

# Staff Summary Report

Development Review Commission Date: **09/25/2012**

Agenda Item Number: **3**

**SUBJECT:** Hold a public meeting for a Development Plan Review for O'REILLY AUTO PARTS, located at 620 E Southern Ave.

**DOCUMENT NAME:** DRCr\_OReillyAuto\_092512 PLANNED DEVELOPMENT (0406)

**COMMENTS:** Request for **O'REILLY AUTO PARTS (PL120123)** (John Maus, Verus RS LLC, property owner; Mark Bergquist, O'Reilly Auto Parts, applicant) consisting of a 2,142,900 s.f., on 3.17 net acres), located at 620 E Southern Ave in the Planned Commercial Center One (PCC-1) District. The request includes the following:

DPR12138 – Development Plan Review including site plan, building elevations, and landscape plan.

**PREPARED BY:** Diana Kaminski, Senior Planner (480-858-2391)

**REVIEWED BY:** Lisa Collins, Community Development Deputy Director (480-350-8989)

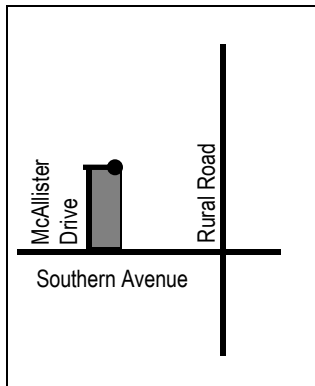
**LEGAL REVIEW BY:** N/A

**DEPARTMENT REVIEW BY:** N/A

**FISCAL NOTE:** There is no fiscal impact on City funds.

**RECOMMENDATION:** Staff – Approval, subject to conditions

**ADDITIONAL INFO:**



The site is bound by Huntington Drive to the north, McAllister Drive to the west and Southern Avenue to the south and is a vacant part of the existing commercial center west of Rural Road and north of the municipal library complex.

Gross/Net site area	08 acres
Total Building area	7,021 s.f.
Lot Coverage	20 % (50% maximum allowed)
Building Height	20'6" ft (35 ft maximum allowed)
Building Setbacks	93' front (south), 53' side (east), 70' rear (north), 20' street side (west) (0', 30', 30' 0' min.)
Landscape area	30% (15% minimum required)
Vehicle Parking	29 spaces (23 min. required, 29 max allowed)
Bicycle Parking	3 spaces (2 minimum required)

A neighborhood meeting was not required with this application.

**PAGES:**

1. List of Attachments
- 2-4. Comments
- 4-6. Reason for Approval / Conditions of Approval
- 7-8. Code requirements
9. History & Facts / Zoning & Development Code Reference

**ATTACHMENTS:**

1. Location Map
2. Aerial Photo
- 3-4. Letter of Explanation
5. Cover Sheet
6. Site plan
7. Floor plan
8. Building Elevations
9. Colored Elevations
10. Landscape Plan
11. Preliminary Grading & Drainage Plan
12. Lighting Plan
- 13-14. Photographs

## COMMENTS:

The site is located west of Rural Road, on the north east corner of McAllister Drive and Southern Avenue, on the south side of Huntington Drive. To the north are R-3 multi-family residences, to the west are R-4 zoned properties with commercial office uses, to the south are R-1-6 single family residences and the Tempe Municipal Complex containing the Pyle Center, Vihel Center, Historical Museum and Library. To the east of the lot is a Commercial center with the Dollar Store and Walmart and smaller retail at the corner on Rural and Southern. The lot has been vacant for approximately 40 years.

This request includes the following:

1. Development Plan Review which includes: a single story 20' tall retail building totaling 7,021 s.f. of building area on .8 net acres, the building elevations and landscape.

The applicant is requesting the Development Review Commission take action on the request listed above. No further planning entitlement processing is necessary for this request.

## PUBLIC INPUT

- Neighborhood meeting is not required

## PROJECT ANALYSIS

### DEVELOPMENT PLAN REVIEW

#### Site Plan

The proposed design is for a free standing 7,021 s.f pad building on its own site. The site shares driveway access from Southern on an off-site drive that is being improved to meet required standards for development. A second driveway accesses McAllister Drive. There is no access from Huntington Drive. The design provides upgraded drive entries with generous 30' drive aisles to accommodate larger vehicles maneuvering on the site. Parking spaces are wider than minimum to allow more room between vehicles. Parking is available on three sides of the building to activate the site. A 7' pedestrian connection is provided from McAllister up to the door, with a 2' overhang for vehicle parking incorporated into the sidewalk design. Landscape islands and the building itself will provide shade to the parking spaces.

#### Building Elevations

The building elevations have a direct correlation to the interior floor plan, which is not conducive to windows being located on most sides of the building due to interior shelving and security needs. The south facing elevation has glass storefront with a green metal canopy under a large painted red stucco building band designed for the internally illuminated sign (not a part of this request). The red is part of the corporate branding of the business. Columns frame the entrance and define the corners of the building in a medium toned "Latte" color. The primary field of the stucco building is "Softer Tan". Manufactured stone veneer is stacked in a wainscot base to ground the building. A small turned out cornice tops the building around the parapet screening the mechanical equipment. Green screens have been added to the east and west sides where visible from the street. The north rear elevation will be partially screened by a wall along the back of the lot and the enhanced landscape provided on the north side of the screen wall, across from the residential area.

#### Landscape Plan

The landscape plan is simple and appropriate for the size of the lot. The design continues with the theme of Olive trees, using newer species that are non-allergenic. A variety of xeriscape shrubs, ground covers and accents will enhance the area with year round color and texture: Red Bird of Paradise, Rio Bravo Sage, Red Yucca, Desert Spoon, Ruellia and Lantana. Existing Olive Trees are being conditioned to be retained, and existing oleander are being conditioned to be removed for safety and maintenance. The Palm trees at the corner will also remain. The mix of new and mature plants will help integrate the project into the existing center, and provide a rejuvenated face to this corner of the commercial complex.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*)

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the building is centered on the site to allow vehicle circulation of employees, customers and large delivery trucks, with limited parking in the rear and none along the McAllister street front. Landscape enhancements have been made on all three street sides.

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* the only windows are facing Southern Avenue, which is south facing, an awning is provided over the window storefront. The building is proposed to be CMU block under stucco, and has green screen proposed for the west side for additional architectural detail and shade on the west elevation to prevent heat gain. Trees located around the site will provide shade to the pedestrian paths and vehicle parking area.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* the proposed building is concrete masonry under a painted stucco finish. Detailing is provided in the parapet cornice, and pop-out columns. The level of detail is appropriate for the function of the use, and the context of the surrounding commercial structures.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* the building is smaller in scale than the large big box building to the east, this building steps down in scale closer to that of the adjacent single-story multi-family residences.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;* the longest elevations are the east and west, which are 85' long with 4' pop-outs at the corners and spaced 20' from either end of the building, breaking down into 20' side sections and a larger 31' center section. Use of paint further breaks up the massing of the building. A simulated stone veneer wainscot grounds the building with a horizontal break at the pedestrian level.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;* The building façade provides street front interest with the use of contrasting colors in the green metal shade canopy and the red stucco band over the storefront glass, the colors are corporate identifiers for the structure. The west side facing McAllister is broken up with six green screens centered on the wall sections. The east side has green screens at the south end and service doors towards the rear (north) end of the elevation. Due to interior layout of store, there are no windows on elevations other than the customer entrance side on the south. The north side will be partially screened from view by the 8' screen wall and enhanced landscape along Huntington Drive.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* the plans provide pedestrian connectivity to the public sidewalk, bike parking, and ample vehicular parking. Bus service is available on Southern Avenue, but no stops are located on this lot, however there are stops at the intersection of Rural and Southern.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* the proposed site plan is unique in that it places the entrance drive on Southern Avenue on the adjacent lot to the east through a shared access agreement. This allows the drive to be further away from the McAllister intersection, and provides more on-site maneuvering for large delivery trucks accessing the small corner lot. Another drive at the north end of the west side, on McAllister provides an exit route for larger vehicles such as refuse and fire. Primary traffic will enter and exit from Southern, to the parking lot in the front of the store. Pedestrians and bicyclists can access the storefront from McAllister without conflict of vehicles. The four parking spaces in the rear (north side) of the lot are screened from view on Huntington Drive, minimizing visual impacts to residents across the street.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* Police staff reviewed the proposed plans, location of windows, sidewalks and landscape and are satisfied that the proposed plan meets the intent of the code. Surveillance of the primary parking area is possible from the windows. Interior products are secured by limited windows and doors into the back of house storage area. Oleanders in the rear of the property are being removed for crime prevention. Landscape and lighting meet all code requirements.

10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways*; the landscape design incorporates existing mature trees with newer plants to create an integrated site with adjacent street-scape. The new plants will help revitalize the western end of the center, which has remained vacant for decades.
11. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects*; the design meets the minimum required lighting levels and has been carefully planned to prevent off-site glare through fixture selection and location. Landscaping along the north perimeter will help mitigate visibility of required pole lights from views of residences to the north.

### **Conclusion**

Based on the information provided and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions.

### **REASONS FOR APPROVAL:**

1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Development Plan Review.

### **CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

#### **General**

1. The property owners of each lot sharing the driveway shall record a shared access agreement for use of the off-site driveway.

#### **Site Plan**

2. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
3. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
4. Provide upgraded paving at each driveway consisting of unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
5. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
6. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
7. Sheet C2 – the new 6' screen wall on the north side of the parking area shall extend west 10' to prevent someone from hiding and ambushing employees in the parking spaces along that north side. Revisions to wall details to be provided with building permit set.

## Building Elevations

8. The materials and colors are approved as presented:  
Roof – flat with parapet  
Primary Material – Stucco painted Sherwin Williams Softer Tan SW6141  
Accent Columns - Stucco painted Sherwin Williams Latte SW6108  
Accent Band – Stucco painted O'Reilly Red custom mix – not to be used on parapet cornice trim  
Accent Wainscot -Manufactured Stone Veneer, Country LedgeStone, Chardonnay color  
Storefront and canopy – Painted metal Dark Ivy (dark green)  
Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.
9. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
10. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
11. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
12. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.
13. Coordinate lighting locations on sheets CE 1 (color rendering), A3 and SL 2.

## Lighting

14. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
15. Illuminate building entrances from dusk to dawn.
16. Reduce light levels on north side of building to comply with code for refuse (5 fc), parking (2 fc), retention (.5 fc) and drive aisle (1 fc) and not to exceed required levels by more than 50% or as deemed appropriate by plan check staff during building permit submittal.
17. Provide one wall pack light centered on west elevation to more evenly distribute light around the building and provide more pedestrian illumination along McAllister.

## Landscape

18. The plant palette is approved as proposed and specified on the landscape plan.
  - a. Oleander on north side of lot are to be removed, per plan.
  - b. Olive trees along street front are to be protected in place.
  - c. Required trees shall comply with minimum code size requirements of 1 ½" caliper trunks.
  - d. Sheet L1 - pink trumpet vines for the green screen trellises shall be used on all trellises (the north west side of the building did not have symbols on the plan),
  - e. Any additions or modifications may be submitted for review during the construction document building plan check process.
19. Irrigation notes:
  - a. Provide dedicated landscape water meter.
  - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
  - c. Locate valve controller in a vandal resistant housing.
  - d. Hardwire power source to controller (a receptacle connection is not allowed).
  - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.

- f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape along the street frontages for period of time that irrigation system is out of repair. Design irrigation so that existing plants are irrigated as part of the reconfigured system at the conclusion of this construction.
- 20. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
- 21. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
- 22. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval subject to determination by the Public Works, Water Utilities Division.
- 23. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

### **Signage**

- 24. Provide address sign on the building elevation facing the street to which the property is identified.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
    - 3) Self-illuminated or dedicated light source.
    - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
    - 5) Do not affix number or letter to elevation that might be mistaken for the address.
  - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

## CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through [www.tempe.gov/zoning](http://www.tempe.gov/zoning) or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
  - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: [www.tempe.gov/index.aspx?page=2147](http://www.tempe.gov/index.aspx?page=2147) or purchase book from the Public Works Engineering Division.
  - Access to refuse enclosure details and all other Building Safety forms at this link: [www.tempe.gov/index.aspx?page=1033](http://www.tempe.gov/index.aspx?page=1033). The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: [www.tempe.gov/modules/showdocument.aspx?documentid=5327](http://www.tempe.gov/modules/showdocument.aspx?documentid=5327). Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **SECURITY REQUIREMENTS:**
  - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
  - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- **FIRE:** Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- **ENGINEERING:**
  - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
  - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
  - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
  - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.



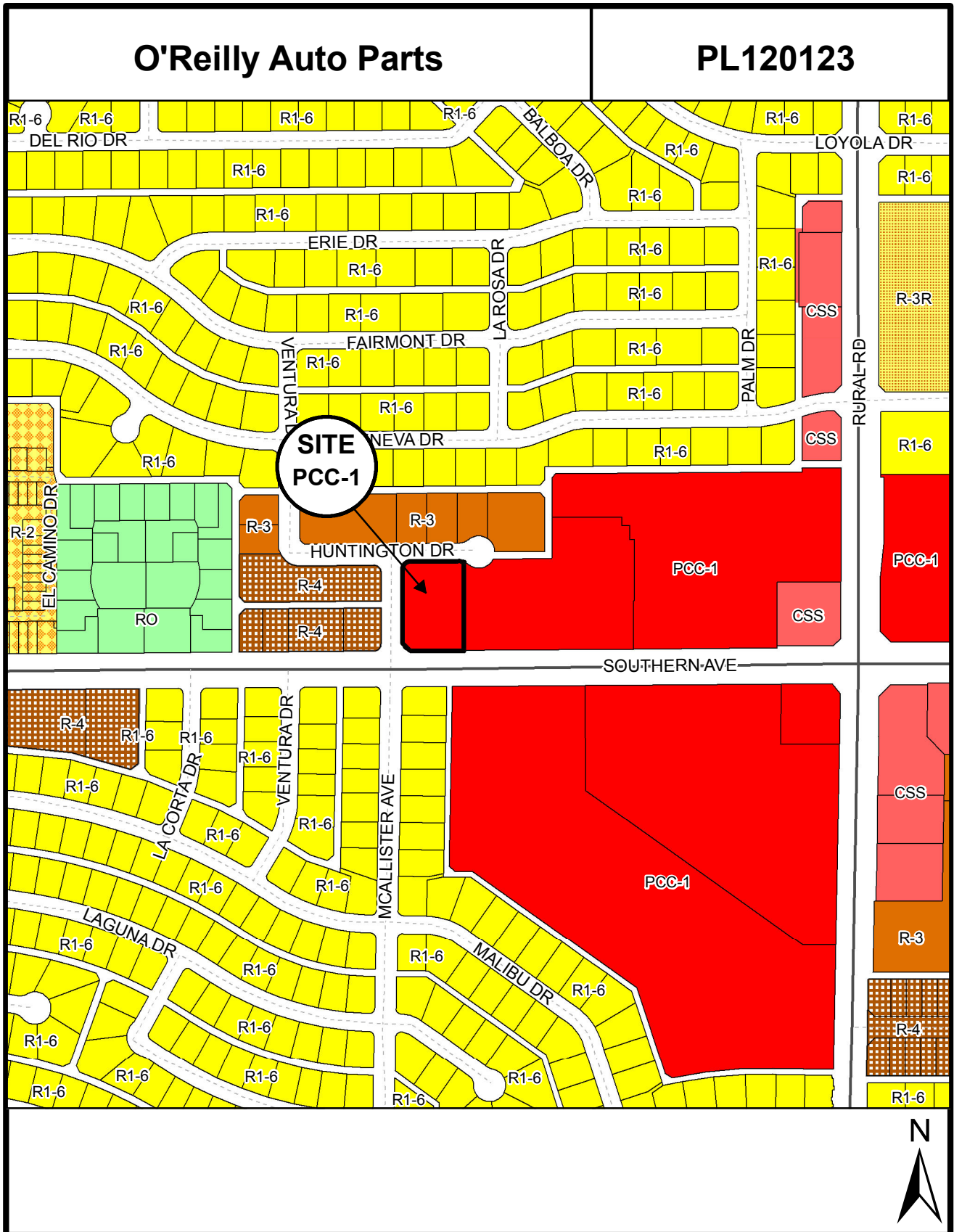
- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
  - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
  - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
  - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
  - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- DRIVEWAYS:
  - Construct driveways in public right of way in conformance with Standard Detail T-320.
  - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed [www.tempe.gov/index.aspx?page=801](http://www.tempe.gov/index.aspx?page=801) . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- PARKING SPACES:
  - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
  - At parking areas, provide demarcated accessible aisle for disabled parking.
  - Distribute bike parking areas nearest to main entrance. Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
  - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
  - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- LANDSCAPE:
  - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm) . Follow the link to "applications to move a native plant" to "notice of intent to clear land".
- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

**HISTORY & FACTS:**

- 1957-1964 The property was annexed into the City of Tempe as agricultural land, eventually subdivided and zoned for commercial uses.
- January 8, 1970 City Council approved a zoning map amendment for 10.8 acres from C-1 to PSC-1 and a Final Plan of Development for Unit 1 of Grants Shopping Center at the north west corner of Rural and Southern.
- July 12, 1973 City Council approved an Amended Final Plan of Development for Grants Plaza. The western portion of the lot was developed as parking.
- Nov. 17, 1977 City Council approved an Amended Final Plan of Development for Mervyns at Grants Plaza.
- July 29, 1999 City Council approved a Final Subdivision Plat for Southern Plaza for 2 lots and an Amended General and Final Plan of Development for Southern Plaza at 800 E Southern Avenue and a variance to reduce the required side yard setback between two existing buildings from 40' to 0' in the PCC-1 Zoning district.
- August 19, 2010 The property had a lot line adjustment for Southern Plaza for two properties. The western lot has remained vacant since annexation into the City.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review



O'Reilly Auto Parts

PL120123

Location Map



**O'REILLY AUTO PARTS (PL120123)**

August 16, 2012

City of Tempe  
Community Development  
31 East Fifth Street  
Tempe, Arizona 85280

Re: O'Reilly Auto Parts  
McAllister Avenue  
Tempe, AZ #1  
Development Plan Review

To Whom It May Concern:

The O'Reilly Auto Parts store being planned for Tempe is situated at the corner of McAllister Avenue and Southern Avenue, and provides a landscaped, welcoming presence for patrons and pedestrians. Trees and other landscaping placed on the perimeter of the site frame the store, which utilizes a bold portal entrance. This front façade is well-lit, combining with parking and exterior building lighting. Storefront windows create inviting views into the store.

The many trees provide shading for the parking lot and create a pedestrian-friendly environment as they travel along the O'Reilly property. Vehicles are also shaded, and the paving is reduced to allow for more green space. Each tree and shrub has been chosen to reflect the scale of the building, and alternating vegetated and open viewports frame the structure in context with the surrounding commercial and residential areas. The storefront brings southern natural light into the main customer area. The exterior of the building is designed to be stucco over concrete block. Stucco is well-suited to the Arizona climate, and it will be colored in light shades, as seen on the colored elevations. Mechanical units will be fully screened as required.

Pilasters and a decorative parapet divide the building faces into multiple sections, enhancing the human scale of the building. Accent colors highlight these changes. A stone wainscot has been designed at the lower portion, again bringing tangibility and visual differentiation to the exterior. These elements also define the bottom, middle, and top of the project. Storefront windows at the front allow for security, as they face a major public road, and lighting during public hours. Parking lighting has also been designed with this in mind. Trellises with additional vegetation enhance the west side of the building facing McAllister Avenue.

The building entrance is covered by a green metal canopy and is lit from underneath. This works with the red stucco portal above and the accented pilasters framing the entrance to guide the customer into the store. The wainscot treatment and pilasters also create rhythm and scale to the sidewalks and aesthetics of the building. These new sidewalks and drive aisles are illuminated in many places meeting City standards for ease and safety. The project has been designed to be in compliance with the Americans with Disabilities Act (ADA). Bike parking is also provided, providing on-site options for pedestrians, motorists, and bicyclists. Vehicle entrances are similar to the existing site, including a rebuilt access point along the west side. A

City of Tempe, Community Development  
O'Reilly Auto Parts, Tempe, AZ #1  
August 16, 2012  
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new entry drive is provided on Southern Avenue to add flexibility of vehicle travel on the site. Delivery trucks will frequent the site for O'Reilly to maintain product supply, but this traffic will be reduced to one time a day in most circumstances, lowering the impact on the surrounding residential area. These site improvements are in conjunction with maintaining the perimeter sidewalks, including rebuilding them per City details. A new sidewalk will directly connect the right-of-way path to the building.

These new site improvements for the O'Reilly store will be a boost to the area over the existing parking lot. The site and building have been designed for a pedestrian scale, with durable and interactive building materials that fit with the surrounding architecture. Lighting and landscaping work with the building, sidewalks, and the parking lot to create a space that caters to multiple types of consumers and enhances the fabric of the City of Tempe.

Please contact our office if you have any further questions.

Sincerely,

  
Mark Bergquist  
O'Reilly Auto Parts

bmb

Attachments:

Copy to: Mr. Steve Peterie, O'Reilly Auto Parts

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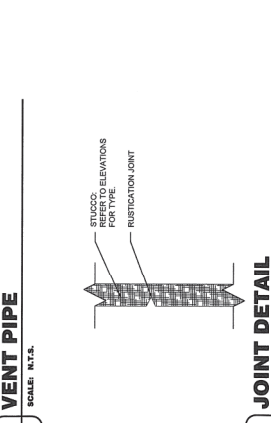
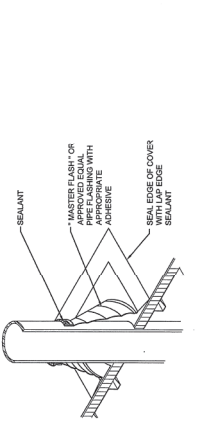




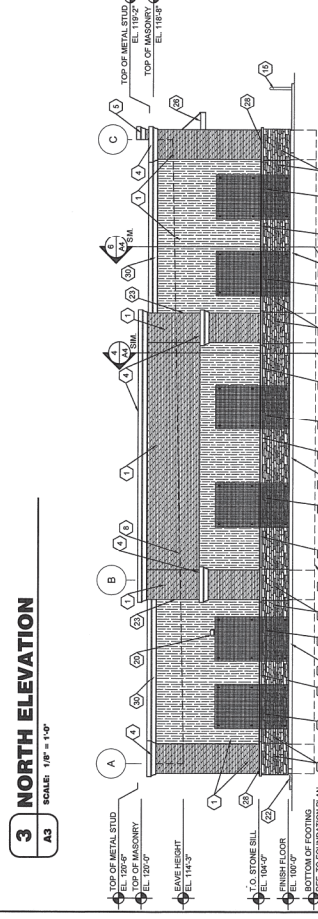
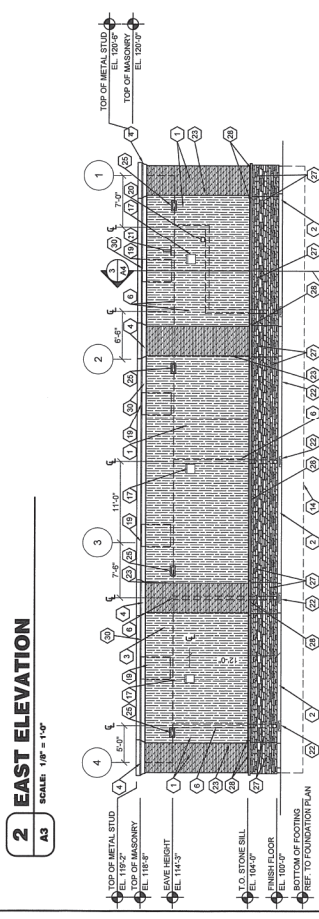
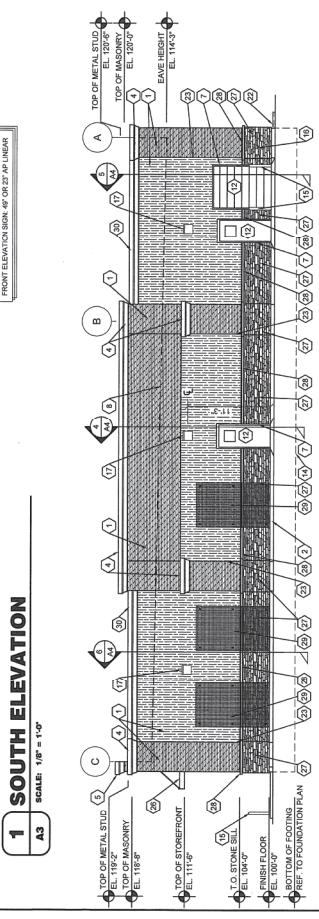
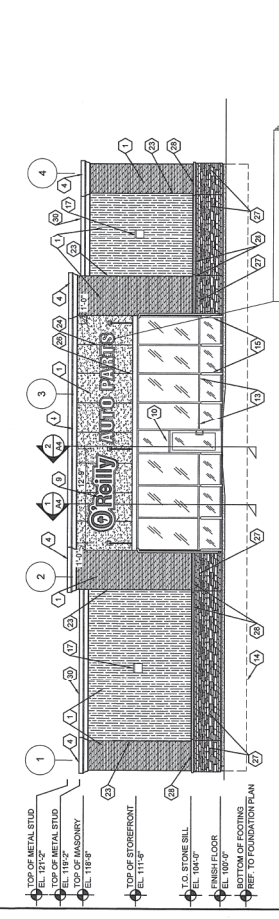


- GENERAL NOTES:**
- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
  - REFER TO COVER SHEET FOR BUILDING DESIGN CRITERIA.
  - REFER TO PRE-ENGINEERED METAL BUILDING DRAWINGS FOR ADDITIONAL REQUIREMENTS.
  - REFER TO MECHANICAL/ELECTRICAL PLAN FOR SYSTEM TYPES AND LOCATIONS.
  - REFER TO DEVELOPMENT PLANS FOR ADDITIONAL REQUIREMENTS.

- KEY NOTES:**
- EXTERIOR DOOR AND WINDOW SCHEDULES REFER TO EXTERIOR FINISH SCHEDULE.
  - MASONRY WALL CONSTRUCTION: REFER TO EXTERIOR FINISH SCHEDULE AND WALL SECTIONS.
  - PRE-FINISHED STANDING SEAM ROOF: BY PRE-ENGINEERED METAL BUILDING COMPANY.
  - FACTORY FINISH: REFER TO EXTERIOR FINISH SCHEDULE.
  - NOT USED.
  - THE MANUFACTURER'S METAL SYSTEMS MANUAL, BUILDING MANUFACTURER AND IF P.A.C.D.S. BY CONTRACTOR.
  - CONCRETE MASONRY UNIT (CMU): SPLIT FACE HEAD AND JAMB UNITS.
  - LINE OF ROOF: INDICATES LINE OF ROOF BEYOND WITH SLOPE OF 1/4" PER FOOT.
  - SIEN: APPROXIMATE OUTLINE OF VENEER AUTO PARTS SIGN AS REQUIRED FOR MOUNTING SIGN WORK TO BE COORDINATED WITH SIGN COMPANY.
  - ADDRESS NUMBERS: PER LOCAL CONTRACTOR. COLOR TO BE WHITE.
  - NOT USED.
  - PER LOCAL CONTRACTOR. SHERWIN WILLIAMS "SOFTER TAN" SW641. (REFER TO DOOR SCHEDULE).
  - STAIRS: REFER TO FLOOR PLAN FOR WINDOW TYPES.
  - LINE OF FOUNDATION: REFER TO FOUNDATION PLAN.
  - STEEL BOLDS: REFER TO FOUNDATION PLAN.
  - FIELD PAINT "ORELLY GREY": (REFER TO FOUNDATION PLAN).
  - ROOF VENT: REFER TO MECHANICAL PLAN.
  - ROOF VENT: REFER TO ELECTRICAL PLAN.
  - NOT USED.
  - ROOF TOP JAMB (BEYOND): APPROXIMATE LOCATION (REFER TO MECHANICAL PLAN FOR EXACT LOCATION).
  - MASONRY WALL PENETRATIONS: PROVIDE FLASHING AND SEALANT AS REQUIRED. (REFER TO M.E.P. SHEETS).
  - ROOF BRIMS JAMB (BEYOND): REFER TO DETAIL 301.
  - CONCRETE SPASH BLOCK: FURNISH WEATHERPROOF.
  - MASONRY CONTROL JOINTS: MATCH MASONRY. PROVIDE SEALANT OVER 1/2" DIAMETER (REFER TO STRUCTURAL SHEETS).
  - INDICATION: REFER TO DETAIL 301.
  - 18 GA. PRE-FINISHED STAINLESS STEEL SCUPPER BY BUTLER. REFER TO MECHANICAL SHEETS FOR INSTRUCTIONS. INSIDE OPENING WIDTH TO BE 14". REFER TO MECHANICAL SHEETS FOR EXACT LOCATION.
  - PRE-FABRICATED METAL CANOPY: EQUAL TO STEEL SITCH CORPORATION (773-598-8091 EXT. 197). REFER TO MECHANICAL SHEETS FOR INSTRUCTIONS. INSIDE OPENING WIDTH TO BE 14". REFER TO MECHANICAL SHEETS FOR EXACT LOCATION. CANOPY WITH HANGER RODS FIELD VERIFY EXACT LOCATION.
  - ROOF BRIMS WITH APPROVED SIGNAGE PLANS SUBMITTED TO THE CITY OF SPRINGFIELD. METAL DECKING - 36" X 60" X 1/4" GALVALUME. TOP EXPOSED BOTTOM SHALL BE POWDER COATED FINISH. PROVIDE AND PART ENGINEERED AND SEALED FOR THE STATE OF MISSOURI. REFER TO WALL SECTIONS AND MECHANICAL SHEETS FOR DETAILS.
  - INSTALL PER MANUFACTURER'S RECOMMENDATIONS. REFER TO EXTERIOR FINISH SCHEDULE FOR MORE INFORMATION.
  - MANUFACTURED STONE VENEER: INSTALL PER MANUFACTURER'S RECOMMENDATIONS. REFER TO EXTERIOR FINISH SCHEDULE FOR MORE INFORMATION.
  - INSTALL PER LOCAL CONTRACTOR TO INSTALL 1/4" X 1/4" WALL MOUNTED "VENEER" OR APPROVED EQUAL TRILLIS SYSTEM USING APPROVED EQUAL TRILLIS SYSTEM PER MANUFACTURER'S RECOMMENDATIONS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
  - PRE-ENGINEERED METAL CAP FLASHING: COLOR SHALL BE FIELD PRINTED "SOFTER TAN" TO MATCH STUCCO BELOW.

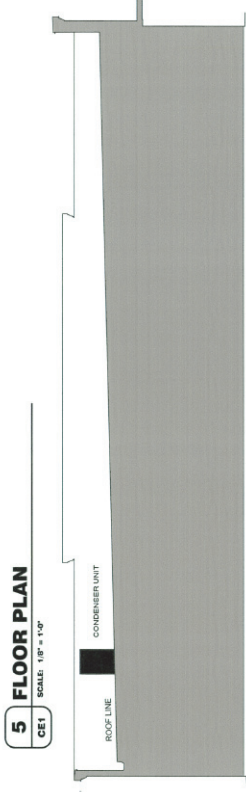
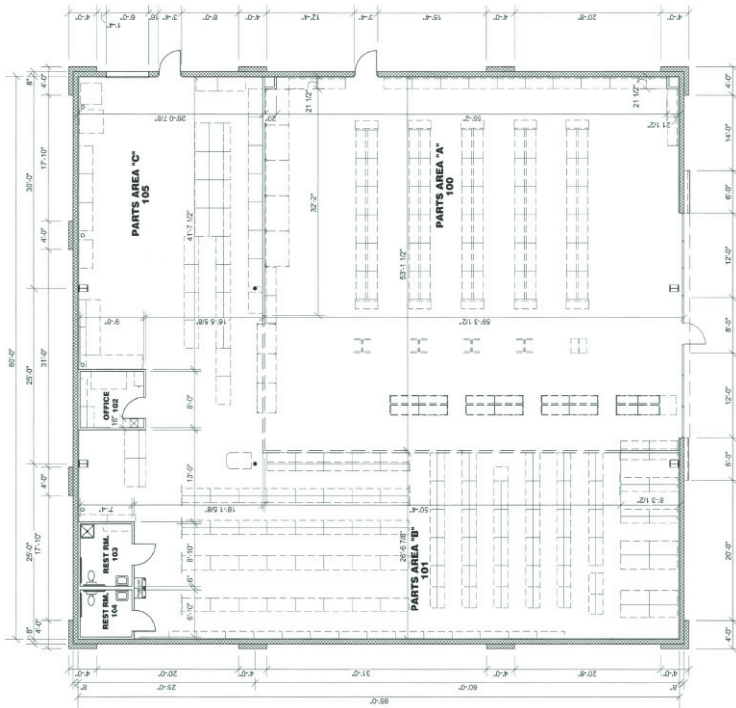


TYPE	COMPANY/TYPE	COLOR
STANDARD CONCRETE MASONRY (CMU)	PER LOCAL SUPPLIER	SHERWIN WILLIAMS PAINT (1) BOWNE NO. LESS THAN 1/8" ELASTOMERIC AS-460 (NO LESS THAN 5/8" MILE EACH COAT)
SPLIT FACE CONCRETE MASONRY (CMU)	PER LOCAL SUPPLIER	COLD WEATHER APPLICATION (1) COAT S&W LONLOCK SURFACER (2) COATS S&W ULTRACRETE SOLVENT RESISTANT MASONRY PAINT (MILE EACH COAT)
EXTERIOR PART AND CHISEL PLASTER (STUCCO) (SEE SPEC)	PER LOCAL SUPPLIER	COLOR PAINT TO MATCH STONE COLOR ABOVE SEE SPECIFICATIONS SECTION 06000 AND SET TO MATCH COLOR INDICATED IN STUCCO
EXTERIOR PART AND CHISEL PLASTER (STUCCO) (SEE SPEC)	PER LOCAL SUPPLIER	SHERWIN WILLIAMS VATEP SW441 TEXTURE: SANDBLAST
EXTERIOR PART AND CHISEL PLASTER (STUCCO) (SEE SPEC)	PER LOCAL SUPPLIER	SHERWIN WILLIAMS VATEP SW441 TEXTURE: SANDBLAST
MANUFACTURED STONE VENEER	ELDRADO STONE CO.	SHERWIN WILLIAMS CUSTOM COLOR "ORELLY GREY" (FACTORY MIX ONLY) (4) COATS (4) COATS OF 4-4 GALLON FORMULA
STAIRS (NO SUBSTITUTES)	EFCO KAWNEER	TEXTURE: SANDBLAST
BOLDS	IN FIELD	CONCRETE MASONRY CUSTOM COLOR
EXTERIOR DOORS	BY OWNER	GLIDDEN EXTERIOR SEMI GLOSS BASE: 200 - 700 VOC: 39.42 GPH: 374
METAL CAP FLASHING	BY METAL BUILDING WORK	FIELD PAINT SHERWIN WILLIAMS WILLIAMS "LATE" SW608



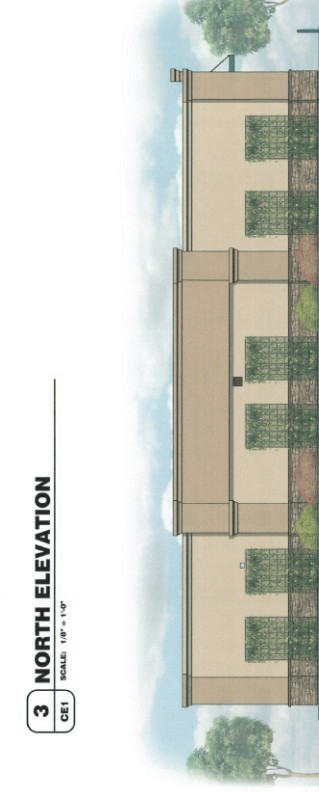
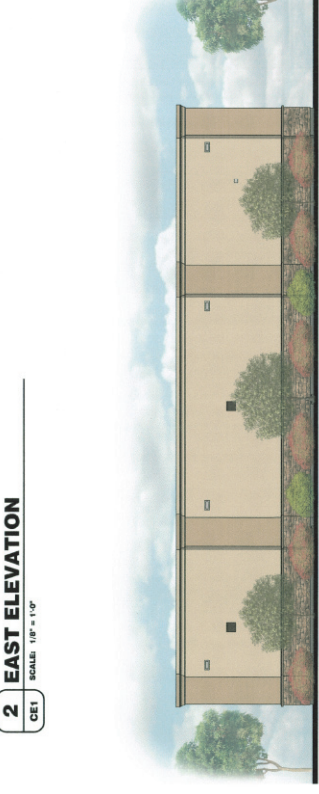
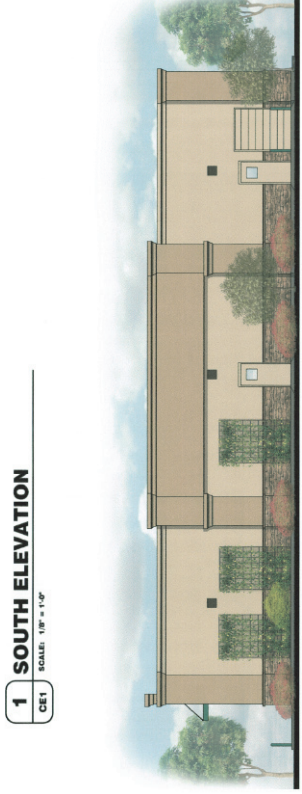
THIS ENTIRE SHEET HAS BEEN PRINTED

NOT FOR CONSTRUCTION



**FINISH LEGEND:**

[Color Swatch]	FIELD STUCCO - SOFTER TAN
[Color Swatch]	ACCENT STUCCO - LATTE
[Color Swatch]	PORTAL STUCCO - OREILLY RED
[Color Swatch]	STOREFRONT - OREILLY GREEN
[Color Swatch]	ACCENT STONE - CULTERED STONE COUNTRY LEDESTONE CARBORNAT



TEMPERATURE FIELD AREA  
FRONT ELEVATION SIGN: 48" OR 23" AP LINEAR



1730 EAST SPRINGFIELD, SUITE 417  
SPRINGFIELD, MISSOURI 65804  
417.862.6558  
FAX: 417.862.9265  
E-MAIL: ARCHITECT@ESTERLYSCHEIDT.COM

**ESTERLY SCHEIDT & ASSOCIATES, INC.**  
ARCHITECTS & PLANNERS

NEW O'Reilly Auto Parts Store  
SOUTHERN AVE.  
TEMPER, AZ  
(TEMP #1)

**O'Reilly AUTO PARTS**  
233 SOUTH PATTERSON  
SPRINGFIELD, MISSOURI 65802  
417-862-2674 PHONE

CONTRACT #	328
DATE:	6-14-12
REVISION	6-15-12
DATE:	7-2-12
	7-3-12
	8-5-12

CEI of 1



1730 EAST BURNING, SUITE 417  
SPRINGFIELD, MISSOURI 65804  
TEL: 417.862.2365  
FAX: 417.862.2365  
E-MAIL: ARCHITECT@ESTIMATEIT.COM

**ESTIMATE IT**  
**SCHNEIDER, INC.**  
ARCHITECTS & PLANNERS  
SOUTHERN AVE.  
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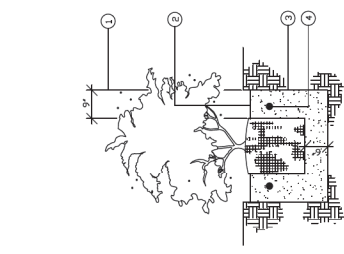
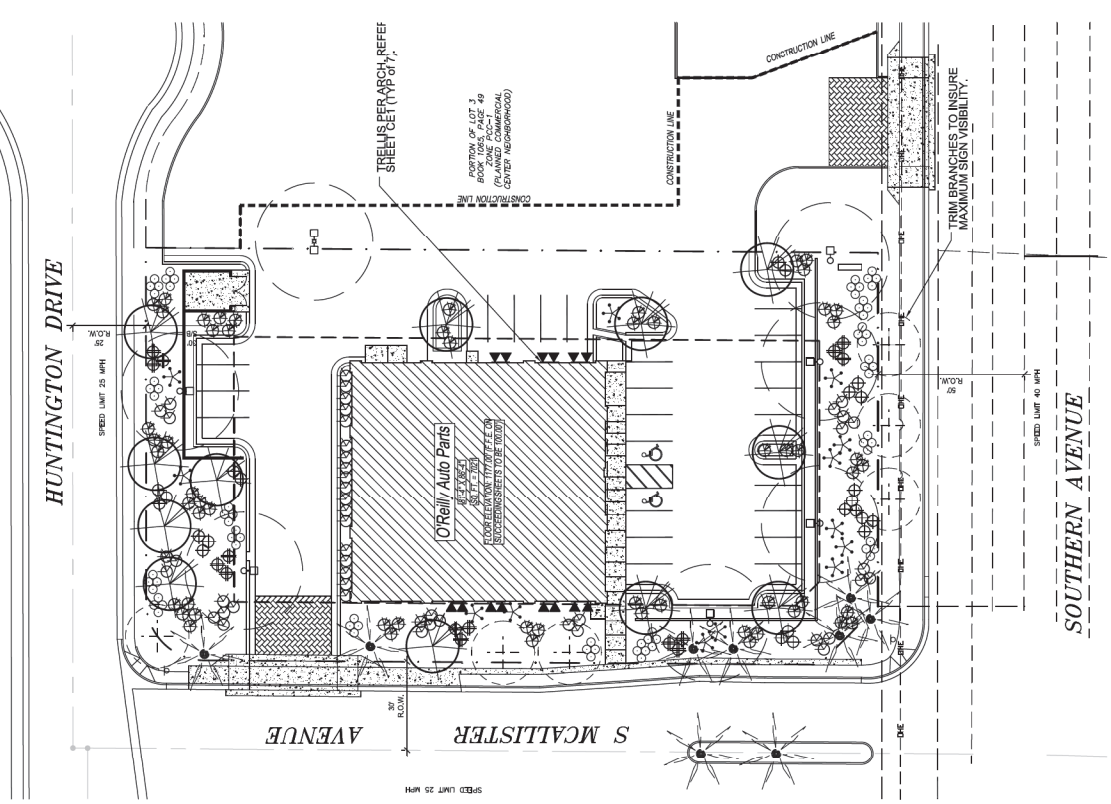
DATE:	04.15.12
REVISION:	
DATE:	09.05.12
COMMITTEE #	3281

**LANDSCAPE LEGEND**

- OLEA BURSAESA  
REPLACES OLIVE  
2' CAUPER - 13
- EXISTING PLANT MATERIAL  
ON SITE TO BE PROTECTED  
DURING CONSTRUCTION
- CAESALPINIA PULCHERRIMA  
RED BIRD OF PARADISE  
5 GALLON - 11
- LEICOPHTILUM LANGSHANIANAE  
5 GALLON - 11
- HERPERALOE PARVIFLORA  
5 GALLON - 38
- RED YUCCA  
5 GALLON - 23
- DASYLIRION WHEELERI  
5 GALLON - 15
- YUCCA FOLIOLARIS  
5 GALLON - 48
- PODRANEA RICASQUANA  
5 GALLON (TRELLIS TRAINED) - 14
- PINK TRUMPET VINE  
1 GALLON - 72
- LANTANA MONTEVIDENSIS  
PURPLE TRAILING LANTANA  
1 1/2 GALLON - 72
- 1 1/2" MINUS MADISON GOLD  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

**LANDSCAPE NOTES**

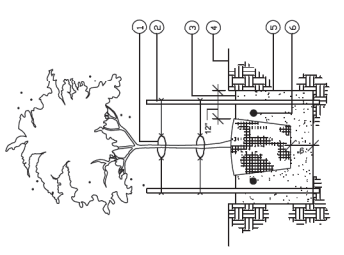
- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH TEMPE STANDARDS.
- ALL PARKING LOT FINGERS WILL RECEIVE (1) 15 GALLON TREE AND (5) 5 GALLON SHRUBS PER SINGLE ROW OF PARKING.
- ALL PLANT MATERIAL WITHIN THE CITY OF TEMPE RIGHT DISTANCE TRIANGLE AREAS ARE TO BE SELECTED FROM THE TEMPE APPROVED SIGHT TRIANGLE LIST.
- ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.
- NO RIVER ROCK PERMITTED UNLESS 2/3 OF EACH STONE IS EMBEDDED IN CONCRETE
- TREES WILL BE PLACED AS TO NOT INTERFERE WITH PARKING LOT LIGHTS.
- NO OLEANDER HEDGES WILL BE USED IN PARKING LOT AREAS.
- PRE-EMERGENT NOTE**  
DUE TO CONFLICTS BETWEEN OWNERS AND CONTRACTORS WE ARE NOW PROVIDING VIDEO TAPING TO BE VIEWED BY THE LANDSCAPE ARCHITECT. IF VIDEO TAPPING IS NOT PERFORMED ANOTHER APPLICATION SHALL BE PROVIDED WITH VIDEO TAPPING.
- SITE DATA:**  
34,450 NET SITE SQ. FT.  
10,395 LANDSCAPE SQ. FT.  
35% LANDSCAPE COVERAGE OF TOTAL SITE



- 1. MINIMUM DIMENSION FOR 5 GAL. PLANTS
- 2. T. BASIN
- 3. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLUING
- 4. AGRIFORM/TABLETS-SEE SPECS. FOR RATIO

BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

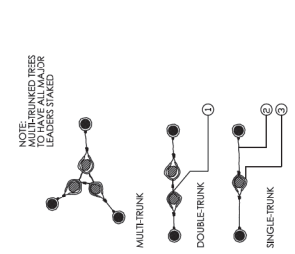
**SHRUB PLANTING DETAIL**



- 1. 1 1/2" RUBBER LINES WITH #10 MESH
- 2. TWO 2" ROUND BY 8" LONG GREEN TREE STAKES BURY 3" BELOW GRADE
- 3. 2" FASIN
- 5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLUING
- 6. AGRIFORM/TABLETS

BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

**DOUBLE STAKING DETAIL**



- 1. NOTCH TUBING LOOP EXPOSED WIRES W/ RUBBER COATED
- 2. 1 1/2" RUBBER HOSE

**TREE GUYING DETAIL**

**LANDSCAPE PLAN**



**SHRUB PLANTING DETAIL**

**DOUBLE STAKING DETAIL**

**TREE GUYING DETAIL**

T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
8433 TERRY AVENUE, SUITE 100  
TEMPE, ARIZONA 85260  
PH. (602) 965-0320  
E-MAIL: T.J.MCQUEEN@TJMA.NET



LANDSCAPE PLAN  
L1 of 3

ESTIMATE IT  
SCHNEIDER, INC.  
ARCHITECTS & PLANNERS

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1730 EAST BURNING, SUITE 417  
SPRINGFIELD, MISSISSIPPI 39064  
TEL: 417.862.2365  
FAX: 417.862.2365  
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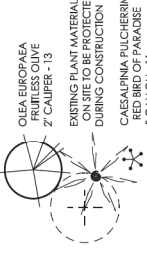
**ESTIMATE IT**  
**SCHNEIDER, INC.**  
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ARCHITECTS & PLANNERS

NEW O'Reilly Auto Parts Store  
SOUTHERN AVE.  
TEMPLE, AZ  
(TEMP #1)

**O'Reilly AUTO PARTS**  
233 SOUTH PATTERSON  
SPRINGFIELD, MISSISSIPPI 39062  
417-862-2674 PHONE

DATE:	04.15.12
REVISION:	
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COMMITTEE #	3281

**LANDSCAPE LEGEND**



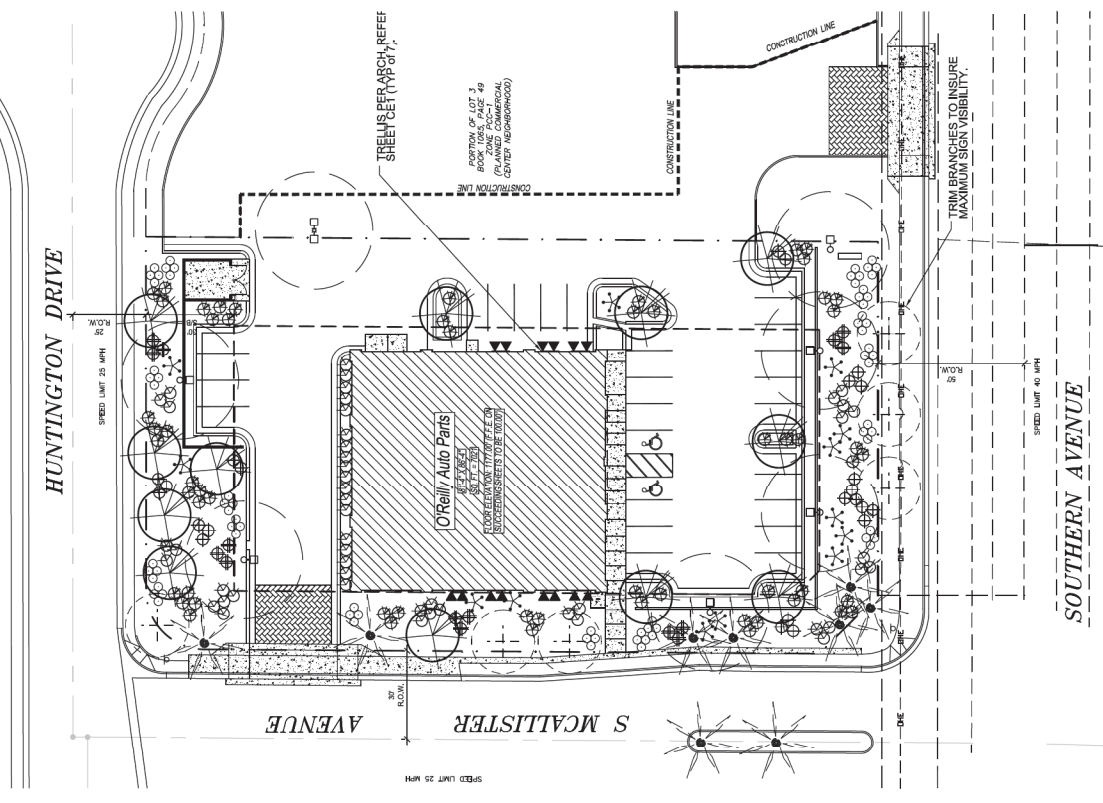
- OLEA BURSAEFA  
REPLACES OLIVE  
2' CAUPER - 13
- EXISTING PLANT MATERIAL  
ON SITE TO BE PROTECTED  
DURING CONSTRUCTION
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RED BIRD OF PARADISE  
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5 GALLON - 11
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DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

**LANDSCAPE NOTES**

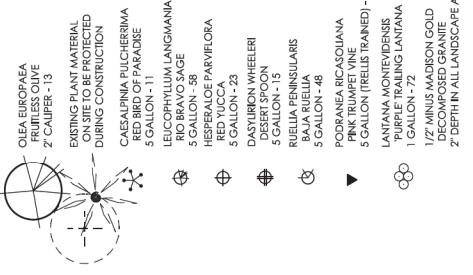
- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH TEMPE STANDARDS.
- ALL PARKING LOT FINGERS WILL RECEIVE (1) 1.5 GALLON TREE AND (5) 5 GALLON SHRUBS PER SINGLE ROW OF PARKING.
- ALL PLANT MATERIAL WITHIN THE CITY OF TEMPE RIGHT DISTANCE TRIANGLE AREAS ARE TO BE SELECTED FROM THE TEMPE APPROVED SIGHT TRIANGLE LIST.
- ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.
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- PRE-EMERGENT NOTE**  
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**SITE DATA:**

- 34,450 NET SITE SQ. FT.
- 10,395 LANDSCAPE SQ. FT.
- 30% LANDSCAPE COVERAGE OF TOTAL SITE

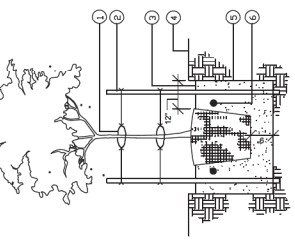


**LANDSCAPE PLAN**



**LANDSCAPE PLAN**

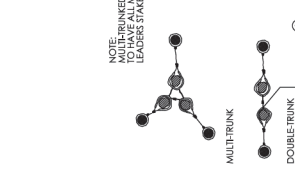
**SHRUB PLANTING DETAIL**



- 1. 1/2" RUBBER GULLY WITH #10 WIRE
- 2. 2X6 2" ROUND BY 8' LONG GREEN TREE STAKES BURY 3" BELOW GRADE
- 3. 2" BASIN
- 4. ROUGHEN SIDE OF PLANT PIT TO PREVENT GLUING
- 5. ROUGHEN SIDE OF PLANT PIT TO PREVENT GLUING
- 6. AGRIFORM TABLETS

BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

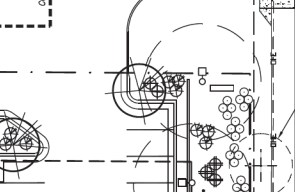
**DOUBLE STAKING DETAIL**



- 1. 1/2" RUBBER GULLY WITH #10 WIRE
- 2. 2X6 2" ROUND BY 8' LONG GREEN TREE STAKES BURY 3" BELOW GRADE
- 3. 2" BASIN
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- 5. ROUGHEN SIDE OF PLANT PIT TO PREVENT GLUING
- 6. AGRIFORM TABLETS

BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

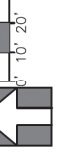
**TREE GUYING DETAIL**



- 1. NOTCH TUBING LOOP
- 2. EXPOSED WIRE
- 3. 1/2" RUBBER HOSE

BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

**LANDSCAPE PLAN**



**LANDSCAPE PLAN**

**T.J. McQueen & Associates, Inc.**  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
8433 TERRY AVENUE, SUITE 100  
TEMPE, ARIZONA 85260  
PH. (602) 965-0320  
E-MAIL: T.J.MCQUEEN@TJMA.NET

**ESTIMATE IT**  
ARCHITECTS & PLANNERS  
1730 EAST BURNING, SUITE 417  
SPRINGFIELD, MISSISSIPPI 39064  
TEL: 417.862.2365  
FAX: 417.862.2365  
E-MAIL: ARCHITECT@ESTIMATEIT.COM

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PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

**TAIT**  
 616 East County Road 16  
 Loveland, CO 80539  
 Tel: 970.612.4447  
 Fax: 970.612.1977  
 Since 1964

Los Angeles California  
 Tracy J. Lehning, PE 27,690  
 San Diego  
 Chris J. Lehning, PE 27,690  
 Denver



CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY. IF DISCREPANCY OCCURS

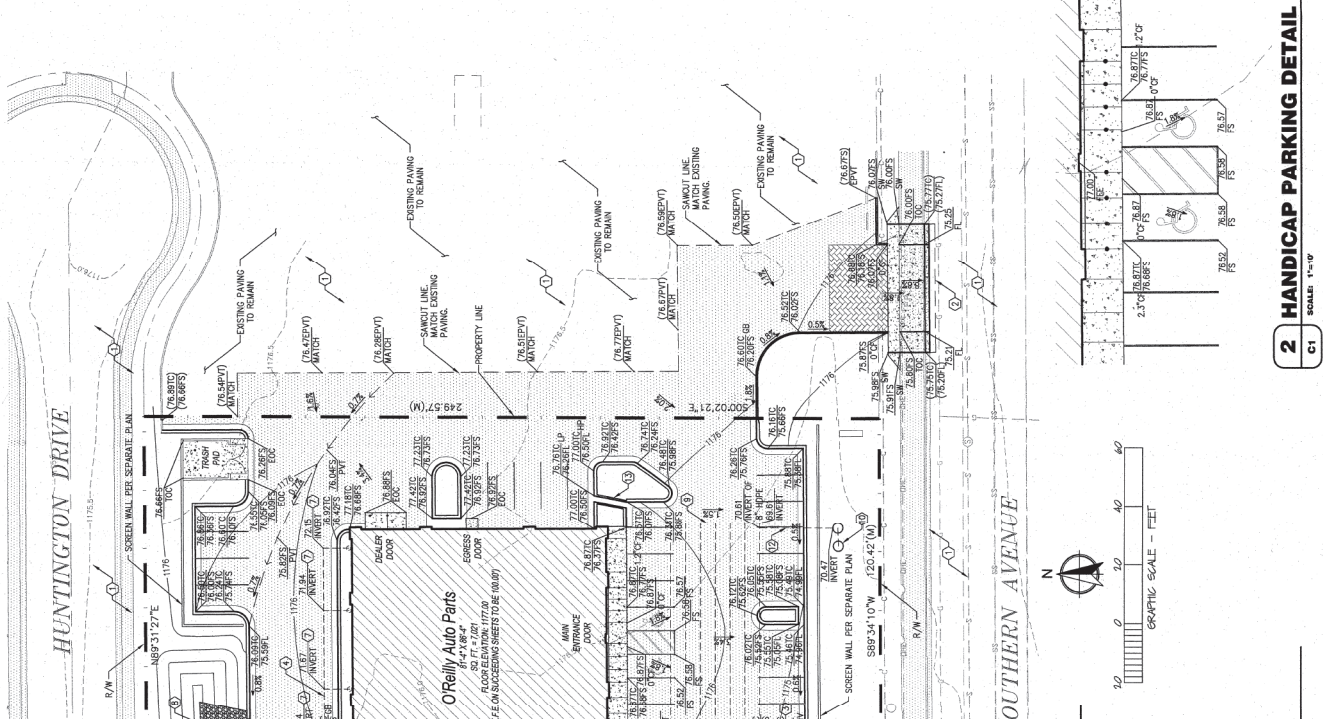
- GENERAL NOTES:**
- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
  - ALL SET BACKS ARE TO THE FRONT LINE OF CURB AS SHOWN ON DETAIL. CONCRETE CURB OR PROPERTY LINE UNLESS OTHERWISE NOTED.
  - COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
  - REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS AND SCREEN BLOCK WALL.
  - SITE CONDITIONS DATED UPON SURVEY. SUBMITTED BY OWNER. FIELD VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. SUBMITTING BID AND BEGINNING CONSTRUCTION.
- ENGINEERS NOTE TO CONTRACTOR:**
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UTILITIES. UTILITIES NOT SHOWN ON THESE PLANS ARE SUBJECT TO ANY CHANGE IN PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREIN.
- SITE EXCAVATION REQUIREMENTS:**
- A GEOTECHNICAL ANALYSIS HAS BEEN PERFORMED ON THIS SITE BY AIC ASSOCIATES INC. FOLLOW THE RECOMMENDATIONS FOR SITE EXCAVATION.
  - FOLLOW GEOTECHNICAL ANALYSIS RECOMMENDATIONS FOR SITE EXCAVATION.
  - REFER TO STRUCTURAL DRAWINGS FOR BUILDING EXCAVATION REQUIREMENTS.
- SITE GRADING KEY NOTES:**
- PROTECT EXISTING IMPROVEMENTS IN PLACE
  - REMOVE EXISTING CURB AND GUTTER AND SIDEWALK
  - INSTALL 8.5" CURB OPENING CATCH BASIN - 1" TYPE "F" PER M.A.G. STANDARD DETAIL NO. 051.
  - INSTALL 12" HOPE STORM DRAIN AT INVERTS SHOWN HEREIN.
  - INSTALL 45° HOPE ANGLE.
  - INSTALL 90° HOPE BEND.
  - CONNECT ROOF DRAIN DOWNSPOUTS TO 12" STORM DRAIN.
  - INSTALL 8" PIP RAMP AS SHOWN. MINIMUM 1" DEEP WITH MINIMUM 1" ROCK SIZE CHAMBERMAX SYSTEM.
  - INSTALL UNDERGROUND RETENTION SYSTEM PER DETAIL PLANS FOR CHAMBERMAX SYSTEM.
  - INSTALL MAXWELL PLUS DRYWELL/CHAMBER DRYWELL PER MANUFACTURERS RECOMMENDATIONS AND CONNECT TO UNDERGROUND RETENTION SYSTEM.
  - INSTALL SCUPPER PER M.A.G. DETAIL NO. 208 AT GRABER SHOWN HEREIN.
  - INSTALL 1" HOPE STORM DRAIN AT INVERTS SHOWN HEREIN.
  - CONSTRUCT 12" WIDE, 6" DEEP CONCRETE GUTTER PER DETAIL 301 ON THIS SHEET AT THE GRABERS SHOWN HEREIN.

- UNDERGROUND RETENTION SYSTEM NOTES:**
- REFER TO MANUFACTURERS RECOMMENDATIONS AND DESIGN FOR INSTALLATION AND BEDDING REQUIREMENTS. REFER TO SHOP DRAWINGS PROCEDURES. CONTACT REPRESENTATIVE FOR MATERIALS AND INSTALLATION.
  - INSTALL GEP/GRIP PER MANUFACTURERS RECOMMENDATIONS.
  - CONNECT UNDERGROUND RETENTION SYSTEM TO MAXWELL PLUS DRAIN.
  - INSTALL SCUPPER PER DETAIL NO. 208 AT GRABER SHOWN HEREIN.
  - ANY CHANGES TO DESIGN OR LAYOUT MUST BE ACCEPTED BY THE ENGINEER. RECORD PRIOR TO CONSTRUCTION.

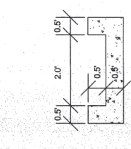
THIS ENTIRE SHEET HAS BEEN UPDATED

**SYMBOLS LEGEND**

SYMBOL	DESCRIPTION
(1) - (17)	EXISTING CONTOURS
(18) - (20)	PROPOSED CONTOURS
(21) - (23)	NEW BUILDING CONSTRUCTION
(24) - (26)	NEW MONUMENT SIGN LOCATION
(27) - (29)	NEW CONCRETE PAVING BLOCK
(30) - (32)	PROPOSED RIDGE IN PAVING
(33)	FLOW ARROW

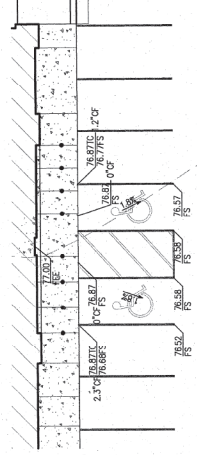


**1 SITE GRADING PLAN**  
 SCALE: 1" = 20'



**3 U-GUTTER DETAIL**  
 SCALE: 1" = 8"

**2 HANDICAP PARKING DETAIL**  
 SCALE: 1" = 6"



NOTE:  
ENTIRE SHEET HAS  
BEEN REVISED.

SL2 of 2

CONTRACT #	338
DATE	6-13-12
REVISION	7-13-12
DATE	8-9-12
DATE	9-6-12

**O'Reilly**  
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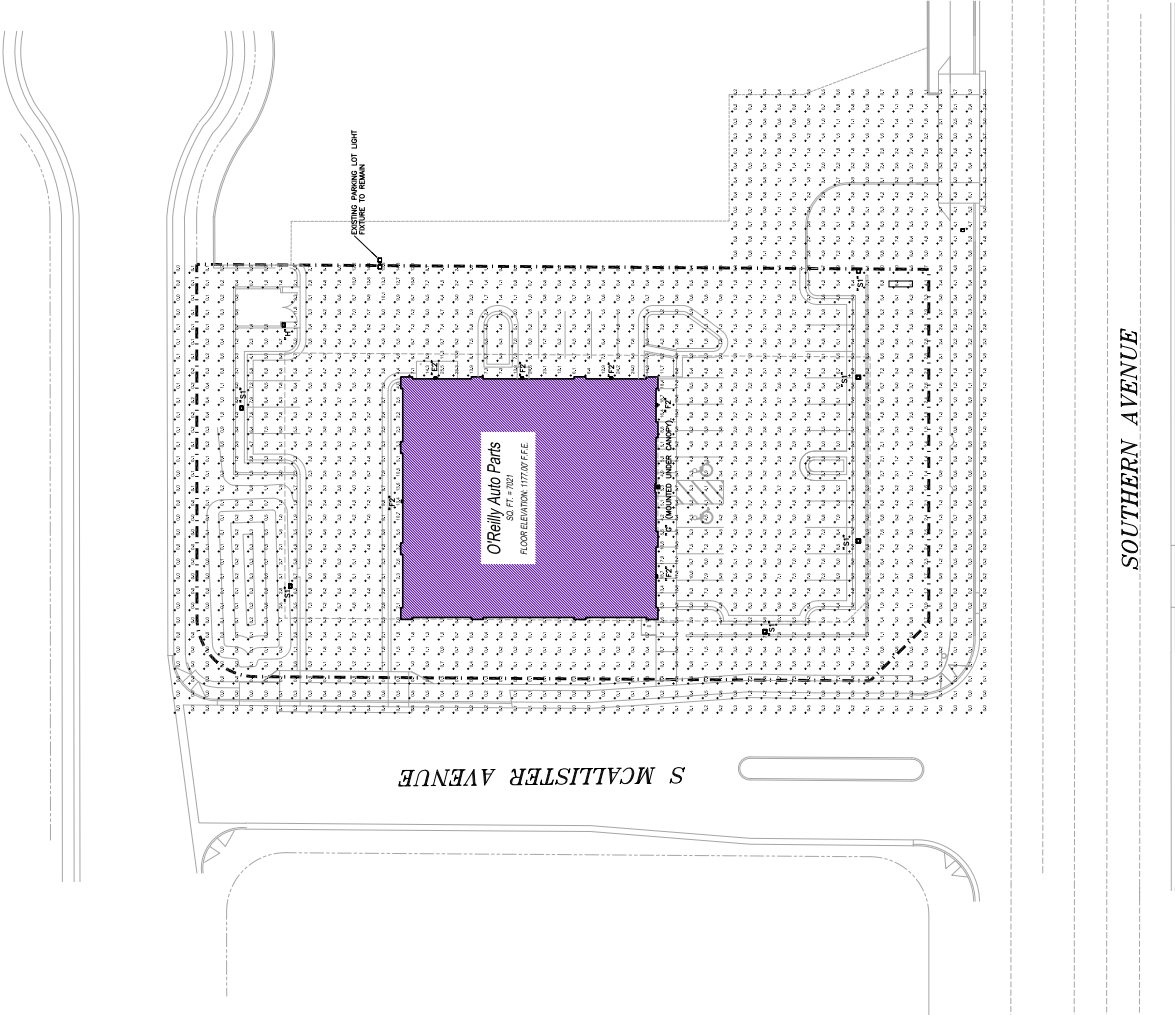
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1 SITE LIGHTING PLAN  
SL2 SCALE: 1"=20'

**TYPE E2, F2 AND H**

**TRAP TRAPEZOID**

INSTALLATION DETAIL

1. MINIMUM 1/2" LIMESTONE GRAVEL

2. 2" MINIMUM CLEAN SAND OR SOIL PROTECTIVE DENSITY

3. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

4. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

5. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

6. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

7. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

8. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

9. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

10. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

**TYPE G**

**NK**

INSTALLATION DETAIL

1. MINIMUM 1/2" LIMESTONE GRAVEL

2. 2" MINIMUM CLEAN SAND OR SOIL PROTECTIVE DENSITY

3. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

4. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

5. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

6. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

7. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

8. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

9. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

10. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

**TYPE S1**

**RAVEN**

INSTALLATION DETAIL

1. MINIMUM 1/2" LIMESTONE GRAVEL

2. 2" MINIMUM CLEAN SAND OR SOIL PROTECTIVE DENSITY

3. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

4. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

5. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

6. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

7. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

8. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

9. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

10. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

**TYPE S1**

**High Performance Reflectors**

INSTALLATION DETAIL

1. MINIMUM 1/2" LIMESTONE GRAVEL

2. 2" MINIMUM CLEAN SAND OR SOIL PROTECTIVE DENSITY

3. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

4. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

5. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

6. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

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8. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

9. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

10. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

**UNDERGROUND ELECTRICAL CONDUITS**

INSTALLATION DETAIL

1. MINIMUM 1/2" LIMESTONE GRAVEL

2. 2" MINIMUM CLEAN SAND OR SOIL PROTECTIVE DENSITY

3. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

4. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

5. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

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8. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

9. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

10. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

**PIPE INSTALLATION DETAIL**

INSTALLATION DETAIL

1. MINIMUM 1/2" LIMESTONE GRAVEL

2. 2" MINIMUM CLEAN SAND OR SOIL PROTECTIVE DENSITY

3. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

4. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

5. 2" MINIMUM POLYMER SAND OR SOIL PROTECTIVE DENSITY

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