

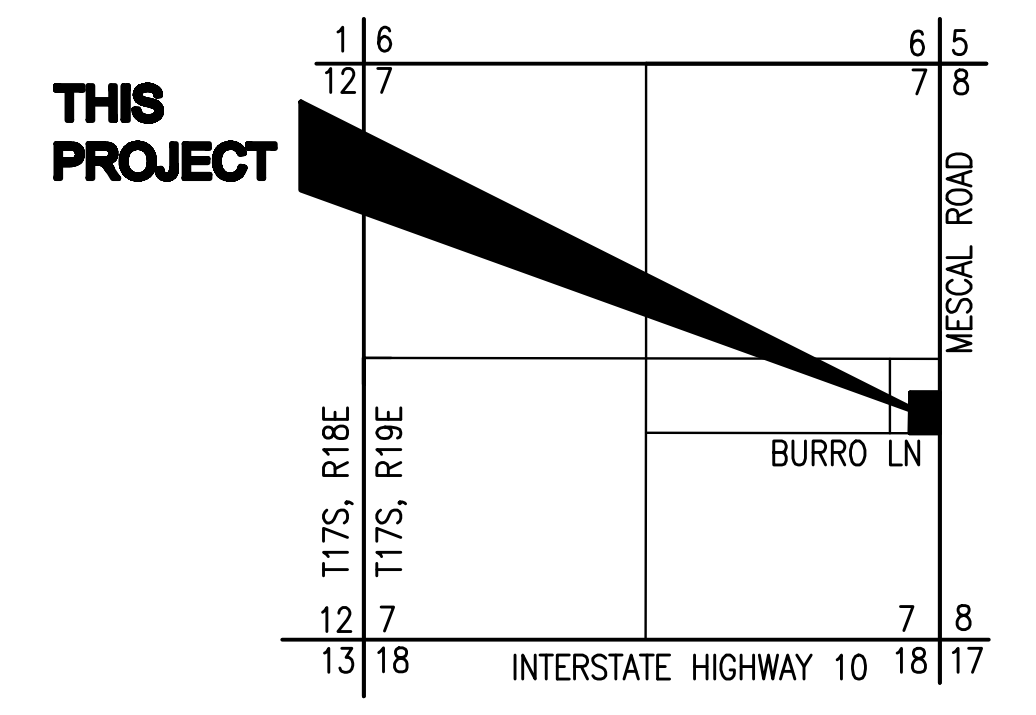
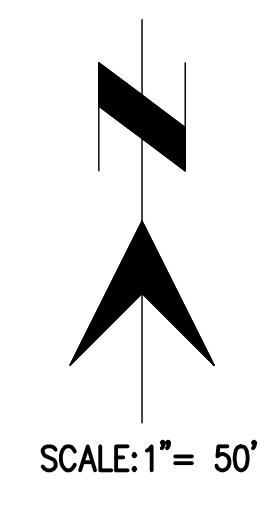
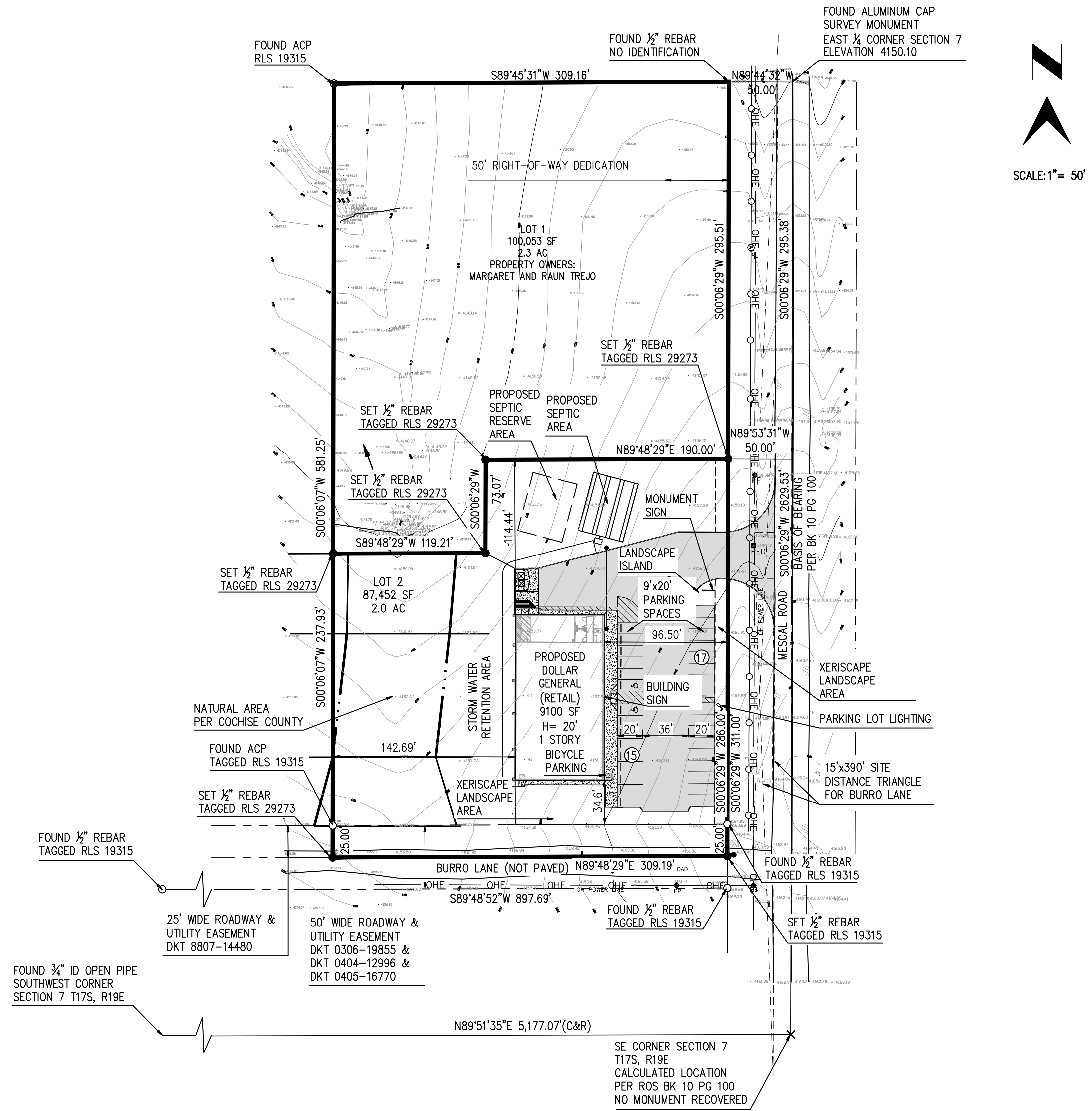
GENERAL NOTES

- EXISTING ZONING IS RU-4 AND WILL BE REZONED TO RU-2
- THE GROSS AREA IS 187,505 SF (4.3 AC). DEVELOPED AREAS ARE: LOT 1 100,053 SF (2.3 AC) AND LOT 2 87,452 SF (2.0 AC)
- LEGAL DESCRIPTION: SEE BELOW
- TAX PARCEL APN 124-05-003N
- BASIS OF BEARINGS IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 19 EAST, G&SRB&M, NORTH 00° 06' 29" EAST, PER THE RECORD OF SURVEY, BOOK 10 PAGE 100.
- BASIS OF ELEVATIONS IS NGS POINT CG0053, "PIMACO 2 RM 1" ELEVATION 4155.94 NAVD 88. SITE ELEVATION AT ALUMINUM MONUMENT AT EAST QUARTER CORNER SECTION 7, T. 17 S., R. 19 E. SEE MAP, ELEVATION 4150.10.
- ANY RELOCATION, MODIFICATION, ETC., OF THE EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- ALL REQUIRED PARKING SHALL BE OFF-STREET, ON SITE.
- APPROVAL OF THIS PLAN DOES NOT AFFIRM, CERTIFY, OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OR COMPLIANCE WITH ANY PRIVATE DEED RESTRICTIONS.
- MATERIALS WITHIN SIGHT DISTANCE TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 36 INCHES AND 96 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.

PARKING CALCULATIONS

USE: GENERAL RETAIL

PARKING REQUIRED:	
1 SPACE/350 S.F. OF CROSS FLOOR AREA (9100/350)	26 SPACES
TOTAL PARKING PROVIDED:	32 SPACES
H.C. PROVIDED:	2 SPACES
LOADING SPACE	
LOADING SPACE PROVIDED:	1 SPACE
BICYCLE SPACE	
BICYCLE SPACE PROVIDED:	2 SPACES



LEGEND

- PROPERTY LINE
- LANDSCAPE BUFFERYARD LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- OVERHEAD POWER LINE
- EDGE OF EXISTING PAVEMENT
- NEW PAVEMENT
- CONCRETE
- NUMBER OF 9'x20' PARKING SPACES

PROJECT ADDRESS:

TAX PARCEL APN 124-05-003N
MESCAL, COCHISE, ARIZONA 85602

BASIS OF BEARINGS:

IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 19 EAST, G&SRB&M, NORTH 00° 06' 29" EAST, PER THE RECORD OF SURVEY, BOOK 10 PAGE 100.

BASIS OF ELEVATIONS:

IS NGS POINT CG0053, "PIMACO 2 RM 1" ELEVATION 4155.94 NAVD 88. SITE ELEVATION AT ALUMINUM MONUMENT AT EAST QUARTER CORNER SECTION 7, T. 17 S., R. 19 E. SEE MAP, ELEVATION 4150.10.

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 19 EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, COCHISE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7;
THENCE SOUTH 00° 06' 29" WEST UPON THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 7, A DISTANCE OF 295.38 FEET;
THENCE LEAVING SAID LINE, NORTH 89° 53' 31" WEST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00° 06' 29" WEST UPON A LINE LYING 50.00 FEET EAST OF AND PARALLEL TO SAID EAST LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 311.00 FEET;
THENCE SOUTH 89° 48' 29" WEST A DISTANCE OF 309.19 FEET;
THENCE NORTH 00° 06' 07" EAST A DISTANCE OF 237.93 FEET;
THENCE NORTH 89° 48' 29" EAST A DISTANCE OF 119.21 FEET;
THENCE NORTH 00° 06' 29" EAST A DISTANCE OF 73.07 FEET;
THENCE NORTH 89° 48' 29" EAST A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING.

OWNER/DEVELOPER:

DCM DEVELOPMENT COMPANY, L.L.C.
4122 E. GRANT RD.
TUCSON, ARIZONA 85712
ATTN: DAVE LECHNER
(520) 888-1212

SITE COVERAGE:

SITE AREA= 87,452 SF
BUILDING AREA= 9,100 SF
ADDITIONAL IMPERVIOUS COVER=
COVERAGE= $\frac{21,521+9,100}{87,452} = 35\%$

UPDATE FOR REZONING CONDITIONS

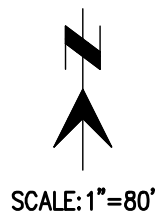
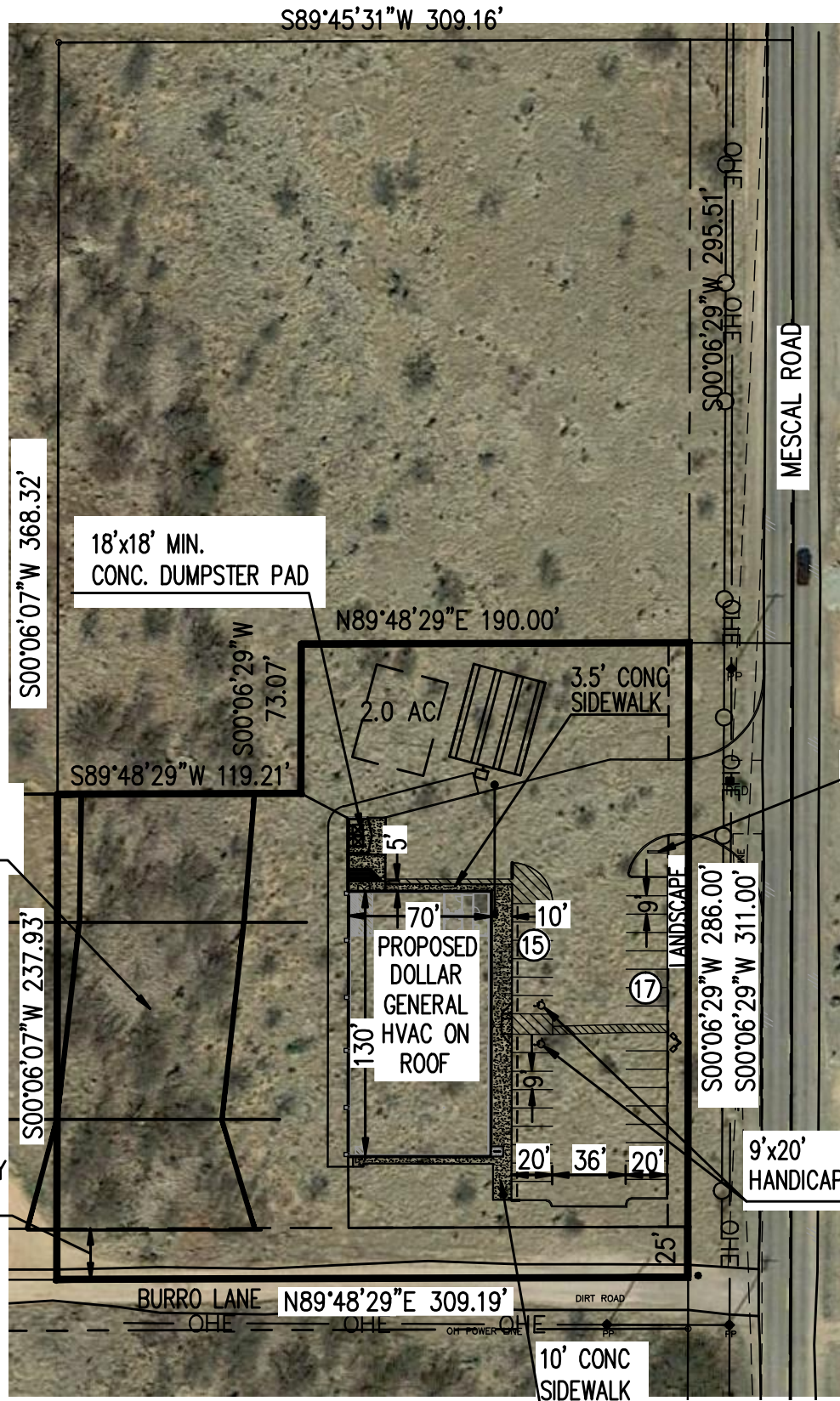
JAS ENGINEERING
PO BOX 1888 TUCSON, ARIZONA 85702
(520) 390-7920
STANLEY19263@MSN.COM

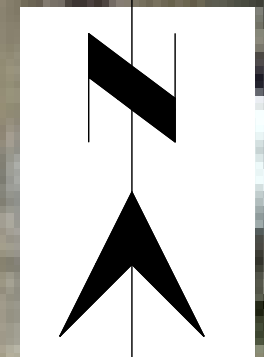
CONCEPT PLAN
FOR
DOLLAR GENERAL- MESCAL
A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 7, T17S, R19E,
G&SRB&M
MESCAL, COCHISE, ARIZONA

EXP. 6-30-2019

NO.	REVISION	DATE	DRWN BY	J.R.G.	DATE	03/21/2019	1 OF 1
			DSGN BY	J.A.S.	JOB NO.		
			CHKD BY	J.A.S.	SCALE: H:1"=50' V:N/A		

PRELIMINARY SITE PLAN		MESCAL, ARIZONA	
PROTOTYPE: D	DEVELOPER	DESIGNER	DATE
BLDG/SALES SF: 9,100/7,302	COMPANY: DCM DEVELOPMENT	COMPANY: JAS ENGINEERING	05-02-19
ACREAGE: 2.0 AC	NAME: DAVE LECHNER	NAME: JEFFREY A. STANLEY	
PARKING SPACES: 36	PHONE #: (520) 888-1212	PHONE #: (520) 390-7920	





SCALE: 1" = 50'

FOUND ALUMINUM CAP
SURVEY MONUMENT
EAST 1/4 CORNER SECTION 7
ELEVATION 4150.10

FOUND ACP
RLS 19315

FOUND 1/2" REBAR
NO IDENTIFICATION

S89°45'31"W 309.16'

N89°14'38"W 50.00'

50' RIGHT-OF-WAY DEDICATION

LOT 1
100,053 SF
2.3 AC
PROPERTY OWNERS:
MARGARET AND RAUN TREJO

SET 1/2" REBAR
TAGGED RLS 29273

SET 1/2" REBAR
TAGGED RLS 29273

PROPOSED SEPTIC
RESERVE
AREA

PROPOSED SEPTIC
AREA

N89°53'31"W 50.00'

SET 1/2" REBAR
TAGGED RLS 29273

MONUMENT
SIGN

LANDSCAPE
ISLAND

9'x20'
PARKING
SPACES

SET 1/2" REBAR
TAGGED RLS 29273

LOT 2
87,452 SF
2.0 AC

PROPOSED DOLLAR
GENERAL
(RETAIL)
9100 SF
H= 20'
1 STORY
BICYCLE
PARKING

BUILDING
SIGN

XERISCAPE
LANDSCAPE
AREA

PARKING LOT LIGHTING

NATURAL AREA
PER COCHISE COUNTY

STORM WATER
RETENTION AREA

XERISCAPE
LANDSCAPE
AREA

15'x390'
SITE
DISTANCE TRIANGLE
FOR BURRO LANE

FOUND ACP
TAGGED RLS 19315

SET 1/2" REBAR
TAGGED RLS 29273

FOUND 1/2" REBAR
TAGGED RLS 19315

785'

FOUND 1/2" REBAR
TAGGED RLS 19315

FOUND 3/4" ID OPEN PIPE
SOUTHWEST CORNER
SECTION 7 T17S, R19E

25' WIDE ROADWAY &
UTILITY EASEMENT
DKT 8807-14480

50' WIDE ROADWAY &
UTILITY EASEMENT
DKT 0306-19855 &
DKT 0404-12996 &
DKT 0405-16770

FOUND 1/2" REBAR
TAGGED RLS 19315

SET 1/2" REBAR
TAGGED RLS 19315

BURRO LANE (NOT PAVED) N89°48'29"E 309.19'

S89°48'52"W 897.69'

N89°51'35"E 5,177.07'(C&R)

SE CORNER SECTION 7
T17S, R19E
CALCULATED LOCATION
PER ROS BK 10 PG 100
NO MONUMENT RECOVERED

DCM Development Company LLC

4122 E Grant Rd Tucson, AZ 85712

Phone 520-888-1212

Fax 520-888-1216

May 2, 2019

Robert Kirschmann

Cochise County Community Development
Development Services
1415 Melody Lane, Building E
Bisbee, Az 85603

RE: Dollar General Benson, Az Rezone Meeting, May 8, 2019

Good Morning Robert,

Below are some of the items mentioned that we feel will address some of the concerns mentioned.

1. **Lighting of the Building and Parking Lot:** All fixtures will be fully shielded with full cut off with reduced lumen counts and warm color temp that will be more stringent than the County's required lighting code or as a condition of the rezone. Also, there won't be any lighting on the west side of the building and the parking lot light pole will be no more than 18' tall and will be at least 3' lower than the building it will also be fully shielded, full cut off with warm color temp to cut down on light pollution
2. **Building Sign and Monument Sign Lighting:** The building sign and monument sign will be externally illuminated signs and can be a condition for rezone.
3. **Trash:** We will enclose the dumpster area with a 6' high masonry wall and it will have a gate.
4. **Natural Buffer on west side or property:** We will retain as much of the natural plant buffering as possible, to screen the neighboring property on the westside of the property. We will go through and prune the dead wood and trash out of the trees and plants.
5. **Pedestrian Concerns:** We will work with the County for pedestrian safe access.
6. **AC Units screening:** Will be screened with welded frame and attached perforated metal painted the same color as the building.
7. **Plant Material:** We will try to salvage and transplant a substantial amount of the existing Yuccas on the site.
8. **Burro Lane:** There will not be a driveway off of, or on to Burro Lane therefore reducing the risk of damage or additional maintenance to the road.
9. **Shielding of Headlights:** We will provide a 3' masonry along the parking spaces that face Mescal to reduce the amount of headlights pointing on to, or across Mescal Rd.

Best Regards,

Russ Salmon

Project Manager
DCM Development/Lechner Construction
4122 E. Grant Rd.
Tucson, ARIZONA 85712
russ@lechnerconstruction.us
Office: 520-888-1212
Cell: 520-850-0624