

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

SURVEY INNOVATION GROUP, INC.  
22425 N. 16TH ST., SUITE 1  
PHOENIX, ARIZONA 85024  
TEL: (480) 922-0780  
FAX: (480) 922-0781  
CONTACT: JASON SEGNERI, RLS

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FAX: (602) 944-7423  
CONTACT: ANDREW VALENSTIN, PLA

APN:	136-17-003Z
MCDONALDS SITE AREA:	37,211 SF (0.85±AC)
EXISTING ZONING:	GC
EXISTING USE:	MCDONALD'S RESTAURANT
ADJACENT ZONING:	RM-4
PROPOSED BLDG HT:	21'-8"
EXISTING BLDG. SF:	6,648 SF
PROPOSED BLDG. SF:	5,239 SF
LOT COVERAGE:	5,239 / 37,211 = 14.08%

SETBACKS:	REQUIRED	PROVIDED
BUILDING FRONT	25', 25' (WEST, SOUTH)	29.98', 127.16'
BUILDING SIDE	20' (NORTH)	11.08'
BUILDING REAR	20' (EAST)	52.49'
LANDSCAPE FRONT	2.2', 0' (WEST, SOUTH)*	2.2', 0.0*
LANDSCAPE SIDE	0' (NORTH)	0.38'
LANDSCAPE REAR	0' (EAST)	0'
*MATCHING EXISTING CURB LOCATION		
STANDARD REQUIRED	1 SPACE PER 100 SF	
PARKING RATIO:	= 53 SPACES - 23 VARIANCE REDUCTION (BA90-44)	
	= 30 SPACES REQUIRED	

LANDSCAPE AREA: 6,290 SF  
LANDSCAPE COVERAGE: 6,290 / 37,211 = 16.90%

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION THREE (3) TOWNSHIP ONE (1) NORTH, RANGE FIVE (5) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE NORTH 300 FEET; AND EXCEPT BEGINNING AT A POINT NORTHERLY 55 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 3 ON THE HIGHWAY CONSTRUCTION LINE AS SHOWN ON PLANS OF PROJECT FAS 289 (4) AND IN BOOK 8 OF ROAD MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY AND 55 FEET EAST OF SAID LINE; THENCE NORTHERLY 30 FEET ALONG A LINE PARALLEL WITH THE ABOVE DESCRIBED CONSTRUCTION LINE; THENCE SOUTHERLY 88 DEGREES 48 MINUTES 46 SECONDS EAST ALONG SAID EXISTING CONSTRUCTION LINE AND 55 FEET NORTHERLY FROM THE SOUTH LINE OF SAID SECTION 3; THENCE WEST 30 FEET TO THE PLACE OF BEGINNING; AND LIES ADJACENT TO EASEMENT GRANTED TO MARICOPA COUNTY, AS RECORDED IN DOCKET 4040, PAGE 413, MARICOPA COUNTY RECORDS; AND EXCEPT THAT PORTION LYING WEST OF THE EAST LINE OF THE WEST 55 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 MEASURED EAST OF THE HIGHWAY CONSTRUCTION LINE AS SHOWN ON PLANS OF PROJECT FAS 289 (4) AND IN BOOK 8 OF ROAD MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY; AND EXCEPT THAT PORTION WHICH LIES WESTERLY OF THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3 ON THE EXISTING CENTERLINE OF STATE ROUTE 87 (COUNTRY CLUB DRIVE); THENCE NORTH 1 DEGREE 11 MINUTES 14 SECONDS EAST ALONG SAID EXISTING CENTERLINE A DISTANCE OF 102.96 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES 46 SECONDS EAST 55.00 FEET TO THE POINT OF BEGINNING ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 87; THENCE SOUTH 1 DEGREE 11 MINUTES 14 SECONDS WEST 360.00 FEET TO THE POINT OF BEGINNING OF SAID EXISTING EASTERLY RIGHT OF WAY LINE; TOGETHER WITH THE UNDERLYING FEE INTEREST IN AND TO SAID STATE ROUTE 87, AS SET FORTH IN DECREE OF CONDEMNATION RECORDED DECEMBER 10, 1982 IN DOCKET 16477, PAGE 620. EXCEPT THE SOUTHERLY 55.00 FEET THEREOF.

BRASS TAG AT THE SOUTHEAST CORNER OF MCKELLIPS ROAD AND  
MESA DRIVE

ELEVATION: 1226.57 (CITY OF MESA, NAVD88)

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 1 NORTH, RANGE 5 EAST. SAID LINE BEARS NORTH 89  
DEGREES 49 MINUTES 33 SECONDS EAST.

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2255L, DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) 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."

ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

PROPERTY LINE

BUILDING SETBACK LINE

CENTER LINE

SAWCUT LINE


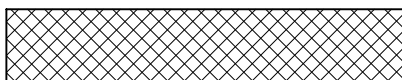

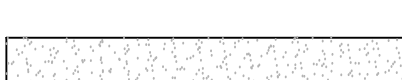

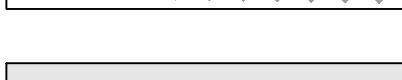
ADA PEDESTRIAN PATH

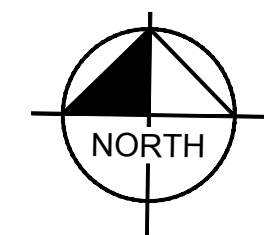
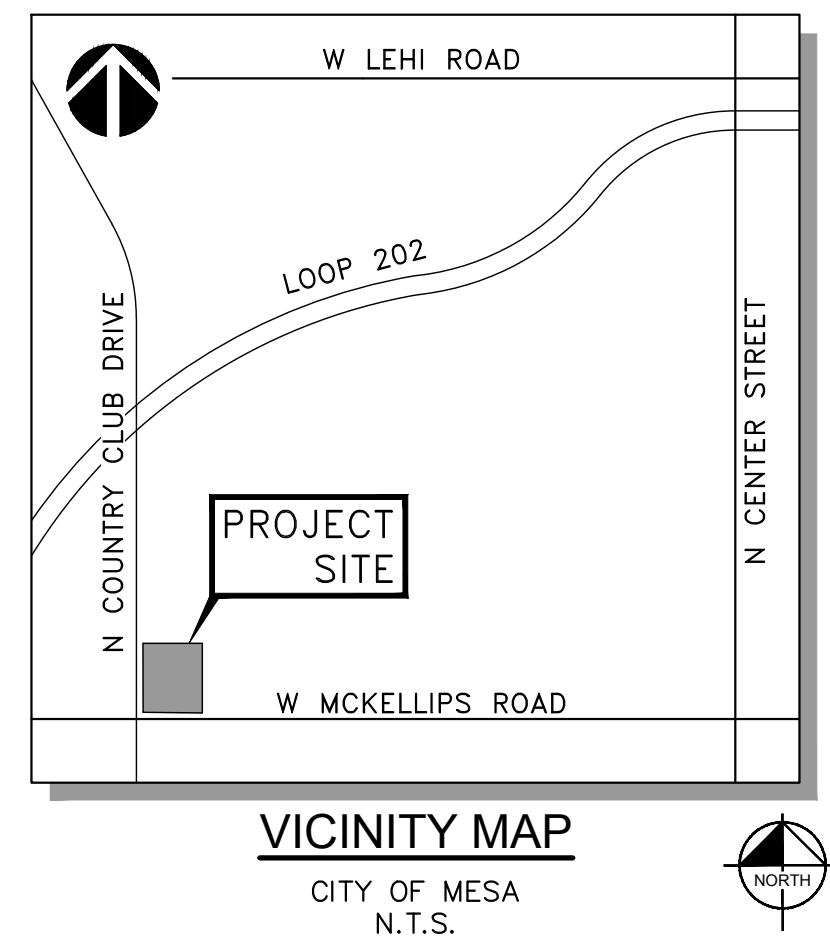
PARKING SPACE COUNT

PROPOSED SITE LIGHTING

FIRE TURNING RADIUS

GARBAGE TRUCK TURNING RADIUS

- |                                                                                       |                                  |
|---------------------------------------------------------------------------------------|----------------------------------|
|  | PROPOSED CONCRETE PAVEMENT       |
|  | PROPOSED COLOR CONCRETE PAVEMENT |
|  | PROPOSED ASPHALT PAVEMENT        |
|  | PROPOSED CONCRETE SIDEWALK       |
|  | PROPOSED LANDSCAPE               |
|  | PROPOSED BUILDING                |

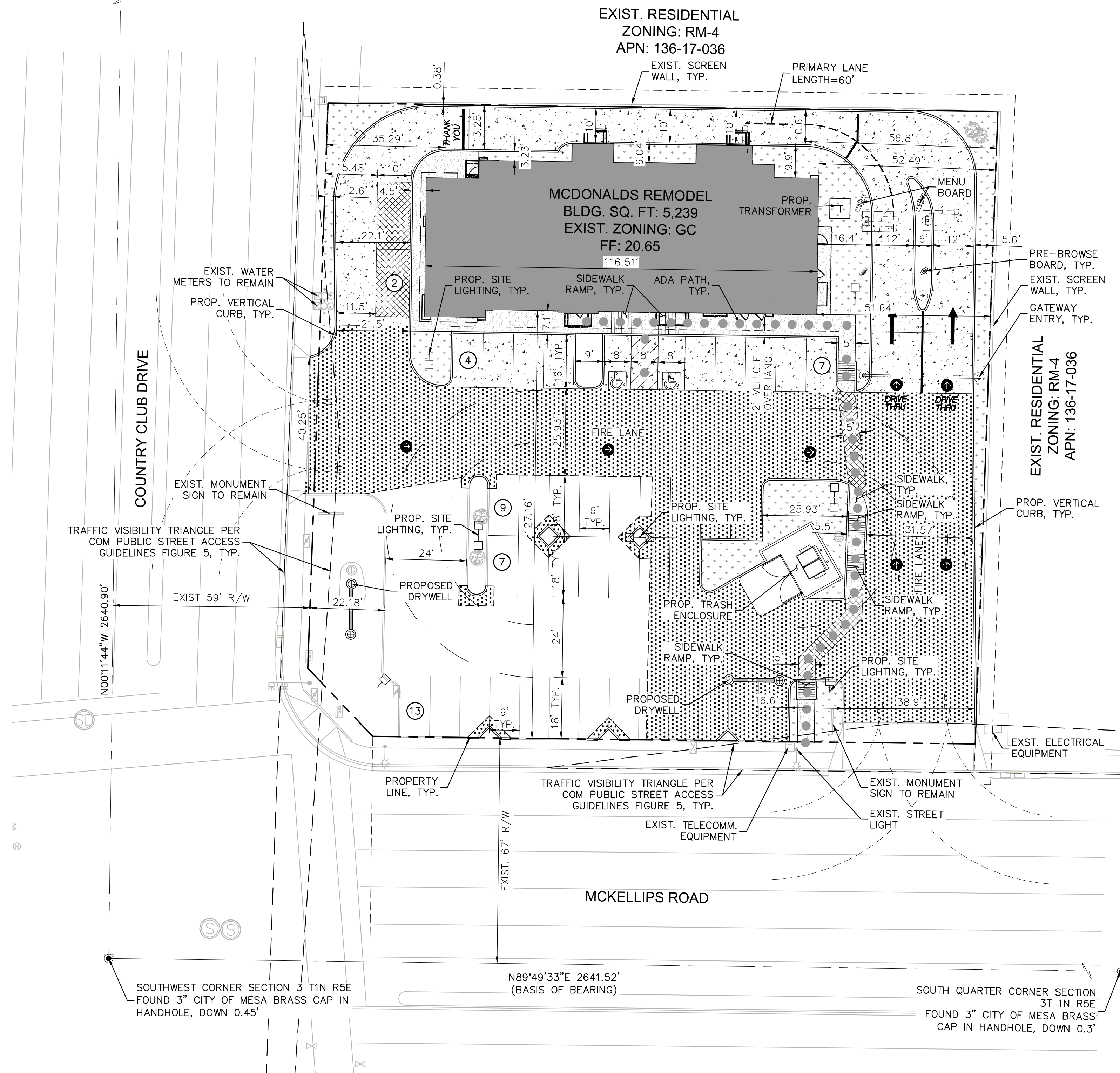


GRAPHIC SCALE IN FEET

0 10 20 40



WEST QUARTER CORNER SECTION 3  
T1N R5E  
FOUND 3" MARICOPA COUNTY BRASS  
CAP FLUSH STAMPED RLS 35832

[illegible]

# Kimley»Horn



PREPARED FOR: **McDonald's USA, LLC** ©

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DRAWN BY ADW	STD ISSUE DATE 03/22/2019	REVIEWED BY STM	DATE ISSUED	SCALE (H):1"=20'	SCALE (V):NONE
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PRELIMINARY SITE PLAN	
DESCRIPTION	
SITE ID	SITE ADDRESS
1	2001 N. COUNTRY CLUB DRIVE, MESA, AZ 85201