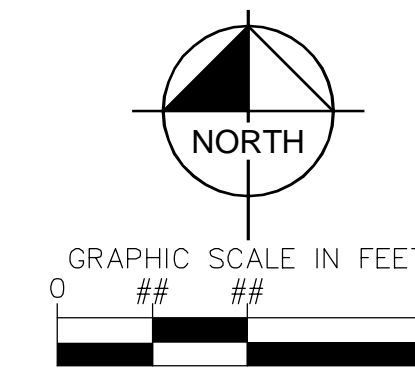


SCREEN WALL ELEVATION
SCALE: N.T.S.

FOUNDATION BASE*			
BUILDING FACE	AREA(SF)	LENGTH(LF)	AVERAGE DEPTH(LF)
NORTH	1037	97.0	10.7
WEST	537	46.0	11.7
EAST	455	46.0	9.9
SOUTH**	194	97.0	2.0

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



SITE INFORMATION

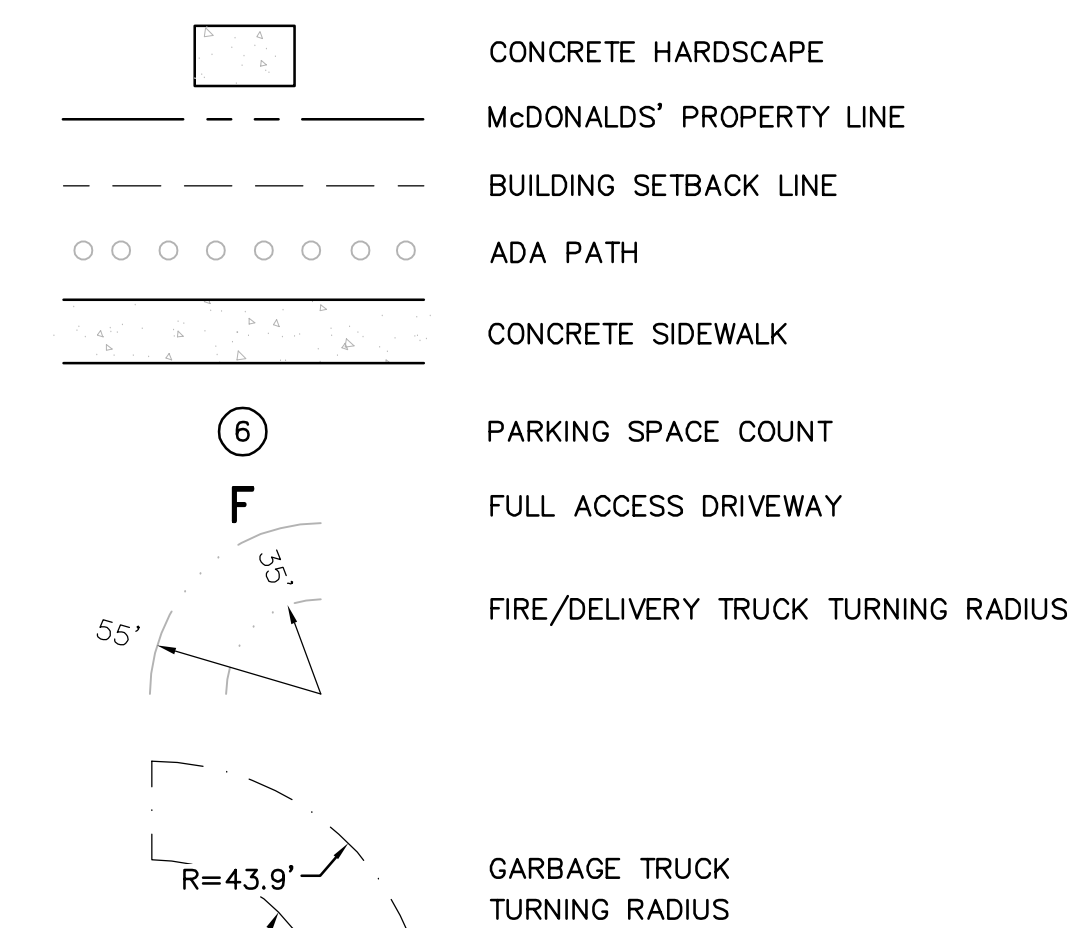
ADDRESS: 1960 E MCKELLIPS RD
MESA, ARIZONA 85209
136-06-256A
APN: LC
EXISTING ZONING: LC
PROPOSED ZONING: N/A
EXISTING LAND USE: DRIVE-THRU RESTAURANT
PROPOSED LAND USE:
NET AREA: 0.93 AC (40,548 SF)
GROSS AREA: 1.38 AC (60,225 SF) (AREA TAKEN TO ADJACENT ☺)
BUILDING AREA: 4,250 SF
BUILDING HEIGHT: 23.00' (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	40

NOTE: STALLS ARE AVAILABLE ON ADJACENT SITE FOR USE
TOTAL LANDSCAPE AREA: 11,065 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 GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

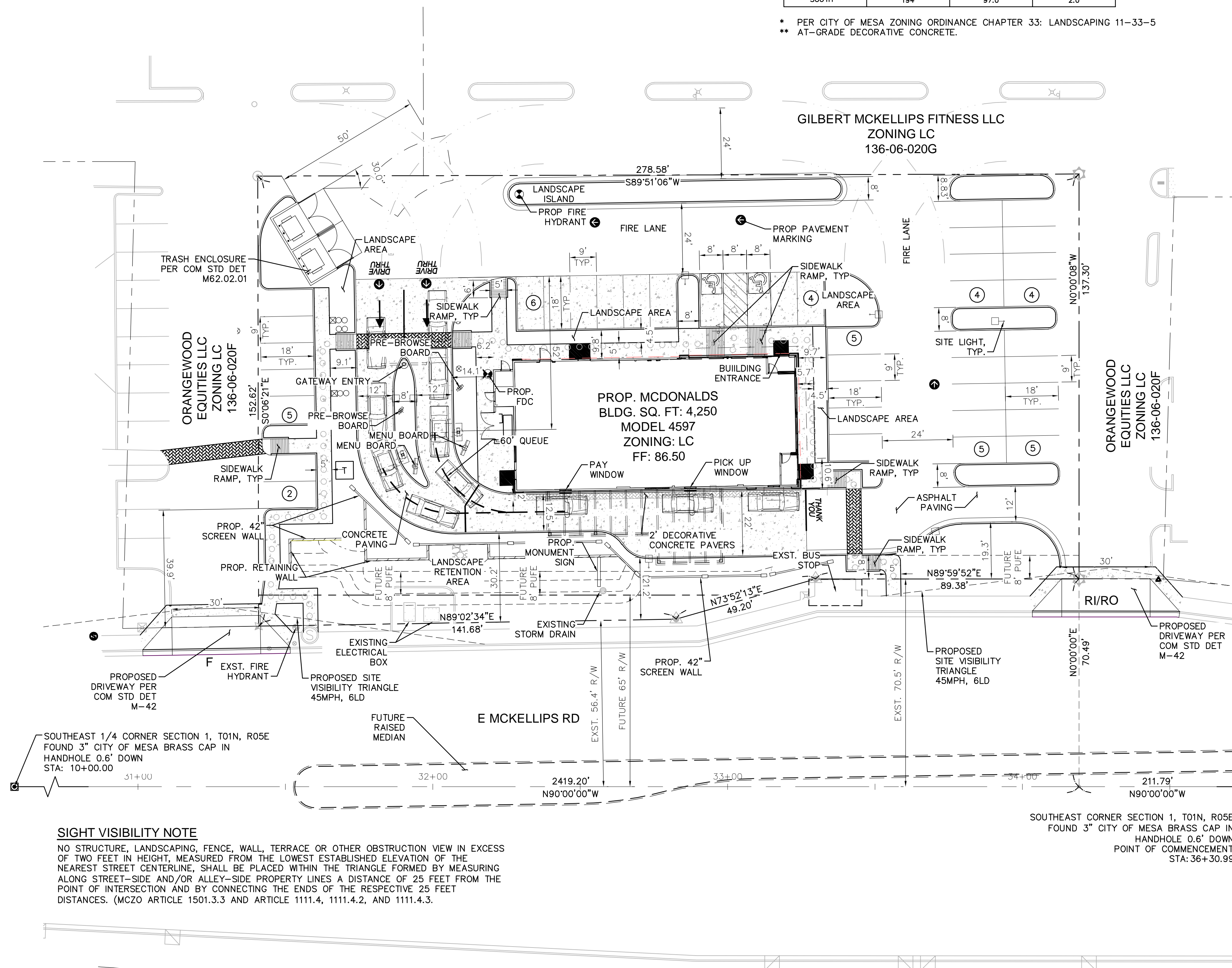
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;
THENCE ALONG THE SOUTH LINE OF SAID SECTION 1, NORTH 89 DEGREES 59 MINUTES 52 SECONDS WEST, A DISTANCE OF 211.79 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS EAST, A DISTANCE OF 70.49 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MCKELLIPS ROAD 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.

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

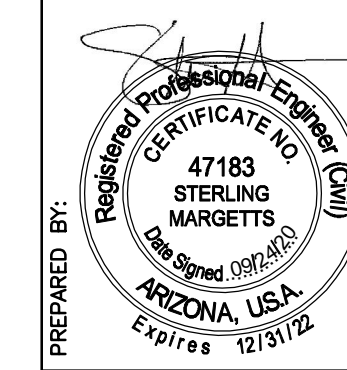
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1001 W SOUTHERN AVE. SUITE 131
MESA, ARIZONA 85210
TEL: (480) 207-2666
FAX: (602) 944-7423
CONTACT: STERLING MARGETTS, PE



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, 1111.4.2, AND 1111.4.3.)

Kimley Horn



McDonald's USA, LLC
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TITLE	DATE	BY
SITE PLAN	07/20/2020	ADW
DESCRIPTION	07/20/2020	ADW
SITE ID	1860 E. MCKELLIPS ROAD, MESA, AZ 85203	

