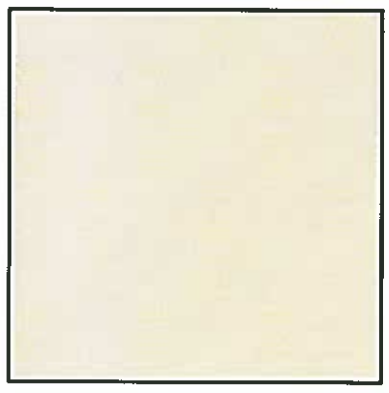
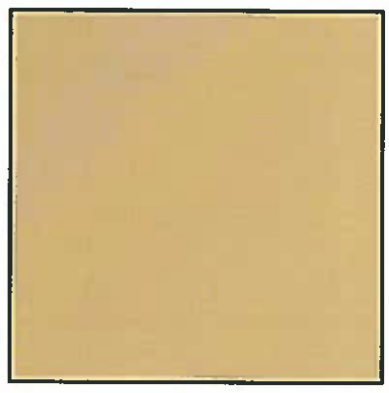
A

DUNN EDWARDS # DEC 756 -
WEATHERED BROWN



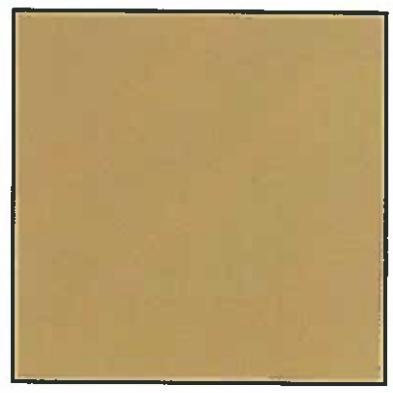
B

DUNN EDWARDS
DE 6191 - EXCLUSIVE IVORY



C

DUNN EDWARDS
DE 6193 - BAMBOO SCREEN



D

DUNN EDWARDS
DE 6208 - TUSCAN MOSAIC

3

EL DORADO STONE
RUSTIC LEDGE "CASCADE"

9

EL DORADO STONE
COARSED STONE "SANTA BARBARA"

4

STOREFRONT
DARK BRONZE ALUMINUM

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PRELIMINARY MATERIAL BOARD
PROPOSED DEVELOPMENT - DOLLAR GENERAL @ NEC HAWES & SOUTHERN AVE., MESA, AZ

SIMON CRE
SCOTTSDALE ROAD, SUITE 200
SCOTTSDALE AZ, 85250

Date: 03-31-16
MPA Job #: DG MESA

[illegible]

SOUTH ELEVATION (A)
@ SOUTHERN AVE.

WEST ELEVATION (B)
@ HAWES RD.

NORTH ELEVATION (C)

EAST ELEVATION (D)

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PROJECT
A PROPOSED DEVELOPMENT PLAN REVIEW FOR:
DOLLAR GENERAL
NEC E. SOUTHERN AVE. & S. HAWES RD.
MESA, AZ

REVISIONS

NO	DESCRIPTION	DATE

REGISTERED ARCHITECT
CERTIFICATE NO.
ARIZONA, U.S.A.
Expires

SHEET TITLE
COLOR ELEVATIONS

03-31-16	AS NOTED
L. DALE	MESA
MESA	A6

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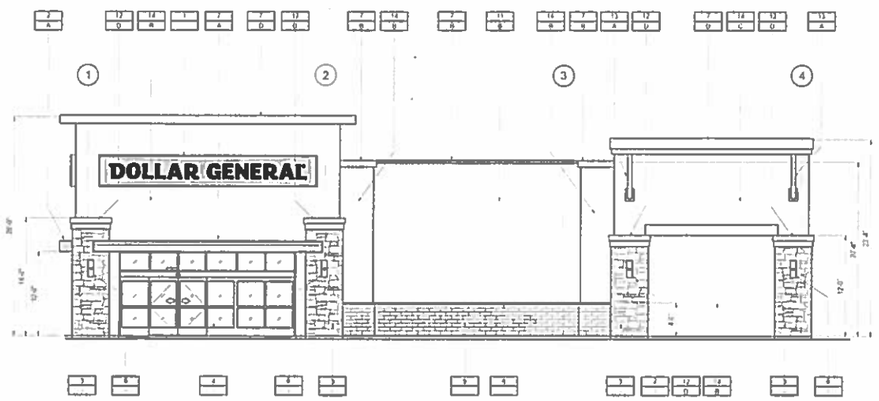
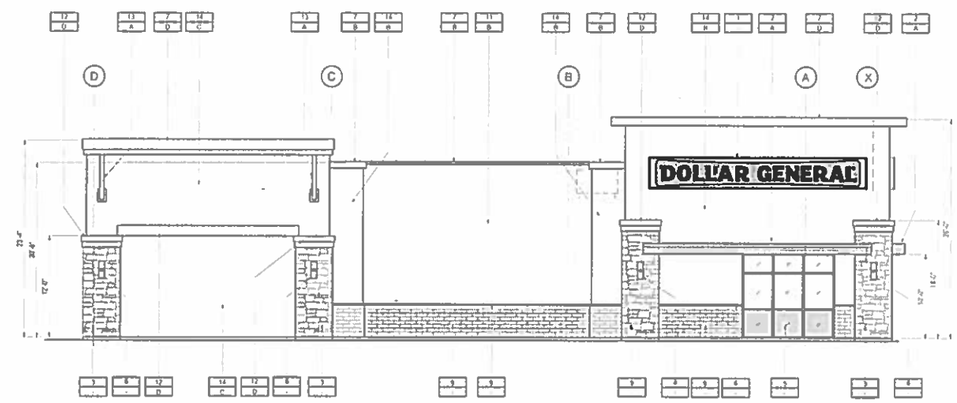
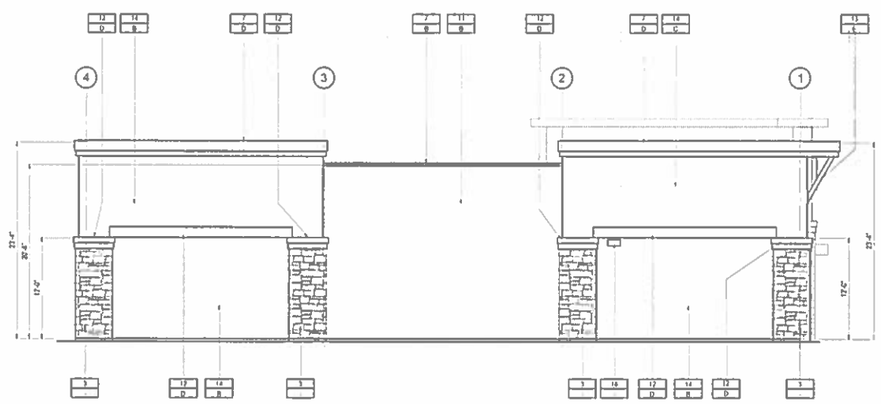


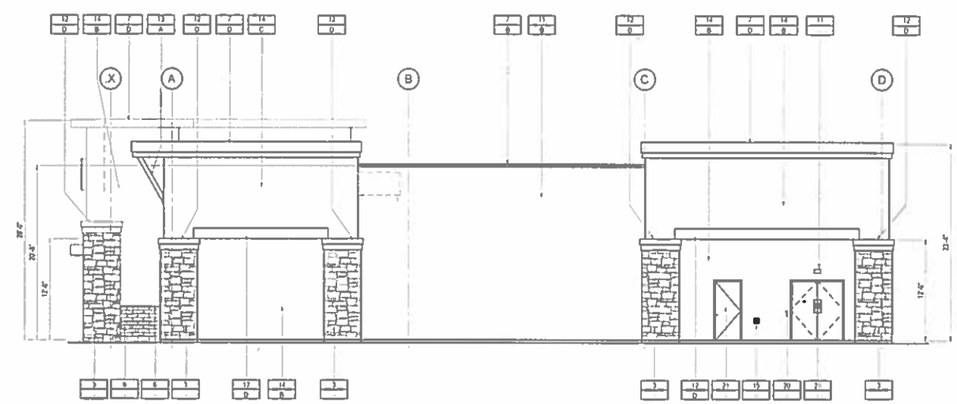
SOUTH ELEVATION (A)
@ SOUTHERN AVE.



WEST ELEVATION (B)
@ HAWES RD.



NORTH ELEVATION (C)



EAST ELEVATION (D)

ELEVATION KEYED NOTES

1. SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN SIGN TO BE CENTERED ON FRONT OF BUILDING CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1 400 LBS EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL REFER TO SIGN PLAN
2. METAL AWNING SEE EXTERIOR FINISH SCHEDULE FOR COLOR
3. STONE VENEER BY EL DORADO STONE RUSTIC LEDGE "CASCADE" (OR APPROVED EQUAL)
4. ANODIZED BRONZE ALUMINUM STOREFRONT ENTRY SYSTEM WITH CLEAR GLASS
5. ANODIZED BRONZE ALUMINUM STOREFRONT WINDOWS WITH CLEAR GLASS EXCEPT BOTTOM ROW TO BE SPANDREL GLASS
6. FLASHING / COUNTER FLASHING AT TOP OF WAINSCOT COLOR TO MATCH ADJACENT SURFACE ABOVE
7. TRIM / COPING SEE EXTERIOR FINISH SCHEDULE FOR COLOR
8. EXTERIOR DECORATIVE LIGHT FIXTURE (REFER TO ELECTRICAL PLANS)
9. STONE VENEER BY EL DORADO STONE COARSED STONE "SANTA BARBARA" 12"x24" (OR APPROVED EQUAL)
10. STANDING SEAM METAL ROOF BEYOND WITH GALVALUME FINISH
11. PRE FINISHED ARCHITECTURAL METAL WALL PANELS STUCCO FEATURED FINISH SEE EXTERIOR FINISH SCHEDULE FOR COLOR PROVIDE TAMPER RESISTANT FASTENERS FOR BOTTOM 8'-0"
12. EPS TRIM WITH SMOOTH PLASTER SEE EXTERIOR FINISH SCHEDULE FOR COLOR
21. ARCHITECTURAL WOOD KNEE BRACE SEE EXTERIOR FINISH SCHEDULE FOR COLOR
18. 7/8" 3 COAT EXTERIOR CEMENT PLASTER STUCCO SEE EXTERIOR FINISH SCHEDULE FOR COLOR
15. WALL HYDRANT REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION
16. HVAC UNITS MOUNTED ON ROOF BEYOND REFER TO MECHANICAL PLANS FOR MORE INFORMATION
17. OUTSIDE AIR TEMP SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A F F REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION
18. VENT FOR BATHROOM EXHAUST REFER TO M01 FOR ADDITIONAL INFORMATION
19. DOOR BUZZER REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION
20. FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS
21. HOLLOW METAL DOOR AND FRAME (REFER TO DOOR SCHEDULE) PAINT TO MATCH ADJACENT SURFACE
22.

EXTERIOR FINISH AND COLORS

- A — COLOR TO MATCH DUNN EDWARDS # DEC 756 - WEATHERED BROWN
- B — COLOR TO MATCH DUNN EDWARDS # DE 6181 - EXCLUSIVE IVORY
- C — COLOR TO MATCH DUNN EDWARDS # DE 6183 - BAMBOO SCREEN
- D — COLOR TO MATCH DUNN EDWARDS # DE 6206 - TUSCAN MOSAIC
- E
- F
- G
- H
- I
- J

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MESA, AZ

REVISIONS

REGISTERED ARCHITECT
CERTIFICATE NO. 33718
LEONARD J. DALE
03-31-16
ARIZONA, U.S.A.
Expires

SHEET TITLE
EXTERIOR ELEVATIONS

03-31-16	AS NOTED
L. DALE	MESA
MESA	A3

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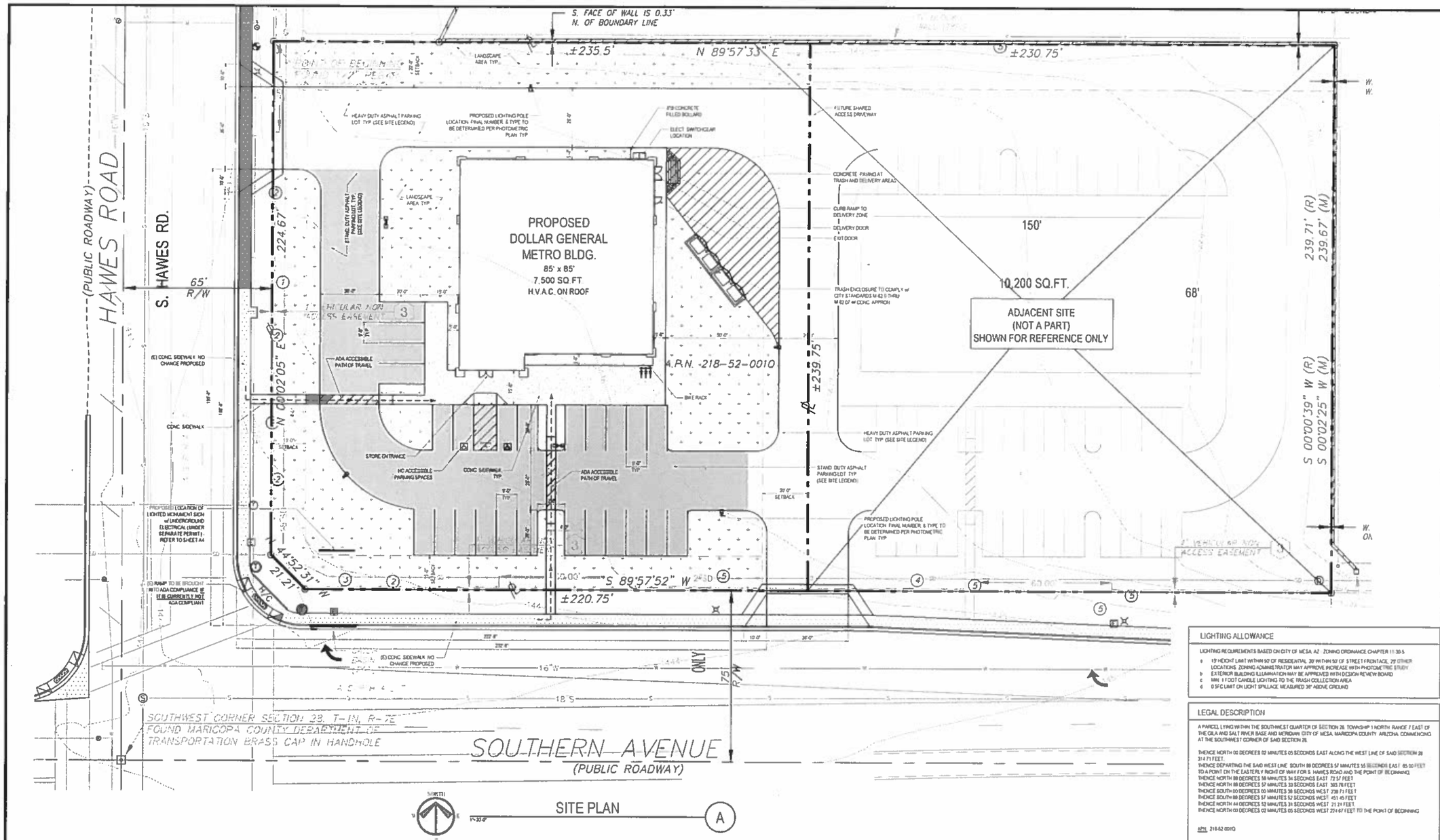


ZONING/SETBACK DISTANCES

MAXIMUM HEIGHT ALLOWED	30'
MINIMUM FRONT BUILDING SETBACK	15' FEET
MINIMUM STREET SIDE	15'
MINIMUM INTERIOR SIDE	20'
MINIMUM REAR SIDE	20'

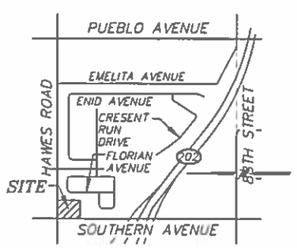
(E) TREE TABLE

TREE NO	TREE TYPE	SIZE
1	MESQUITE	.7'D
2	MESQUITE	1'D
3	MESQUITE	2'D
4	TREE	.3'D
5	TREE	1'D
6	TREE	1.5'D

SCHEDULE "B" ITEMS

1. A PLAT RECORDED IN BOOK 30, PAGE 31 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY (AFFECTS SUBJECT PROPERTY - PERTAINS TO SOUTHERN AVENUE RIGHT OF WAY NO WIDTH DEFINED - NOT PLOTTABLE)
3. ALL MATTERS AS SET FORTH IN MAP OF DEDICATION RECORDED AS BOOK 461 OF MAPS, PAGE 3 AND AMENDED IN BOOK 564 OF MAPS, PAGE 31 (PLOTTED HEREON)
4. ALL MATTERS AS SET FORTH IN GRANT OF EASEMENT AND MEMORANDUM OF AGREEMENT RECORDED MARCH 14, 2008 AS 2008-0244079 OF OFFICIAL RECORDS (BLANKET EASEMENT OVER SUBJECT PROPERTY FOR INGRESS & EGRESS TO INSTALL, MAINTAIN OPERATE, & REPAIR CCR TELECOMMUNICATION LINES & FACILITIES - NOT PLOTTABLE)
5. AN EASEMENT FOR PUBLIC UTILITIES AND FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 95-676086 OF OFFICIAL RECORDS (PERTAINS TO PUBLIC UTILITY AND FACILITIES EASEMENT LOCATED 10'E & EAST AND 10'W & NORTH OF SUBJECT PROPERTY)
6. AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 99-72398 OF OFFICIAL RECORDS (PERTAINS TO UNDERGROUND POWER EASEMENT LOCATED APPROXIMATELY 270' EAST OF SUBJECT PROPERTY)

VICINITY MAP (no scale)



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SITE PLAN LEGEND

	HEAVY DUTY CONCRETE		METAL GRATE (RECTANGULAR)
	HEAVY DUTY ASPHALT		LIGHT POLE
	STAND DUTY ASPHALT		MANHOLE
	LANDSCAPE	H/C	PEDESTRIAN ACCESS RAMP
	BOUNDARY LINE		POWER POLE
	CENTER LINE OR MONUMENT LINE		SEWER CLEAN OUT
	CONCRETE SURFACE		STORM DRAIN MANHOLE
	24 INCH VERTICAL CURB & GUTTER		SEWER MANHOLE
	24 INCH ROLLED CURB		TELEPHONE MANHOLE
	6 INCH CONCRETE CURB		TRAFFIC SIGNAL
	INDICATES DRIVEWAY (MEANS OF ACCESS)		WATER VALVE
	WALL	A.P.N.	ASSESSORS PARCEL NUMBER
	UNDERGROUND ELECTRIC LINE	M.C.R.	MARICOPA COUNTY RECORDS
	UNDERGROUND SEWER LINE	R/W	RIGHT OF WAY
	UNDERGROUND STORM SEWER LINE	(TYP.)	TYPICAL
	UNDERGROUND TELEPHONE LINE	(R)	RECORD PER DESCRIPTION
	UNDERGROUND WATER LINE	(M)	MEASURED
	INDICATES BOUNDARY CORNER (NOTHING FOUND OR SET (UNLESS OTHERWISE NOTED))	FL	FLOW LINE
		TC	TOP OF CURB
		NG	NATURAL GROUND
		P	PAVEMENT
	SCHEDULE B ITEM	C	CONCRETE
	ELECTRIC BOX	RIM	TOP OF RIM
	FIRE HYDRANT	INV	INVERT ELEVATION
	GUARD POST OR GATE POST		

SITE ANALYSIS

AREA ANALYSIS

OVERALL SITE AREA	111 642 SQUARE FEET (2 563 ACRES)
PROPOSED DOLLAR GENERAL SITE AREA	52 583 SQUARE FEET (1 21 ACRES)
PROPOSED BUILDING AREA	7 500 SQUARE FEET
BUILDING COVERAGE	14%
HARDSCAPE COVERAGE (SIDEWALKS)	- SQUARE FEET -
HARDSCAPE COVERAGE (PARKING LOT & DRIVEWAY)	- SQUARE FEET -
LANDSCAPE COVERAGE	- SQUARE FEET -
ZONING	NC
EXISTING LAND USE	VACANT
AREA SEPARATION WALLS	NONE
CONSTRUCTION TYPE	V-B
BLDG. SPRINKLERED	YES
PROPOSED OCCUPANCY GROUP	M
PROPOSED BUILDING USE	RETAIL
PROPOSED OCCUPANCY LOAD	TBD

PARKING ANALYSIS

PARKING SPACES REQUIRED (7 500 SQ FT /375)	20 SPACES
MAX INCREASE = 125% OF 20 SPACES	25 SPACES
PARKING SPACES PROVIDED	25 SPACES
STANDARD SPACES	23 SPACES
COMPACT SPACES	02 SPACES

LIGHTING ALLOWANCE

LIGHTING REQUIREMENTS BASED ON CITY OF MESA, AZ ZONING ORDINANCE CHAPTER 11 30-5

a. 15' HEIGHT LIMIT WITHIN 50' OF RESIDENTIAL, 20' WITHIN 50' OF STREET FRONTAGE, 25' OTHER LOCATIONS. ZONING ADMINISTRATOR MAY APPROVE INCREASE WITH PHOTOMETRIC STUDY
b. EXTERIOR BUILDING ILLUMINATION MAY BE APPROVED WITH DESIGN REVIEW BOARD
c. MIN. 1 FOOT CANDLE LIGHTING TO THE TRASH COLLECTION AREA
d. 0.5FC LIMIT ON LIGHT SPILLAGE MEASURED 30" ABOVE GROUND

LEGAL DESCRIPTION

A PARCEL LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF MESA, MARICOPA COUNTY, ARIZONA, COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28.

THENCE NORTH 00 DEGREES 02 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 28 314.71 FEET.
THENCE DEPARTING THE SAID WEST LINE, SOUTH 89 DEGREES 57 MINUTES 55 SECONDS EAST 65.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY FOR S. HAWES ROAD AND THE POINT OF BEGINNING.
THENCE NORTH 88 DEGREES 58 MINUTES 34 SECONDS EAST 72.57 FEET
THENCE NORTH 88 DEGREES 57 MINUTES 33 SECONDS EAST 365.76 FEET
THENCE SOUTH 00 DEGREES 00 MINUTES 39 SECONDS WEST 239.71 FEET
THENCE SOUTH 88 DEGREES 57 MINUTES 52 SECONDS WEST 451.45 FEET
THENCE NORTH 44 DEGREES 52 MINUTES 31 SECONDS WEST 21.21 FEET
THENCE NORTH 00 DEGREES 02 MINUTES 05 SECONDS WEST 224.67 FEET TO THE POINT OF BEGINNING

APN: 218-52-001Q

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NO	DESCRIPTION	DATE

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CERTIFICATE NO. 33938
JOHN RUMSEY
03-31-16
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Expires

SHEET TITLE

SITE PLAN

03-31-16	AS NOTED
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MESA	A1

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