

Staff Summary Report



Development Review Commission Date: **05/22/07**

Agenda Item Number: **_7_**

SUBJECT: Hold a public hearing for a Planned Area Development Overlay and Development Plan Review for AM/PM ARCO SOUTHERN AND MCCLINTOCK located at 3233 South McClintock Drive.

DOCUMENT NAME: DRCr_SOUTHERN_MCCLINTOCK_AMPM_052207 **PLANNED DEVELOPMENT (406)**

SUPPORTING DOCS: Yes

COMMENTS: Request for for **AM/PM ARCO (PL060450)** (Sonya Branson, Bhadvadia, LLC, owner; Manjula Vaz, Gammage & Burnham PC, applicant) for a 2900 s.f. convenience store with 1056 s.f. carwash and fuel dispensers on .91 acres, located at 3233 South McClintock Drive in the PCC-1, Planned Commercial Center District, including the following:

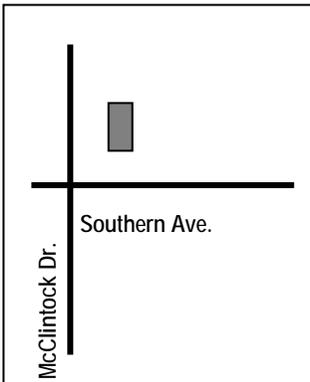
PAD07009 – – (Ordinance No. 2007.24) Planned Area Development Overlay to modify development standards for +/- 3956 s.f. of building area on +/- 0.91 acres.

DPR07056 – Development Plan Review including site plan, building elevations and landscape plan.

PREPARED BY: Sherri Lesser, Senior Planner (480-350-8486)
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)
LEGAL REVIEW BY: N/A
FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval of PAD07009 and DPR07056 (1-23)

ADDITIONAL INFO:



Gross/Net site area	+/- 0.91 acres
Building area	2900 s.f. C-Store; 1056 s.f. car wash; 4840 s.f gas canopy
Lot Coverage	22%
Building Height	+/- 21 ft
Building setbacks	55 ft front, 35 ft street side, 0 ft side, 19 ft. rear
Landscape area	7220 s.f.
Landscape Coverage	18% (right of way not included)
Vehicle Parking	13 spaces provided (8 required)
Bicycle Parking	4 spaces

This a development proposal to raze the existing site and replace with a new 2900 S.F. convenience store with a 1065 s.f. car wash and an eight (8) pump gas island with canopy. A Planned Area Development Overlay is proposed for the site to provide flexibility for the redevelopment of a small non-conforming site. Staff recommends approval of the PAD and the DPR for this site. No neighborhood meeting was required and to date no public comment has been received.

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- 1. List of Attachments
- 2-3. Comments; Reasons for Approval;
- 4-7. Conditions of Approval
- 8. History / Zoning & Development Code Reference

ATTACHMENTS:

- A. Ordinance 2006.24
- B. Location Map
- C. Aerial Photo
- D. Applicant's Letter of Intent (5 pages)
- E. Planned Area Development Overlay Cover Sheet
- F. Site Plan Sheet SP1
- G. Enlarged Site Plan
- H. Enlarged Site Data (2 sheets)
- I. Floor Plan Sheet A1.1
- J. North and West Elevation Sheet A2.1
- K. South and East Elevation Sheet A2.2
- L. Enlarged Keyed Notes for Elevations
- M. Building Sections A3.1
- N. Canopy Elevations A6.1
- O. Enlarged Keyed Notes for Canopy
- P. Conceptual Landscape Plan & Landscape Legend Sheet L1
- Q. Enlarged Landscape Legend
- R. Preliminary Grading & Drainage Plan Sheet 1 of 1

COMMENTS:

The applicant is requesting approval of a Planned Area Development Overlay and a Development Plan Review for a new 2900 s.f. AM/PM convenience store, 1056 s.f Carwash building and an eight (8) pump gas island with canopy. The site is located at the northeast corner of Southern Avenue and McClintock Drive. The existing site contains a convenience store with two pumps islands on the south and west sides of the building at the street front. This proposal will raze the existing site and redevelop with new building for convenience store and a single gas pump island.

Project Analysis

The site is a slight rectangular shape with street frontages to the south and west. The site is located adjacent to the Valley Plaza and shares a cross access on the north property line between the two sites. The site layout places the building adjacent to the drive lane for the carwash along the east property line with the main entrance facing the west (McClintock Drive). The gas pump is canopy located in front of the C-Store, in a north-south configuration, parallel to McClintock Drive. The carwash building will be located north of the proposed C-Store. The existing driveway, located immediately north of the Southern Ave and McClintock Drive intersection, will be closed leaving one driveway access on McClintock Drive and one driveway access on Southern Avenue.

Planned Area Development Overlay

The project seeks an overlay to reduce the side yard setback for the carwash building from thirty (30) feet from to zero (0) feet; reduce the rear yard setback for the convenience store building from thirty (30) feet from to fourteen (19) and a reduction of the distance from ROW to on-site maneuvering and parking area from twenty (20) feet to zero (0). To facilitate the redevelopment of this site the flexibility provided with a PAD Overlay is necessary. There are fixed elements on the site, such as location of existing driveways, which dictate the site layout and maneuvering on the site.

Standard	PCC-1	PAD Overlay
Building Height		
Building Height Maximum	35 ft	21 ft
Building Height Step-Back Required Adjacent to SF or MF District	Yes	Yes
Maximum Lot Coverage (% of net site area)	50%	22%
Minimum Landscape Area (% of net site area)	15%	15%
Setbacks (overall project)		
Front (west)		
Building	0 ft	55 ft
Parking (maneuvering)	20 ft	0 ft
Street- Side (south)	0 ft	35 ft
Side (north)	30ft	0ft
Building	20 ft	0 ft
Parking (maneuvering)		
Rear (east)	30 ft	19 ft

Public Input

To date, staff has received no input from the public regarding this request.

Design

The store is a single story rectilinear box, with concealed roof behind parapet. The building parapet height is approximately +/- 21 feet, while the canopy height is approximately 18 feet 6 inches. The building and canopy feature brand colors and corporate logo. The building exterior is stucco painted in two different beige

shades. The main entrance has a canopy of stainless steel material with blue and orange accent bands and an exposed LED red light, centered in a recess between the colored accent bands. The façade is symmetrical. Merchandise windows extend part way to the north and south from the center entrance. Four (4) marquee boxes are proposed for the front elevation. These boxes will be used for posters to advertised specials. These boxes are not allowed by the Zoning and Development Code and will need to be deleted from the elevations. The north and west elevations have exposed electrical and natural gas equipment; staff recommends that these items be located to a central location and concealed in an enclosure with a door for access or relocated to the interior of the building.

The rectangular shape gas canopy will be accent with blue accents band and an exposed LED blue light, centered in a recess in the middle of the accent bands. The signs on the canopy fascia will need to be approved in a separate application; staff notes that the sign may not extend above or below the canopy fascia.

The car wash building has a similar design to convenience store except for raised cornice on parapet; instead it is detailed with reveals and blue accent band with exposed blue LED light.

Public Safety

The site layout allows ample natural visual surveillance from the front of the store to the fuel pumps. The bicycle parking is located on the north side of the building next to the carwash and visible from inside the store. The air and water stations, and public phones have not been identified on the site plan. Staff will review the locations as part of the planning plan check review. An updated Security Plan is required for the Convenience Store.

The Tempe Fire Department will access the site with emergency vehicles via McClintock Drive. The site design demonstrates the ability of emergency vehicles to negotiate through the site and access the parking / activity area and the store itself.

General Plan Analysis

This proposal in its surroundings is consistent with the General Plan 2030 Projected Land Use map designation of commercial.

Conclusion

Staff recommends approval of the request for the Planned Area Development Overlay and Development Plan Review.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.
2. The Planned Area Development Overlay provides the flexibility of modifying development standards for the Commercial Shopping and Services District through establishment of the site specific standards. In this case the development standard for the reduced rear yard setback, reduced on site maneuvering and reduced landscape area facilitates the redevelopment of an existing gas station; creating a more attractive and accessible site within the City of Tempe.
3. Incorporating the P.A.D., the project will meet the development standards required under the Zoning and Development Code.

PAD07009 and DPR07056

CONDITIONS OF APPROVAL:

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

General

1. Obtain the building permit and commence construction on or before **two years from City Council approval** of the Planned Area Development Overlay or the Planned Area Development Overlay for this lot will expire.
 2. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **May 22, 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 **July 21, 2006, September 29, 2006, January 3, 2006** and **April 11, 2007**. Direct questions related to specific comments to the appropriate department. Coordinate modifications with concerned parties during building plan check process. Planning staff reviews construction documents as part of the building plan check process to ensure consistency with the Planned Area Development and Development Plan approval.
 - 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.
 - Security Requirements:
 - Design building entrances to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and corners to discourage ambush opportunity. Distances of at least 20'-0" 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 they relate to the location of pedestrian environments and places of concealment.
 - The Owner is required to prepare a security plan for this commercial project with the Police Department. Include the design team in the preparation of the plan to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, the first meeting with the Police Department regarding the security plan is recommended before building permit is issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
 - If required by the Security Plan, have management contact the Police Department prior to Certificate of Occupancy to be included in the "Operation Notification" crime prevention program.
 - 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 design team be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov, to 'Tempe in Touch', to 'Government', to 'Documents' and to 'Zoning and Development Code', or purchased 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/tdsi/bsafety or may be obtained at Development Services.

Site Plan

3. Verify location of refuse enclosure (modified after 04/11/2007 SPR) is acceptable to the Field Services Department prior to submittal for plan check. Contact Ron Lopinski.

4. Match the color and texture for refuse enclosure, parking screen wall and monument sign base with that proposed for the convenience store.
 5. Show the location for air and water dispenser and public telephones for planning plan check review.
 6. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
 7. Finish utility equipment boxes on site in a neutral 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.
- Fire Department issues (jim_walker@tempe.gov):
 - Verify fire lane of 20 ft. width with adequate turn radii (45 ft. outside and 25 ft. inside) exists in the drive aisles around the canopy. Indicate the fire lane outline on the site plan.
 - Do not overhang the fire lane with any cable or device (security light, mature tree canopy, etc.) that is less than 14'-0" above paving.
 - Locate Fire Department Connection on main entrance side of store. Location subject to approval by the Fire Department.
 - Locate freestanding security lights away from landscape islands so they do not conflict with existing or proposed tree locations.
 - Provide 100 year on-site storm water retention with provision for ground water protection from fuel spills.
 - Underground utilities. Coordinate site layout with utility providers and modify easements if necessary to satisfaction of utility providers.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - For refuse enclosure, construct walls, pad and bollards for container enclosure in conformance with Standard Detail DS-116. Gate pair for refuse enclosures is not required. If gates are provided, do the following:
 - The property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
 - Mount gates so they do not decrease the width of the enclosure mouth.
 - Gates in full open position must swing greater than 90 degrees and have a cane bolt or other hold open mechanism.
 - 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.
 - 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 and Sections

8. Restroom Security:
 - a. Lights in public restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by key or remote control mechanism

Building Elevations

9. Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the paint color sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. During completion of the development, planning inspection staff will field verify colors and materials.
10. Remove the marquee changeable poster boxes from elevation.
11. Two signs are allowed on the fuel canopy fascia. Each sign may not exceed 6 s.f. and height of sign may not exceed 80 percent of the height of the canopy fascia and may not extend beyond top or bottom of canopy.
12. The color banding on the fuel canopy fascia and on the north elevation of the store is considered a building accent element and not part of the sign area. Do not internally or externally illuminate the color banding on the entry, carwash building or fuel canopy.
13. Conceal roof drainage system within the interior of the store. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the store.
14. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the store and fuel canopy so that the architecture is enhanced by these elements.
15. Details of meter panels, natural gas equipment and electrical equipment installation and location shall not detract from the architecture of the building; design an enclosure to conceal equipment or relocated to interior. Details shall be approved by staff prior to issuance of building permits.
- Service Door Security: equip service and exit doors (except to rarely accessed equipment rooms) with a 6" square high strength plastic or laminated glass window centered and mounted at 63" from the bottom to the center of the glazing.
16. Exposed 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 height of building and canopy from top of curb on McClintock Drive from the center of the front of the property.

LIGHTING:

17. Fixtures for canopy lighting to be recessed.
18. Provide the following continuous illumination levels from dusk to dawn (this clarifies illumination levels for areas not specifically described in ZDC Part 4 Chapter 8):
 - a. limit light on paving surface under canopy to maximum 40.0 foot-candles.
 - b. illuminate building entrance and exit side doors with minimum 5.0 foot-candles.
 - c. illuminate the electrical service entrance section room door pair with minimum 2.0 foot-candles.
 - d. illuminate the vendor parking with minimum 4.0 foot-candles, similar to a loading zone.
 - e. illuminate the public pay phone area with minimum 5.0 foot-candles.

- Follow requirements listed in the ZDC Part 4, Chapter 8 and in the guidelines listed in the ZDC under Appendix E “Photometric Plan.”

LANDSCAPE:

19. The existing trees on site may be destroyed to make way for the site re-development. Completely remove these plants and any stumps on site or in frontage. Do not disturb existing off site plant material to the east of this re-development or elsewhere.
 20. Irrigation notes:
 - a. A dedicated landscape water meter is recommended (not required). Consider re-use of existing water meter with irrigation dedication if another domestic water meter is installed with this site re-development.
 - 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 in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the Service Entrance Section room, as indicated. Conceal the conduit if the controller is mounted outside.
 21. Include requirement in site landscape work 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.
 22. Top dress planting areas with a 2” thick uniform application of decomposed granite, as indicated. Provide pre-emergence weed control application, as indicated, and do not underlay rock or decomposed granite application with plastic.
- 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.
 - Follow requirements of ZDC Part 4 Chapter 7 and the guidelines listed in the ZDC under Appendices B and C “2’ and 3’ Plant List.”

Signage:

23. For this facility, provide one address sign on each side of the masonry base of the monument sign and four address signs on the store. Conform to the following guidelines for address signs on the store and the base of the monument sign:
 - a. Halo illuminate the address signs.
 - b. Provide street number only, not the street name.
 - c. Compose of 12” high, 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 requirements of ZDC Sec. 4-903 (A) for address sign illumination and background contrast requirements.

Obtain sign permit for any building mount or monument identification signs including the two canopy signs, changeable copy (price) on the monument sign and halo illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Pump topper signs do not require a permit but must conform to the restrictions of the ZDC. Directional and Pump Topper 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:

- July 21, 1969. The Atlantic-Richfield Company was issued a building permit for auto service station at the northeast corner of Southern Avenue and McClintock Drive.
- March 4, 1985. The Board of Adjustment approved a use permit for Arco to a convenience market as an accessory use in conjunction with an existing gas station and variances to reduce the height of the perimeter walls to 4 ft.
- March 9, 1986. The Board of Adjustment modified approved sign variances for Arco to increase the maximum sign area from 80 s.f. to 126 s.f.
- May 8, 2007 Development Review Commission continued the Arco AMPM Broadway and Rural to the May 22, 2007 Hearing due to an error in public notification.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-305, Planned Area Development (PAD) Overlay districts b;
Section 6-306, Development Plan Review

ORDINANCE NO. 2007.24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF THE ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the Zoning Map of the City of Tempe, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and Section 2-107, is hereby amended by removing the below described property from the PCC-1 and designating the property as PCC-1-PAD with a Planned Area Development Overlay, on .91 acres.

LEGAL DESCRIPTION

That part of the General Development Plan of Knoell East Shopping Center, per map recorded in Book 113, Page 4 of Maps, in the office of the County Recorder of said County, being more particularly described as follows:

BEGINNING at the Southwest corner of Section 25, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;
THENCE along the center line of McClintock Drive, North 00° 11' 45" East, a distance of 250 feet to a point;
THENCE East along a line 250 feet North of and parallel with the center line of Southern Avenue., a distance of 265 feet to a point;
THENCE Southerly along a line 265 feet East of and parallel with the center line of McClintock Drive, a distance of 250 feet to a point in the center line of Southern Avenue;
THENCE along the center line of Southern Avenue, a distance of 265 feet to the POINT OF BEGINNING;
EXCEPT the West 50 feet and the South 50 feet thereof for streets;
EXCEPT that part of the South half of the Southwest quarter of Section 25, Township 1 North, Range 4 East, described as follows:

BEGINNING at the Southwest corner of said Section 25;
THENCE Easterly along the South line of Section 25 a distance of 50 feet;
THENCE Northerly along a line parallel to and 50 feet East of the West line of said Section, a distance of 50 feet to the TRUE POINT OF BEGINNING;
THENCE continuing Northerly along the last mentioned line a distance of 20 feet;
THENCE Southeasterly to a point on the North line of the South 50 feet of said Section 25 which bears North 89° 59' 00" East 20 feet from the TRUE POINT OF BEGINNING;
THENCE to the TRUE POINT OF BEGINNING; and

EXCEPT therefrom the South 55.00 feet and the West 55.00 feet of the following described parcel:

BEGINNING at the Southwest corner of Section 25, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;
THENCE along the West line of said Section 25, North 00° 31' 45" East, a distance of 265 feet to a point;
THENCE East along a line 265 feet North of and parallel with the South line of said Section 25, a distance of 265 feet to a point;
THENCE South along a line 265 feet East of and parallel with the West line of said Section 25, a distance of 265 feet to a point on the South line of said Section 25;
THENCE West along the South line of said Section 25, a distance of 265 feet to the POINT OF BEGINNING;

EXCEPTING therefrom the North 15 feet thereof; and

ALSO EXCEPTING therefrom any portion previously dedicated for roadway purposes; and

EXCEPT therefrom BEGINNING at the Southwest corner of said Section 25;
THENCE Easterly along the South line of said Section a distance of 55 feet;
THENCE Northerly along a line parallel to and 55 feet East of the West line of said Section, a distance of 55 feet to the TRUE POINT OF BEGINNING;
THENCE continuing Northerly along said parallel line a distance of 20 feet;
THENCE Southeasterly to a point on the North line of the South 55 feet of said Section 25 which bears North 89° 59' 00" East 20 feet from the TRUE POINT OF BEGINNING;
THENCE West to the TRUE POINT OF BEGINNING;
EXCEPTING therefrom any portion previously dedicated for roadway purposes; and

EXCEPT therefrom that part of the Southwest quarter of Section 25, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 25;
THENCE North along the West line of the Southwest quarter of said Section 25, a distance of 75.19 feet;
THENCE East, a distance of 55.00 feet to a point on the East right-of-way line of McClintock Drive, said point also being the TRUE POINT OF BEGINNING;
THENCE North along said East right-of-way line, a distance of 88.49 feet;
THENCE South 15° 23' 18" East, a distance of 41.45 feet to a point on the East line of the West 66.00 feet of the Southwest quarter of said Section 25;
THENCE South along a line parallel with the West line of said Southwest quarter, a distance of 9.64 feet;
THENCE East, a distance of 9.00 feet to a point on the East line of the West 75.00 feet of said Southwest quarter;
THENCE South along a line parallel with the West line of said Southwest quarter, a distance of 29.00 feet;
THENCE West, a distance of 9.00 feet to a point on the East line of the West 66.00 feet of said Southwest quarter;
THENCE South along a line parallel with the West line of said Southwest quarter, a distance of 20.85 feet;
THENCE North 45° 05' 54" West, a distance of 15.53 feet to the TRUE POINT OF BEGINNING.

Section 2. Further, those conditions of approval imposed by the City Council as part of case **PAD07009 – Arco AM/PM McClintock and Southern** are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this ____ day of _____, 2007.

Mayor

ATTEST:

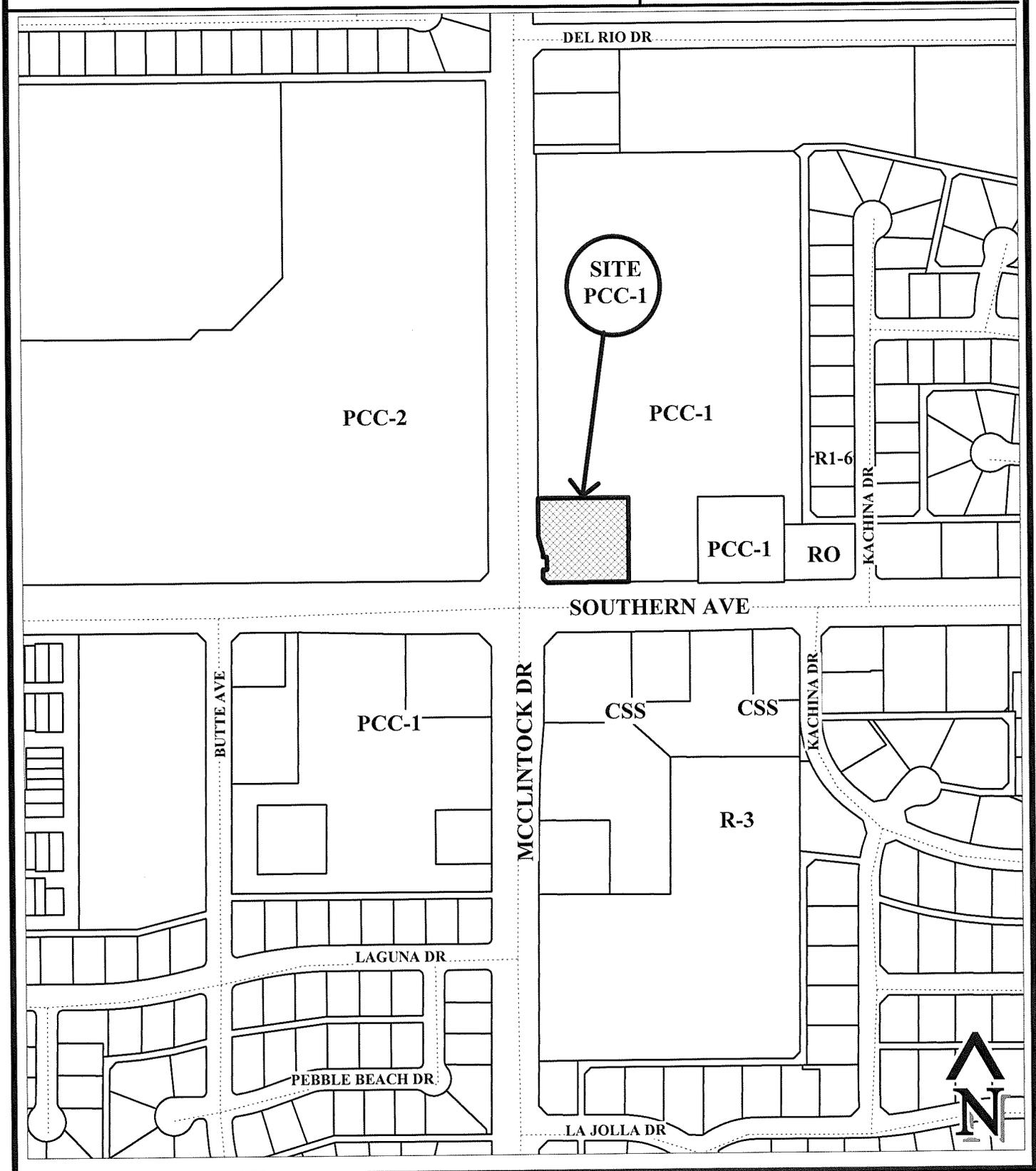
City Clerk

APPROVED AS TO FORM:

City Attorney

ARCO AM/PM

PL060450



Location Map



AM/PM ARCO (PL060450)

Arco/BP Convenience Store, 3233 S McClintock Drive - Tempe

Applicant's Letter of Intent

Bhanvadia, LLC, (the "Applicant") is proposing a Planned Area of Development (PAD) Overlay on an approximately 39,719 square foot parcel at the northeast corner of McClintock Drive and Southern Avenue (the "Site"). The Site is currently zoned Planned Commercial Center - PCC-1. The purpose of the PAD Application (the "Application") is to redevelop the existing outdated gasoline station and associated convenience market to meet current market demands. The Site will be redeveloped with a larger convenience market, a centralized gasoline canopy, and a self-service carwash bay (the "carwash"). In order to redevelop the Site, this Application is necessary to allow flexibility from the traditional development standards of the PCC-1 District.

Site Plan / Design

Structures:

The Site will have a 2,900 square foot convenience market and a 1,056 square foot carwash located to the rear of the property. The convenience market design will be a marked improvement to the existing store. The front street façade will be anchored by a decorative tower on each end of the building that will wrap around to the sides of the building. This will break up the mass of the building. Other design elements including one inch reveals on the façade, coping caps, window glazing, and a front 4 ½ -foot wide awning will provide light and shadow articulation. The building will be stucco, with a different accent color for variety. The building will have a height of 16 feet 6 inches, with the two towers at a height of 19 feet to the top of the roof parapet.

The carwash will carry over a similar architectural design and height as the convenience market. The location of the carwash oriented toward the side and rear yard complies with the City standard for drive-through facilities.

The existing fuel pumps will be replaced and relocated under one central canopy. Consolidation of the fuel canopy will allow the Site to have 8 fuel islands instead of the current 6 fuel islands to more efficiently serve customers. The canopy will cover an approximate area of 4,840 square feet to provide necessary shade and protection for customers at the fuel islands.

Circulation / Parking:

The Site has two existing driveway entrances on McClintock Drive and one driveway entrance on Southern Avenue that will be maintained. The existing southern entrance on McClintock Drive is approximately 70 feet from the point of intersection for an arterial street instead of the typical 100 feet. This driveway has operated safely and effectively, in part because the driveway is located after a signalized intersection that provides a safe cushion of time for vehicles to enter and exit. In addition, the adjoining bus pullout serves as a deceleration lane when not in use and allows the exiting driver wider visibility of the intersection.

Parking on the Site will be located internal to the Site in front of the convenience market. All bicycle parking will be met, with an additional 3 parking spaces provided above the minimum parking requirements.

Landscaping:

It is the intent of the Applicant to meet or exceed City landscape standards. The perimeter of the Site will be landscaped to adequately provide shade and soften the structures located on the Site. Approximately 5 trees exist on the Site. Redevelopment will result in increasing on-site trees 6 times the existing number in addition to the new shrubs and ground cover.

Site / Area Context - General Plan

The Site is designated on the City General Plan 2030 (the "General Plan") as Mixed Use. Mixed Use allows for residential and commercial uses that afford the opportunity to live, work and recreate within the same area.

The Site functions as part of the retail shopping center that adjoins it to the north and east that is also designated Mixed Use. Mixed Use and Commercial is designated along both McClintock Drive and Southern Avenue, with Residential designated for the majority of areas within a mile radius of the Site.

The Site is located in the eastern central portion of the City, approximately ½ mile from both State Route 60 and 202. It is a small parcel of land located at the intersection of two major arterial roads dominated by vehicular traffic. The use as a gas station and convenience market has been a long-standing use at this location. The location at a high-vehicle volume intersection is a logical place to provide the necessary fuel services related to the operation of a vehicle and the associated amenities for its patrons via the convenience market and carwash. These amenities reduce the number of vehicular trips, fostering the intent behind the live/work concept of Mixed Use.

The Site offers necessary fuel services in a part of the City with a heavy concentration of residential, limited number of gasoline station/convenience markets, and a lack of self service carwash places in the immediate area. The renovation of this Site provides opportunity to maintain and improve upon this needed service in the Mixed Use concept.

Site/ Area Context - Zoning

The Site is currently zoned Planned Commercial Center (PCC-1). The PCC-1 District permits a variety of commercial uses that serve the need of the neighborhood, with a service station and car wash allowable by use permit. The Applicant is not rezoning the Site. The Application is for a PAD Overlay to allow the existing gasoline service station with a convenience market to be redeveloped with minor modifications to the development standards. Except for the carwash bay, the Site has operated for many years as a gasoline service station and convenience market.

As mentioned, the Site functions as part of a larger commercial shopping plaza also zoned PCC-1 at the northwest corner of the intersection. The other uses at the other three corners of the intersection are retail and service uses zoned CSS, PCC-2, and PCC-1.

Development Standards

The Application will meet or exceed most of the development standards. The structures will all be one-story and well below the allowable 35-foot height. The lot coverage on the Site will be less than half the allowable 50% lot coverage. All parking requirements will be met. The landscape area on the Site will exceed 15%.

The following development standards require a PAD.

(1) Side and rear setback

The PAD will allow the carwash at a side yard setback (north) of 10 feet and the convenience market at a rear yard setback (east) of 19 feet. The PCC-1 District standard is 30 feet. Only 1,735 square feet of the 8,794 square feet of covered area (20% of Site) falls within the standard setback.

The design in setting these two structures toward the rear and side yard is necessary to make the Site work from a circulation standpoint in accommodating the primary function of the Site in refueling vehicles. Also,

this location meets required CPTED police design in allowing full visibility for monitoring activity on the Site from the public roadway.

The location makes good design sense in that the building mass will blend into the adjoining retail shopping buildings that wrap around the rear and side yard of the Site. These adjoining retail buildings are setback 10 to 12 feet from the Site. The architectural character of the convenience market and carwash will buffer the flat architectural view of the rear of these retail buildings. The 5 and 10-foot wide perimeter landscape area will more than adequately provide perimeter landscaping, screening, and softening of the structures.

(2) *Vehicle maneuvering setback along street*

The PCC-1 District requires a 20-foot parking setback along the street. Both the existing and proposed plans have no parking along the street frontages, but vehicle maneuvering does occur over portions of the setback. The City General Landscape Standards require street setbacks to be landscaped except for approved pathways, driveways, parking areas and pedestrian amenities. The PAD will allow the Site to keep the current driveway configuration and street landscape setbacks the same.

The street landscape setback narrows behind the existing bus shelter and along Southern Avenue. The penetration of the bus shelter into the Site creates an odd property angle that makes it difficult to provide the safest circulation plan in either the existing or proposed development. Except for driveways, the landscape setback is 20 feet along McClintock Drive and is 15 feet along Southern Avenue. The proposed landscaping plan fully meets the intent of the development standard to soften the streetscape and provide shade.

Conclusion

The Application is a small-scale project which requires flexibility because of unique circumstances and design characteristics. Some of these unique circumstances and design characteristics include the following:

1. The Site is less than one acre and located at the intersection of two major arterial roads with land taken out for a bus pullout / shelter. This size creates a design challenge once you factor in landscape setbacks, building setbacks, parking, fuel-truck turning radius requirements, CPTED, among others.

2. The Site functions as part of the adjoining commercial plaza. However, it is penalized because it is a separate parcel/pad. The traditional 30-foot side and rear yard building setback is either not applicable or not met with the separate buildings in the adjoining plaza. A PAD is the typical method used for commercial developments having separate building pads.
3. The Site already operates as a service station and convenience market. A use that is a necessary service in an underserved area. The PAD will allow the Applicant to upgrade the Site to meet current market factors with a design that maximizes safety, including visibility and turning radius for both delivery trucks (fuel and other) and customer vehicles that need to share the onsite drive aisles.
4. The requested modifications to the development standards further the goals of the General Plan. The PAD promotes trip reduction and locating necessary neighborhood services close to residential. The PAD allows redevelopment of an existing business that will retain and expand the City tax base. The PAD provides an attractive project via architectural and landscaping enhancements. It is also harmonious to the neighborhood.

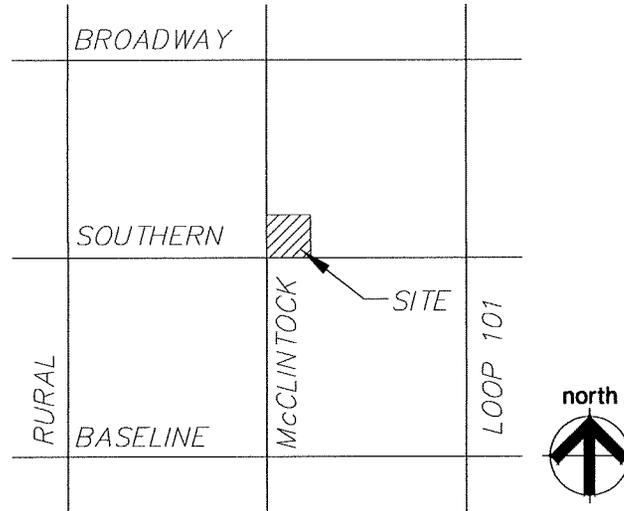
We are very excited about the redevelopment of this ARCO station and AM/PM convenience market. We believe this PAD will provide an attractive property at this prominent intersection for a necessary use.

We look forward to working with the City and the community in the development of this project. We respectfully ask for your support.

KEYED NOTES:

- ① EXISTING DRIVEWAY TO REMAIN
- ② EXISTING CONC. CURB, GUTTER AND S/W
- ③ EXISTING CURB OPENING
- ④ EXISTING PHONE BOOTHS TO REMAIN
- ⑤ EXISTING TRANSFORMER REMAINS
- ⑥ EXISTING MASONRY WALL @ PROPERTY LINE
- ⑦ EXIST. 3' MAS. WALL TO BE MODIFIED
- ⑧ EXISTING SIGN REMAINS
- ⑨ EXISTING LIGHT POLE TO REMAIN
- ⑩ NEW UNDERGROUND STOR. TANKS
- ⑪ NEW ACCESSIBLE RAMP
- ⑫ NEW HIGH LIGHT POLE - TYP.
- ⑬ NEW PAVED SURFACE
- ⑭ ACESIBLE PARKING SPACE w/ 5' W. ACCESS AISLE - SEE DETAIL
- ⑮ NEW PARKING SPACES MIN. 8'6" x 18'
- ⑯ NEW ELEC. SERVICE ENTRANCE
- ⑰ NEW PEDES. ACCESS ROUTE
- ⑱ NEW C.I.P. CONC. CURBING TYP.
- ⑲ 3' HIGH MAS. SCREEN WALL REMAINS
- ⑳ NEW TRASH ENCLOSURE W/ GATES
- ㉑ FRONT ROOF OVERHANG
- ㉒ NEW AIR/WATER UNIT
- ㉓ NEW BLDG. MTD. LIGHT FIXTURE
- ㉔ EXISTING FIRE HYDRANT REMAINS
- ㉕ CONCRETE APRON IN R.O.W.- EXISTING BUS BAY
- ㉖ NEW LANDSCAPE PLANTER
- ㉗ EXISTING BUS SHELTER REMAINS
- ㉘ NEW SCREEN WALL
- ㉙ NEW BICYCLE RACKS
- ㉚ NEW PAVING, PER TEMPE PLANNING
- ㉛ EXISTING DRIVE TO BE CLOSED

VICINITY MAP



SITE DATA:

ZONING:	PCC-1 (TO BE REVIEWED AS PAD OVERLAY)
SITE AREA:	Net: 39,719 SF / 0.92 AC
CONST. TYPE:	V-B (sprinklered)
OCCUPANCY:	M C-STORE W/ GAS
BUILDING AREA:	
C-STORE:	2,900 SF
SITE COVERAGE:	22.14%
PARKING REQUIRED:	C-STORE - 10 SPACES 2,900 = 10 Spaces
PARKING PROVIDED:	10 Spaces Provided (including 1 access. space)
BICYCLE PARKING REQUIRED:	4 SPACES
BICYCLE PARKING PROVIDED:	4 SPACES
PARCEL NUMBER:	133-34-006 Q
STREET ADDRESS:	3233 S. McCLINTOCK DRIVE
LEGAL DESCRIPTION:	REFER TO ALTA SURVEY

SCOPE OF PROJECT

EXISTING PROPERTY OWNER WSHES TO RAZE AND RE-BUILD SITE AND PROVIDE NEW MODERN FACILITY WITH CARWASH.

OWNER/DEVELOPER:

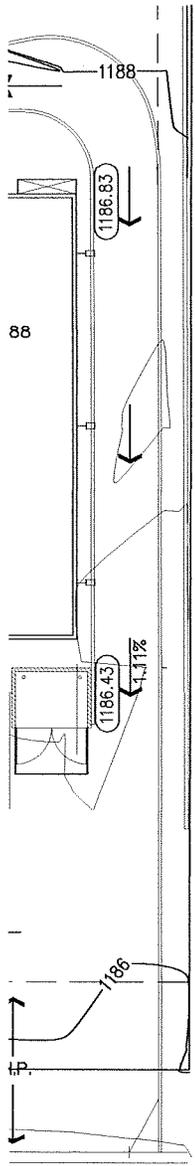
BHANVADIA LLC
3233 South McClintock Dr.
Tempe, AZ. 85232

APPLICANT:

GBMA Architecture LLC
4700 East Thomas Road Ste. 103
Phoenix, AZ 85018
PH (602) 279-3061
Fax: (602) 279-3804

SURVEY NOTE:

THIS DRAWING WAS ORIGINALLY PREPARED WITHOUT THE BENEFIT OF A SITE SURVEY. A NEW ALTA-SURVEY IS NOW AVAILABLE



VICINITY MAP

NTS

ENGINEER

M ENGINEERING, INC (MEI)
 14640 N. TATUM BLVD. #8
 PHOENIX, AZ 85032
 T: 602.787.0333
 F: 602.787.0336
 CONTACT: TAMARA MONTGOMERY, P.E.

DEVELOPER/OWNER

BHANVADIA LLC
 3233 SOUTH MCCLINTOCK DR.
 TEMPE, AZ 85232

SITE DATA

ZONING: PCC-1 (TO BE REVIEWED AS PAD OVERLAY)
 SITE AREA: NET: 39,719 SF / 0.92 AC
 CONST. TYPE: V-B (SPRINKLERED)
 OCCUPANCY: M
 C-STORE W/ GAS
 BUILDING AREA:
 C-STORE: 2,900 SF
 CARWASH: 1,056 SF
 CANOPY: 4,838 SF
 TOTAL: 8,794 SF
 SITE COVERAGE: 22.14%
 PARKING REQUIRED: C-STORE - 12 SPACES
 2,900 / 300 = 10 SPACES
 PARKING PROVIDED: 13 SPACES PROVIDED
 (INCLUDING 1 ACCESS. SPACE)
 BICYCLE PARKING
 REQUIRED: 4 SPACES
 BICYCLE PARKING
 PROVIDED: 4 SPACES
 PARCEL NUMBER: 133-34-006 Q
 STREET ADDRESS: 3233 S. MCCLINTOCK DRIVE

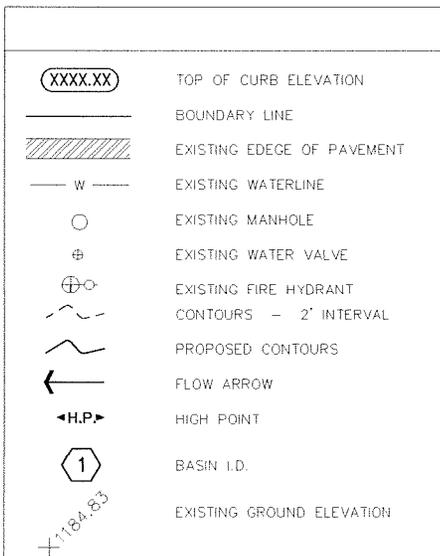
1) RETENTION VOLUME CALCULATION

PER CITY OF TEMPE PUBLIC WORKS DEPARTMENT
 ENGINEERING DESIGN CRITERIA AUGUST 2006

$$V = \frac{(2.4\text{IN})}{(12\text{ IN})} \times (0.95) \times 39,719 \text{ FT}^2$$

$$V = 7547 \text{ FT}^3$$

ASSUME UNDERGROUND RETENTION WITHIN 72" RGRCP



TWO WORKING DAYS BEFORE YOU DIG.
 CALL FOR THE BLUE STAKES
(602) 263-1100
 OUTSIDE MARICOPA COUNTY
1-800-STAKE-IT
1-800-782-5348



BHAVADIA, LLC
 ARCHITECTS
 2525 W. WASHINGTON DR.
 TEMPE, AZ 85281

DATE: _____

GENERAL NOTES:
 A. RECALL LOCATIONS SHOWN ARE TO BE MATCHED AS CLOSELY AS POSSIBLE. SOME VARIATION DUE TO PRODUCT LIMITATIONS WILL BE ACCEPTABLE.

KEYED NOTES:

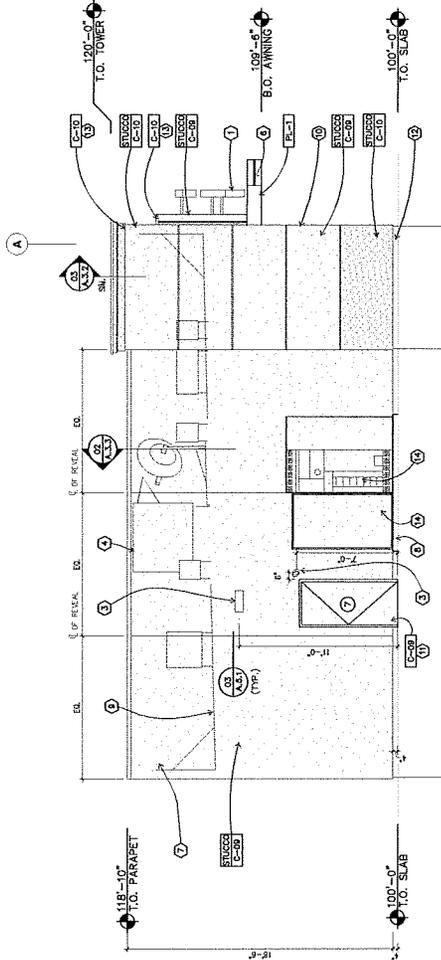
- 1. SOURCE BY OWNER CONTRACTOR - UNDER SEPARATE PERMIT
- 2. EXTERIOR LIGHTS - REFER TO LIGHTING PLAN SHEET "L-1"
- 3. ROOF TOP MECHANICAL UNITS
- 4. OVERFLOW DOWNPOUT NOZZLE, REFER TO DETAIL (07-2.1)
- 5. LED LIGHTS - REFER TO LIGHTING PLAN SHEET "L-1"
- 6. LEAD LIGHTS - REFER TO LIGHTING PLAN SHEET "L-1"
- 7. APPROXIMATE ROOF LINE
- 8. REVEALS IN FINISH
- 9. FINISH DOOR AND FRAME AS NOTED
- 10. PRESUMED MANUFACTURED COPING CAP
- 11. EXTERIOR MOUNTED ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL SHEETS.
- 12. NOT USED
- 13. NOT USED
- 14. NOT USED
- 15. NOT USED
- 16. EMERGENCY BREAKAWAY, REFER TO "A-1"

EXTERIOR FINISHES:

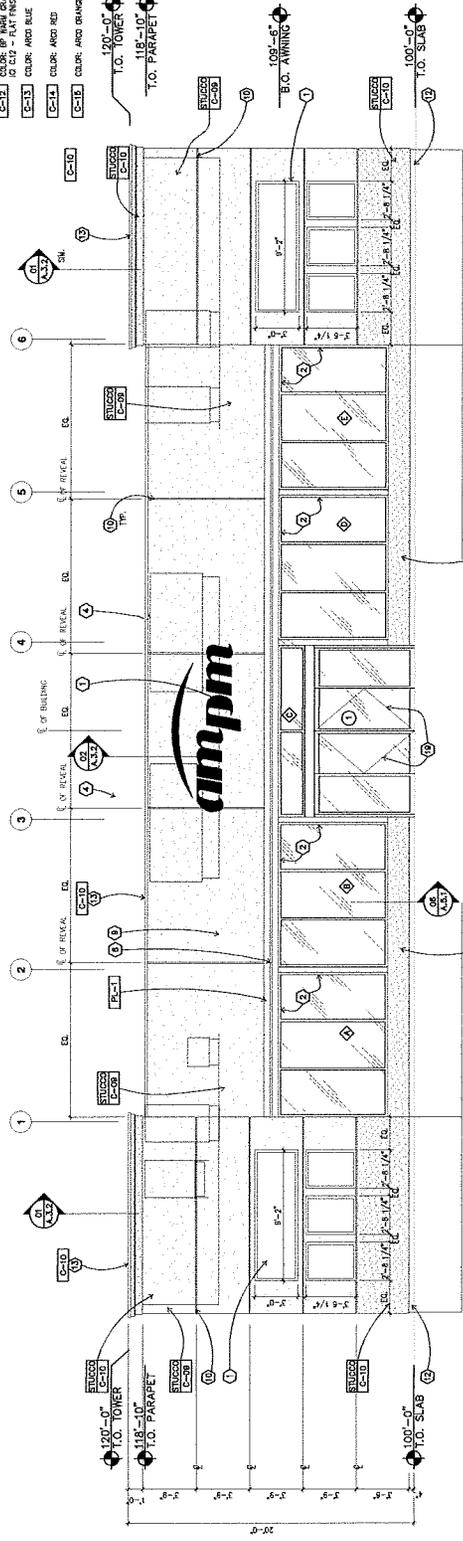
- P-1 ALUMINUM ANOD PAINT FOR LED LIGHT
- S-1 2" FIBER OPTIC/PLAS GEMMY BEADLINE OVER METAL LATH PROVIDE CONTROL JOINTS AS REQUIRED

EXTERIOR PAINTS:

- C-1 COLOR: BP YELLOW TO COI - SATIN FINISH
- C-2 NOT USED
- C-3 NOT USED
- C-4 NOT USED
- C-5 NOT USED
- C-6 NOT USED
- C-7 COLOR: CLEAR ANODIZED ALUMINUM FINISH
- C-8 COLOR: BP HIGH GLOSS WHITE TO COI - SATIN FINISH
- C-9 COLOR: BP HIGH GLOSS WHITE TO COI - SATIN FINISH
- C-10 COLOR: ANOD DEEP FLAKE TO 4216-020 - SEMI-GLOSS
- C-11 NOT USED
- C-12 COLOR: BP MARI GRAY TO CLP - FLAT FINISH
- C-13 COLOR: ANOD BLUE
- C-14 COLOR: ANOD RED
- C-15 COLOR: ANOD BRONZE



LEFT ELEVATION
 SCALE: 1/4"=1'-0"



FRONT ELEVATION
 SCALE: 1/4"=1'-0"

NEW BUILD (STOCK)
 2800 SERIES AMP/PM
 CENTER CASHIER
 TO GO DELI

3233 S. McCLINTOCK
 BIRMINGHAM, AL 35205
 1518

DESIGNED BY: BHAUADIA, LLC
 DRAWN BY: M. BHAUADIA
 CHECKED BY: M. BHAUADIA
 DATE: 08.01.2018

EXTERIOR ELEVATIONS

SB15
A.2.1

GENERAL NOTES:
 1. REVEN LOCATIONS SHOWN ARE TO BE MATCHED AS CLOSELY AS POSSIBLE. SOME VARIATION DUE TO PRODUCT LIMITATIONS WILL BE ACCEPTABLE.

KEYED NOTES:

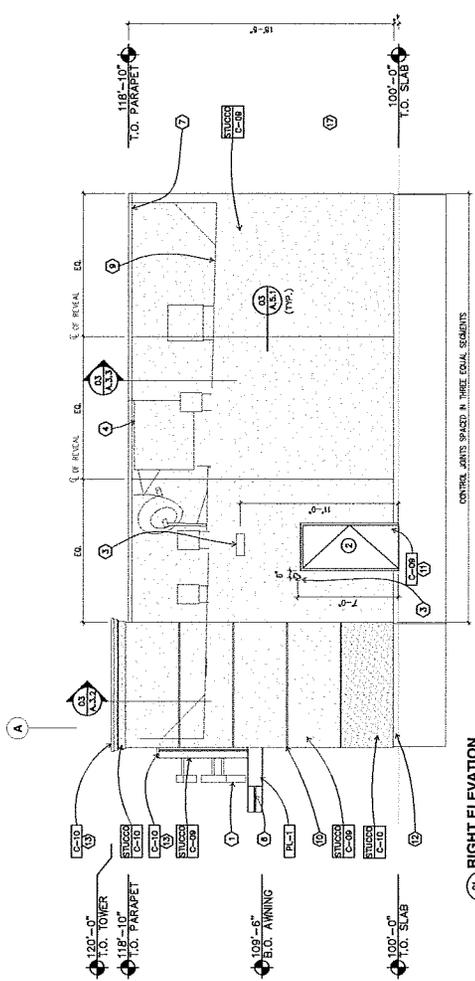
- 1. FINISH BY SUB CONTRACTOR - UNDER OPERATE PERMIT [C-297]
- 2. EXTERIOR LIGHTS REFER TO LIGHTING PLAN SHEET [L-111]
- 3. EXTERIOR LIGHTS REFER TO LIGHTING PLAN SHEET [L-111]
- 4. ROOF TOP MECHANICAL UNITS [C-30]
- 5. OVERFLOW DOWNPOUT NOZZLE, REFER TO DETAIL [D-21.1]
- 6. L.E.D. UNDER LIGHT IN PLASTIC TUBE TO MATCH COLOR [C-14]
- 7. CONCRETE CURB [C-38]
- 8. APPROXIMATE ROOF LINE
- 9. FINISH DOOR AND FRAME AS NOTED [C-12]
- 10. PREMANUFACTURED COVERING CAP [C-12]
- 11. EXTERIOR MOUNTED ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL SHEETS.
- 12. NOT USED
- 13. NOT USED
- 14. NOT USED
- 15. NOT USED
- 16. NOT USED
- 17. NOT USED
- 18. NOT USED
- 19. NOT USED
- 20. NOT USED

EXTERIOR FINISHES

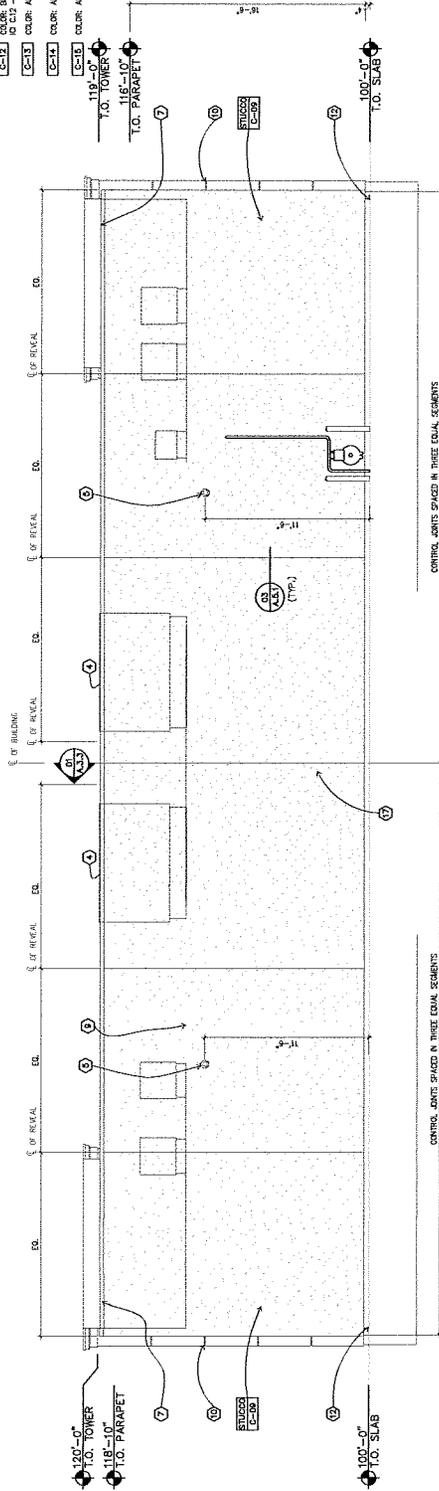
- PL-1 ALUMINUM ANOD PANE FOR LED LIGHT
- STUCCO 2/4" STUCCO (REFER AND RESIDENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS REQUIRED

EXTERIOR PAINTS

- C-30 COLOR: SP YELLOW
- C-31 IC COB - SAND TINT
- C-32 NOT USED
- C-33 NOT USED
- C-34 NOT USED
- C-35 NOT USED
- C-36 NOT USED
- C-37 COLOR: CLEAR ANODIZED ALUMINUM FINISH
- C-38 COLOR: SP HIGH GLOSS WHITE
- C-39 IC COB - SAND TINT
- C-40 2/4" STUCCO (REFER AND RESIDENT PLASTER) OVER METAL LATH PROVIDE CONTROL JOINTS AS REQUIRED
- C-41 COLOR: ARZO DEEP PEARL
- C-42 IC 2/4" STUCCO - SPB-COLOS
- C-43 NOT USED
- C-44 COLOR: SP NAVY GRAY
- C-45 IC C12 - FLAT FINISH
- C-46 COLOR: ARZO BLUE
- C-47 COLOR: ARZO RED
- C-48 COLOR: ARZO ORANGE
- C-49 COLOR: ARZO ORANGE



(R) RIGHT ELEVATION
 1/4"=1'-0"



(R) REAR ELEVATION
 1/4"=1'-0"

NEW BUILD (STICK)
 2900 SERIES AMP/PM
 CENTER CASHIER
 TO GO DELI

3233 S. McCLINTOCK
 AVENUE, SUITE 100
 TEMPE, AZ 85281

1518
 09/01/06

EXTERIOR ELEVATIONS

SB15
A.2.2

GENERAL NOTES:

- A. REVEAL LOCATIONS SHOWN ARE TO BE MATCHED AS CLOSELY AS POSSIBLE.
SOME VARIATION DUE TO PRODUCT LIMITATIONS WILL BE ACCEPTABLE.

KEYED NOTES:

- 1 SIGNAGE BY SIGN CONTRACTOR. - UNDER SEPERATE PERMIT
- 2 ALUMINUM STOREFRONT SYSTEM. C-07
- 3 EXTERIOR LIGHT. REFER TO LIGHTING PLAN SHEET E.1.3
- 4 ROOF TOP MECHANICAL UNITS
- 5 OVERFLOW DOWNSPOUT NOZZLE, REFER TO DETAIL 05-A.3.3 C-09
- 6 L.E.D. LASER LIGHT IN PLASTIC TUBE TO MATCH COLOR C-14
- 7 METAL COPING TO EXTEND 3" DOWN FACE OF WALL C-09
- 8 4" CONCRETE CURB
- 9 APPROXIMATE ROOF LINE
- 10 1" REVEALS IN FINISH.
- 11 FINISH DOOR AND FRAME AS NOTED
- 12 4" BREAK METAL BASE. SEE DETAIL 04-A.5.1 C-12
- 13 PREMANUFACTURED COPING CAP
- 14 EXTERIOR MOUNTED ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL SHEETS.
- 15 NOT USED
- 16 NOT USED
- 17 NOT USED
- 18 NOT USED
- 19 EMERGENCY BREAKAWAY, REFER TO A.1.1

EXTERIOR FINISHES

PL-1 ALUMINUM ACM PANEL FOR L.E.D. LIGHT

STUCCO 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH
PROVIDE CONTROL JOINTS AS REQUIRED

EXTERIOR PAINTS

- C-01** COLOR: BP YELLOW
ICI C.01 - SATIN FINISH
- C-02** NOT USED
- C-03** NOT USED
- C-04** NOT USED
- C-05** NOT USED
- C-06** NOT USED
- C-07** COLOR: CLEAR ANODIZED ALUMINUM FINISH
- C-08** COLOR: BP HIGH HIDING WHITE
ICI C.08 - SATIN FINISH
- C-09** COLOR: ARCO
ICI 4020 - SEMI-GLOSS
- C-10** COLOR: ARCO DEEP PEARL
ICI 4216-0200 - SEMI-GLOSS
- C-11** NOT USED
- C-12** COLOR: BP WARM GRAY
ICI C.12 - FLAT FINISH
- C-13** COLOR: ARCO BLUE
- C-14** COLOR: ARCO RED
- C-15** COLOR: ARCO ORANGE

KEYED NOTES

- ① ALUMINUM COMPOSITE MATERIAL FASCIA PANELS
- ② LED ACCENT LIGHTING
- ③ ILLUMINATED SIGN BOX
- ④ STEEL COLUMN/COLUMN SHROUD
- ⑤ 15" VINYL DECAL APPLIED TO ACM PANEL
- ⑥ DISPENSERS NUMBER
- ⑦ 15" VINYL DECAL INSTALLED ONLY IF VISIBLE FROM STREET
- ⑧ ARCHED BOLLARD
- ⑨ CLEARANCE SIGN

EXTERIOR PAINTS

- C-10 COLOR: BP DARK PEARL
ICI PAINTS
- C-09 COLOR: BP PEARL
ICI PAINTS
- C-05 COLOR: BP HIGH HIDING WHITE
ICI PAINTS



DOUGLAS S. DIGGING
LANDSCAPE ARCHITECT
6619 E. LAUREL BOULEVARD
SCOTTSDALE, ARIZONA 85251
480.990.0582 • FAX 930.8974



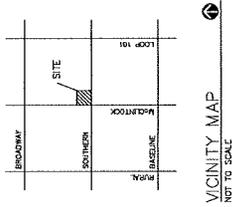
REVISIONS

CLIENT BHANAYADA, LLC
PROJECT ARCO/PS STORE
ADDRESS 3233 S. MCCLINTOCK DRIVE
TEMPLE, AZ 85232

DATE 01-19-07
JOB 0701
SCALE 1"=10'-0"

TITLE PRELIMINARY LANDSCAPE PLAN
1 OF 1

P R E L I M I N A R Y L A N D S C A P E P L A N

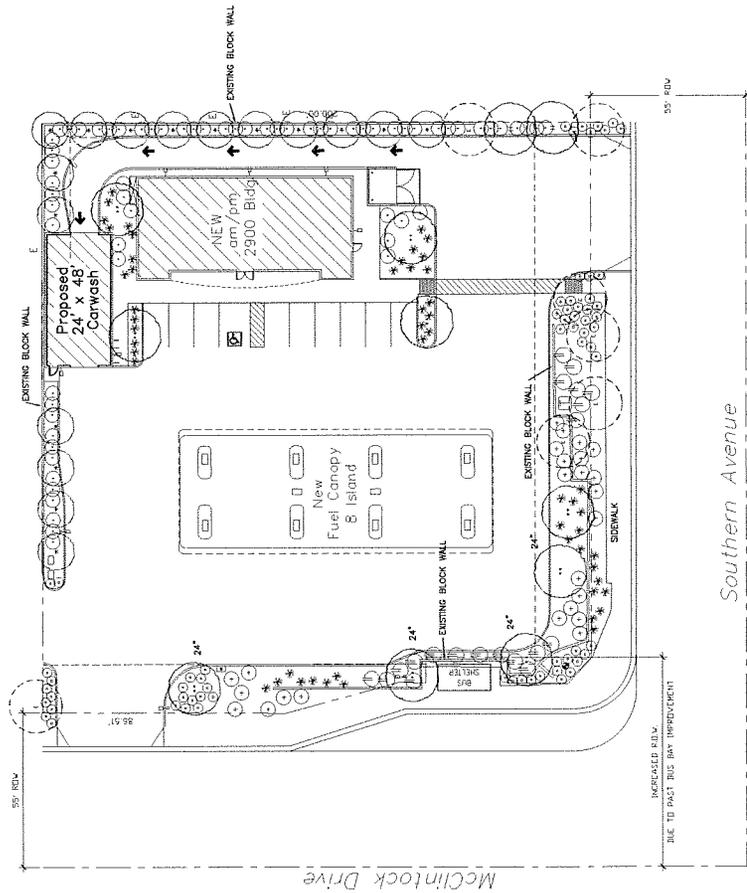


LANDSCAPE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	REMARKS
○	Existing Tree		To Remain
○	Ques. arborescens "Swan Hill"	15 Gallon	Multi-trunk
○	Swan Hill Olive	24" Box	
○	Rhus Inconspicua	15 Gallon	
○	Artemisia tridentata	15 Gallon	
○	Acacia salicina	15 Gallon	
○	Willow Acacia	15 Gallon	
○	Ruellia peninsularis	6 Gallon	
○	Bougainvillea	6 Gallon	
○	Eremophila species "Vesuvius"	5 Gallon	
○	Yucca	1 Gallon	
○	New York Ironwood	5 Gallon	
○	Muhlenbergia capillaris	5 Gallon	
○	Regal Margot	5 Gallon	
○	Callitriche callitricoides	5 Gallon	
○	Big Red Fanny Duster	5 Gallon	
○	Decomposed Granite	1/2" Minus	2" Min. depth. All landscape areas.
□	Madison Gold		

LANDSCAPE CALCULATIONS

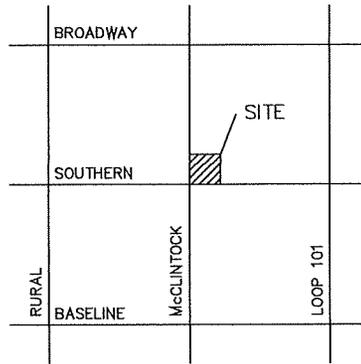
GROSS SITE AREA: 43,328 SF
NET SITE AREA: 35,719 SF (82 AC)
ON-SITE LANDSCAPING REQUIRED: 135
ON-SITE LANDSCAPING PROVIDED: 7250 SF (16,172)
RIGHT OF WAY LANDSCAPING PROVIDED: 3110 SF



PRELIMINARY LANDSCAPE PLAN



1"=20'-0"



VICINITY MAP



NOT TO SCALE

LANDSCAPE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	REMARKS	SIZE
	Existing Tree		To Remain	
	<i>Olea europaea</i> 'Swan Hill' 'Swan Hill' Olive	15 Gallon 24" Box	Multi-trunk	5 4
	<i>Rhus lancea</i> African Sumac	15 Gallon		2
	<i>Acacia salicina</i> Willow Acacia	15 Gallon		20
	<i>Ruellia peninsularis</i> Baja Ruellia	5 Gallon		34
	<i>Eremophila</i> species 'Valentine' Valentine	5 Gallon		16
	<i>Lantana</i> 'New Gold' 'New Gold' Lantana	1 Gallon		76
	<i>Muhlenbergia capillaris</i> Regal Mist	5 Gallon		35
	<i>Calliandra californica</i> Baja Red Fairy Duster	5 Gallon		85
	Decomposed Granite Madison Gold	1/2" Minus	2" Min. depth. All landscape areas.	

LANDSCAPE CALCULATIONS

GROSS SITE AREA:	43,329 SF
NET SITE AREA:	39,719 SF (.92 AC.)
ONSITE LANDSCAPING REQUIRED:	15%
ONSITE LANDSCAPING PROVIDED:	7220 SF (18.17%)
RIGHT OF WAY LANDSCAPING PROVIDED:	3610 SF

PRELIMINARY GRADING & DRAINAGE PLAN FOR SOUTHERN & McCLINTOCK

OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, T 1 N, R 4 E,
GILA AND SALT RIVER BASE AND MERIDIAN, TEMPE, ARIZONA

14640 N. TATUM BLVD. SUITE # 8
PHOENIX, AZ 85032
OFFICE: 602.787.0333
FAX: 602.787.0336

ENGINEERING

VICINITY MAP

ENGINEER
W ENGINEERING, INC (ME)
14640 N. TATUM BLVD. #8
PHOENIX, AZ 85032
T: 602.787.0333
F: 602.787.0336
OWNER: TAMARA MONTGOMERY, P.E.

DEVELOPER/OWNER
SOUTHERN LLC
3233 SOUTH McCLINTOCK DR.
TEMPE, AZ 85282

SOUTHERN & McCLINTOCK

PRELIMINARY GRADING & DRAINAGE

LAND PLANNING - HYDROLOGY - LAND DEVELOPMENT - CIVIL INFRASTRUCTURE

NO. _____ DATE _____

DESCRIPTION _____

REVISIONS _____

SEAL

REGISTERED PROFESSIONAL ENGINEER
STATE OF ARIZONA
No. 14640
Exp. 12/31/2011

DESIGNER: TM
DRAWN: STAFF
CHECKED: TM
VERSION: 1
PROJECT NO: 07-409
SHEET 1 OF 1

NO WORKING DAYS BEFORE YOU DO
CALL US AT 602.787.0333
OR VISIT US AT WWW.WENGINEERING.COM
1-800-STATE-IT
1-800-782-5948

SITE DATA

ZONING: PCC-1 (TO BE REVIEWED AS PAD OVERLAY)
SITE AREA: 110.5 SF / 0.92 AC
OCCUPANCY: W-B (SPRINKLERED)
M-C (STORE W/ GAS)

BUILDING AREA: 2,000 SF
C-STORE: 1,000 SF
C-STORE: 1,000 SF
TOTAL: 2,000 SF

STE COVERAGES: 72.14%
2,900 / 300 = 10 SPACES
C-STORE (INCLUDING 1 ACCESS SPACE)
PARKING REQUIRED: 4 SPACES
BICYCLE PARKING REQUIRED: 4 SPACES
PROVIDED: 4 SPACES
FACEL NUMBER: 133-34-006 Q
STREET ADDRESS: 3233 S. McCLINTOCK DRIVE

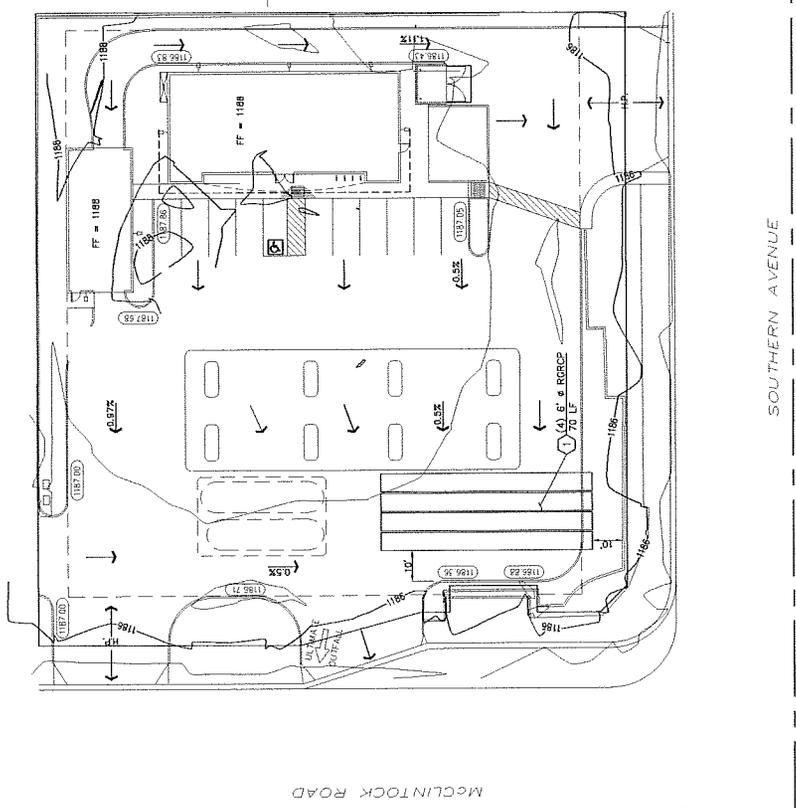
RETENTION VOLUME CALCULATION

CITY OF TEMPE PUBLIC WORKS DEPARTMENT
ENGINEERING DESIGN CRITERIA AUGUST 2006

$V = (2.00) \times (0.99) \times 38,719 \text{ FT}^2$
 $V = (12.1) \text{ FT}^3$

$V = 7547 \text{ FT}^3$

ASSUME UNDERGROUND RETENTION WITHIN 72' ROPR



LEGEND

- TOP OF CURB ELEVATION
- PRIMARY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING MATERIAL
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- CONTOUR - 2' INTERVAL
- PROPOSED CONTOUR
- FLOW ARROW
- HIGH POINT
- BASELINE
- EXISTING GROUND ELEVATION

GENERAL NOTES

ALL CONSTRUCTION UNDER THE PUBLIC WORKS PERMIT SHALL CONFORM TO THE MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD SPECIFICATIONS AND TO THE MARICOPA OPERATIONS AND DESIGN MANUAL AND TEMPE TRAFFIC BARRICADE MANUAL.

A PERMIT ISSUED BY THE ENGINEERING DIVISION SHALL BE REQUIRED FOR ALL WORK IN THE CITY OF TEMPE RIGHTS-OF-WAY. A DOUBLE PERMIT FEE, NOT TO EXCEED \$2,500, WILL BE CHARGED FOR ANY WORK WITHIN THE CITY OF TEMPE RIGHTS-OF-WAY IN WHICH A PERMIT HAS NOT BEEN ISSUED PRIOR TO COMMENCEMENT OF WORK.

THE ENGINEERING DIVISION SHALL BE NOTIFIED 24 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION FOR SCHEDULING AND INSPECTION.

RIGHT OF WAY IMPROVEMENTS SHALL NOT BE ACCEPTED UNTIL 3 MONTHS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL IMPROVEMENTS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEERING DIVISION.

LOCATION OF ALL WATER VALVES, MANHOLES, AND CLEANOUTS MUST BE IDENTIFIED AND MARKED WITH REFERENCE TO THE WATER AND WASTE WATER DIVISION. AND MADE AVAILABLE TO THE WATER AND WASTE WATER DIVISION.

NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT AND SIDEWALKS HAVE BEEN SWEEP CLEAN OF ALL DIRT AND DEBRIS AND ALL SURVEY MONUMENTS ARE INSTALLED ACCORDING TO THE STANDARD SPECIFICATIONS.

UTILITY LOCATIONS WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION. UTILITY RELOCATION, CONSTRUCTION STAKING, OR AS-BUILTS SHALL BE THE RESPONSIBILITY OF THE OWNER PRIOR TO CONSTRUCTION.

ALL EXISTING STREET MONUMENTATION MUST BE PRESERVED. PRIOR TO CONSTRUCTION, MONUMENTS WILL BE REFERENCED HORIZONTALLY AND VERTICALLY. AFTER CONSTRUCTION MONUMENTS WILL BE RE-SET AND ALL MONUMENTS, INCLUDING NEW ELEVATION, SHALL BE FILED WITH THE CITY.

SITE PLAN NOTES

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. THE ENGINEERING DIVISION SHALL BE RESPONSIBLE FOR THE CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE.

THE CITY APPROVAL IS FOR GENERAL LAYOUT IN THE RIGHT-OF-WAY. ON-SITE GRADING, DRAINAGE AND WATER AND CONSTRUCTION PERMITS SHALL BE OBTAINED DURING THIS PERIOD OR THE PLANS SHALL BE REVISED TO REFLECT THE CITY APPROVAL. THE CITY SHALL BE NOTIFIED PRIOR TO THE OPERATION OF THE SIX (6) MONTH PERIOD AT A COST OF 25% OF THE TOTAL PERMIT FEES.

AN APPROVED SET OF PLANS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.

THE CITY SHALL BE NOTIFIED 24 HOURS PRIOR TO ANY CONSTRUCTION WORK COMMENCING ON THE JOB SITE. ALL CONSTRUCTION SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.

CONSTRUCTION ITEMS SHALL NOT BE ACCEPTED UNTIL 3 MIL. MCLAR APPROVED BY THE CITY ENGINEERING DIVISION.

THE DESIGNER IS RESPONSIBLE FOR MAINTAINING THE REGISTRATION AND ASSOCIATED COSTS OF ALL UTILITIES. A UTILITY RELOCATION SCHEDULE SHALL BE SUBMITTED PRIOR TO THE START OF NEW CONSTRUCTION.

THE DEVELOPER IS RESPONSIBLE FOR OBTAINING OR DESIGNATING ALL REQUIRED RIGHTS-OF-WAY AND EASEMENTS TO THE CITY PRIOR TO APPROVAL OF IMPROVEMENT PLANS.

THE DESIGNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF TEMPE TRAFFIC BARRICADE MANUAL. WHEN SUBMITTED FOR APPROVAL IN ADVANCE OF CONSTRUCTION.

ALL BROKEN OR DISPLACED EXISTING CONCRETE CURBS, CUTTER OR OTHER STRUCTURES SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY OF TEMPE ENGINEERING DIVISION INSPECTOR.

ON-SITE DRAINAGE PLAN NOTES

A PUBLIC WORKS PERMIT ISSUED BY THE ENGINEERING DIVISION SHALL BE REQUIRED FOR THE ON-SITE DRAINAGE OF THIS PROJECT.

FOR ALL WORK IN THE CITY OF TEMPE RIGHTS-OF-WAY, THE FOLLOWING SHALL BE REQUIRED:

- 1. A PUBLIC WORKS PERMIT FROM THE CITY OF TEMPE ENGINEERING DIVISION.
- 2. A TRAFFIC CONTROL PLAN, AS REQUIRED BY THE CITY OF TEMPE TRAFFIC BARRICADE MANUAL, SHALL BE SUBMITTED FOR APPROVAL IN ADVANCE OF CONSTRUCTION.
- 3. A TRAFFIC CONTROL PLAN, AS REQUIRED BY THE CITY OF TEMPE TRAFFIC BARRICADE MANUAL, SHALL BE SUBMITTED FOR APPROVAL IN ADVANCE OF CONSTRUCTION.
- 4. A TRAFFIC CONTROL PLAN, AS REQUIRED BY THE CITY OF TEMPE TRAFFIC BARRICADE MANUAL, SHALL BE SUBMITTED FOR APPROVAL IN ADVANCE OF CONSTRUCTION.

UNDERGROUND STORM WATER STORAGE SYSTEMS, WHEN USED AND SPECIFICALLY APPROVED IN WRITING BY THE CITY ENGINEER, SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF TEMPE TRAFFIC BARRICADE MANUAL. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ASSUMING THE LIABILITY FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE STORAGE SYSTEMS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ASSUMING THE LIABILITY FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE STORAGE SYSTEMS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ASSUMING THE LIABILITY FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE STORAGE SYSTEMS.

SCALE: 1" = 20 HOR

0 20 40 60 80

SOUTHERN AVENUE

McCLINTOCK ROAD



ARCO
A UNIT OF COOPER INDUSTRIES, INC.



NO.	DATE	REVISION DESCRIPTION
1		ISSUED FOR PERMITS
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30		ISSUED FOR PERMITS

Sigma Architecture, LLC
A UNIT OF COOPER INDUSTRIES, INC.
3000 SERIES ARCO
AIR-PAINT FACILITY

3233 S. MCCLINTOCK
INDUSTRIAL WOOD
TOWN, AZ

DATE	BY	REVISION

EXTERIOR ELEVATIONS

1/2" = 1'-0"

A.2.1

GENERAL NOTES:

- 1. REVEAL LOCATIONS SHOWN ARE TO BE MATCHED AS CLOSELY AS POSSIBLE. SOME VARIATIONS DUE TO PRODUCT LIMITATIONS WILL BE ACCEPTABLE.

KEYED NOTES:

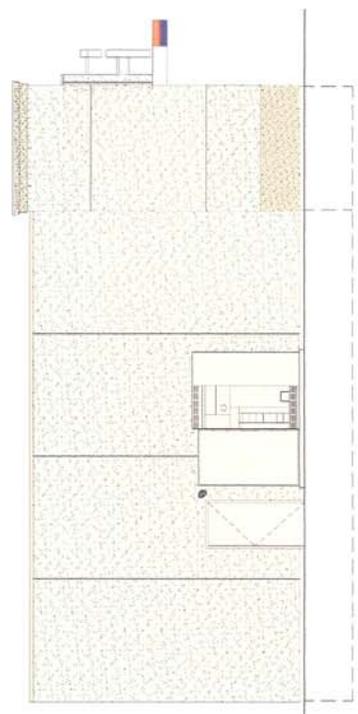
- 1. FINISH BY SUB CONTRACTOR
- 2. EXTERIOR LIGHT REFER TO LIGHTING PLAN SHEET E.L.3
- 3. ROOF TOP MECHANICAL UNITS
- 4. OVERFLOW DOWNSPOUT NOZZLE REFER TO DETAIL OS-A.3.3
- 5. L.E.D. UNDER LIGHT IN PLASTIC TUBE TO MATCH COLOR
- 6. 1" DIA. ROUNDOFF TO DOWN FACE OF WALL
- 7. 4" CONCRETE CURB
- 8. APPROXIMATE ROOF LINE
- 9. 1" REVEALS IN FRISK
- 10. FINISH DOOR AND FRAME AS NOTED
- 11. REFER TO ELECTRICAL SCHEDULE ON A-5.1
- 12. PREMANUFACTURED COILING CAP
- 13. EXTERIOR MOUNTED ELECTRICAL EQUIPMENT REFER TO ELECTRICAL SHEETS.
- 14. NOT USED
- 15. NOT USED
- 16. NOT USED
- 17. NOT USED
- 18. NOT USED
- 19. NOT USED
- 20. DOOR HINGES REFER TO DETAILS ON SHEET A.5.1
- 21. CONDUIT BREAKAWAYS REFER TO A.1.1

EXTERIOR FINISHES

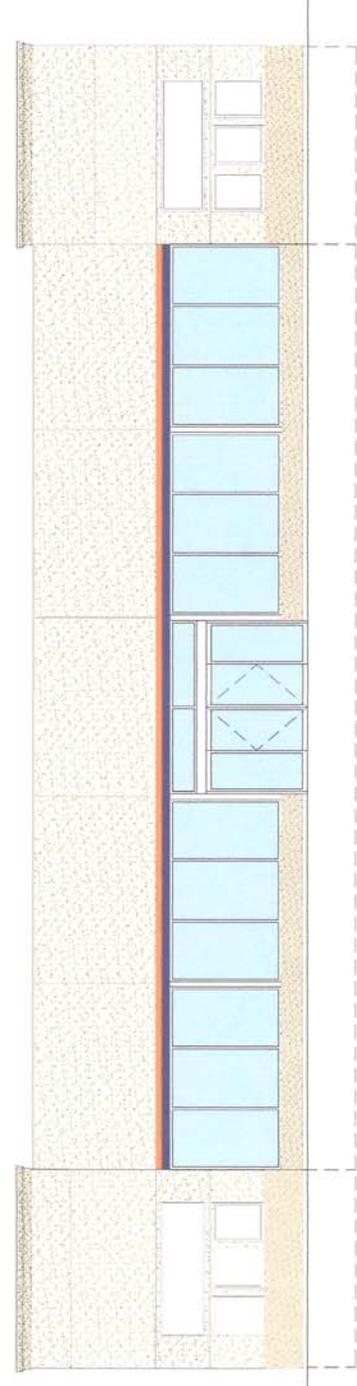
- 1. PA-1 PAINTED SPALDE PLASTIC OR FORMED ALUMINUM BALUNGE WITH HINGES FOR L.E.D. AND FLAT REGION
- 2. STUCCO FINISH WITH COILING CAPS AND COILING UNITS AS REQUIRED

EXTERIOR PAINTS

- C-01 COLOR: SP YELLOW
- C-02 COLOR: C18 - SILK FINISH
- C-03 NOT USED
- C-04 NOT USED
- C-05 NOT USED
- C-06 NOT USED
- C-07 COLOR: CLEAR ANODIZED ALUMINUM FINISH
- C-08 COLOR: SP HIGH HIDEING WHITE
- C-09 COLOR: C18 - SILK FINISH
- C-10 COLOR: ARCO
- C-11 COLOR: ARCO
- C-12 COLOR: ARCO
- C-13 COLOR: ARCO
- C-14 COLOR: ARCO
- C-15 COLOR: ARCO



LEFT ELEVATION
SCALE: 1/4"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"

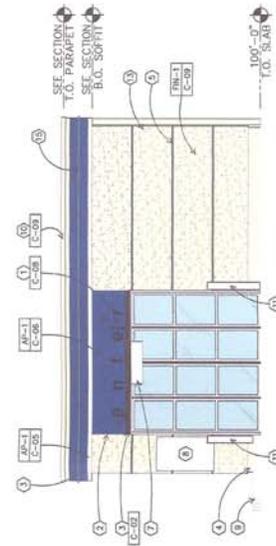
KEYED NOTES:

- 1 VINYL LETTERS APPLIED TO ACM PANEL
- 2 1" REVEAL EACH SIDE. REFER TO 11-A-2.3
- 3 VINYL DECAL APPLIED TO ACM PANEL
- 4 BREAK METAL BASE EXTEND TO 10" WHERE SHOWN
- 5 "NO ENTRY" - 10" x 30" SIGN CENTERED OUTSIDE OF OVERHEAD DOOR
- 6 SIGN REVEALS INTERIOR BY 10" WHERE SHOWN
- 7 INSTRUCTIONAL SIGN PANEL
- 8 CONCRETE EXTENDED CURB AND CONCRETE WALK
- 9 PREFABRICATED INALUMINE ROOF
- 10 1" METAL BRACKET YIELD STEEL BOLTERS; REFER TO DETAIL 05-2.1.1
- 11 HOLLOW METAL DOOR AND FRAME. PAINT BOTH AS NOTED
- 12 ALUMINUM FINISHED STEEL FRAME
- 13 ALUMINUM FINISHED FRAME
- 14 LED LIGHT, COORDINATE WITH OWNER ON LIGHT COLOR

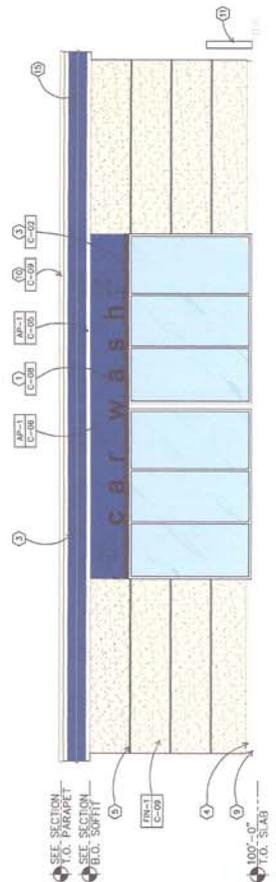
EXTERIOR FINISHES:
 FTS-1 FINISH WITH LIGHT SAND FINISH WITH 1" x 3/4" DEEP REVEAL.
 FTS-2 ALUMINUM PANEL WITH 1" REVEAL EACH SIDE

EXTERIOR PAINTS:

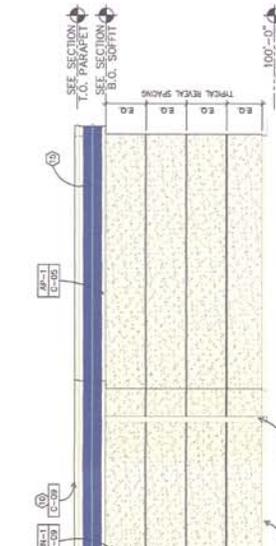
- C-20 NOT USED
- C-21 COLOR: C19 - ARCO LIGHT BLUE
- C-22 NOT USED
- C-23 NOT USED
- C-24 COLOR: PEARLESCENT WHITE, PAINT ID 4216 DEVELUX FROM COATING SYSTEMS, INC.
- C-25 COLOR: C14 - ARCO BLUE
- C-26 NOT USED
- C-27 NOT USED
- C-28 COLOR: C08 - WHITE
- C-29 COLOR: C09 - BP PEARL ID PAINTS 4216 DEVELUX
- C-30 NOT USED



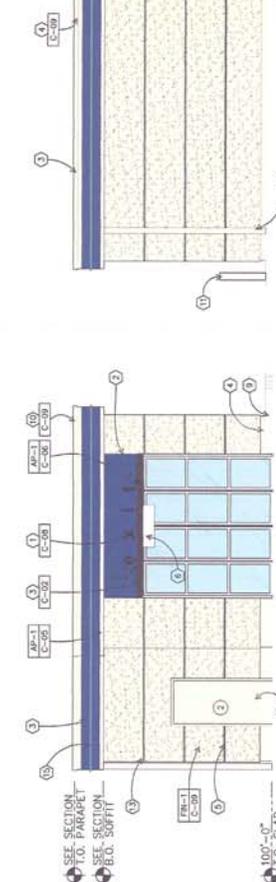
01 FRONT ELEVATION
 (A.2.2) SCALE: 1/4" = 1'-0"



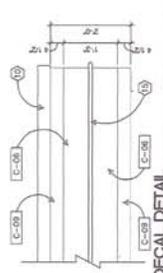
02 RIGHT SIDE ELEVATION
 (A.2.3) SCALE: 1/4" = 1'-0"



04 REAR ELEVATION
 (A.2.3) SCALE: 1/4" = 1'-0"



03 LEFT SIDE ELEVATION
 (A.2.3) SCALE: 1/4" = 1'-0"



13 DECAL DETAIL
 (A.2.3) SCALE: 3/4" = 1'-0"

gpm architecture, l.l.c.
 A LIMITED LIABILITY COMPANY
 1000 N. 10TH ST. SUITE 200
 DENVER, CO 80202
 TEL: 303.733.7222
 FAX: 303.733.7223
 WWW.GPMAARCHITECTURE.COM

PROJECT INFORMATION
 NEW BUILD (STOCK)
 2000 SERIES AMERIN
 CENTER CASHIER
 TO GO DELI

3233 S. McCLINTOCK
 DENVER, CO
 80222

DESIGNED BY: [blank]
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 DATE: 08.01.06
 PROJECT NO: 1077

EXT. ELEVATIONS
 AND DETAILS

SHEET NO: SB15
 A2.1