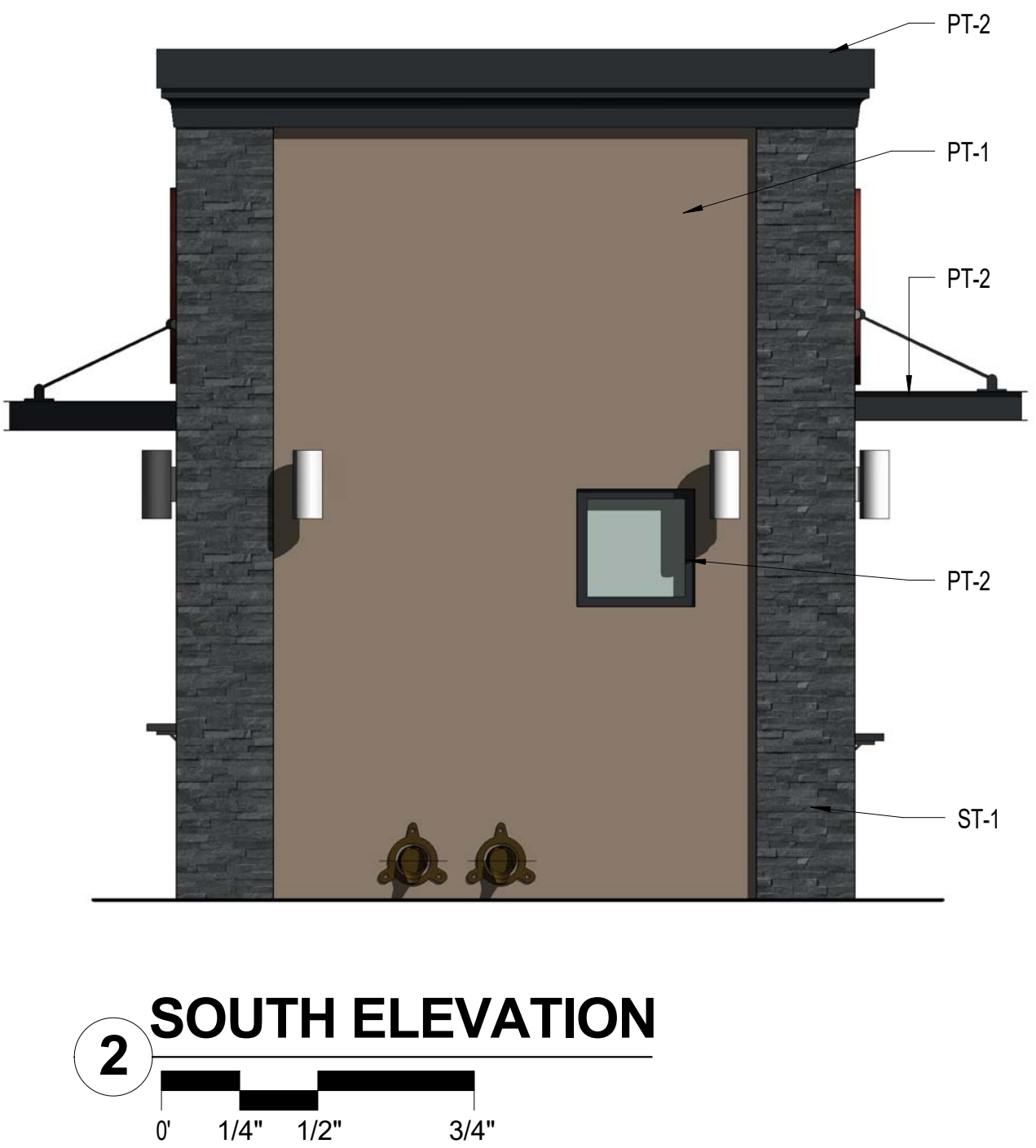
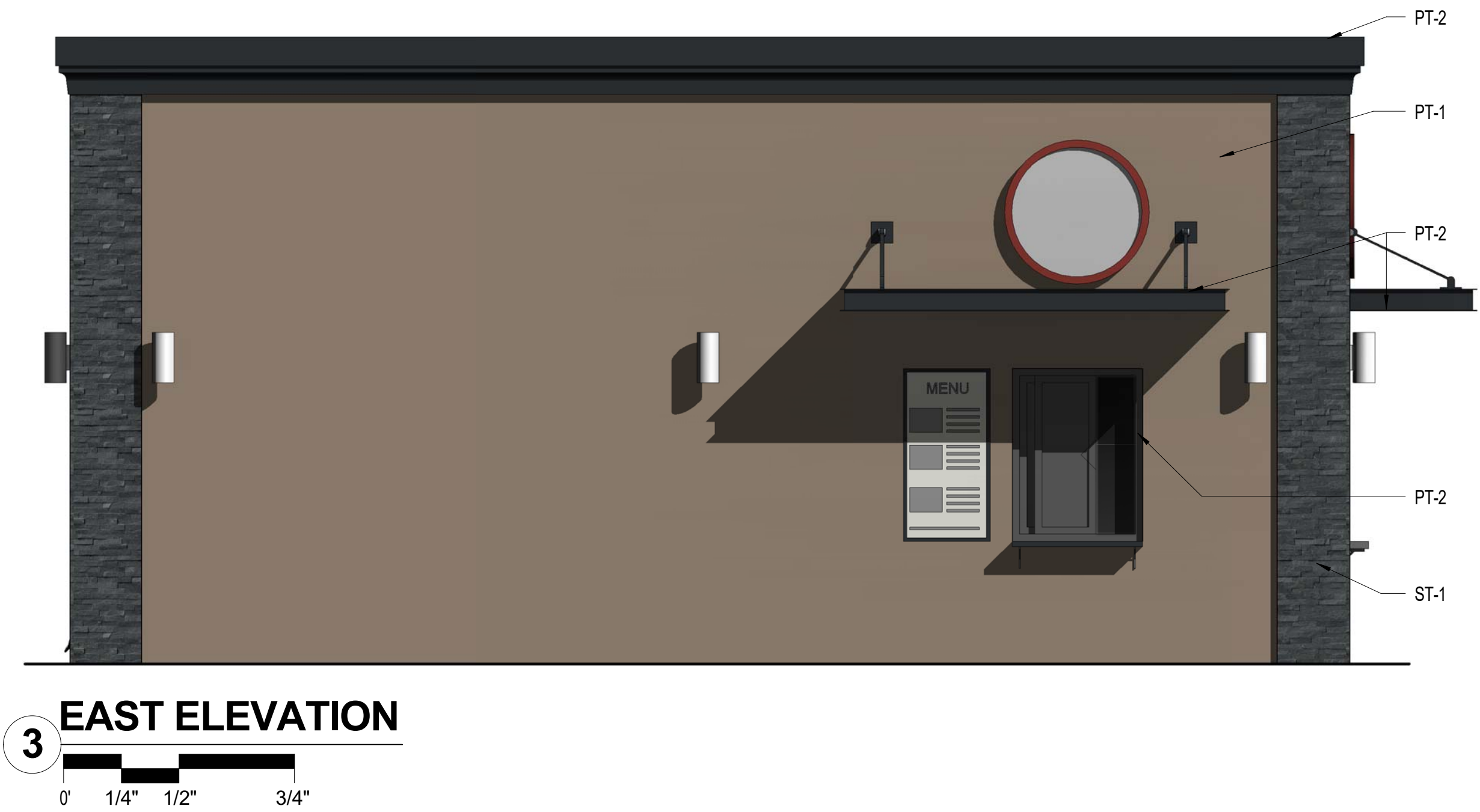
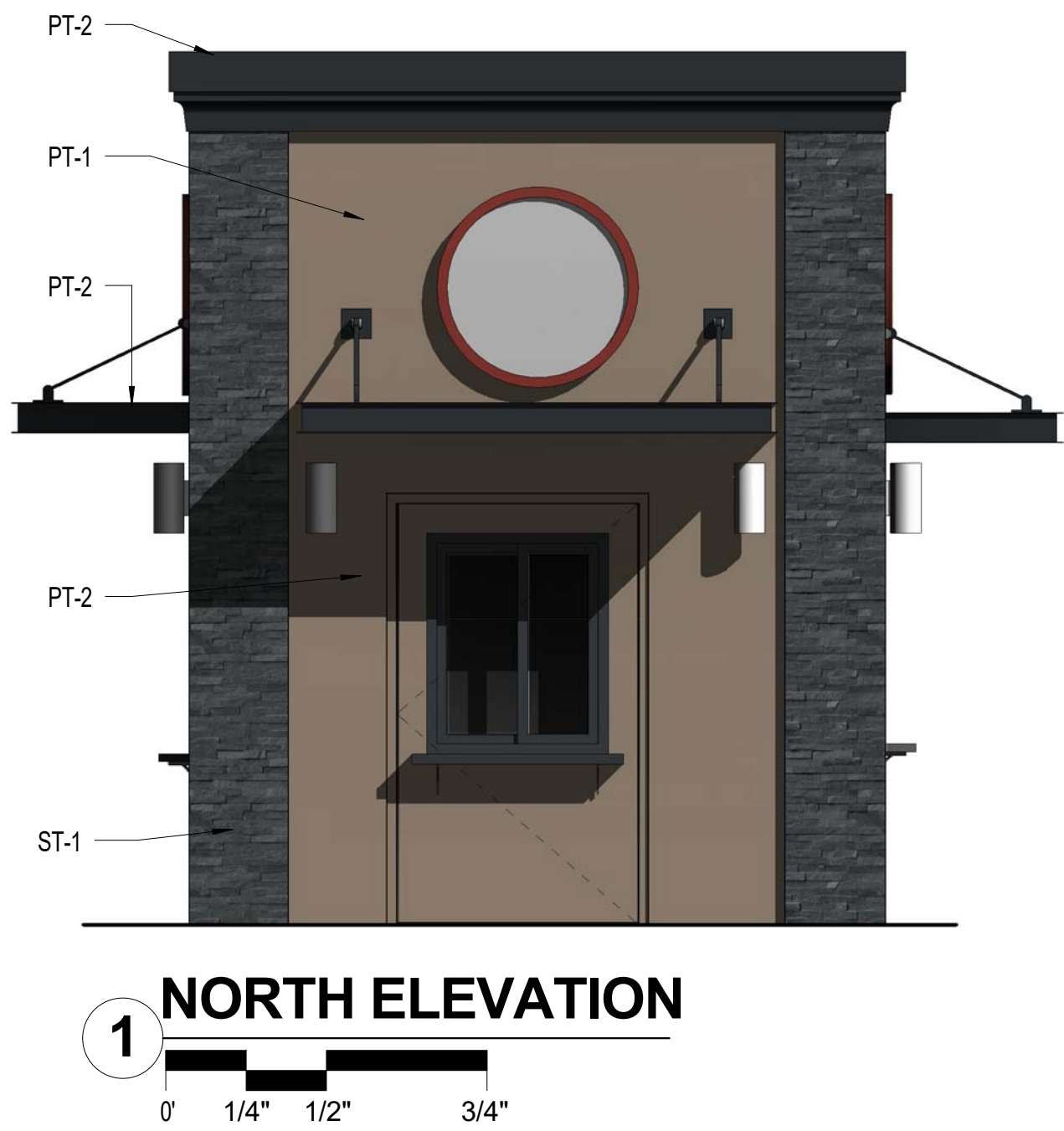
AT STREET FRONTAGE:			
TREES REQUIRED	:	4	
SHRUBS REQUIRED	:	24	
TREES PROVIDED	:	4 NEW AND 5 EXISTING	
SHRUBS PROVIDED	:	24 NEW	

PARKING LOT LANDSCAPEING AND FOUNSATION LANDSCAPING IS PROVIDED PER CITY OF MESA REQUIREMENTS.

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FINISH LEGEND				
CODE	DESCRIPTION	MANUFACTURER	PRODUCT INFO	COMMENTS
PT-1	PAINT-1	SHERWIN-WILLIAMS	SW 7508 - TAVERN TAUPE	
PT-2	PAINT-2	SHERWIN-WILLIAMS	SW 6993 - BLACK OF NIGHT	
PT-3	PAINT-3	SHERWIN-WILLIAMS	SW 7005 - PURE WHITE	
PT-4	PAINT-4	SHERWIN-WILLIAMS	SW 7600 - BOLERO	
ST-1	STONE VENEER	MS-INTERNATIONAL	COAL CANYON	



Arcore

group, inc

architectural  
planning  
landscape architecture

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CONSULTANT:

STAMP

REGISTERED ARCHITECT

36900

YASH CHAUDHRY

8/31/2018

ARIZONA, U.S.A.

EXPIRES 12/31/2019

THE FIX DRIVE THRU COFFEE

5135 E McKELLIPS ROAD  
MESA, ARIZONA 85205

PROJECT NO: _____	DATE: _____	
2018.09	8/31/2018	
DRAWN BY: _____	CHECKED BY: _____	
DP	YC	
PROJECT PHASE: _____		
SITE PLAN SUBMITTAL		
<hr/>		
REVISIONS		
NO.	REVISION	DATE

SHEET CONTENTS  
COLOR ELEVATIONS

SHEET No:  
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