

# Board of Adjustment

## *Staff Report*

**CASE NUMBER:** BA14-046  
**STAFF PLANNER:** Tom Ellsworth – Senior Planner  
**LOCATION/ADDRESS:** 7547 East Southern Avenue  
**COUNCIL DISTRICT:** Council District 6  
**OWNER:** EM 50 UAV, LLC  
**APPLICANT:** Michael Scarbrough

**REQUEST:** *Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of an existing retail building in the LC-PAD zoning district.*

### SUMMARY OF APPLICANT'S REQUEST

This proposal is for the redevelopment of a vacant retail building, formally Fresh 'n Easy, into a CVS / Pharmacy. The applicant is proposing to modify the building footprint through the removal of portions of the west and south elevation in order to provide a drive-thru lane and window. The landscaping on site will be brought into conformance with the zoning code and the building will be repainted in desert tones.

The applicant is requesting a Substantial Conformance Improvement Permit (SCIP) to allow reduction of the required landscape setback along the west and south property lines in order to accommodate the new drive-thru lane and window. The west and south landscape setbacks are being requested to be reduced from the required 15' to 9' on the west and 13' on the south. In order to mitigate the reduction in landscape area, the applicant is proposing to add foundation base landscaping along north and east elevations of the building as well as adding 5 new planting pots in lieu of the exiting bollards near the entrance to the building.

### STAFF RECOMMENDATION

Staff recommends approval of case BA14-046, *conditioned upon the following:*

1. *Compliance with the site plan submitted, except as modified by the conditions listed below.*
2. *Compliance with all requirements of an Administrative Design Review for modifications to the building elevations.*
3. *Compliance with all requirements of Development Services in the issuance of building permits.*

### SITE CONTEXT

**CASE SITE:** Existing retail development – zoned LC PAD  
**NORTH:** (across Southern Ave) Developing retail – zoned LC PAD  
**EAST:** Existing Mobile Home Subdivision, zoned RS-6 PAD  
**SOUTH:** Existing and developing retail center – zoned LC PAD  
**WEST:** Existing adjacent light industrial center, zoned LI PAD

### STAFF ANALYSIS

The applicants request to reduce the setback along the west property line from 15' to 9' and the south property line from 15' to 13' is supportable from staff's perspective. One of the purposes of the Substantial Conformance Improvement Permit is to allow the redevelopment of underutilized or vacant sites. In order for this site to be viable to the applicant it became necessary to install a drive thru lane. The proposal to reduce the interior setbacks will allow the site to continue to maintain the required parking, the required amount of landscaping along the arterial street frontages, maintain the proper amount of foundation base landscaping, and still provide the end-user the necessary amount of square footage to maintain a viable retail us.

The proposed reduction in landscape area is within an area of the site that has reduced visibility to the street and public parking areas. In order to offset the reduction the applicant is increasing the amount of required landscaping in the foundation base areas adjacent to the building. Although the result is a reduction in the landscape setback the intent of the code is being met by providing the necessary amount of landscaping elsewhere on the site.

#### FINDINGS

- 1.1 The proposed site plan modification and improvements require conformance with current development standards.
- 1.2 The building on the proposed site has remained vacant and underutilized for more than a year. The proposed user requires a drive-thru lane and window in order for the site to be viable for use.
- 1.3 The proposed site plan change meets all of the current code requirements with the exception of the west and south landscape setbacks. In order to make room for the drive-thru lane the applicant is removing some square footage of the building and the loading docks on the south side of the building and is reducing the landscape area by 6' on the west property line and 2' on the south property line.
- 1.4 The applicant is providing increased landscaping along the north and east foundation base to off-set the reduction in landscape area resulting from the request.
- 1.5 The proposed reduction to setback is within an area that does is screened from public view by a 6' wall on the west property line and the building itself sits between the reduction area and the public parking and right of way.
- 1.6 The proposed SCIP request is proportionate to the degree of change being requested from by the current design standards. The resulting site will have an increase in the overall designed landscaping on site with this proposal.
- 1.7 The proposed improvements with the recommended conditions of approval help bring the site into conformance with the intent of the current development standards.
- 1.8 The proposed use will not be detrimental to surrounding properties.

#### ORDINANCE REQUIREMENTS:

##### Zoning Ordinance, Sec. 11-73-3 – Substantial Conformance Improvement Permits – Required Findings:

A SCIP shall not be granted unless the Zoning Administrator, acting as a Hearing Officer, or Board of Adjustment shall find upon sufficient evidence that:

- A. The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following conditions:
  1. The demolition or reconstruction of existing buildings or other significant structures (except signs); or
  2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.
  3. The creation of new non-conforming conditions.
- B. The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.

**SUBSTANTIAL CONFORMANCE  
IMPROVEMENT PERMIT  
COMPATIBILITY STATEMENT**

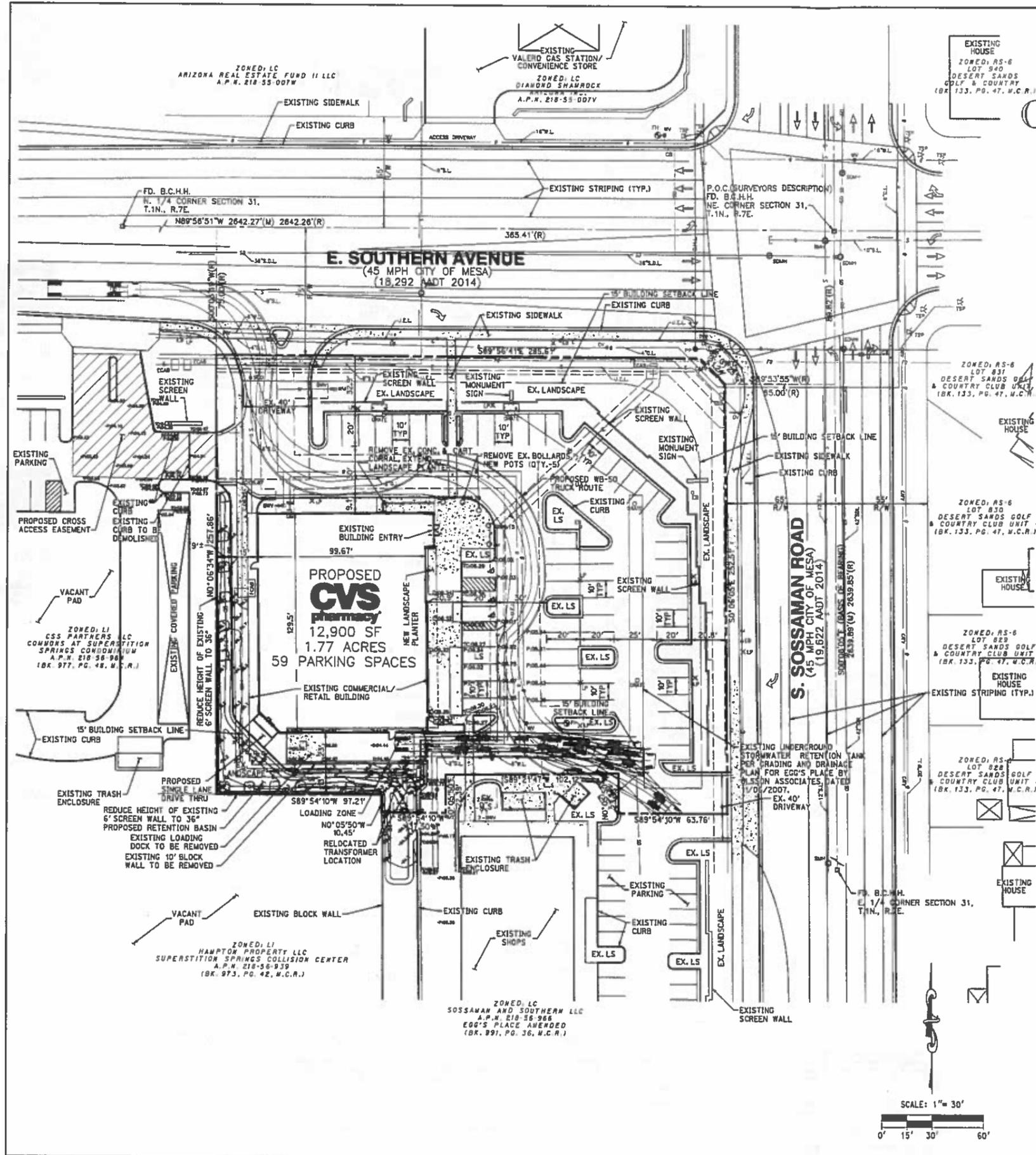
**Proposed CVS / pharmacy  
7547 E. Southern Avenue**

CVS / pharmacy (CVS) has recently entered into a lease agreement for the existing Fresh n Easy building located at 7547 E. Southern Avenue in Mesa, Arizona and is requesting Substantial Conformance Improvement Permit (SCIP) approval. CVS proposes to modify the building footprint through the removal of portions of the west and south elevation in order to provide a drive-thru lane and window. From a site circulation, ingress and egress, perspective, the site will ultimately remain unchanged. The existing landscaping on-site will be refreshed with new plants, bushes and trees in order to bring it into compliance and the building will be repainted in desert tones.

The SCIP is requesting a reduction of the required landscape setback along the west and south property lines in order to accommodate the new drive-thru lane and window. The rear (west) and side (south) landscape setback have been reduced from 15' (required) to 9' and 13' respectively. In order to mitigate an overall reduction in landscaping, CVS is proposing to add foundation landscaping to the building (on both the north and east elevation) as well as adding 5 new planting pots in lieu of the existing bollards near the entrance to the building.

CVS believes that the modification to the required landscape setback will have no effect on the properties to the west or south as there is an existing 6' masonry wall on both property lines and parking is located beyond the wall to the west. Furthermore, the requested modifications fit well within the context of both the existing and surrounding development. Finally, CVS believes that the proposed changes are in substantial conformance with the previously approved site plan and the reduction in landscape setback has been offset by the addition of the building foundation landscaping as well as the addition of the planting pots near the buildings entrance.

Based on the information provided above, CVS formally requests approval of their submitted SCIP application.



# PRELIMINARY SITE PLAN FOR CVS - SWC SOUTHERN & SOSSAMAN MESA, ARIZONA

A PORTION OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST  
OF THE GILA AND SALT RIVER  
MERIDIAN MARICOPA COUNTY, ARIZONA

**DEVELOPER:**  
ARMSTRONG DEVELOPMENT PROPERTIES, INC.  
2121 W. CHANDLER BLVD., SUITE 106  
CHANDLER, ARIZONA 85224  
CONTACT: DIANA RINCK  
PHONE: (602) 385-4100

**ENGINEER:**  
RICK ENGINEERING COMPANY  
6150 NORTH 16TH STREET  
PHOENIX, ARIZONA 85016  
CONTACT: JOSEPH M. CIRONE  
PHONE: (602) 957-3350  
FAX: (602) 285-2396

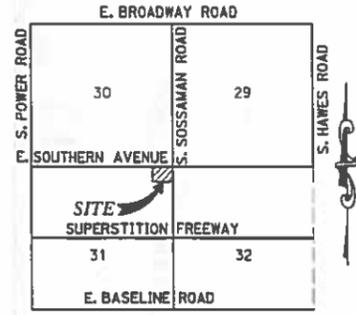
**PARCEL ADDRESS:**  
7547 E. SOUTHERN AVENUE  
MESA, AZ 85209

**LEGAL DESCRIPTION:**  
LOT 1, EGG'S PLACE AMENDED, ACCORDING TO PLAT RECORDED IN BOOK 991 OF MAPS, PAGE 36,  
RECORDS OF MARICOPA COUNTY, ARIZONA.

**STORMWATER RETENTION NOTE:**  
EXISTING RETENTION VOLUME PROVIDED ON THE SITE WILL BE QUANTIFIED. IF THE VOLUME PROVIDED  
DOES NOT MEET CURRENT STANDARDS, ADDITIONAL UNDERGROUND STORAGE WILL BE CONSTRUCTED.

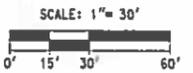
**FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:**

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
040048	2295	L	10/16/2013	X (SHADED)	NOT APPLICABLE



**VICINITY MAP**  
N.T.S.

PROJECT DATA	
EXISTING ZONING	LC LIGHT COMMERCIAL
PROPOSED ZONING	LC LIGHT COMMERCIAL
GROSS SITE AREA	77,067 SQ. FT. OR 1.77 AC
NET SITE AREA	77,067 SQ. FT. OR 1.77 AC
BUILDING SQUARE FOOTAGE	12,900 SQ. FT
DENSITY PROVIDED	16.72
PARKING SPACES REQUIRED	1/375 S.F., 32 SPACES
PARKING SPACES PROVIDED (INCLUDING 4 ADA SPACES)	1/200 S.F., 59 SPACES
EXISTING BUILDING HEIGHT	22.3 FT. ±
PROPOSED BUILDING HEIGHT	NO GREATER THAN 30'



APPROXIMATELY 12,900 SQ  
CHAMFER DRIVE-THRU  
STORE NUMBER: 108  
SOUTHWEST CORNER SOUTHERN AVE.  
& SOSSAMAN ROAD  
MESA, AZ  
PROJECT TYPE: EXISTING BUI  
DEAL TYPE: FEE FOR SERP  
CS PROJECT NUMBER: 0806

**ENGINEER OF RECORD**  
**RICK**  
ENGINEERING COMPANY  
6150 NORTH 16TH STREET  
PHOENIX, AZ 85016  
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Tucson - San Diego - Riverside - Orar  
Sacramento - San Luis Obispo - Bakersfi  
rickengineering.com

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RICK ENGINEERING  
COMPANY  
CALL THE NUMBER BEYOND  
THE DASH TO BE  
(802) 283-1100  
1-800-8TAKE-IT  
NORTH MARICOPA COUNTY

**DEVELOPER:**  
**ARMSTRONG DEVELOPMENT PROPERTIES, INC.**  
2121 W. CHANDLER BLVD. SUITE 106  
CHANDLER, AZ 85224  
PHONE (602) 385-4100  
FAX (602) 385-4101



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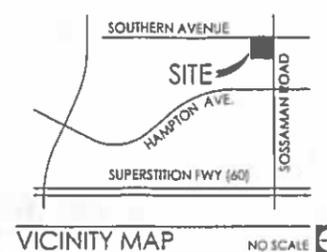
REVISIONS:  
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DRAWING BY:  
DATE: 27-JUN-21  
JOB NUMBER:

TITLE:  
**PRELIMINARY  
SITE PLAN**

SHEET NUMBER:  
**P8P-1 1 OF 1**

COMMENTS:  
NOT RELEASED FOR CONSTRUCTION

PRELIMINARY LANDSCAPE PLAN  
FOR  
**CVS/pharmacy**  
STORE # TBD

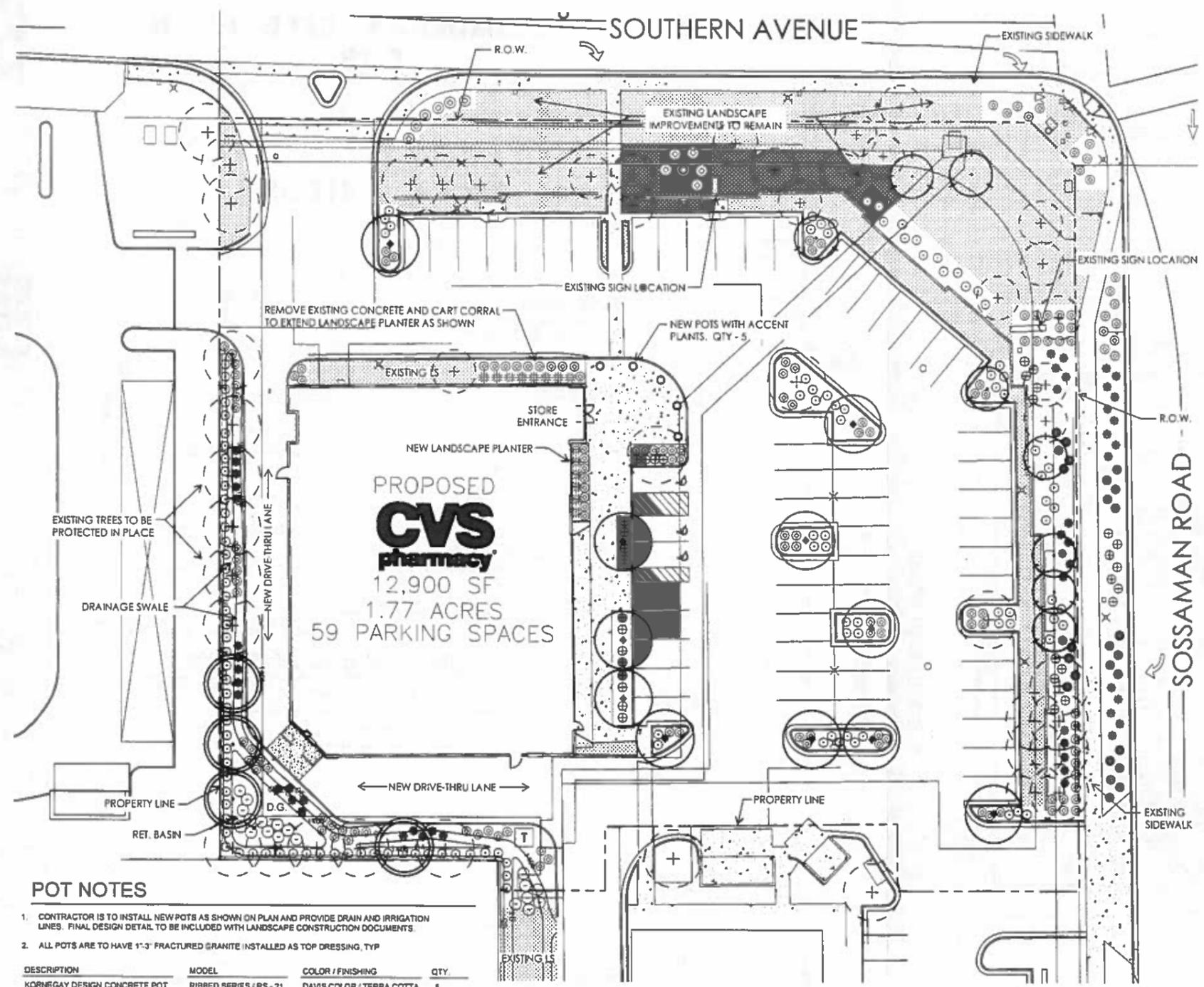


**PROJECT DESCRIPTION**

PROPOSED IMPROVEMENTS ON THIS SITE ONLY INCLUDE THOSE AREAS OUTSIDE OF THE HATCHED AREAS ON PLAN. ALL REMAINING HATCHED LANDSCAPE AREAS ALONG ROADWAY FRONTAGES, PARKING AREAS AND ADJACENT TO BUILDING WHERE NOTED ARE TO BE PROTECTED IN PLACE. ANY DEAD OR DYING PLANT MATERIAL IS TO BE REPLACED IN KIND. CONTRACTOR IS TO UTILIZE EXISTING IRRIGATION SYSTEM FOR NEW TREES, SHRUBS AND GROUNDCOVER PLANTINGS. ANY DAMAGED OR MISSING IRRIGATION COMPONENTS SHALL BE REPAIRED OR REPLACED AS REQUIRED (IE: EMITTERS, VALVE BOXES, LATERALS, ETC).

**PLANT LEGEND**

EXISTING VEGETATION	SIZE / REMARKS	QTY
EXISTING TREE (IN IMPROVEMENT AREA) TO REMAIN IN PLACE	TO REMAIN IN PLACE	N/A
EXISTING VEGETATION (OUTSIDE IMPROVEMENT AREA) TO REMAIN IN PLACE	TO REMAIN IN PLACE	N/A
<b>TREES</b>		
ACACIA STENOPHILA SHOESTRING ACACIA	24" BOX, LOW BREAK, MATCH EXISTING	8
OLNEYA TESOTA DESERT IRONWOOD	24" BOX, MULTI TRUNK, MATCH EXISTING	4
PROSOPIS HYBRID 'PHOENIX' HYBRID MESQUITE	24" BOX, MULTI TRUNK, MATCH EXISTING	11
<b>SHRUBS / ACCENTS</b>		
EREMOPHILA MACULATA 'VALENTINE' VALENTINE BUSH	5 GAL	33
HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL	13
HESPERALOE PARVIFLORA RED YUCCA	5 GAL	50
LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GAL	125
PEDILANTHUS MACROCARPUS LADY'S SLIPPER	5 GAL INSTALL IN POTS (SEE NOTES AT LEFT)	5
<b>GROUNDCOVER</b>		
CONVULVULUS CNEORUM BUSH MORNING GLORY	1 GAL	26
ACACIA REDOLENS TRAILING ACACIA	1 GAL	37
LANTANA 'GOLD MOUND' GOLD MOUND LANTANA	1 GAL	158
<b>INERT MATERIALS</b>		
D.G. DECOMPOSED GRANITE	MATCH EXISTING ON SITE	AMEND AS REQUIRED



**POT NOTES**

- CONTRACTOR IS TO INSTALL NEW POTS AS SHOWN ON PLAN AND PROVIDE DRAIN AND IRRIGATION LINES. FINAL DESIGN DETAIL TO BE INCLUDED WITH LANDSCAPE CONSTRUCTION DOCUMENTS.
  - ALL POTS ARE TO HAVE 1'-3" FRACTURED GRANITE INSTALLED AS TOP DRESSING, TYP
- | DESCRIPTION                                      | MODEL                 | COLOR / FINISHING                                    | QTY |
|--|-----------------------|--|-----|
| KORNEGAY DESIGN CONCRETE POT (OR APPROVED EQUAL) | RIBBED SERIES / RS-21 | DAVIS COLOR / TERRA COTTA WITH DRAIN HOLE AND SEALER | 5   |

**PRELIMINARY LANDSCAPE PLAN**

SCALE: 1" = 30'-0"

**PLANTING NOTES**

- ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE, COLOR AND SIZE AS SPECIFIED, 2" MIN DEPTH TYP.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND THE CITY OF SCOTTSDALE.
- LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO DELIVERY TO SITE. ONE WEEK MINIMUM NOTICE.
- ALL PLANT MATERIAL MUST MEET ANA SPECIFICATIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL CONDITIONS ON SITE PRIOR TO PROJECT START-UP.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGES MADE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC., AT HIS EXPENSE.
- ALL PLANT MATERIAL THAT IS NOT LABELED "TO REMAIN" ARE TO BE RELOCATED PER PLANTING PLANS.
- ADJUST ALL NEW LANDSCAPING AS NECESSARY TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY SITE WORK BEING EXECUTED.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
- LANDSCAPE ARCHITECT, OWNERS REPRESENTATIVE, AND THE CITY OF SCOTTSDALE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
- ALL DOWNSPOUTS / SCUPPERS ARE TO HAVE 3"x3", 3" - 6" NATIVE STONE MATERIAL INSTALLED TO PREVENT EROSION WHERE REQUIRED.
- ALL BERM CONTOUR INTERVALS ARE AT 1'-0". SLOPES NOT TO EXCEED 4:1
- CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY. DO NOT INSTALL PLANT MATERIAL IN ANY AREA WHICH WILL CAUSE HARM TO ADJACENT IMPROVEMENTS.
- VERIFY PLANT QUANTITIES PRIOR TO INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY. THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED. NOTIFY THE LANDSCAPE ARCHITECT OF QUANTITY DISCREPANCIES IMMEDIATELY.
- PLANT TREES, SHRUBS, AND CACTI PLUMS, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS OR VIEWS.
- NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY SHOULD SOIL CONDITIONS BE PRESENT WHICH WOULD PREVENT PROPER SOIL DRAINAGE AND ALLOW WATER TO STAND IN PLANTING PITS.
- LANDSCAPE CONTRACTOR TO PERFORM A SOILS TEST PRIOR TO LANDSCAPE CONSTRUCTION TO DETERMINE ANY NUTRIENT DEFICIENCIES. IF ANY DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL ACCORDINGLY.

**CVS pharmacy**  
APPROXIMATELY 12,900 SF  
CHAMFER DRIVE-THRU  
STORE NUMBER: 106  
S.W. SOUTHERN AVE. & SOSSAMAN ROAD, MESA, AZ

PROJECT TYPE: EXISTING BUILDING  
DEAL TYPE: FEE FOR SERVICE  
CS PROJECT NUMBER: 080

**ENGINEER OF RECORD**  
**RICK**  
ENGINEERING COMPANY  
6150 NORTH 16TH STREET  
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602.957.3350  
(FAX) 602.285.2396  
Locations: San Diego - Riverside - Orlando - Sacramento - San Luis Obispo - Baker  
rickengineering.com

**LANDSCAPE ARCHITECT**  
Young Design Group  
7234 East Shea Blvd., Suite 100  
Scottsdale, Arizona 85251  
Tel: 482.5100

**DEVELOPER:**  
**ARMSTRONG DEVELOPMENT**  
PROPERTIES  
2121 W. CHANDLER BLVD., SUITE 200  
CHANDLER, AZ 85224  
PHONE (602) 385-4100  
FAX (602) 385-4101

**SEAL:**  
Professional Engineer Seal for Joseph M. Young, License No. 37864, State of Arizona, expires 8/30/14.

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REVISIONS:  
DRAWING BY:  
DATE: 06/14  
JOB NUMBER:

TITLE: **PRELIMINARY LANDSCAPE PLAN**  
SHEET NUMBER: **L-1** OF **1** OF  
COMMENTS:  
NOT RELEASED FOR CONSTRUCTION

# PRELIMINARY GRADING PLAN FOR CVS - SWC SOUTHERN & SOSSAMAN MESA, ARIZONA

A PORTION OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST  
OF THE GILA AND SALT RIVER  
MERIDIAN MARICOPA COUNTY, ARIZONA

### DEVELOPER:

ARMSTRONG DEVELOPMENT PROPERTIES, INC.  
2121 W. CHANDLER BLVD., SUITE 106  
CHANDLER, ARIZONA 85224  
CONTACT: DIANA RINCK  
PHONE: (602) 385-4100

### ENGINEER:

RICK ENGINEERING COMPANY  
6150 NORTH 16TH STREET  
PHOENIX, ARIZONA 85016  
CONTACT: JOSEPH M. CIRONE  
PHONE: (602) 957-3350  
FAX: (602) 285-2396

### PARCEL ADDRESS:

7547 E. SOUTHERN AVENUE  
MESA, AZ 85209

### LEGAL DESCRIPTION:

LOT 1, EGG'S PLACE AMENDED, ACCORDING TO PLAT RECORDED IN BOOK 991 OF MAPS, PAGE 36,  
RECORDS OF MARICOPA COUNTY, ARIZONA.

### STORMWATER RETENTION NOTE:

EXISTING RETENTION VOLUME PROVIDED ON THE SITE WILL BE QUANTIFIED. IF THE VOLUME PROVIDED  
DOES NOT MEET CURRENT STANDARDS, ADDITIONAL UNDERGROUND STORAGE WILL BE CONSTRUCTED.

### FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

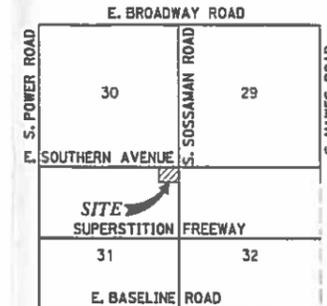
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
040048	2295	L	10/16/2013	X (SHADED)	NOT APPLICABLE

### LEGEND:

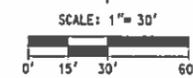
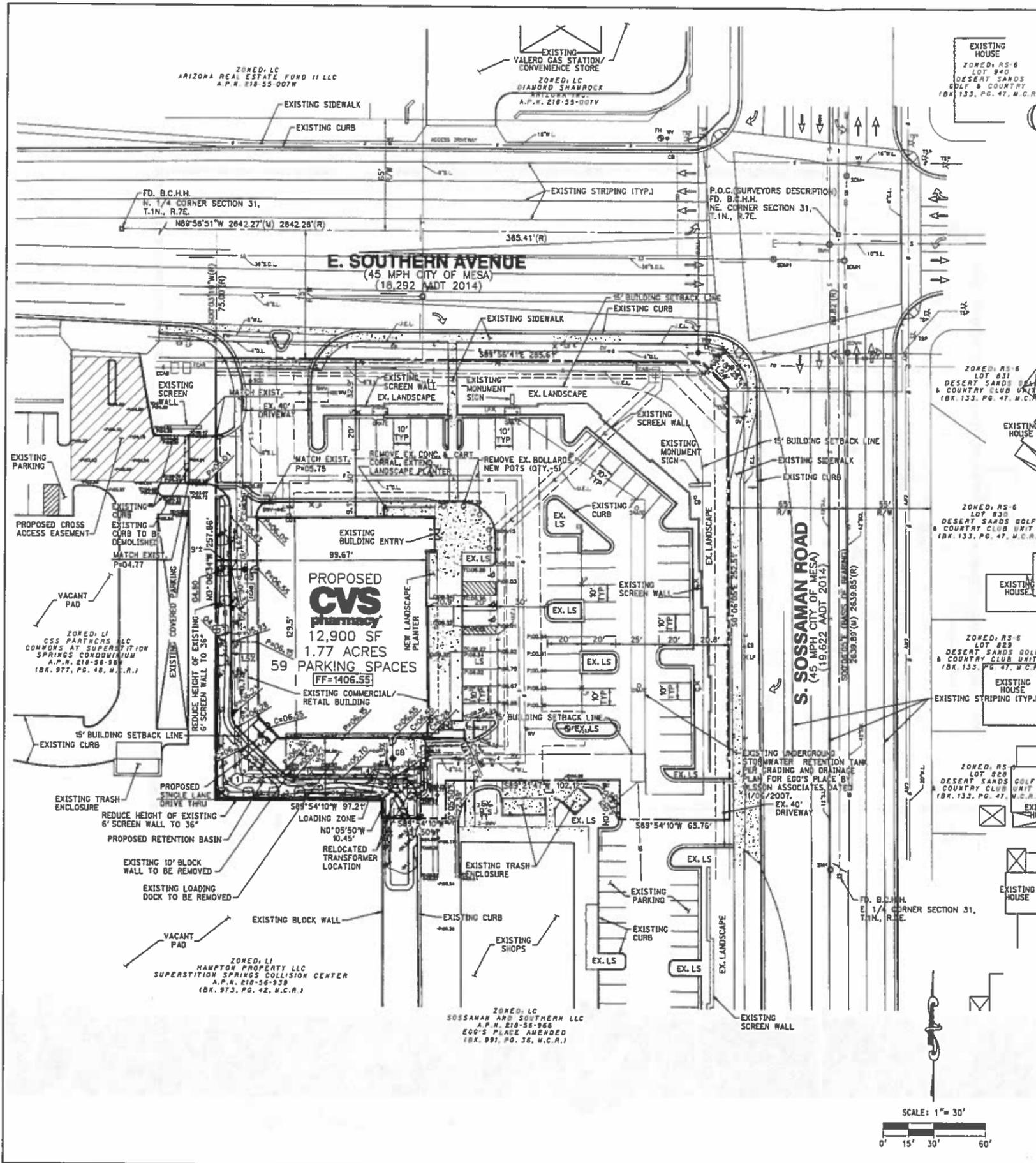
- INDICATES PROPERTY / BOUNDARY LINE
- 05- INDICATES PROPOSED CONTOUR ELEVATION
- INDICATES EXISTING TOP OF CURB ELEVATION
- INDICATES EXISTING GUTTER ELEVATION
- INDICATES EXISTING PAVEMENT ELEVATION
- INDICATES EXISTING CONCRETE ELEVATION
- INDICATES EXISTING GROUND ELEVATION
- INDICATES PROPOSED GROUND ELEVATION
- INDICATES DIRECTION OF FLOW & SLOPE
- INDICATES GRADE BREAK
- INDICATES PROPOSED PAVEMENT ELEVATION
- INDICATES PROPOSED TOP OF CONC. ELEVATION
- INDICATES PROPOSED GUTTER ELEVATION
- FF= INDICATES FINISH FLOOR ELEVATION

RETENTION BASIN TABLE			
NO.	H.W.	BTM.	VOL. PROVIDED
1	5.0	4.0	1,997

NOTE: PURSUANT TO GRADING AND DRAINAGE PLAN FOR EGG'S PLACE BY OLSSON ASSOCIATES DATED 11/06/2007, BASIN 1 VOLUME PROVIDED WAS 1900 CU. FT.



VICINITY MAP  
N.T.S.



APPROXIMATELY 12,900 SF  
CHAMFER DRIVE-THRU  
STORE NUMBER: 106  
SOUTHWEST CORNER SOUTHERN AVE.  
& SOSSAMAN ROAD  
MESA, AZ  
PROJECT TYPE: EXISTING BLDG  
DEAL TYPE: FEE FOR SER  
CS PROJECT NUMBER: 0806



6150 NORTH 16TH STREET  
PHOENIX, AZ 85016  
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Sacramento - San Luis Obispo - Bakers  
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DEVELOPER:  
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CHANDLER, AZ 85224  
PHONE: (602) 385-4100  
FAX: (602) 385-4101



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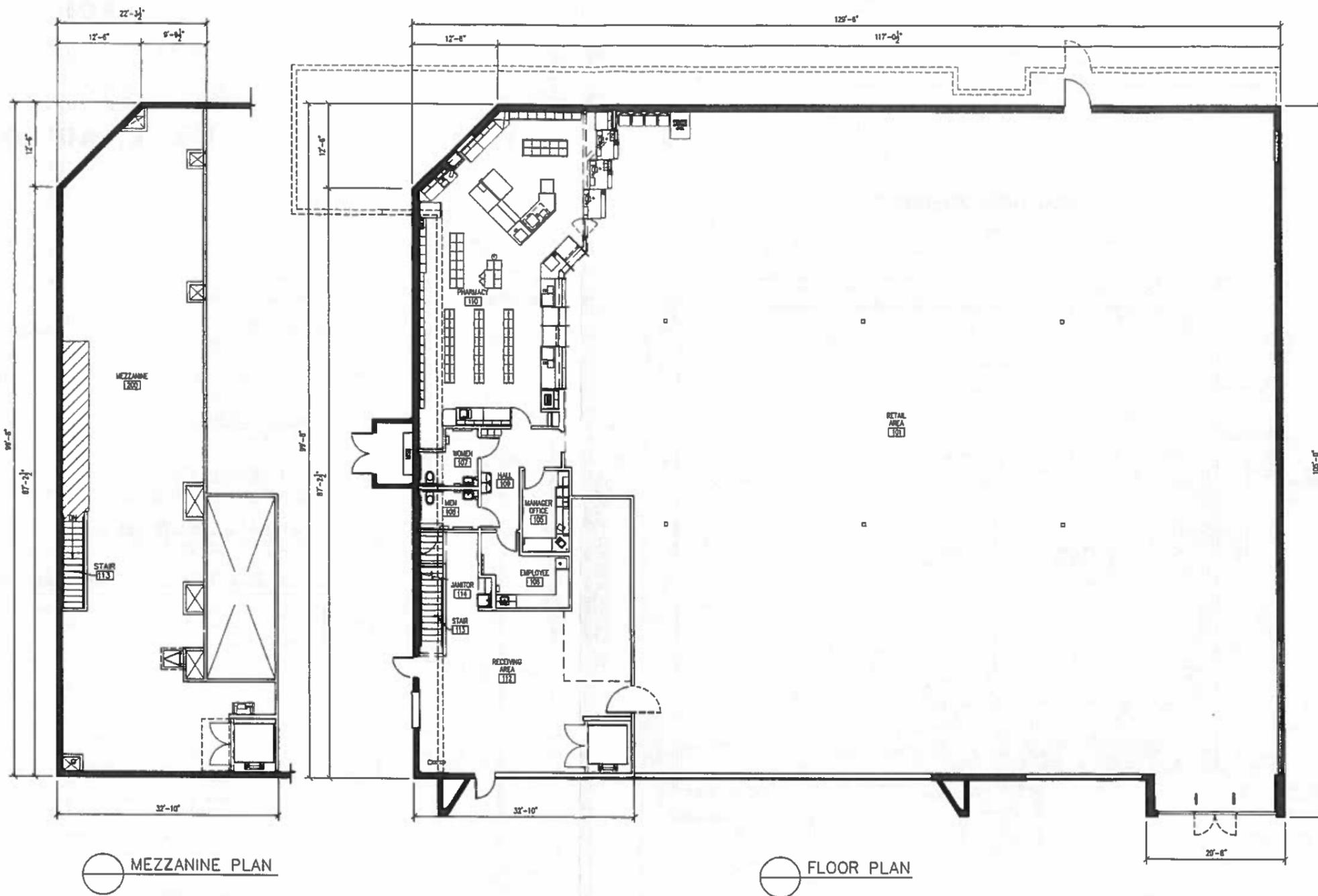
REVISIONS:


DRAWING BY: \_\_\_\_\_  
DATE: 27-JUN-2014

JOB NUMBER: \_\_\_\_\_  
TITLE: **PRELIMINARY GRADING PLAN**

SHEET NUMBER: **PGRD-1 1 OF**

COMMENTS: NOT RELEASED FOR CONSTRUCTION



MEZZANINE PLAN

FLOOR PLAN

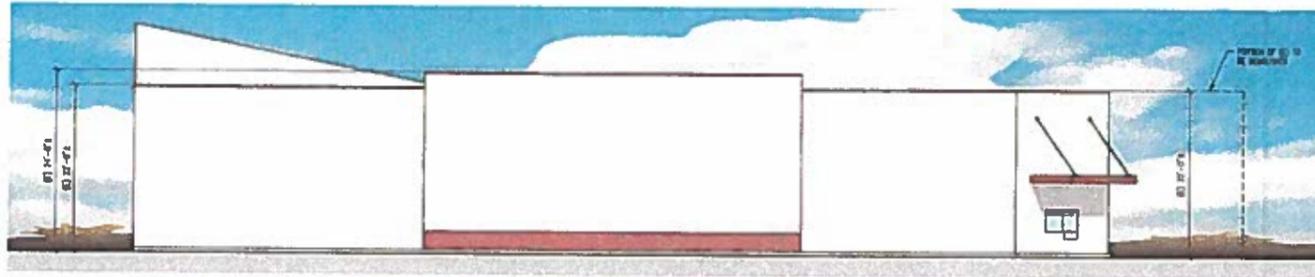
06.30.2014

**FLOOR PLAN**  
 CVS / pharmacy - Store #10616  
 7547 E. Southern Ave. - Mesa, Arizona 85208

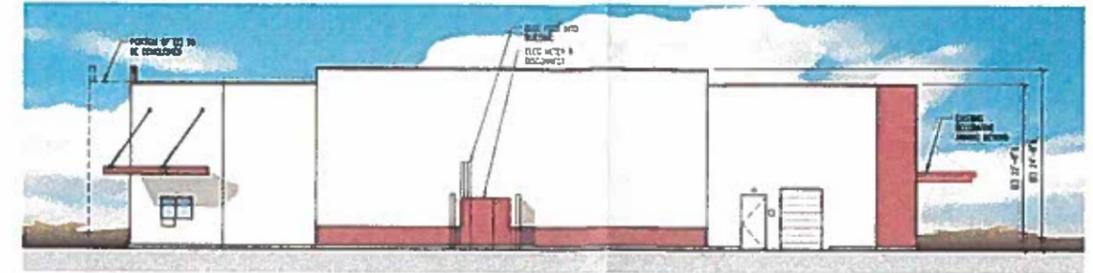


LYONS WARREN

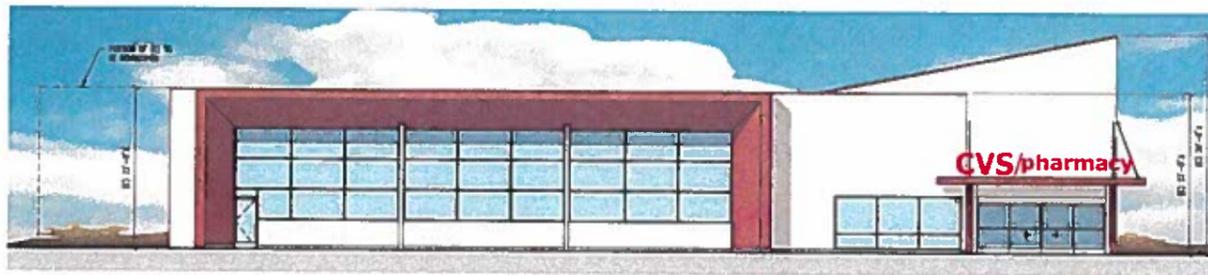
9560 Candida Street - San Diego, CA 92126  
 phone 858.573.8999 - fax 858.573.8998



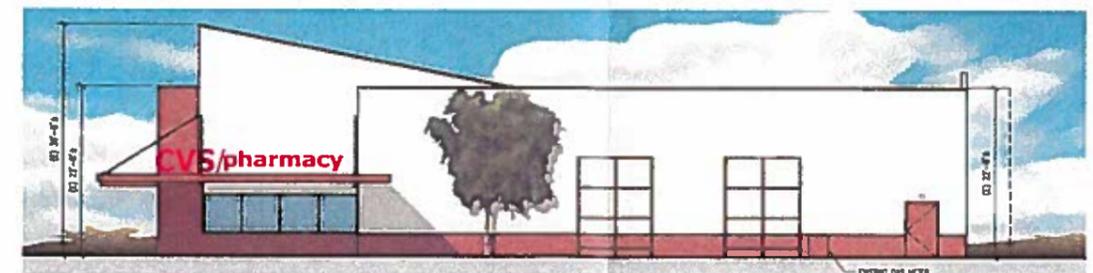
Elevation - West



Elevation - South



Elevation - East



Elevation - North

08.22.2014

# ELEVATIONS

CVS / pharmacy - Store #10616  
7547 East Southern Avenue, Mesa, Arizona 85209

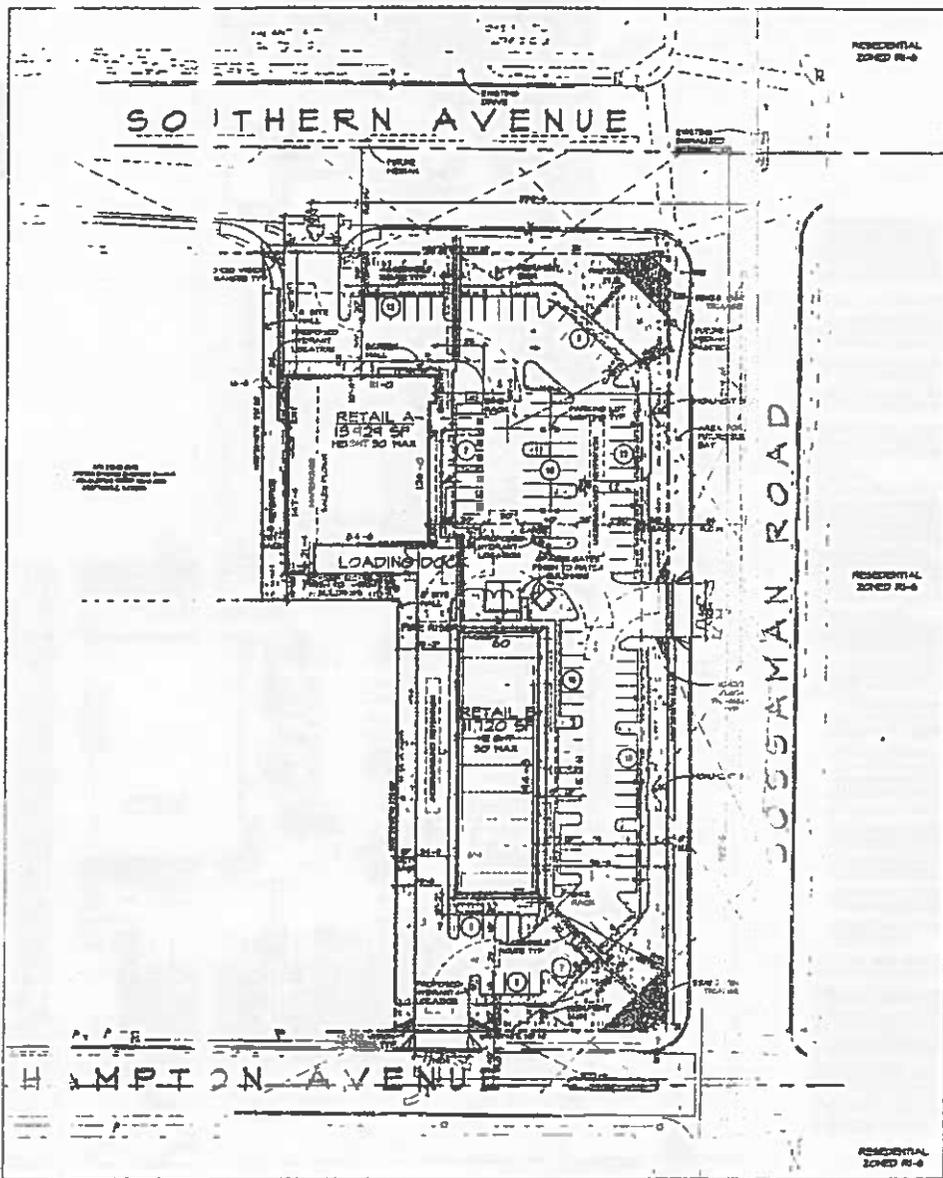


LYONS WARREN

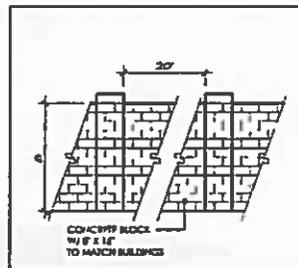
engineers + architects

9560 Candida Street, - San Diego, CA 92126  
phone 858.573.8999 - fax 858.573.8998

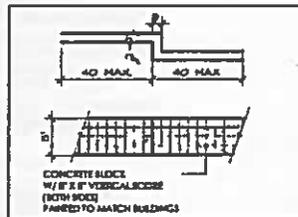
Z07-34



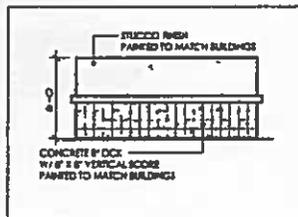
PRELIMINARY SITE PLAN



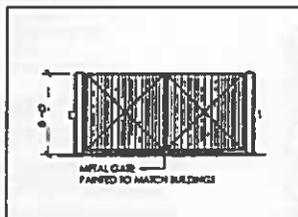
site wall elevation  
scale: 1/4" = 1'-0"



screen wall elevation  
scale: 1/4" = 1'-0"



trash enclosure wall elevation  
scale: 1/4" = 1'-0"



trash enclosure gate  
scale: 1/4" = 1'-0"



1" = 40'

**project directory**

**OWNER:**  
RED DEVELOPMENT LLC  
6265 N SCOTTSDALE RD SUITE 350  
SCOTTSDALE ARIZONA 85250  
CONTACT: BARRY SHANAHAN  
PHONE: (480) 356-1123  
FAX: (480) 947-1947  
E-MAIL: bshanan@reddevelopment.com

**ARCHITECT:**  
ROBERT KUBICK ARCHITECTS & ASSOCIATES  
2233 EAST THOMAS ROAD  
PHOENIX ARIZONA 85016  
CONTACT: MATT SARRISOT  
PHONE: (602) 959-2900  
FAX: (602) 959-0540  
E-MAIL: matt@rka-az.com

**site data (overall)**

zoning zone:	RD
proposed zone:	C-2
gross site area:	238,491 SF / 5.43 ACRES
net site area:	248,897 SF / 5.69 ACRES
total building area:	17,421 SF
retail A:	13,224 SF
construction type: 2nd fully sprinkled	13,224 SF
occupancy in 12 storage + 84 sales floor = 262 total	13,224 SF
retail B:	4,200 SF
construction type: 2nd fully sprinkled	4,200 SF
occupancy in 4-3 211 increase = 48 and = 41 total	4,200 SF
total:	21,624 SF
site coverage:	11.1%
parking required:	45 SPACES
retail A - 8'x12' @ 1000 SF =	45 SPACES
retail B	0 SPACES
retail, 8'x20' @ 1000 SF =	0 SPACES
total parking required:	45 SPACES
parking provided:	143 @ 1000
accessible spaces required:	9 SPACES
accessible spaces provided:	9 SPACES



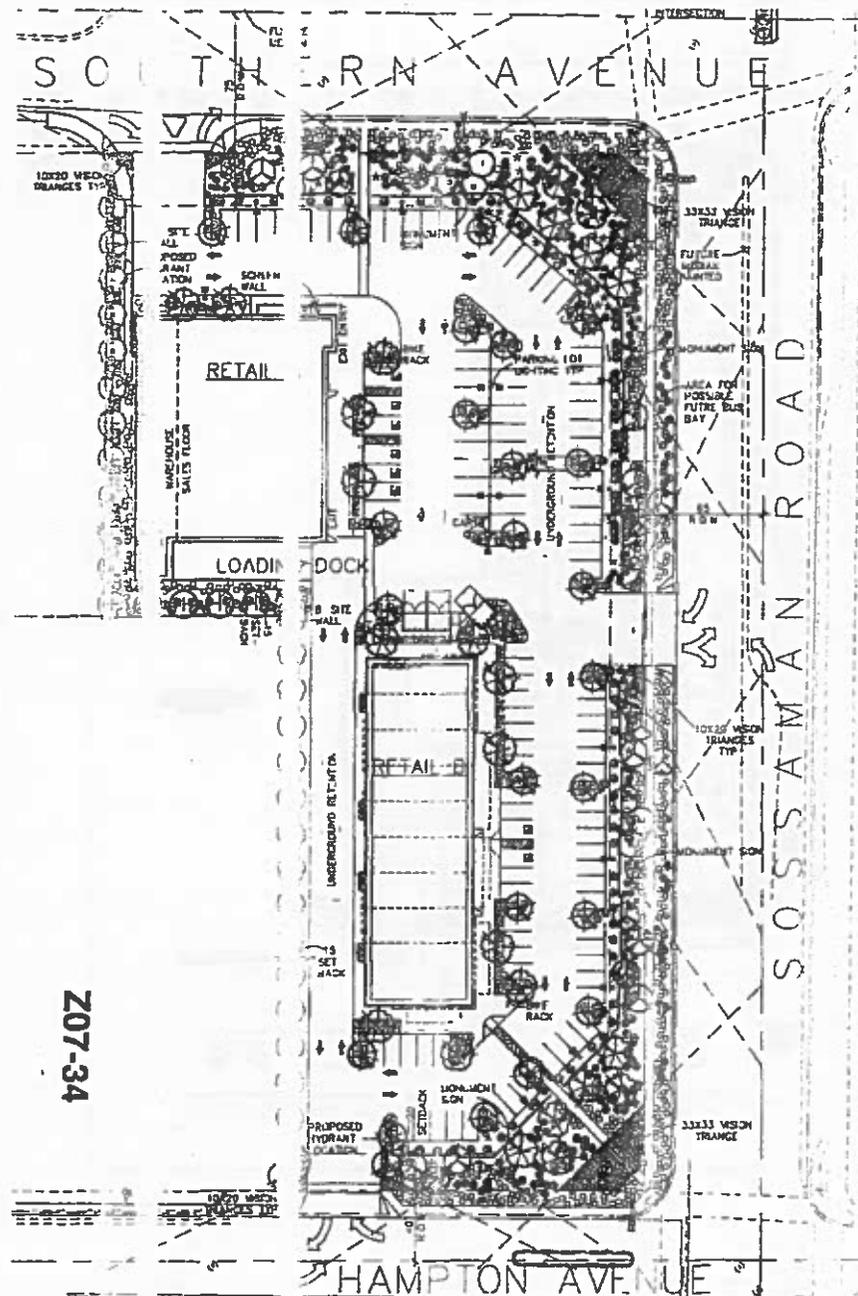
vicinity map

1" = 1/2"

APPROVED PLANS  
CITY COUNCIL

DATE: 5/21/07  
WITH STIPS YES  NO





**CITY OF MESA LANDSCAPE NOTES**

1. ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE
  2. ALL LANDSCAPE AREAS TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM
  3. THE HEIGHTS OF TREES AND SHRUBS SHALL COMPLY WITH ARIZONA NURSERY ASSOCIATION SPECIFICATIONS FOR THAT SIZE AND TYPE OF TREE
  4. REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 13 GALLON SIZE AND 24 BOX SIZE OR LARGER
  5. REQUIRED SHRUBS SHALL HAVE A MATURE GROWN HEIGHT OF 18" AT LEAST SIZE OF 15 GALLON SHALL BE 3 GALLON SIZE
  6. PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET TREES AND SHRUBS MAY BE CLUSTERED
- ARTERIAL STREET**  
 (2) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE  
**MAJOR INTERSECTION COLLECTION STREET**  
 (2) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE  
**COLLECTION STREET/LOCAL COMMERCIAL STREET**  
 (1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE  
**PUBLIC OR PRIVATE LOCAL STREET**  
 (1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE
7. PLANT MATERIAL SIZES REQUIRED  
**TREES (TOTAL REQUIRED TREES)**  
 SIZE SHALL BE 24 BOX OR LARGER  
 SIZE SHALL BE 24 BOX OR LARGER  
 NO TREES LESS THAN 15 GALLON  
**SHRUBS (TOTAL REQUIRED SHRUBS)**  
 SIZE SHALL BE 3 GALLON OR LARGER  
 NO SHRUBS LESS THAN 1 GALLON
8. 1 TREES AND 3 SHRUBS FOR EVERY 15 PARKING SPACES AND 4 BETWEEN FOR MAXIMUM OF 50% COVERAGE PARKING SPACES
  9. FOUNDATION LANDSCAPING APPLICABLE TO A MINIMUM HEIGHT OF 18" IS REQUIRED IMMEDIATELY ADJACENT TO OR PROVIDED IN PARKING AREAS ADJACENT TO BUILDING. SHRUBS SHALL BE PLANTED ON A 10' BY 10' STREET PLANTING AREA MUST BE A MIN. OF 2' FROM AND A MAX. OF 30% PLANT COVERAGE
  10. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLY PRIOR TO THE REQUEST FOR FINAL INSPECTION
  11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLY
  12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT FOR SCUM
  13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL LUBRICATION OR MANAGEMENT COMPANY IF COMMERCIAL BUILDING
  14. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3 TO 7'
  15. PP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G. COLORS CONCRETE OR CURB MUST BE COLORED TO MATCH D.G. COLOR
  16. TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET LIGHT POLE OR LOCATION SHRUBS SHALL BE PLANTED @ LEAST 7' FEET AWAY FROM ANY STREET LIGHT POLE OR ICC
  17. 10% OF TOTAL TREES IN PARKING SHALL BE 24 BOX OR LARGER

**PRE-EMERGENT NOTE**

1. DUE TO CONFLICTS BETWEEN OWNERS AND CONTRACTORS WE ARE NOW RECOMMENDING THAT THE ENTIRE PRE-EMERGENT APPLICATION PROCESS BE VIDEO TAPED. VIDEO TAPING IS TO BE VIEWED BY THE LANDSCAPE ARCHITECT. IF VIDEO TAPING IS NOT PERFORMED ANOTHER APPLICATION SHALL BE PROVIDED WITH VIDEO TAPING.

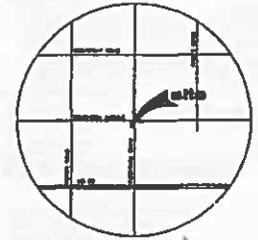
**LANDSCAPE LEGEND**

- ① CROCODIA PARSONS BROWN PALM TREE 24 BOX MATCHING D.G.
- ② ACACIA SALICINA WILLOW ACACIA 24 BOX
- ③ PINUS BOLDARCA MONDO PINO 15 GALLON
- ④ CILIA BUNYIA SWAIN HILL SWAIN HILL OLIVE 24 BOX
- ⑤ PROCOPIA CHRYSEIS CREAM HIBISCUS (FORMER) 15 GALLON
- ⑥ NEROLIUM OLEANDER WHITE PINE WHITE OLEANDER 8 GALLON
- ⑦ LEUCOPHYLLUM FUSCICOLOR TURKEY CLOVER 8 GALLON
- ⑧ BURELIA FERNBERGAE SAM BURELIA 8 GALLON
- ⑨ CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 8 GALLON
- ⑩ NERPALEDE PARVIFLORA RED YUCCA 5 GALLON
- ⑪ DIALYRIUM WHEELERII DEERS SPOON 8 GALLON
- ⑫ ACACIA VERMOREANA OCEANIC ACACIA 8 GALLON
- ⑬ 1/2" PINUS MASONI GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
- ⑭ LANTANA MONTEVERDE GOLD MOUNTAIN 1 GALLON
- ⑮ COMARALIA CHERRILLI SUN HIBISCUS CLOVER 1 GALLON

**DIRECTORY**

**OWNER**  
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 8283 W SCOTTSDALE RD SUITE 330  
 SCOTTSDALE, ARIZONA 85250  
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 E-MAIL: barryshanahan@reddevelopment.com

**ARCHITECT**  
 ROBERT BURKE ARCHITECTS & ASSOCIATES  
 2233 EAST THOMAS ROAD  
 PHOENIX, ARIZONA 85016  
 CONTACT: MATT SANGST  
 PHONE: (602) 954-2000  
 FAX: (602) 954-0498  
 E-MAIL: matt@rba.com



T.J. McQUEEN & ASSOCIATES, INC.  
 LANDSCAPE ARCHITECTURE  
 LANDSCAPE DESIGN  
 1121 East Missouri Ave. Suite 210  
 Phoenix, Arizona 85014  
 (602) 263-0130



**NEW COMMERCIAL MARKETPLACE**  
 1000 SOUTH AVENUE  
 PHOENIX, ARIZONA

**APPROVED PLANS  
 CITY COUNCIL**

DATE: 5/21/07  
 WITH STIPS: YES  NO



Let's Agree to All Conditions of Payment in Connection With This Agreement. Payment of this invoice is required by the date shown. Payment may not be made by check. Payment by credit card is subject to approval by the credit card company. Payment by ACH is subject to approval by the bank. Payment by wire transfer is subject to approval by the bank. Payment by cash is subject to approval by the bank. Payment by any other method is subject to approval by the bank.

Sheet 3 of 3  
 JOB OFFERS

