

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 06/25/2013
Agenda Item: 3**

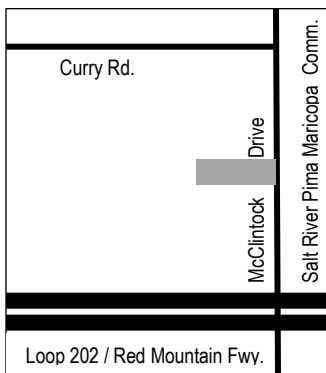
ACTION: Request for a Development Plan Review consisting of a one-story, +/-11,400 sf. building, a +/-4,536 sf. parking canopy and associated site and landscape improvements for BLUE STAR TRANSPORTATION located at 820 North McClintock Drive. The applicant is Functional Formation Architecture, PLLC.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: BLUE STAR TRANSPORTATION (PL130104) consists of removal of existing building, structures, pavement (except in western part of site) and replacement with a one-story +/-11,400 sf. building, +/- 4,536 sf. fleet vehicle canopy, pavement, storm retention and landscape contained on +/-1.67 acres. The request is tailored to accommodate a fleet vehicle dispatching business and light maintenance facility. The request includes the following:

DPR13128 Development Plan Review including site plan, building elevations, and landscape plan



| | |
|-------------------------|--|
| Property Owner | Second Letter Holdings, LLC |
| Applicant | Functional Formation Architecture, PLLC |
| Current Zoning District | GID, RSOD |
| Gross/Net site area | +/-1.67 acres |
| Total Building area | +/-11,400 sf. building & +/-4,536 sf. fleet vehicle canopy |
| Lot Coverage | +/-22 % (100 % maximum allowed) |
| Building Height | +/-25 ft. (35 ft. maximum allowed) |
| Building Setbacks | +/-79 ft. front-bld'g., 0 ft. side-bld'g., +/-46 ft. rear-canopy (25 ft. front, 0 ft. side, 0 ft. rear minimum allowed) |
| Landscape area | +/-18.8 % (10 % minimum required) |
| Vehicle Parking | 26 spaces (25 minimum required, 32 maximum allowed) |
| Bicycle Parking | 5 spaces (5 minimum required) |

ATTACHMENTS: Development Project File

STAFF CONTACT: Kevin O'Melia, Senior Planner (480) 350-8432

Department Director: Lisa Collins, Interim Community Development Director
 Legal review by: N/A
 Prepared by: Kevin O'Melia, Senior Planner



COMMENTS:

This site is located west of McClintock Drive north of the Loop 202 / Red Mountain Freeway and south of Curry Road. The site is within the GID, General Industrial District and the RSOD, Rio Salado Overlay District. The General Plan 2030 Projected Land Use for the properties fronting the west side of McClintock between the freeway and Curry Road is Commercial. There is no General Plan projected residential density for this area.

An existing fleet transportation business (Ryan's Express) has recently occupied this site. Ryan's Express proposed in 2008 a site redevelopment including a new maintenance/office building in the western quarter of the site but this proposal did not go forward. The site has previously been the location of recreational boat sales businesses. Existing one-story industrial and entertainment uses are in the vicinity. Elite Club-910 is immediately to the north. U-Haul is located to the south. The Salt River Project Brandow power substation yard is immediately to the west. Farmland on the Salt River, Pima, Maricopa Indian Community is located east of McClintock Drive immediately opposite the site.

Existing entitlements for this property that will remain in effect are a freestanding sign variance granted in 1972 that allows a maximum 5'-0" x 8'-0" (40 sf.) low-profile sign that is no greater than 6'-0" in height.

The applicant requests approval by the Commission of a Development Plan Review for removal of existing building, canopies, and one of the two McClintock access driveways and replacement with a 11,400 sf. office/service building in the front of the site, a +/- 4,536 sf. fleet vehicle canopy in the rear of the site, and associated site, water retention and landscape improvements including parking for 26 customer/employee spaces in addition to fleet vehicle storage, all on +/-1.67 acres.

PUBLIC INPUT

- A Neighborhood meeting is not required for a request for Development Plan Review.
- The request has been posted in the Development Review Commission agenda. As of publication of this report, Planning Division staff has not received public inquiry regarding the proposal.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The proposal includes removal of existing building and structures. Site layout includes several improvements. A fire lane is added around the north side of the building to the rear of the site. One of the two existing driveways (the south driveway) is removed from the narrow site frontage to reduce the potential for traffic conflicts on the adjacent arterial street. Customer and daytime employee parking is set in front of building in a single loaded parking row. Disabled accessible walkway to site from public right of way has been added. Landscaped storm water retention basins are located along the south property line near the southeast and southwest corners of the site. Building is positioned with entrance (east) elevation that relates to street. Employee parking and fleet storage is secured north and west of building with a security fence and gate. The gate is positioned so when closed, vehicles may access the front of the site, turn around on site and exit to McClintock Drive by forward motion. Overhead utilities on north side of site will be relocated underground and utility feeds to building will be underground.

Building Elevations

Building finishes are simple and selected for durability. Elevations are composed of smooth-face concrete masonry unit single score 8x8x16 units at building field and plain 8x8x16 and 8x4x6 units at accent bands. Entrances are sun- and rain-protected with slope top metal canopies. Storefront windows and entrances are solar cool gray (dark gray-reflective) and frames are clear (silver-gray) anodized aluminum. There is no fenestration on the south elevation at the property line.

Building is painted; the masonry and steel paint surfaces are well below the maximum 75 percent light reflectance value. The predominant masonry field is a medium tan. The nominal 16 inch high double course CMU horizontal bands of building base and cap are painted brown. Two nominal 4 inch high single course CMU bands associated with the base and cap are painted light orange-tan. Metal surfaces including exposed downspouts, entrance canopies, exposed electrical service entrance section and vehicle and pedestrian service doors and frames are painted gray-tan. The horizontal band color variations are employed to create a base and cap on the elevations.

Landscape Plan

Landscape includes principally the addition of canopy shade trees to a currently treeless site and street frontage. Fleet vehicle canopy at rear of site and building entrance canopies assist with overall site surface shade.

The plant palette is arid-adapted. Retention basins, customer and staff vehicle parking areas, site frontage and building entrances are landscaped. Groundcovers and accents supplement tree installation. Non-paved areas are top-dressed with decomposed granite rock groundcover to assist with dust and weed control.

Section 6-306 D Approval criteria for Development Plan Review

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape. *Building and vehicle yard gate separate public entrance and customer parking from employee –only business areas including fleet vehicle and employee parking. Windows are oriented east to the street.*
2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort. *Canopy trees provide shade in various areas of site including retention basins, building entrances, customer and employee parking, and site frontage on McClintock Drive. Fleet vehicle canopy shields stored fleet vehicles from the effects of sun and rain. The canopy contributes to shade at ground level on site. Building business and employee entrances are protected with metal roof canopies.*
3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings. *Building materials are selected for durability and weather-ability. Building is constructed of concrete masonry unit exterior walls with roof concealed behind masonry parapet. Roof is built-up system over plywood deck over open web steel joists and girder. Entrance shade awning canopies are standing seam roof, steel siding and steel frame.*
4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings. *The development is a one-story industrial building, +/-25'-0" tall to top of parapet, and in overall form and site/landscape layout is typical of the existing building inventory between Curry Road and the Loop 202 on the west side of McClintock. The east side of McClintock is agricultural use.*
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. *Building mass is composed in a simple rectangular form. Building walls on each side are divided into base, field and top by modulations in masonry type and by color variations.*
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. *Offices and conference room are internally organized on the east of the building. These spaces feature east windows that face the customer parking area and the street frontage.*
7. The site allows access to public transportation and supports potential transit patronage. *Valley Metro Bus Route 81 on McClintock Drive connects the site with central Scottsdale and west Chandler. The nearest north and south bound transit stops are located at the McClintock Drive/Curry Road intersection to the north of the site.*

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation. *Pedestrian connection from McClintock Drive begins at the driveway sidewalk bypass and connects via a switchback to a flush walkway pavement. This walkway crosses the customer parking drive aisle and divides the disabled accessible parking spaces at their common side aisle and proceeds to the business entrances.*
9. The development integrates Crime Prevention through Environmental Design principles such as territoriality, natural surveillance, access control, activity support and maintenance. *Access control is supplied to the central and rear site portions with a secured, gated service yard. Natural surveillance and activity support is supplied to the eastern site portion with entrances, office windows and traffic on McClintock Drive.*
10. Landscape accents and provides delineation from parking, buildings, driveways and pathways. *The site essentially is treeless in its existing state. The proposal inserts canopy trees and plant material in parking, entrance, retention and site frontage areas.*
11. Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located. *Freestanding sign for this development may utilize the variance for area increase (5'-0" x 8'-0" = 40 sf. instead of 24 sf.) however, this area increase is in conjunction with a reduced height (6'-0" rather than 8'-0") as stipulated in the variance.*
12. *In accordance with the provisions of the Zoning and Development Code Part 4 Chapter 8, lighting is compatible with the proposed building and does not create negative effects for adjoining buildings and uses.*

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 of approval.

REASONS FOR APPROVAL:

1. The project is compatible with the General Plan Projected Land Use (Commercial) and conforms to the surrounding Zoning Map (General Industrial District and Rio Salado Overlay District) for this site of +/-1.67 acres. Blue Star Transportation is a fleet vehicle dispatching business and light maintenance facility and is permitted in the General Industrial District in accordance with the Zoning and Development Code Table 3-302A.
2. The project meets the development standards required under the Zoning and Development Code.
3. The project meets the approval criteria for a Development Plan Review.

DPR13128

CONDITIONS OF APPROVAL

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

Site Plan

1. Revise vehicle parking calculation to include mezzanine (if any) and exclude thickness of exterior building walls.
2. Striped storage spaces for fleet vehicles in service area, under canopy and in building are not parking and do not have a landscape requirement.
3. Top coat existing pavement in service yard and finish flush with pavement installation for eastern portion of site. Complete this work within two years of Certificate of Occupancy for building.
4. Service yard vehicle entrance: provide 8'-0" high steel vertical picket fence and manually operated vehicle gate facing McClintock Drive. Locate gate as indicated no less than 80'-0" from McClintock Sidewalk bypass. Provide Knox padlock for emergency Fire Department access. Coordinate gate open times with Solid Waste Division for refuse collection. Provide landscape islands with minimum 7'-0" width on one side of fence and minimum 3'-0" width on other side.
5. Service yard pedestrian entrance: Provide gate of steel vertical picket, steel mesh, steel panel or similar construction. Provide gate with optional fixed overhead panel to match 8'-0" fence height. Review gate hardware with Building Safety Division and Fire Department and design gate to resolve lock and required emergency ingress/egress features.
6. Provide 8'-0" tall masonry walls as indicated at north perimeter and south perimeter from rear of building to southwest property corner.
7. On-site screen walls: Provide 6'-0" high service yard masonry screen wall in island to east of septic tank and extend wall from building north to curb. Provide 3'-0" high parking screen walls on either side of driveway along McClintock Drive. Construct refuse container pad in the service yard per standard detail DS-116 except delete the refuse enclosure wall.
8. Finish sides, top and edges of the 6'-0" high service yard wall of septic island as well as existing and proposed masonry walls outside of service yard. Match building finish including Oak Creek (field) and/or Tiki Hut (accent) paint colors. Existing and proposed masonry perimeter screen walls behind the gate that define the service yard perimeter may be unpainted.
9. Do not install chain link, razor wire or barbed wire fence on site. Adjacent off-site fence of this material is exempt from this condition. Chain link enclosure inside building is exempt from this condition.
10. Provide upgraded pavement at driveway consisting of unit pavers or uncolored, cast in place concrete with designed joint work. Extend upgraded pavement full driveway width from right-of-way line to minimum 20'-0" on site. Extend cast-in-place concrete paving to match sidewalk from driveway sidewalk bypass to right-of-way line.
11. Provide shade canopy for fleet vehicle storage with the following requirements:
 - a. Provide minimum 8" deep canopy roof fascia.
 - b. Paint canopy and structure Sierra Tan to match metal work on building.
 - c. Conceal lighting conduit in the folds of the canopy structure and finish conduit to match structure.
 - d. Adjust position of canopy in service yard to allow a fire lane loop around west end of the canopy.
12. Indicate five 2'-0" x 6'-0" bike parking spaces and bike parking hoops on site plan. Two bike spaces per bike parking hoop allowed. See ENGINEERING section in Code/Ordinance Requirements for standard bike hoop detail. 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.

Building Elevations

13. Provide a roof plan.
 - a. Provide secure roof access from the building interior. Do not expose ladder or frame to public view.
 - b. For roof mount equipment, indicate on the roof plan spot grades on top of equipment and top of parapet for comparison. Demonstrate the parapet is taller than the equipment. Extend the parapet as required so the roof mount equipment is fully concealed on all four sides.
14. Provide colors and materials as exhibited on the materials sample board and exterior schedule. Additions or modifications may be submitted for review during building plan check process. Provide colors and materials with a maximum light reflectance value of 75 percent.
 - a) Center Score 8x8x16 CMU (exterior wall field): Smooth Finish, Sherwin Williams Oak Creek SW7718 (LRV 31%).
 - b) 8x8x16 CMU (exterior wall base & cap): Smooth Finish, Sherwin Williams Tiki Hut SW7509 (LRV 18%).
 - c) 8x4x16 CMU (exterior wall base & cap accent): Smooth Finish, Sherwin Williams Folksy Gold SW6360 (LRV 39%).
 - d) Metalwork (standing seam roof, metal siding, canopy structure, down spouts, hollow metal and coiling doors and frames): Berridge Sierra Tan.
 - e) Glazing: Pittsburg Plate Glass: Solar Cool Gray.
 - f) Storefront Window and Door Frames: Clear anodized aluminum.
15. Expose electrical service entrance section (SES) on north elevation to west of the 6'-0" high screen wall so the SES is located inside the service yard. Paint SES and other surface-mount equipment Sierra Tan to match metalwork on building. Meter panel, irrigation controller and similar metal equipment may also be exposed in this area to west of the 6'-0" high screen wall, but conceal conduit, bus-way and piping all around exterior of building within the building envelope. There is one exception: the irrigation controller valve station and power conduits may be exposed if the controller and conduit are mounted on the west face of the 6'-0" high screen wall, facing the service yard.
16. Surface-mount metal rain water down spouts on north side of building as indicated. Paint downspouts Sierra Tan.
17. Provide security vision panel in each hollow metal door of building elevations. See PLANNING-Elevations section in Code/Ordinance Requirements for materials and size.
18. The divided glass storefront at east entrance is permitted if laminated glass is provided in the lower panel. Laminated glass is not required if an undivided glass panel is proposed between floor and ceiling.

Lighting

19. Indicate locations of tree canopies on the photometric plan. Maintain minimum 20'-0" tree-light separation for building-mount and freestanding security lights except reduced separation is allowed for an open canopy tree such as Acacia stenophylla. Details of tree-light separation and tree species selection may be finalized during building and planning plan check process.
20. Include product cut sheets of each selected security light fixture in building plan check submittal. Select exposed exterior freestanding and building mount fixtures with fixed housings and horizontal lenses. Do not select exposed fixtures with rotatable housings and/or non-horizontal lenses. Fixtures mounted to the underside of the fleet vehicle canopy or building entrance canopies may have non-horizontal lenses provided these are above the bottom of the canopy fascia. Provide a section of the fleet vehicle canopy and building entrance canopy that clearly indicates the profile of the light fixture in relation of the profile of canopy fascia.
21. Provide dusk to dawn exterior security light illumination--including for exterior doors and locks of vehicle gates--by means of a sun-sensitive photocell connected to the lighting contactor. Clearly indicate photocell operation in the electrical one-line diagram and make reference to photocell operation in the luminaire schedule.

Landscape

22. For installation of trees between 20'-0" and 12'-0" of public water line. Install 8'-0" deep x minimum 0.08" thick root barrier continuous around tree or parallel to line and located midway between line and tree. Install barrier vertically from 2" above grade to 8'-0" below grade. Final approval of barrier location and detail subject to determination by the Public Works, Water Utilities Division.
23. Locate frontage trees so they do not interfere with overhead power lines.
24. Automatic Irrigation design requirements:
 - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Provide minimum Schedule 40 PVC mainline. Provide minimum Class 200 PVC feeder line for all diameters except for ½" diameter line. Provide minimum Class 315 PVC feeder line for ½" diameter line. Provide layout including meter, backflow preventer, valve controller and valve stations. Provide details of water distribution system.
 - b. Locate valve controller inside the building or in an exterior, vandal resistant housing.
 - c. Hardwire power source to irrigation valve controller. A receptacle connection is not allowed.
 - d. Planning Division recommends (does not require) a dedicated landscape water meter (dedicated landscape water is charged without an accompanying sewer fee).
25. 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.
26. Top dress planting areas with a rock or decomposed granite application with a minimum 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic. Do not insert rip-rap or other large rock (between 2" and 12" in size) into landscape unless each piece is secured in a concrete substrate.

Signage

27. Freestanding sign at site frontage. If freestanding sign is installed, provide masonry base that matches material and finish of building. Mount 12" high individual metal reverse pan channel "820" address signs on two sides of masonry base and provide halo or direct illumination source for address signs. See also PLANNING-Signs section in Code/Ordinance Requirements. An existing variance for 820 North McClintock Drive allows a 5'-0" x 8'-0" freestanding sign in exchange for a sign of maximum 6'-0" height.
28. Provide address signs "820" on the building elevations as follows.
 - a. Locate 12" high individual metal reverse pan channel numbers above north and west hollow metal doors and below the security light source for these doors.
 - b. Locate 6" high white vinyl dye cut numbers on north and east glass entrance doors or on adjacent window side light.

CODE/ORDINANCE REQUIREMENTS:

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

TIME LIMIT:

- Development Plan Review approval is valid for one year from date of approval, or through June 25, 2014. See ZDC Section 6-306(E). Development Plan Review approval will continue to be valid during the building plan review period (period includes time extension, if utilized). If plan review period is allowed to expire without building permit issuance, Development Plan Review approval expires with the plan review period. After building permit issuance, Development Plan Review approval remains in effect as long as the building permit itself is valid. If the building permit is allowed to expire, the Development Plan Review approval will also expire.

PRELIMINARY SITE PLAN REVIEW:

- Verify comments by the Public Works, Community Development and Fire Departments given on the Preliminary Site Plan Reviews dated 04/03/2013 and 05/22/2013. Direct questions regarding comments to the appropriate department. Coordinate modifications with concerned parties.

HISTORIC PRESERVATION:

- Site is not in an archeologically sensitive area.
- State and federal laws apply to the discovery of features or artifacts during site excavation (typically, discovery of human or associated funerary remains). Contact Tempe Historic Preservation Officer joseph_nucci@tempe.gov with questions. If discovery is made, contact Arizona State Historical Museum for removal and repatriation of items.

PLANNING

General

- Specific requirements of the Zoning and Development Code (ZDC) are not listed but apply to any application. Access ZDC through www.tempe.gov/zoning or purchase from Community Development Department.

Site

- Maximum 67 percent of landscape frontage may be surface retention basin. See ZDC Sec. 4-702 (A).

Elevations

- Measure top of building with reference to top of curb on McClintock Drive opposite the center of the property frontage. See ZDC Section 7-108.
- Conceal ground and roof mount mechanical equipment with screens that match or exceed equipment height on all four sides of equipment. See ZDC Section 4-405 (A).
- Provide a security vision panel at service/exit doors with a maximum 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the door threshold. See ZDC Section 4-406.

Lighting

- Design site light in accordance with ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate location of exterior light fixtures on the landscape and photometric plans. Avoid conflicts between lights and trees in order to maintain illumination levels for exterior lighting. See ZDC Section 4-704 (C) (6).
- Provide full cut-off exterior lights OR conform to maximum lumen output for fixtures that are not full cut-off. See ZDC Section 4-803 (C) (5).

Landscape

- Adjustment of tree locations may be required to separate trees from water line (see WATER UTILITIES below). Consider Performance Standard based on Tree Canopy to adjust locations of landscape island trees. See ZDC Section 4-704 (A) (2).
- Provide groundcovers of maximum 2'-0" natural mature height adjacent to or within 6'-0" of pedestrian or parking areas. Trees may occur here but shrubs and accents may not. Provide groundcovers and shrubs of maximum 3'-0" natural mature height between 6'-0" and 12'-0" of pedestrian or parking areas. See ZDC Sec. 4-702 (G) (2).

Signs

- Identification signs require a sign permit.
- Directional signs without a dedicated light source don't require a permit, depending on size and height. See ZDC Section 4-903 (F).
- Address signs do not require a sign permit. Include address signs in the construction drawing permit set. See ZDC Section 4-903 (A) for requirements including sign illumination and minimum fifty (50) percent sign contrast with background. Locate address signs with respect to trees to avoid potential visual obstruction. Do not affix number or letter to elevation that might be mistaken for the address. If a new freestanding identification sign is provided, install address signs with nighttime illumination on a masonry base.

LAND SERVICES

- Show existing exclusive waterline easement on plans. See MCR document 2008-1025309.
- Remove existing easements that are no longer needed by separate instrument. Process removal through Public Works Land Services Division including City Council hearings.
- Dedicate new water easement that includes new on-site fire hydrant.

ENGINEERING

- Indicate septic field on civil drawings. Do not place retention basin over septic field.
- Provide 100 year storm water retention system on site.
 - Provide drainage calculations, units and formulae.
 - Pavement retention is allowed. Provide positive grade breaks at all property lines so that design event is retained on site.
 - Drywells are required when retention depth exceeds 12".
- Locate existing overhead utilities underground except for high-voltage transmission lines (greater than 12.5 kv).
- Coordinate site and landscape layout with utility providers. Provide adequate utility easements.
 - Do not locate structures, lights or trees in easements.
 - Record easements granted to City or Agreements entered into with the City prior to Engineering Permit issuance.
- Dimension right of way per Maricopa Association of Government Standard Detail 112.
- Provide bike parking hoops per standard detail T-578. Provide 2'-0" by 6'-0" paved bicycle parking spaces.
- Access standard engineering details at www.tempe.gov/modules/showdocument.aspx?documentid=5352 or purchase book from the Public Works Engineering Division.

TRAFFIC

- Clear vision triangle at driveway has been indicated on landscape plan. Conform to the following criteria. Identify street speed limit at McClintock in front of project. Begin sight triangle in each driveway at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- Install driveway per standard detail T-320 with 30'-0" minimum and 40'-0" maximum width. Remove/replace deteriorated curb and gutter.
- Coordinate pavement reconstruction with traffic signalization equipment at northwest corner of Terrace and Lemon intersection.

WATER UTILITIES

- Locate public water line at least 20'-0" from trees and 16'-0" from building foundations. Reduced separations may be considered for trees (see condition 23) subject to review and approval of root barrier detail by the Public Works Water Utilities Division.
- Locate water meters and fire hydrants within a recorded exclusive waterline easement contiguous with the water main system. Contact mark_weber@tempe.gov if necessary to discuss options.

FIRE

- Maintain required minimum 20'-0" wide fire lane with pavement suitable for fire and refuse truck operation.
- Maintain lane turn radii and lane turnaround per ZDC Figure 4-502 (G).
- Locate lane so fire apparatus is maximum 200'-0" from any portion of first floor of A.F.E.S. equipped building.
- Provide minimum 14'-0" clearance where lane passes under overhead structure or tree canopy.
- Maintain required locations of fire hydrants.
- Locate Fire Department Connection on front side of building facing McClintock.

SOLID WASTE:

- Provide refuse pad that meets or exceeds requirements of Standard Detail DS-116 (container). Note the enclosure wall requirement is deleted by condition 7. For construction of the pad, refer to the detail at this link: www.tempe.gov/modules/showdocument.aspx?documentid=6815 .
- Maintain Solid Waste truck access lane, turn radii, lane turnaround and overhead clearance same as fire lane.
- Coordinate service yard gate opening with solid waste collection schedule. Solid Waste will not enter site from McClintock if gate is not open.

BUILDING SAFETY

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.

WATER CONSERVATION:

- Under an agreement between the City of Tempe and State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. Have Landscape Architect and Mechanical Engineer submit reports with construction drawings during building plan check. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327.

HISTORY & FACTS:

- December 1, 1971 The Design Review Board approved a one-story building at 820 North Hayden Road in the I-1, Garden Type Industrial District (DR-71.109).
- March 20, 1972 The Board of Adjustment approved the following variance requests for 820 North Hayden Road (A-72-3.5).
a. Variance to reduce the required front yard setback from 75 ft. to 30 ft.
b. Variance to permit a 5 ft. by 8 ft. low profile sign that is 6 ft. above ground level.
- March 29, 1972 Permit issued for one-story building at 820 North Hayden Road.
- August 22, 1972 The Board of Adjustment denied request by DESERT BOATS, INC., to reconsider the Board's decision of March 20, 1972 (which permitted a 5 ft. by 8 ft. low profile sign, 6 ft. above ground level) to permit the sign to be 9 ft. above ground level, at 820 North Hayden Road in the I-1, Garden Type Industrial District.
- June 19, 1974 The Design Review Board approved the canopy addition for DESERT BOATS, INC. located at 820 North Hayden Road in the I-1, Garden Type Industrial District.
- April 19, 1978 The Design Review Board approved the building additions for DESERT BOATS, INC. located at 820 North Hayden Road in the I-1, Light Industrial District.
- March 2, 1988 The Design Review Board approved the request for signage by RIVERSIDE BOATS located at 820 North Hayden Road.
- January 22, 2008 The Rio Salado Advisory Commission recommended approval of the Development Plan including building elevations for the maintenance shop facility, site plan and landscape plan for RYAN'S EXPRESS located at 820 North McClintock Drive in the GID, General Industrial District and the Rio Salado Overlay District.
- February 12, 2008 The Development Review Commission approved the request site plan, building elevations and landscape plan (DPR07249) for RYAN'S EXPRESS TRANSPORTATION SHOP & OFFICE consisting of a two-story office and service building of approximately 5,810 sf. on approximately 1.69 next acres, located at 820 North McClintock Drive in the GID, General Industrial District and the RSOD, Rio Salado Overlay District. Note: this proposal did not proceed.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



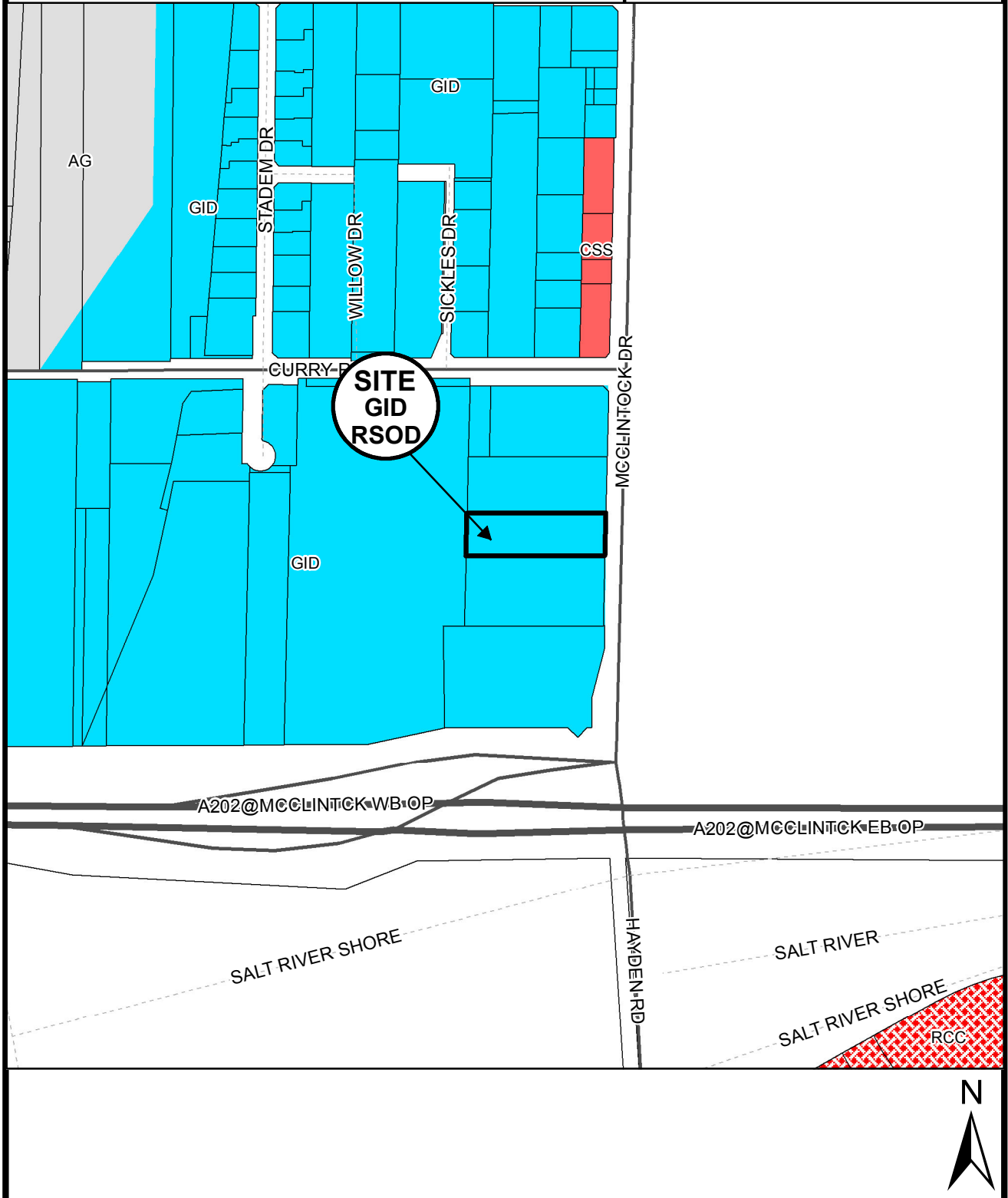
DEVELOPMENT PROJECT FILE
for
BLUE STAR TRANSPORTATION

ATTACHMENTS:

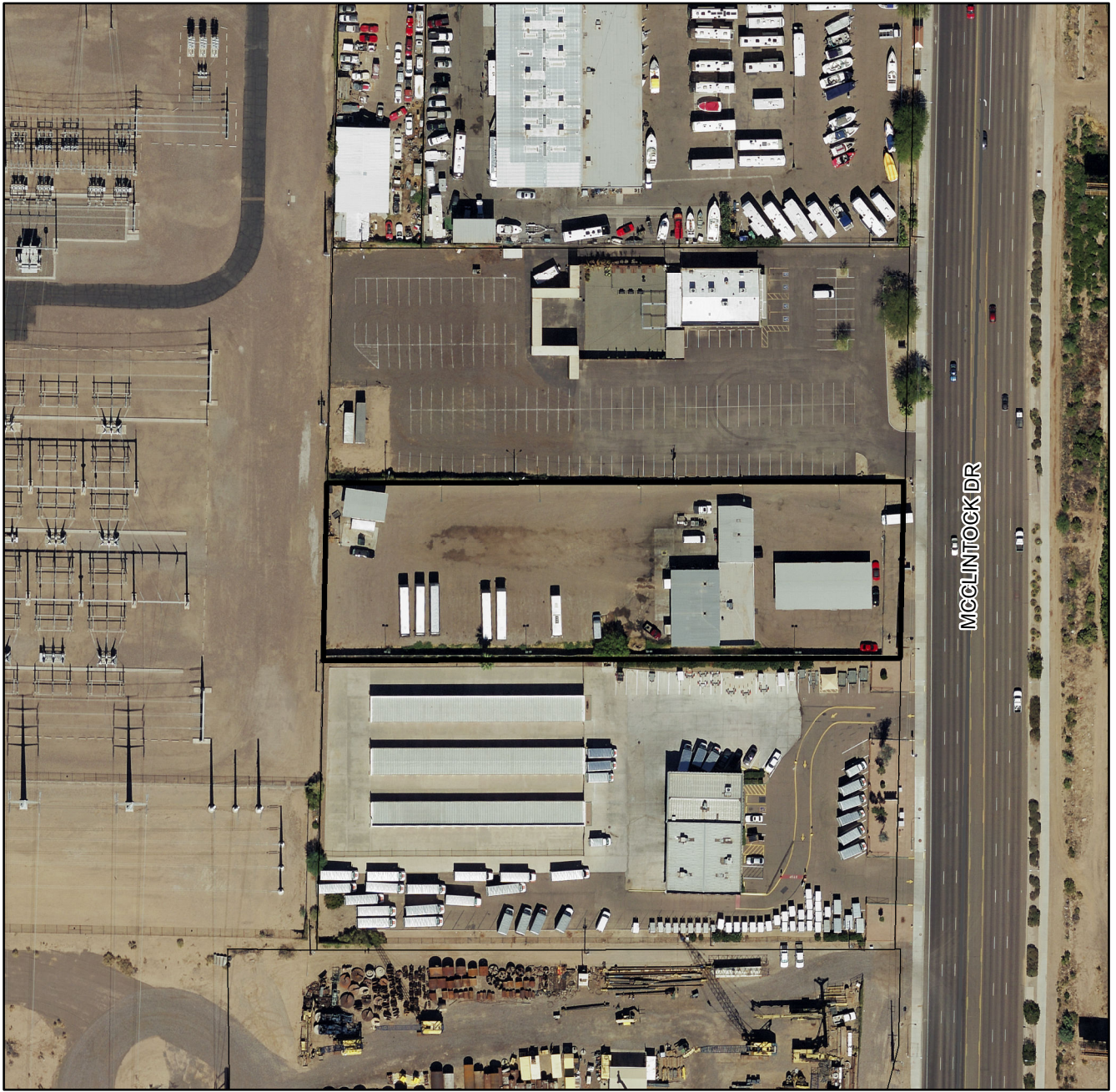
1. Location Map
2. Aerial Photo
- 3-4. Letter of Explanation: Development Plan Review
- 5-7. Project Data, Site Plan and Key Notes
8. Floor Plan
9. Building Section
- 10-11. Presentation Exterior Elevations & Exterior Materials Schedule
- 12-14. Conceptual Landscape Plan, Landscape Schedule & Landscape Notes
- 15-17. Civil Keynotes, Grading & Drainage Plan & Symbols Legend
18. Site Context Photos: May, 2013

BLUE STAR TRANSPORTATION

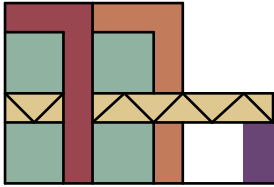
PL130104



Location Map



BLUE STAR TRANSPORTATION (PL130104)



480-726-0595 / 3545 East Menlo Circle / Mesa, AZ 85213

Functional Formation Architecture, pllc

May 13, 2013

City of Tempe
Development Plan Review Board

RE: Blue Star Transportation at 820 N. McClintock Drive.

Blue Star Transportation is a local provider of various transportation services including those necessary for site seeing excursions, lodging, and airport shuttles. This facility will accommodate the dispatch center, administrative offices, and vehicle storage. The proposed warehouse area will be used for vehicle storage, laundry of towels and blankets, and light maintenance.

This application proposed to remove the existing one story building and existing parking canopies located on the site. A new single story building of approximately 11,400 S.F. and a new parking canopy of approximately 4,536 S.F. are planned, along with associated site improvements.

The building design and placement provides visual variation, natural surveillance, enhances the character of the surrounding area, facilitates pedestrian access and mitigates heat gain and retention through:

- a. Building entrances incorporate a metal canopy for shade. Also, proposed trees, and parking canopy provide shade on the site. The building roof will be a light color to minimize radiant heat gain into the building.
- b. The proposed building materials are durable and of low maintenance. Building walls will be constructed of concrete masonry units (C.M.U.). Entrance canopies will be constructed of metal roofing, metal siding and steel beams.
- c. The proposed building will be one story and similar in scale and lot coverage to existing structures within the area.
- d. Building massing is divided through the use of single score c.m.u., accented with 4" smooth and 8" smooth c.m.u., and through the use of color variations.
- e. Smooth c.m.u. painted with accent colors is used to create building base and top.
- f. Building walls incorporate windows at office areas along the east elevation and a portion of the north. These allow for increased visual interest and visibility of the public parking area, and gate entrance.
- g. Entrances are accentuated by metal canopies, and by variation in the texture and color of the c.m.u. wall. Windows and landscaping are located along the pedestrian connection between the east and north building entrances.
- h. Existing overhead power lines along north property line is shown to be removed. Electrical power and other utilities to the new building will be located underground.

- i. Building entrances are connected by a generous sidewalk with ample lighting located on the building wall.
- j. Building entrances are connected to accessible parking spaces and to the public walk along McClintock. This accessible route incorporates curb ramps and slopes that are compliant with ADA requirements.
- k. Building entrances are connected to the public sidewalk at McClintock allowing patronage of public transportation.
- l. Pedestrian and vehicular circulation routes are separated from each other, except at drive aisle crossing.
- m. Pedestrians and bicycles are separated from vehicle circulation, except at drive aisle crossing.
- n. Crime prevention is enhanced through the use of building windows at public parking and gate access. Also, the front gate and fence are open for visual surveillance to the back of the site and along the north building wall.
- o. Landscape areas are incorporated to accent and separate parking, building, and pedestrian areas.
- p. Site lighting utilizes existing poles but is modified to minimize light spillage to adjacent properties. All area lights and building lights comply with the night sky ordinance.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Lesley L. Partch". The signature is written in a cursive, flowing style.

Lesley L. Partch
Functional Formation Architecture, PLLC (Architect)

PROJECT DATA

SUBMITTED BY:
 LESLEY PARTICH
 FUNCTIONAL FORMATION ARCHITECTURE, PLLC
 3545 E. MENLO CIRCLE, MESA, AZ 85213
 480-726-0595

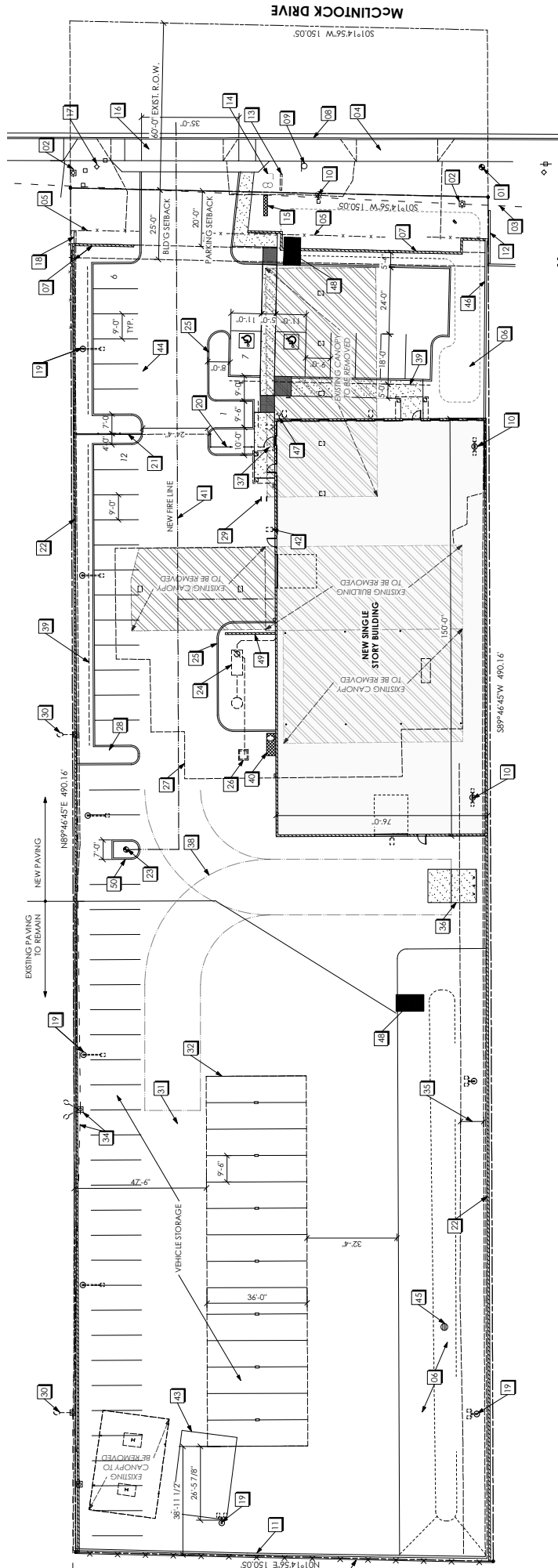
PROJECT NAME:
 BLUE STAR TRANSPORTATION

ADDRESS:
 820 N. MCCLINTOCK DRIVE, TEMPE, AZ

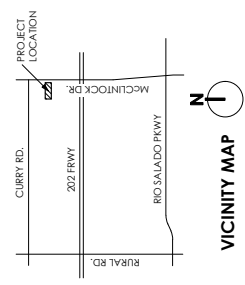
LEGAL DESCRIPTION:
 BEGINNING AT A POINT 660 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE NORTH 150 FEET, THENCE WEST 550 FEET, THENCE SOUTH TO A POINT 660 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 11; THENCE EAST TO A POINT OF BEGINNING, EXCEPT THE EAST 55 FEET THEREOF; AND ALSO EXCEPT THAT PORTION OF SAID PROPERTY DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED IN INSTRUMENT NO. 99-0971402, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: THE WEST 1,524 METERS (5.0 FEET) OF THE EAST 18,288 (60.00 FEET) OF A TRACT OF LAND DESCRIBED AS, BEGINNING AT POINT 201.168 METERS (660 FEET) NORTH OF THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE NORTH (RECORD NORTH 01 DEGREES 15 MINUTES 19 SECONDS EAST (MEASURED), 45,720 METERS (150.00 FEET); THENCE WEST (RECORD) 167,640 METERS (550.00 FEET); THENCE SOUTH (RECORD) TO POINT 201.168 METERS (660 FEET) NORTH OF THE SOUTH LINE OF SAID SECTION 11; THENCE EAST (RECORD) 167,640 METERS (550 FEET) TO THE POINT OF BEGINNING.

PARCEL SIZE (NET & GROSS):
 73,524 S.F. ± (1.69 ACRES ±)
 GENERAL PLAN 2030 PROJECTED LAND USE:
 WORK / COMMERCIAL

ZONING (EXISTING TO REMAIN):
 GID (RIO SALADO OVERLAY DISTRICT)
 BUILDING AREAS:
 OFFICE: 2,408 S.F.
 WAREHOUSE: 8,992 S.F.
 TOTAL: 11,400 S.F.
 COVERED ENTRANCES: 183 S.F.
 COVERED PARKING: 4,536 S.F.
 TOTAL AREA UNDER ROOF: 16,119 S.F.
 LOT COVERAGE:
 16,119 S.F. / 73,524 S.F. = 22.0%
 HEIGHT OF BUILDING:
 24'-8"
 NUMBER OF STORIES:
 ONE STORY
 BUILDING TYPE OF CONSTRUCTION:
 V-B
 FIRE SPRINKLERS:
 YES
 MOTOR VEHICLE PARKING REQUIRED:
 2,310 S.F. (NET OFFICE) / 300 = 7.7
 8,790 S.F. (NET WAREHOUSE) / 500 = 17.6
 TOTAL: 26 SPACES
 MOTOR VEHICLE PARKING SPACES PROVIDED:
 26 SPACES (2 ACCESSIBLE)
 BICYCLE PARKING:
 4 REQUIRED / 4 PROVIDED
 LANDSCAPE AREA (ON-SITE) REQUIRED / PROVIDED:
 10% x 73,524 S.F. = 7,352 S.F. REQUIRED; 13,993 S.F. PROVIDED (19.0%)
 LANDSCAPE IN R.O.W. PROVIDED:
 1.25 S.F.

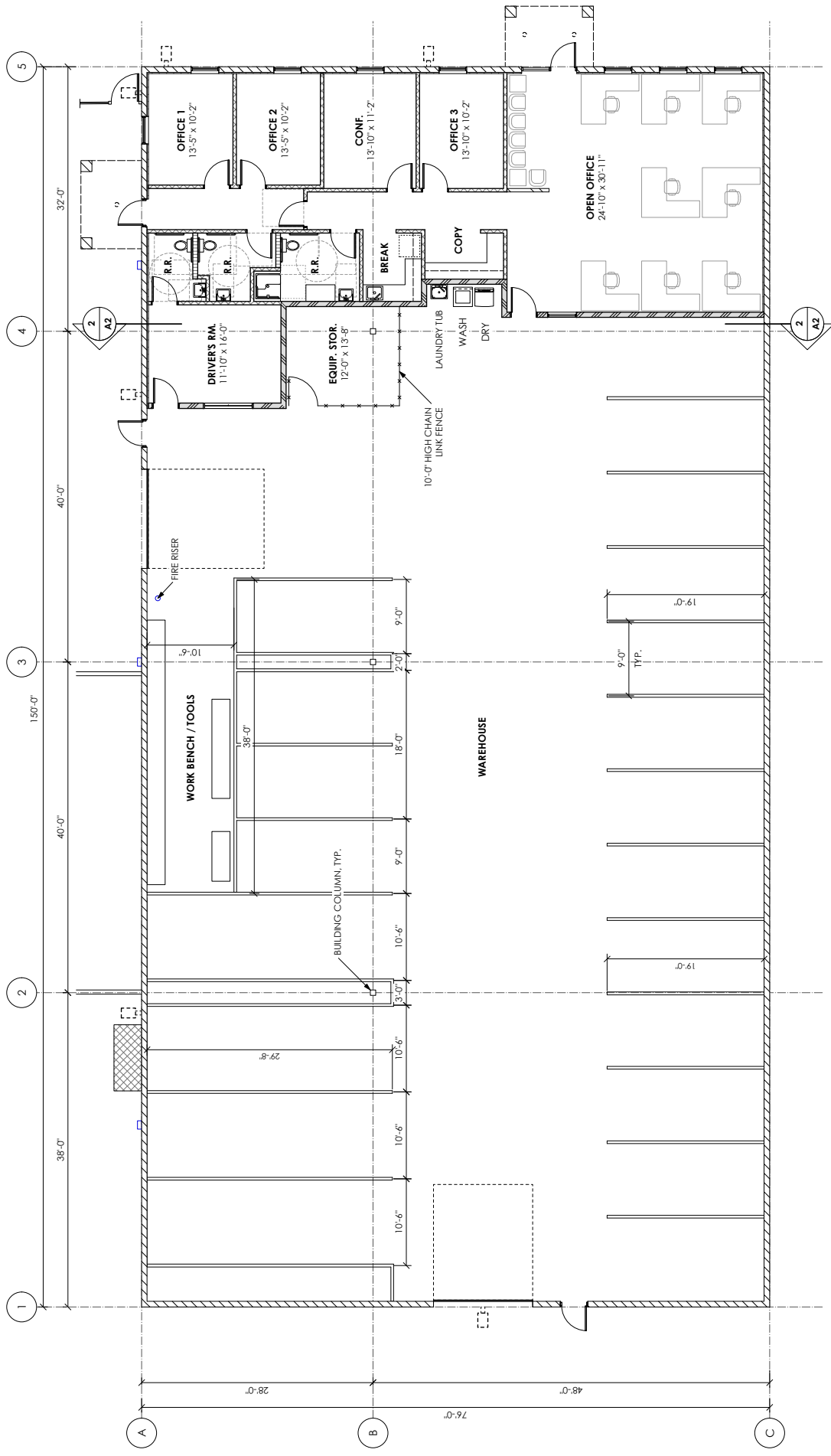


1
PRELIMINARY SITE PLAN
A1
SCALE: 1" = 20'-0"



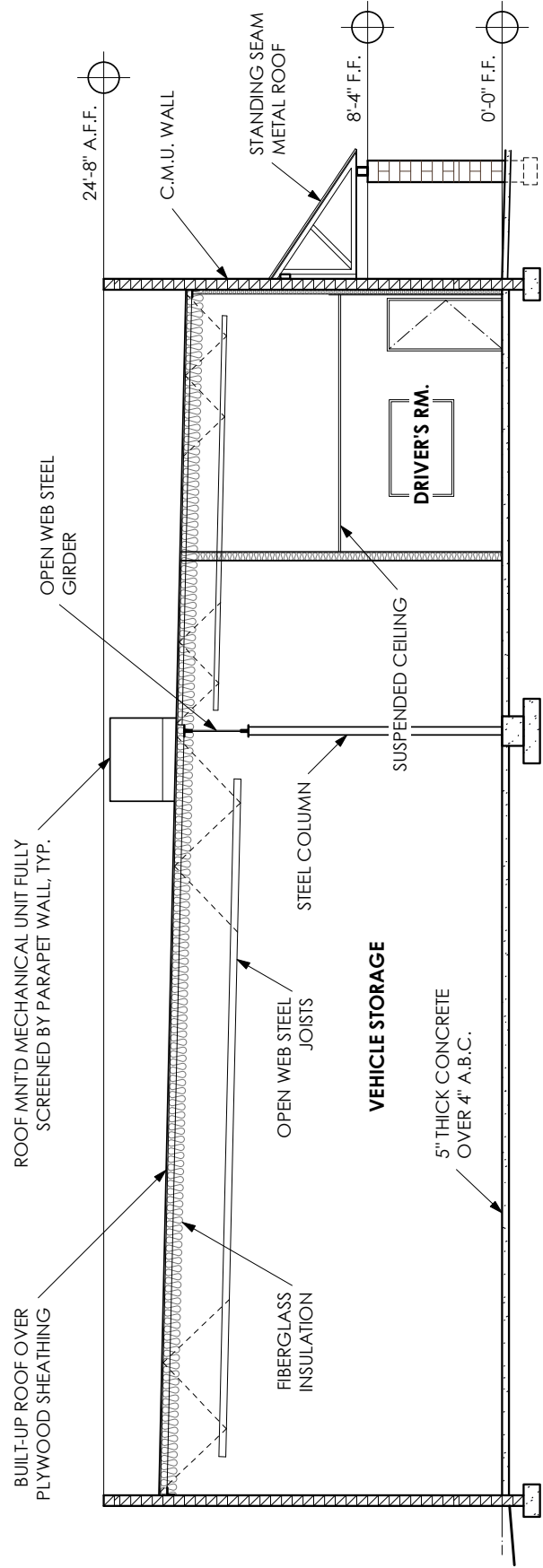
SITE PLAN KEY NOTES:

01. EXISTING FIRE HYDRANT.
02. EXISTING POWER POLE.
03. EXISTING OVERHEAD POWER LINES TO REMAIN.
04. REMOVE DRIVEWAY - INSTALL NEW CURB, GUTTER & SIDEWALK.
05. REMOVE EXIST. 6' HIGH METAL FENCE & GATES.
06. NEW STORM WATER RETENTION AREA.
07. NEW 3'-0" HIGH C.M.U. SCREEN WALL. PAINT TO MATCH SHERWIN WILLIAMS OAK CREEK, SW7718 (LRV 31%)
08. EXISTING CURB, GUTTER & SIDEWALK TO REMAIN.
09. EXISTING TRAFFIC CONTROL SIGN TO REMAIN.
10. EXIST. LIGHT POLE AND BASE TO BE REMOVED.
11. EXISTING 6'-0" HIGH C.M.U. WALL TO REMAIN. PAINT TO MATCH SHERWIN WILLIAMS OAK CREEK, SW7718 (LRV 31%),
12. EXIST. LOW C.M.U. ON ADJ. PROPERTY.
13. EXISTING MONUMENT SIGN TO BE REMOVED.
14. EXISTING WATER METER & BACKFLOW.
15. NEW MONUMENT SIGN (UNDER SEPARATE PERMIT).
16. REMOVE EXISTING DRIVEWAY - REPLACE WITH NEW PER DETAIL T-320
17. EXIST. STREET LIGHT
18. REMOVE EXIST. 6'-0" HIGH C.M.U. WALL
19. EXISTING POLE & BASE WITH NEW LIGHT, TYP.
20. NEW 8'-0" HIGH STEEL PICKET FENCE.
21. NEW ROLLING GATE - MANUALLY OPERATED WITH KNOX PADLOCK.
22. NEW 8'-0" HIGH C.M.U. WALL. PAINT TO MATCH SHERWIN WILLIAMS OAK CREEK, SW7718 (LRV 31%)
23. NEW FIRE HYDRANT.
24. EXISTING SEPTIC TANK AND SEEPAGE PIT TO REMAIN.
25. NEW 6" HIGH CONC. CURB, TYP.
26. REMOVE EXIST. GRATE AND DRAIN TO SEPTIC TANK.
27. EXIST. CONC. PAVING TO BE REMOVED.
28. NEW LANDSCAPE ISLAND, TYP.
29. NEW BICYCLE PARKING (4 SPACES).
30. REMOVE EXIST. LIGHT, AND POWER POLE, TYP. AT NORTH PROPERTY LINE.
31. EXISTING ASPHALT PAVING, TYP. (EXCEPT AT LOCATIONS WHERE SHOWN AS EXISTING CONCRETE).
32. NEW OVERHEAD PARKING CANOPY FOR MINI-BUS, TYP.
33. EXISTING 8'-0" HIGH CHAIN LINK FENCE WITH RAZOR WIRE (ON ADJ. PROPERTY). PAINT TO MATCH SHERWIN WILLIAMS OAK CREEK, SW7718 (LRV 31%), WHERE EXPOSED TO BLUE STAR TRANSPORTATION.
34. EXISTING OVERHEAD POWER POLE AND LINES TO BE REMOVED, TYP. AT NORTH PROPERTY LINE.
35. EXISTING GRAVEL OVER EXISTING DIRT.
36. NEW REFUSE CONTAINER PAD & BOLLARDS.
37. NEW PEDESTRIAN GATE.
38. REFUSE TRUCK TURN AROUND
39. 2'-0" VEHICLE SPACE OVERHANG, TYP.
40. NEW ELECTRICAL SERVICE ENTRANCE SECTION. PAINT TO MATCH SHERWIN WILLIAMS OAK CREEK, SW7718 (LRV 31%)
41. NEW UNDERGROUND FIRE LINE
42. NEW BUILDING MOUNTED LIGHT, TYP.
43. EXIST. CONC. PAVING TO REMAIN, TYP.
44. NEW ASPHALT PAVING, TYP.
45. NEW DRYWELL
46. EXISTING 6'-0" HIGH C.M.U. WALL TO REMAIN. PAINT TO MATCH SHERWIN WILLIAMS OAK CREEK, SW7718 (LRV 31%)
47. FIRE DEPARTMENT CONNECTION.
48. ROCK PIECES BETWEEN 2" AND 6" SIZE SECURED IN CONCRETE BEDDING.
49. NEW 6'-0" HIGH C.M.U. SCREEN WALL TO MATCH BUILDING.
50. 6" HIGH CONCRETE CURB PROTECTION AROUND FIRE HYDRANT.



PRELIMINARY FLOOR PLAN
SCALE: 1/8" = 1'-0"

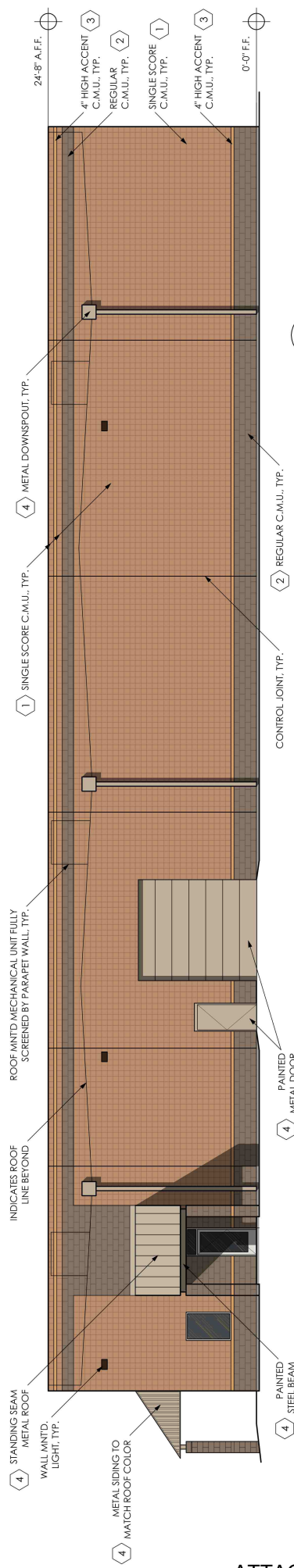
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A2



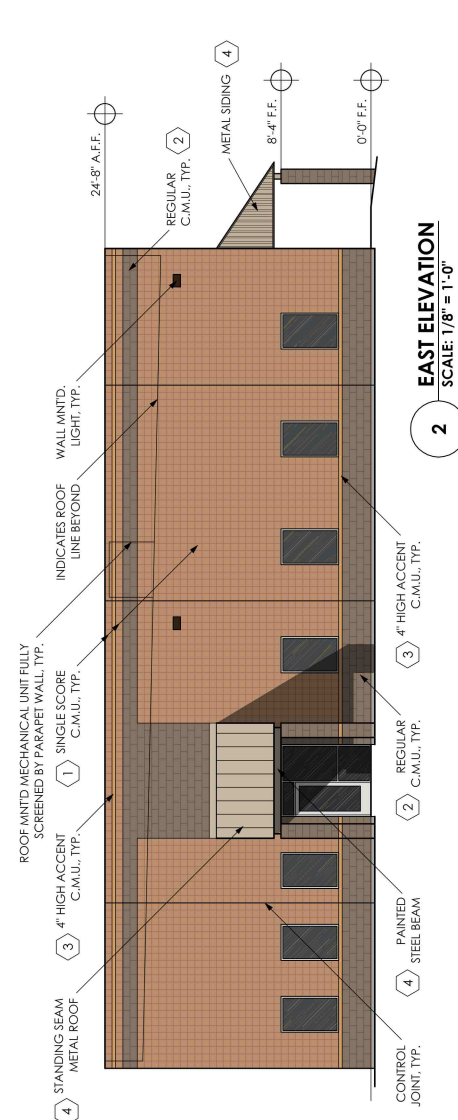
2
A2

BUILDING SECTION

SCALE: 1/8" = 1'-0"



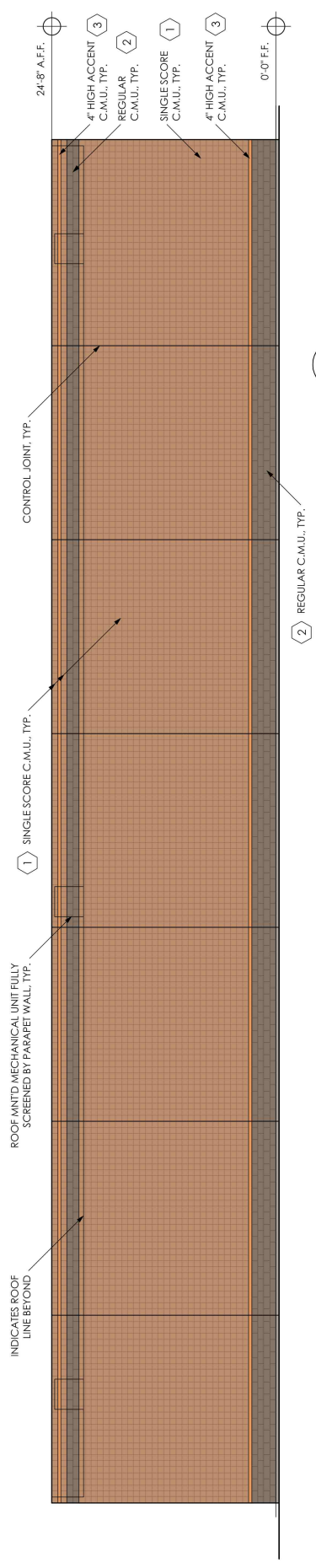
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



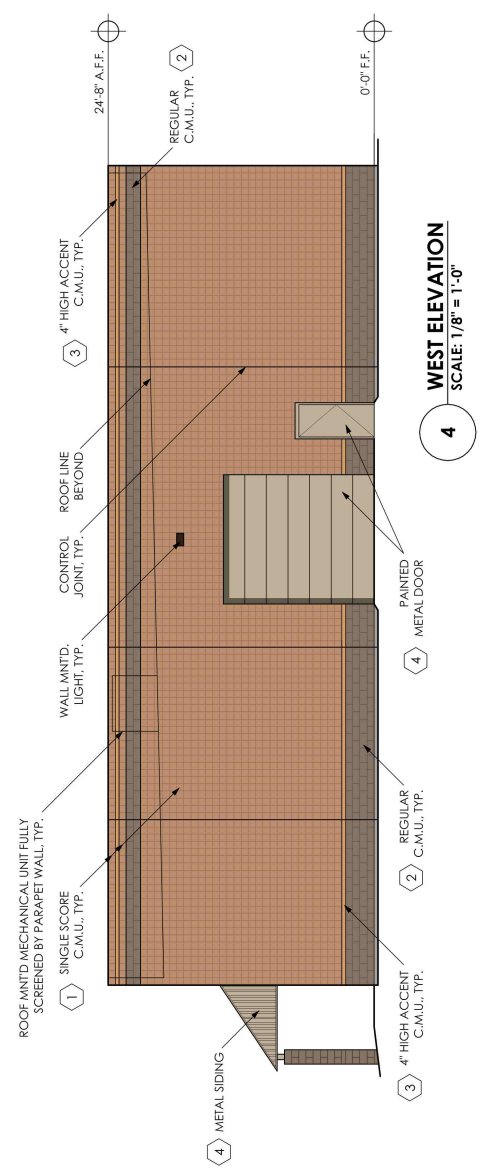
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS:

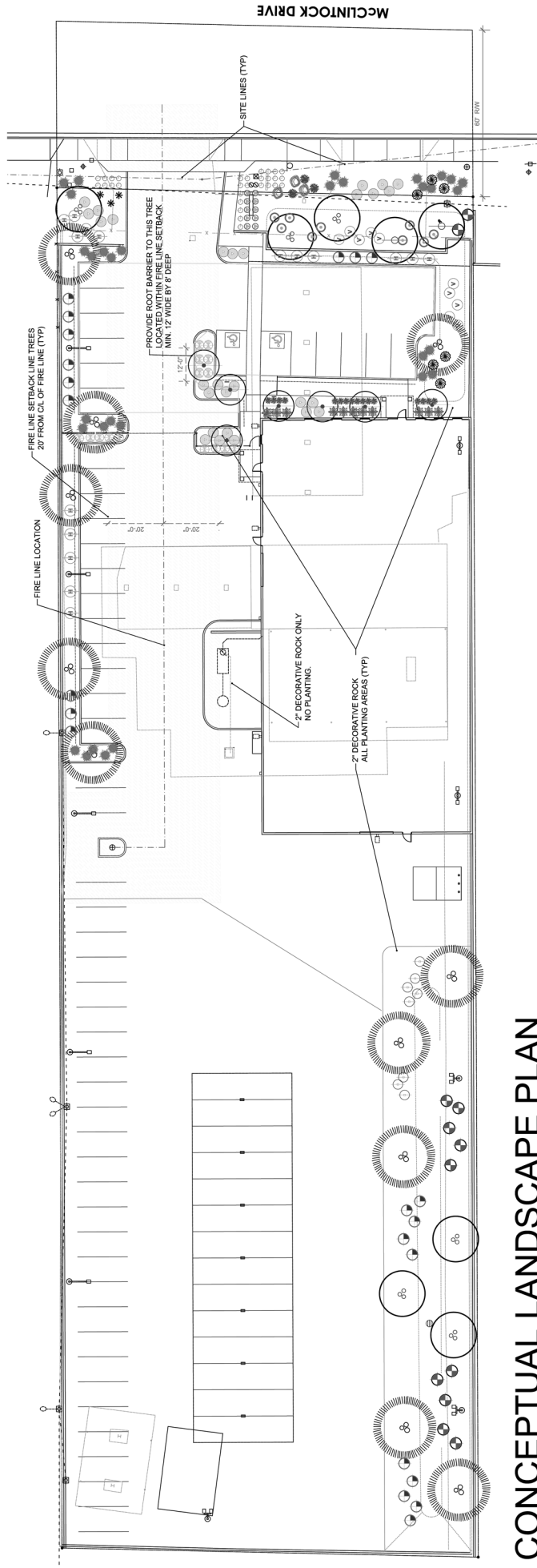
- 1 SINGLE SCORE C.M.U. SHALL BE PAINTED TO MATCH SHERWIN WILLIAMS OAK CREEK, SW7718 (LRV 31%)
 - 2 REGULAR C.M.U. SHALL BE PAINTED TO MATCH SHERWIN WILLIAMS TIKI HUT, SW7509 (LRV 18%)
 - 3 4" HIGH ACCENT C.M.U. SHALL BE PAINTED TO MATCH SHERWIN WILLIAMS FOLKSY GOLD, SW6360 (LRV 39%)
 - 4 STANDING SEAM METAL ROOF, METAL SIDING, PAINTED STEEL BEAM, DOWNSPOUTS AND METAL DOORS SHALL MATCH BERRIDGE STANDARD COLOR SIERRA TAN.
- GLASS WINDOWS AND DOORS: SOLAR COOL GRAY BY PPG
GLASS WINDOW AND DOOR FRAMES: CLEAR ANODIZED ALUMINUM



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"




























4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



CONCEPTUAL LANDSCAPE PLAN

LANDSCAPE SCHEDULE

| Botanical \ Common Name | Size | Qty. | Remarks ² |
|---|-------------|------|--|
| TREES | | | |
|  OLNEYA tesota Iron Wood | 24" Box | - | 7'H x 4'W x 1.5" Cal. (Min.) |
|  PARKINSONIA x 'Desert Museum' Desert Museum Hybrid | 24" Box | - | 7'H x 4'W x 1.5" Cal. (Min.) |
|  PITHECELLOBIUM flexicaule Texas Ebony | 24" Box | - | 7'H x 4'W x 1.5" Cal. (Min.) |
|  CHITALPA tashkentensis 'Pink Dawn' Pink Chitalpa / Multi Trunk | 24" Box | - | 7'H x 4'W x 1.5" Cal. (Min.) |
| SHRUBS / ACCENTS | | | |
|  AGAVE americana 'Mediopicta Alba' White Striped Agave | 5 / 15 Gal. | - | Healthy can full min. Specimen quality |
|  AGAVE sp. 'Blue Glow' Blue Glow Agave | 5 / 15 Gal. | - | Healthy can full min. Specimen quality |
|  ALOE x 'Blue Elf' Dwarf Blue Elf Aloe | 5 Gal. | - | As Shown |
|  DASYLIRION longissimum Grass Tree | 5/15 Gal. | - | As Shown |
|  ECHINOCACTUS grusonii Golden Barrel Cactus | 10" DIA. | - | 10" MIN. DIAMETER |
|  HESPERALOE funifera Giant Hesperaloe | 5 Gal. | - | Spacing As Shown |
|  OPUNTIA basilaris Beavertail Prickly Pear | 5 Gal. | - | Spacing As Shown |
|  PEDILANTHUS macrocarpa Lady Slipper | 5 Gal. | - | Spacing As Shown |
|  CAESALPINIA mexicana Mexican Bird of Paradise | 1 Gal. | - | 3 1/2' O.C. / CAN FULL (Min.) |
|  CALLISTEMON citrinus 'Little John' Dwarf Bottle Brush | 5 Gal. | - | 3 1/2' O.C. / CAN FULL (Min.) |
|  EREMOPHILA maculata 'Valentine' Valentine Bush | 5 Gal. | - | 3: 1 Gal. plant may be substituted for ea. 5 Gal. plant if not avail. |
|  HYMENOXIS acalis Angellita Daisy | 5 Gal. | - | 3 1/2' O.C. / CAN FULL (Min.) |
|  LANTANA camera 'Gold Mound' Gold Mound Lantana | 5 Gal. | - | 3 1/2' O.C. / CAN FULL (Min.) |
|  LEUCOPHYLLUM zygophyllum Blue Ranger | 5 Gal. | - | 3 1/2' O.C. / CAN FULL (Min.) |
|  MUHLENBERGIA capillaris Pink Muhly Grass | 5 Gal. | - | 3' O.C. / CAN FULL (Min.) |
|  MUHLENBERGIA lindheimeri 'A. G.' Autumn Glow Grass | 1 Gal. | - | 4 1/2' O.C. / CAN FULL (Min.) |
|  RUELLIA brittoniana Blue Ruellia | 5 Gal. | - | 3 1/2' O.C. / CAN FULL (Min.) |
|  RUELLIA peninsularis Desert Ruellia | 5 Gal. | - | |
| ROCK / TURF / INERT GROUND COVER | | | |
|  CRUSHED GRANITE / SCREENED COLOR: APACHE BROWN | 1/2" | - | 2" d ALL NON-TURF LANDSCAPE AREAS. |
|  COLORED RIP RAP COLOR: Apache Brown | 4-6" | - | SEE SWALE DETAIL |
|  SURFACE SELECT BOULDERS GRANITE BOULDERS | 3'X3'3'X4' | - | TAGGED BY LANDSCAPE ARCH. SEE BOULDER DETAIL |

LANDSCAPE NARRATIVE

The Landscape has been designed utilizing colorful, drought-tolerant plant material that is either native to the Sonoran Desert or has been introduced to this climactic region and found to be hardy, low in maintenance and low in water utilization. Plant material used shall comply with the Low Water Use / Drought Tolerant Plant List, as provided by the Arizona Department of Water Resources. The Plant list is preliminary and is subject to change. Final list may include other species as allowed by the ADWR approved plant list .

IRRIGATION

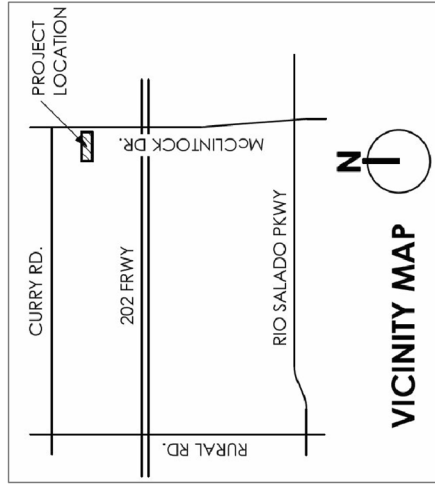
All landscape areas shall be watered by an automatic, underground irrigation system designed for the specific needs of the individual plant materials within their respective zones. Trees, turf, and shrub areas will be placed on separate irrigation valves. In addition, they shall be placed in separate zones according to their specific microclimate. An irrigation plan will be submitted with the Landscape Construction Documents and will include design and layout of water meter locations, backflow prevention systems, valve locations, automatic controllers, turf spray heads (where turf is utilized) and drip irrigation systems. The cost of water and maintenance will be the responsibility of the property owner.

LANDSCAPE MAINTENANCE

The maintenance of all plant materials and irrigation systems located on the property and within right-of-way will be the responsibility of the property owner.

CITY OF TEMPE LANDSCAPE NOTES:

1. All Trees shall be a minimum of one and one-half (1 1/2) inch caliper and shall be planted and staked in accordance with the 'Standard Tree Planting Detail' of the City of Tempe.
2. Plant sizes shall be in accordance with the Arizona Nurseryman Association Standards.
3. Street Intersection and Driveway entrances shall follow the Clear Vision Requirements as outlined in the City of Tempe Zoning and Development Ordinance Section 4-702.G to ensure proper visibility in sight line areas.
4. All right-of-way and city required (perimeter retention and parking) plant material to be in compliance with the Department of Water Resources low water use plant list.
5. Decorative crushed rock (Inert Groundcover) shall be 2" in depth, in all landscape areas, color to be as shown on the landscape schedule.



PLANT CALCULATIONS

Street Frontage / 148 lf

Trees Required Trees Provided
5 5

STORMWATER RETENTION CALCULATIONS

CITY OF TEMPE METHOD 2:

$$V_r = P/12 \times A \times C$$

WHERE:

P=2.2 INCHES

C=0.88(FCDMC LIGHT INDUSTRIAL 100YR MAX)

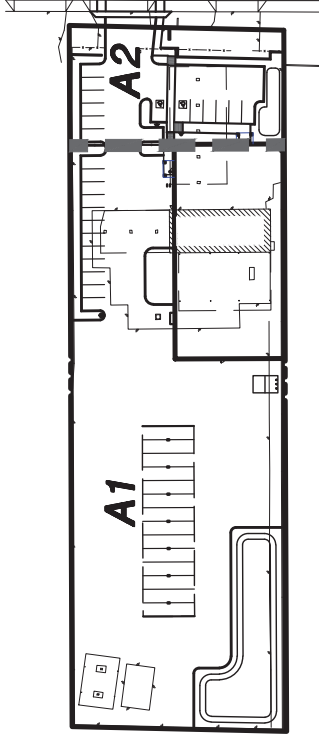
A1=60,944 SF

A2=12,604 SF

$$V_r(A1) = 9,832 \text{ CF}$$

$$V_r(A2) = 2,033 \text{ CF}$$

$$\text{TOTAL} = 11,865 \text{ CF}$$



BENCHMARK

BRASS CAP IN HAND HOLE AT THE SOUTH EAST CORNER OF SECTION 11, T1N, R4E LOCATED NEAR THE INTERSECTION OF McCLINTOCK DRIVE AND STATE ROUTE 202, ELEVATION 1175.45 (CITY OF TEMPE DATUM)

KEY NOTES

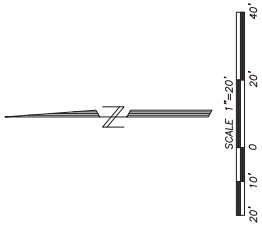
- | | |
|--|---|
| <ul style="list-style-type: none"> ① NEW CURB OPENING ② NEW 8-FOOT WALL ③ NEW EXTRUDED CURB ④ NEW 1-FOOT CURB OPENINGS, 20' O.C. ⑤ SAWCUT AND MATCH EXISTING PAVEMENT ⑥ RETAINING STEM WALL REQUIRED ⑦ CURB TRANSITION ⑧ NEW DRIVEWAY PER COT T-320 ⑨ REMOVE DRIVEWAY. REPLACE CURB GUTTER AND SIDEWALK | <ul style="list-style-type: none"> ⑩ NEW COMPLETE FIRE HYDRANT ASSEMBLY ⑪ NEW PUBLIC WATER LINE ⑫ FIRE SPRINKLER LINE WITH BUILDING BFP PER COT T-210 ⑬ NEW DRYWELL ⑭ WATERPROOF WALL TO ELEVATION 70.60 ⑮ NO NEW TREES PERMITTED WITHIN 20' OF WATER LINE ⑯ NEW AC PAVEMENT ⑰ USE EXISTING WATER METER ⑱ EXISTING WATERLINE EASEMENT TO BE ABANDONED. MCR 2008- 1025309 |
|--|---|

GARDEN SUITE
 PHOENIX, ARIZONA 85012
 PHONE: (480) 725-0995
 CONTACT: LES PARTICH
 CONTACT: CAY MAHALEK, PE

MESA, ARIZONA 85213
 PHONE: (480) 725-0995
 CONTACT: LES PARTICH

KEY NOTES

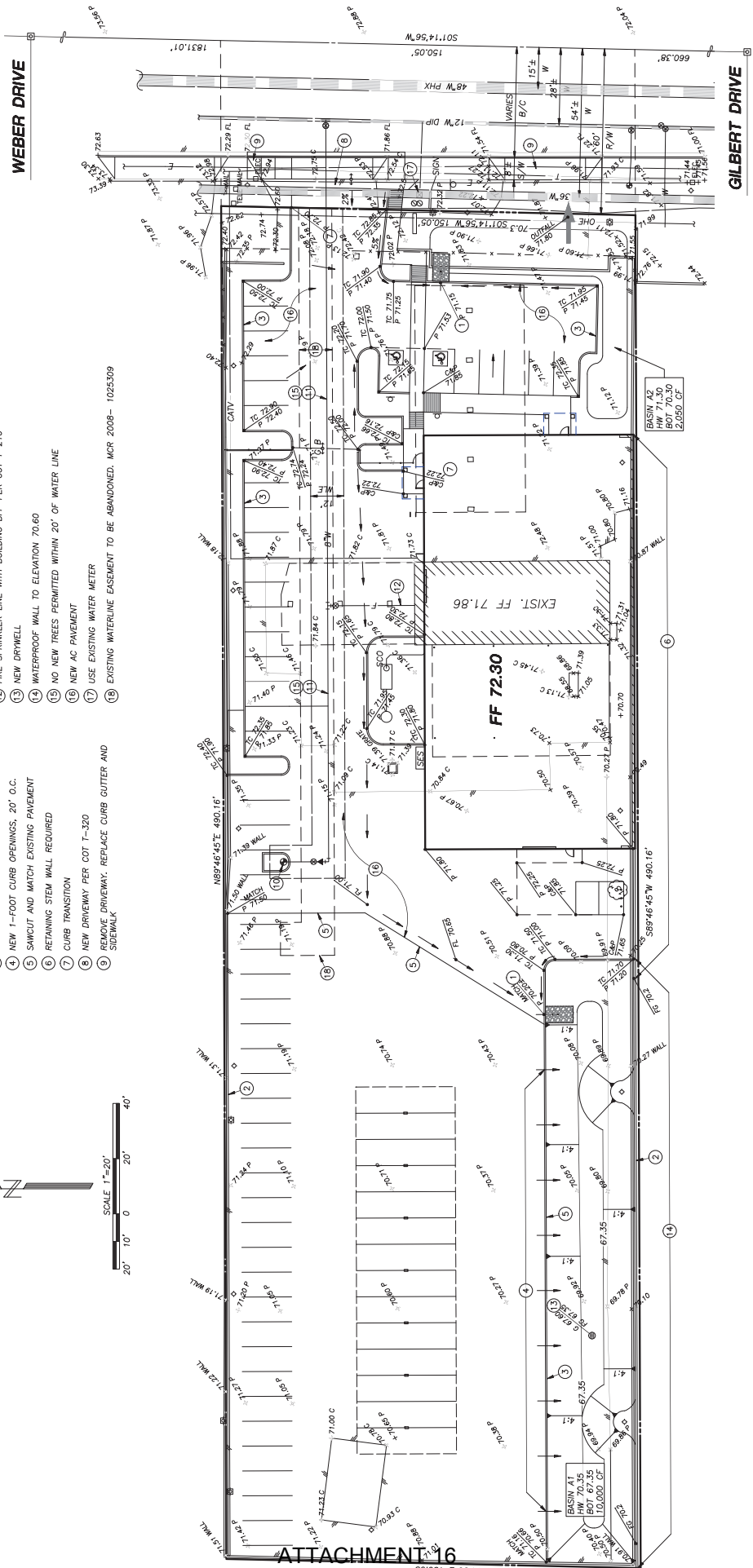
- 1 NEW CURB OPENING
- 2 NEW 8-FOOT WALL
- 3 NEW EXTRUDED CURB
- 4 NEW 1-FOOT CURB OPENINGS, 20' O.C.
- 5 SAWCUT AND MATCH EXISTING PAVEMENT
- 6 RETAINING STEM WALL REQUIRED
- 7 CURB TRANSITION
- 8 NEW DRIVEWAY PER COT T-320
- 9 REMOVE DRIVEWAY, REPLACE CURB GUTTER AND SIDEWALK
- 10 NEW COMPLETE FIRE HYDRANT ASSEMBLY
- 11 NEW PUBLIC WATER LINE
- 12 FIRE SPRINKLER LINE WITH BUILDING BFP PER COT T-210
- 13 NEW DRYWELL
- 14 WATERPROOF WALL TO ELEVATION 70.60
- 15 NO NEW TREES PERMITTED WITHIN 20' OF WATER LINE
- 16 NEW AC PAVEMENT
- 17 USE EXISTING WATER METER
- 18 EXISTING WATERLINE EASEMENT TO BE ABANDONED, MCR 2008- 1025309



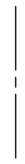


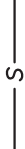








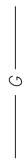

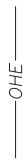



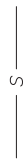

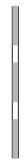

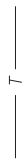

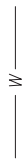
















WEBER DRIVE

McCLINTOCK DRIVE

GILBERT DRIVE



LEGEND

| | | | |
|---|-----------------------------|--|------------------------|
|  | CENTERLINE |  | NEW FIRE |
|  | RIGHT-OF-WAY |  | NEW SANITARY SEWER |
|  | PROPERTY LINE |  | NEW WATER |
|  | EASEMENT |  | NEW LIGHT POLE |
|  | EXISTING CURB AND GUTTER |  | NEW POWER POLE |
|  | EXISTING ELECTRICAL |  | NEW MANHOLE |
|  | EXISTING GAS |  | NEW CLEANOUT |
|  | EXISTING OVERHEAD ELECTRIC |  | NEW DRYWELL |
|  | EXISTING PAVEMENT |  | NEW DOUBLE CHECK VALVE |
|  | EXISTING SANITARY SEWER |  | NEW WATER METER |
|  | EXISTING STORMDRAIN |  | NEW WATER VALVE |
|  | EXISTING TELEPHONE |  | GRADE BREAK |
|  | EXISTING WATER |  | WATER LINE EASEMENT |
|  | EXISTING FENCE | | |
|  | FOUND BRASS CAP IN HANDHOLE | | |
|  | EXISTING LIGHT POLE | | |
|  | EXISTING POWER POLE | | |
|  | EXISTING MANHOLE | | |
|  | EXISTING CLEANOUT | | |
|  | EXISTING DRYWELL | | |
|  | EXISTING CATCH BASIN | | |
|  | EXISTING DOUBLE CHECK VALVE | | |
|  | EXISTING FIRE HYDRANT | | |
|  | EXISTING WATER METER | | |
|  | EXISTING WATER VALVE | | |
|  | EXISTING BOX | | |
|  | EXISTING SIGN | | |
|  | EXISTING PALM TREE | | |
| | EXISTING TREE | | |



