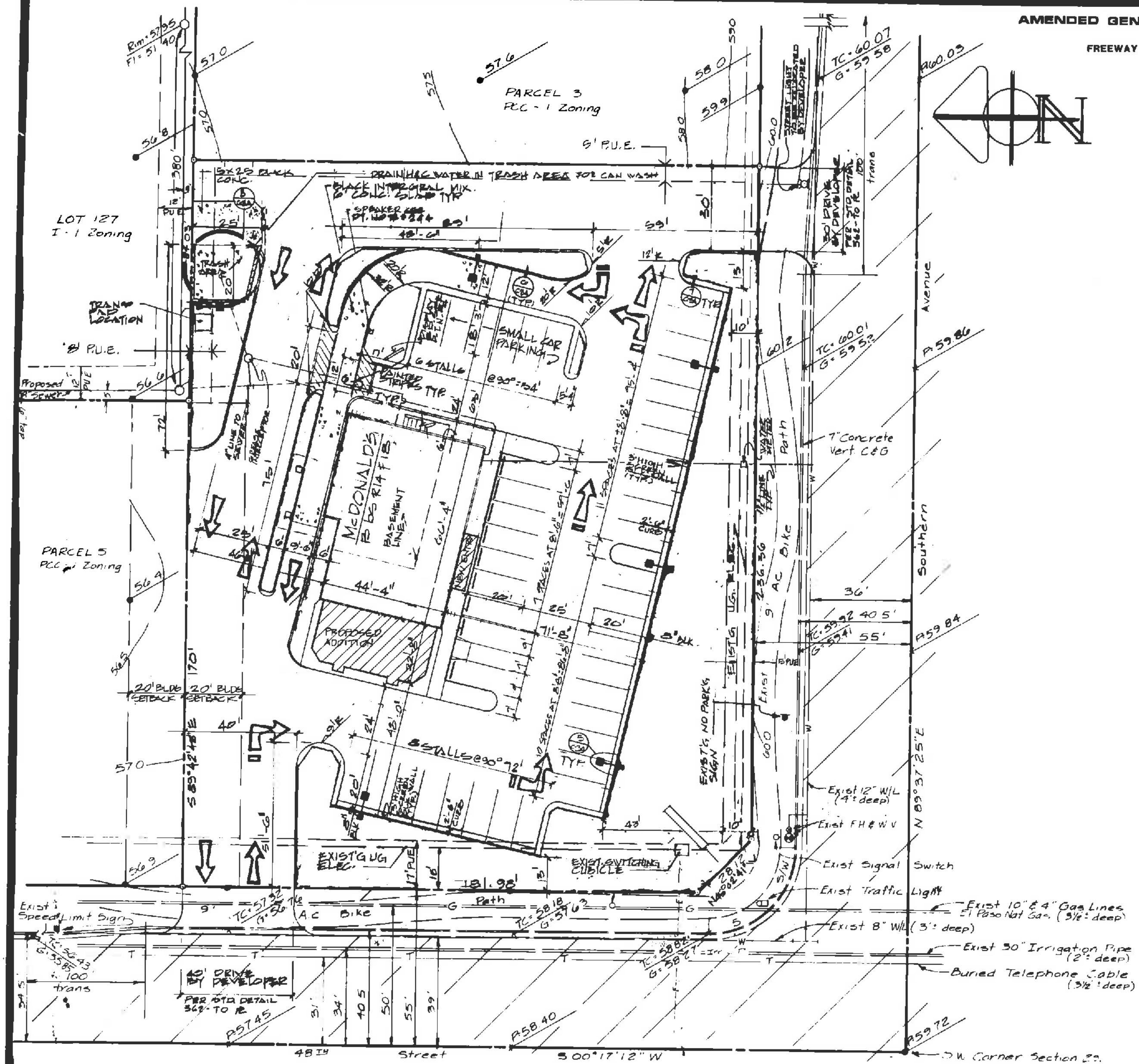
AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT

FREEWAY EATON PLAZA - MCDONALDS RESTAURANT



NOTES:

1. This project is subject to all conditions of the Board of Adjustment, City, Council, and Design Review Board. Application #SGP-91.32

   Variances Granted:

   a. To reduce the required parking from 58 spaces to 44 spaces.

   b. To maintain existing 9'-6" one way drive (drive-thru) in lieu of required 12' wide.

   c. Sign variance granted (1978) for 24 s.f. 8' high free standing sign.

2. Landscape shall conform to Section V of Tempe Ordinance 808 as revised July 1989, and landscape in the right of way shall comply with active management area restrictions set by the Arizona Department of Water Resources.

3. All applicable conditions of Design Review Board of 12/4/91 shall be adhered to.

4. All previous applicable City Council conditions of approval shall be adhered to.

ZONING: PCC-1

PARCEL SIZE: 49,987 S.F. (1.1475 AC)

BUILDING AREA: Existing 3145 s.f. ground
1440 s.f. basement
4585 s.f.

ADDITION: 945 s.f.
877 net s.f.

PARKING REQUIRED:
3145 ÷ 75 = 41.93
1440 ÷ 500 = 2.88
945 ÷ 75 = 12.60
57.41 = 58 p.s.

Variance granted 12/10/91 #SGF.91.32 to reduce the required parking from 58 to 44 spaces.

PARKING PROVIDED: 44 spaces

LANDSCAPING ON SITE: 10800 s.f.

LANDSCAPING COVERAGE %: 21.6%

CERTIFICATE OF SURVEY

I John A. Evans hereby certify that I am a registered engineer of the State of Arizona. that this map correctly represents a survey made under my supervision during the month of January, 1978; that the survey is true and complete as shown, that all the property corners shown actually exist; that their positions are correctly shown and sufficient to enable the survey to be retraced.

Registered Engineer

Arizona Number 11577

CERTIFICATE OF OWNER

This is to certify that we have reviewed this plan and hereby approve the development as shown.

Signed this 13 day of FEB 1992.

BY: Owner - McDonalds Corporation

STATE OF ARIZONA
COUNTY OF MARICOPA

Subscribed and sworn to before me this 13 day of February 1992 by
Notary Public

My Commission expires October 1, 1995

Approved by the Mayor and City Council of the City of Tempe, Arizona this 9th day of January
BY: Harry E. Mitchell
Mayor

ATTEST: Helen R. Fowler
City Clerk

Approved by the City Engineer of the City of Tempe, Arizona this 18th day of FEBRUARY 1992
BY:
City Engineer

Approved by the City Planning Department of the City of Tempe, Arizona.

This 20 day of FEB 1992

BY:
Planning Director

CO-SIGN

CONTRACTOR:

OWNER:

GENERAL NOTES:

1. These Plans & Specifications Are The Property Of McDonald's Corporation; One McDonald's Plaza, Oak Brook, Illinois 60521 & Shall Not Be Reproduced Without Their Written Permission.
2. It Is The Responsibility Of The Contractor To Meet All Requirements Of State, Local Authorities, Health Depts. & Utility Companies, Regardless Of Information Stated On The Site & Building Plans.
3. Bases & Anchor Bolts, Conduit, & Wiring For Welcome & Thank You Signs & Flag Poles Are By General Contractor.
4. McDonald's Road Sign & Base Are By Sign Contractor. 1¼" Conduit & Wiring Are By General Contractor.
5. Contractor To Furnish 1" Empty Conduit, From Building To Lot Lighting, As Indicated. Lot Lighting, Bases, Conduit & Wiring Are By Others.
6. Finished Walks & Curb Elevations To Be 6" Above Finish Paving.
7. All Elevations Are In Reference To The Bench Mark & Must Be Verified By General Contractor At Ground Break.
8. All Landscaped Areas To Be Rough Graded To 6" Below Top Of All Walks & Curbs. Final Grading & Landscaping By Others.
9. For Site Details Refer To Sheet S.P.
10. PAVING SPECIFICATIONS

STATE OF ARIZONA
County of Maricopa | SS

I hereby certify that the within instrument was filed and recorded at request of

City of Tempe
2-20-92 2:32

in Book 348

on page 24

Witness my hand and official seal the day and year aforesaid.
Helen Purcell
Recorder

By
Deputy Recorder

92-85390
RECORDING NUMBER

NOTES: 45 STALLS @ 90° & 30° & 12x20' @ 9x20'
1. 48 Parking Spaces @
2. Survey Prepared By JOHN A EVANS
1/78 # 11577

UTILITIES & LOCATION:
Sanitary Sewer PRIVATE @ REAR OF PROPERTY
Storm Drain N/A
Water 8" LINE APPROX ℄ IN 48th
Gas N/A
Electrical BOTH FRONTAGE ST'S UNDERGROUND

REVISIONS

No.	DESCRIPTION	DATE
1	REVISE SITE PLAN AS PER CITY	6/26/78
2	REVISED FOR FINAL APPROVAL	7/20/78
3	REVISE TRASH AREA AND CURBING WEST OF TRASH AREA	10/30/78
4	EXTENDED DRIVE THRU	1-14-86
5	PLAYLAND (INDOOR) ADDITION	2-10-92

Drown EH

Date 4/14/78

Scale 1" = 20'-0"

Regional/District Dwg. No. PSP #36

APPROVALS

(2) SIGNATURES REQ.	NAME	DATE
Regional District Mgr.		
Construction Dept.		
Operations Dept.		

3255 So. 48th ST.
STREET ADDRESS

TEMPE - ARIZONA
CITY STATE

MARICOPA
COUNTY

Corporate Dwg. No.

LEGEND

Conduit	C	C
Water	W	W
Sewer	S	S
Gas	G	G
Storm Drain	SD	SD
Guard Post		
Lot Lighting		
Not In Contract		(N.I.C.)
Existing Elevation		000.00'
Proposed Elevation		000.00'
Landscape Area		
Exposed Aggregate Bld's. Walk Finish		
Tile Walk Finish		

LEGAL DESCRIPTION: PARCEL 1

That portion of Lot 127, EATON FREEWAY INDUSTRIAL PARK, a subdivision recorded in Book 171 of Maps, page 31, records of Maricopa County, Arizona, described as follows:

Beginning at the Southernmost Southwest corner of said Lot 127; thence North 45° 02' 41" West, a distance of 21.13 feet to a point, said point being the Westernmost Southwest corner of said Lot 127; thence North 00° 17' 13" East, along the West line of said Lot 127, a distance of 178.96 feet; thence South 89° 42' 48" East, a distance of 170 feet; thence North 00° 17' 12" East, a distance of 6.00 feet, thence North 89° 37' 25" East, a distance of 84.03 feet to a point, said point being South 89° 37' 25" West, a distance of 346 feet and North 00° 22' 35" West, a distance of 200 feet from the Southernmost Southeast corner of said Lot 127; thence South 00° 22' 35" East, a distance of 200.00 feet to a point on the South line of said Lot 127; thence South 89° 37' 25" West, a distance of 236.36 feet to the Point of beginning.

Above described property being located in the Southwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; being in and forming a part of the City of Tempe and comprising an area of 49,987 square feet or 1.1475 acres more or less.

LEGAL DESCRIPTION: INGRESS - EGRESS EASEMENT

An easement for vehicular access to Parcels 1 and 2 (hereinbefore described) for the joint benefit of the owners of said Parcels 1 and 2, and their successors in interest and/or assigns, over and across:

That portion of Lot 127, EATON FREEWAY INDUSTRIAL PARK, a subdivision recorded in Book 171 f Maps, page 31, records of Maricopa County, Arizona, described as follows:

Commencing at the Westernmost Southwest corner of said Lot 127; thence North 0° 17' 13" East along West line of said Lot a distance of 140.96 feet to the True Point of Beginning; thence South 89° 42' 48" East 45.00 feet; thence North 70° 48' 01" East 81.79 feet; thence South 89° 42' 48" East 45.00 feet; thence North 0° 17' 12" East 40.00 feet; thence North 89° 42' 48" West 170.00 feet to the West line of said Lot 127; thence South 0° 17' 13" West 55.00 feet to the point of beginning.

NOTE:

Non-exclusive ingress-egress easement in effect over, upon, and across, access ways and driveways as they may exist from time to time a) for the benefit of users of the subject property over, upon, and across properties to the East and North and b) for the benefit of those properties over, upon, and across the subject property.

NOTE:

Information shown on this survey is from data provided by a Preliminary Title Report #00020011 by Chicago Title Insurance Company, dated March 19, 1986.

McDonald's

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SP-01