

McDonald's

DESIGN REVIEW NARRATIVE

SEC ELLSWORTH ROAD & CADENCE PARKWAY / MESA, AZ



CASE NO. DRB21-00462

2nd SUBMITTAL DATE: JUNE 21, 2021

1st SUBMITTAL DATE: MAY 17, 2021

SUBMITTED BY: WITHEY MORRIS PLC

McDonald's

DESIGN REVIEW NARRATIVE

On behalf of McDonald's USA, LLC ("McDonald's"), this is a Design Review application for the property located at the southeast corner of Ellsworth Road and Cadence Parkway, otherwise commonly known as Maricopa County Assessor's Parcel Number 313-25-868 (the "Property"). The Property is approximately 1.16 acres and its current use is vacant commercial land (**See Exhibit A, Aerial Map**). The area surrounding the Property consists of vacant land to the north, east, west and south, and it is uniquely situated immediately northeast of the SR 24 Interchange.

The Property is subject to the Cadence at Gateway Community Plan (formerly the Pacific Proving Grounds North Community Plan) and is located within Development Unit 1, Phase 2 ("DU1 Phase 2") (Case No. ZON19-00577). DU1 Phase 2 is approximately 27-acres and is envisioned as the "Gateway to the Community", where development is predominately intended for Community Commercial ("CC") uses. In March 2020, a Master Site Plan and preliminary plat were approved for DU1 Phase 2 by the Planning and Zoning Board for approximately 120,000 square feet of commercial development (Case No. ZON19-00909) including retail, employment, restaurant and service uses.

The Property is shown as lot "P7" on the approved Master Site Plan, which is designed for a 4,597 square foot drive-through use. However, while a Master Site Plan was approved with Case No. ZON19-00909, all specific users are subject to the Design Review process for approval of building architecture and final site layout to ensure quality development.

A. REQUEST AND PROPOSAL

Pursuant to the requirements of Case No. ZON19-00909, this application is a request for Design Review approval of the architectural elevations for a new McDonald's restaurant to be located on a portion of the Property. Specifically, McDonald's proposes development of the Property with a high-quality drive-through restaurant (the "Project"), which conforms to the already approved Master Site Plan for the Property. The Project will feature a dual drive-through and indoor service and seating.

B. GENERAL PLAN & ZONING DESIGNATION

The General Plan Land Use Map designates the Property as a "Mixed Use Community Character Area" and the Property is also located within the Mixed-Use Community District of the Gateway Strategic Development Plan, which is intended to provide sustainability through the creation of a live/work/play community with a wide variety of land uses, including commercial uses.

As noted above, the Property is subject to the Cadence at Gateway Community Plan (“Community Plan”), a Planned Community District (“PC District”). **See Exhibit B, General Plan and Zoning Maps.** The Community Plan further designates the Property for Community Commercial “CC” uses. The proposed Project, as a commercial drive-through use, is in conformance with the vision of the General Plan, the Community Plan and the approved site plan for DU1 Phase 2.

C. PROJECT OVERVIEW

McDonald’s intends to develop the Property, which was approved in 2020 for a drive-through restaurant use, with a modern, high quality drive-through restaurant that will provide a new convenience dining option to the area, as well as employment opportunities within the City of Mesa.

The building footprint for the Project will be 4,606 square feet and the height of the building will be approximately 24’-5”. The Site Plan identifies 53 parking spaces provided to the north and west of the proposed building, including three (3) accessible parking spaces. Two (2) of these parking spaces will provide “pull forward” spaces, which will improve the drive-thru operations. Bicycle parking will also be provided, with six (6) spaces to the northwest of the Project building.

As shown on the enclosed site plan, the restaurant drive-thru wraps the Project building from the southwest corner to the northeast corner, providing sufficient queuing as follows:

- **Order Placing Speaker to Pick Up Window:** 107’
- **Drive Thru Entrance to Order Placing Speaker (Primary Lane):** 52’
- **Drive Thru Entrance to Order Placing Speaker (Secondary Lane):** 56’

These drive-thru stacking distances comply with the requirements of the Cadence Community Plan. The drive-thru will be screened from public view along Ellsworth Road and Cadence Parkway through a combination of 30” minimum screen walls and the orientation of the buildings and drive-thru.

Vehicular access to the Project will be provided via an approved full-access shared driveway on Cadence Parkway which will be completed as part of the Mountainside Fitness development that is currently under construction. Pedestrian access will be provided via two (2) distinctive pedestrian paths connecting from Cadence Parkway and Ellsworth Road, furthering the important goal of pedestrian connectivity in the area.

Finally, a six-foot-tall, enclosed refuse collection is provided at the southeast corner of the Property. **See Exhibit C, Site Plan.** The Project meets all required Cadence Community Plan development standards.

The Project is part of a larger planned shopping center. As such, the proposed building is designed to be fully consistent and compatible with the Community Plan and

the overall future shopping center. Conceptual Project elevations, a floor plan, and renderings are provided herein. **See *Exhibit D and E*.**

D. ARCHITECTURAL DESIGN AND CHARACTER

The architectural character is detailed to create a clean, contemporary and sophisticated look. It implements clean horizontal forms and varying parapet heights and projections to break up the linear massing of the storefront façades. The palette is made up of smooth variegated masonry, steel I-beams, channels and composite wood planking elements and a stucco finished main body. The colors and materials selected are from the shopping center's approved palette. McDonald's identifiers include white accented trellis finishes on public facing facades and gold underscores at key touch points. Recessed storefronts along with trellis elements provide plentiful shading for pedestrians. The Project elevations promote a number of core design characteristics prescribed by the Community Plan (Section 1.4), including quality design, mitigation of visual impacts (i.e. scale and massing), strengthening the pedestrian environment and flexible building design. The elevations provide for four-sided architecture, and in accordance with the City of Mesa's design guidelines and staff's early guidance, "top treatments" are provided for including stepped parapets and a metal contrasting parapet cap, for the majority of the parapets. Also, no more than 50% of the total façade is covered with any single material.

E. LANDSCAPE DESIGN

On-site landscaping will be provided and will include foundation base landscaping and parking lot landscaping. On-site landscaping will comprise approximately 15.3 percent of the total site area and will meet or exceed the Mesa Zoning Ordinance requirements. Landscaping for the Project will match the landscaping palette prescribed in the area and will provide for a dynamic streetscape which will promote connectivity and walkability in the area. See ***Exhibit F***.

F. INFRASTRUCTURE

The Project intends to utilize existing utility infrastructure available on-site. The adjacent development provides the Property with domestic water, fire, and sewer stubs to serve the Property. McDonald's will utilize these stubs and propose only a new landscape service. A conceptual utility plan is provided at ***Exhibit G***.

G. CONCLUSION

The Project will further the vision of the surrounding area and is in conformance with the approved plan for DU1 Phase 2. Further, the Project will activate a long-time vacant parcel with new quality development which will provide for a new dining option in the area, and new employment opportunities within the City of Mesa.

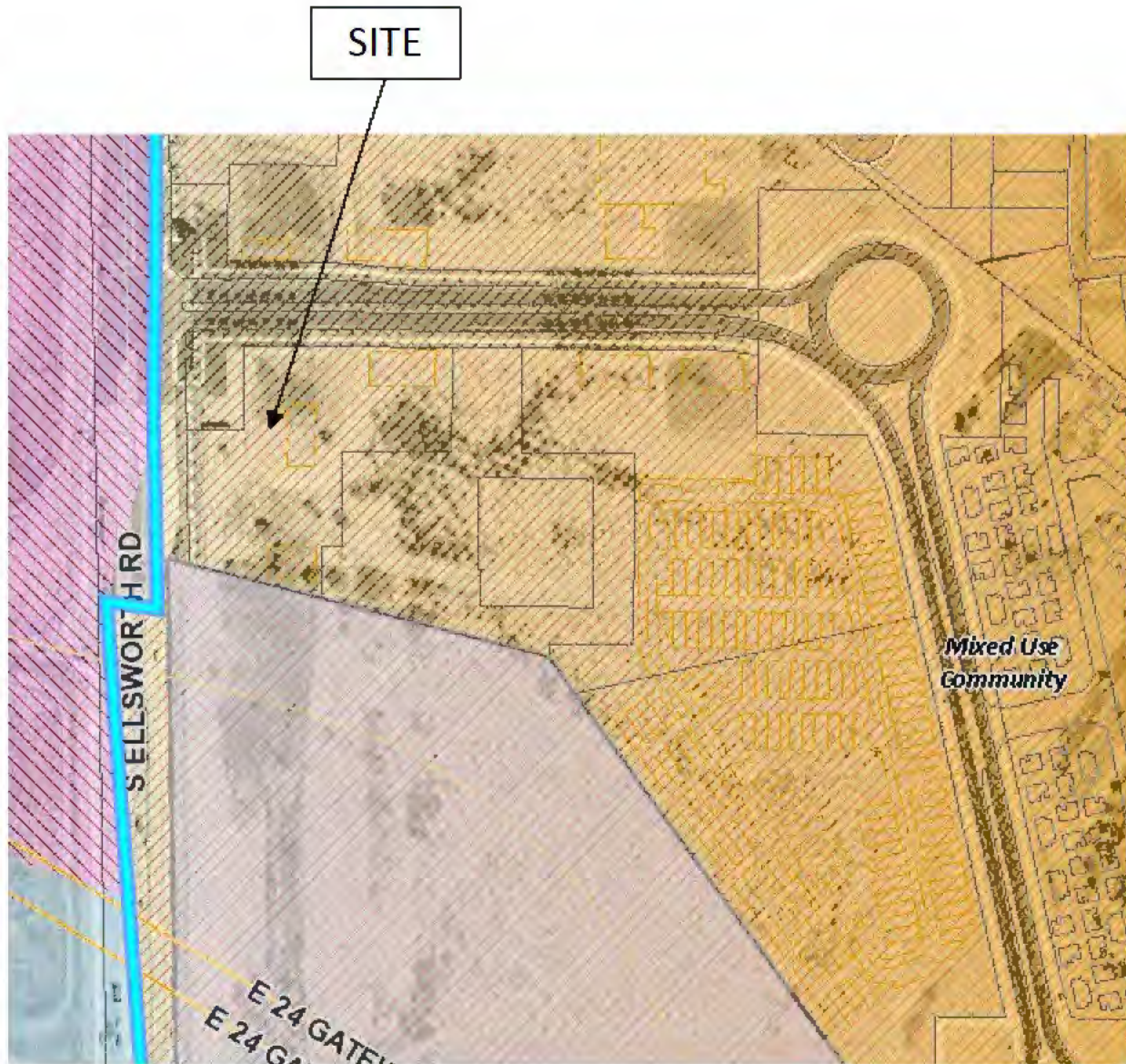
Exhibit A

100



Exhibit B

Mesa Interactive Planning Map General Plan Designation: Mixed Use Community



Mesa Interactive Planning Map Zoning Designation: PC

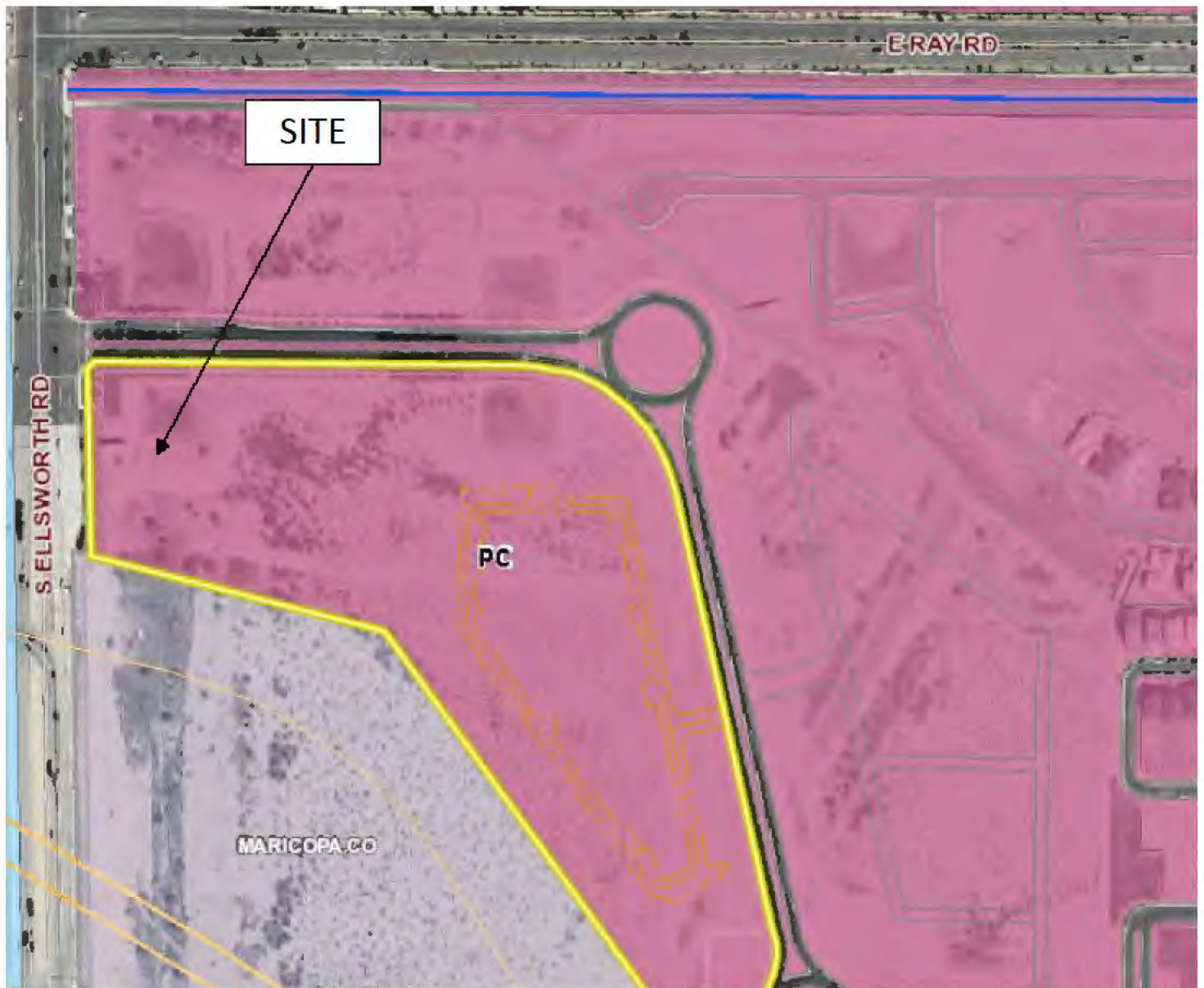
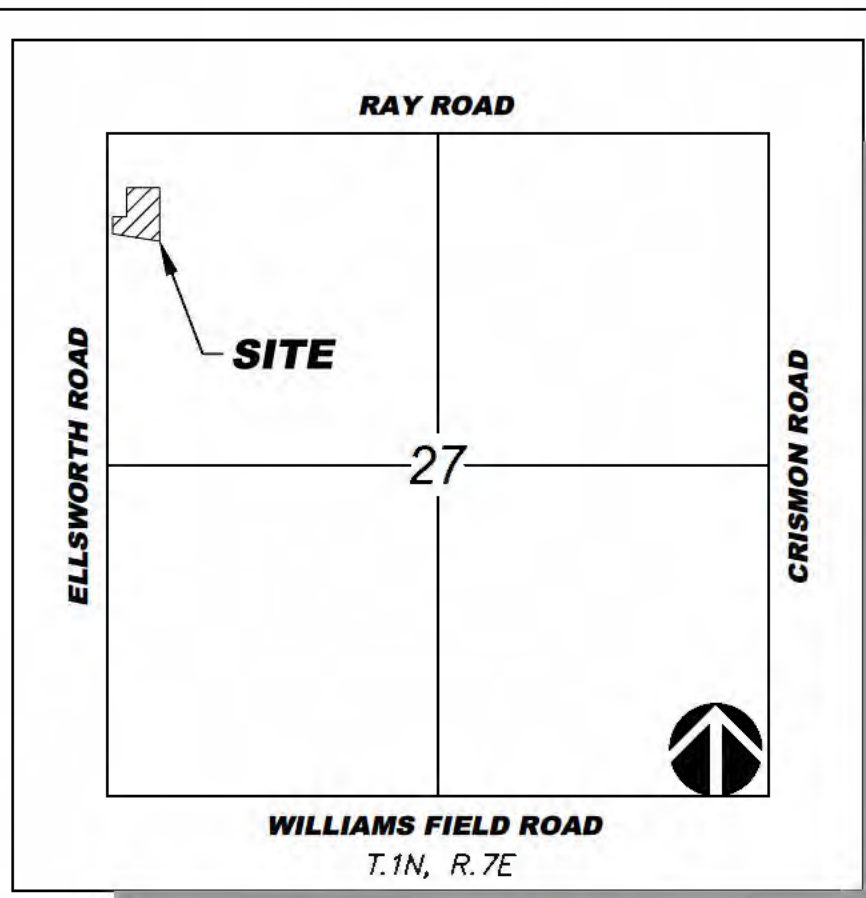
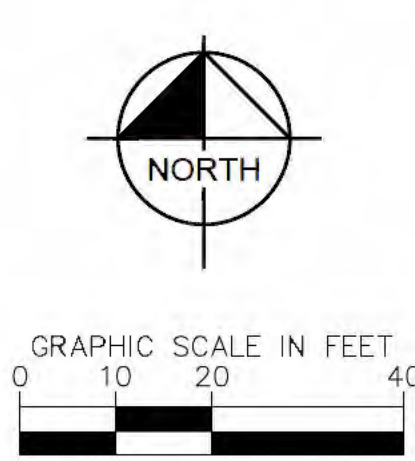
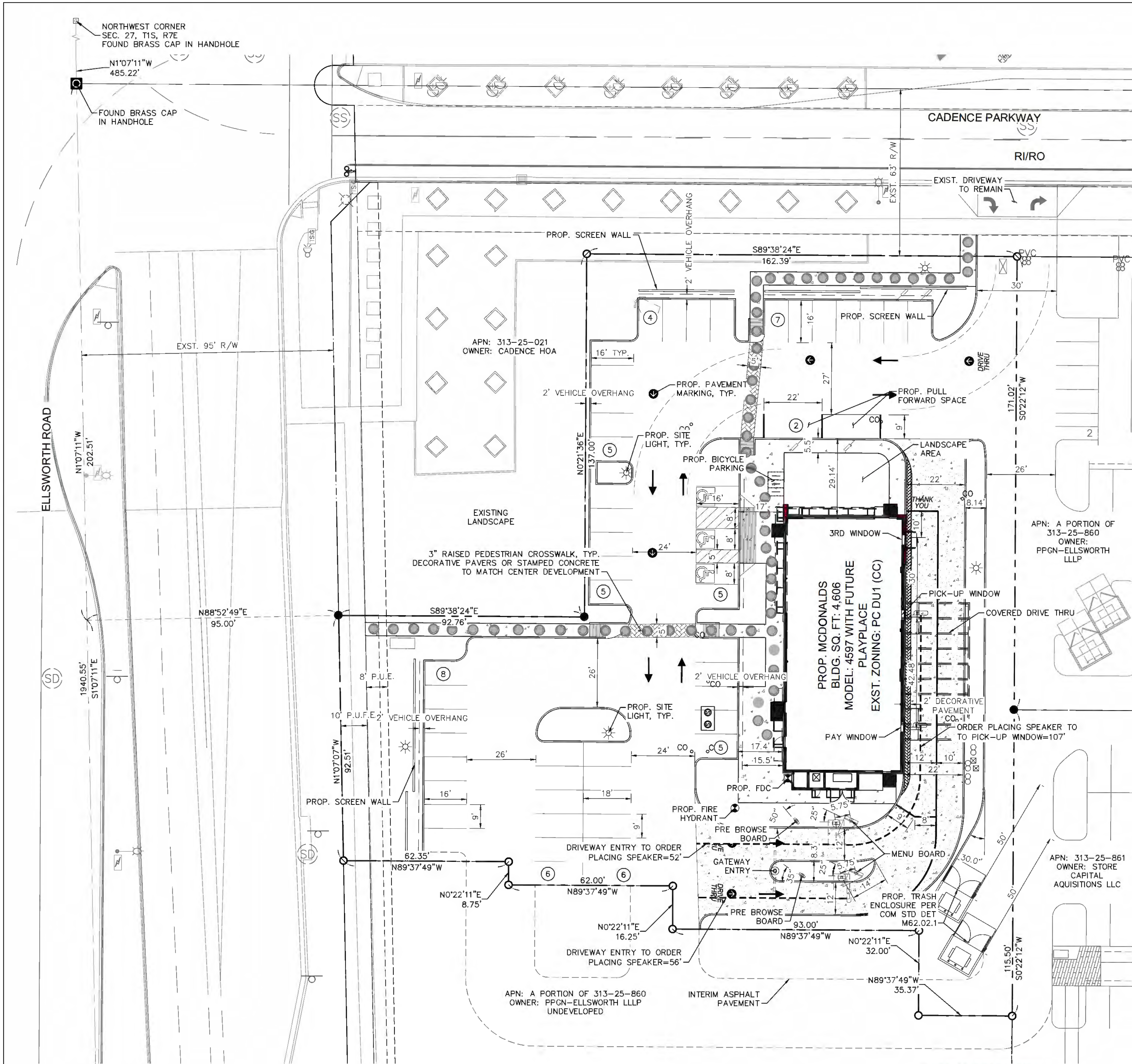


Exhibit C



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

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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
EXISTING ZONING:	PC DU1 (CC)
PROPOSED ZONING:	PC DU1 (CC)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	DRIVE-THRU RESTAURANT
NET AREA:	1.16 AC (50,620 SF)
GROSS AREA:	1.16 AC (50,620 SF)
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:	
STANDARD	REQUIRED PROVIDED
ACCESSIBLE PER ADA	44 50
	2 3
TOTAL PARKING	46 53
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
- ⑥ 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 1111.4.2, 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.

PREPARED BY:

PREPARED FOR: **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 were prepared by Kimley-Horn and Associates, Inc. in accordance with the contract documents for reference or example on another project requires the use of the contract documents for reuse on another project is not authorized.

DRAWN BY: BNS

STD ISSUE DATE

REVIEWED BY: ADW

DATE ISSUED: 6/11/21

SCALE: (H) 1"=20'

SCALE: (V) NONE

TITLE: CONCEPTUAL SITE PLAN

DESCRIPTION: SP

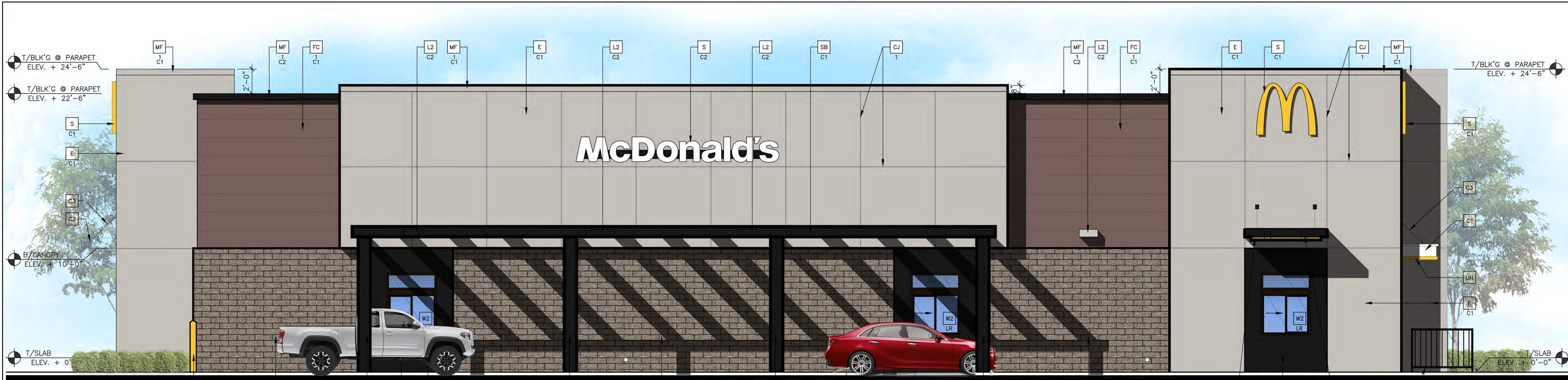
SITE ADDRESS: SEC OF ELLSWORTH ROAD & CADENCE PARKWAY

REV: 1
DATE: 6/11/21
DESCRIPTION: 1 OF 1

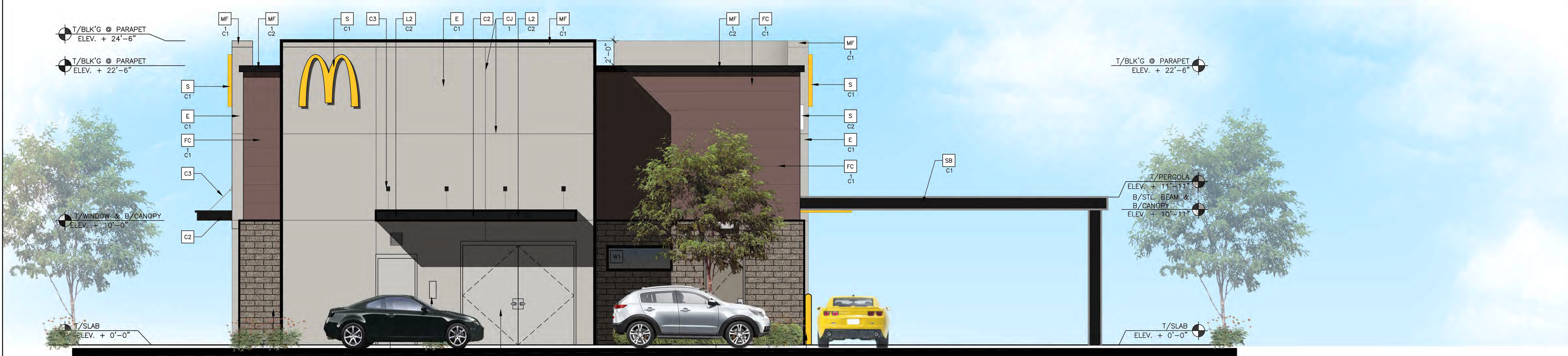


Exhibit D





1 EAST - DRIVE THRU ELEVATION
A2.1 1/4" = 1'-0"



2 SOUTH - REAR ELEVATION
A2.1 1/4" = 1'-0"

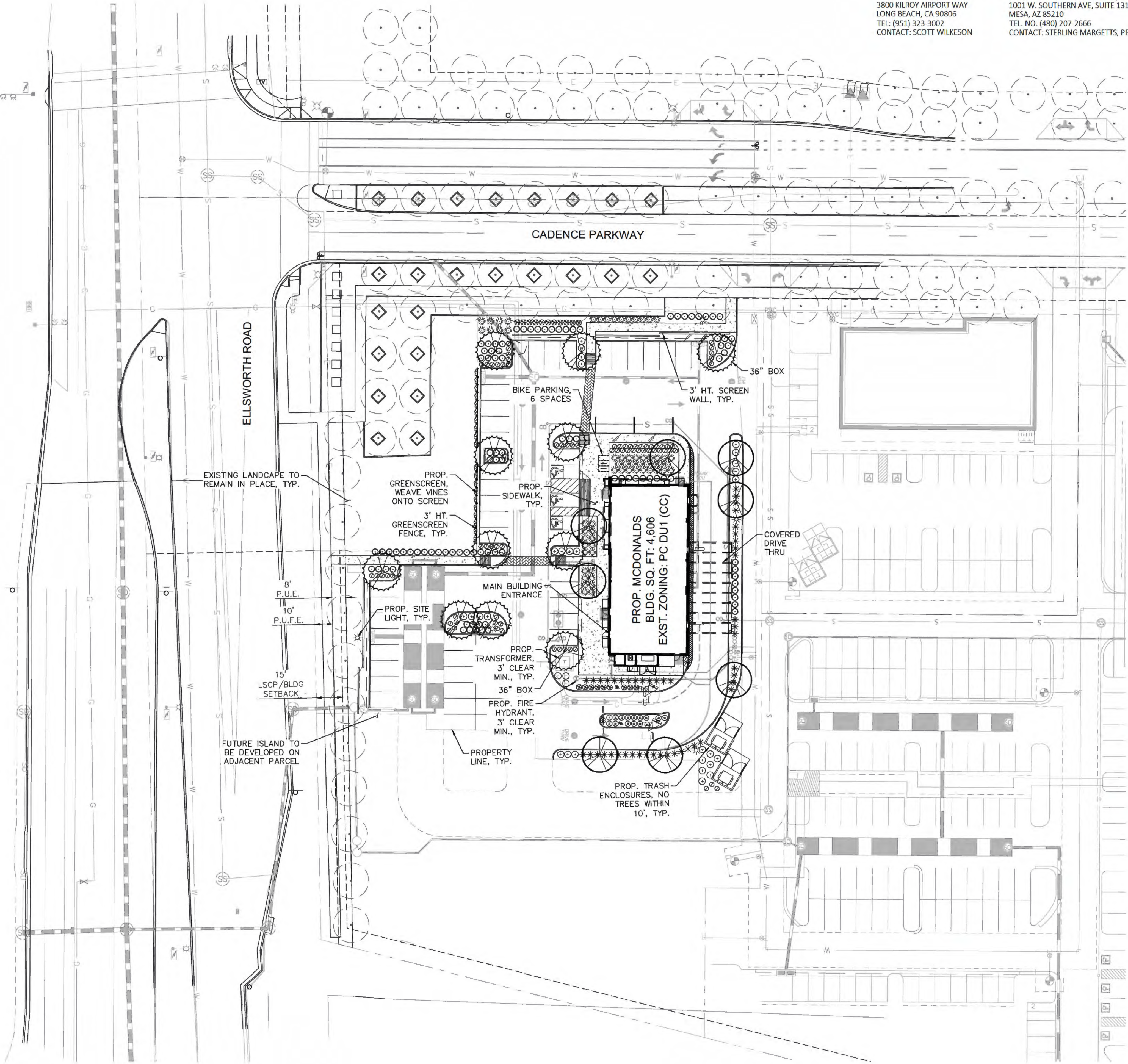
- KEY NOTES:**
- AP ALPOLIC METAL PANEL
COLOR: JET (DE6378)
 - C1 ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE
 - C2 ALUMINUM CANOPY SYSTEM
COLOR: JET (DE6378)
 - C3 ALUMINUM CANOPY TIEBACK
COLOR: JET (DE6378)
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS
 - CJ CONTROL JOINT
1-TYPE: 1 = STUCCO
 - D HOLLOW METAL DOOR
PAINT: TO MATCH BLOCK COLOR
 - DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
 - E STUCCO / WESTERN 1-KOTE
C1 COLOR:
C1 = GRAY PEARL (DEC795)
 - FB CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
 - FC FIBER CEMENT SIDING - NICHHA
1-TYPE: 1 = ILLUMINATION SERIES
COLOR:
C1 = RAISIN IN THE SUN (DE6034)
 - FT FIBER CEMENT TRIM: HARDITRIM BOARDS 4/4 SMOOTH, 1 5/8" AND 3 1/2" WIDTH, 3/4" THICK, HZS
COLOR: AGED PEWTER (CHECK 1 5/8" PRE-PAINT AVAILABILITY)
 - GR GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: JET (DE6378)
 - L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR: GOLD
 - L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
C1-COLOR:
C1 = WHITE
C2 = PLATINUM SILVER
 - LE ACCENT LIGHTING - SEE ELECTRICAL
L1-LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
 - MF METAL FASCIA (CUSTOM)
1-TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
COLOR:
C1 = GRAY PEARL (DEC795)
C2 = JET (DE6378)
 - PB PIPE BOLLARD - PAINTED YELLOW
 - PT (RMHC) COIN COLLECTOR
MODEL: #WPT STD
CALL 1-888-743-7435 TO ORDER
 - S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1-COLOR:
C1 = YELLOW - PANTONE #109U
C2 = WHITE
 - SB STEEL I-BEAM/ COLUMN
C1 = PAINT COLOR - JET (DE6378)
 - UN METAL UNDERSCORE
COLOR: GOLD
 - W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
 - W2 DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL
OPEN; ELECTRONIC RELEASE
COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT
 - WS MESASTONE
C1 = MOJAVE BROWN

KIDS ARCHITECTURAL GROUP, LLC		300 W. Clarendon Avenue Suite 320 Phoenix, AZ 85013 O: 602.234.1868 F: 602.234.1413 KDP PROJECT NO. 23095	
PREPARED BY:		McDonald's USA, LLC	
DRAWN BY:		2018 STANDARD BUILDING-BB20	
STD ISSUE DATE:		4597-WOOD/WOOD	
REVIEWED BY:		DESCRIPTION	
DATE ISSUED:		WOOD BEARING WALLS	
DATE ISSUED:		WOOD ROOF TRUSS FRAMING	
DATE ISSUED:		E.L.E.S./CEMENT BOARD/BRICK	
DATE ISSUED:		WANSKOT EXTERIOR FINISH	
DATE ISSUED:		SITE ADDRESS	
DATE ISSUED:		S ELLSWORTH RD & E CADENCE PKWY MESA, AZ 85212	
DATE ISSUED:		002-1067	
DATE ISSUED:		BY	
DATE ISSUED:		DESCRIPTION	
DATE ISSUED:		DATE	
DATE ISSUED:		REV	
DATE ISSUED:		BY	

A2.1
ELEVATIONS

Exhibit E

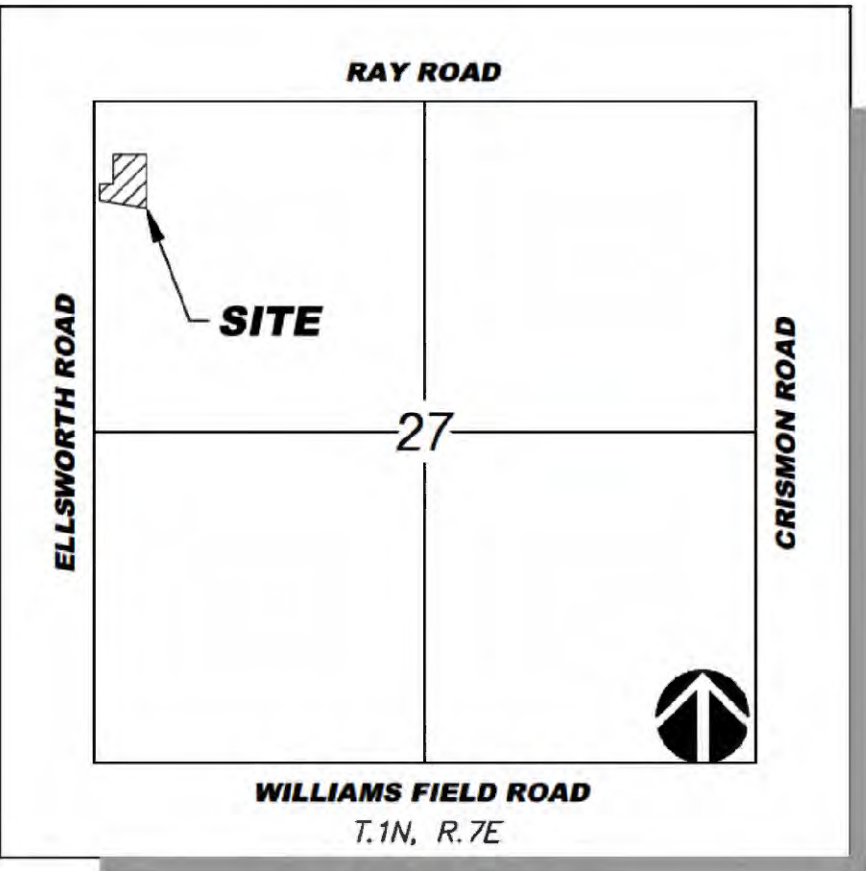
Exhibit F



DEVELOPER
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LANDSCAPE ARCHITECT
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MESA, AZ 85210
TEL NO. (602) 906-1103
CONTACT: ANDREW VALESTIN, PLA



PLANTING LEGEND

TREES			
	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Existing Tree to Remain	Size Varies	-
	Species Vary		
	Pistachia chinensis	3" Cal., 14' Ht., 36" Box Min.	8
	Chinese Pistache		
	Ulmus parvifolia	1 1/2" Cal., 8' Ht., 24" Box Min.	9
	Evergreen Elm	*2 1/2" Cal., 13' Ht., 36" Box Min.	2
SHRUBS AND ACCENTS			
	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Euphorbia rigida	5 Gal.	20
	Gopher Plant		
	Leucophyllum zygothphyllum 'Cimarron'	5 Gal.	94
	Cimarron Sage		
	Hesperaloe x 'Perfu' PP# 21728	5 Gal.	47
	Pink Parade Yucca		
	Muhlenbergia rigens 'Regal Mist'	5 Gal.	62
	Regal Mist Grass		
	Rosmarinus officinalis 'Upright'	5 Gal.	31
	Upright Rosemary		
GROUNDCOVERS AND VINES			
	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Eremophila glabra 'Mingenew Gold'	1 Gal.	14
	Outback Sunrise Emu		
	Lantana camara 'New Gold'	1 Gal.	75
	New Gold Lantana		
	Rosa banksiae 'alba-plena'	15 Gal.	20
	Lady Banks' Rose	4' Ht. Min., Staked	
MATERIALS			
	DESCRIPTION		QTY
	Decomposed Granite		7,735 SF
	3/4" Minus, Palamino Gold, 2" Depth Min.		
	Greenscreen Freestanding Trellis, (20) 36" Height x 51" Wide with (22) 3" Square Posts, Mounting Brackets and Edge Trim, Matte Texture Black, Location Called Out on Plans, Install per Manufacturer's Recommendations, (1) Lady Banks' Rose Vine to be Installed per Trellis		
	not shown		

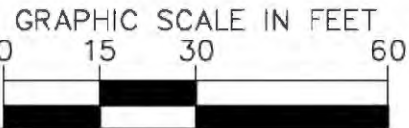
*LARGER SPECIMEN LABELED ON PLAN

CITY OF MESA LANDSCAPE STANDARDS

REQUIREMENT	REQUIRED	PROVIDED
INTERIOR PARKING LOT PARKING ISLANDS • 1 TREE, 3 SHRUBS / ISLAND	12 ISLANDS = 12 TREES, 36 SHRUBS	12 TREES, 52 SHRUBS
MIN. 10% PARKING LOT TREES = 36" BOX	12 TREES = 2 - 36" BOX TREES	3 - 36" BOX TREES
FOUNDATION BASES EXTERIOR WALLS W/ PUBLIC ENTRANCE • 1 TREE / 50 LF • 10% MIN. @ 36" BOX, • LANDSCAPE AREA - 33% MIN.	WEST SIDE OF BUILDING: 98 LF = 2 TREES MIN. 1 TREE @ 36" BOX 33 LF OF LANDSCAPE	2 TREES 2 TREE @ 36" BOX 42 LF OF LANDSCAPE
EXTERIOR WALLS W/OUT PUBLIC ENTRANCE • 1 TREE / 50 LF • 10% MIN. @ 36" BOX, • LANDSCAPE AREA - 25% MIN.	NORTH SIDE OF BUILDING: 46 LF = 1 TREE MIN. 1 TREE @ 36" BOX 12 LF OF LANDSCAPE	1 TREES 1 TREE @ 36" BOX 46 LF OF LANDSCAPE
	EAST SIDE OF BUILDING: 98 LF = 2 TREES MIN. 1 TREE @ 36" BOX 25 LF OF LANDSCAPE	3 TREES 3 TREE @ 36" BOX 98 LF OF LANDSCAPE
	SOUTH SIDE OF BUILDING: 46 LF = 1 TREE MIN. 1 TREE @ 36" BOX 12 LF OF LANDSCAPE	1 TREES 1 TREE @ 36" BOX 46 LF OF LANDSCAPE

LANDSCAPE AREA CALCULATION

NET SITE AREA: 50,617 SF
NET LANDSCAPE AREA PROVIDED: 7,734 SF (15.3%)



PREPARED BY:

Andrew Valestin

RECEIVED LANDSCAPE ARCHITECT
60494
ANDREW A. VALESTIN
Arizona, U.S.A.

PREPARED FOR:

McDonald's USA, LLC

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DRAWN BY:
JAJ

STD. ISSUE DATE:

REVIEWED BY:
AAV

DATE ISSUED:
06/18/2021

SCALE (H): 1"=30'

SCALE (V): NONE

TITLE:
PRELIMINARY LANDSCAPE PLAN

DESCRIPTION:
LS1

SITE ID:
SEC OF ELLSWORTH ROAD & CADENCE PARKWAY

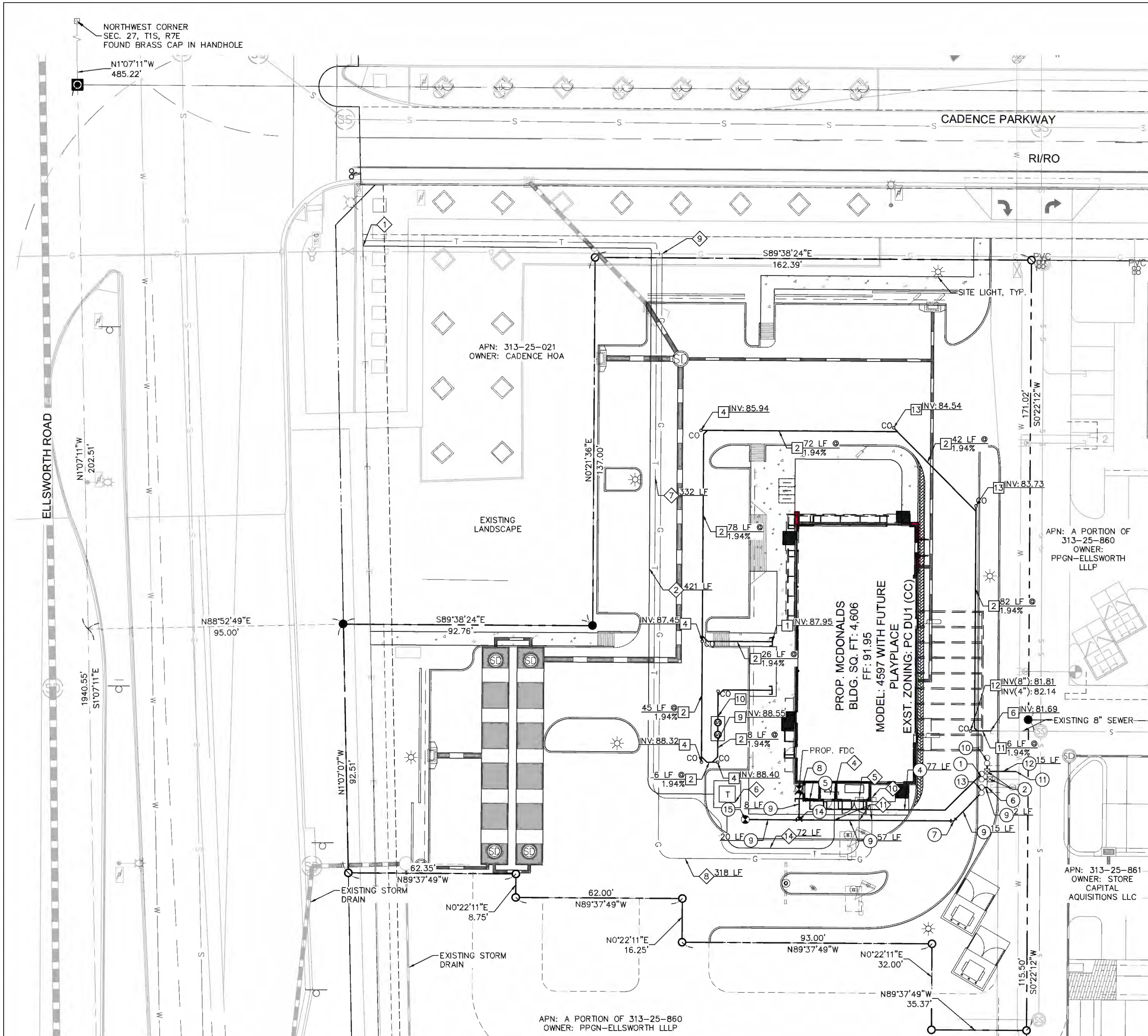
REV. DATE

DESCRIPTION

BY

1 OF 1

Exhibit G



LEGEND

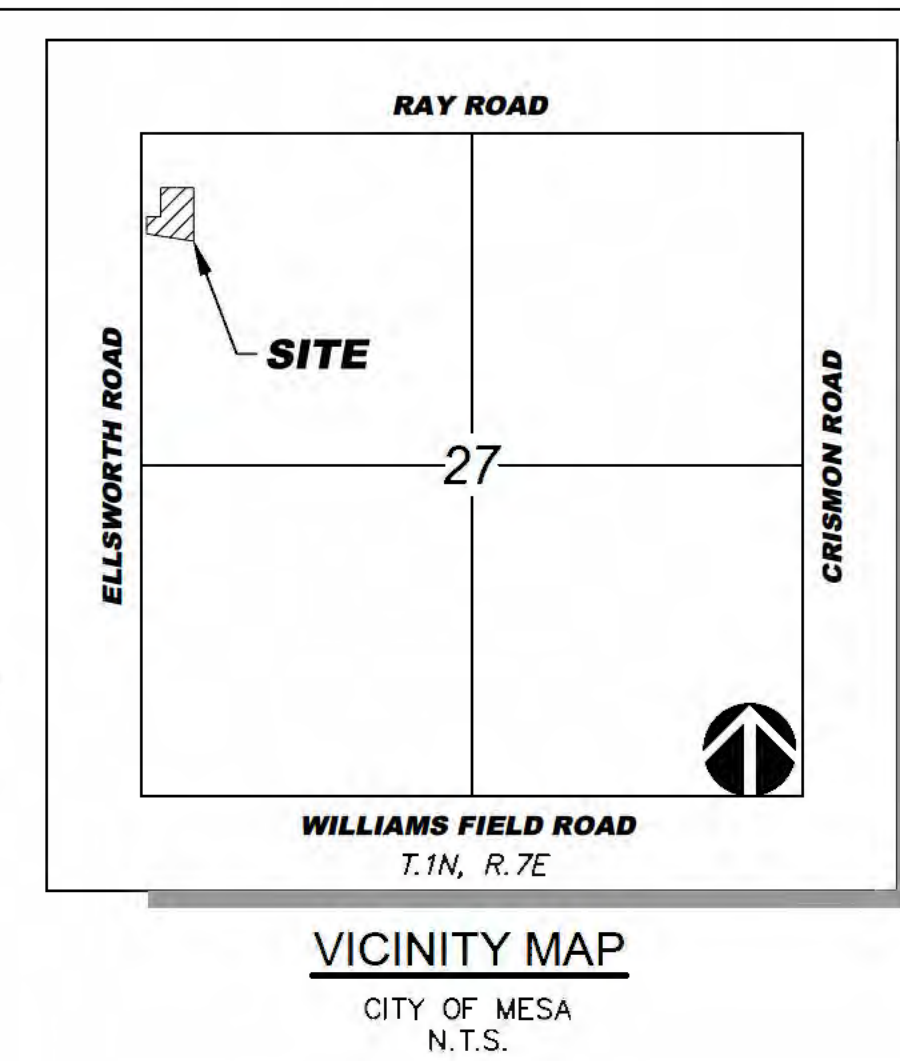
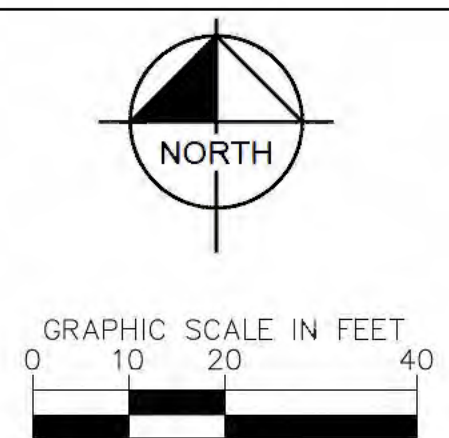
	PROPOSED CATCH BASIN
	PROPOSED STORM DRAIN
	PROPOSED FIRE LINE
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED GAS LINE
	PROPOSED TELEPHONE LINE
	PROPOSED ELECTRIC LINE
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING STORM DRAIN
	EXISTING GAS LINE
	EXISTING CABLE TV LINE
	EXISTING TELECOMM LINE
	CENTER LINE
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED FIRE HYDRANT
	PROPOSED CLEANOUTS

- SEWER NOTES**
- BUILDING CONNECTION, REF MEP PLANS FOR CONTINUATION.
 - INSTALL 4" P.V.C. SDR 35 SEWER SERVICE LINE WITH TRACER WIRE AND BACKFILL PER MAG STD DET 601. LENGTH AND SLOPE PER PLAN.
 - INSTALL 4" IN-LINE SEWER CLEANOUT PER MAG STD DET 441.
 - INSTALL 4" SEWER CLEANOUT PER MAG STD DET 441 WITH 90° 4"x4" WYE, INVERT PER PLAN.
 - WET UTILITY CROSSING, MAINTAIN 2' MIN. VERTICAL SEPARATION, VERTICALLY REALIGN IF NECESSARY.
 - CONNECT TO EXISTING 8" SEWER STUB BY MASTER DEVELOPER, INVERT PER PLAN.
 - INSTALL 4"x4" 90° SEWER WYE, INVERT PER PLAN.
 - CONNECT TO GREASE INTERCEPTOR, REF MEP PLANS. INVERT PER PLAN.
 - GREASE INTERCEPTOR, REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION.
 - INSTALL 8" P.V.C. SDR 35 SEWER SERVICE LINE WITH TRACER WIRE AND BACKFILL PER MAG STD DET 601. LENGTH AND SLOPE PER PLAN.
 - INSTALL 8"x4" 90° SEWER WYE, INVERT PER PLAN.
 - INSTALL 4" SEWER CLEANOUT PER MAG STD DET 441 WITH 45° 4"x4" WYE, INVERT PER PLAN.

- WATER CONSTRUCTION NOTES**
- INSTALL 2" REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY PER COM STD DET 31.03
 - EXISTING 1.5" WATER METER BOX BY MASTER DEVELOPER. CONTRACTOR SHALL COORDINATE 1.5" METER INSTALLATION WITH CITY FORCES.
 - INSTALL 2" TYPE 'K' COPPER DOMESTIC WATERLINE 1' MINIMUM COVER, LENGTH PER PLAN.
 - DOMESTIC WATER BUILDING CONNECTION TO WITHIN 5' OF BUILDING. REF MEP PLANS FOR CONTINUATION.
 - CONNECT TO EXISTING 6" DIP WATER LINE STUB BY MASTER DEVELOPER.
 - INSTALL 8" 45° DI BEND WITH THRUST BLOCKS PER MAG STD DET 380.
 - FIRE BUILDING CONNECTION TO WITHIN 5' OF BUILDING. CONTINUATION BY OTHERS.
 - INSTALL 8" DIP WATER LINE, CEMENT MORTAR LINED PER MAG SPEC 750, WITH POLYETHYLENE CORROSION PROTECTION PER MAG SPEC 610.5 LENGTH PER PLAN. BEDDING AND BACKFILL PER COM STD DET M-19.05. 3' MIN COVER.
 - INSTALL 1" LANDSCAPE REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY PER COM STD DET 31.03, REF LANDSCAPE PLANS FOR CONSTRUCTION.
 - INSTALL 1" LANDSCAPE WATER SERVICE.
 - INSTALL 1" TYPE 'K' COPPER DOMESTIC WATERLINE 1' MINIMUM COVER, LENGTH PER PLAN.
 - INSTALL 8" REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY PER COM STD DET 31.01.
 - INSTALL 8"x8" DI TEE WITH THRUST BLOCKS PER MAG STD DET 380.
 - INSTALL FIRE HYDRANT ASSEMBLY PER MAG STD DET 360-3.

- DRY UTILITY CONSTRUCTION NOTES**
- CONNECT PRIMARY EXISTING ELECTRICAL LINE.
 - PROPOSED PRIMARY ELECTRICAL ROUTING. (7-4"), REF SRP PLANS.
 - ELECTRICAL BUILDING CONNECTION SES, REFER TO MEP PLANS FOR CONTINUATION.
 - PROPOSED TELECOM BUILDING ENTRY. REF MEP PLANS FOR CONTINUATION.
 - PROPOSED 66"x90" TRANSFORMER PAD, REFER TO SRP PLANS FOR REQUIREMENTS.
 - PROPOSED TELECOM ROUTING. (2-4")
 - PROPOSED GAS ROUTING. REF SW GAS PLANS.
 - CONNECT TO EXISTING GAS DISTRIBUTION MAIN. REF SW GAS PLANS.
 - GAS BUILDING CONNECTION, REFER TO MEP PLANS FOR CONTINUATION.
 - UTILITY CROSSING, MAINTAIN 2' VERTICAL SEPARATION. ADJUST DRY UTILITY AS NECESSARY.
 - PROPOSED SECONDARY ROUTING, REF. SRP PLANS.

- NOTES**
- ADD 1500' TO ALL PROPOSED ELEVATIONS.
 - PAVEMENT MARKINGS ARE NOT SHOWN FOR CLARITY.
 - SURVEY AND TOPOGRAPHIC DATA ARE REFERENCED FROM THE "ALTA/NSPS LAND TITLE SURVEY" PREPARED BY SUPERIOR SURVEY SERVICES GROUP DATED 04/30/19.
 - CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
 - CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 - MINIMUM SEPARATION (2' HORIZONTAL & 1' VERTICAL) MUST BE MAINTAINED BETWEEN PUBLIC UTILITIES AND COMMUNICATIONS CONDUITS.
 - REFER TO PAVING AND GRADING PLANS FOR FINISH GRADES. ADJUST ALL COVERS TO FINISH GRADE.
 - VALVES SHALL BE FLANGED TO ADJACENT TEE OR BEND.



TITLE	CONCEPTUAL UTILITY	BY	
DESCRIPTION	UT	DATE	
SITE ID	SITE ADDRESS SEC OF ELLSWORTH ROAD & CADENCE PARKWAY	REV	
PREPARED FOR 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 written consent of McDonald's USA, LLC. The contract documents for reuse on another project is not authorized.		PREPARED BY 	
DRAWN BY BNS		STD ISSUE DATE	
REVIEWED BY ADW		DATE ISSUED 5/14/21	
SCALE (H): 1"=30'		SCALE (V): NONE	

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a long-time vacant parcel with new quality development which will provide for a new dining option in the area, and new employment opportunities within the City of Mesa.