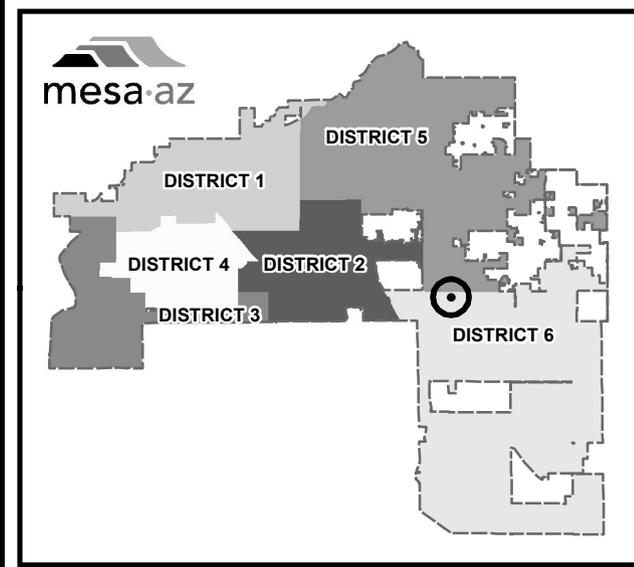
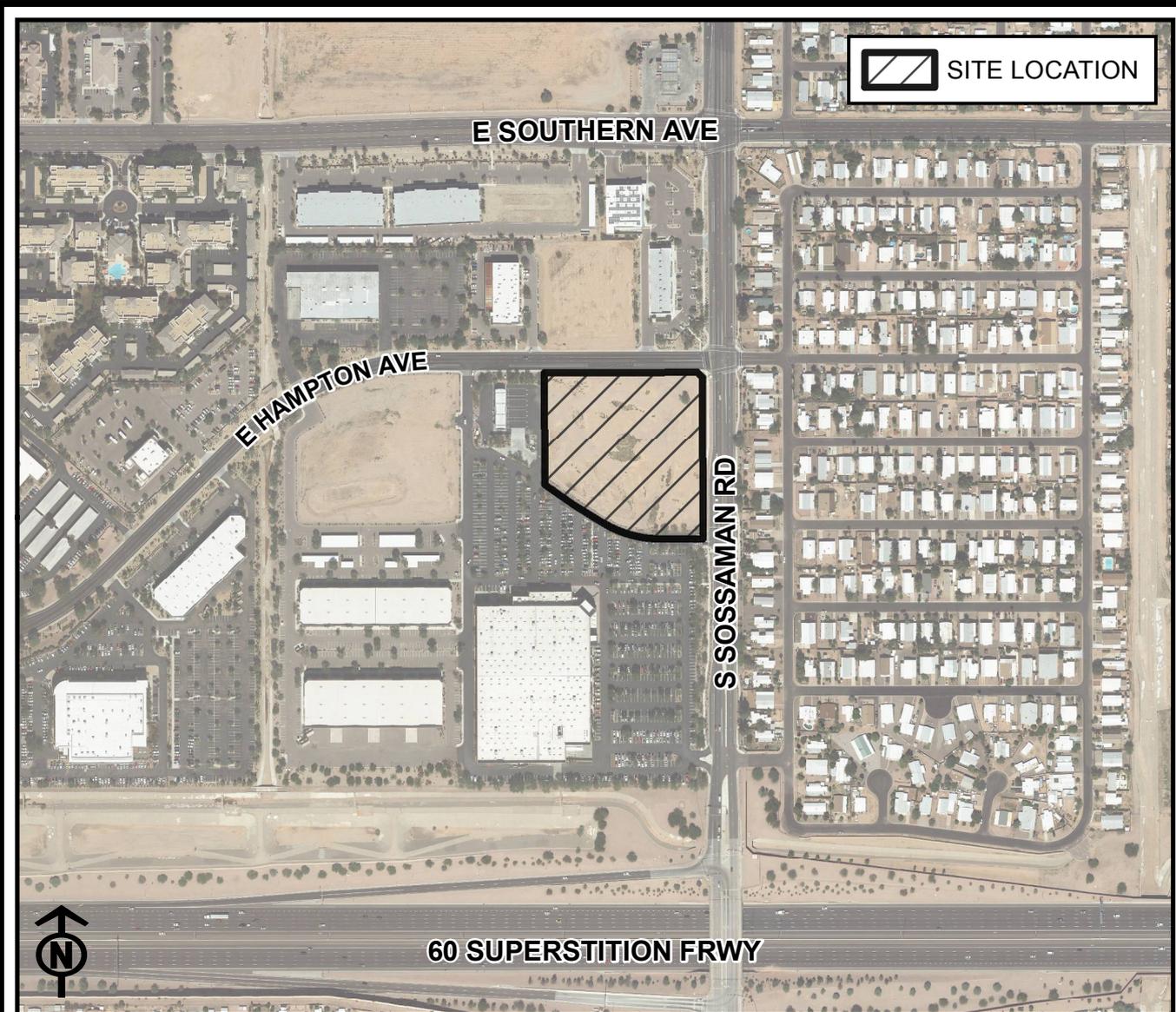


Z14-048  
PRE PLAT



**PLANNING AND ZONING  
VICINITY MAP**

**CASE:**  
Z14-048

**PROJECT:**  
SOSSAMAN CENTER

**ADDRESS:**  
1300 BLOCK OF SOUTH SOSSAMAN ROAD; SOUTH OF SOUTHERN AVENUE ON THE EAST SIDE OF SOSSAMAN ROAD

**REQUEST:**  
SITE PLAN MODIFICATION AND SPECIAL USE PERMIT FOR A CARWASH. THIS REQUEST WILL ALLOW FOR THE DEVELOPMENT OF A FIVE-LOT COMMERCIAL SUBDIVISION INCLUDING A CAR WASH IN THE LC PAD ZONING DISTRICT



## Planning and Zoning Board

### *Case Information*

**CASE NUMBER:** Z14-048 (PLN2014-00431)  
**LOCATION/ADDRESS:** The 1300 block of South Sossaman Road (west side).  
**GENERAL VICINITY:** Located at southwest corner of Sossaman Rd. and Hampton  
**ZONING REQUEST:** Preliminary Plat, Site Plan Modification and Special Use Permit  
(±5 acres)  
**PURPOSE:** This request will allow the development of a commercial center to include a carwash, two multi-tenant retail buildings, a drive-thru restaurant and a drive-thru coffee shop.  
**COUNCIL DISTRICT:** District 6  
**OWNER:** Sossaman Development LLC  
**APPLICANT:** SherCon Construction – Brett Sherin  
**STAFF PLANNER:** Kim Steadman, R.A.

### **SITE DATA**

**PARCEL NUMBER(S):** 218-56-934  
**PARCEL SIZE:** 5± acres  
**EXISTING ZONING:** Limited Commercial – Planned Area Development (LC PAD)  
**GENERAL PLAN DESIGNATION:** Community Commercial (CC)  
**CURRENT LAND USE:** Vacant

**STAFF RECOMMENDATION:** Approval with conditions  
**P&Z BOARD DECISION:**  Approval with conditions.  Denial  
**PROPOSITION 207 WAIVER SIGNED:**  Yes  No

### **HISTORY/RELATED CASES**

**October 9, 1979:** Annexed to City (Ord. # 1279)  
**February 18, 1980:** Establish City zoning of 240+/- acres from County Rural-43 to City R1-35. (Z80-16; Ord. # 1313)  
**December 8, 1986:** Request to rezone 188+/- acres from R1-35 to M-1 on 40 acres, withdrawn. (Z86-121)  
**April 5, 1988:** Rezone 210+/- acres from SR, AG, and R1-35 to AG (conceptual C-2 and M-1). (Z88-16; Ord. #2324)  
**May 4, 1992:** Approval of 1,158+/- acre Superstition Springs Development Master Plan (DMP) Overlay District (conceptual PEP, M-1, C-2, C-1, O-S, R-3, R1-6 PAD, R1-7 PAD, and AG) and modification of previous Master Plan for Superstition Springs. (Z92-14)

- October 13, 2003:** Rezone 36 acres from AG-DMP(conceptual M-1 and PEP) to M-1-PAD-DMP and approval of a conceptual site plan for the development of a mixture of industrial uses including an auto dealership. (Z03-32; Ord. #4114)
- November 1, 2004:** Council Use Permit issued for a freeway landmark sign in conjunction with the construction of a group automobile sales center. (Z04-079; Ord. #4308)
- August 15, 2005:** Approval of final plat for "Superstition Springs Auto Loop" (S05-30)
- July 12, 2006:** Site Plan Modification and removal of the CUP for an industrial park (Z06-42; Ord. #4573)
- May 21, 2007:** Site Plan Modification, Modification of the Superstition Springs Development Master Plan, and rezone the eastern portion of the site from M-2-PAD-DMP to C-2-PAD-DMP, for the development of a Costco, an industrial park and a future retail development (subject site) (Z07-30; Ord. #4700); Also, approval of a Minor General Plan Amendment to change the land use designation for the retail area(s) from Business Park (BP) to Community Commercial (CC) (GPMinor07-04; Res. # 8973)

#### SITE CONTEXT

- NORTH:** (Across E. Hampton Ave.) Approved office buildings – zoned LI-PAD and existing retail buildings – zoned LC-PAD
- EAST:** (Across S. Sossaman Rd.) Residential subdivision - zoned RS-6 PAD part of Desert Sands Golf and Country Club.
- SOUTH:** Big-Box retail development including a 'Costco' - zoned LC-PAD
- WEST:** Fueling station for 'Costco' - zoned LC-PAD

#### PROJECT DESCRIPTION

This 5± acre retail development comprises the northeast corner (Lot 2) of a larger big-box commercial subdivision zoned LC-PAD. The commercial subdivision plat was approved in 2005. Its site plan was modified in May 2007 with Costco as the anchor tenant. This 5-acre lot was identified as 'future retail', and condition #2 for that approved project stated "Site Plan Review through the public hearing process of future development plans". That approval took place in August 2007.

The current request subdivides Lot 2 into a new five-lot subdivision named Sossaman Center. It also modifies the approved site plan, as described in the Project Narrative. The proposed uses include a carwash, two drive-thru restaurants/coffee shops, and two multi-tenant retail buildings. Parking is provided on-site; no shared parking is proposed between this site and the overall commercial center. Vehicular cross-access will be required among all lots (condition #5).

**SPECIAL USE PERMIT REQUEST**

A carwash is proposed for the southeast corner of this center. The Zoning Ordinance requires a Special Use Permit based on the following standards, as presented in the table below:

Ord.	Requirement	Meets?	Staff recommends:
11-31-7 A	Location must have arterial street frontage	Yes	Approval
11-31-7 B	Setbacks: minimum 20' from residential	Yes	Approval
11-31-7 C	Drive-up Aisles & Queuing: <ul style="list-style-type: none"> <li>• Minimum 11' wide</li> <li>• Must be screened (for headlight glare)</li> <li>• 4 vehicle stacking per automatic wash bay</li> </ul>	Yes	Approval
11-31-7 D	Landscaping: min. 10% of site (in addition to required planting.)	?	Condition #15
11-31-7 E	Litter: One permanent, non-combustible trash can per bay.	?	Condition #7
11-31-7 F	Noise: <ul style="list-style-type: none"> <li>• Sound-attenuating measures incorporated into building.</li> <li>• Sound level readings ≤ 55 dB at property lines</li> <li>• Mech. equipment for central vac. to be enclosed.</li> </ul>	Appears to meet.	Condition #8
11-31-7 G	Additional SUP Requirements: <ul style="list-style-type: none"> <li>• Max. (2) auto facilities 600' from arterial intersection</li> <li>• Complies with LC development standards</li> <li>• Complies with General Plan &amp; PAD</li> <li>• Site design mitigates impacts on adjacent uses</li> <li>• Plan of Operation has been submitted</li> <li>• Good Neighbor Policy has been submitted</li> </ul>	Appears to meet.	Condition #9

The Special Use Permit also requires specific Findings, which are noted at the end of the report.

**NEIGHBORHOOD PARTICIPATION**

The applicant has provided a Citizen Participation Report that summarizes outreach efforts to inform neighboring property owners of the project, to solicit feedback and address any comments or concerns. An initial mailing to a 500' radius may not have included the Homeowners Association in the area. After the neighborhood meeting on September 16<sup>th</sup> the applicant revised the Citizen Participation Plan (Sept. 19<sup>th</sup>) and mailed out to the HOA and an extended, 1,000 foot radius. The second mailing invited neighbors to a September 29<sup>th</sup> meeting.

Staff received two phone calls after the first meeting, requesting information and expressing concern that the Superstition Springs Master Community Association had not been notified. One of the callers expressed opposition to the carwash use at this location. Since the second mailing staff has not received any comment. The applicant reports that neighbors did not raise concerns during either meeting. The applicant also mailed notification letters October 1<sup>st</sup> for this hearing.

## GENERAL PLAN

The intent of the General Plan is to guide future growth and development in the City. The GP goals, objectives and policies applicable to this request are as follows:

**Goal LU-1:** Develop a land use pattern throughout the City that creates orderly municipal growth, achieves compatibility with surrounding communities and is consistent with the General Plan.

**Objective LU-1.1:** Create the most advantageous economic and environmental balance of build-out land uses based on community and regional characteristics.

**Policy LU-1.1a:** Continue to evaluate the appropriate mix of land uses to achieve the desired mix of residential, employment, and public uses.

**Objective LU-1.2:** Encourage urban growth in a planned, orderly manner with high quality development and sustainable urban development patterns.

**Goal LU-4:** Provide for an adequate supply of commercial acreage and space that provides increasing levels of annual sales tax to the City.

**Objective LU-4.2:** Encourage the development of commercial type uses that support a fiscally sound community.

**Policy LU-4.2b:** Attract land uses that generate revenue to the City, while maintaining a balance of other community needs such as housing, open space, and public facilities.

## STAFF ANALYSIS

This request for Preliminary Plat and Site Plan Modification has been reviewed for compliance with the Zoning Ordinance. The site plan meets current Code except that the crosswalks should be identified as an alternative pavement (Condition #2). While the entire site plan is being reviewed, the only *building* currently under review is the carwash. It will be seen by the Design Review Board on October 14<sup>th</sup> for a work session (DR14-028). Future buildings will also need Design Review (Condition #6). All street frontage landscaping and perimeter screening walls are to be installed with the first phase of development (Condition #14). A phasing plan that identifies the limits of the first phase, the auto and pedestrian connections, temporary landscaping at the edge of the first phase, and the dust-proofing for the undeveloped portions will be required before the phased development can begin (Condition #13).

## SPECIAL USE PERMIT FINDINGS

1. Approval of this proposal, as represented in the narrative and plans, and as conditioned is consistent with, and will advance the policies of the General Plan, and the PAD overlay for this site.
2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the LC-PAD district and conform to the General Plan.
3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City.
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

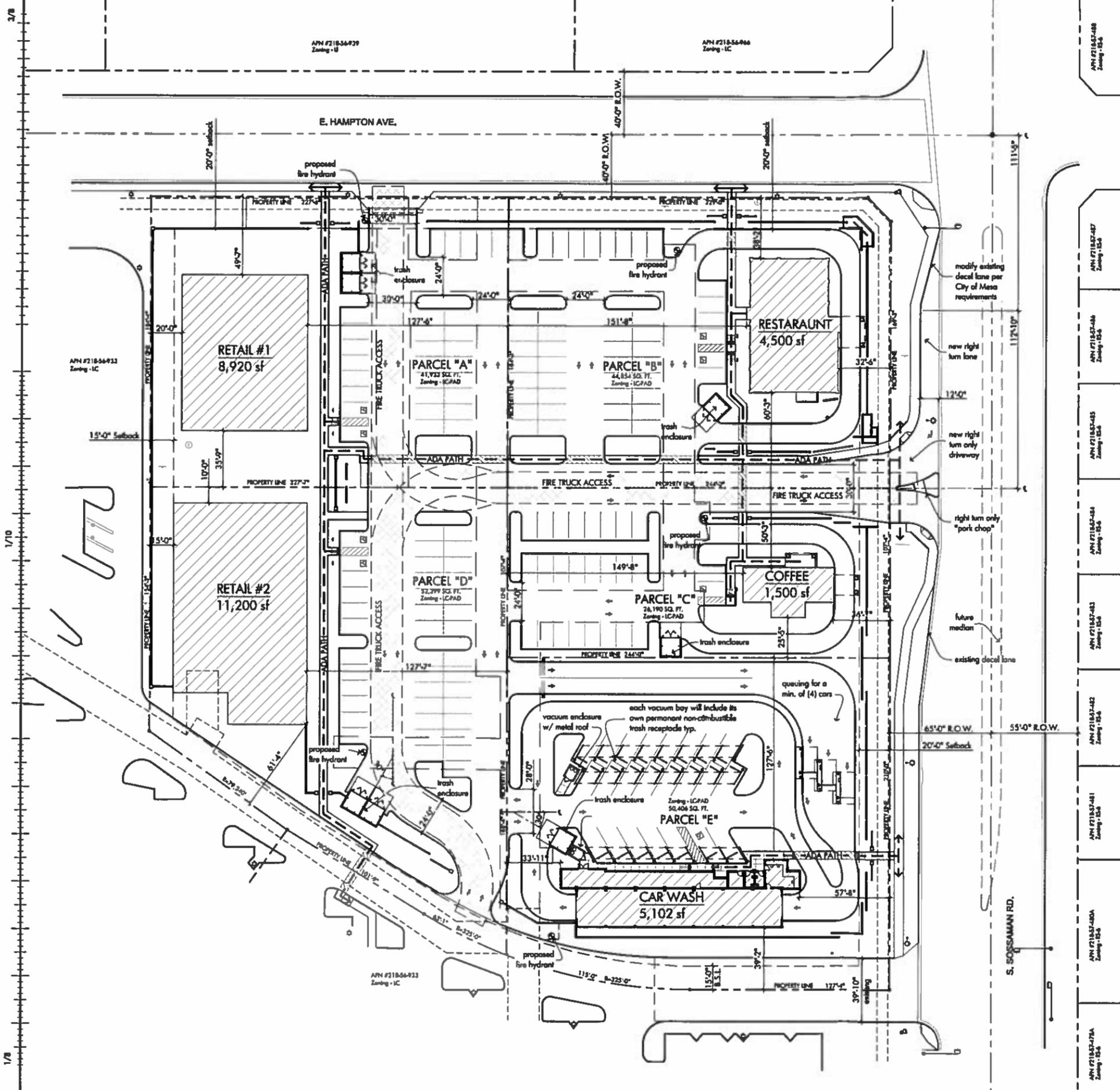
### **CONCLUSIONS:**

This plat subdivides a commercial corner into five commercial pads. A straightforward site plan circulates vehicles efficiently through the parking. Also, pedestrian paths connect the pad sites within the plan, and beyond, to public sidewalks on both streets and the adjacent Costco site. The Car Wash site and building design appear to meet the requirements of the Special Use Permit.

Staff recommends approval of the preliminary plat, site plan, and Special Use Permit with the following conditions:

### **CONDITIONS OF APPROVAL:**

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan, and building elevations except as otherwise conditioned.
2. **Crosswalks indicated on the plans by hatching shall be constructed with alternate paving to be approved by staff.**
3. Compliance of the carwash with Design Review approval (DR14-028).
4. Compliance with all requirements of the Subdivision Regulations.
5. Recordation of cross-access easements among all lots in the subdivision.
6. **Buildings for each pad site require the Design Review process.**
7. **Provide one non-combustible trash receptacle per bay of the carwash.**
8. **The sound level at the property line of the carwash shall not exceed 55 dB.**
9. **The carwash shall maintain a "Plan of Operation" and a "Good Neighbor Policy" per Ch. 11-31-7 G of the Zoning Ordinance.**
10. Owner granting an Avigation Easement to the City pertaining to Phoenix Mesa Gateway Airport, which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
11. Written notice be provided to future owners/tenants, and acknowledgement received that the project is within five miles of Phoenix Mesa Gateway Airport.
12. Compliance with all City development codes and regulations.
13. **Provide a phasing plan with each phase of development that identifies the limits of the current phase, the auto and pedestrian connections, temporary landscaping at the edge of the phase, and the dust-proofing for the undeveloped portions.**
14. All street improvements, street frontage landscaping, and perimeter screening walls to be installed with the first phase of development.
15. **Compliance with the requirement of 11-31-7 D to provide landscape on 10% of the carwash site, exclusive of otherwise required planting areas.**



### Project Team

**Owner:** Sossaman Development LLC  
**Contact:** Maurice Kheury  
**Address:** 4601 E. Chandler Blvd.  
 Phoenix, Arizona 85048  
**Ph:** 480.326.1404

**Contractor:** SherCon Construction  
**Contact:** Brett Sherin  
**Address:** 127 W. Juanita Ave. #109  
 Mesa, Arizona 85210  
**Ph:** 480.835.8992

**Architect:** CW Architects  
**Contact:** Cory Wiebers AIA (#41657)  
**Address:** 7400 E. McDonald Dr. Suite #122  
 Scottsdale, AZ. 85250  
**Ph:** 480.264.7273

**Engineer:** SBI Engineering, LLC  
**Contact:** Craig Baker  
**Address:** 1937 E. Sunburst Lane  
 Tempe, Arizona 85284  
**Ph:** 602.326.5848

**Landscape Architect:** Hadley Design Group  
**Contact:** Jason Hadley  
**Address:** 7400 E. McDonald Dr. Suite #122  
 Scottsdale, Arizona 85250  
**Ph:** 480.478.0096

### Project Data

**Retail #1**  
 Use: Retail  
 Occupancy: M  
 Construction Type: V-8  
 Area: 8,920 s.f.  
 Parking Required: (1 space per 275 s.f.) 8,920 / 275 = 29  
 Parking Provided: 29 spaces including (2 ada accessible spaces)

**Retail #2**  
 Use: Retail  
 Occupancy: M  
 Construction Type: V-8  
 Area: 11,200 s.f.  
 Parking Required: (1 space per 275 s.f.) 11,200 / 275 = 41  
 Parking Provided: 41 spaces including (2 ada accessible spaces)

**Restaurant**  
 Use: Restaurant  
 Occupancy: A-2  
 Construction Type: V-8  
 Area: 4,500 s.f.  
 Parking Required: (1 space per 100 s.f.) 4,500 / 100 = 45  
 Parking Provided: 46 spaces including (2 ada accessible spaces)

**Coffee Shop**  
 Use: Restaurant  
 Occupancy: B  
 Construction Type: V-8  
 Area: 1,500 s.f.  
 Parking Required: (1 space per 100 s.f.) 1,500 / 100 = 15  
 Parking Provided: 18 spaces including (1 ada accessible space)

**Car Wash**  
 Use: Car wash  
 Occupancy: B  
 Construction Type: V-8  
 Area: 5,102 s.f.  
 Parking Required: (1 space per 375 s.f.) 5,102 / 375 = 14  
 Parking Provided: 23 spaces including (1 ada accessible space)

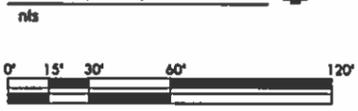
### Site Summary Table

lot #	Acres	Zoning
lot A	.963	IC (actual)
lot B	1.030	IC (exist)
lot C	.601	IC (exist)
lot D	1.203	IC (exist)
lot E	1.157	IC (exist)

Related Case #: PS14-41  
 Summary Of Request: Site Plan Review / Replot



### vicinity map



1 site plan  
 scale 1"=30'-0"



# Sossaman Center

SEC - Sossaman and Hampton - Mesa, Arizona

revisions:  
 issue date: 09.17.2014  
 sheet: a 0.1  
 job: 1411



**SEC - Sossaman and Hampton**  
 Mesa, Arizona

**PLANTING LEGEND**

All tree sizes to meet or exceed Arizona Nurseryman Association (ANA) Specifications  
 U.O.N. - Unless otherwise noted  
 PLANT MATERIAL SIZE AND QUANTITIES SHALL MEET MINIMUM CITY OF MESA STANDARDS

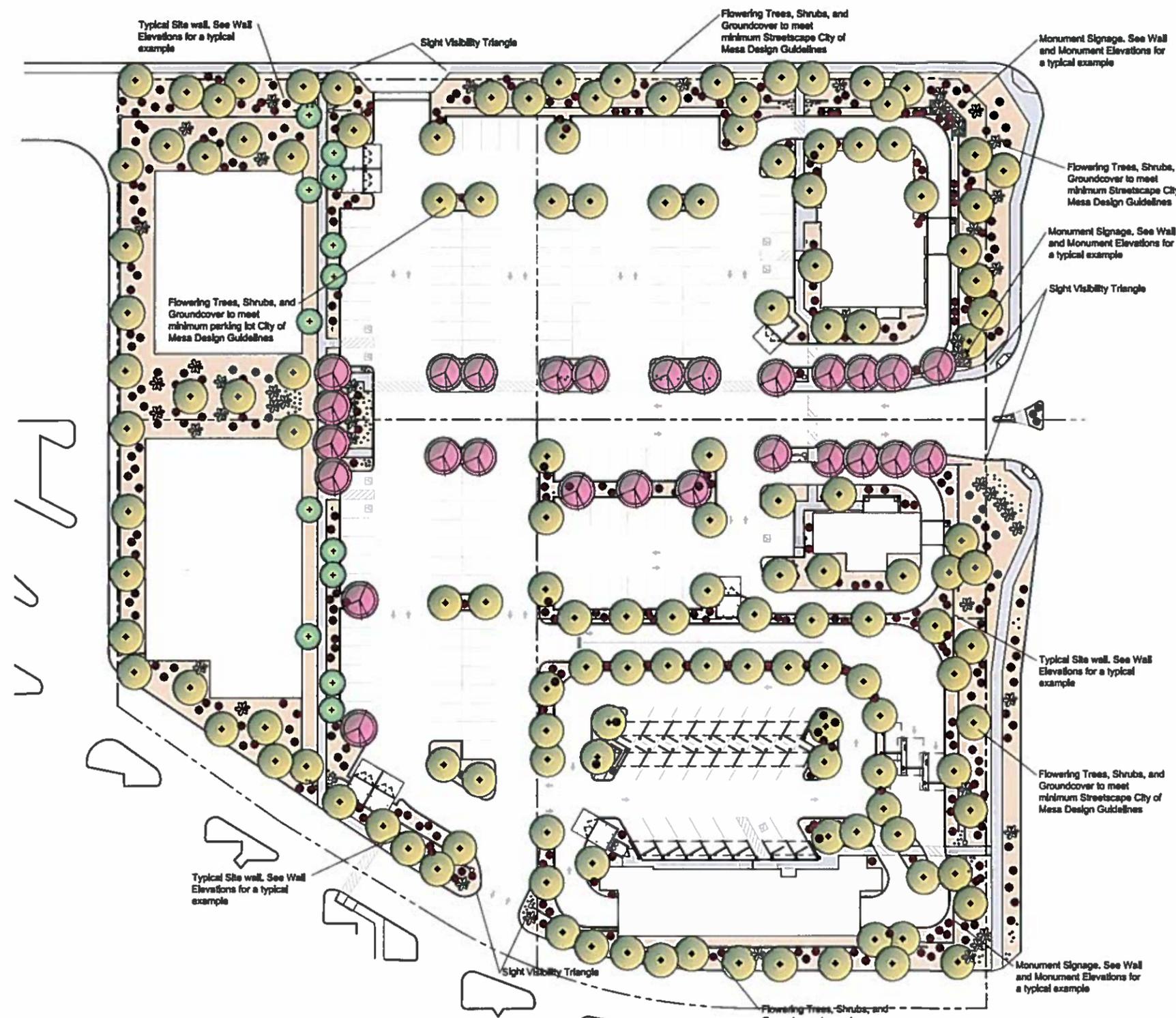
TREES	Size	Comments
<i>Coccoloba puberula</i>	24" Box	
<i>Passiflora Florida Coccoloba</i>	36" Box	
<i>Chrysopsis linearis "Subur"</i>	34" Box	
<i>"Subur" Desert Willow</i>	36" Box	
<i>olive outcrop</i>	34" Box Multi-trunk	
<i>San Hil Olive</i>	36" Box Multi-trunk	
<i>Porteriana hybrid "Desert Museum"</i>	Multi-trunk 24" Box	
<i>"Desert Museum" Palo Verde</i>	Multi-trunk 36" Box	
<i>Platanus alabamica</i>	34" Box	Color = 2" Height 7"
<i>Chrysopsis platyche</i>	36" Box	Color = 2" Height 7"
<i>Prosopis juliflora</i>	24" Box Multi-Trunk	Color = 1.5" Height 7"
<i>Thornless Grafted Mesquite</i>	36" Box Multi-Trunk	Color = 1.5" Height 7"
<i>Platanus americana</i>	34" Box	
<i>Purple Leaf Plum</i>	36" Box	
<i>Sophora secundiflora Silver Star™</i>	34" Box	
<i>Silver Texas Mountain Laurel</i>	36" Box	
<i>Ulmus parviflora</i>	34" Box	
<i>Chinese Evergreen Elm</i>	36" Box	

SHRUBS	Size	Comments
<i>Rauvolfia canthioides "Torch Glow"</i>	5 gal.	Can Full
<i>Torch Glow Rauvolfia</i>	5 gal.	Can Full
<i>Callerya canthioides</i>	5 gal.	Can Full
<i>Big Red Fairy Duster</i>	5 gal.	Can Full
<i>Callisander Little John</i>	5 gal.	Can Full
<i>Desert Bottle Brush</i>	5 gal.	Can Full
<i>Chrysothrix montana</i>	5 gal.	Can Full
<i>Dardania</i>	5 gal.	Can Full
<i>Convolvulus muscarius</i>	5 gal.	Can Full
<i>Bush Morning Glory</i>	5 gal.	Can Full
<i>Eriogonum fasciculatum "Valentine"</i>	5 gal.	Can Full
<i>Valentine Bush</i>	5 gal.	Can Full
<i>Ros vanillina "Shale's Desert" (Alo)</i>	5 gal.	Can Full
<i>Shale's Desert Yucca Holly</i>	5 gal.	Can Full
<i>Leucosiphon canthioides "Silver Cloud"</i>	5 gal.	Can Full
<i>"Silver Cloud" Texas Ranger</i>	5 gal.	Can Full
<i>Leucosiphon frutescens "Green Cloud"</i>	5 gal.	Can Full
<i>Texas Sage</i>	5 gal.	Can Full
<i>Leucosiphon frutescens "Lynn's Legacy"</i>	5 gal.	Can Full
<i>"Lynn's Legacy" Texas Ranger</i>	5 gal.	Can Full
<i>Myrica commutata</i>	5 gal.	Can Full
<i>Myrtle</i>	5 gal.	Can Full
<i>Rosa banksia "Abe Fero"</i>	5 gal.	Can Full
<i>White Lady Banks Rose</i>	5 gal.	Can Full
<i>Rustia peruviana "Baja"</i>	5 gal.	Can Full
<i>Desert Rusia</i>	5 gal.	Can Full

ACCENTS AND GRASSES	Size	Comments
<i>Ageria cordata</i>	5 gal.	Can Full
<i>Heartleaf Ice Plant</i>	5 gal.	Can Full
<i>Bouteloua gracilis "Sand Amulet" PPR2049</i>	5 gal.	Can Full
<i>"Sand Amulet" Staccato Grass</i>	5 gal.	Can Full
<i>Bouteloua gracilis</i>	5 gal.	Can Full
<i>Blue Grass</i>	5 gal.	Can Full
<i>Dasyctenium longistylum</i>	5 gal.	Can Full
<i>Madras Grass Tree</i>	5 gal.	Can Full
<i>Muhlenbergia capitata "Royal Hill"</i>	5 gal.	Can Full
<i>"Royal Hill" Deer Grass</i>	5 gal.	Can Full
<i>Muhlenbergia chula</i>	5 gal.	Can Full
<i>Pine Island</i>	5 gal.	Can Full
<i>Agave decussata</i>	5 gal.	Can Full
<i>Bunch Agave</i>	5 gal.	Can Full
<i>Agave schottii</i>	5 gal.	Can Full
<i>Joshua Agave</i>	5 gal.	Can Full
<i>Agave americana</i>	5 gal.	Can Full
<i>Whale's Tongue Agave</i>	5 gal.	Can Full
<i>Agave parryi v. trussoti</i>	5 gal.	Can Full
<i>Cabbage Agave</i>	5 gal.	Can Full
<i>Agave virens-viridis</i>	5 gal.	Can Full
<i>Queen Victoria Agave</i>	5 gal.	Can Full
<i>Agave schottii</i>	5 gal.	Can Full
<i>Water Agave</i>	5 gal.	Can Full
<i>Alto strata</i>	5 gal.	Can Full
<i>Cori Aloe</i>	5 gal.	Can Full
<i>Psidium guajava</i>	5 gal.	Can Full
<i>Tall Shimmer Plant</i>	5 gal.	Can Full

GROUNDCOVERS AND PERENNIALS	Size	Comments
<i>Hymenocallis acuta</i>	1 gal.	Can Full
<i>Angelica Daisy</i>	1 gal.	Can Full
<i>Dalmanella capitata "Starburst"</i>	1 gal.	Can Full
<i>Starburst Dalmanella</i>	1 gal.	Can Full

MISCELLANEOUS	Size	Comments
<i>Inert Groundcover</i>	Size and Color to Match Existing Inerted Courtyard	2" depth
<i>Mid Iron Soil</i>	8" used	



**GENERAL PRELIMINARY LANDSCAPE NOTES:**

1. Streetscape planting shall meet minimum City of Mesa Landscape Design Guidelines.
2. Parking Lot planting shall meet minimum City of Mesa Landscape Design Guidelines.
3. Open space planting shall meet minimum City of Mesa Landscape Design Guidelines.
4. Planting within Sight Visibility Triangles to meet height restrictions as identified in the City of Mesa Landscape Design Guidelines.
5. Plant material shall be watered by an automatic irrigation system.

The landscape design is preliminary and subject to change.



**Revisions:**

No.	Description	Date

**Title:**

**Date:** 09/29/14

**Drawn by:** mabl, S.H.

**Checked by:** S.H.

**S&B No.:** 0140013

**Project No.:** 0140013

Design Development Date: \_\_\_\_\_

Progress Const. Date: \_\_\_\_\_

City Submit Date: 09/29/14

Construction Issue Date: 10/01/14

Bid Package Date: \_\_\_\_\_

Record Drawings Date: \_\_\_\_\_

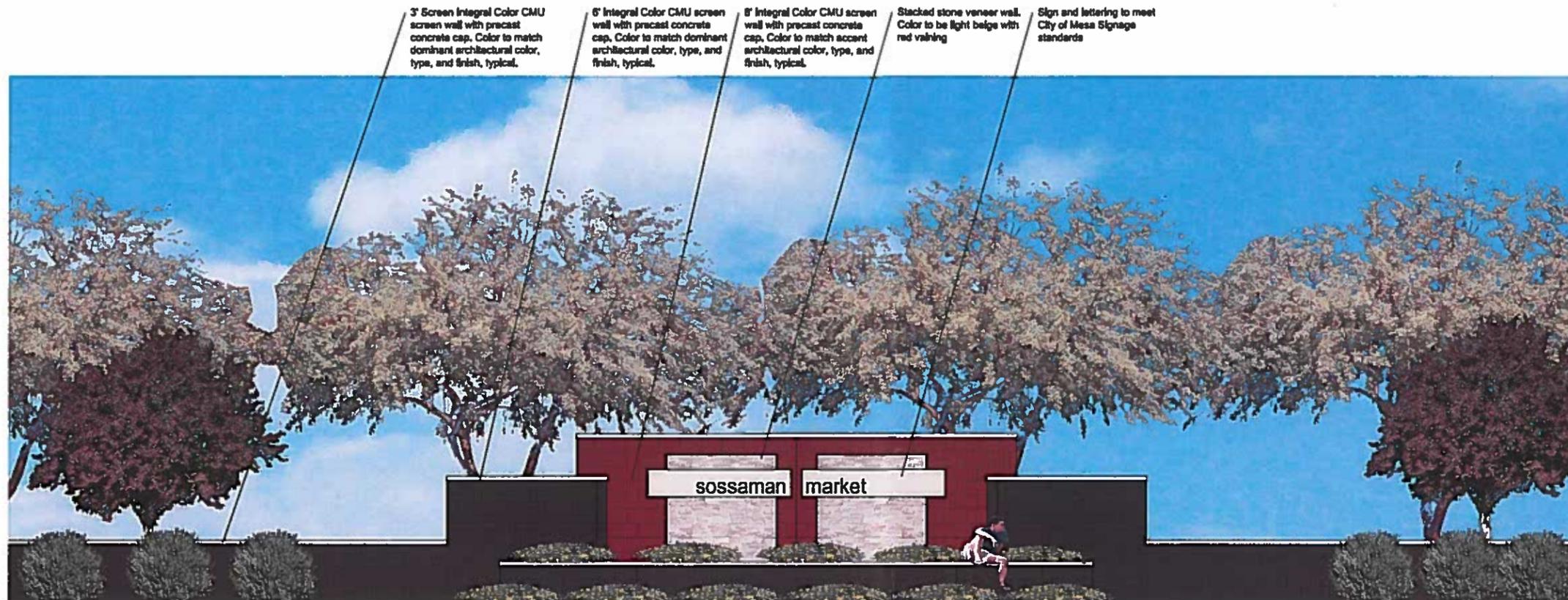
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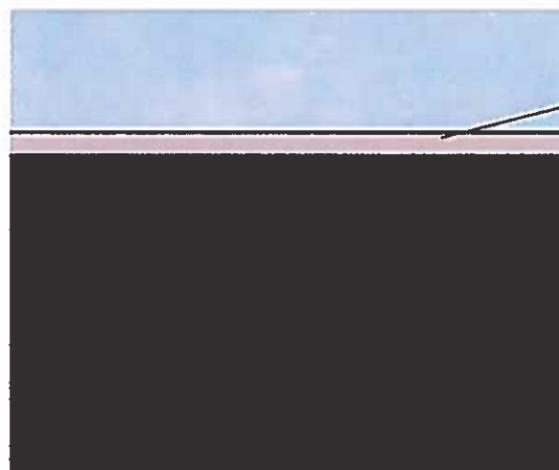
**SHEET** **OF**

NOT  
 FOR  
 CONSTRUCTION

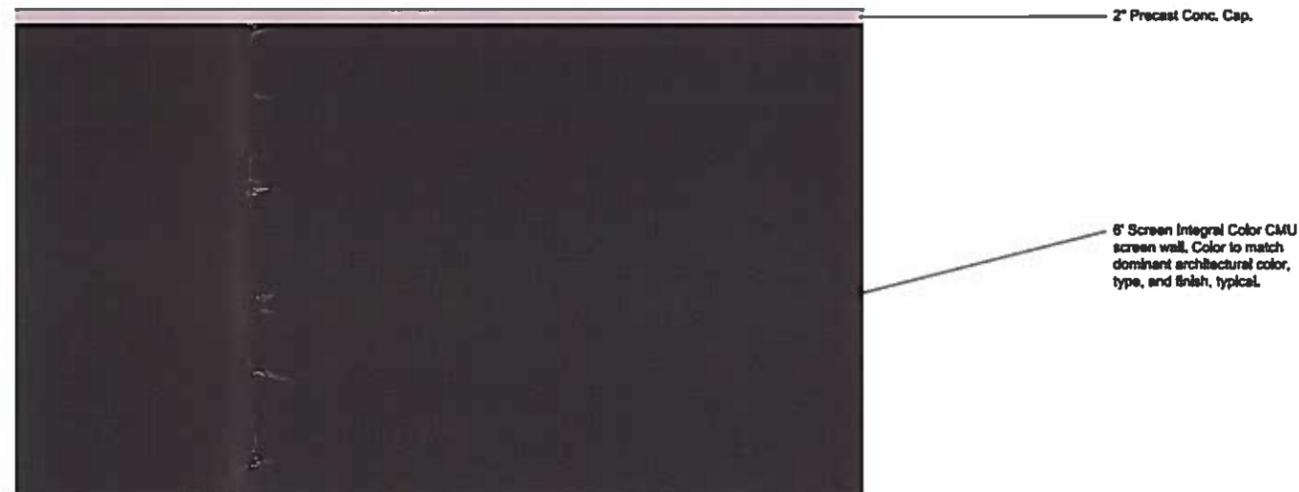
SEC - Sossaman and Hampton  
 Mesa, Arizona



TYPICAL MONUMENTATION



TYPICAL 3' SCREEN WALL



TYPICAL 6' SCREEN WALL

Note: Designs are preliminary and subject to change.

Revisions:



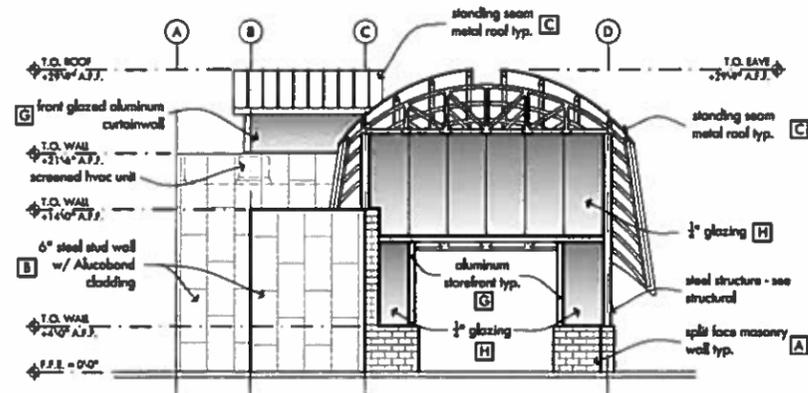
Title: Walls and Monuments  
 Date: 7/28/14  
 Drawn by: matth, S.J.H.  
 Checked by: S.J.H.  
 CAD file: 150130018 ALL SANTI9001-CADD/CD/Drawings/Sec  
 Project No: 0140013

- Design Development Date:
- Progress Const. Docs. Date:
- City Submitted Date: 07/28/14
- Construction Issues Date:
- Bid Package Date:
- Record Drawings Date:

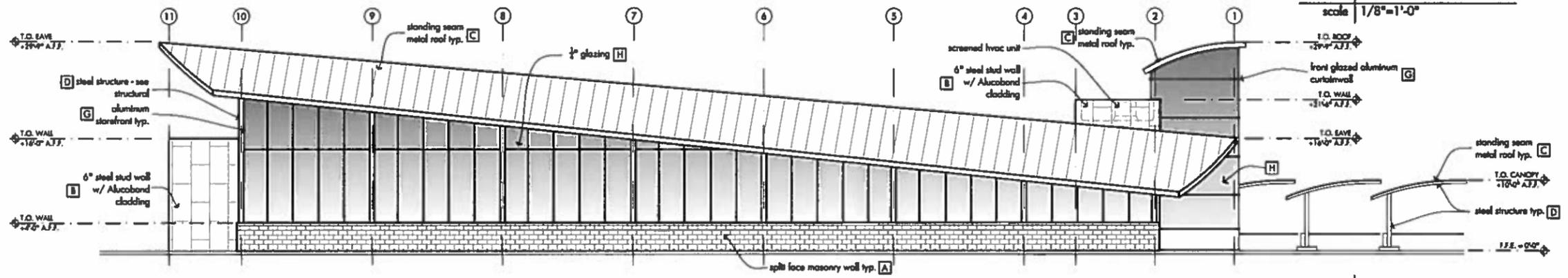
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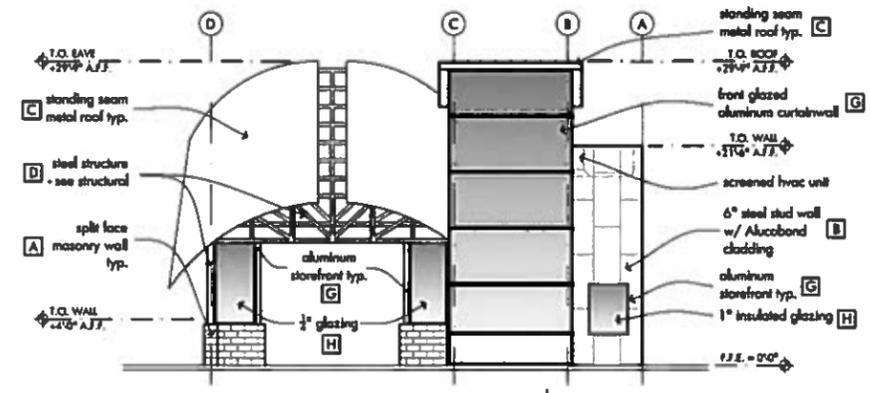
COLOR & MATERIALS LEGEND			
mark	description	manufacturer	name
A	CMU Block	Superlite	Split Black
B	Metal Cladding	Alucobond	Patriot Red
C	Metal Cladding	Alucobond	Natural Brushed
D	Accent Color #1	Dunn Edwards	DEA151 "Red Ink"
E	Accent Color #2	Dunn Edwards	DEA187 "Black"
F	Roof Fabric	Shadesure	Red
G	Storefront	Southwest Aluminum	Clear Anodized
H	Glass	PPG	Solarcool (2) Grayite



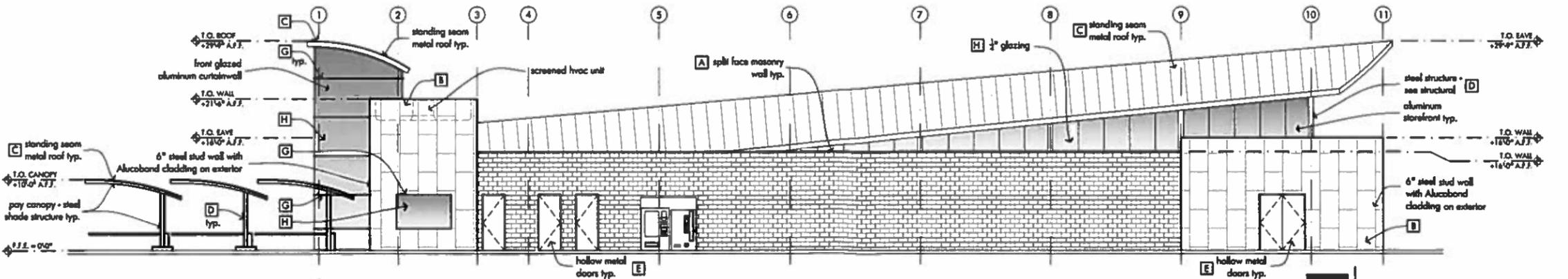
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**3** back elevation  
scale 1/8"=1'-0"



**2** right elevation  
scale 1/8"=1'-0"



**1** front elevation  
scale 1/8"=1'-0"

These drawings are prepared for review of the design and are not to be used for construction. They are prepared for use in conjunction with the contract documents. All dimensions, materials, and construction are identified as to the ability of the contractor to construct the project. The contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

sheet 1331-14

# Sossaman Auto Spa

SEC - Sossaman and Hampton - Mesa, Arizona

design development

revisions:

issue date:  
09.17.2014

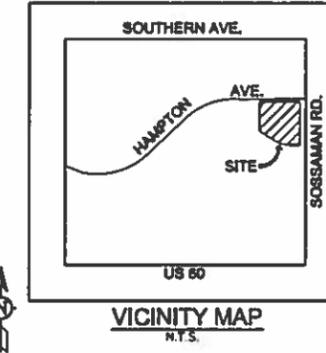
sheet:

a 3.0

job: 1411

# PRELIMINARY PLAT OF SOSSAMAN CENTER

A REPLAT OF LOT 2, "COSTCO WHOLESALE & SUPERSTITION COMMERCE PARK"  
AS RECORDED IN BOOK 958, PAGE 10, MARICOPA COUNTY RECORDS  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH,  
RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



## DEDICATION

STATE OF ARIZONA)

COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

SOSSAMAN DEVELOPMENT LLC, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "SOSSAMAN CENTER", A REPLAT OF LOT 2 COSTCO WHOLESALE & SUPERSTITION COMMERCE PARK, AS RECORDED IN BOOK 958, PAGE 10, MARICOPA COUNTY RECORDER, AND LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "SOSSAMAN CENTER", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND EASEMENT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT, AND THAT SOSSAMAN DEVELOPMENT LLC, AS OWNER, HEREBY DEDICATES TO THE CITY OF MESA FOR USE AS SUCH THE PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF MESA UPON, OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC, AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

LANDSCAPING WITHIN THE OPEN SPACES, RETENTION BASINS, PUBLIC RIGHT-OF-WAY AND ALONG THE FRONTAGE OF EACH LOT, INCLUDING LANDSCAPED MEDIANS AND LOCAL STREETS AND LANDSCAPED AREAS IN THE RIGHTS-OF-WAY ALONG EAST HAMPTON AVENUE AND SOUTH SOSSAMAN ROAD SHALL BE MAINTAINED IN ACCORDANCE WITH THAT CERTAIN CONSTRUCTION, OPERATION, AND RECIPROCAL EASEMENT AGREEMENT (REA) EXECUTED BY \_\_\_\_\_ AND \_\_\_\_\_ AND RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.

A NONEXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE OWNERS OF SAID LOTS 1, 2, 3, 4 AND 5 AS PLATTED HEREON, THEIR SUCCESSORS, ASSIGNS, TENANTS, GUESTS, LICENSEES AND INVITEES, OVER, ACROSS AND UPON SAID LOTS 1, 2, 3, 4 AND 5 FOR PURPOSES OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS IN ACCORDANCE WITH THAT CERTAIN CONSTRUCTION, OPERATION, AND RECIPROCAL EASEMENT AGREEMENT (REA) EXECUTED BY \_\_\_\_\_ AND \_\_\_\_\_ AND RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.

ALL EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON THE OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL.

THE UNDERSIGNED OWNER, AGREES AS FOLLOWS:

1) THAT THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED AS DRAINAGE FACILITIES AND RETENTION BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITIES AND RETENTION AREAS;

2) THAT THE DRAINAGE FACILITIES AND RETENTION AREAS SHALL BE MAINTAINED BY THE OWNER, HIS SUCCESSORS AND ASSIGNS AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ADEQUATE TO CONVEY AND STORE DRAINAGE FROM SAID PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF MESA;

3) THAT THE AGREEMENTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON ANY SUBSEQUENT PURCHASER OR OCCUPIER OF SAID PARCEL; AND

4) THAT THIS COVENANT CAN BE ENFORCED OR REMOVED BY THE CITY OF MESA, WHO CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS, TO PREVENT HIM OR THEM FROM SO DOING, AND TO RECOVER DAMAGES FOR SUCH VIOLATIONS. ANY PERSON OR PERSONS OR THE CITY OF MESA PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREBYUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, A REASONABLE SUM AS AND FOR ATTORNEY'S FEES AND COURT COSTS.

IN WITNESS WHEREOF, SOSSAMAN DEVELOPMENT LLC, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS

\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SOSSAMAN DEVELOPMENT LLC

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

ITS: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF ARIZONA)

COUNTY OF MARICOPA)

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY

APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME

IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE

PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## LEGAL DESCRIPTION

LOT 2, COSTCO WHOLESALE & SUPERSTITION COMMERCE PARK, ACCORDING TO BOOK 958 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA.

## NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO PAVING, UTILITIES AND WOOD, WIRE, OR REMOVABLE SECTION-TYPE FENCING.
- ALL ELECTRICAL LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.
- ALL COMMUNICATION LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R14-2-133.
- AN AVIGATION EASEMENT AND RELEASE FOR THIS PLAT FOR WILLIAMS GATEWAY AIRPORT IS RECORDED WITHIN THE MARICOPA COUNTY RECORDER. THE SUBDIVISION IS WITHIN FIVE MILES OF WILLIAMS GATEWAY AIRPORT. INFORMATION REGARDING AIRCRAFT OPERATIONS AND AIRPORT DEVELOPMENT IS AVAILABLE THROUGH THE AIRPORT ADMINISTRATION OFFICE. THESE PROPERTIES, DUE TO THEIR PROXIMITY TO WILLIAMS GATEWAY AIRPORT, ARE LIKELY TO EXPERIENCE AIRCRAFT OVER FLIGHTS THAT GENERATE NOISE LEVELS WHICH WILL BE OF CONCERN TO SOME INDIVIDUALS.
- THE CITY OF MESA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE DRAINAGE FACILITIES OR LANDSCAPED AREAS WITHIN THIS PROJECT AND LANDSCAPING WITHIN THE RIGHT-OF-WAY ALONG S. SOSSAMAN ROAD AND E. HAMPTON AVENUE.
- THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES AND LANDSCAPED AREAS WITHIN THIS PROJECT SHALL BE MAINTAINED IN ACCORDANCE WITH THAT CERTAIN CONSTRUCTION, OPERATION, AND RECIPROCAL EASEMENT AGREEMENT (REA) EXECUTED BY \_\_\_\_\_ AND \_\_\_\_\_ AND RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.
- ALL PUBLIC UTILITY AND FACILITIES EASEMENTS AROUND THE OUTSIDE BORDER OF THE SUPERSTITION SPRINGS AUTO LOOP FINAL PLAT AS RECORDED IN BOOK 776, PAGE 14, ARE TO REMAIN UNLESS OTHERWISE NOTED.
- PRIVATE CROSS ACCESS EASEMENTS (DESIGNATED "PERMANENT ACCESS EASEMENT" AREAS) BENEFITTING THE LOTS DEPICTED IN THIS PLAT HAVE BEEN CREATED BY THAT CERTAIN CONSTRUCTION, OPERATION, AND RECIPROCAL EASEMENT AGREEMENT (REA) EXECUTED BY \_\_\_\_\_ AND \_\_\_\_\_ AND RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT, WHICH REA ALSO PROVIDES FOR THE PRIVATE MAINTENANCE OF SUCH PERMANENT ACCESS EASEMENT AREAS.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF MESA.
- SPECIAL SURFACE MATERIAL NOTE:

THE CITY OF MESA WILL NOT BE RESPONSIBLE FOR ANY SPECIAL TYPE OF SURFACE MATERIAL SUCH AS BUT NOT LIMITED TO PAVEMENT, CONCRETE, COLORED STAMPED PAVEMENT OR CONCRETE, OR BRICKS, AS NOTED WITHIN THE PROJECT'S CONSTRUCTION DOCUMENTS. SHOULD REMOVAL OF THE SPECIAL TYPE OF SURFACE MATERIAL BE REQUIRED BY THE CITY OF MESA FOR MAINTENANCE OF THE CITY'S FACILITIES SUCH AS THE CITY'S UTILITY SYSTEMS, THE CITY WILL ONLY BE REQUIRED TO BACKFILL AND PROVIDE CITY OF MESA ACCEPTED TEMPORARY SURFACE MATERIAL OVER THE SAID UTILITY OR OTHER AREA DISTURBED. RECONSTRUCTION OF THE SPECIAL TYPE OF SURFACE MATERIAL SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).

## DRAINAGE COVENANT

IT IS UNDERSTOOD BY ALL PROPERTY OWNERS THAT THE POTENTIAL EXISTS FOR CROSS DRAINAGE DUE TO LOCAL RUN OFF BETWEEN ALL LOTS DUE TO ONE OR MORE OF THE FOLLOWING CIRCUMSTANCES:

SHEET FLOW BETWEEN LOTS PRIOR TO ULTIMATE BUILD OUT OF THE SUBDIVISION.

SHEET FLOW DUE TO GRADING OF SHARED ACCESS DRIVES UPON COMPLETION OF CONSTRUCTION.

## APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, ARIZONA, ON THIS

\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

APPROVED BY: \_\_\_\_\_ MAYOR ATTEST: \_\_\_\_\_ CITY CLERK

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF MESA WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH A.R.S. 45-576.

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_ CITY ENGINEER

## CERTIFICATION

I, JAY VANLANDSCHOOT, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF 3 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THAT THE LOT CORNERS SHALL BE LOCATED AS SHOWN AT THE TIME OF CONSTRUCTION.

Jay Vanlandschoot 9/27/14  
JAY VANLANDSCHOOT R.L.S. #45783 DATE

## OWNER/DEVELOPER

SOSSAMAN DEVELOPMENT LLC  
4801 E. CHANDLER BLVD.  
PHOENIX, AZ 85048  
PH: (480) 326-1404  
CONTACT: MAURICE KHOURY

## ENGINEER

SBL ENGINEERING, LLC  
1957 E. SUNBURST LANE  
TEMPE, AZ 85284  
PH: (602) 326-5848  
FX: (602) 319-8334  
CONTACT: CRAIG BAKER

## ARCHITECT

CW ARCHITECTURE  
7400 E. McDONALD DRIVE #122  
SCOTTSDALE, AZ 85250  
PH: (480) 264-7273  
CONTACT: CORY WEBERS

## SURVEYOR

LSRS LAND SURVEYING  
4839 E. RED RANGE WAY  
CAVE CREEK, AZ 85331  
PH: (480) 650-4006  
FX: (480) 718-7668  
CONTACT: JAY VANLANDSCHOOT

## BASIS OF BEARING

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 31, WHICH BEARS S00°38'13"E, AS SHOWN ON FINAL PLAT OF COSTCO WHOLESALE AND SUPERSTITION COMMERCE PARK, RECORDED IN BOOK 958 OF MAPS, PAGE 10, M.C.R.

## EXISTING ZONING

THE CURRENT ZONING FOR THIS SUBDIVISION IS "LC"

## LOT TABLE

LOT#	SQUARE FEET±	ACRES±
LOT 1	41,934	0.963
LOT 2	44,860	1.030
LOT 3	52,387	1.203
LOT 4	26,190	0.601
LOT 5	50,402	1.157
NET TOTAL	215,773	4.954

## FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	MAP NUMBER	FIRM DATE	FLOOD ZONE
040048	04013C2295L	10/16/2013	X

ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

**LSRS**  
LSRS LAND SURVEYING  
4839 E. RED RANGE WAY  
CAVE CREEK, AZ 85331  
PHONE: (480) 650-4006  
FAX: (480) 718-7668  
WWW.LSRSLANDSURVEYING.COM

PRELIMINARY PLAT OF  
SOSSAMAN CENTER  
MESA, ARIZONA

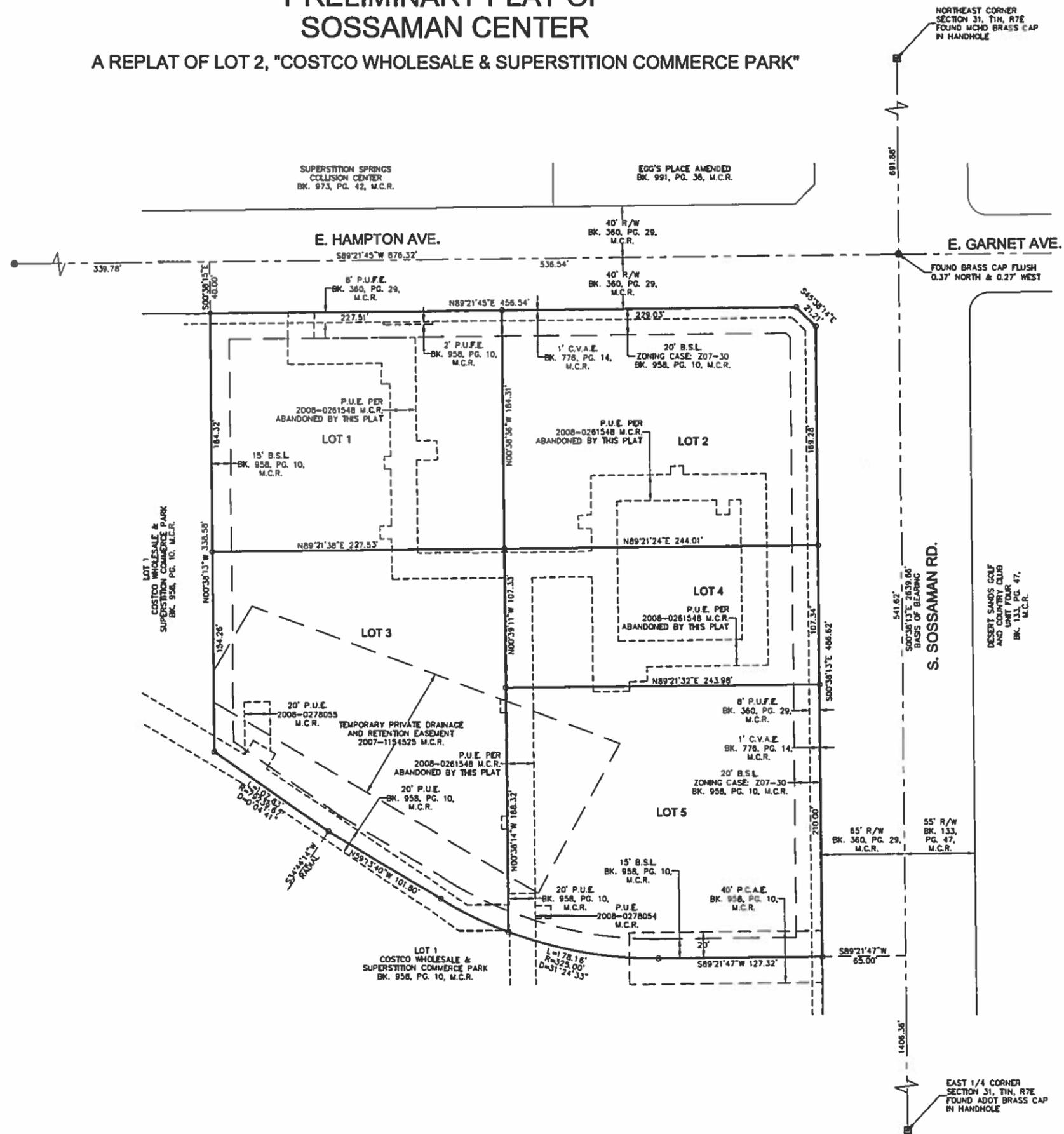
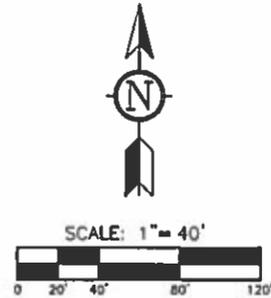


PROJ. NO. 14037  
CAD FILE: 14037\_PRLAT  
DATE: 8/17/14  
DRAWN: JV  
SCALE: N.T.S.

REVISIONS  
REVISIONS LOTS 4, 5 AND PUE 9/27/14

# PRELIMINARY PLAT OF SOSSAMAN CENTER

A REPLAT OF LOT 2, "COSTCO WHOLESALE & SUPERSTITION COMMERCE PARK"



## LEGEND

- FOUND BRASS CAP FLUSH
- FOUND BRASS CAP IN HANDHOLE
- FOUND 1/2" REBAR
- PROPERTY CORNER TO BE SET
- M.C.R. MARICOPA COUNTY RECORDER
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- BK. BOOK
- PG. PAGE
- B.S.L. BUILDING SETBACK LINE
- P.C.A.E. PRIVATE CROSS ACCESS EASEMENT
- C.V.A.E. CONTROLLED VEHICULAR ACCESS EASEMENT
- P.U.F.E. PUBLIC UTILITY AND FACILITY EASEMENT
- ADOT ARIZONA DEPARTMENT OF TRANSPORTATION
- MCHD MARICOPA COUNTY HIGHWAY DEPARTMENT



**LSRS LAND SURVEYING**  
4639 E. RED RANGE WAY  
CAVE CREEK, AZ 85331  
PHONE: (480) 988-4800  
FAX: (480) 988-7888  
INFO@LANDSURVEYINGAZ.COM

**PRELIMINARY PLAT OF  
SOSSAMAN CENTER  
MESA, ARIZONA**

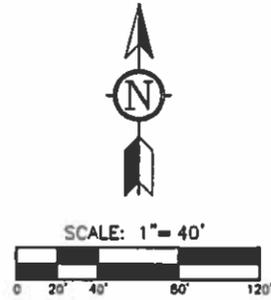


PROJ. NO: 14837  
CAD FILE: 14837\_PPLAT  
DATE: 8/2/14  
DRAWN: JW  
SCALE: 1"=40'

REVISIONS	
REVISED LOTS 4, 5 AND PUE 9/27/14	

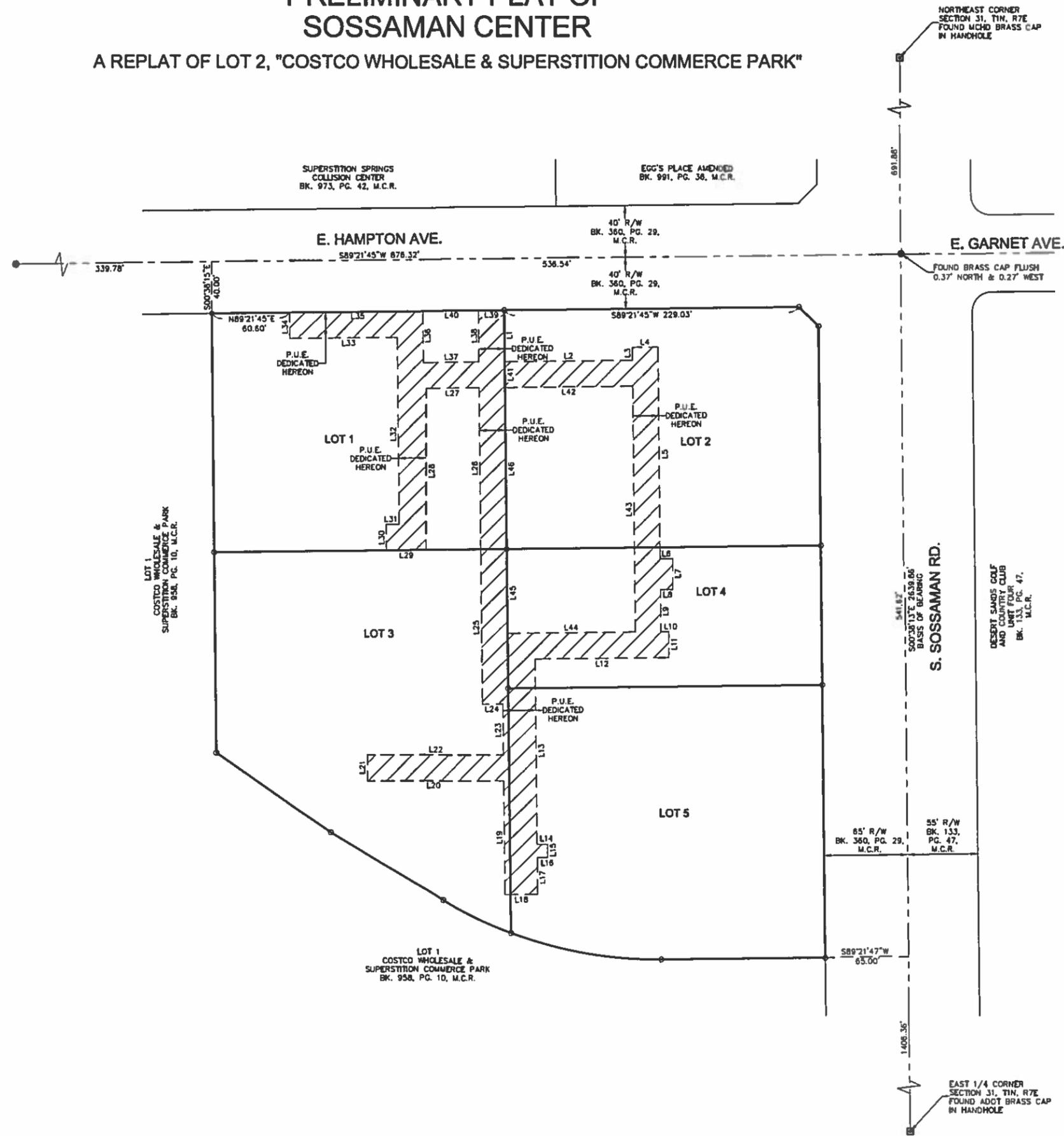
# PRELIMINARY PLAT OF SOSSAMAN CENTER

A REPLAT OF LOT 2, "COSTCO WHOLESALE & SUPERSTITION COMMERCE PARK"



- LEGEND**
- FOUND BRASS CAP FLUSH
  - FOUND BRASS CAP IN HANDHOLE
  - FOUND 1/2" REBAR
  - PROPERTY CORNER TO BE SET
  - M.C.R. MARICOPA COUNTY RECORDER
  - P.U.E. PUBLIC UTILITY EASEMENT
  - R/W RIGHT-OF-WAY
  - BK. BOOK
  - PG. PAGE
  - ADOT ARIZONA DEPARTMENT OF TRANSPORTATION
  - MCHD MARICOPA COUNTY HIGHWAY DEPARTMENT

LINE	LENGTH	BEARING
L1	39.77	S00°38'36"E
L2	99.18	N89°21'24"E
L3	10.00	N00°38'36"W
L4	20.00	N89°21'24"E
L5	163.34	S00°38'36"E
L6	9.81	N89°56'32"E
L7	23.69	S00°03'28"E
L8	9.56	S89°56'32"W
L9	32.49	S00°38'36"E
L10	6.13	N89°21'45"E
L11	20.00	S00°03'35"W
L12	104.23	S89°21'45"W
L13	142.68	S00°38'23"E
L14	8.21	N90°00'00"E
L15	10.00	S00°03'35"W
L16	8.09	N90°00'00"W
L17	28.45	S00°38'23"E
L18	25.00	S89°21'37"W
L19	87.82	N00°38'26"W
L20	106.34	N90°00'00"W
L21	20.00	N00°00'00"E
L22	106.11	S90°00'00"E
L23	39.14	N00°38'26"W
L24	15.81	S89°21'11"W
L25	119.33	N00°39'11"W
L26	124.54	N00°38'36"E
L27	41.90	S89°21'25"W
L28	124.54	S00°00'41"E
L29	30.53	S89°21'31"W
L30	20.00	N00°38'15"W
L31	10.01	N89°21'31"E
L32	144.31	N00°38'36"W
L33	83.11	S89°21'45"W
L34	20.00	N00°38'36"E
L35	103.11	N89°21'45"E
L36	39.77	S00°38'36"E
L37	43.79	N89°21'24"E
L38	39.77	N00°38'36"W
L39	20.00	N89°21'45"E
L40	43.79	N89°21'45"E
L41	20.00	S00°38'36"E
L42	99.18	N89°21'24"E
L43	189.52	S00°38'36"E
L44	99.17	S89°21'45"W
L45	84.97	N00°39'11"W
L46	124.54	N00°38'36"W



**LSRS LAND SURVEYING**  
 4638 E. RED RANGE WAY  
 CAVE CREEK, AZ 85331  
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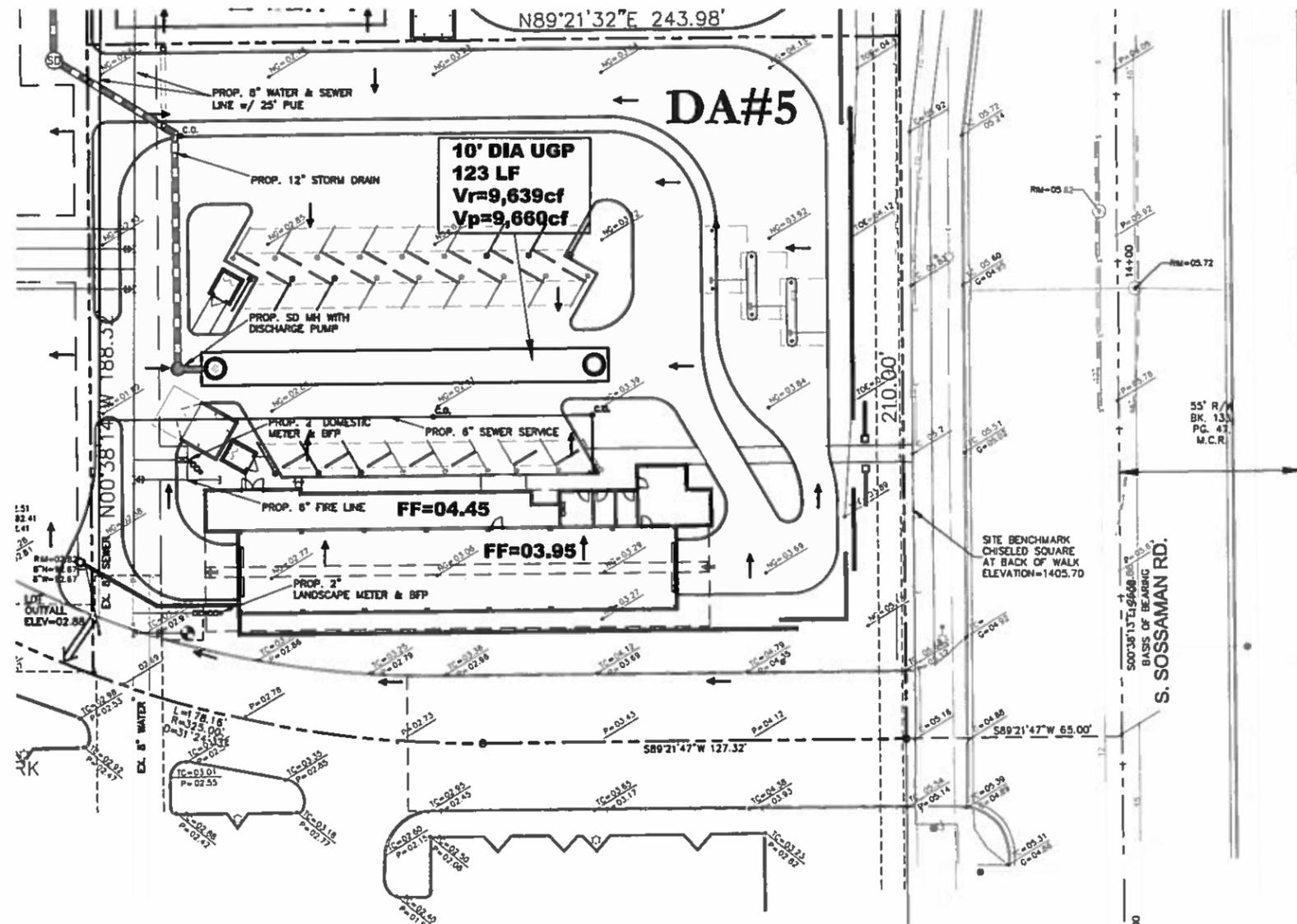
**PRELIMINARY PLAT OF SOSSAMAN CENTER**  
**MESA, ARIZONA**



PROJ. NO: 14037  
 CAD FILE: 14037\_PPLAT  
 DATE: 8/1/14  
 DRAWN: JV  
 SCALE: 1"=40'

REVISIONS	
REVISED LOTS 4, 5 AND P.U.E. 9/23/14	

**SOSSAMAN AUTO SPA**  
**S. SOSSAMAN ROAD, MESA, AZ**  
 A PORTION OF SECTION 31, TOWNSHIP 1 NORTH,  
 RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
 MARICOPA COUNTY, ARIZONA



**OWNER/DEVELOPER:**  
 SOSSAMAN DEVELOPMENT LLC  
 4801 E. CHANDLER BLVD.  
 PHOENIX, AZ 85048  
 PH: (480) 326-1404  
 CONTACT: MAURICE KHOURY

**ENGINEER:**  
 SBL ENGINEERING, LLC  
 1957 E. SUNBURST LANE,  
 TEMPE, AZ 85284  
 PH: (602) 326-5848  
 FX: (480) 619-8334  
 CONTACT: CRAIG BAKER

**ARCHITECT:**  
 CW ARCHITECTURE  
 7400 E. McDONALD DRIVE #122  
 SCOTTSDALE, AZ 85250  
 PH: (480) 264-7273  
 CONTACT: CORY WIEBERS

**SURVEYOR:**  
 LSRS LAND SURVEY  
 2231 W. CALLE DEL SOL  
 PHOENIX, AZ 85055  
 PH: (480) 550-4006  
 FX: (480) 718-7668  
 CONTACT: JAY VANLANDSCHOOT



**FLOOD ZONE:**  
 ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2295 L,  
 DATED OCTOBER 318, 2013 THIS PROPERTY IS LOCATED IN FLOOD  
 ZONE "X".

**AREA:**  
 ±1.15 ACRES ±49,914 SF (LOT 5 OF SOSSAMAN CENTER)  
 ±4.95 ACRES ±215,773 SF (ENTIRE SOSSAMAN CENTER)

**LEGAL DESCRIPTION**  
 APN#218-56-934 (NEW PLAT LOT 5 OF SOSSAMAN CENTER)  
 LOT 2, COSTCO WHOLESALE AND SUPERSTITION COMMERCE PARK, ACCORDING TO BOOK 958 OF  
 MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA.

- | LEGEND OF EXISTING FEATURES        | LEGEND OF PROPOSED FEATURES  |
|------------------------------------|------------------------------|
| ● FOUND BRASS CAP FLUSH            | — C.B. — GRADE BREAK         |
| ■ FOUND BRASS CAP IN HANDHOLE      | → DRAINAGE FLOW              |
| ● FOUND 1/2" REBAR                 | ----- DRAINAGE AREA BOUNDARY |
| ○ PROPERTY CORNER TO BE SET        | — STORM DRAIN PIPE           |
| ⊙ FIRE HYDRANT                     | — PROPOSED 10' DIA CMP       |
| ■ WATER METER                      | ⊙ DISCHARGE PUMP             |
| ■ WATER VALVE                      | → LOT OUTFALL                |
| ⊙ BACKFLOW PREVENTER               |                              |
| ⊙ SANITARY SEWER MANHOLE           |                              |
| ⊙ STORM DRAIN MANHOLE              |                              |
| ☆ LIGHT POLE                       |                              |
| ⊙ LIGHT POLE WITH MAST             |                              |
| ⊙ ELECTRIC JUNCTION BOX            |                              |
| ⊙ CROSS WALK SIGNAL                |                              |
| ⊙ TRAFFIC SIGNAL JUNCTION BOX      |                              |
| ⊙ TRAFFIC SIGNAL MAST              |                              |
| ⊙ TELEPHONE RISER                  |                              |
| ⊙ CABLE TV RISER                   |                              |
| ● IRRIGATION CONTROL VALVE         |                              |
| — SIGN                             |                              |
| ● TREE                             |                              |
| — GROUND ELEVATION                 |                              |
| — PAVEMENT ELEVATION               |                              |
| — TOP OF CURB & GUTTER ELEVATION   |                              |
| — TOP OF CURB & PAVEMENT ELEVATION |                              |
| — CONCRETE ELEVATION               |                              |
| — BOTTOM OF SLOPE ELEVATION        |                              |

**BASIS OF BEARING**  
 BEARINGS ARE BASED ON THE EAST LINE OF THE  
 NORTHEAST QUARTER OF SECTION 31, WHICH BEARS  
 S00°38'13"E, AS SHOWN ON FINAL PLAT OF COSTCO  
 WHOLESALE AND SUPERSTITION COMMERCE PARK, RECORDED  
 IN BOOK 958 OF MAPS, PAGE 10, M.C.R.

**BENCHMARK**  
 BRASS TAG ON TOP OF CURB AT THE NORTHEAST CORNER  
 OF SOSSAMAN ROAD AND SOUTHERN AVENUE.  
 ELEVATION=1408.69 NAVD88 (CITY OF MESA DATA)

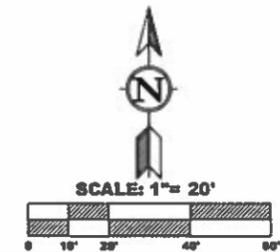
**SITE BENCHMARK**  
 CHISELED SQUARE AT BACK OF WALK, ±68 FEET NORTH OF  
 THE SOUTHEAST CORNER OF SUBJECT PROPERTY.  
 ELEVATION=1403.70

**DESCRIPTION OF CIVIL WORK:**

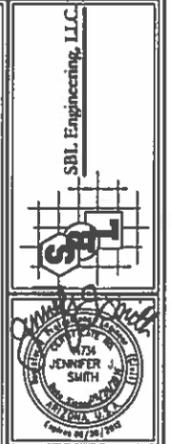
- PER SHEET CG02 THE PUBLIC WATER, SEWER AND STORM DRAIN LINES WILL BE CONSTRUCTED AND ALL EASEMENTS DEDICATED ON THE SOSSAMAN CENTER PLAT (RE-PLAT OF LOT COSTCO WHOLESALE AND SUPERSTITION COMMERCE PARK)
- ANY TEMPORARY DRAINAGE BASINS WILL REMAIN IN PLACE OR BE CONSTRUCTED.
- NO DRIVE ENTRANCES ON SOSSAMAN OR HAMPTON WILL BE CONSTRUCTED WITH THIS PROJECT.

RETENTION CALCULATIONS	
<b>RETENTION VOLUME REQUIRED</b>	WHERE: V = VOLUME REQUIRED IN CF
$V = (D/12) * C * A$	C = RUNOFF COEFFICIENT
SITE AREA = 1.15 AC., 49,914 SF	D = 100 YR-2HR INTENSITY IN FT
	A = AREA IN SF
$V = (2.7/12)(0.85)(49,914)$ SITE	
<b>TOTAL RETENTION VOLUME REQUIRED</b>	<b>TOTAL RETENTION VOLUME PROVIDED</b>
V = 9,639 cf	Vp = 9,660 cf (123 LF of 10' DIA UGP)

- M.C.R. MARICOPA COUNTY RECORDER
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- BK. BOOK
- PG. PAGE
- B.S.L. BUILDING SETBACK LINE
- P.C.A.E. PRIVATE CROSS ACCESS EASEMENT
- C.V.A.E. CONTROLLED VEHICULAR ACCESS EASEMENT
- P.U.F.E. PUBLIC UTILITY AND FACILITY EASEMENT
- SD — STORM DRAIN LINE
- S — SANITARY SEWER LINE
- W — WATER LINE
- T — TELEPHONE LINE
- E — ELECTRIC LINE
- G — GAS LINE



CALL FOR BIDDING DATE  
 BEFORE YOU BID  
**602-283-1100**  
**1-800-STAKE-IT**  
 (OUTSIDE MARICOPA COUNTY)



**SOSSAMAN AUTO SPA**  
 S. SOSSAMAN ROAD, MESA, ARIZONA  
**CONCEPT GRADING & DRAINAGE**

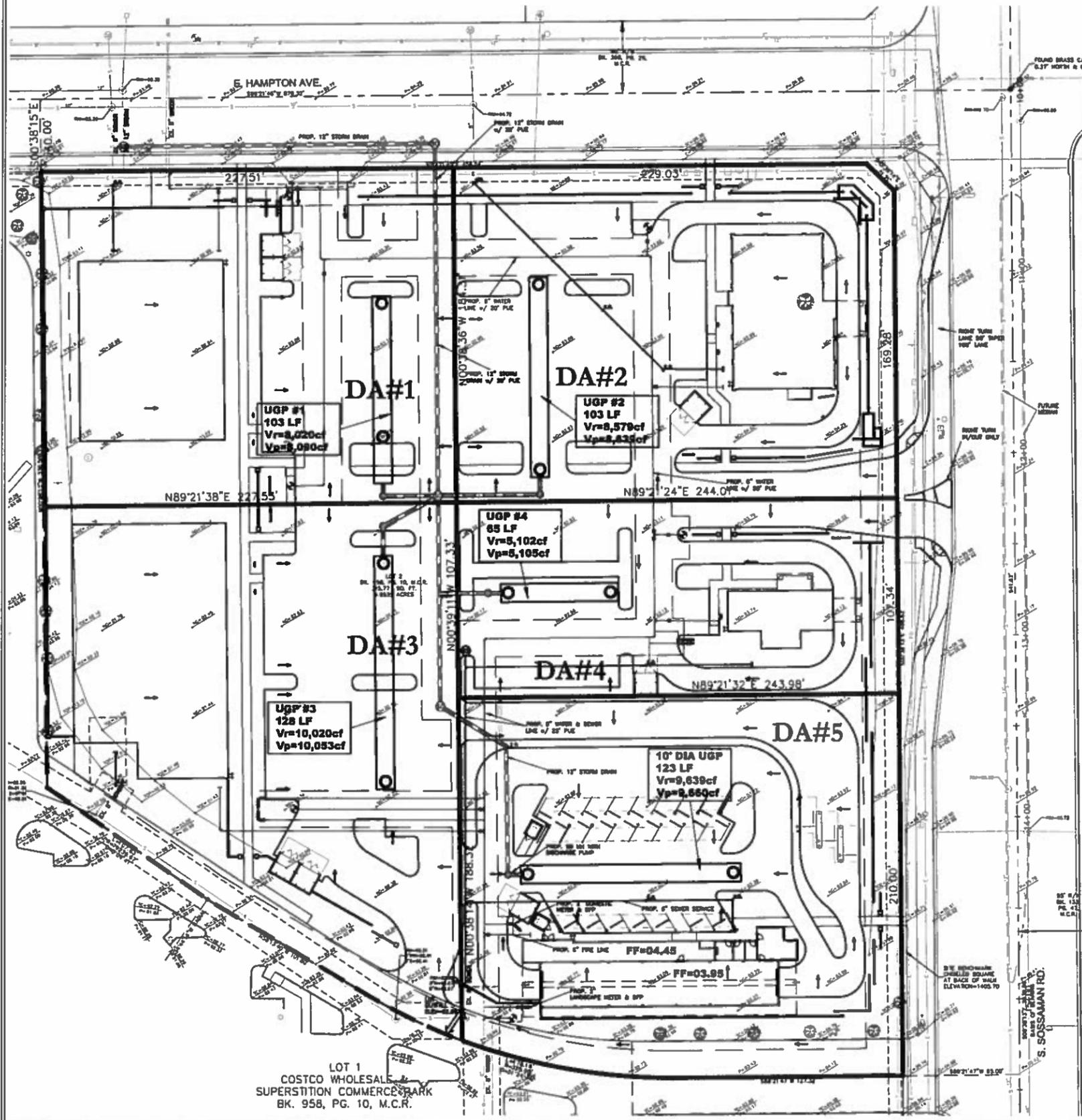
DATE	BY

DATE: 09/28/14  
 PROJ. NO: 14-148  
 DESIGN: CB  
 DRAWN: CB  
 CHECK: JB  
 SCALE: 1"=30'  
 CAD FILE: 14148C08

CONCEPT  
 G&D  
**CGD1**  
 1 of 2

PLN2814-00318

**SOSSAMAN CENTER (OVERALL SITE)**  
**1310 S. SOSSAMAN ROAD, MESA, AZ**  
 A PORTION OF SECTION 31, TOWNSHIP 1 NORTH,  
 RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
 MARICOPA COUNTY, ARIZONA

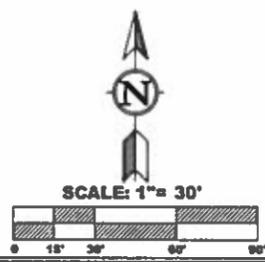


**DRAINAGE TABLE**

DRAINAGE AREA	AREA (SF)	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)	EXCESS +/- (CF)	UG PIPE LENGTH (LF)	BASIN DEPTH	BASIN #
DA1	41,934	8,020	8,090	+70	103	10' PIPE	UGP#1
DA2	44,860	8,579	8,639	+61	110	10' PIPE	UGP#2
DA3	52,387	10,020	10,053	+33	128	10' PIPE	UGP#3
DA4	26,190	5,009	5,026	+17	64	10' PIPE	UGP#4
DA5	50,402	9,639	9,660	+21	123	10' PIPE	UGP#5
<b>TOTAL</b>	<b>215,773</b>	<b>41,267</b>	<b>41,468</b>	<b>+202</b>	<b>528</b>		

DESERT SANDS GOLF  
 AND COUNTRY CLUB  
 BK. 133, PG. 47,  
 M.C.R.

LOT 1  
 COSTCO WHOLESALE  
 SUPERSTITION COMMERCE PARK  
 BK. 958, PG. 10, M.C.R.



CALL THE SURVEYOR'S OFFICE  
 802-263-1100  
 1-800-STAKE-IT  
 (OUTSIDE MARICOPA COUNTY)



**SOSSAMAN CENTER**  
 1310 S. SOSSAMAN ROAD, MESA, ARIZONA  
**CONCEPT GRADING & DRAINAGE**

DATE	REVISIONS
08/28/14	
14-146	
CS	
CS	
JS	
1"=30'	
14146CDD	

CONCEPT  
 G&D  
**CGD2**  
 2 of 2

PLK2014-00315

# SEC Sossaman Rd. & Hampton Ave.

Mesa, AZ

## Project Narrative

This proposal is to subdivide an existing 4.95 acre site into 5 individual parcels ranging in size from 26,678 sf- 52,387 sf. There will be a new entrance drive added from Sossaman drive and R.O.W. modifications to add a right turn lane. A new entry from the shared Costco access drive is also proposed for site access.

The proposed tenants will be 2 freestanding general retail buildings, a drive through restaurant, a drive through coffee shop, and a tunnel carwash with onsite covered parking and vacuums.

### **CW ARCHITECTURE**

•7400 E. McDonald Drive, Suite 122 • Scottsdale, AZ 85250 • t: 480.264.7273 • [www.cwarchitecture.net](http://www.cwarchitecture.net) •

# Sossaman Auto Spa

SEC – Sossaman and Hampton Mesa, AZ

## Project Narrative

The scope of work will include new construction of 4,875 s.f. car wash tunnel, equipment room, office space and restrooms. A shade canopy for vacuum stalls and a 821 s.f. covered free standing pay canopy.

Site construction will include vacuum stalls, hardscape and parking, landscaping throughout the property, trash enclosure / driveway entrances to meet City of Mesa standards and site signage.

In addition to General zoning requirements, this project is also subject to the Special Use Permit Requirements in Ch. 11-31-7 of the zoning ordinance. To include:

### **I. Drive-up aisles and required queuing area**

Drive up Aisle is a two lane 20' wide aisle. The queuing area per pull through rack allows for the minimum of 4 vehicles per pull through per the Mesa Zoning Ordinance. The proposed project includes queuing for over 20 vehicles.

### **II. 10% landscaping.**

The site will meet the minimum of 10% landscaping per the Mesa Zoning Ordinance. – See Landscape Architecture documents for actual area and percent of landscaping.

### **III. Trash Can.**

Each vacuum bay will include its own permanent non-combustible trash receptacle and will be emptied into the site trash bin at the end of each working day.

### **IV. 55 dB sound level at property line.**

The wash tunnel will be enclosed by a masonry wall and aluminum storefront glazing on both sides. Storefront glazing will also be used at both the wash tunnel entrance and exit to minimize sound impact at the property lines.

### **V. No more than 2 auto oriented activities within 600 feet of an arterial intersection.**

The car wash is outside of a 600' radius of the intersection of Sossaman and Southern.

## **CW ARCHITECTURE**

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**VI. Evidence that you have minimized impacts on adjacent sites.**

The impact on adjacent sites has been minimized through site and building design including screen walls, site walls, sound attenuation at wash tunnel and enclosed mechanical enclosures. There is a dedicated site entrance and exit to further control the traffic impact on the adjacent properties.

**VII. A "good neighbor policy". This can include information about sound control, or any other issue that might affect neighbors.**

Site and building design includes screen walls, site walls, sound attenuation at wash tunnel and enclosed mechanical enclosures. Business hours will be from 7:00 am to 7:00 pm and will be staffed by a minimum of 2 employees at all times. Onsite employees will be trained to address any concerns with the adjacent property owners should any issues arise.

**CW ARCHITECTURE**

•7400 E. McDonald Drive, Suite 122 • Scottsdale, AZ 85250 • t: 480.264.7273 • [www.cwarchitecture.net](http://www.cwarchitecture.net) •



September 30, 2014

City of Mesa  
Planning Division  
Mr. Kim Steadman  
55 N Center St  
Mesa, AZ 85201

RE: Sossaman Auto Spa – 218-56-934 – 1330 S Sossaman Rd, Mesa, AZ 85209

Mr. Steadman:

Per our Citizen Participation Plan, we held our second Neighborhood Meeting last evening from 4:30 – 5:30 PM at On the Border Restaurant at 1710 S Power Rd, Mesa, AZ 85206. Please find the attached Attendance Log as reference.

The meeting's attendees included our company's representative and my Project Administrator, Nicole Mecham and (1) HOA (Superstition Springs Master Community Association) representative, Mr. Bob Justen of 1010 S Terripin Circle, Mesa. Mr. Justen briefly reviewed the elevations, stating he had previously viewed them. He did questions where the drive would be located. We provided the information to him as per plan. After Mr. Justen stated he had no other questions and would be attended his HOA board meeting directly after. No others were in attendance.

Please contact our office at 480-835-8992 or 602-679-9563 should you have any questions or require anything further respective to this portion of our requirements.

Sincerely,

Brett Sherin  
Shercon Construction



## **Citizen Participation Plan for Sossaman Auto Spa - SEC Sossaman Rd. & Hampton Ave**

September 19, 2014

**Purpose:** The purpose of the citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for the Sossaman Auto Spa. This proposal is to subdivide an existing 4.95 acre site into 5 individual parcels ranging in size from 26,678 sf – 52,387 sf. There will be a new entrance drive added from Sossaman Drive and R.O.W. medications to add a right turn lane. A new entry from the shared Costco access drive is also proposed for site access. The proposed tenants will be 2 freestanding general retail buildings, a drive through restaurant, a drive through coffee shop, and a tunnel cars wash with onsite covered parking and vacuums. This plan will ensure that those affected by this application will have adequate opportunity to learn about and comment on the proposal.

**Contact:**

Shercon Construction - Brett Sherin  
127 W Juanita Ave, Ste 109, Mesa, AZ 85210  
(602) 679-9563 – Fax (480) 240-1590  
Email: [bretts@sherconconstruction.com](mailto:bretts@sherconconstruction.com)

**Pre-application Meeting:** The pre-application meeting with City of Mesa planning staff was held on July 7, 2014. Staff reviewed the application and recommended that adjacent residents and nearby registered neighborhoods be contacted.

**Action Plan:** In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A Contact list will be developed for citizens and agencies in this area including;
  - All registered neighborhood associations within one mile of the project
  - Homeowners Associations within one half mile for the project.
  - Interested neighbors – focused on 500 feet from side but may include more.
2. All persons listed on the contact list will receive a letter describing the project, project schedule, site plan and invitations to a series of two neighborhood meetings to be held at On the Border Restaurant, located at 1710 S. Power Rd. in Mesa.
  - The first meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provide. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.
  - The second meeting will be held two weeks later and will include responses to questions and concern for the first meeting. A sign-in list and comment cards will be copied to the City of Mesa planner assigned to this project.
  - Presentations will be made to groups of citizens or neighborhood associations upon request.

(All materials such as sign-in lists, comments and petitions received are copied to the City of Mesa

**Schedule:**

Pre-application Meeting – July 7/4/14  
Application Submittal – 8/28/14  
Neighborhood Meeting – 9/29/14 – 4:30 PM – 5:30 PM



September 17, 2014

City of Mesa  
Planning Division  
Mr. Kim Steadman  
55 N Center St  
Mesa, AZ 85201

RE: Sossaman Auto Spa – 218-56-934 – 1330 S Sossaman Rd, Mesa, AZ 85209

Mr. Steadman:

Per our Citizen Participation Plan, we held our Neighborhood Meeting last evening from 4:30 – 5:30 PM at On the Border Restaurant at 1710 S Power Rd, Mesa, AZ 85206. Please find the attached Attendance Log as reference.

The meeting's attendees included our company's representative and my Project Administrator, Nicole Mecham and (1) neighbor, Mrs. Catherine Mullins of 7433 E Dewan Ave, Mesa, AZ 85209. Mrs. Mullins reviewed the elevations and narrative had no concerns or issues and in fact was pleased with the plan commenting in a positive manner expressing it was imaginative, modern and loved the landscaping layout with the quantity of trees.

Please contact our office at 480-835-8992 or 602-679-9563 should you have any questions or require anything further respective to this portion of our requirements.

Sincerely,

Brett Sherin  
Shercon Construction



## **Citizen Participation Plan for Sossaman Auto Spa - SEC Sossaman Rd. & Hampton Ave**

August 28, 2014

**Purpose:** The purpose of the citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for the Sossaman Auto Spa. This proposal is to subdivide an existing 4.95 acre site into 5 individual parcels ranging in size from 26,678 sf – 52,387 sf. There will be a new entrance drive added from Sossaman Drive and R.O.W. medians to add a right turn lane. A new entry from the shared Costco access drive is also proposed for site access. The proposed tenants will be 2 freestanding general retail buildings, a drive through restaurant, a drive through coffee shop, and a tunnel cars wash with onsite covered parking and vacuums. This plan will ensure that those affected by this application will have adequate opportunity to learn about and comment on the proposal.

**Contact:**

Shercon Construction - Brett Sherin  
127 W Juanita Ave, Ste 109, Mesa, AZ 85210  
(602) 679-9563; (480) 240-1590  
Email: [bretts@sherconconstruction.com](mailto:bretts@sherconconstruction.com)

**Pre-application Meeting:** The pre-application meeting with City of Mesa planning staff was held on July 7, 2014. Staff reviewed the application and recommended that adjacent residents and nearby registered neighborhoods be contacted.

**Action Plan:** In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A Contact list will be developed for citizens and agencies in this area including;
  - All registered neighborhood associations within one mile of the project
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  - Interested neighbors – focused on 500 feet from side but may include more.
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  - The second meeting will be held two weeks later and will include responses to questions and concern for the first meeting. A sign-in list and comment cards will be copied to the City of Mesa planner assigned to this project.
  - Presentations will be made to groups of citizens or neighborhood associations upon request.

(All materials such as sign-in lists, comments and petitions received are copied to the City of Mesa)

**Schedule:**

Pre-application Meeting – July 7/4/14  
Application Submittal – 8/28/14  
Neighborhood Meeting – 9/16/14

**Phone Calls to City Staff – Sossaman Center & Carwash**

**October 7, 2014**

Phone: 9/17/2014      Bob Justen      Superstition Springs Master Community Association was not notified of the September 16<sup>th</sup> meeting. Discussed Citizen Participation requirements and asked questions about the project.

Phone: 9/18/2014      John Bishop      The HOA was not notified. Discussed the Citizen Participation Plan and the Special Use Permit required for a Carwash. Expressed concern with the noise of a carwash adjacent to a residential use.

## Kim Steadman

---

**From:** Bob & Carol <bcjust@cox.net>  
**Sent:** Wednesday, September 24, 2014 5:46 AM  
**To:** Kim Steadman  
**Subject:** Re: Sossaman and Hampton Site Plan

OK Thank you for the update. The meeting on 9/29 at 4:40pm is right before the assoc. meeting at 6:30pm.  
Thanks again for your time and consideration

On 9/23/2014 4:11 PM, Kim Steadman wrote:

> They are not getting the coffee shop & other retail buildings approved at this time, just the carwash.

>

> I asked them to send out a new letter yesterday to property owners within 1,000 feet, HOAs within 1/2 mile and registered neighborhoods within 1 mile. They dropped the letters off to me & I put them in the mail. The letter invites you to a meeting on 9/29 at 4:40 PM at On the Border.

>

> Kim

>

> -----Original Message-----

> From: Bob & Carol [<mailto:bcjust@cox.net>]

> Sent: Tuesday, September 23, 2014 4:02 PM

> To: Kim Steadman

> Subject: Re: Sossaman and Hampton Site Plan

>

> The letter I received dated 8/28. Showed a meeting at south of the border on 9/16 but no time mentioned with it says a follow up two weeks later. The letter you sent me showed first meeting on 8/19 and second on 8/2 with submitting to the city on 10/2 and zone hearing on 10/6.

> None of this is on the letter I got.

> Are you saying they haven't submitted elev. or design for the coffee shop and restaurant?

>

>

>

>

>

> On 9/23/2014 2:35 PM, Kim Steadman wrote:

>> These are the color elevations submitted for the carwash. The other buildings are not included in this approval, so they would need separate approval.

>>

>> -----Original Message-----

>> From: Bob & Carol [<mailto:bcjust@cox.net>]

>> Sent: Tuesday, September 23, 2014 1:35 PM

>> To: Kim Steadman

>> Subject: Re: Sossaman and Hampton Site Plan

>>

>> Sorry didn't get back to you sooner.

>> Thanks for the info.

>> Per chance do you have stuff on elevations and what building mite look like?

>>

>> I didn't see my name on the list of names you sent or the office address of 7235 Hampton #105. Maybe that is out of the 500 or 600 feet radius but it is the association office for our set up of over 2300 homeowners and 300 businesses.

>>

>> Thanks again for time and consideration

>>

>>

>>

>>

>> On 9/17/2014 4:29 PM, Kim Steadman wrote:

>>> Mr. Justen,

>>>

>>> Here is the site plan for the development on the corner of Sossaman and Hampton.

>>>

>>> Kim

>>>

>>> -----Original Message-----

>>> From: [noreply@mesaaz.gov](mailto:noreply@mesaaz.gov) [<mailto:noreply@mesaaz.gov>]

>>> Sent: Wednesday, September 17, 2014 11:35 AM

>>> To: Kim Steadman

>>> Subject: Scanned from a Xerox Multifunction Device NP3002

>>>

>>>

>>>

>>> Please open the attached document. It was scanned and sent to you using a Xerox Multifunction Device.

>>>

>>> Attachment File Type: pdf, Multi-Page

>>>

>>> Multifunction Device Location:

>>> Device Name: XRX9C934E1D77SE

>>>

>>>

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