

Staff Summary Report

Development Review Commission Date: 04/24/07

Agenda Item Number: 4

SUBJECT: Hold a public meeting for a Development Plan Review for TEMPE MARKETPLACE PAD A located at 11 South McClintock Drive.

DOCUMENT NAME: DRCr_TCFBANK_042407

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **TEMPE MARKETPLACE – PAD A (PL070100)** (Vestar, owner; Kendra Lettau, HTG Architects, applicant) for a +/- 4,537 s.f. bank pad located at 11 S. McClintock Drive, in the RCC, Regional Commercial Center District, including the following:

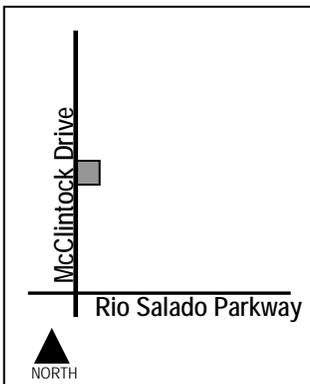
DPR07039 – Development Plan Review including site plan, building elevations and landscape plan.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)
LEGAL REVIEW BY: N/A
FISCAL NOTE: N/A



RECOMMENDATION: Staff – Approval, subject to conditions (1-13)

ADDITIONAL INFO:



Gross/Net site area	1.68 acres
Building area	4,537 s.f. plus 1,720 s.f. drive through canopy
Lot Coverage	39% of pad (building plus drive through canopy)
Building Height	30 ft (75 ft maximum allowed)
Building setbacks	0' all setbacks for internal pads within development
Landscape Area	2,643 s.f. 16.6% of pad
Vehicle Parking	27 spaces (shared as part of larger development)
Bicycle Parking	4 spaces

A neighborhood meeting is not required with this application.

The freestanding pad building is located near the McClintock main entrance to the Tempe Marketplace development. The design is consistent with the Marketplace design guidelines and Planned Area Development Standards. Staff recommends approval of this request.

ATTACHMENTS:

1. List of Attachments
 2. Comments / Project Analysis / Reasons for Approval
 - 3-5. Conditions of Approval
 4. History & Facts / Zoning & Development Code Reference
-
- A. Location Map
 - B. Aerial
 - C. Letter of Explanation/Intent
 - D. Title Sheet
 - E. Site Plan (A1.1)
 - F. Building Floor Plan (A2.1)
 - G. Building Elevations (A3.1)
 - H. Building Elevations Rendered (A3.2)
 - I. Building Section & Roof Plan (A4.1)
 - J. Landscape Plan for Pad A (L1)
 - K. Irrigation Plan for Pad A (L2)
 - L. Grading Drainage and Paving Plans

COMMENTS:

On June 23, 2004, City Council approved a zoning map amendment, a Preliminary Planned Area Development (PAD) for Tempe Marketplace, and a Final Planned Area Development for Phase 1 all on approximately 148 net acres located at the northeast corner of McClintock Drive and Rio Salado Parkway. Approximately 128 acres was rezoned from AG, Agricultural, I-2, General Industrial, and I-3, Heavy Industrial to RCC, Regional Commercial Center and is being developed as a retail site (Phase 1) and approximately 20 acres remained zoned I-2 and I-3 to be developed as a Business Park site (Phase 2). The proposed use of the retail site is an open air regional retail mall consisting of approximately ninety-five national retailers, anchored by twenty-two major tenants with over 1.3 million square feet of retail, restaurant and entertainment space. The overall required parking for the site is 5,907 spaces (per the parking study), there are 5,986 spaces provided. The 15 pad sites were included in the original overall parking for the site. A comprehensive sign package was previously approved for the entire site. Individual pad sites are being processed as tenant space is secured. The applicant is requesting approval for a Development Plan Review for **Pad A** within the regional commercial lifestyle center. The proposed pad would consist of a one-story bank building with retention and surface parking shared within the larger development. The building is 4,537 square feet on 1.68 acres.

PROJECT ANALYSIS:

The architecture of the building is modern, the block construction is finished with a combination of sand finished stucco and storefront glazing. The stucco finish uses *Golden Buff* (SW#233) as a main building color, *Shaker Red* (SW#2273) is used on a wainscot under windows, on pop-outs in front of the entry, and on a vertical tower elevation, *New Colonial Yellow* (SW#2853) is used as an accent band on all four elevations. A metal canopy overhangs the east elevation, shading the drive through bank lanes. The canopy is an aluminum panel system colored *Cosmopolitan Gray* (SW#2274). Perforated two-foot deep metal canopies painted Kawneer Dark Bronze shade windows on the north, west and south elevations. As the first building seen entering Tempe Marketplace Development from McClintock, the primary visible elevations to this building are the west and south facades. Through staff review of this project, the applicant has made modifications to the south elevation, to relocate the HVAC units to the north side of the building, and provide window visibility from the open office area to the street front. The attached drawings reflect the modified elevations. The materials and colors are compatible with surrounding buildings planned.

Potted *Greenscreens*® of bougainvillea are proposed to for the east and west sides of the HVAC enclosure, on the north side of the building. The *Greenscreen*® integrates this building with other buildings on site and provides an added dimension to the form, creating a layer of transparent depth and pattern through the underlying structure. The landscape design is an integral part of the overall building design which complements the architecture of the building and the overall development of Tempe Marketplace. Staff recommends approval of this proposal.

REASONS FOR APPROVAL:

1. The project is within the RCC, Regional Commercial Center Zoning District and conforms to the standards set forth within the Zoning and Development Code.
2. The proposed design is in conformance with the Tempe Marketplace design guidelines and implements the approved Planned Area Development for this site.

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.

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **April 24, 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 March 14, 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 Design Review approval prior to issuance of building permits.
 - 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 480-350-8870) if questions regarding the process described in this condition.
 - 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), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
 - Provide photometric data and cut sheets as part of the plan check set of drawings.

SITE PLAN:

2. 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.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - Parking spaces:
 - Parking provided through shared parking shall conform to 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.
 - Distribute bike parking areas nearest to entrance. Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

- Show location of refuse and fire hydrant for Pad A on the site plan

FLOOR PLANS:

- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Distances of 20'-0" or greater, between a pedestrian path of travel and any hidden area allow for increased reaction time and safety.

BUILDING ELEVATIONS:

3. 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. Planning inspection staff will field verify colors and materials during the construction phase.
 4. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
 5. 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.
 6. Locate the electrical service entrance section (S.E.S.) inside the building.
 7. 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 buildings from top of curb along front of property (as defined by Zoning and Development Code).
 - Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.
 - Identify sign area and address location on elevations.

LIGHTING:

8. Follow requirements of Zoning and Development Code Part 4, Chapter 8
 9. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.
- Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.

LANDSCAPE:

10. Irrigation notes:
 - a. Enclose backflow prevention device in a lockable, pre-manufactured cage.

- 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 (no receptacle).
- e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.

- 11. 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.
- 12. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application 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.

SIGNAGE:

- 13. Provide address signs on all four building elevations, horizontally near the left end of each elevation, except on the west (front) facing elevation, which may be located above the main entrance. Match the height of all four address signs.
 - a. Conform to the following guidelines for building address signs:
 - 1) Compose address signs of 12" high, individual mount, metal reverse pan channel characters, except on the west (front) face, which may be vinyl cut letters on glazing above door.
 - 2) Halo-illuminate each address from dusk to dawn.
 - 3) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 4) Do not affix a number or letter to the building that might be mistaken for the address assigned to the building.
 - 5) Provide minimum 50 percent contrast between address and the background to which it is attached.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the Tempe electrical code and utility company standards.
- Obtain sign permit for any identification signs as well as for internally (halo) illuminated address 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. Separate Development Plan Review process may be required if signs do not conform to chapter 9 of the Zoning and Development Code.

HISTORY & FACTS:

- June 15, 2004 Redevelopment Review Commission approved the request by Tempe Marketplace for a zoning change from AG, Agricultural, I-2, General Industrial, I-3, Heavy Industrial to RCC, Regional Commercial Center on 128.2 net acres and a Preliminary Planned Area Development consisting of 1,304,625 s.f. for retail, restaurant and office on 148 net acres, and a Final Planned Area Development for Phase I, including site plan, landscape plan, building elevations and sign package consisting of 862,366 s.f. on 128.2 net acres, including three use permits and two variances, with changes to condition #2a, to extend timeframe from 6 months to 18 months for right-of-way dedication; and to continue the sign package. Approved conditions #1–#83 and continuing conditions #84–#96 with the sign package. (6-0 vote)

- June 23, 2004 City Council approved the request by Tempe Marketplace for a zoning change from AG, Agricultural, I-2, General Industrial, I-3, Heavy Industrial to RCC, Regional Commercial Center on 128.2 net acres and a Preliminary Planned Area Development consisting of 1,304,625 s.f. for retail, restaurant and office on 148 net acres, and a Final Planned Area Development for Phase I, consisting of 862,366 s.f. on 128.2 net acres.

- February 21, 2006 Redevelopment Review Commission recommended approval for the request by Tempe Marketplace for an Amended Planned Area Development (P.A.D.), consisting of 1,284,429 s.f. of building on 119.47 net acres, located at 2080 East Rio Salado Parkway in the RCC, Regional Commercial Center. (#RRC06002 / SPD-2006.18)

- March 7, 2006 Redevelopment Review Commission recommended approval for the request by Tempe Marketplace for an Amended Planned Area Development (P.A.D.), consisting of 1,284,429 s.f. of building on 119.47 net acres, including Lot 1, consisting of 29,545 s.f. on 1.7 net acres, located at 2080 East Rio Salado Parkway in the RCC, Regional Commercial Center. (#RRC06006 / SPD-2006.21) (6-0 vote)

- March 7, 2006 Redevelopment Review Commission recommended approval for the request by Tempe Marketplace for a Preliminary and Final Subdivision Plat consisting of twenty-four (24) lots, and one (1) tract on 119.47 net acres, located at 2080 East Rio Salado Parkway, in the RCC, Regional Commercial Center District. (RRC05043 / SBD-2005.102) (6-0 vote)

- March 23, 2006 City Council approved the request by Tempe Marketplace for a Preliminary and Final Subdivision Plat consisting of twenty-four (24) lots, and one (1) tract on 119.47 net acres, located at 2080 East Rio Salado Parkway, in the RCC, Regional Commercial Center District. (RRC05043 / SBD-2005.102)

- April 6, 2006 City Council approved the request by Tempe Marketplace for an Amended Planned Area Development (P.A.D.), consisting of 1,284,429 s.f. of building on 119.47 net acres, including Lot 1, consisting of 29,545 s.f. on 1.7 net acres, located at 2080 East Rio Salado Parkway in the RCC, Regional Commercial Center. (SPD-2006.21)

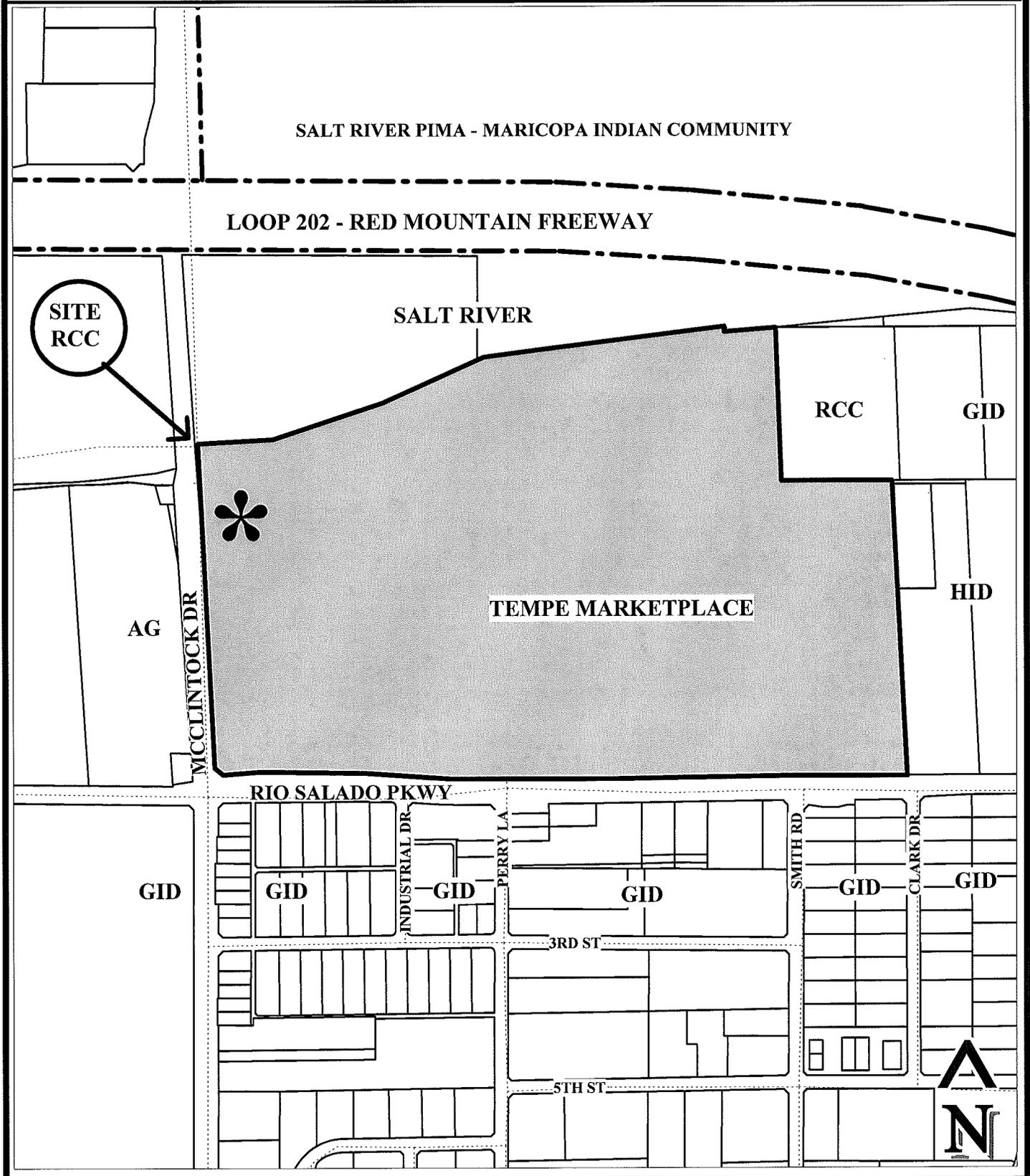
- April 6, 2006 City Council approved the request by Tempe Marketplace for an Amended Planned Area Development (P.A.D.), consisting of 1,284,429 s.f. of building on 119.47 net acres, located at 2080 East Rio Salado Parkway in the RCC, Regional Commercial Center. (SPD-2006.18)

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

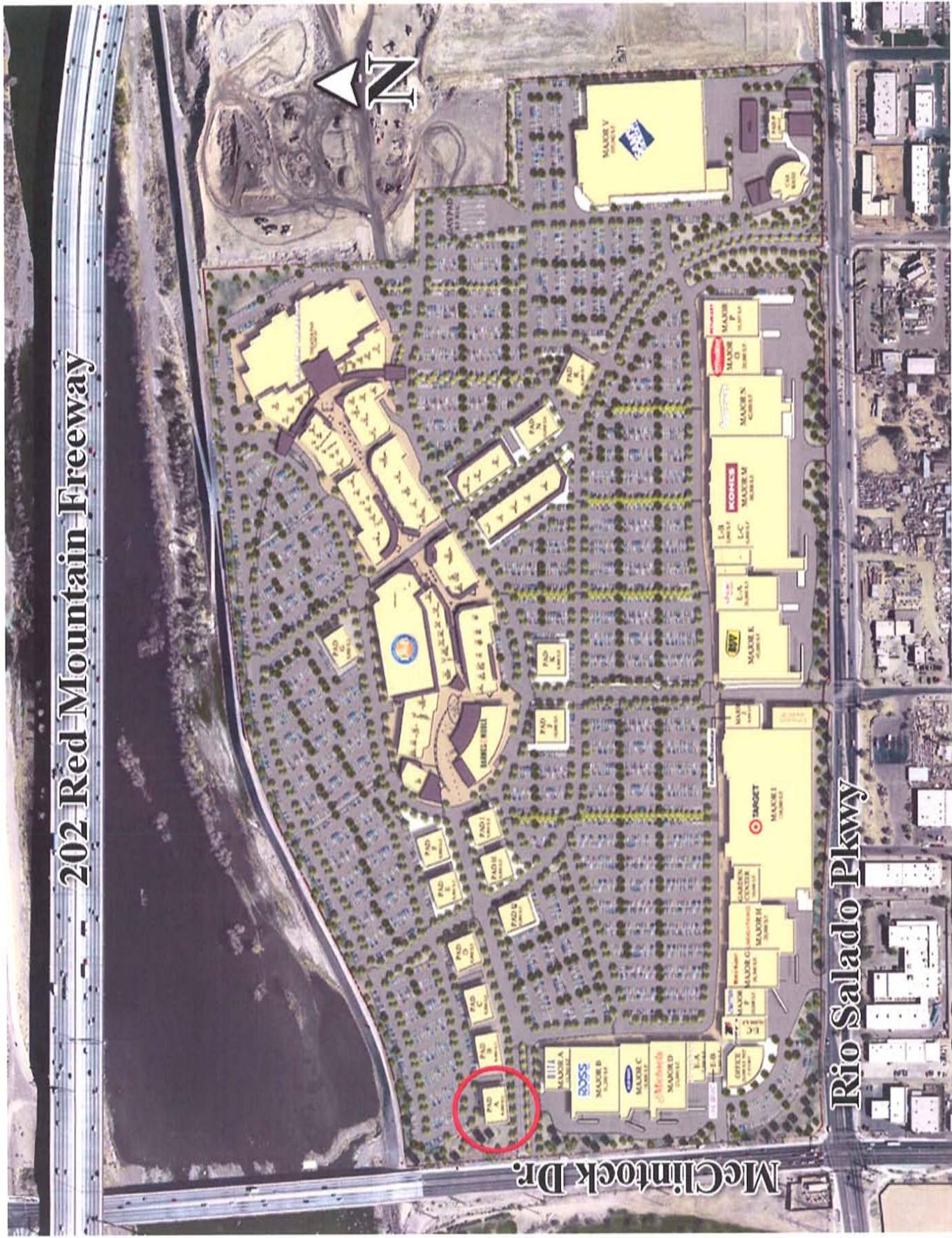
**TCF BANK AT TEMPE MARKETPLACE -
PAD A**

PL070100



Location Map

202 Red Mountain Freeway



McClintock Dr.

Rio Salado Pkwy

TCF BANK AT TEMPE MARKETPLACE - PAD A
PL070100



05 March, 2007

City of Tempe Development Services Department
31 East Fifth Street
Tempe, AZ 85280-5002

Re: TCF National Bank
Proposed New Bank Branch with a drive-thru
Tempe, Arizona

Dear City of Tempe:

TCF National Bank is planning a new branch facility at 11 South McClintock Drive, in the Tempe Marketplace Development. The requested application is for a Development Plan Review for a new bank with drive up tellers on PAD A, which will be leased from Vestar Development. The building will be 4,240 square feet (net), with a four-lane drive-up teller area, including one lane for ATM access. The building functions will include branch manager office, conference room, customer service work stations, a teller line, restrooms, break room and mechanical/electrical service space.

Following is a brief description of the project, laid out to address the requirements of the "Letter of Explanation," for your use in review of our request.

1. *The placement of buildings reinforces and provides variety in the street wall, maximizes natural surveillance and visibility of pedestrian areas (building entrances, pathways, parking area, etc.), enhances the character of the surrounding area, facilitates pedestrian access and circulation and mitigates heat gain and retention through: (items a - p)*

The design of the proposed TCF Bank is designed to incorporate the standards and criteria set forth by the City of Tempe and the Development. (Vestar has reviewed and approved the building elevations.) This includes the use of a shaded entrance and a perforated shade canopy over windows. The materials used for the project are of superior quality and follow the guidelines set forth by the development standards. Materials include block wall construction with stucco, along with accents in perforated metal, alucobond panels and greenscreen landscape features. The height and scale of the building is in proportion to similar buildings of this size for the development. The building elevations are broken into smaller pieces by the use of accent towers, canopies and the greenscreens. The building has a clear base which is identified with an anchoring color of stucco below the windows. The limited material pallet for the development prevents an alternate material at the base. The roof is made clear with accents of the tower and framed signage areas. The building facades have detailing to match the intent of the development which includes large windows near ground level, greenscreen features, as well as canopies created with a perforated metal as mentioned above. The facades are broken up to create a comforting visual as well as providing for a safe environment for pedestrians. The treatment of doors, windows, doorways and walkways is consistent with the standards set forth by the development. The main entrance is highlighted by a tower feature to make clear to visitors where to enter. The rhythm of the windows in comparison to the other features on the elevations is asymmetrical and provides a comfortable feel.

All on-site utilities are designed to be underground. The site will be lighted in accordance with the development which includes highlighting the walkways and also colored lights on the building facades. The site and building are designed to incorporate the ADA guidelines. The overall development has taken into consideration the transit patrons and our site and building layout was included in the decisions set forth for the overall site. The vehicular circulation on our site includes a drive up teller service. The cars are separated from the pedestrians by curbs and textured sidewalks to match that of the development. The circulation on our site provides for a safe and orderly circulation for both pedestrians and bicycles. The plans integrate crime prevention by taking into account the layout, avoiding hiding spaces, and proper selection of landscaping, lighting and access control.

TCF National Bank
Proposed New Bank Branch with a drive-thru
Tempe, Arizona
Page 2

2. *Signs must have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located. The decision-making body shall consider the following: (items a – c)*

The signage proposed for the TCF Bank meets the signage requirements set forth by the City of Tempe and the development standards. The signs contrast with the background, they are in proportion to the building elements and they utilize materials that are complementary to our building and the other signs at the development.

TCF is excited about becoming an integral part of the community. We look forward to your approval.

Thank you for your assistance in reviewing our project. Please contact me if you have any questions or need any clarifications or additional information.

Sincerely,



Kendra L. Lettau

cc Ms. Judy McDonald, Ms. Myrnan Fronczak, TCF National Bank



9300 Hennepin Town Road
Eden Prairie, MN 55324
Tel: 952.270.8880 Fax: 952.270.8822

PROJECT

TCF NATIONAL BANK

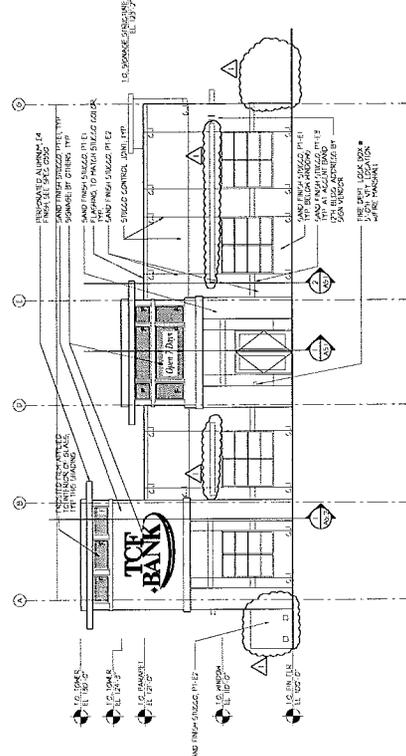
BRANCH BANK at
TEMPE MARKETPLACE
11 SOUTH MCCLINTOCK DRIVE
TEMPE, ARIZONA

REV. SET	NO.	DATE
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REVISIONS	NO.	DATE
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EXTERIOR ELEVATIONS

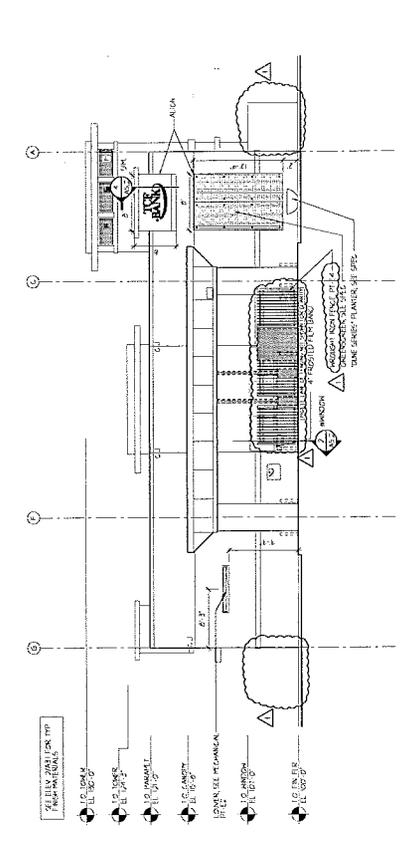
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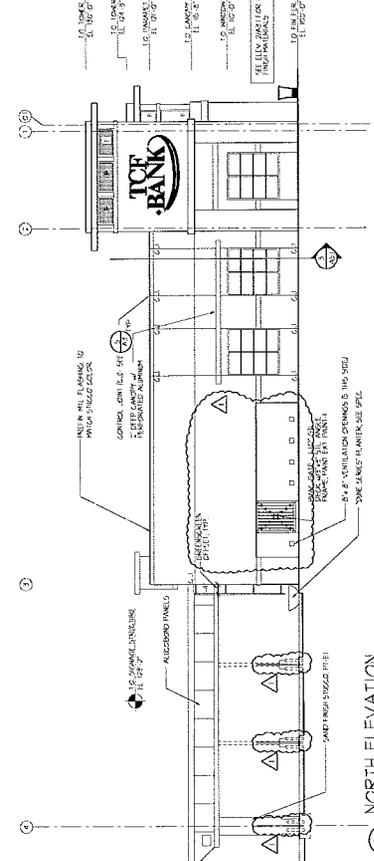
WEST ELEVATION
1/8" = 1'-0"

GENERAL NOTES:
1. 5000 SQUARE FOOT (MINIMUM) TYP.

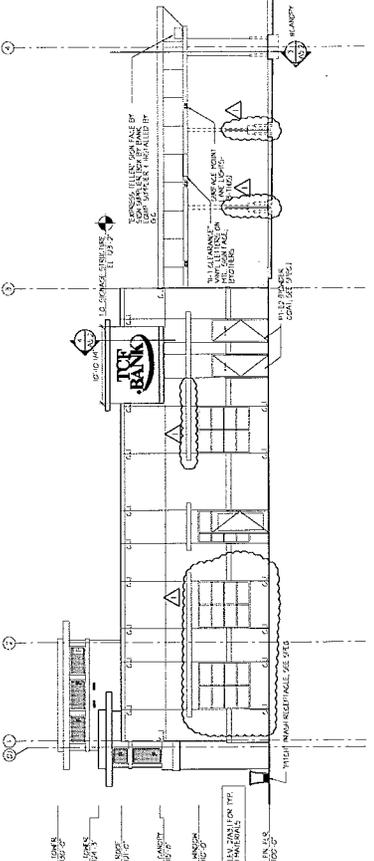
EXTERIOR FINISH MATERIAL SCHEDULE	
EXTERIOR WALL	PI-11: 1/2" OAK MILLWORK, 2 1/4" SHANK RED PI-12: 1/2" OAK MILLWORK, 2 1/4" SHANK RED PI-13: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-14: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-15: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-16: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-17: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-18: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-19: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-20: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-21: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-22: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-23: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-24: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-25: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-26: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-27: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-28: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-29: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-30: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-31: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-32: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-33: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-34: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-35: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-36: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-37: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-38: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-39: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-40: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-41: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-42: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-43: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-44: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-45: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-46: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-47: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-48: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-49: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-50: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-51: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-52: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-53: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-54: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-55: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-56: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-57: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-58: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-59: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-60: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-61: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-62: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-63: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-64: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-65: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-66: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-67: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-68: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-69: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-70: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-71: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-72: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-73: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-74: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-75: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-76: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-77: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-78: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-79: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-80: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-81: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-82: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-83: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-84: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-85: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-86: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-87: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-88: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-89: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-90: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-91: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-92: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-93: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-94: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-95: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-96: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-97: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-98: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-99: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW PI-100: 1/2" OAK MILLWORK, 2 1/4" SHANK RED, YELLOW



EAST ELEVATION
1/8" = 1'-0"



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



SOUTH ELEVATION
1/8" = 1'-0"



3900 Hermaphroditus Blvd
 Suite 100
 Tempe, AZ 85281
 Tel: 480.278.8880 Fax: 480.278.8822

PROJECT
TCF NATIONAL BANK

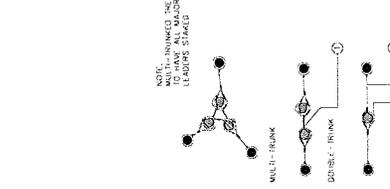
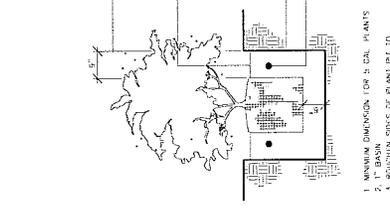
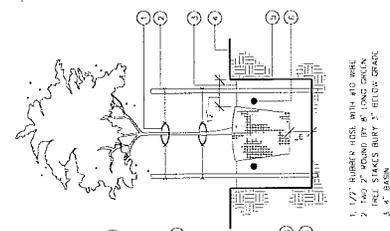
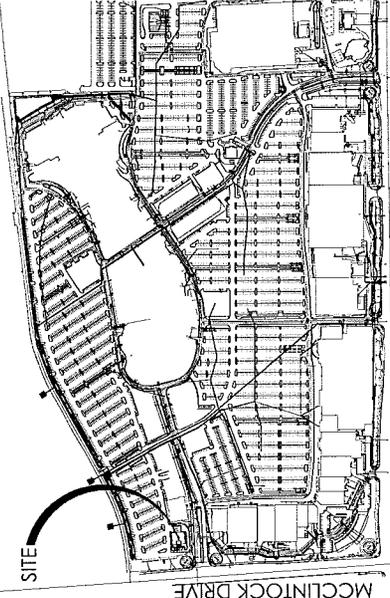
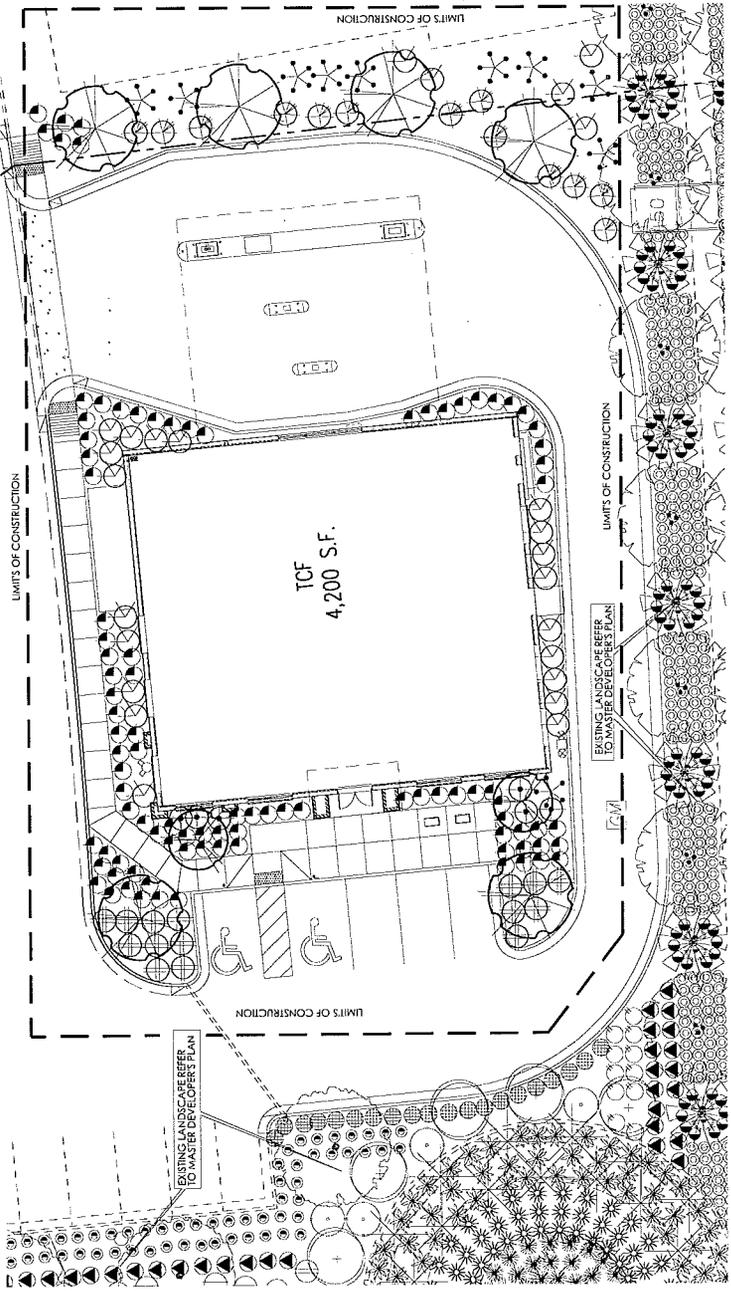
**BRANCH BANK at
 TEMPE MARKETPLACE**
 11 SOUTH MCCLINTOCK DRIVE
 TEMPE, ARIZONA

LANDSCAPE LEGEND

- CHITAPA TASHKENIENSIS
- CHITAPA PINK DAWN
- 24 BOX - 6
- 50 PHORA SECUNDIFLORA
- 17' JOURNAL LABEL
- 24' BOX - 2
- BEGONIA VALERIANE
- 5 VALENTINE BUSH
- 5 GALLON - 26
- 5 GALLON - 11
- 5 GALLON - 11
- HEPERALOE PARVIFLORA
- RED YUCCA
- 5 GALLON - 7
- 10' BILBOURAS
- 5 GALLON - 15
- 5 GALLON - 15
- 1/2" SELECT TABLE AREA BROWN
- DECOMPOSED GRANITE
- 7" DEPTH IN ALL LANDSCAPE AREAS
- ERNA PNYLODINA
- 5 GALLON - 13

LANDSCAPE NOTES

THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH TEMPE STANDARDS.
 ALL PARKING LOT FINGERS WILL RECEIVE (1) 5 GALLON TREE AND (5) 5 GALLON SHRUBS PER SINGLE ROW OF PARKING.
 ALL PLANT MATERIAL WITHIN THE CITY OF TEMPE SIGHT DISTANCE TRIANGLE AREAS ARE TO BE SELECTED FROM THE TEMPE APPROVED SIGHT DISTANCE TRIANGLE LIST.
 ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.
 NO RIVER ROCK PERMITTED UNLESS 2/3 OF EACH STONE IS EMBEDDED IN CONCRETE.
 TREES WILL BE PLACED AS TO NOT INTERFERE WITH PARKING LOT LIGHTS.
 NO CLEANDER HEDGES WILL BE USED IN PARKING LOT AREAS.
PRE-EMERGENT NOTE
 ALL NAMES AND CONTRACTORS ARE TO BE USED IN PARKING LOT AREAS. PRE-EMERGENT NOTE: ALL NAMES AND CONTRACTORS ARE TO BE USED IN PARKING LOT AREAS. PRE-EMERGENT NOTE: ALL NAMES AND CONTRACTORS ARE TO BE USED IN PARKING LOT AREAS. PRE-EMERGENT NOTE: ALL NAMES AND CONTRACTORS ARE TO BE USED IN PARKING LOT AREAS.



- DOUBLE STAKING DETAIL**
- 1/2" BARKS - HOLES WITH #10 WIRE
 - 1" FILL STAKES (BURY 3" WELDER GRADE)
 - 4" BASK
 - NO-DRAIN SOLES OF PLANT PIT TO PREVENT STAGNANT WATER
 - ADDITIONAL TABLETS
- BARKS/LE PLANT PIT WITH SOIL MIX NOTED IN SPACES
- SHRUB PLANTING DETAIL**
- 1" BARKS - HOLES WITH #10 WIRE
 - 1" FILL STAKES (BURY 3" WELDER GRADE)
 - 4" BASK
 - NO-DRAIN SOLES OF PLANT PIT TO PREVENT STAGNANT WATER
 - ADDITIONAL TABLETS
- BARKS/LE PLANT PIT WITH SOIL MIX NOTED IN SPACES
- TREE CUYING DETAIL**
- NO-DRAIN SOLES OF PLANT PIT TO PREVENT STAGNANT WATER
 - ADDITIONAL TABLETS

J.J. McQUEEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING
 1171 East McDowell, Phoenix, Arizona 85014
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DATE
 REVISIONS
 NO.

UNIVERSITY DR
 MCCLINTOCK DR
 HIGHWAY 202 LOOP
 SALT RIVER
 RHD 50' SIDE DRIVE

LANDSCAPE PLAN
 MAP MATS

KEY MAP MAP MATS

SHRUB PLANTING DETAIL

DOUBLE STAKING DETAIL

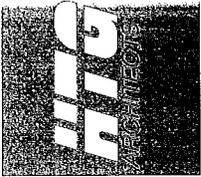
TREE CUYING DETAIL

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 URBAN DESIGN
 SITE PLANNING
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LI OF THREE



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 9200 Hennepin Town Road
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 Tel: 952.278.6880 Fax: 952.278.8622

PROJECT

TCF NATIONAL BANK

BRANCH BANK at
 TEMPE MARKETPLACE

11 SOUTH MCCLINTOCK DR
 TEMPE, ARIZONA

NO.	PLANNING/PERMIT
DATE	PERMIT
ISSUED	PERMIT
REVISIONS	

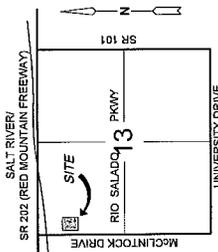
EVANS, KUHN & ASSOCIATES, INC
 Consulting Civil Engineers
 7227 North 16th Street, Suite 140
 Phoenix, Arizona 85020
 Tel: 602.241.0782 Fax: 602.246.6758
 EMail: EKS@EVANS-KUHN.COM



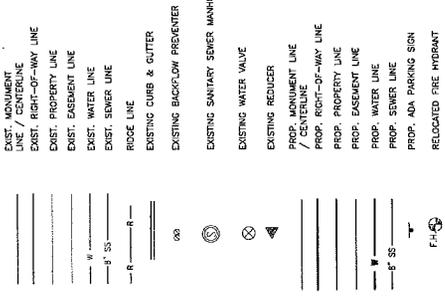
COVER SHEET
 SHEET 1 OF 4
 C1.01

DRINK BY: M.A. CHECKED BY: J.E.
 602-263-1100
 www.evanskuhn.com

ON-SITE GRADING, DRAINAGE and PAVING PLANS
 FOR
 TCF BANK
 PAD A OF TEMPE MARKETPLACE
 11 SOUTH MCCLINTOCK DRIVE
 TEMPE, ARIZONA



LEGEND



SITE PLAN NOTES

- THE SET OF AS-BUILT PLANS FOR THIS PROJECT SHALL BE SUBMITTED TO THE CITY OF TEMPE FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION. THE CITY OF TEMPE WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE AS-BUILT PLANS.
- THE CITY APPROVAL IS FOR GENERAL LAYOUT IN THE RIGHT-OF-WAY, ON-SITE GRADING, DRAINAGE, AND WATER AND SEWER. THE APPROVALS FOR THE ELECTRICAL, MECHANICAL, AND PLUMBING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CITY APPROVAL IS NOT A GUARANTEE OF THE ACCURACY OF THE AS-BUILT PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF TEMPE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF TEMPE PRIOR TO THE START OF CONSTRUCTION.
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GENERAL NOTES

- ENGINEERING QUANTITIES WERE DERIVED FROM THE LATEST AVAILABLE UTILITY RECORDS AND SHOULD BE CONSIDERED APPROXIMATE. LOCATION AND POSSIBLE WORKSHEET DATE. LOCATION MUST BE DETERMINED IN THE FIELD. CALL TOLL FREE A NUMBER OF THIS INFORMATION TO OBTAIN A COMPLETE SET OF THE PLANS.
- ALL DIMENSIONS SHOWN TO FACE OF CURB, CENTERLINE OF RIGHT-OF-WAY OR CENTERLINE OF STREET UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF TEMPE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF TEMPE PRIOR TO THE START OF CONSTRUCTION.
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CITY OF TEMPE WATER/SEWER NOTES

- THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF TEMPE PRIOR TO THE START OF CONSTRUCTION.
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PAVING PLAN NOTES

- PAVING CONSTRUCTION SHALL BE STARTED UNTIL ALL UNDERGROUND UTILITIES WITHIN THE ROADWAY ARE COMPLETE.
- THE MAXIMUM STRENGTH OF CONCRETE SHALL BE 4000 PSI. ALL CONCRETE SHALL BE PLACED AND FINISHED WITHIN THE SPECIFIED TIME FRAME.
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ENGINEERS ESTIMATED QUANTITIES

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LEGAL DESCRIPTION

PARCEL: LOT 13, TEMPE MARKETPLACE, ACCORDING TO BOOK 14 OF MAPS, PAGE 14, RECORD OF MARICOPA COUNTY, ARIZONA.
 PARCEL: A 100' X 100' PARCEL OF LAND, MORE OR LESS, BEING PART OF THE TEMPE MARKETPLACE, ACCORDING TO BOOK 14 OF MAPS, PAGE 14, RECORD OF MARICOPA COUNTY, ARIZONA.
 PARCEL: A 100' X 100' PARCEL OF LAND, MORE OR LESS, BEING PART OF THE TEMPE MARKETPLACE, ACCORDING TO BOOK 14 OF MAPS, PAGE 14, RECORD OF MARICOPA COUNTY, ARIZONA.

DRAINAGE STATEMENT

THE PROJECT IS A PORTION OF AN APPROVED MASTER DRAINAGE PLAN.
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9300 Hennepin Town, Road
Eden Prairie, MN 55347
Tel: 952.278.8890 Fax: 952.278.8822

PROJECT

**TCF NATIONAL BANK
BRANCH BANK at
TEMPE MARKETPLACE
11 SOUTH McCLINTOCK DRIVE
TEMPE, ARIZONA**

NO.	PLANNING SUBMITTAL
DATE	REVISION
NO.	REVISION
NO.	REVISION

EVANS, KUHN & ASSOCIATES, INC.
Consulting Civil Engineers
7227 North 16th Street, Suite 140
Phoenix, Arizona 85020
Tel: 602.241.0762 Fax: 602.248.9135
EPA # 5555

EN 070056
DS 070272
**WATER,
SEWER AND
FIRELINE
PLAN**



SCALE: PER CITY OF TEMPE, D.T. 17-213-A
SHEET 3 OF 3
EXCISED BY: J.E.

C 1.03

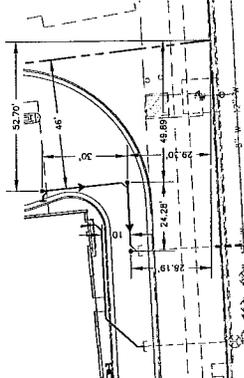


SANITARY SEWER CONSTRUCTION NOTES

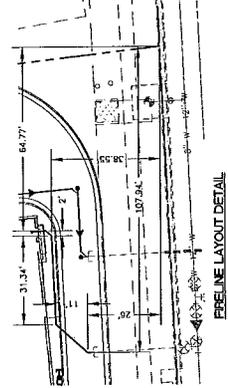
1. INSTALL 6" VCP SEWER LINE, LENGTH AND SLOPE AS SHOWN ON PLANS. REMOVE EXISTING PLUG AND TIE INTO EXISTING SEWER. VERIFY DEPTH OF EXISTING SEWER LINE. IF ANY DIFFERENCE, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY FOR PLAN REVISIONS.
2. INSTALL SEWER CLOUDOUT PER MAG STD DOT 441.
3. ALL NEW SEWER PIPING SHALL BE 5' FROM BUILDING PER CITY OF TEMPE. VERIFY BUILDING PLUMBING PLANS FOR COORDINATION. CONTRACTOR TO COORDINATE LOCATION OF TIE IN POINT PRIOR TO CONSTRUCTION.

WATER AND FIRELINE CONSTRUCTION NOTES:

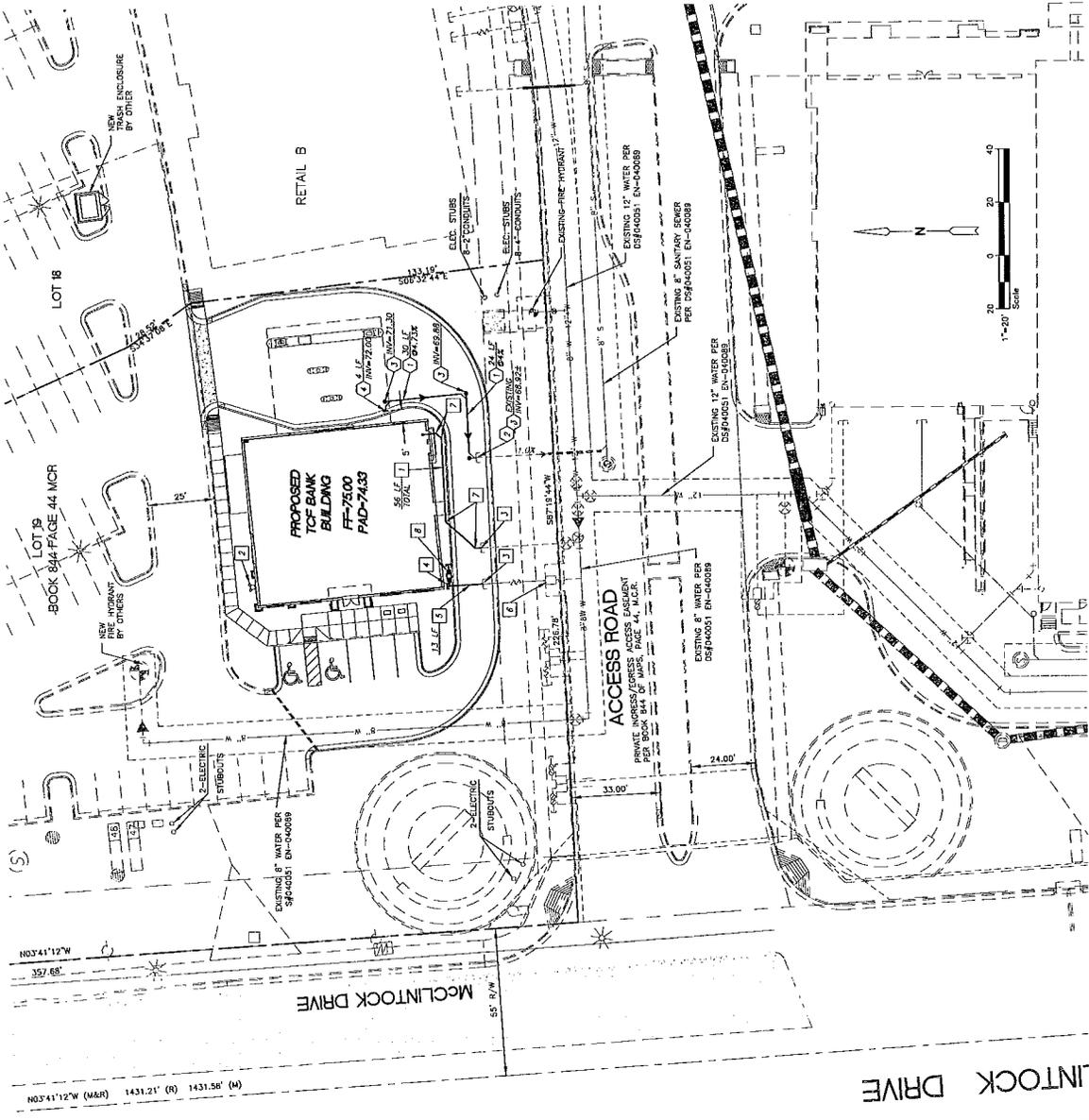
1. INSTALL 6" CLASS 52 DIP, POLYWRAPPED PER MAG STD SPEC 610, 3' MINIMUM DEPTH, LENGTH AS SHOWN.
2. PRE DEPARTMENT CONNECTION (PDC), COORDINATE EXACT LOCATION WITH DEPARTMENT.
3. FOR SPREADING, CUP AND TIE INTO EXISTING WATERLINE. CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE, AND DEPTH OF EXISTING WATERLINE. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY FOR PLAN REVISIONS.
4. INSTALL WATER STOP- NOW STOP FIRELINE SHALL BE 5' FROM BUILDING. SEE BUILDING PLUMBING PLANS FOR COORDINATION. CONTRACTOR TO COORDINATE LOCATION OF TIE IN POINT PRIOR TO CONSTRUCTION.
5. NEW 2" WATER SERVICES, 3' MINIMUM DEPTH.
6. CITY OF TEMPE TO SET 1'-1/2" METERS IN THE EXISTING 2" WATER SERVICE. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING SERVICE. PROVIDE ALL SPECIAL FITTINGS NEEDED FOR THE CONNECTION, CUT THE SERVICE TO THE LOCATION OF THE NEW SERVICE AND INSTALL 1'-1/2" MADE UP'S (MATCH TO PROPOSED METERS).
7. INSTALL 45° BEND WITH THRUST BLOCK.
8. INSTALL 2"x1" TEE, 6" 1" LANSBROS BACKFLOW PREVENTION DEVICE PER CITY OF TEMPE STD, D.T. 17-213-A.



SANITARY SEWER LAYOUT DETAIL

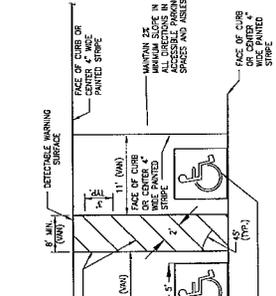
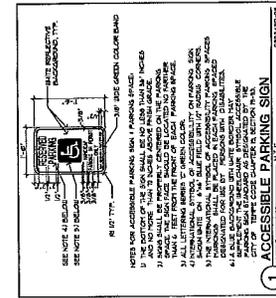
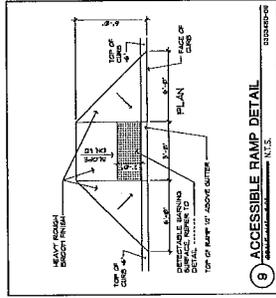


FIRELINE LAYOUT DETAIL

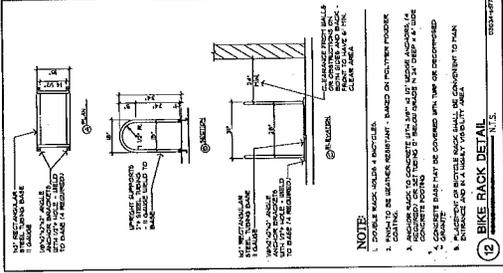


CONSTRUCTION NOTES

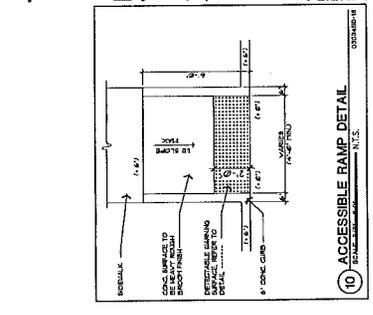
1. CONSTRUCT MONOLITHIC CURB AND SIDEWALK PER DETAIL THIS SHEET.
2. CONSTRUCT 4" VERTICAL CURB AND GUTTER PER I.A.G. STD. DTL. 222, TYPE "A".
3. CONSTRUCT 2" SIDEWALK PER I.A.G. STD. DTL. 230.
4. INSTALL BICYCLE RACK PER VESTIA DEVELOPMENT STD. DTL. 12.
5. INSTALL 3" x 6" (2-1/4") OVER 8" ARE ON COMPACTED SUBGRADE.
6. INSTALL NEW TYPED ENCLASURE SEE ARCHITECTURAL PLANS FOR WALL DETAILS.
7. REMOVE EXISTING CURB.
8. 4" WIDE WHITE PAINT STRIPS.
9. SEE ARCHITECTURAL PLANS FOR DETAILS.
10. CONSTRUCT 4" WIDE GRAY CONCRETE CROSSWALK.
11. CONSTRUCT ACCESSIBLE RAMP PER VESTIA DEVELOPMENT STD. DTL. 9.
12. CONSTRUCT ACCESSIBLE RAMP PER VESTIA DEVELOPMENT STD. DTL. 10.
13. RELOCATE EXISTING GAS METER.
14. MATCH EXISTING PAVEMENT, GUTTER AND CURB ELEVATIONS.
15. PROPOSED TURN ENCLASURE BY OTHER.



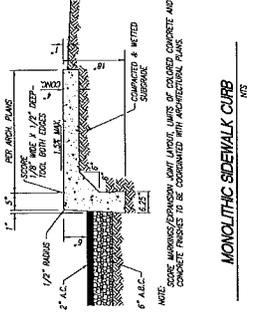
11 ACCESSIBLE PAVING SIGN
N.T.S.



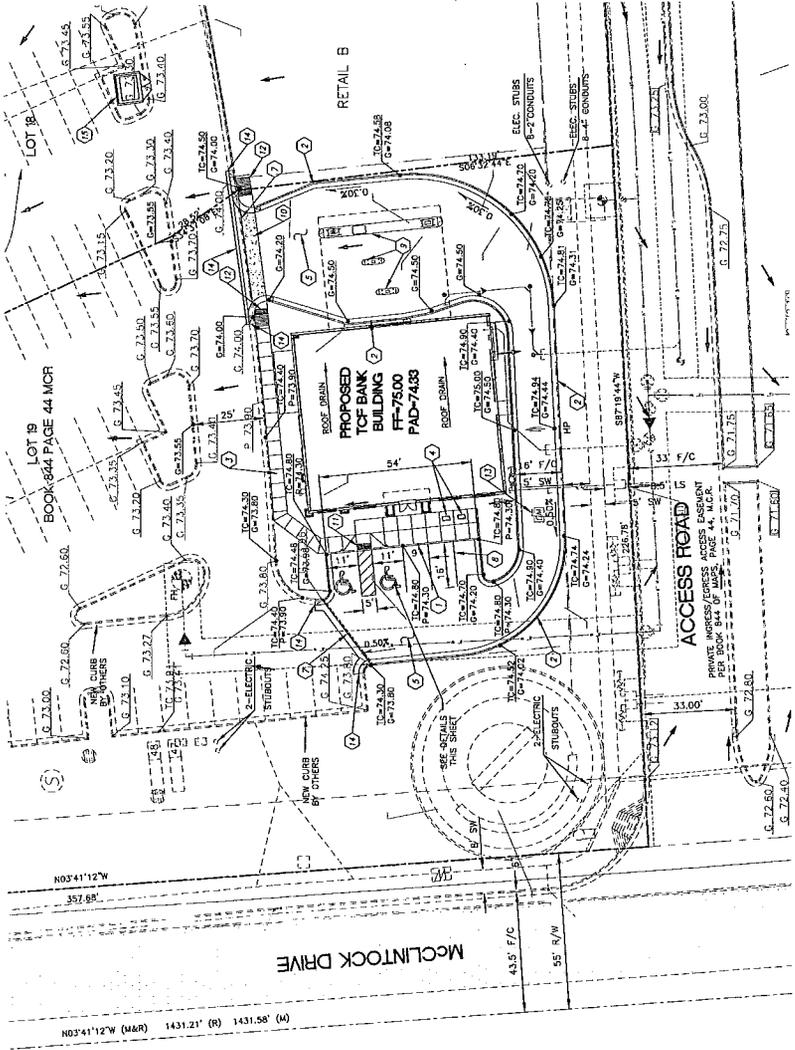
12 BIKE RACK DETAIL
N.T.S.



13 ACCESSIBLE RAMP DETAIL
N.T.S.



14 MONOLITHIC SIDEWALK CURB
N.T.S.



9300 Hennepin Town Road
Eden Prairie, MN 55347
Tel: 952.278.8880 Fax: 952.278.8822

PROJECT

TCF NATIONAL BANK

BRANCH BANK at
TEMPE MARKETPLACE
11 SOUTH MCLINTOCK DRIVE
TEMPE, ARIZONA

DESIGNER	HIG ARCHITECTS
DATE	01/20/12
PROJECT NO.	11000000000000000000
PROJECT NAME	TCF NATIONAL BANK
PROJECT ADDRESS	11 SOUTH MCLINTOCK DRIVE, TEMPE, AZ 85281
PROJECT CONTACT	MARKUS SUBITZ
PROJECT PHONE	952.278.8880
PROJECT FAX	952.278.8822
PROJECT EMAIL	MARKUS@HIGARCHITECTS.COM

EVANS, KURN & ASSOCIATES, INC.
Consulting Civil Engineers
7227 North 16th Street, Suite 140
Phoenix, Arizona 85020
Tel: 602.241.0792 Fax: 602.243.9159
EKA # 5558



PAVING,
GRADING AND
DRAINAGE
PLAN

SHEET 2 OF 3
DRAWN BY: M.A.
CHECKED BY: J.S.

C 1.02



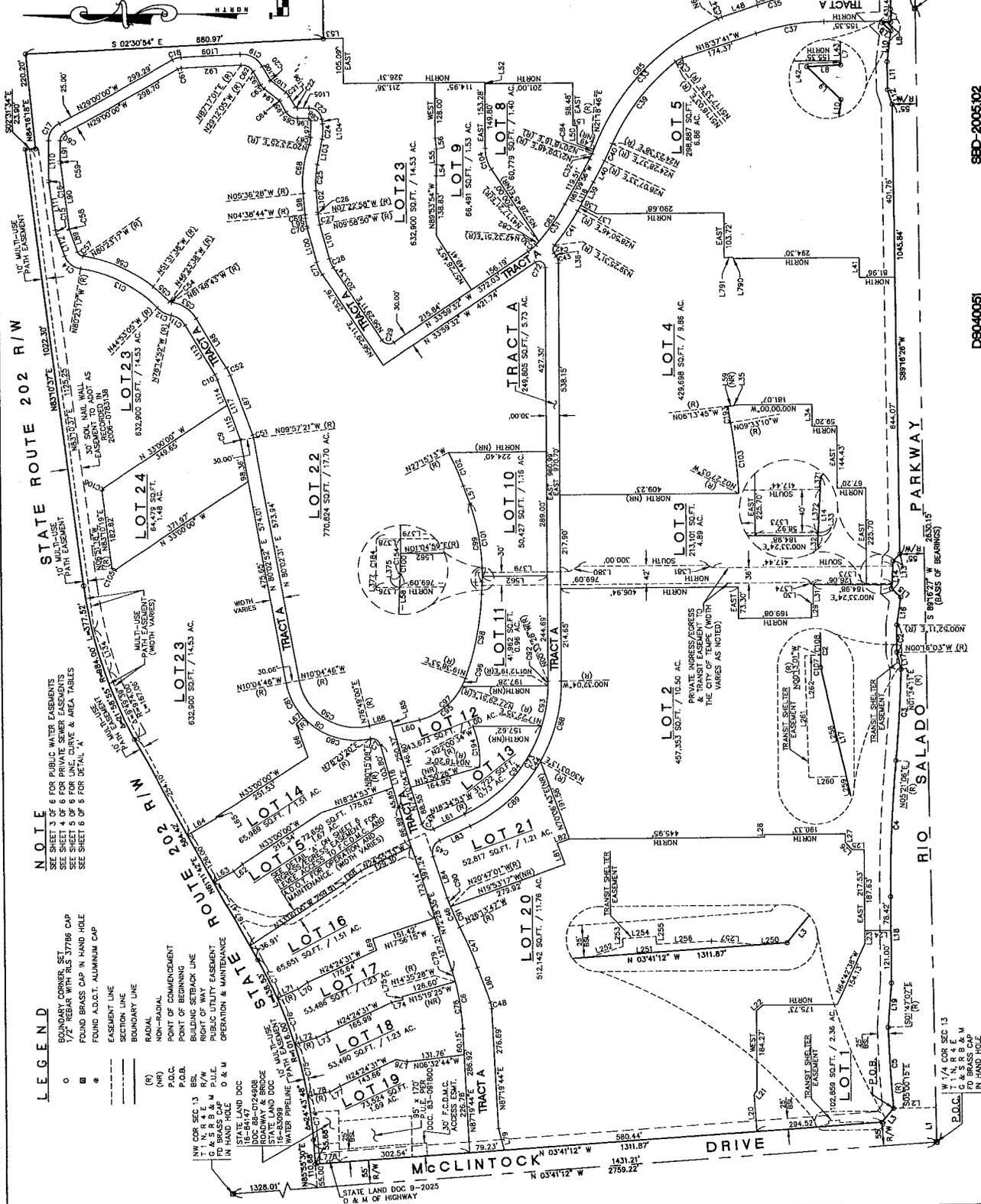
OPTIMUS
 SURVEY SERVICES
 1000 N. 10TH AVENUE
 TEMPE, ARIZONA 85282
 (602) 998-1100
 FAX: (602) 998-1101
 WWW.OPTIMUS-SURVEY.COM

SCALE: 1" = 40' (AS SHOWN)
 DRAWN: J. MANNING
 CHECKED: J. MANNING
 DATE: 01/20/2006
 JOB NO.: 349017

TEMPLE MARKETPLACE
 A PORTION OF THE N 1/2 OF SEC 13
 T 1 N, R 4 E, S 13
 CITY OF TEMPE, MARICOPA CO., ARIZONA



BOOK 844 PAGE 44
 OFFICIAL RECORD OF
 MARIANNE MURPHY
 HELPER MURPHY
 2006-0802331



NOTE
 SEE SHEET 3 OF 6 FOR PUBLIC WATER EASEMENTS
 SEE SHEET 4 OF 6 FOR PRIVATE SEWER EASEMENTS
 SEE SHEET 5 OF 6 FOR UTILITY EASEMENTS & AREA TABLES
 SEE SHEET 6 OF 6 FOR DETAIL 'A'

LEGEND

- BOUNDARY CORNER SET
- FOUND BRASS CAP WITH "17786 CAP"
- FOUND BRASS CAP IN HAND HOLE
- FOUND ALUM. ALUMINUM CAP
- EASEMENT LINE
- SECTION LINE
- RADIAL
- NON-RADIAL
- P.O.C.
- P.O.B.
- RIGHT OF WAY
- PUBLIC UTILITY EASEMENT
- OPERATION & MAINTENANCE
- (R) STATE LAND DOC
- (NR) STATE LAND DOC
- (S) STATE LAND DOC
- (M) STATE LAND DOC
- (W) STATE LAND DOC
- (B) STATE LAND DOC
- (D) STATE LAND DOC
- (C) STATE LAND DOC
- (A) STATE LAND DOC
- (G) STATE LAND DOC
- (H) STATE LAND DOC
- (I) STATE LAND DOC
- (J) STATE LAND DOC
- (K) STATE LAND DOC
- (L) STATE LAND DOC
- (M) STATE LAND DOC
- (N) STATE LAND DOC
- (O) STATE LAND DOC
- (P) STATE LAND DOC
- (Q) STATE LAND DOC
- (R) STATE LAND DOC
- (S) STATE LAND DOC
- (T) STATE LAND DOC
- (U) STATE LAND DOC
- (V) STATE LAND DOC
- (W) STATE LAND DOC
- (X) STATE LAND DOC
- (Y) STATE LAND DOC
- (Z) STATE LAND DOC

2 2 6

REC-05065

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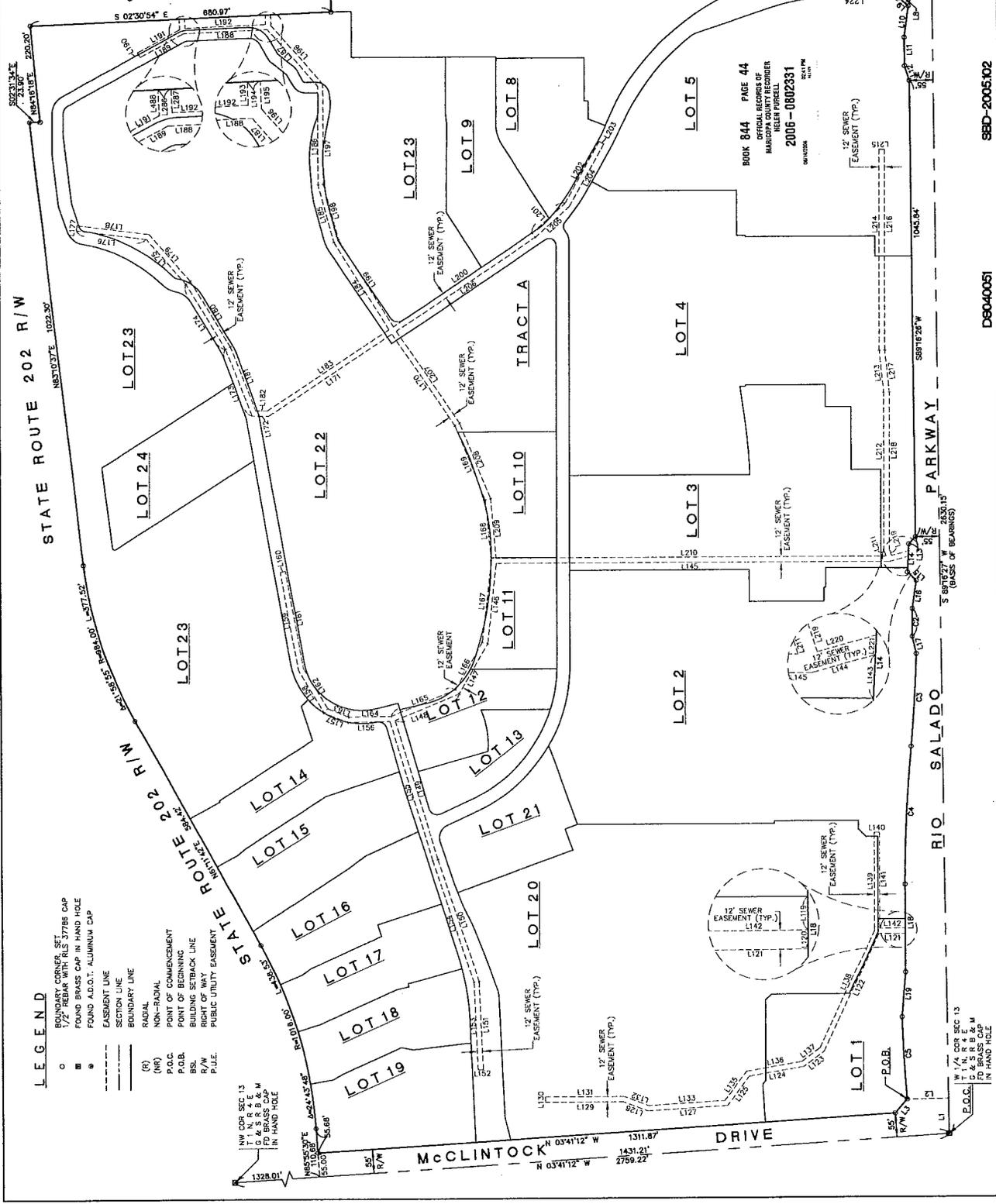
TEMPER MARKETPLACE
 PRIVATE SEWER EASEMENTS
 A PORTION OF THE N 1/2 OF SEC 13,
 T. 1 N. R. 4 E. S. 8 & S. 9,
 CITY OF TEMPE, MARICOPA CO., ARIZONA

OPTIMUS
 SURVEY SERVICES

SCALE: 1" = 100'
 DRAWN: ANIMBAR
 CHECKED: JORDANNA
 JOB NO.: 3-08-07



GRAPHIC SCALE
 1" = 100' R/W
 1" = 100' R/W
 1" = 100' R/W



- LEGEND**
- 12" SEWER, SET
 - 12" REBAR WITH R/S 37786 CAP
 - FOUND BRASS CAP IN HAND HOLE
 - FOUND A.D.O.T. ALUMINUM CAP
 - EASEMENT LINE
 - SECTION LINE
 - BOUNDARY LINE
 - (R) RADIAL
 - (NR) NON-RADIAL
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - BSL BUILDING SETBACK LINE
 - P/A PUBLIC UTILITY EASEMENT

REC05065
 4 5 6

REC05065
 1/4 SEC 13
 G & S R & M
 IN HAND HOLE

REC05065
 88D-2005102

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REC05065
 88D-2005102

REC05065
 88D-2005102

REC05065
 88D-2005102

