

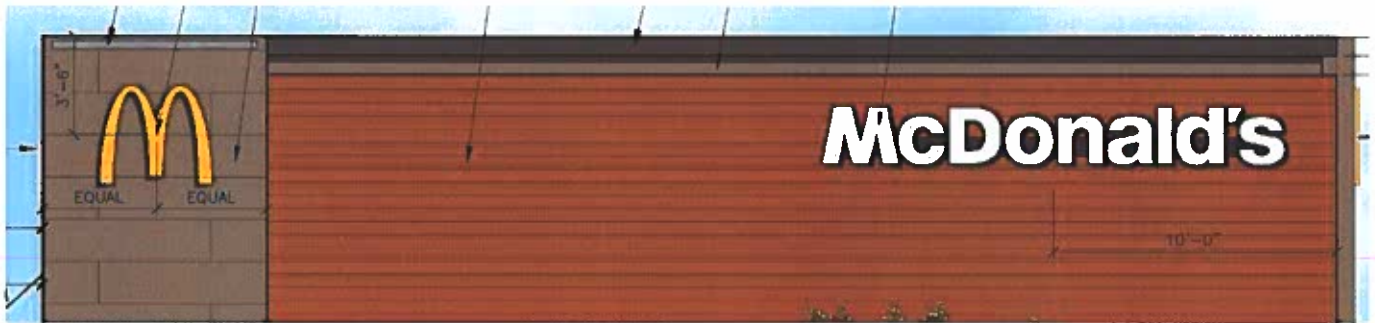
McDonald's

Citizen Participation Report Site Plan and Design Review Narrative

Mountain Vista Marketplace
Northwest Corner of Signal Butte and Hampton

Application Nos.: ZON19-0072 & DRB19-0079

1328 S SIGNAL BUTTE RD
APN: 220-81-985



UPDATED DECEMBER 2019

November 2019
Earl & Curley PC

**Citizen Participation Report for
1328 S SIGNAL BUTTE RD
ZON19-0072 & DRB19-0079**

Date of Report: November 2019
UPDATED DECEMBER 2019

Overview:

This report provides the results of the implementation of the Citizen Participation Plan for the new proposed McDonald's drive-thru restaurant at the northwest corner of Signal Butte Road and Hampton Avenue. These two (2) applications seek approval of; a site plan review and design review to construct a new 4,408 sf. (approximately) McDonalds Restaurant at this location. This report provides evidence that citizens, neighbors, public agencies and interested persons (as may be applicable) have had the opportunity to learn about and comment on the proposed development.

Project Description

This new restaurant is part of the larger 9.5-acre shopping center known as Mountain Vista Marketplace. The rezoning for the center was approved the City Council on April 16, 2007 (Z07-22/Ordinance 4689). The ordinance approved a Minor General Plan Amendment from Mixed Use Employment to Regional Commercial (RC). The C-2 zoning district was renamed to Limited Commercial (LC) by the City in its amendment of its Zoning Ordinance. The proposed retail center is in full compliance with the City's General Plan Community Commercial land use designation and LC zoning. Mountain Vista Marketplace is bounded by Southern Road, Signal Butte Road and Hampton Avenue and is approximately 9.5 acres in size.

The new McDonalds Restaurant is again approximately 4,408 sf. which includes a future playspace expansion area. Approximately 44 parking spaces are required and approximately 70 are provided. All of the required street dedications and improvements have been made and constructed.

Contact:

Stephen C. Earl & Gary King
3101 N. Central Ave. #1000
Phoenix, Arizona 85012
(602) 265-0094; (602) 265-2195 (FAX)
Email: searl@earlcurley.com and gking@earlcurley.com

Neighborhood Meeting:

A neighborhood meeting was held on Tuesday October 29, 2019 at 6:30 p.m. in the Country Inn & Suites by Radisson Hotel conference room. The Country Inn and Suites Hotel is located at 6650 East Superstition Springs Blvd. Mesa, AZ 85206, Phone: (480)-641-8000.

The attached invitation letter was sent by first class mail to all property owners within 1000 feet, to all HOA's within ½ mile and to all Registered Neighborhood Associations within 1 mile of the boundaries of the site as required by the City of Mesa Planning Division.

No one attended. No calls, letters or emails have been received either. This isn't surprising in that only three people attended the neighborhood meeting on the shopping center site plan and DRB neighborhood meeting and they were in support. This PAD is farther away from the residential to the north as well.

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Fax (602) 265-2195
www.ecllaw.com

3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

October 2019

Re: Invitation to an Open House for a new McDonalds at 1328 S. Signal Butte Road; APN 220-81-985

Dear Neighbor,

This letter is being sent to all property owners within 1000 feet, to all HOA's within ½ mile and to all Registered Neighborhood Associations within 1 mile of the boundaries of the above referenced site as required by the City of Mesa Planning Division to inform you that we have submitted an application on behalf of McDonald's seeking approval from the Mesa Design Review Board and Mesa Planning Commission to construct a new McDonald's restaurant on a recently created lot at the northwest corner of Signal Butte and Hampton in the Mountain Vista Marketplace Shopping Center being developed by the Kitchell Development Co..

You are invited to hear more details about this new McDonald's restaurant at an open house that we will be having on Tuesday October 29th beginning at 6:30 pm. Your attendance is not required; this open house is simply a courtesy. We will be sending out formal notices of the actual DRB and Planning Commission hearing dates once they are scheduled. The proper zoning for this restaurant use is already in place. The Design Review Board reviews building design, landscape plans, parking layout and site layout. The Site Plan design is reviewed by the Planning and Zoning Board.

To help you better understand this proposal, we are enclosing copies of the proposed site plan, landscape plan and elevations. The details for the Neighborhood Open House are as follows:

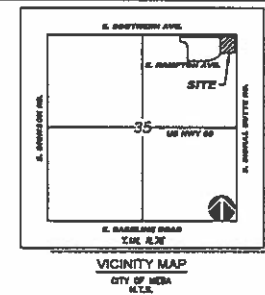
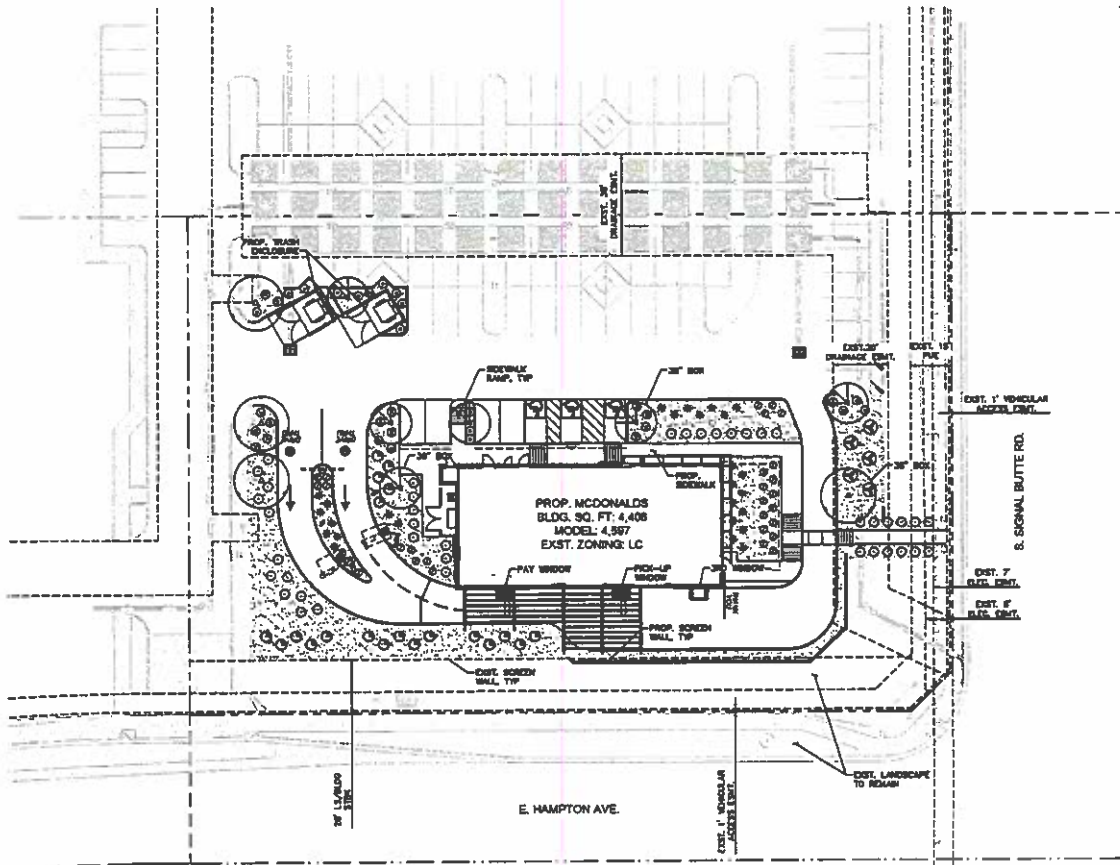
Meeting Date: Tuesday October 29, 2019
Time: 6:30 p.m.
Location: Country Inn & Suites by Radisson, Mesa
6650 East Superstition Springs Blvd. Mesa, AZ 85206
Phone: (480)-641-8000

For additional information concerning the design of the proposed development please contact me or Gary King of my office at 602-265-0094. You can also visit the Mesa Planning Division at 55 North Center, or call the Planning Division at 480-644-4273.

Very Truly Yours,


Stephen C. Earl

Attachments: Site Plan, Landscape Plan and Elevations



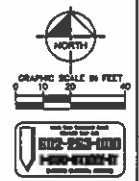
PLANTING LEGEND

TREES			
BOTANICAL NAME / COMMON NAME	SIZE	CITY	
Cholla Ironwood Tree	12" Cal. @ 14', 24" Box Min.	4	
Sagebrush Desert Willow	7" Cal. @ 14', 36" Box Min.	2	
Parrotwood & Desert Museum	12" Cal. @ 14', 24" Box Min.	3	
Desert Museum Palo Verde	25" Cal. @ 14', 36" Box Min.	1	
SHRUBS			
BOTANICAL NAME / COMMON NAME	SIZE	CITY	
Cholla Ironwood	5 Gal.	5	
Green Hoopoe Bush	5 Gal.	26	
Hesperaloe parviflora 'Yellow'	5 Gal.	40	
Yellow Yucca	5 Gal.	20	
Lanceophyllum frutescens 'Compact'	5 Gal.	20	
Compact Sage	5 Gal.	20	
Sarcocolla	5 Gal.	20	
SHRUBSCOVERS			
BOTANICAL NAME / COMMON NAME	SIZE	CITY	
Callispermum villosum 'L1'	1 Gal.	33	
Belted Junco Broomrape	1 Gal.	29	
Lantana camara 'New Gold'	1 Gal.	29	
New Gold Lantana	1 Gal.	29	
MATERIALS			
DESCRIPTION	CITY		
Decorative Grates	7,308 SF		
3" Screened, Express Gold, 2" Depth Min.			

CITY OF MESA LANDSCAPE STANDARDS

REQUIREMENT	REQUIRED	PROVIDED
INTERIOR PARKING LOT		
PARKING ISLANDS	4 ISLANDS = 4 TREES, 12 SHRUBS	4 TREES, 12 SHRUBS
1 TREE, 3 SHRUBS / ISLAND		
MIN. 10% PARKING LOT TREES = 36" BOX	4 TREES TOTAL = 1- 36" BOX TREES	1- 36" BOX TREES
RETENTION BASIN		PROVIDED
LANDSCAPE IN ALL AREAS OF BASIN (SLOPE, TOP AND BOTTOM)		

REQUIREMENT	REQUIRED	PROVIDED
FOUNDATION BASES		
EXTERIOR WALLS W/ PUBLIC ENTRANCE		
1 TREE / 50 LF		
10% MIN. @ 36" BOX		
LANDSCAPE AREA = 33% MIN.		
EXTERIOR WALLS W/O PUBLIC ENTRANCE		
1 TREE / 50 LF		
10% MIN. @ 36" BOX		
LANDSCAPE AREA = 25% MIN.		
NORTH SIDE OF BUILDING:		
98 LF = 2 TREES		
MIN. 1 TREE @ 36" BOX		
53 LF OF LANDSCAPE		
EAST SIDE OF BUILDING:		
48 LF = 1 TREE		
MIN. 1 TREE @ 36" BOX		
16 LF OF LANDSCAPE		
SOUTH SIDE OF BUILDING:		
104 LF = 3 TREES		
MIN. 1 TREE @ 36" BOX		
35 LF OF LANDSCAPE		
WEST SIDE OF BUILDING:		
66 LF = 1 TREE		
MIN. 1 TREE @ 36" BOX		
13 LF OF LANDSCAPE		



Kimley-Horn

McDonald's USA, LLC

PROLIMINARY LANDSCAPE PLAN

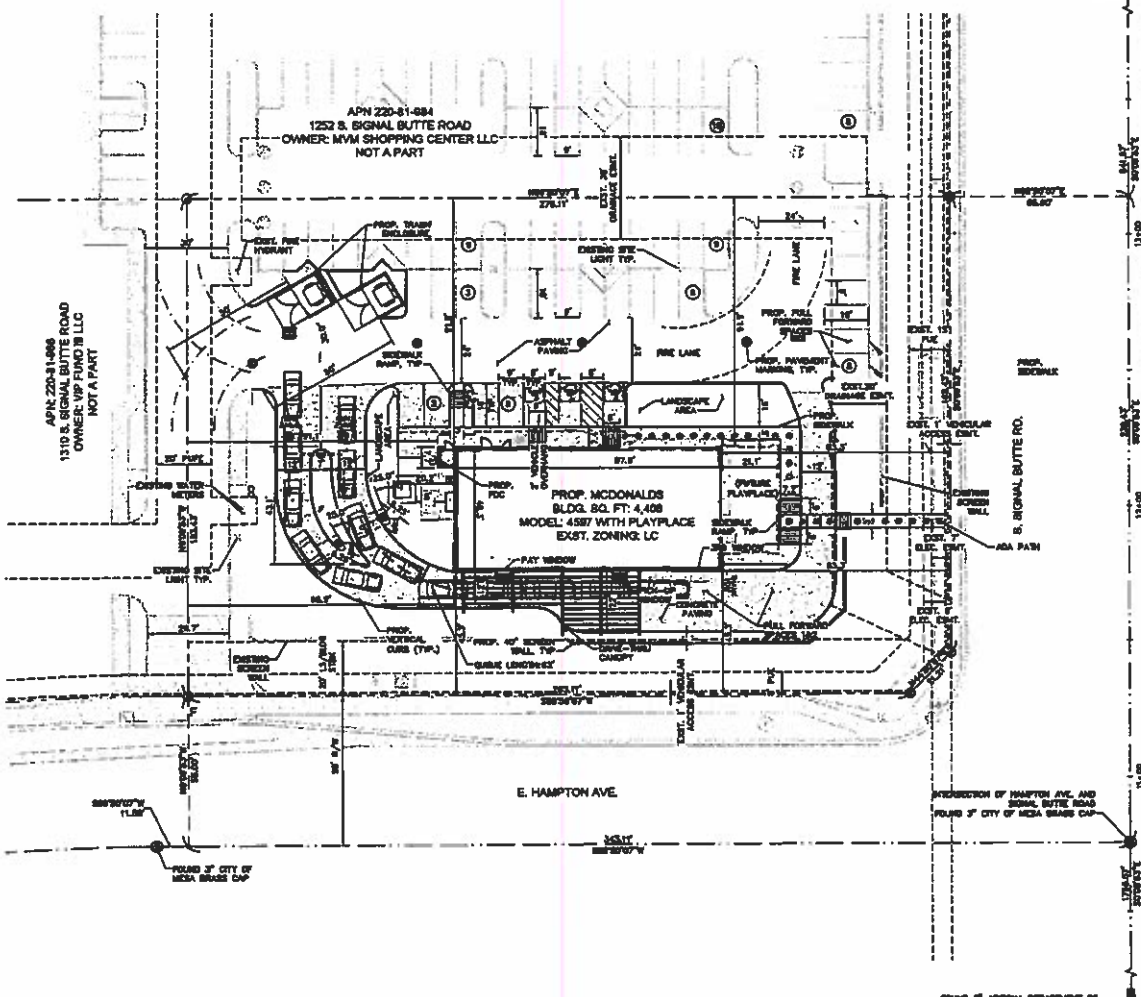
DATE: 11/15/2018

PROJECT: 181000000000

SCALE: 1" = 20'

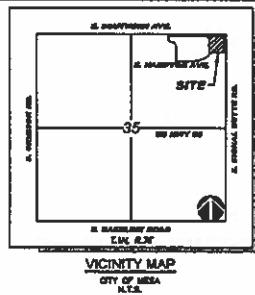
REV: 1

DESCRIPTION: 1



DEVELOPER
 MCDONALD'S USA, LLC
 3800 HUNTER AVENUE
 LONG BEACH, CA 90801
 TEL: (562) 241-2344
 CONTACT: SCOTT ABBEY

CIVIL ENGINEER
 HALEY-HORN AND ASSOCIATES, INC.
 1000 W. SOUTHERN AVENUE, SUITE 124
 MESA, ARIZONA 85209
 TEL: (480) 287-8866
 FAX: (480) 284-7465
 CONTACT: STEVEN MARICETTA, PE



SITE INFORMATION

ADDRESS: 1325 S. SIGNAL BUTTE RD
 MESA, ARIZONA 85205
 230-W-200

APN: 230-21-008
 PROPOSED ZONING: LC

EXISTING LAND USE: N/A
 PROPOSED LAND USE: DRIVE-THRU RESTAURANT

NET AREA: 1.07 AC (23,680 SF)
 COVERED AREA: 1.28 AC (28,350 SF) (AREA GIVEN TO ADJACENT CD)

BUILDING AREA: 4,488 SF
 BUILDING HEIGHT: 23.00' (PLUMB)

PERMITS SUMMARY

MCDONALD'S REQUIRED PARKING RATIO: 1 SPACE PER 100 SF OF OUTDOOR SEATING
 1 SPACE PER 200 SF OF PARKING
 (N/A (4,488 SF) (0 SF OF PARKING)
 (N/A (23,680 SF) (0 SF OF PARKING)

(WITH PLAY PLACE)

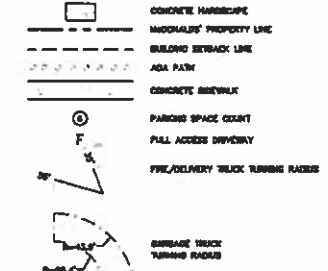
INDIVIDUAL PARKING: 42 REQUIRED (WITH PLAY PLACE) 57 PROVIDED
 SIGNAGE: 42 REQUIRED (WITH PLAY PLACE) 57 PROVIDED
 ACCESSIBLE PER ADA: 42 REQUIRED (WITH PLAY PLACE) 57 PROVIDED

TOTAL PARKING: 44 REQUIRED (WITH PLAY PLACE) 57 PROVIDED

*INCLUDING 25 SHARED COVER SPACES PER SHARED PARKING ALLOCATION EXEMPT FOR MOUNTAIN VISTA MARKETPLACE BY MICROWELL DEVELOPMENT.

BUILDING FACE	AREA (SF)	LENGTH (LF)	AVERAGE DEPTH (LF)
ROOF	2331	182.2	12.8
WALL	898	83.2	10.7
CANOPY	320	6.2	51.2
CONCRETE	9	19.2	0.5

* PER CITY OF MESA ZONING ORDINANCE CHAPTER 23. LANDSCAPING 11-33-9
 - WITH FUTURE PLAY PLACE
 - RECOMMEND TO SHADE THE SOUTHERN FOUNDATION PLANTER DUE TO COVERED CANOPY AND MULTIPLE WINDOWS AT DRIVE-THRU.



LEGAL DESCRIPTION
 LOT 8, OF MOUNTAIN VISTA MARKETPLACE PHASE 1, ACCORDING TO BOOK 1403 OF MAPS, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTES

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



SIGHT VISIBILITY NOTE
 NO STRUCTURE, LANDSCAPING, FENCE, WALL, SIGNAGE OR OTHER OBSTRUCTION VIEW IN CROSS SECTION OF THIS PROJECT IS VIEWED BEYOND THE LOWEST ESTABLISHED ELEVATION OF THE NEAREST STREET CENTERLINE. SHALL BE PLACED WITHIN THE TRIANGLE FORMED BY MEASURING ALONG STREET-TO-ROAD AND/OR ALLEY-TO-ROAD PROPERTY LINES A DISTANCE OF 25 FEET FROM THE POINT OF INTERSECTION AND BY CONNECTING THE SIDES OF THE RESPECTIVE 25 FEET DISTANCES. (NEED ARTICLE 190.3.3 AND ARTICLE 191.4.1 TT1-A.2, AND TT1-A.3.)

NO.	DATE	DESCRIPTION	BY

Kimley-Horn

McDonald's USA, LLC

DATE OF THIS PLAN: 10/20/2010
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN

1 of 1

PO's (1,000 feet) – 24
RNO's – 24
TOTAL – 48

D:\INDEX\McDonald's(Signal Butte and Hampton)\Notification\1,000 Feet\Labels
for 1,000 feet 10.8.19.docx

PARCEL 220-71-971B
SILLEN CONNIE
2863 VIA DE LA VALLE G 504
DEL MAR, CA 92014

PARCEL 220-71-974
KPCP LLC
PO BOX 27647
SCOTTSDALE, AZ 85255

PARCEL 220-76-002S
SIGNAL BUTTE & SOUTHERN LLC
PO BOX 37963
PHOENIX, AZ 85069

PARCEL 220-81-781
SIGNAL BUTTE BFC LLC
1635 N GREENFIELD RD STE 115
MESA, AZ 0

PARCEL 220-81-790
SIGNAL BUTTE BFC LLC
1635 N GREENFIELD RD STE 115
MESA, AZ 0

PARCEL 220-81-982
MVM SHOPPING CENTER LLC
1707 E HIGHLAND STE 100
PHOENIX, AZ 85016

PARCEL 220-81-985
MVM SHOPPING CENTER LLC
1707 E HIGHLAND STE 100
PHOENIX, AZ 85016

PARCEL 220-71-114
PARKWOOD RANCH COMMUNITY MASTER
ASSOCIATION
633 E RAY RD STE 122
GILBERT, AZ 85296

Sunland Springs Village
Brian Bender
10831 E Obispo Ave
Mesa, AZ 85212

PARCEL 220-71-970
SPHINX REAL ESTATE LLC
19230 FLINT ST
SPRING HILL, KS 66083

PARCEL 220-71-972
KEIL SONOMA CORPORATION
4131 N 36TH ST
PHOENIX, AZ 85018

PARCEL 220-71-975
TCF NATIONAL BANK
1405 XENIUM LN N
PLYMOUTH, MN 55441

PARCEL 220-76-002V
SIGNAL BUTTE & SOUTHERN LLC
PO BOX 37963
PHOENIX, AZ 85069

PARCEL 220-81-783
SIGNAL BUTTE BFC LLC
1635 N GREENFIELD RD STE 115
MESA, AZ 0

PARCEL 220-81-980
MVM SHOPPING CENTER LLC
1707 E HIGHLAND STE 100
PHOENIX, AZ 85016

PARCEL 220-81-983
MVM SHOPPING CENTER LLC
1707 E HIGHLAND STE 100
PHOENIX, AZ 85016

PARCEL 220-81-986
VIP FUND III LLC
1380 LEAD HILL BLVD STE 260
ROSEVILLE, CA 95661

Crismon Creek Homeowners Association
Barbara Clifford
10459 E Idaho Cir
Mesa, AZ 85209

PARCEL 220-71-971A
SPHINX REAL ESTATE LLC
19230 FLINT ST
SPRING HILL, KS 66083

PARCEL 220-71-973
SPHINX REAL ESTATE LLC
19230 FLINT ST
SPRING HILL, KS 66083

PARCEL 220-76-002R
CIRCLE K STORES INC
PO BOX 52085
PHOENIX, AZ 0

PARCEL 220-81-780
SIGNAL BUTTE BFC LLC
1635 N GREENFIELD RD STE 115
MESA, AZ 0

PARCEL 220-81-784
SIGNAL BUTTE BFC LLC
1635 N GREENFIELD RD STE 115
MESA, AZ 0

PARCEL 220-81-981
MVM SHOPPING CENTER LLC
1707 E HIGHLAND STE 100
PHOENIX, AZ 85016

PARCEL 220-81-984
MVM SHOPPING CENTER LLC
1707 E HIGHLAND STE 100
PHOENIX, AZ 85016

PARCEL 220-81-987
SIGNAL BUTTE BFC LLC
1635 N GREENFIELD RD STE 115
MESA, AZ 0

Parkwood Ranch
Donnis Plumb
10458 E El Moro Ave
Mesa, AZ 85208

Parkwood Ranch
Roberta Cullen
10418 E Diamond Ave
Mesa, AZ 85208

Crismon Creek Homeowners Association
Anthony Childers
10244 E Jerome Ave
Mesa, AZ 85209

Crismon Creek Homeowners Association
Scott Boek
10152 E Jacob
Mesa, AZ 85209

Parkwood Ranch
Misti Rash
10614 E Carmel Ave
Mesa, AZ 85208

Sunland Springs Village
Michael Tucker
11023 E Naranja Ave
Mesa, AZ 85209

Sunland Springs Village
James Hazel
11339 E Neville Ave
Mesa, AZ 85209

Eastgate HOA
Dale Wempen
1102 S 114th St 130
Mesa, AZ 85208

Parkwood East II
Victor Diaz
11224 E Elena Ave
Mesa, AZ 85208

Parkwood East II
Melvin Harris
11355 E Elena Ave
Mesa, AZ 85208

Arizona Renaissance
Linda Riggs
10942 E Florian Ave
Mesa, AZ 85208

Arizona Renaissance
Samer Abdeh
10950 E Florian Ave
Mesa, AZ 85208

Silverwood HOA
Eli Farias
11455 E Flossmoor Ave
Mesa, AZ 85208

Arizona Renaissance
Kevin Bishop
633 E Ray Rd 122
Gilbert, AZ 85296

SILVERWOOD HOA
WENDY BROWN
7255 E HAMPTON AVE 101
MESA, AZ 85209

ARIZONA RENAISSANCE COMMUNITY
ASSOCIATION
GOLDEN VALLEY PROPERTY MGNT
608 E MISSOURI AVE # 100
PHOENIX, AZ 85012

COYOTE LANDING CONDOS
150 E ALAMO DR #3
CHANDLER, AZ 85225

PARKWOOD EAST
16625 S DESERT FOOTHILLS PKWY
PHOENIX, AZ 85048

EASTGATE
150 ALAMO #3
CHANDLER, AZ 85225

PARKWOOD EAST II
GOLDEN VALLEY PROPERTY MGNT
608 E MISSOURI AVE # 100
PHOENIX, AZ 85012

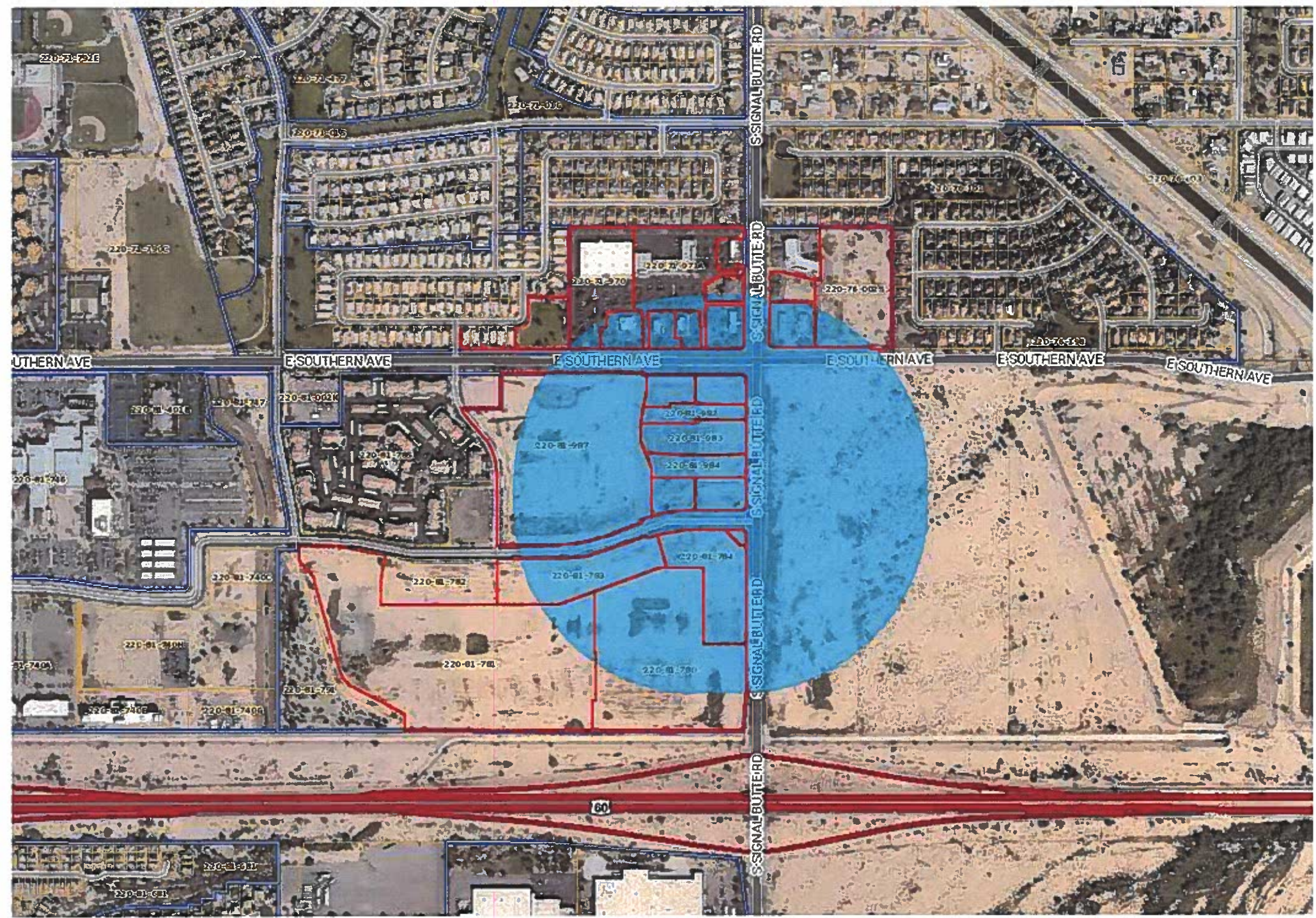
PARKWOOD RANCH COMMUNITY MASTER
ASSOCIATION
633 E RAY #122
GILBERT, AZ 85296

SILVERWOOD
7255 E HAMPTON AVE SUITE 101
MESA, AZ 85209

Registered Neighborhoods and City of Mesa

Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	UnitNum	City	State	Zip
Sunland Springs Village	Brian	Bender	10831 E		Obispo Ave			Mesa	AZ	85212
Crismon Creek Homeowners Association	Barbara	Clifford	10459 E		Idaho Cir			Mesa	AZ	85209
Parkwood Ranch										
Parkwood Ranch	Roberta	Cullen	10418 E		Diamond Ave			Mesa	AZ	85208
Crismon Creek Homeowners Association	Anthony	Childers	10244 E		Jerome Ave			Mesa	AZ	85209
Crismon Creek Homeowners Association	Scott	Boek	10152 E		Jacob			Mesa	AZ	85209
Parkwood Ranch										
Sunland Springs Village	Michael	Tucker	11023 E		Naranja Ave			Mesa	AZ	85209
Sunland Springs Village	James	Hazel	11339 E		Neville Ave			Mesa	AZ	85209
Eastgate HOA	Dale	Wempen	1102 S		114th St		130	Mesa	AZ	85208
Parkwood East II	Victor	Diaz	11224 E		Elena Ave			Mesa	AZ	85208
Parkwood East II	Melvin	Harris	11355 E		Elena Ave			Mesa	AZ	85208
Arizona Renaissance	Linda	Riggs	10942 E		Florian Ave			Mesa	AZ	85208
Arizona Renaissance	Samer	Abdeh	10950 E		Florian Ave			Mesa	AZ	85208
Silverwood HOA	Eli	Farias	11455 E		Flossmoor Ave			Mesa	AZ	85208
Arizona Renaissance	Kevin	Bishop	633 E		Ray Rd		122	Gilbert	AZ	85296
Silverwood HOA	Wendy	Brown	7255 E		Hampton Ave		101	Mesa	AZ	85209
Parkwood Ranch	Donnis	Plumb	10458 E		El Moro Ave			Mesa	AZ	85208
Parkwood Ranch	Misti	Rash	10614 E		Carmel Ave			Mesa	AZ	85208

HOA Name	Corp Comm Link
Arizona Renaissance Community Association	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08586669
Coyote Landing Condos	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=12606770
Parkwood East	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08610901
Parkwood East II	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08578412
Parkwood Ranch Community Master Association	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=08050148
Silverwood	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=09471946
Eastgate	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=07124577



EARL & CURLEY
ATTORNEYS AT LAW

Telephone (602) 265-0094
Fax (602) 265-2195
www.ecllaw.com

3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

December 2019

Re: Notice of Public Meeting of the Mesa Planning and Zoning Board on ZON19-00792 for 1328 S. Signal Butte Road; APN 220-81-985

Dear Neighbor or Registered Association Representative,

This letter is being sent to all neighboring property owners within 500 feet and registered associations within 1/2 mile of the boundaries of the above referenced McDonald's site as required by the City of Mesa Planning Division to inform you that the application that we submitted on behalf of McDonald's was to obtain site plan approval from the City for the new restaurant being proposed at the northwest corner of Southern Ave. and Hampton in the Mountain Vista Marketplace Shopping Center being developed by the Kitchell Development Co. This site plan for the McDonald's restaurant will be considered by the Mesa Planning and Zoning Board soon.

This new restaurant is part of the larger 9.5-acre shopping center known as Mountain Vista Marketplace. The rezoning for the center was approved the City Council on April 16, 2007 (Z07-22/Ordinance 4689). The C-2 zoning district approved at the time was subsequently retitled as Limited Commercial (LC) by the City in its amendment of its Zoning Ordinance. The proposed retail center is in full compliance with the City's General Plan Community Commercial land use designation and LC zoning. The overall Mountain Vista Marketplace shopping center is bounded by Southern Road on the north, Signal Butte Road on the east and Hampton Avenue to the south. It is approximately 9.5 acres in size.

The new McDonalds Restaurant is approximately 4,408 sf. in size and includes a future play-space expansion area. Approximately 44 parking spaces are required by the City and approximately 64 are provided. The total of 64 parking spaces includes 26 shared parking spaces with the center pursuant to the shared parking agreement. All of the required street dedications and improvements have been made and constructed. The landscaping and building elevations were reviewed by the Design Review Board in a work study session on November 12, 2019.

You are invited to attend the Site Plan Review hearing by the Mesa Planning and Zoning Board to hear more details about this request. Your attendance is not required; this is a courtesy notice. To help you better understand this proposal, we are enclosing copies of the proposed site plan. The details of this Site Plan Review hearing by the Mesa Planning and Zoning Board are as follows:

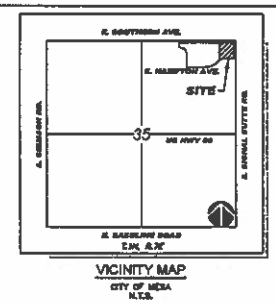
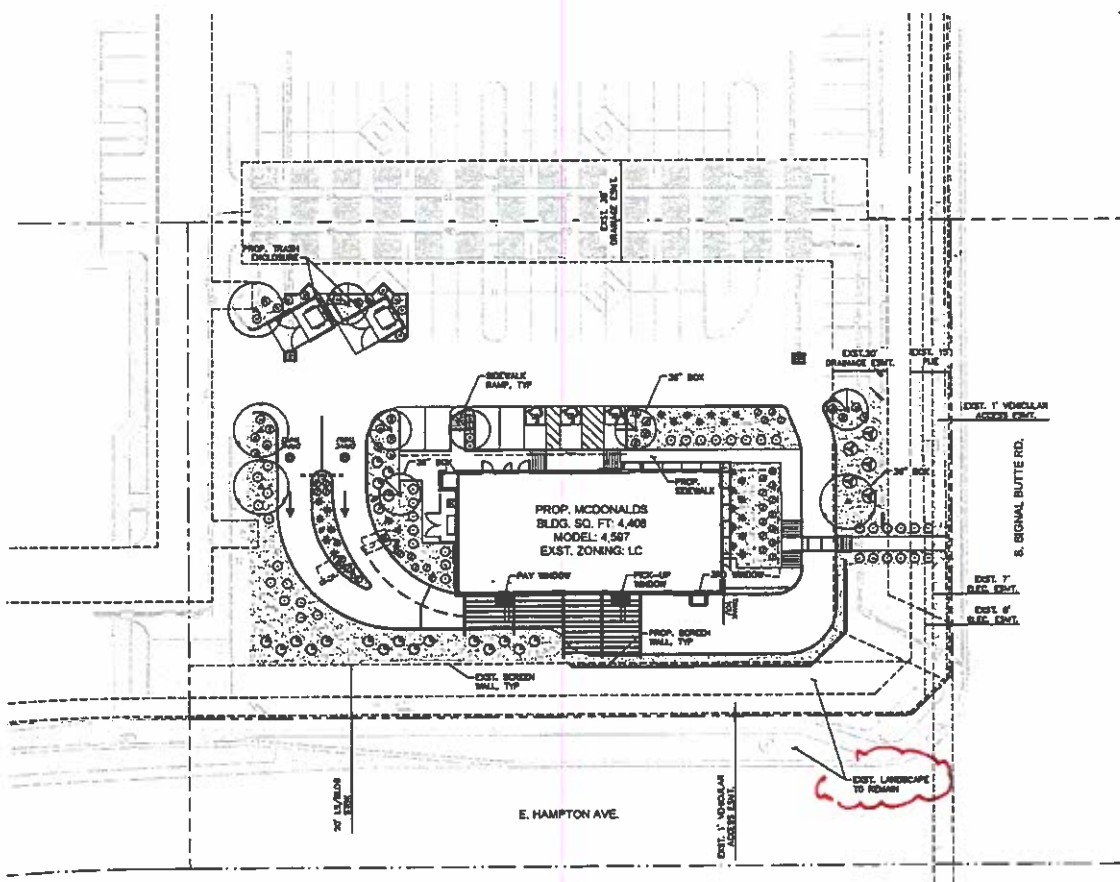
Meeting Date: Wednesday, January 8th, 2020
Time: 4:00 p.m.
Location: City Council Chambers (Upper Level) – 57 E. 1st Street
Please call the Planning Department at (480) 644-2385 to verify date and time.

For additional information concerning the design of the proposed development or the Design Review process, please contact me or Gary King of my office at 602-265-0094. You can also visit the Mesa Planning Division at 55 North Center, or call the Planning Division at 480-644-2385.

Very Truly Yours,


Stephen C. Earl

Attachments: Site Plan/Landscape Plan and Elevations



PLANTING LEGEND

TREES			
BOTANICAL NAME / COMMON NAME	SIZE	CITY	
<i>Chionodoxa linearis</i> 'Art'	1 1/2" Cal., 8" Ht., 24" Box Min.	4	
Desert Desert Willow	2" Cal., 8" Ht., 36" Box Min.	2	
<i>Parthenocissis</i> 'Desert Museum'	1 1/2" Cal., 8" Ht., 36" Box Min.	3	
Desert Museum Palo Verde	2 1/2" Cal., 32" Ht., 36" Box Min.	1	

SHRUBS			
BOTANICAL NAME / COMMON NAME	SIZE	CITY	
<i>Dioscorea villosa</i>	5 Gal.	5	
Green Hoopoe Bush	5 Gal.	26	
Yellow Yucca	5 Gal.	40	
<i>Leucophyllum frutescens</i> 'Compact'	5 Gal.	20	
Desert Sage	5 Gal.	20	
<i>Sesuvia portulacastris</i>	5 Gal.	20	
Desert Senna	5 Gal.	20	

GROUNDCOVERS			
BOTANICAL NAME / COMMON NAME	SIZE	CITY	
<i>Callitriche virginiana</i> 'LJ'	1 Gal.	35	
Berberis Jolly Bottlebrush	1 Gal.	29	
<i>Lantana camara</i> 'New Gold'	1 Gal.	29	
New Gold Lantana	1 Gal.	29	

MULTIFUNCTIONAL	
DESCRIPTION	CITY
Decomposed Granite	7,805 SF
7" Screened, Storms Gold, 2" Depth Min.	

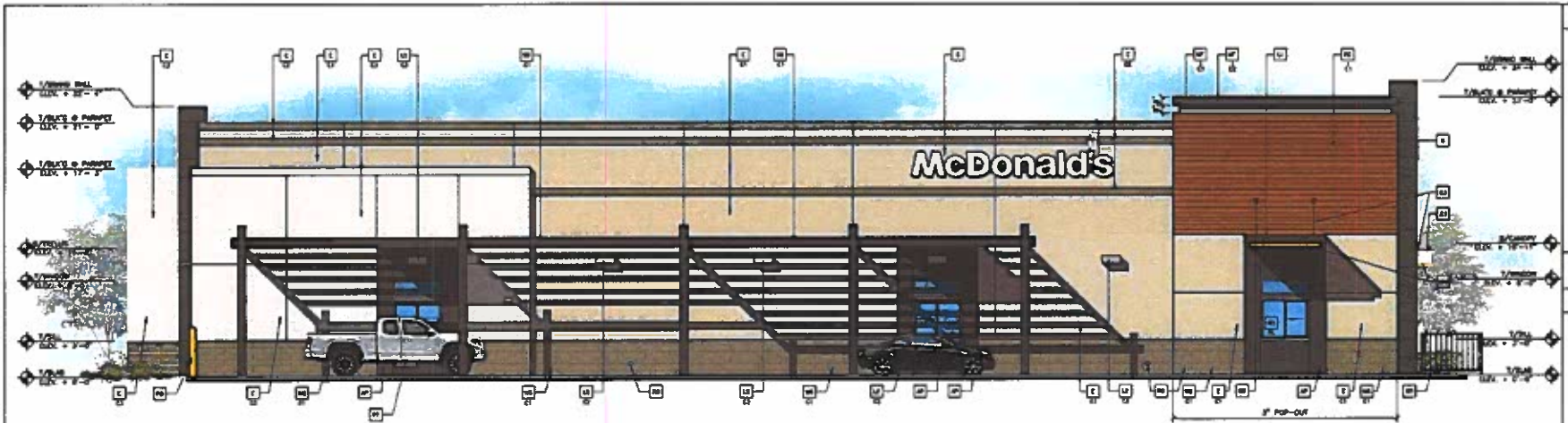
CITY OF MESA LANDSCAPE STANDARDS

REQUIREMENT	REQUIRED	PROVIDED
INTERIOR PARKING LOT		
PARKING ISLANDS	4 ISLANDS = 4 TREES, 12 SHRUBS	4 TREES, 12 SHRUBS
= 1 TREE, 3 SHRUBS / ISLAND		
MIN. 10% PARKING LOT TREES = 36" BOX	4 TREES TOTAL = 1 - 36" BOX TREES	1 - 36" BOX TREES
RETENTION BASIN		PROVIDED
= LANDSCAPE IN ALL AREAS OF BASIN (SLOPE, TOP AND BOTTOM)		

REQUIREMENT	REQUIRED	PROVIDED
FOUNDATION BASES		
EXTERIOR WALLS W/ PUBLIC ENTRANCE	NORTH SIDE OF BUILDING: 96 LF = 3 TREES MIN. 1 TREE @ 36" BOX 38 LF OF LANDSCAPE	2 TREES 1 TREE @ 36" BOX 48 LF OF LANDSCAPE
	EAST SIDE OF BUILDING: 48 LF = 1 TREE MIN. 1 TREE @ 36" BOX 18 LF OF LANDSCAPE	1 TREE 1 TREE @ 36" BOX 48 LF OF LANDSCAPE
	SOUTH SIDE OF BUILDING: 304 LF = 8 TREES MIN. 1 TREE @ 36" BOX 35 LF OF LANDSCAPE	8 TREES (EXIST.) 1 TREE @ 36" BOX 98 LF OF LANDSCAPE
EXTERIOR WALLS W/O PUBLIC ENTRANCE	WEST SIDE OF BUILDING: 48 LF = 1 TREE MIN. 1 TREE @ 36" BOX 12 LF OF LANDSCAPE	1 TREE 1 TREE @ 36" BOX 48 LF OF LANDSCAPE
= 1 TREE / 50 LF = 10% MIN. @ 36" BOX = LANDSCAPE AREA = 83% MIN.		
= 10% MIN. @ 36" BOX = LANDSCAPE AREA = 25% MIN.		



DATE	REV	DATE	DESCRIPTION
Kimley-Horn			
McDonald's USA, LLC PRELIMINARY LANDSCAPE PLAN PROJECT NO. 12345 CITY OF MESA, ARIZONA			
1		LS1	
9		1	




1 DRIVE THRU ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

KEY NOTES:

- 1 ALUMINUM BATTERY COVER
- 2 ALUMINUM BATTERY COVER
- 3 ALUMINUM BATTERY COVER
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- 100 ALUMINUM BATTERY COVER

 <p>McDonald's USA, LLC</p> <p>1815 W. WASHINGTON AVENUE MCKINNEY, TEXAS 75069 TEL: 972-382-1234 WWW.MCDONALDSUSA.COM</p>	 <p>2018 STANDARD BUILDING - BR20 4597-PP-WOOD/WOOD</p> <p>REGISTERED PROFESSIONAL ENGINEER NO. 12345 EXPIRES 12/31/2020</p>
<p>DATE: 08/20/18</p> <p>SCALE: 1/4" = 1'-0"</p> <p>PROJECT: 2018 STANDARD BUILDING - BR20</p> <p>DESCRIPTION: 4597-PP-WOOD/WOOD</p>	<p>DATE: 08/20/18</p> <p>SCALE: 1/4" = 1'-0"</p> <p>PROJECT: 2018 STANDARD BUILDING - BR20</p> <p>DESCRIPTION: 4597-PP-WOOD/WOOD</p>
<p>A2.1</p> <p>ELEVATIONS</p>	

PO's (500 feet) – 12

RNO's (1 mile) – 24

TOTAL – 36

O:\INDEX\McDonald's\SIGNAL Butte and Hampton\Notification\500 Feet\Labels for 500 feet 10.8.19.docx

PARCEL 220-81-783
SIGNAL BUTTE BFC LLC
1635 N GREENFIELD RD STE 115
MESA, AZ 85205-4010

PARCEL 220-81-784
SIGNAL BUTTE BFC LLC
1635 N GREENFIELD RD STE 115
MESA, AZ 85205-4010

PARCEL 220-81-790
SIGNAL BUTTE BFC LLC
1635 N GREENFIELD RD STE 115
MESA, AZ 85205-4010

PARCEL 220-81-980
MVM SHOPPING CENTER LLC
1707 E HIGHLAND STE 100
PHOENIX, AZ 85016

PARCEL 220-81-981
MVM SHOPPING CENTER LLC
1707 E HIGHLAND STE 100
PHOENIX, AZ 85016

PARCEL 220-81-982
MVM SHOPPING CENTER LLC
1707 E HIGHLAND STE 100
PHOENIX, AZ 85016

PARCEL 220-81-983
MVM SHOPPING CENTER LLC
1707 E HIGHLAND STE 100
PHOENIX, AZ 85016

PARCEL 220-81-984
MVM SHOPPING CENTER LLC
1707 E HIGHLAND STE 100
PHOENIX, AZ 85016

PARCEL 220-81-985
MVM SHOPPING CENTER LLC
1707 E HIGHLAND STE 100
PHOENIX, AZ 85016

PARCEL 220-81-986
VIP FUND III LLC
1380 LEAD HILL BLVD STE 260
ROSEVILLE, CA 95661

PARCEL 220-81-987
SIGNAL BUTTE BFC LLC
1635 N GREENFIELD RD STE 115
MESA, AZ 85205-4010

PARCEL 220-81-780
SIGNAL BUTTE BFC LLC
1635 N GREENFIELD RD STE 115
MESA, AZ 85205-4010

Sunland Springs Village
Brian Bender
10831 E Obispo Ave
Mesa, AZ 85212

Crismon Creek Homeowners Association
Barbara Clifford
10459 E Idaho Cir
Mesa, AZ 85209

Parkwood Ranch
Donnis Plumb
10458 E El Moro Ave
Mesa, AZ 85208

Parkwood Ranch
Roberta Cullen
10418 E Diamond Ave
Mesa, AZ 85208

Crismon Creek Homeowners Association
Anthony Childers
10244 E Jerome Ave
Mesa, AZ 85209

Crismon Creek Homeowners Association
Scott Boek
10152 E Jacob
Mesa, AZ 85209

Parkwood Ranch
Misti Rash
10614 E Carmel Ave
Mesa, AZ 85208

Sunland Springs Village
Michael Tucker
11023 E Naranja Ave
Mesa, AZ 85209

Sunland Springs Village
James Hazel
11339 E Neville Ave
Mesa, AZ 85209

Eastgate HOA
Dale Wempen
1102 S 114th St 130
Mesa, AZ 85208

Parkwood East II
Victor Diaz
11224 E Elena Ave
Mesa, AZ 85208

Parkwood East II
Melvin Harris
11355 E Elena Ave
Mesa, AZ 85208

Arizona Renaissance
Linda Riggs
10942 E Florian Ave
Mesa, AZ 85208

Arizona Renaissance
Samer Abdeh
10950 E Florian Ave
Mesa, AZ 85208

Silverwood HOA
Eli Farias
11455 E Flossmoor Ave
Mesa, AZ 85208

Arizona Renaissance
Kevin Bishop
633 E Ray Rd 122
Gilbert, AZ 85296

SILVERWOOD HOA
WENDY BROWN
7255 E HAMPTON AVE 101
MESA, AZ 85209

ARIZONA RENAISSANCE COMMUNITY
ASSOCIATION
GOLDEN VALLEY PROPERTY MGNT
608 E MISSOURI AVE # 100
PHOENIX, AZ 85012

COYOTE LANDING CONDOS
150 E ALAMO DR #3
CHANDLER, AZ 85225

PARKWOOD EAST
16625 S DESERT FOOTHILLS PKWY
PHOENIX, AZ 85048

EASTGATE
150 ALAMO #3
CHANDLER, AZ 85225

PARKWOOD EAST II
GOLDEN VALLEY PROPERTY MGNT
608 E MISSOURI AVE # 100
PHOENIX, AZ 85012

PARKWOOD RANCH COMMUNITY MASTER
ASSOCIATION
633 E RAY #122
GILBERT, AZ 85296

SILVERWOOD
7255 E HAMPTON AVE SUITE 101
MESA, AZ 85209

Property Within 500-Ft. of Subject Site

APN 202-81-985

