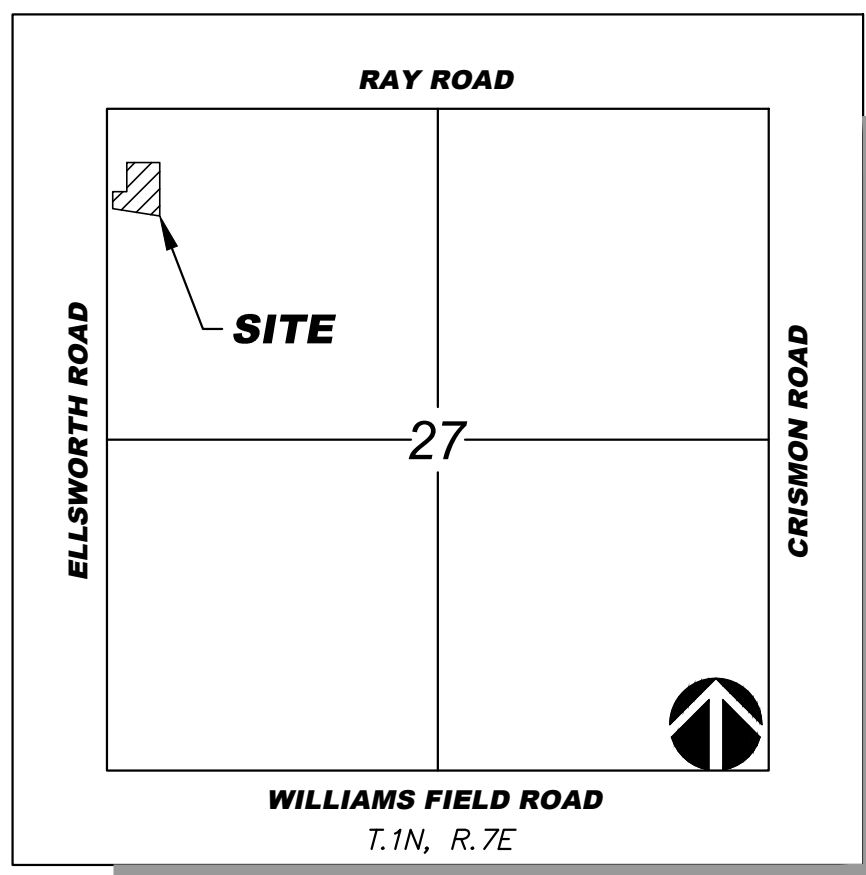
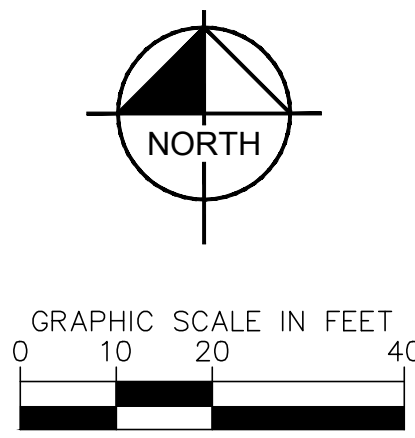
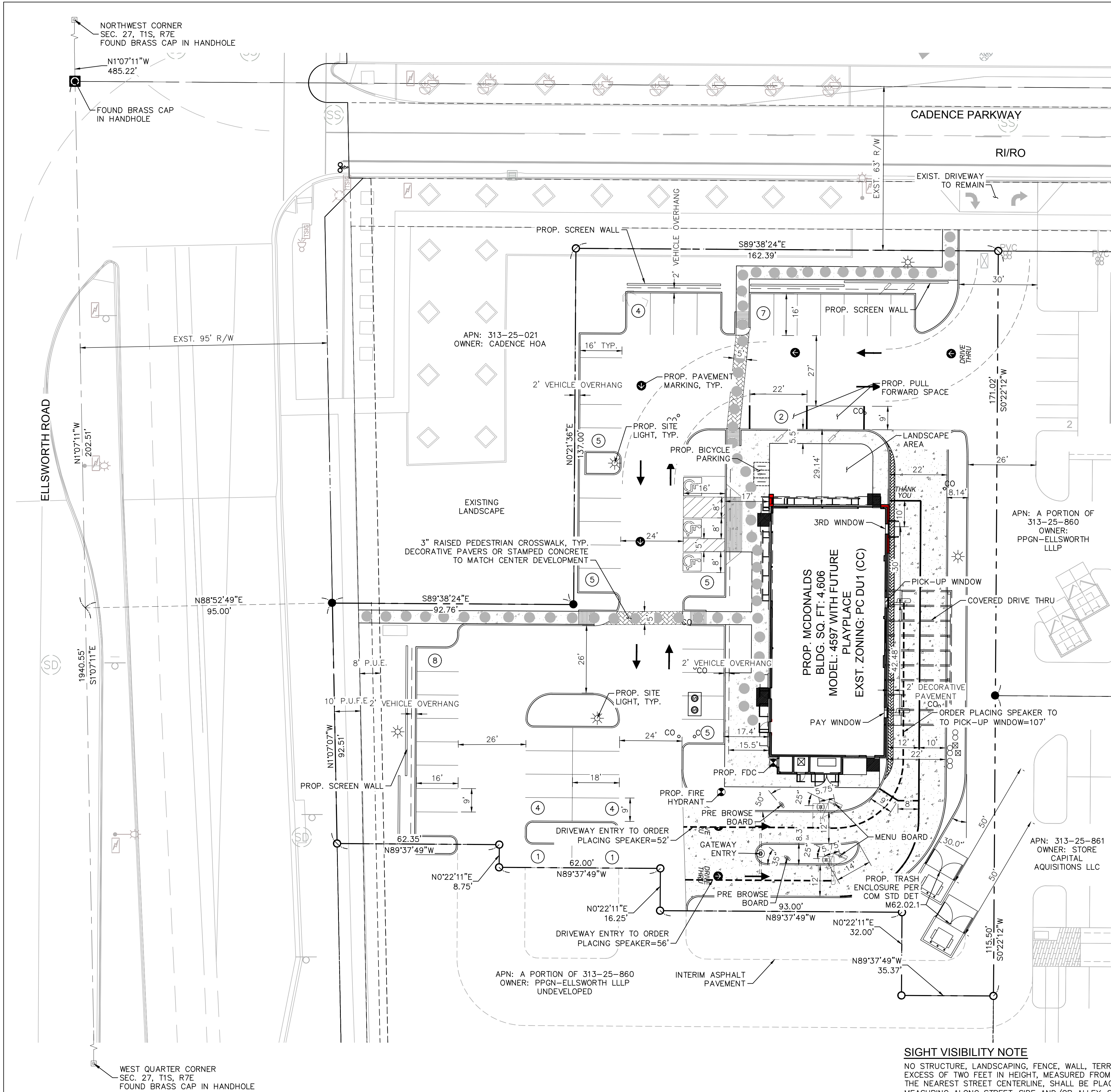




DEVELOPER
McDONALD'S USA, LLC
3800 KILROY AIRPORT WAY
LONG BEACH, CA 90806
TEL: (951) 323-3002
CONTACT: SCOTT WILKESON

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: ANDY WHISLER, PE

SITE INFORMATION
ADDRESS: SEC OF ELLSWORTH ROAD AND CADENCE PARKWAY
MESA, ARIZONA
A PORTION OF 313-25-860
PC DU1 (CC)
PC DU1 (CC)
EXISTING ZONING: VACANT
PROPOSED ZONING: DRIVE-THRU RESTAURANT
EXISTING LAND USE: 1.16 AC (50,620 SF)
PROPOSED LAND USE: 1.16 AC (50,620 SF)
NET AREA: 4,606 SF
GROSS AREA: 24.50' (PARAPET)
BUILDING AREA: 4,606 SF
BUILDING HEIGHT: 24.50' (PARAPET)

PARKING SUMMARY

McDONALD'S:	REQUIRED PARKING RATIO	1 SPACE PER 100 SF	1 SPACE PER 200 SF OF OUTDOOR SEATING
		GFA (4,606 SF) (0 SF OF PATIO)	
INDIVIDUAL PARKING:	REQUIRED	PROVIDED	
STANDARD	44	48	
ACCESSIBLE PER ADA	2	3	
TOTAL PARKING	46	51	
BICYCLE PARKING:	REQUIRED PARKING RATIO	1 BICYCLE SPACE PER 10 VEHICLE PARKING SPACES	
		(53 SPACES) / (10) = 6 BICYCLE STALLS PROVIDED	

- ADA PATH
- CONCRETE HARDSCAPE
- McDONALD'S PROPERTY LINE
- BUILDING SETBACK LINE
- CONCRETE SIDEWALK
- DECORATIVE CROSSWALK
- PARKING SPACE COUNT
- RIGHT IN/RIGHT OUT
- FIRE/DELIVERY TRUCK TURNING RADIUS

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 1111.4.1, 1111.4.2, AND 1111.4.3.)

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.

Kimley»Horn

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 68833
ANDREW WHISLER
DATE ISSUED 06/30/21
ARIZONA, USA

PREPARED BY:

McDonald's USA, LLC

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents prepared by McDonald's USA, LLC shall govern the project. Use of these drawings for reference or example on another project requires the approval of McDonald's USA, LLC. Use of these drawings on another project without the approval of McDonald's USA, LLC is not authorized.

PREPARED FOR:

McDonald's USA, LLC

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DRAWN BY:

STD

ISSUED DATE:

6/30/21

REVIEWED BY:

ADW

DATE ISSUED:

6/30/21

SCALE (H): 1"=20'

SCALE (V): NONE

TITLE

CONCEPTUAL SITE PLAN

DESCRIPTION

SP

SITE ID

SEC OF ELLSWORTH ROAD & CADENCE PARKWAY

REV

DATE

DESCRIPTION

BY

1

OF

1

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811

Call 811 or click Arizona811.com