



Architecture Company

Narrative

Cardon Hiatt Enclosed RV Storage Facility

NW Corner Brown and Ellsworth

Behind CVS

Mesa, AZ

Revised 3-20-2018

Synopsis:

This project is located on an infill area at SWC of the intersection of East Glencove Ave. and Ellsworth Road. It is located behind the CVS Pharmacy. The project consists of 1.8 gross acres and will be approximately 25,000 sf of enclosed RV/boat storage. The project will also have a sewage dump for RVs, restrooms, and custodial space. There is no office or caretaker. The project is an infill property adjacent to the north of the CVS pharmacy and to the east of an assisted living facility which is nearing completion.

Desert Uplands:

Site Layout, Building Placement and Orientation: The majority of this site has been graded and vegetation controlled for many years. There are no slopes greater than 15%. Site layout utilizes an existing wash currently channeling water runoff from Glencove and the subdivision to the north and runs on the west side of the property. There are no desert vistas from this property: CVS to the south, assisted living to the west, subdivision to the north, subdivision and wash channel to the east, shopping center to the southeast and a future mini-storage to the southwest.

Currently offsite storm water is conveyed along the west side of the property. Retention will be handled through underground storage, and in the landscaped areas located on the east, north, and west sides of the building.

Landscaping:

The property contains no remarkable native vegetation. ATV trails run through the property. No cacti are present. R.O.W. has been constructed along N. Ellsworth Rd. with the removal of vegetation during construction. Landscaping to be installed comply with the 50% run from the "Preferred List". Inorganic ground cover will be desert cobble.

Lighting:

The Night Sky Ordinance will be maintained with shielded lights.

Building:

The building forms are designed to be harmonious with the desert environment and have a varied skyline that is sympathetic with the rock formations of the desert. Colors were selected to echo the spring colors of the desert.

The building exterior will be of a "contemporary" design, consisting of metal and pre-finished panels on a metal framework. Several types of metal panels will be used. Standard ribbed vertical panels and horizontal large format panels, will be used for the exterior of the buildings facing the public, along with the masonry perimeter walls and planters. The panels will change on the interior of the project to standard vertical ribbed panels customarily used in these types of facilities.

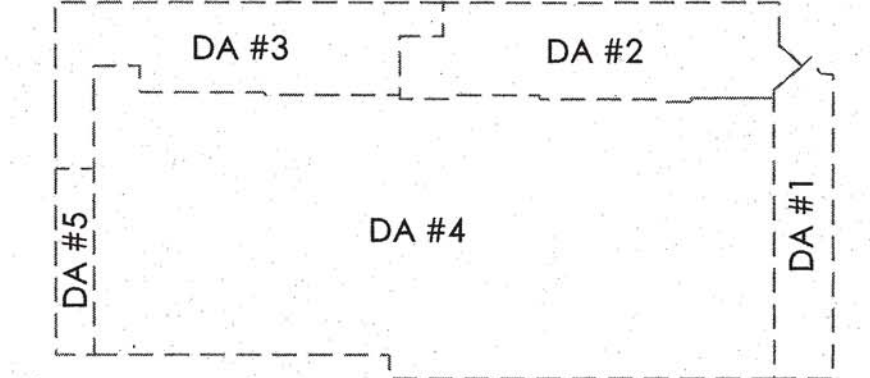
The design of the buildings creates a rhythm and scale in harmony with the terrain in that area of the City.

The project is compatible with the residential neighborhood to the north. Effort has been taken to have an elevation design that is pleasant to view and to be neighbors with.

SUNRISE HEIGHTS
BOOK 153 OF MAPS, PG 41
GLENCOVE AVENUE



VICINITY MAP
N.T.S.



DRAINAGE AREAS

DRAINAGE AREA #1	AREA	C	i	VOL req (cf)
PAVEMENT AREA	337	0.9	0.25	76
CONCRETE AREA	1556	0.95	0.25	370
LANDSCAPE AREA	3059	0.7	0.25	535
				Total= 981
Volume Required =	981	Cu. Ft.		
Volume Provided =	Added to UG Storage Volume			

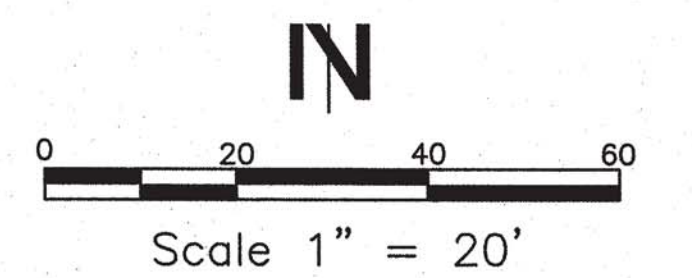
DRAINAGE AREA #2	AREA	C	i	VOL req (cf)
PAVEMENT AREA	2718	0.9	0.25	612
CONCRETE AREA	1350	0.95	0.25	321
LANDSCAPE AREA	5487	0.7	0.25	960
				Total= 1892
Volume Required =	1892	Cu. Ft.		
Volume Provided =	482	Cu. Ft.		Basin 2A
Deficient Vol =	1410	Cu. Ft.		will be added to UG tanks

DRAINAGE AREA #3	AREA	C	i	VOL req (cf)
LANDSCAPE AREA	4803	0.7	0.25	841
PAVEMENT AREA	3136	0.9	0.25	706
CONCRETE AREA	1777	0.95	0.25	422
				Total= 1968
Volume Required =	1,968	Cu. Ft.		
Volume Provided =	483	Cu. Ft.		Basin 3A
Deficient Vol =	1485	Cu. Ft.		will be added to UG tanks

DRAINAGE AREA #4	AREA	C	i	VOL req (cf)
ROOF AREA	25762	0.95	0.25	6118
PAVEMENT AREA	24523	0.9	0.25	5518
CONCRETE AREA	362	0.95	0.25	86
				Total= 11722

DA #1 Runoff=	981	Cu. Ft.		
DA #2 Shortage=	1410	Cu. Ft.		
DA #3 Shortage=	1485	Cu. Ft.		
Volume Required =	15598	Cu. Ft.		
Lf of 10' Dia pipe =	198.7			
(78.5cf/lf)	199	ft		
Volume Provided =	15621.50	Cu. Ft.		Underground tanks

DRAINAGE AREA #5	AREA	C	i	VOL req (cf)
LANDSCAPE AREA	1916	0.7	0.25	335
Volume Required =	335	Cu. Ft.		
Volume Provided =	798	Cu. Ft.		Basin 5A
TOTAL RETENTION REQUIRED=	16,899	Cubic Feet		
TOTAL RETENTION PROVIDED=	17,385	Cubic Feet		



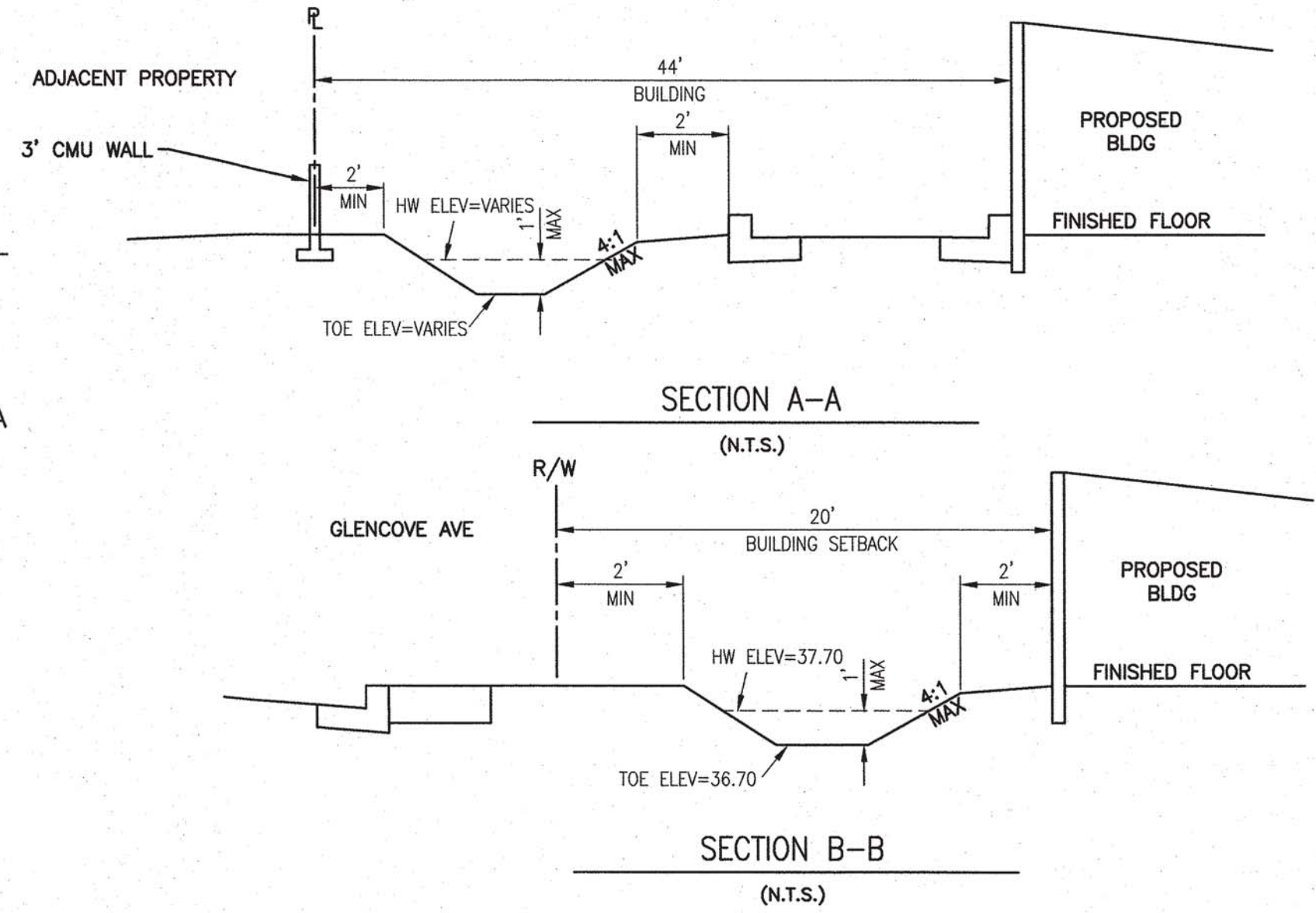
FINISH FLOOR CERTIFICATION
FINISHED FLOORS ARE FREE FROM INUNDATION DURING A 100-YEAR PEAK RUNOFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS.

APN 218-06-515

APN 218-06-140D

LEGEND

- UNDERGROUND RETENTION PIPE DIAMETER PER PLAN
- STORM DRAIN PIPE (SIZE AS NOTED)
- STORM DRAIN MANHOLE
- MAG 534 CATCH BASIN
- LOT LINE
- PROPOSED ELEVATION (TC, G, P & C ARE MATERIAL)
- GRADE BREAK
- FINISHED FLOOR ELEVATION
- MAG SPEC SCUPPER
- DRAINAGE RUNOFF AREA
- DRAINAGE RUNOFF AREA BOUNDARY



Project:
RV STORAGE GRADING & DRAINAGE PLAN
BROWN & ELLSWORTH
MESA, ARIZONA

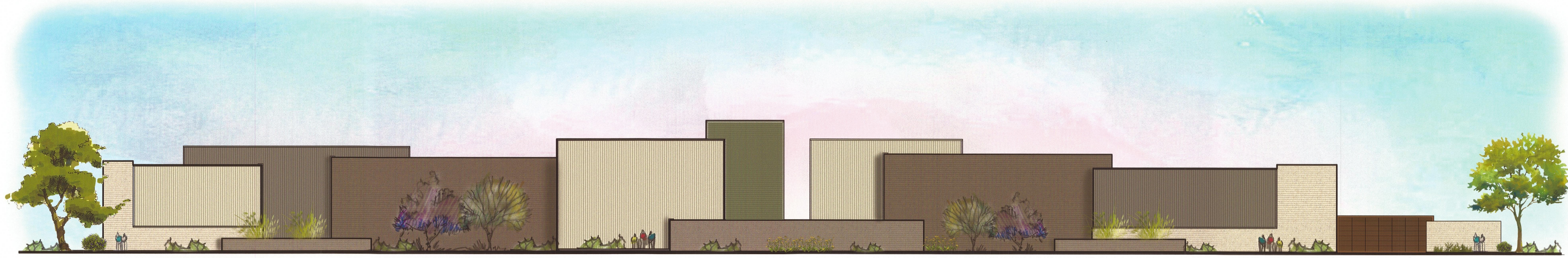
REVISIONS:

REV 1: CITY STAFF COMMENTS

VINEYARD GROUP
1223 S. Clearview Ave.
Mesa, Arizona 85209
Phone: 480.720.4030

PROJECT NO. 2017-08
SHEET NO. 2 of 2

EXP DATE: 06/30/2019



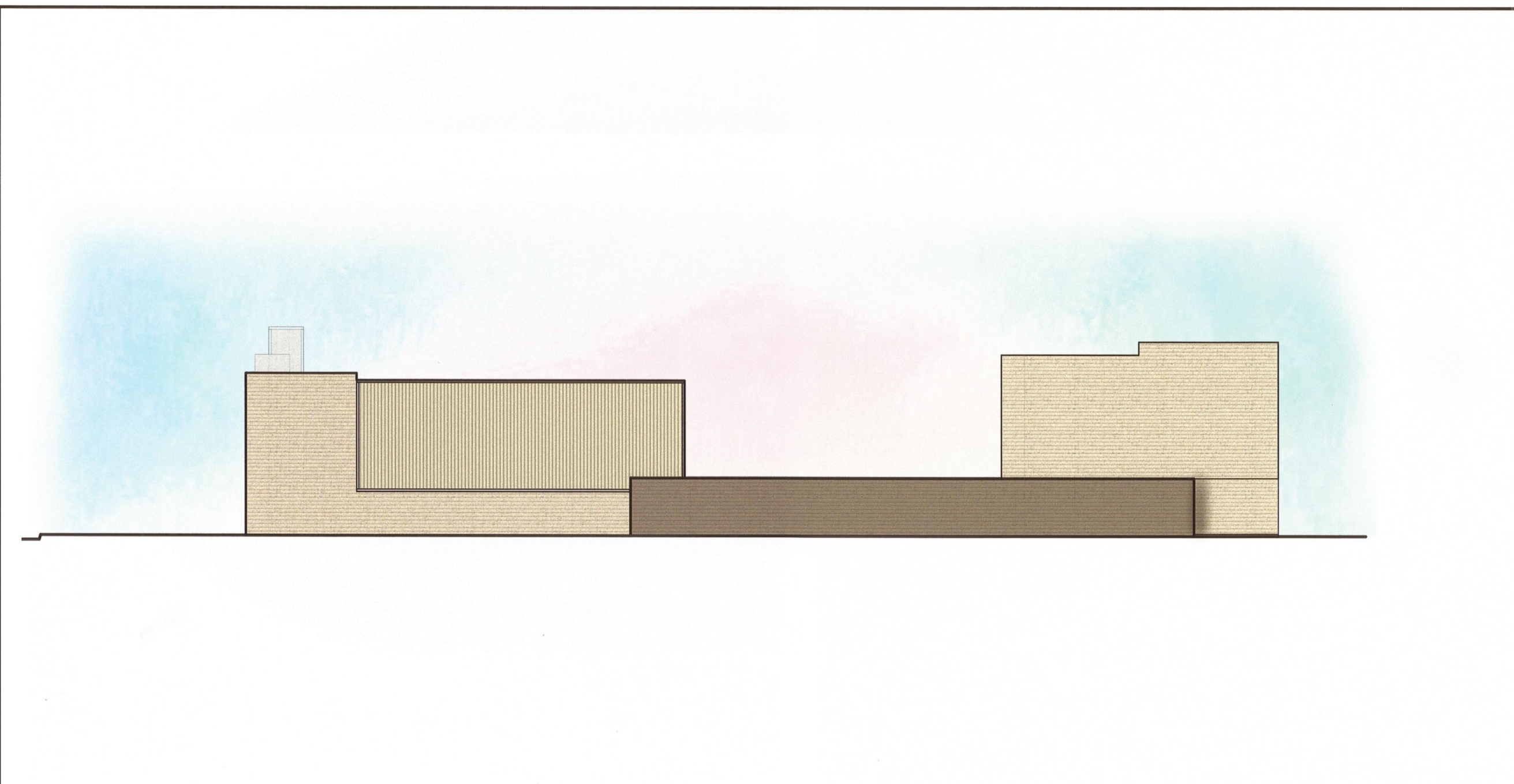
H32 NORTH ELEVATION

1/16" = 1'-0"



P32 EAST ELEVATION

1/16" = 1'-0"



P19 WEST ELEVATION

1/16" = 1'-0"

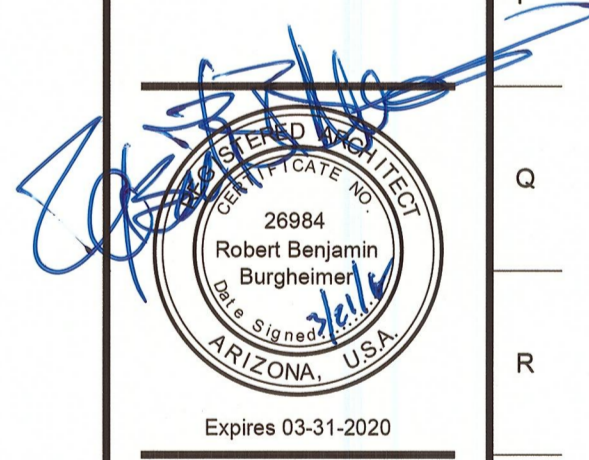


X32 SOUTH ELEVATION

1/16" = 1'-0"

Sketch
Architecture Company
244 East Southern Avenue, Mesa, Arizona 85205 ph: 480.968.8115 fax: 480.968.8132

CARDON HIATT ENCLOSED RV STORAGE
SWC NORTH ELLSWORTH ROAD & EAST GLENCOVE AVENUE, MESA, ARIZONA 85207



Submitted for
P.E. Signatures

SAC Project Number
2017-27

EXTERIOR
ELEVATIONS

A201

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Citizen Participation Plan for Hiatt RV Storage

Date: 2 April 2018

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools and businesses in the vicinity of the site of an application for the Hiatt RV Storage facility project. This site is located at the SWC of Glencove Ave. and Ellsworth and is an application for Site Plan Review, Design Review. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Robert B Burgheimer, AIA, NCARB
Sketch Architecture Company
2454 E. Southern Avenue, Suite 110
Mesa, AZ 85204
480-668-8015 off
480-668-8032 fax
randy@sketcharchitecturecompany.com

Pre-application Meeting: The pre-application meeting was held 6 November 2017 with the City of Mesa planning staff. Staff reviewed the application and recommended that adjacent residents, Mesa School District and nearby registered neighborhood be contacted.

Action Plan: In order to provide an effective citizen participation in conjunction with our application, we have taken the following actions:

- 1) A contact list for businesses, residences and agencies has been established.
 - a) All registered neighborhood within one mile were reviewed per City of Mesa Web Site and nine were found. (See attached sheet HOA & Registered Neighborhoods).
 - b) All homeowners associations with in one mile were reviewed per City of Mesa Web Site and 17 were found. (See attached sheet HOA & Registered Neighborhoods).
 - c) All neighbors within 1000' of property – 16 found (See attached Neighbor List and Map)
- 2) All persons listed on contact list will receive a letter describing the project, tentative project schedule and site plan of proposed project. At this time no neighborhood meetings are scheduled.
- 3) Presentations will be made to groups of citizens or neighborhood association upon request. If presentations are requested and made, City of Mesa will be notified and given the information resulting from the meetings (i.e. sign-in sheets, handouts, etc.).

Schedule:

Pre-application meeting – 6 November 2017
Neighborhood Meeting – 17 January 2018
Application Submittal – 27 November 2017 or prior to that date
Submittal of Citizen Participation Report and Notification – 4 April 2018
Planning and Zoning Board Hearing – 18 April 2018

**Citizen Participation Plan Report
for
Hiatt RV Storage**

Date: 2 April 2018

A neighborhood meeting was held Wednesday, 17 January 2018 at 6:30 pm at the Red Mountain Community Center – 7550 East Adobe Rd, Mesa, AZ. Letters were sent out on 19 December 2017 to 163 individual property owners within 1000' of the property, nine registered neighborhoods within 1 mile of the property, and 13 home owners associations with in 1 mile of the property inviting them to the meeting. Out of the letters sent, only 11 came back non-deliverable. Two of those that came back have forwarding addresses that will be used on the next mailing.

A sign-in sheet was distributed at the meeting and all who attended from the neighborhoods signed the roster. The roster is attached with the names of the five people in attendance. Response cards were given out to those wishing to express concerns or approval. Attached are copies of the response cards from the neighborhood meeting. Also attached is a copy of two response cards that were phone in comments.

The neighbors were shown a full-size drawing of the colored elevations, site plan and floor plans. Once everyone had a chance to review the drawings presented the meeting was open for questions. Neighbors expressed their greatest concern was having both the entrance and exit off from Glencove Avenue. Their suggestion was to make the entrance on Glencove Avenue and the exit through the CVS Pharmacy parking lot.

A second set of neighborhood letters have been given to the City of Mesa for mailing for the Planning and Zoning Meeting that will be held on Wednesday, 18 April 2018. Included with this notification letter was an updated site plan and colored elevations.

As of this date no more calls or letters have been received from the neighbors through the Sketch Architecture Company's Office.

Sign posting for the Planning and Zoning Meeting will be in place no later than 4 April 2018. Signs will be posted on the property per the guidelines given by the City of Mesa.

Petition of support/CARDON HIATT ENCLOSED RV STORAGE

We, the undersigned neighbors of Sunrise Heights, support the proposed RV storage near the NWC of Brown and Ellsworth, behind CVS. Subject to the following conditions

- Construction of the other half of Glencove Avenue adjacent to the development
- A solid masonry wall screening the development, with landscaping between the curb and the wall;
- NO VEHICULAR ACCESS OR PEDISTRAIN ACCESS from Cardon Hiatt enclosed RV storage;***
- NO STREET LIGHTS on Glencove Avenue.
- Signs put up at both entrances to Sunrise Heights, stating NO CARDON HIATT RV STORAGE traffic allowed.

NAME	ADDRESS	DATE
AURELIA CANO	9142 E. GLENCOVE AVE MESA, AZ	1-7-18
TOMASA BALDENEIRO	9142 E GLENCOVE AVE MESA	1-7-18
Alfredo R Baldeneiro	9142 E GLENCOVE AVE MESA	1-7-18
Christopher Baldeneiro	9138 E Glencove Ave mesa	1-7-18
Carthney Kissman	9133 E. Glencove Ave Mesa	1-7-18
CHRISTINA DALUMPINIS	9132 E. Glencove Ave Mesa	1-7-18
JESUS DALUMPINIS	9132 E. Glencove Ave Mesa	1-7-18
Manuel Valenzuela	9054 E. Glencove Ave. Mesa	1-7-18
Esperanza Marsh	9030 E. Glencove Ave Mesa	1-7-18
Misty Karpola	9012 E Glencove Ave mesa, AZ	1-7-18
LARRY RHODES	9004 E. GLENCOVE AVE MESA	
Jed Karpola	9012 E Glencove Ave mesa 85207	1-7-18
Stephen Karr	9052 E Gary Lane Mesa 85207	1/7/18
John Kramer	9058 E Gary Lane Mesa 85207	1/7/18
Cassandra Sivar	9041 E. Gary Ln. Mesa, AZ 85207	1/7/18
Sean Cleary	9041 E. Gary Ln. Mesa, AZ 85207	1/7/18
JOHN Taravialio	9026 E Grandview DR	1-8-18
Jerry Phillips	9022 E Gary Lane	1-8-17

*** To Glencove Avenue***

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NAME	ADDRESS	DATE
Gwen J. Struble	9010 E. Gary Ln	1/8/2018
Terry J Lindgren	9016 E. Gary Lane	
Marie Widmer	9009 E. Gary Ln	1/8/2018
Elsa Struble	9153 E. Gary Ln	1/8/2018
Tye Pelley	9044 E. Gary Ln	1/8/2018
LAKE KRAUS	9029 E. Grandview	1-8-18
Kathy Honey	9036 E Gary Ln	1-8-18
JEFFREY PLUMMER	9037 E. GARY LN	1-8-18
Cami Williams	9064 E. Gary Ln	1-8-18
Chris Thompson	9101 E. Gary Ln	1/8/18
Bentley Grandl	9107 E Gary Ln	1/8/18
WILLIAM VINT	9113 E GARY LN	1-8-18
Richard Wimmer	9123 E GARY	1-8-18
Robert Neeb	9142 E GARY LN	1-8-18
Maureen Oliveira	1317 N 91st Pl	1-8-18
Tiffanny Frumo	1323 N 91st Pl	1-8-18
Mike Jacobs	9108 E Gary Lane	1-8-18

*** To Glencove Avenue***

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NAME	ADDRESS	DATE
CHRIS KONSCHAK	9127 E Gary	
Janet Thompson	9132 E Grandview Dr.	
Charles Thompson	" "	480 986 0009
Callie McGuckin	9128 E Glary Ln	
Gabriel Hernandez	9128 E Glary Ln	
(Margaret) Walden	9140 E Grandview	
	9140 E Grandview Dr.	1-22-18
F. JEFF TROTTER	9121 E GRANDVIEW DR.	1-22-18
Paul Farr	9120 E GRANDVIEW DR	1-22-18
Larry Perry	9107 E Grandview Dr.	1-22-18
	9065 E Grandview Dr	1-22-18
Bobby Ford	9065 E Grandview Dr.	1-22-18
Richard Hardwick	9066 E Grandview Dr	1-22-18
Bernard	9143 E PRINCESS DR	1-30-18
Mary Lynn Muscare	9133 E - PRINCESS DR	1-30-18
John Oster	9113 E PRINCESS DR	1-30-18
Sherry White	9025 E PRINCESS DR	1-30-18

*** To Glencove Avenue ***

