

Staff Summary Report

Development Review Commission Date: 07/10/07

Agenda Item Number: __5__

SUBJECT: Hold a public meeting for a Development Plan Review for MICRO-TRONICS CAMPUS located at 2825 South Potter Street.

DOCUMENT NAME: DRCr_Microtronics_Campus_071007

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

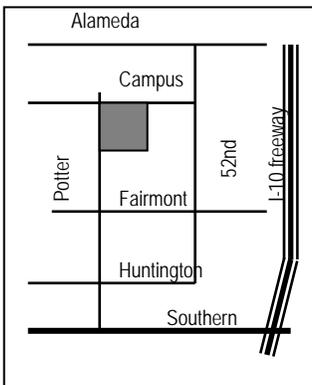
COMMENTS: Request for **MICRO-TRONICS CAMPUS (PL070161)** consists of a +/- 33,000 s.f. machining facility with support offices on 1.50 net acres in the General Industrial Zoning District. The request includes the following:

DPR07132 – Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989) *LC*
LEGAL REVIEW BY: N/A
FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions 1 - 27.

ADDITIONAL INFO:



Gross/Net site area	1.50 acres (65,562 s.f.)
Building Area	32,918 s.f. (29,939 s.f. 1 st , 2,979 s.f. 2 nd)
Lot Coverage	46 % (29,939 / 65,562), 100% max. cover allowed
Building Height	35 ft. (35 ft. maximum allowed)
Building Setbacks	72.17 ft. front (Campus), 26.12 ft. street side (Potter), 0.0 ft. east side, 10.33 ft. rear (25', 25', 0', 0' minimum)
Landscape Coverage	18 % (12,330 / 65,562), 10 % min. cover allowed
Vehicle Parking	44 spaces required (28,066/1,000 manuf.) + (4,852/300 ofc.) 45 spaces provided
Bicycle Parking	7 spaces required (4 min. for office + 28,066/10,000 manuf.) 8 spaces provided

The project is a manufacturing facility with support offices on an undeveloped parcel. The manufacturing portion is one tall ground level while the offices are stacked on the ground and mezzanine levels. The proposal is the second new facility in the neighborhood for Micro-tronics, which operates existing facilities in the area.

A neighborhood meeting is not required with this application.

PAGES:

1. Table of Contents
2. Comments / Reasons for Approval
- 3-7. Conditions of Approval
7. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Owner's Letter
- 4-5. Designer's Letter of Explanation, 2 pages
- 6-7. Site Plan & Project Data, 2 pages
8. First Floor Plan (A2.0)
9. Second Floor Plan (A2.1)
10. Building Elevations (A3.0)
11. Building Section (A4.0)
- 12-13. Conceptual Landscape Plan & Plant Palette, 2 pages
14. Preliminary Grading & Drainage Plan (1 of 1)
15. Color Elevation Exhibits (1 page)

COMMENTS:

Overview

The applicant is requesting approval of a Development Plan for a freestanding manufacturing facility on an undeveloped site at the southeast corner of Potter and Campus. This is the second proposal from Micro-tronics this year, the first being nearby at 2922 South 52nd Street (the northwest corner of Fairmont and 52nd Street). As with the first (which is approximately one-half the size of the current proposal) this project consists of a tall, open manufacturing space accompanied by support offices on the manufacturing level and in the mezzanine. The offices are situated on two levels in a narrow peninsula that allows visibility of the manufacturing floor from three sides of the offices. Overall, the building includes 28,066 s.f. of manufacturing floor and 4,852 s.f. of office on two levels on a site of 1.50 acres. This site is located in the Eaton Freeway Industrial Park north of Southern Avenue and west of Interstate 10.

Project Analysis

The vacant site is nestled in a pleasant, well landscaped garden office industrial area. The site is one block south of Tempe Diablo Stadium. There are existing vertical street curbs along the frontages but no site driveways or sidewalks. There are no overhead utilities in the vicinity. There is no landscape on site; mature trees and shrubs at the south and east edges belong to adjacent sites. Micro-tronics operates a facility immediately south of this site.

The site is approximately a rectangle with two frontages at the southeast corner of Potter and Campus. The interior corner of the site has a rectangular "bite" removed, which prevents the building from efficiently being placed directly in this corner. Parking and vehicle maneuvering for the site, including emergency/refuse maneuvering, is located between building and streets. The L-shaped building is sited with a zero frontage on the east property line and a small setback on the south property line. The "alley" between this building and the one to the south (also part of the Micro-tronics Campus) will be enclosed with a 10'-0" high steel vertical picket fence. The height of the building form rises to the maximum allowed by the industrial district. The roof and roof mounted equipment are concealed behind parapets.

The architecture is a variation of the composition employed for the recent proposal at 2922 South 52nd Street. As before, the building is composed of concrete masonry units, is in running bond, and uses the same paint colors and glazing type. Unlike the split face field of the earlier proposal, this building has a smooth face 8x8x16 CMU field in an Ash Gray color and is capped with a 4" solid plain CMU cap. The high water table of the building (grade to 10'-0") is a repeated pattern of two courses of 8x8x16 alternating with a single 9x4x16 fluted CMU band. The smooth CMU of the water table is painted Bison Beige and the fluted CMU band is painted Miner's Dust. Higher on the elevation, the smooth face field is interrupted with a 6'-0" high band of 9x8x16 fluted CMU painted Miner's Dust. 6'-0" high by 5'-4" wide clerestory windows are regularly placed on the north and west elevations of this band. The clerestories and the storefront at the entrances used in this building is an insulated solar bronze reflective glazing.

Conclusion

This proposal is consistent with the General Plan 2030 Projected Land Use and is a welcome addition to the industrial base of the city. Staff recommends approval of the request for the Development Plan.

REASONS FOR APPROVAL:

The project meets the General Plan Projected Land Use for this site.

The project meets the development standards of the Zoning and Development Code.

DPR07132

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLETED ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

General

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **July 10, 2008** or Development Plan approval will expire.
- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated **April 11, 2007 and May 30, 2007**. 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 Department will be reviewed by planning staff to ensure consistency with this Development Plan Review approval prior to issuance of building permits.
 - 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 this project. As applicable, have the landscape architect and the 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, available from Building Safety (dick_stewart@tempe.gov). Contact Water Resources (pete_smith@tempe.gov) if there are any questions regarding the purpose or content of the water conservation reports.
 - The project site does not have an Archaeologically Sensitive designation. However, State and Federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (joe_nucci@tempe.gov) if questions regarding this process.
 - Police Department Security Requirements:
 - Design building entrances to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage the opportunity for ambush. Distances of 20'-0" or greater between a pedestrian path of travel and any hidden area 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 principals listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - Specific requirements of the **Zoning and Development Code** 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, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC). Access the ZDC through www.tempe.gov/zoning or purchase the ZDC at Development Services.
 - Standard Details:
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
 - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov/bsafety (go to Applications and Forms, then go to Civil Engineering and Right of Way to find refuse details) or obtain copies of details at Development Services.

Site Plan

2. Maximize surface retention, including retention on parking paving, in order to lessen dependence on sub-surface retention structures. Contact Engineering ([steve horstman@tempe.gov](mailto:steve_horstman@tempe.gov)) to discuss retention concept.
 3. Provide screen walls for parking, equipment and refuse enclosure of alternating 9x4x16 fluted and 8x8x16 plain CMU facing streets. Match layout and colors indicated on lower portion of building elevations.
 4. Provide steel vertical picket fence and gate panels of design that resist bending and have as few horizontal rails as possible to inhibit climbing. Extend pickets above top rail to further inhibit climb over. Coordinate hardware for gate with Building Safety Division and Fire Department emergency egress and ingress requirements.
 5. Correctly indicate T-320 driveways with level disabled pedestrian sidewalk bypass on the site plan. Provide upgraded paving at each driveway apron consisting of unit paving. Provide driveways with concrete unit pavers that relate to the exposed CMU of the building. Extend unit paving in the driveway from the back of the level accessible public sidewalk bypass to minimum 20'-0" on site and from curb to curb at the drive edges. If the back of the T-320 accessible sidewalk bypass is on the property, upgraded paving consisting of design scored, cast in place concrete in lieu of unit paving is acceptable.
 6. Place exterior, freestanding reduced pressure and double check backflow assemblies for domestic and irrigation use 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 screen wall following the requirements of Standard Detail T-214, or, locate the device inside the gated yard.
 7. Finish utility equipment boxes in a color (subject to utility provider approval) that compliments the coloring of the building. Do not paint over instructional or warning decals on the equipment boxes.
- Existing utilities are underground; install utility extensions underground as well.
 - Additional sewer appurtenances may be required to comply with pre-treatment Ordinance. Special wastewater measuring and sampling devices may be required based on composition of flow from manufacturing processes. Verify requirements with Water Utilities (tom_ankeney@tempe.gov).
 - A street light exists at the southwest site corner; verify requirement for an additional street light near the Potter / Campus intersection with Street Lights Division (alan_rady@tempe.gov).
 - Limit area of retention basins to maximum 67 percent of landscape frontage on Campus and Potter frontages.
 - Site refuse entry, maneuver and exit are acceptable to Solid Waste Division. Continue to indicate fire/refuse lane in conformance with ZDC Fig. 4-502 (G) and keep edges of lane out of ends of parking spaces. For fire as well as refuse trucks, ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire/refuse lane surface to the underside of tree canopies. Details of fire lane are subject to approval of the Fire Department (jim_walker@tempe.gov).
 - Clearly indicate property lines and the dimensional relation of the building to the property lines.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - Refuse: Construct walls, pad and bollards in conformance with Standard Detail DS-116.
 - Driveways and sidewalks:
-

- Construct driveways and sidewalks in public right of way in conformance with Standard Detail T-320.
- Provide 6'-0" wide sidewalk on both street frontages and provide directional disabled pedestrian access ramps at southeast corner of Campus/Potter intersection.
- Parking spaces and drive aisles:
 - Verify minimum 23'-0" wide drive aisle at all points throughout site to maintain adequate back up from 90 degree 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.
 - Dispersal of bike parking between main & employee entrances is acceptable. 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.

Floor Plans

8. Public Restroom Security:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by key or remote control mechanism
 - b. Single user restroom door hardware: provide a key bypass on the exterior side
9. Provide security visual surveillance capability at service and exit doors. Do one of the following to exterior doors (except to rarely accessed equipment rooms) that are otherwise unglazed:
 - a. At service doors, provide vision panel of high strength plastic or laminated glass, 3" wide, to 5'-6" at head and to 3'-7" at sill of vision panel.
 - b. Where two-way viewing is not desired at service doors, provide two 360 degree viewers per door. Position the viewers so they can be used from the interior in a standing or seated position. Position the viewers vertically in the door and conform view angle to the Americans with Disabilities Act.

Building Elevations

10. Exterior mount S.E.S. exposed on east elevation inside yard is acceptable. Indicate screen wall on site plan in addition to floor plan and elevations.
11. Recess glazing frames in masonry so interior surface of the frame is flush with the interior wall surface. Detail masonry sills so they are watertight.
12. 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. Submit any additions or modifications for review during building plan check process. During construction, planning inspection staff will field verify colors and materials.
13. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
14. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed position and design these to enhance the architecture of the building.
15. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.

16. Surface mount conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.
- Measure building height to highest parapet from top of curb on Campus in center front of property. An increase in height to up to 38'-6" is permissible subject to a separate planning entitlement process (use permit) to allow up to a ten percent height increase.

Lighting

17. Illuminate roll-up and pedestrian entrances continuously from dusk to dawn.
18. Illuminate the paving in front of the southern coiling doors and the entire gated, enclosed yard at the northeast building corner to minimum 4.0 foot-candles continuously from dusk to dawn.
19. Illuminate the employee patio to minimum 3.0 foot-candles continuously from dusk to dawn.
- Follow requirements listed in the ZDC Part 4, Chapter 8 and in the guidelines listed in the ZDC under Appendix E "Photometric Plan."

Landscape

20. Coordinate landscape with existing utility equipment boxes on site and in frontages.
21. Irrigation notes:
- a. A separate dedicated landscape water meter is recommended (not required) to separately measure landscape water and avoid a sewer charge on water used for landscape.
 - 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" (if any). Provide details of water distribution system.
 - c. Locate valve controller inside the building. Otherwise, if in a freestanding location or on the exterior of the building, place the controller inside a lockable, vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed unless the controller is in an exterior location. In this case conceal the conduit inside the controller pedestal (if freestanding) or inside the wall (if controller is wall mounted).
 - f. Repair existing irrigation systems on properties to north and west of this site where these systems are disturbed by this construction.
22. Protect and do not disturb existing plant material, particularly trees, which are adjacent to this site. Locate existing trees which are adjacent to the northeast and southwest corners of this site, indicate the extent of their canopy and identify by species on the landscape plan. Replace damaged plant material with agreement of adjacent property owner as part of this work.
23. Provide second canopy tree in the large landscape island divided by walkway at northwest corner of building. Locate flag poles so they rise between the trees or place the flagpoles elsewhere on site.
24. Typically at landscape islands position the trees so the canopies, as they mature, do not intrude into the 20' wide, 14' high fire/refuse lane.
25. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove debris and excess rock from planting areas prior to landscape installation.
- Coordinate landscape and irrigation with drywell locations. Consider use of lawns around drywells to act as filters. Contact Engineering ([steve horstman@tempe.gov](mailto:steve_horstman@tempe.gov)) if questions.

- Follow requirements of ZDC Sec. 4-701 through 4-804 and the guidelines listed in the ZDC under Appendices B and C “2’ and 3’ Plant List.” As part of this requirement, no tall, soft foliage shrubs (such as Nerium Oleander) greater than 2’-0” in height are allowed within 12’-0” of parking paving or walkways. Delete Caesalpinia Mexicana within 12’-0” of parking and walkway paving. Place soft foliage plants with a mature height of 2’-0” in these locations. Spike accent plants greater than 2’-0” in height (such as Dasyliirion wheeleri) are allowed within 6’-0” of walkway or parking paving.
- Correctly indicate clear vision triangles at both driveways on the landscape and architectural site 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 “Corner Sight Distance” leaflet, available from Development Services Counter or from Transportation (john_brusky@tempe.gov) if needed. 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.
- Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.

Signage

26. Provide 0’-6” high vinyl die cut address number on glazed transom above main entrance, as indicated.
27. Provide one 0’-12” high address sign on each side of the masonry base of the monument sign (if any). Provide five 0’-12” high address signs as indicated, including one on the east, and two each on the west and south elevations. Locate signs just below the parapet at uniform height on building. Do not address the north elevation since the site is not addressed on Campus. Conform to the following for address signs described in this condition:
- a. Direct illuminate the address signs.
 - b. Provide street number only, not the street name.
 - c. Compose of individual mount, metal reverse pan channel characters.
 - d. Adjust locations so sign is unobstructed by trees, vines, etc.
 - e. Do not affix another number or a letter that might be mistaken for the address number.
- Follow illumination and background contrast requirements of ZDC Sec. 4-903 (A).

Obtain sign permit for any building mount or monument 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. Follow ZDC Part 4 Chapter 9 with the design of the signs.

HISTORY & FACTS:

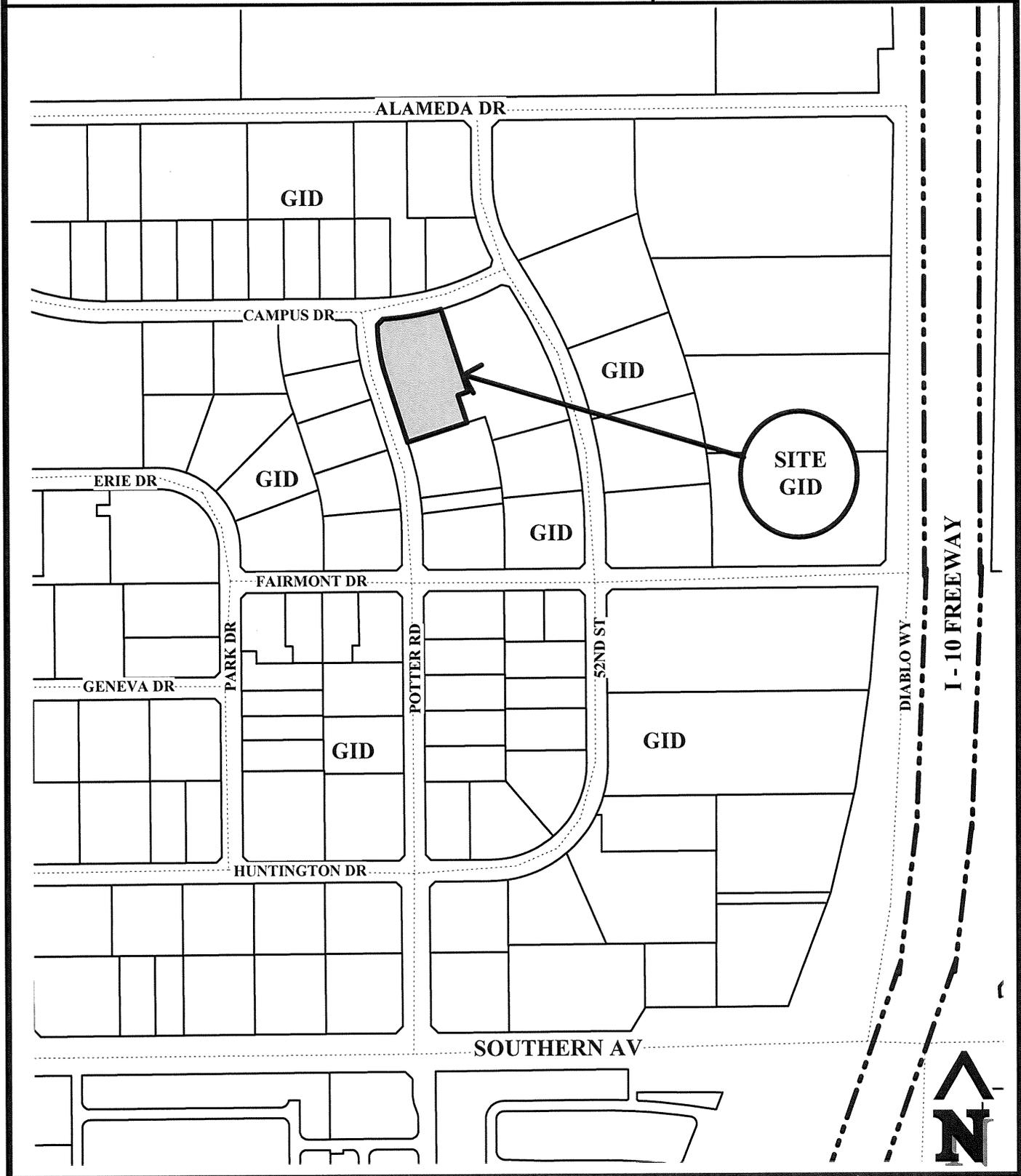
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|------------------|---|
| October 8, 1973 | The Planning and Zoning Commission approved a Preliminary Subdivision Map and Zoning change for Eaton Freeway Industrial Park. |
| November 8, 1973 | City Council approved a zoning change for Eaton Freeway Industrial Park from R1-6 and I-1 to I-1, I-2 and PCC-1. |
| January 24, 1974 | City Council approved the Final Subdivision Map for Eaton Freeway Industrial Park at the northeast corner of 48 th Street and Southern Avenue. |

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

MICRO-TRONICS CAMPUS

PL070161



Location Map



MICRO-TONICS CAMPUS (PL070161)



MICRO- IONICS, INC.
2905 SOUTH POTTER DRIVE
TEMPE, ARIZONA 85282
(602) 437-8995 FAX (602) 431-9480

FILE

April 2, 2007

Bill Clay Design Studio, LLC
14350 N. Frank Lloyd Wright Blvd.
Suite 12
Scottsdale, AZ 85260

Re: Micro-Tronics – Fairmont ~~at~~ CAMPUS 

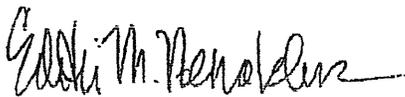
Micro-Tronics, Inc. was founded in 1968 and has become one of the finest advanced high technology precision machine shops in the Southwest. We specialize in the manufacture of close-tolerance parts for the aerospace and electronics industries. We are especially involved in missile defense production to aid the United States in the war in Iraq.

Our operations include conventional EDM, computerized Wire EDM, CNC EDM, Laser Jet, Water Jet, rubber molding and production machining.

In the past few years, we have had record growth in our employee base, fixed asset acquisitions and sales.

This unprecedented growth has made it mandatory to expand our facilities with two new buildings to our campus in Tempe.

Sincerely,



Edith M. Remaklus
Controller/Owner

MAY 23 2007

Micro-Tronics Campus

Micro-Tronics Campus is a planned 33,000 s.f. **Machining Facility with Support Office** in Tempe, Arizona. The facility is located on the southeast corner of Campus Drive and Potter Drive in the Eaton Freeway Industrial Park, within three miles of Downtown Tempe and Arizona State University, within three miles of Sky Harbor Airport, within one mile of a regional Mall, and is situated within Tempe's employment corridor.

The facility is a two-story masonry building with 2 story offices, single story machining area. Site improvements include parking and landscaping with an outdoor employee patio area.

Placement of the building is set back from the intersection with the outdoor patio area connecting the existing Micro-Tronics building to the south with this new facility.

The site's design efficiently utilizes the site. The main entry provides access to the 2 story office element and a secondary entry provides convenience access to the machining area. Building placement facilitates excellent site circulation with drives located away from the intersection.

The architectural design details, earth tone colors, masonry textures and varied parapets offer a variety of design elements and visual interest. The colors and textures are very compatible with the adjacent Micro-Tronics facility to the south. The fenestration elements provide a balanced elevation, natural surveillance/visibility of outdoor pedestrian areas and natural lighting within the building.

The building has recessed soffits at the reception area that provides a shaded entry and assists in providing a more energy efficient structure. Additional recessed/ shaded soffit areas and shade provided by tree placement help mitigate heat gain.

The building and landscape elements have proper scale with the site and its surroundings. Large building masses are divided into smaller components that create a human scale as viewed from the sidewalk. The building has a textured base and top, as identified by ground floor elements and varied parapet heights. The building facades have architectural detail and contain windows at the ground level.

MAY 23 2007

The desert landscaping, outdoor seating area and planters create an outdoor environment to be enjoyed by all.

Placement of windows creates rhythm and proportionality that contributes to attractive public spaces. All on-site utilities are placed underground. Clear and well lighted walkways will connect building entrances to one another and to adjacent sidewalks. Accessibility is provided in conformance with the Americans With Disabilities Act (ADA). Bicycle parking is provided in addition to pedestrian circulation to the public right-of-way.

Signage is not part of this submittal or review.

It is our intent that this project will be complimentary to Tempe's continued success.



MAY 23 2007



MICRO-TRONICS CAMPUS
 2825 SOUTH POTTER ROAD
 TEMPE, ARIZONA 85282

ISSUED FOR: 06/20/07
 OR MARK UP: 06/20/07
 DRAWN BY: VL
 CHECKED BY: EOC28

SITE PLAN
A1.0
 PROJECT NUMBER: 0012

PROJECT DATA

EXISTING BUILDING CODES IN EFFECT (CITY OF TEMPE):
 2003 INTERNATIONAL BUILDING CODE W/CITY AMENDMENTS
 2003 INTERNATIONAL MECHANICAL CODE W/CITY AMENDMENTS
 1996 NATIONAL ELECTRIC CODE W/CITY AMENDMENTS
 ARIZONA STATE PLUMBING CODE
 2003 INTERNATIONAL FIRE CODE W/CITY AMENDMENTS
 1999 NFPA 13

PROJECT: MICRO-TRONICS CAMPUS
 AN OFFICE AND MANUFACTURING FACILITY

PROJECT ADDRESS: 2825 SOUTH POTTER ROAD
 TEMPE, AZ 85282

ACCESSOR PARCEL NUMBER: 123-28-150

GROSS SITE AREA: 65,562 S.F. (1.50 ACRES)

NET SITE AREA: 65,562 S.F. (1.50 ACRES)

ZONING DISTRICT: GID

GENERAL PLAN 2030 ZONING: INDUSTRIAL

CONSTRUCTION TYPE: III - B
 V-B SPRINKLERED - NON SEPARATED USES

BUILDING AREA: 1,873 S.F.

1ST FLOOR OFFICE (B) 28,066 S.F.

1ST FLOOR MANUFACTURE (F-1) 28,066 S.F.

2ND FLOOR OFFICE (B) 2,979 S.F.

TOTAL: 32,918 S.F.

OCCUPANCIES: B + F-1

BUILDING ALLOWABLE AREA INCREASE:
 12,000 S.F. - (2 STORIES) PER FLOOR
 BASE ALLOWABLE: 12,000 S.F. x 2 = 24,000 S.F.
 SPRINKLERS (200%): + 12,000 S.F.
 36,000 S.F.

TOTAL ALLOWABLE AREA: 36,000 S.F.

BUILDING AREA (GROSS): 32,918 S.F.

FOOTPRINT: 29,939 S.F.

BUILDING ALLOWABLE HEIGHT: 35' MAX ROOF HEIGHT INCLUDES PARAPET (ZONING)
 27'-4" (HIGHEST POINT OF ROOF LINE)
 (35'-0" HIGHEST POINT OF PARAPET MEASURE TO TOP OF CURB AT CENTER OF CAMPUS FRONTAGE)

PROPOSED HEIGHT: 45.66 %

SITE COVERAGE: 10 % OF NET SITE AREA = 6,556.2 S.F.

ON-SITE LANDSCAPE REQUIRED: 12,330 S.F. (18.8 %)

ON-SITE LANDSCAPE PROVIDED: PER CITY OF TEMPE DEVELOPMENT SECTION 4, TABLE 4-603E
 6.24 SPACES (1:300)
 9.93 SPACES (1:300)
 28.06 SPACES (1:1000)

PARKING REQUIRED: 44.23 SPACES

PARKING PROVIDED: 45 SPACES

ACCESSIBLE PARKING REQUIRED: 2 (1 SPACE PER 25 REQUIRED)
 PROVIDED: 2

BICYCLE PARKING: PER CITY OF TEMPE DEVELOPMENT SECTION 4, TABLE 4-603E 'BICYCLE COMMUTE AREA'
 4 (OFFICE - 1 PER 6,000 S.F. - 4 MIN.)
 3 (MANUFACTURING - 1 PER 10,000 S.F.)

REQUIRED: 7

TOTAL REQUIRED: 8

PROVIDED: 8

PROJECT DESCRIPTION

NEW 2 STORY OFFICE & PRODUCTION MACHINING FACILITY ON PREVIOUSLY UNDEVELOPED LOT.

OWNER

MICRO-TRONICS, INC.
 2905 S. POTTER DR.
 TEMPE, AZ 85282
 PHONE: (602) 437-8895
 FAX: (602) 431-9480
 BOB MARUSIAK

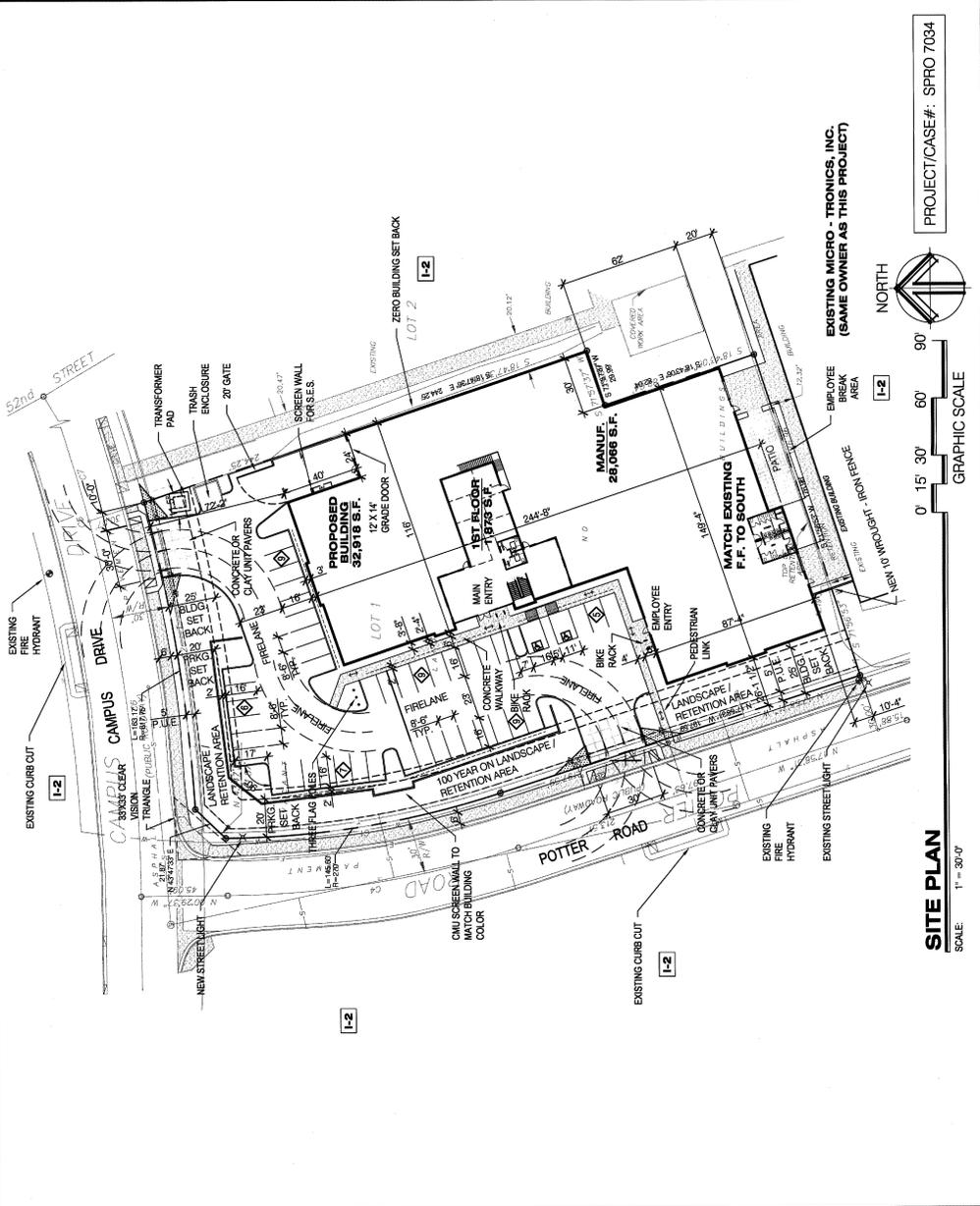
CONTRACTOR

REMAR CONSTRUCTION
 19848 N. CAVE CREEK DR., SUITE 3
 PHOENIX, AZ 85024
 PHONE: (602) 482-2717
 FAX: (602) 482-2716
 JERRY REMAKLUS
 jerry@cherryllc.com

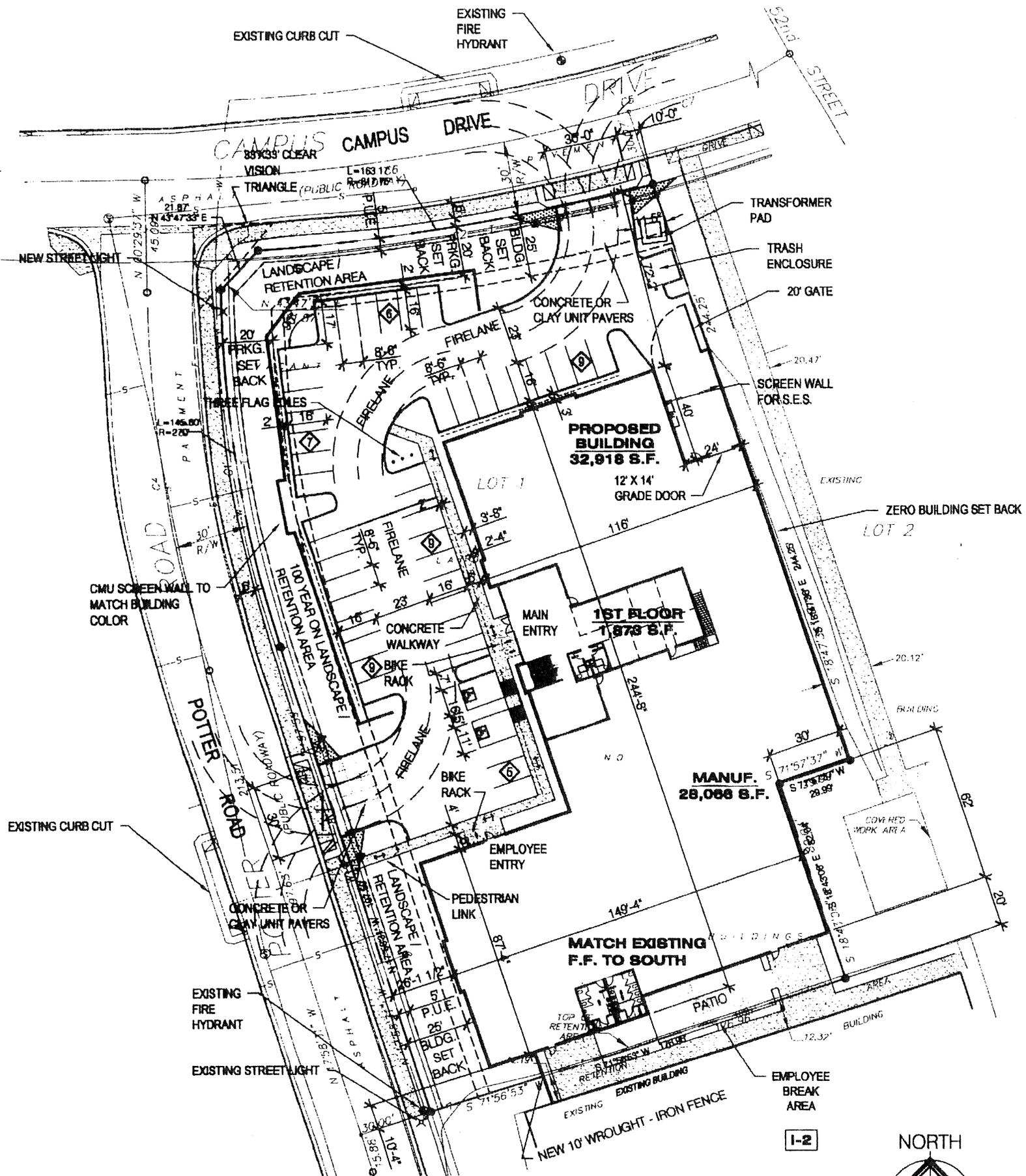
BUILDING SETBACKS

	WEST (STREET)	NORTH (FRONT)	EAST (SIDE)	SOUTH (REAR)
REQUIRED	25'-0"	25'-0"	0'-0"	0'-0"
PROVIDED	26'-1"	72'-2"	0'-0"	10'-4"

VICINITY MAP



SITE PLAN
 SCALE: 1" = 30'-0"
 PROJECT/CASE#: SPRO 7034
 GRAPHIC SCALE: 0' 15' 30' 60' 90'
 NORTH

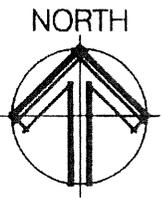


SITE PLAN

SCALE: 1" = 30'-0"



GRAPHIC SCALE





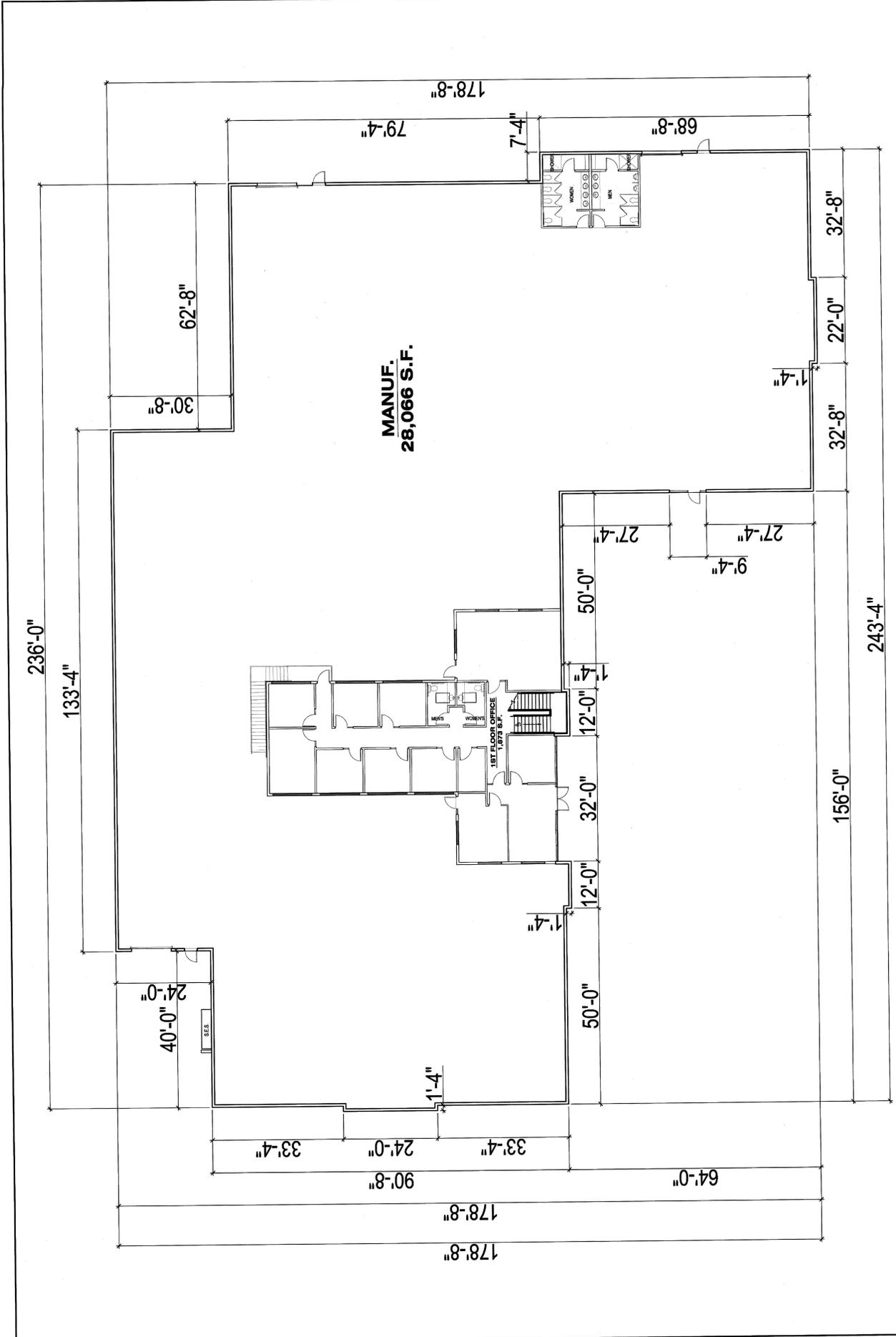
1430 N. PINK LLOYD WRIGHT BLVD.
SCOTTSDALE, ARIZONA 85260
PHONE: 480-477-2288
FAX: 480-477-2289
WWW.BULCHAYDESIGNSTUDIO.COM
PBA REGISTRATION NUMBER 12524



MICRO-TRONICS CAMPUS
2825 SOUTH POTTER ROAD
TEMPE, ARIZONA 85282

ISSUED FOR: 06-19-07
DRAWN BY: JLS
CHECKED BY: BCCB

FIRST FLOOR PLAN
A2.0
PROJECT NUMBER: 07012



1ST FLOOR PLAN
SCALE: 3/32" = 1'-0"



4525 N. FRANK LLOYD WRIGHT BLVD.
SCOTTSDALE, ARIZONA 85250
PHONE: (480) 477-8788
WWW.BULLCAMPDESIGNSTUDIO.COM
PRAJESH@BULLCAMPDESIGNSTUDIO.COM
PRINCELESTER@BULLCAMPDESIGNSTUDIO.COM



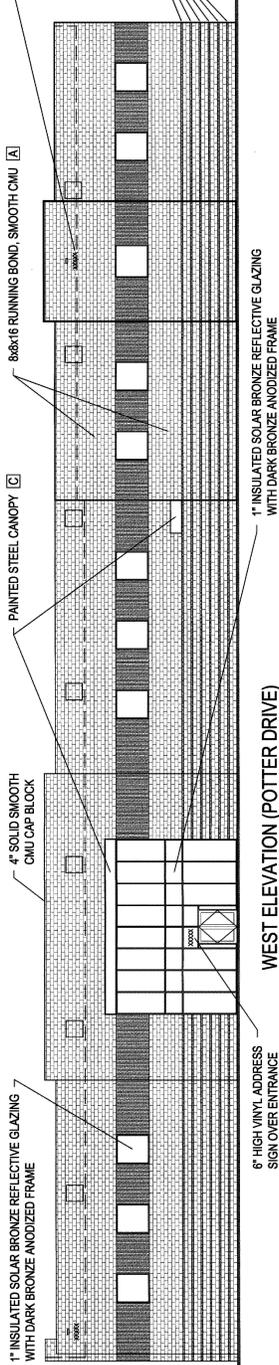
MICRO-TRONICS CAMPUS
2825 SOUTH POTTER ROAD
TEMPE, ARIZONA 85282

ISSUED FOR: 05-14-27
DRAWN BY: AS
CHECKED BY: EC/CS

ELEVATIONS
A3.0
PROJECT NUMBER: 07012

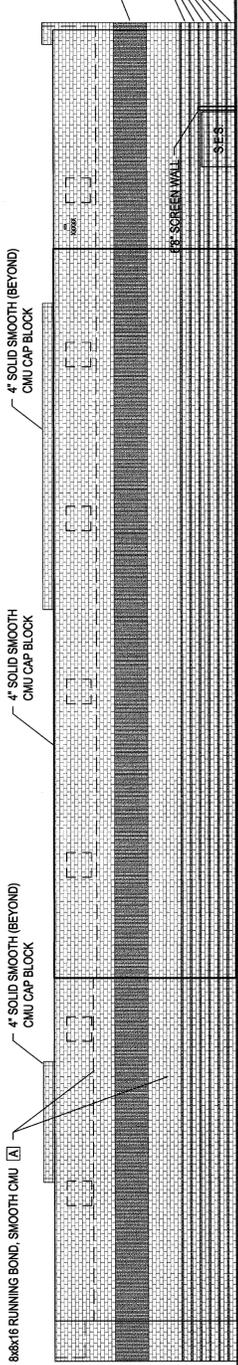
ADDRESS (ST. NUMBER) SIGN, TYP. INDIVIDUAL MOUNT REVERSE PAN CHANNEL CHARACTERS, 12" HIGH, 50% MIN CONTRAST WITH BACKGROUND, DIRECT ILLUMINATED FROM ABOVE

48x16 VERTICAL [B] FLUTED (SONORA) BY SUPERLITE BLOCK



WEST ELEVATION (POTTER DRIVE)
SCALE: 3/32" = 1'-0"

8x8x16 VERTICAL [B] FLUTED (SONORA) BY SUPERLITE BLOCK
8x8x16 RUNNING [C] BOND, SMOOTH CMU

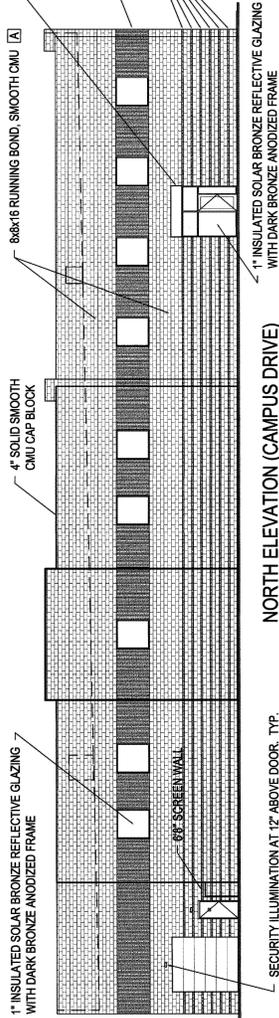


EAST ELEVATION
SCALE: 3/32" = 1'-0"

COLOR SCHEDULE

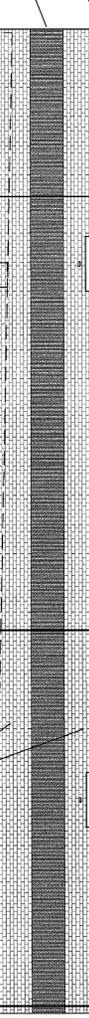
[A]	ASH GRAY (DEC 751 - DUINN EDWARDS OR EQUAL)
[B]	MINERS DUST (DEC 186 - DUINN EDWARDS OR EQUAL)
[C]	BISON BEIGE (DEC 186 - DUINN EDWARDS OR EQUAL)

8x8x16 VERTICAL [B] FLUTED (SONORA) BY SUPERLITE BLOCK
48x16 VERTICAL [B] FLUTED (SONORA) BY SUPERLITE BLOCK



NORTH ELEVATION (CAMPUS DRIVE)
SCALE: 3/32" = 1'-0"

8x8x16 VERTICAL [B] FLUTED (SONORA) BY SUPERLITE BLOCK
8x8x16 RUNNING [C] BOND, SMOOTH CMU



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

PROJECT LANDSCAPE DATA

PROJECT: MICRO-TRONICS FAIRMONT AN OFFICE AND MANUFACTURING FACILITY
PROJECT ADDRESS: CAMPUS DRIVE TEMPE, AZ 85282
ACCESSOR PARCEL NUMBER: 123-28-150
GROSS SITE AREA: 65,662 S.F. (1.50 ACRES)
NET SITE AREA: 65,662 S.F. (1.50 ACRES)
ZONING DISTRICT: O1D
GENERAL PLAN 2000 ZONING: INDUSTRIAL
SITE COVERAGE: 45.66 %
ON-SITE LANDSCAPE REQUIRED: 10% OF NET SITE AREA = 6,566 S.F.
ON-SITE LANDSCAPE PROVIDED: 12,330 S.F. (18.8%)

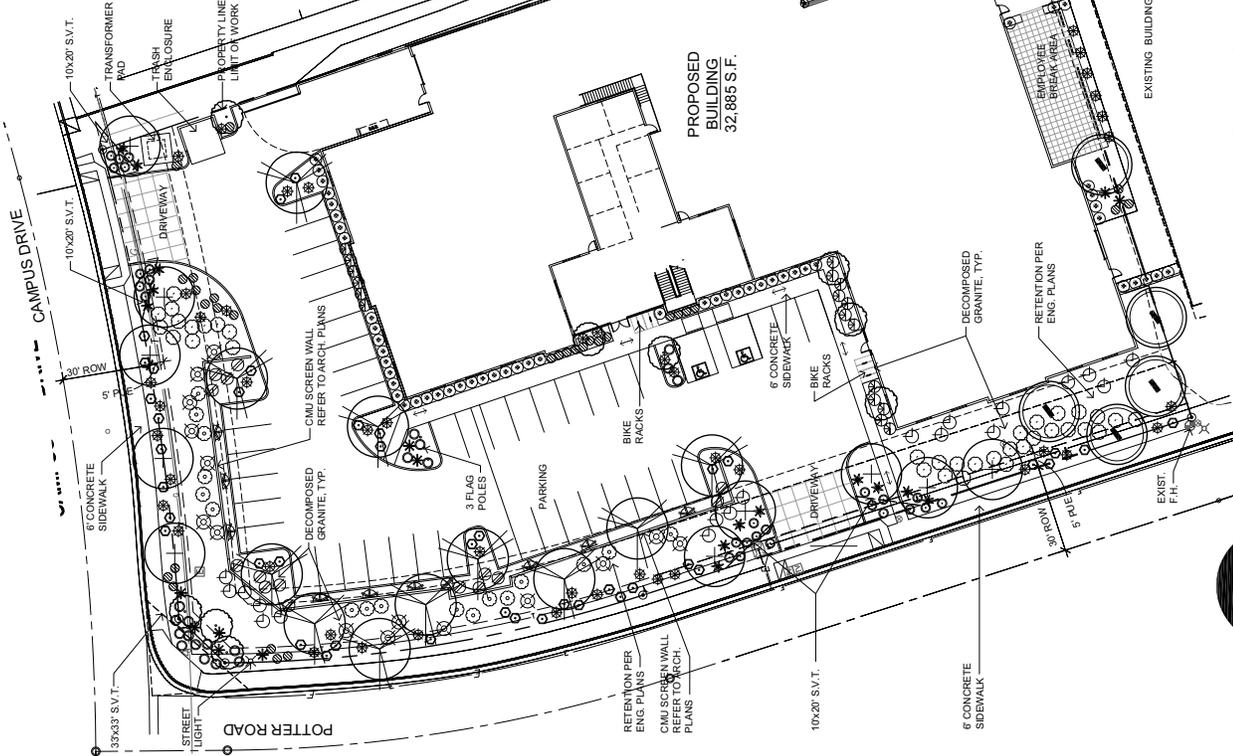
LANDSCAPE NOTES

- CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE SITE.
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
- DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- ALL PLANTING SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IF CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO FINAL BID.
- ALL QUANTITIES PROVIDED ARE FOR REFERENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO FINAL BID.
- THE PROJECT CIVIL ENGINEER OR AS DIRECTED BY THE OWNER'S AGENT PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE TO BE 1" BELOW THE TOP OF ADJACENT WALKS, CURBS AND HEADERS FOR PLANTER BEDS.
- UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLANS SHALL RECEIVE A 2" TOP SOIL OVERLAY.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE A HEALTHY, WELL DEVELOPED ROOT SYSTEM (NOT POT BOUND), A NORMAL HABIT OF GROWTH, AND BE ADAPTED TO THE LOCAL CLIMATE AND SOILS. ALL PLANTS SHALL BE OF ANY OTHER LABORATORIES PLANT MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN AND THE ARIZONA NURSEYMAN'S ASSOCIATION STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S AGENT.
- ALL SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
- ALL PLANTS SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STANDARD TREE PLANTING DETAIL WHICH IS ON FILE IN THE OFFICE OF THE DEVELOPMENT SERVICES DEPARTMENT.

OWNER / DEVELOPER:
MICRO-TRONICS, INC.
 2905 S. POTTER DRIVE
 TEMPE, ARIZONA 85282
 602.437.8995p

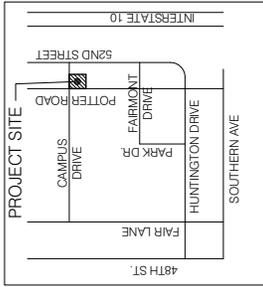
ARCHITECT:
BILL CLAY DESIGN STUDIO
 14358 N FRANK LLOYD WRIGHT BLVD.
 SCOTTSDALE, ARIZONA 85260
 480.477.6788p

LANDSCAPE ARCHITECT:
ELEMENTS WEST
LANDSCAPE ARCHITECTURE, INC.
 1215 E. MISSOURI AVE, SUITE C-100
 PHOENIX, ARIZONA 85014
 602.264.3443 p
 602.264.3773 f



PLANT PALETTE:

GENUS/SPECIES:	COMMON NAME:	SIZE:	QTY:
TREES:			
Carolinia prinosc	Palo Verde	1 1/2" caliper min	10
Dalbergia ekozo	Sisaco Tree	1 1/2" caliper min	11
Acacia salicina	Willow Acacia	1 1/2" caliper min	5
Ceanothus mexicana	Mexican Bird of Paradise	15 gal.	10
SHRUBS:			
Barbora Kerst Bougainvillea	Barbora Kerst Bougainvillea	5 gal. staked	9
Calliandra californica	Ridge Fairy Duster	5 gal.	19
Desert Phil Chenier	Desert Phil Chenier	5 gal.	18
Yucca sp.	Yucca	5 gal.	15
Green Court Texas Sage	Green Court Texas Sage	5 gal.	17
Carolinia prinosc	Carolinia prinosc	5 gal.	53
Convolvulus cneorum	Bush Morning Glory	1 gal.	41
ACCENTS:			
Desert Spoon	Desert Spoon	5 gal.	9
Red Yucca	Red Yucca	5 gal.	46
No Common Name	No Common Name	5 gal.	13
GROUND COVER:			
Euphorbia biglandula	Gopher Plant	1 gal.	26
Baccharis confertiflora	Thompson Coyote Bush	1 gal.	35
Lantana 'New Gold'	New Gold Lantana	1 gal.	32
Sprignocolla indica	Yellow Dot	1 gal.	18
Rosemaria c. Huntington Blue	Rosemary	1 gal.	19
DECOMPOSED GRANITE:			
3/4" minus gold granite			12,330 S.F.



VICINITY MAP
 N.T.S.

PROJECT ADDRESS:
 S.E.C. CAMPUS DRIVE
 & POTTER ROAD
 TEMPE, ARIZONA 85282



MICRO-TRONICS CAMPUS
CONCEPTUAL LANDSCAPE PLAN



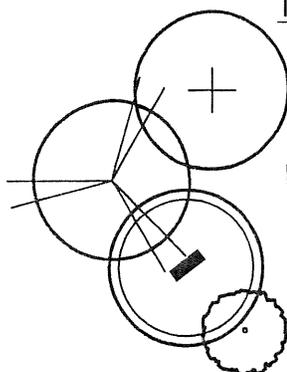
west architecture
 602.264.3443 p
 602.264.3773 f
 PHOENIX, ARIZONA 85014

DATE: 6.19.07

PLANT PALETTE:

GENUS/SPECIES:	COMMON NAME:	SIZE:	QTY:
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TREES:



Cercidium praecox	Palo Brea	1 1/2" caliper min	10
Dalbergia sissoo	Sissoo Tree	1 1/2" caliper min	11
Acacia salicina	Willow Acacia	1 1/2" caliper min	5
Caesalpinia mexicana	Mexican Bird of Paradise	15 gal.	10

SHRUBS:

 Bougainvillea 'Barbara Karst' tm	Barbara Karst Bougainvillea	5 gal. staked	9
 Calliandra californica	Baja Fairy Duster	5 gal.	19
 Nerium o. 'Petite Pink'	Dwarf Pink Oleander	5 gal.	16
 Eremophila sp.	Valentine Bush	5 gal.	15
 Leucophyllum frutescens 'Green Cloud'	'Green Cloud' Texas Sage	5 gal.	17
 Ruellia brittoniana	Garden Ruellia	5 gal.	53
 Convolvulus cneorum	Bush Morning Glory	1 gal.	41

ACCENTS:

 Dasyliion wheeleri	Desert Spoon	5 gal.	9
 Hesperaloe parviflora	Red Yucca	5 gal.	46
 Agave desmettiana	No Common Name	5 gal.	13

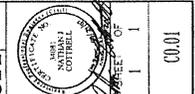
GROUND COVER:

 Euphorbia biglandulosa	Gopher Plant	1 gal.	26
 Baccharis 'Centenial' tm	Thompson Coyote Brush	1 gal.	35
 Lantana 'New Gold'	New Gold Lantana	1 gal.	32
 Sphagneticola trilobata	Yellow Dot	1 gal.	18
 Rosmarinus o. 'Huntington Blue'	Rosemary	1 gal.	19

DECOMPOSED GRANITE:

3/4" minus gold granite	12.330 S.F.
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JUN 21 2007



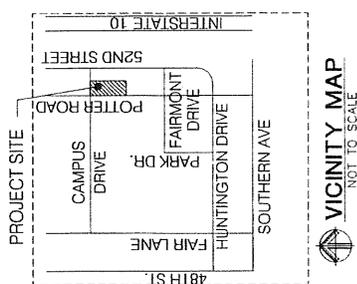
PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY GRADING AND DRAINAGE
 for
MICRO-TRONICS LOT 1
 TEMPE, ARIZONA

RETENTION CALCULATIONS	
2.4 INCHES 100-YR RAINFALL	0.95
RUNOFF COEFF	82.651 S.F.
GROSS AREA	
TOTAL VOLUME REQD 15,704 C.F.	
VOLUME PROVIDED	
BASIN #1	1,836 C.F.
BASIN #2	1,702 C.F.
BASIN #3	1,396 C.F.
BASIN #4	697 C.F.
BASIN #5	11,569 C.F. (130 L.F.)
TOTAL VOLUME PROVIDED 16,200 C.F.	

- KEYNOTES**
- GRADE BREAK / ASPHALT RIDGE
 - 8' DIA C.M.P. UNDERGROUND RETENTION TANK, 50' IN LENGTH.
 - 8' DIA C.M.P. UNDERGROUND RETENTION TANK, 50' IN LENGTH.
 - HOPE DRAIN PIPE, SIZES VARY
 - MAXWELL PLUS, 2-CHAMBER DRYWELL.
 - 3' CURB OPENING
 - NEW DRIVEWAY
 - RETENTION BASIN, 4:1 MAX SIDE SLOPES, 8' MIN FROM BUILDING AND 10' MIN FROM PROPERTY LINE.
 - PIPE INLET AT FACE OF RETAINING WALL
 - BLOCK RETAINING/SCREEN WALL
 - NEW SIDEWALK FLUSH WITH EXISTING CURB
 - CONCRETE CATCH BASIN
 - RELOCATE EXISTING DRY UTILITY BOXES

- LEGEND**
- MONUMENT LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - UTILITY POLE
 - FD BENCHMARK
 - ELEC CABINET
 - FIRE HYDRANT
 - SAN. SEWER M.H.
 - LIGHT POLE
 - WATER VALVE
 - WATER DRAIN
 - MANHOLE CORNER
 - PROPERTY CORNER

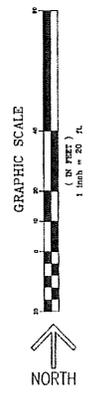
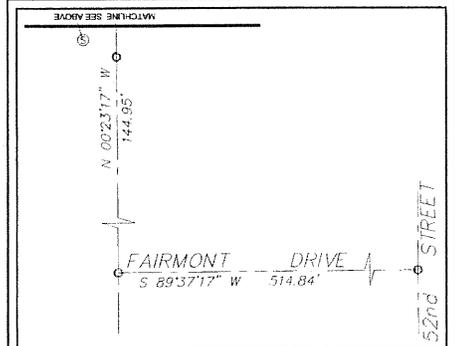
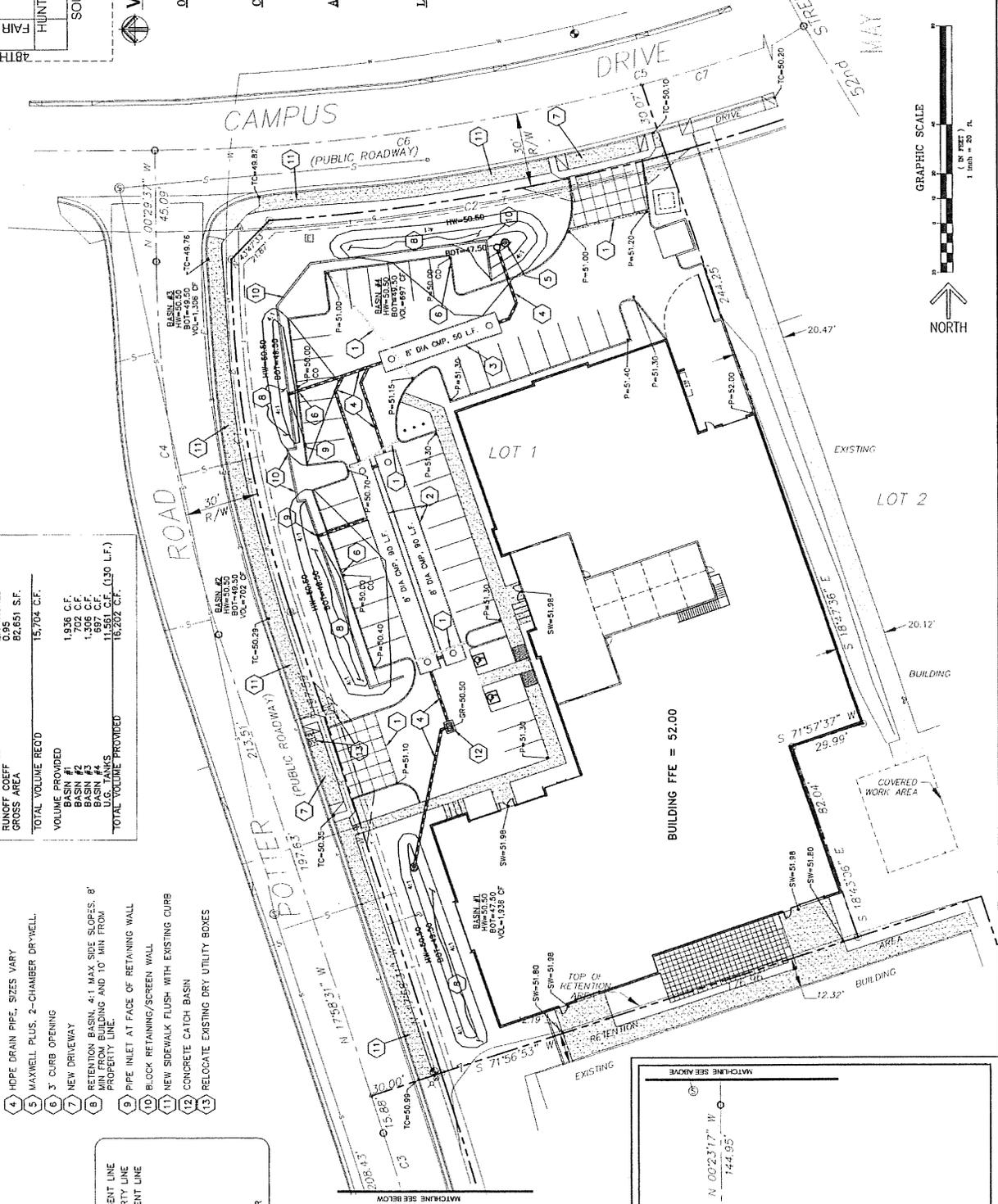


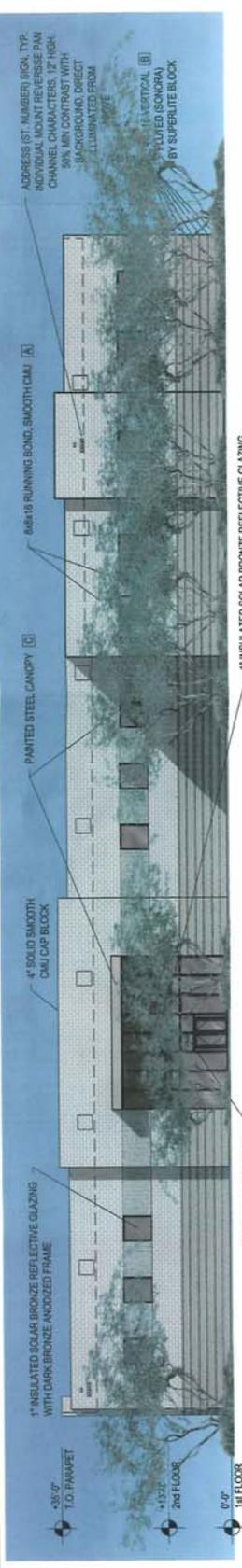
OWNER
 MICRO-TRONICS, INC.
 2905 S. POTTER DR.
 PHOENIX, AZ 85028
 PHONE: (602) 437-8885
 FAX: (602) 437-9480
 ATTN: BOB MARSHAK

CONTRACTOR
 REMAR CONSTRUCTION
 1000 W. WASHINGTON RD., SUITE 3
 PHOENIX, AZ 85024
 PHONE: (602) 482-2717
 FAX: (602) 482-2717
 ATTN: JERRY REMAKUS

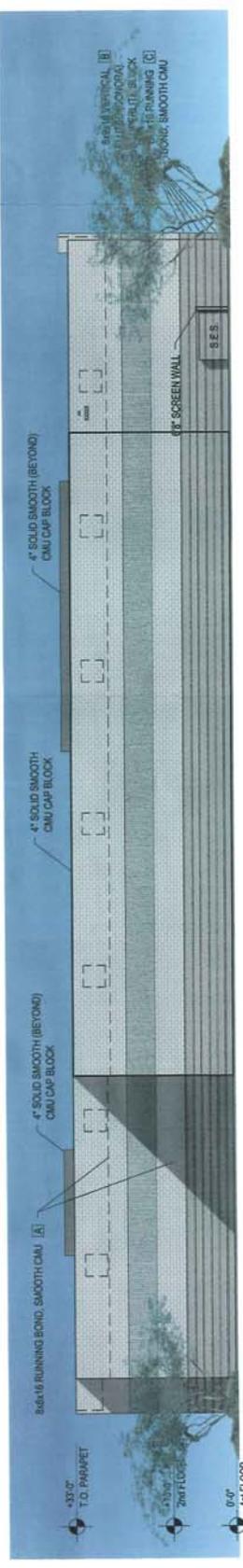
ARCHITECT
 KALLA FRONSON STUDIO
 1000 W. WASHINGTON RD., SUITE 5
 SCOTTSDALE, ARIZONA 85260
 PHONE: (480) 477-8788
 FAX: (480) 477-8788
 ATTN: BILL CLAY

LEGAL DESCRIPTION
 LOT 1, MICRO-TRONICS INDUSTRIAL PARK, AS RECORDED IN BOOK 171, PG. 31, MARICOPA COUNTY, ARIZONA.

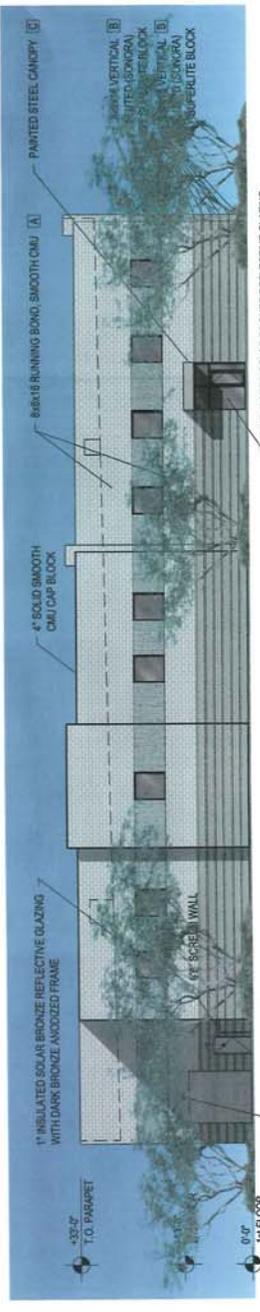




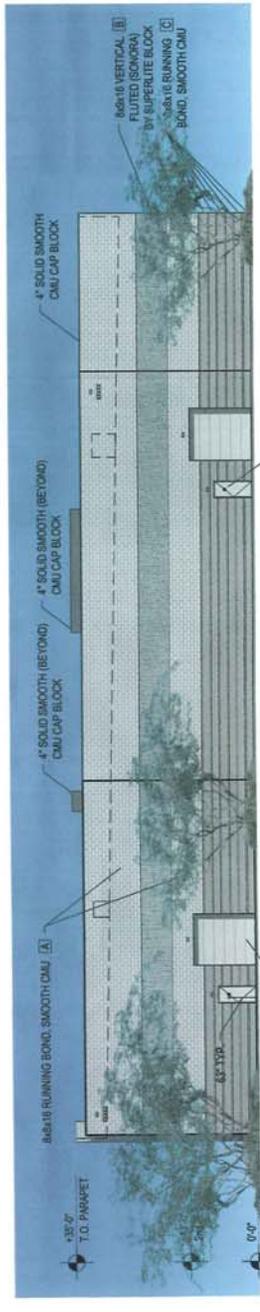
WEST ELEVATION (POTTER DRIVE)
 SCALE: 3/32" = 1'-0"



EAST ELEVATION
 SCALE: 3/32" = 1'-0"



NORTH ELEVATION (CAMPUS DRIVE)
 SCALE: 3/32" = 1'-0"



SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"

COLOR SCHEDULE

(A) ASH GRAY (DEC 751 - DUINN EDWARDS OR EQUAL)	
(B) MINERS DUST (DEC 786 - DUINN EDWARDS OR EQUAL)	
(C) BISON BEIGE (DEC 750 - DUINN EDWARDS OR EQUAL)	