

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 7/28/2020
Agenda Item: 6**

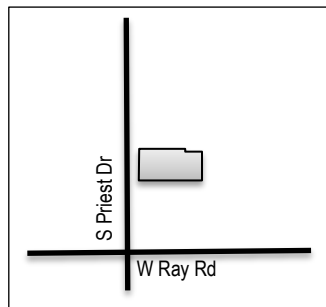
ACTION: Request a Development Plan Review for a new 5,500 square-foot commercial building for TEMPE CROSSINGS 2 LOT 1, located at 9895 South Priest Drive. The applicant is Paradigm Design.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: TEMPE CROSSINGS 2 LOT 1 (PL200068) is a new retail pad building located on Lot 1 of the Tempe Crossings 2 commercial subdivision in the PCC-1, Planned Commercial Center Neighborhood District, and within the SWOD, Southwest Tempe Overlay District. It is the last undeveloped pad site of the Tempe Crossings 2 development. The building will house two (2) tenants. The north tenant will be a proposed coffee establishment with a drive-through that is accessed from the private drive to the south and exits at the northwest corner of the building. The future south tenant can either flex restaurant or retail. Both tenant spaces will have the ability for patios between the parking lot on the west and the building. The request includes the following:

DPR200048 Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owner	56 Ray Pad Partners, LLC
Applicant	Keith Wong, Paradigm Design
Zoning District	PCC-2 (SWOD)
Gross / Net site area	1.31 acres / 1.31 acres
Total Building Area	5,500 s.f.
Lot Coverage	9.6% (50% maximum allowed)
Building Height	33'-11" (65' maximum allowed)
Building Setbacks	118'-0" front, 46'-1" north side, 23'-6" south side, 146'-4" rear (0', 30', 30', 30' min.)
Landscape area	19% (15% minimum required)
Vehicle Parking (Lot 1)	65 spaces (73 min. required; 91 max. allowed)
Vehicle Parking (Shared Parking)	269 spaces (252 min. required; 269 max. allowed)
Bicycle Parking	2 spaces (2 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Lee Jimenez, Senior Planner (480) 350-8486

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Lee Jimenez, Senior Planner

Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located between West Stacey Lane, West Ray Road, South Beck Avenue, and South Priest Drive, and is located within the Southwest Tempe Overlay District.

Existing entitlements for this property that will remain in effect are: Variance (SGF-2003.37) to reduce the minimum required side yard building setback, along the south property line of Lot 1, from 60 feet to 19 feet.

Existing uses on the site include: Vacant commercial pad site with surface parking.

This request includes the following:

1. Development Plan Review which includes: a new 5,500 square-foot commercial building with surface parking on 1.31 net acres.

The applicant is requesting the Development Review Commission take action on the item listed above.

SITE PLAN REVIEW

This project was processed through one (1) preliminary interdepartmental site plan review (March 11, 2020) and two (2) interdepartmental site plan reviews after a formal application (April 29, 2020 and June 10, 2020). The following items, listed by category, were requested by staff (in italics) and addressed by the applicant as follows:

1. Site Plan
 - a. *Planning Staff recommended a drive-through canopy over the pick-up window along the north elevation; the applicant accommodated this comment by providing a generously sized canopy with architecturally matching support columns.*
 - b. *Planning Staff recommended a delineated ADA path from the ADA parking stalls located north of the drive-through to the building's main entrances; the applicant accommodated this comment.*
 - c. *Staff recommended shade canopies over potential patio areas along the west storefront with patio railing should either tenant ever pursue a Series 12 liquor license; the applicant added canopies over the doors and windows but did not provide patio railing. Staff has no concerns since each tenant is unique and may prefer different design options depending on their business models and needs.*
 - d. *Solid Waste Services requested a double refuse enclosure with proper dimensions, turn radii, and refuse truck maneuvering area (approach and backup distances); the applicant accommodated this request by increasing the refuse enclosure size from a single to a double enclosure, and relocating it to a more accessible area of the site. Solid Waste Services has no concerns with the modifications.*
2. Building Elevations
 - a. *Planning Staff recommended a design that matches buildings of the commercial complex (north and east of project site) in terms of materials & finishes as well as form such as the trapezoidal shape of tower elements and support columns; the applicant revised the plans to reflect the form comment but kept the proposed color scheme since it provided a modern take of the complex's original design. The applicant believes the rest of the center will follow suit whenever the time comes to renovate. Staff has no concerns with the applicant's response since the form will match and the proposed materials & finishes complements the complex's design.*
 - b. *Planning Staff recommended integrating the SES and fire riser into the building area; the applicant decided to architecturally integrate the utility rooms as building pop-outs rather than reduce the amount of the commercial net floor area. Staff has no concerns with the applicant's response since the pop-outs are architecturally integrated and located at the rear of the building away from the street.*
 - c. *Planning Staff recommended removing or reducing the amount of gooseneck lamp accent lighting; the applicant did not accommodate this comment. Staff has no concerns with the applicant's response.*

3. Landscape Plan

- a. *Planning Staff recommended a plant palette that is consistent or complimentary to the original development; the applicant accommodated this comment.*
- b. *Planning Staff recommended reducing the north parking drive aisle width to the minimum standard to accommodate a wider landscape strip for healthy tree growth; the applicant accommodated this comment.*
- c. *Staff recommended 60% vegetative ground cover within all landscape areas; the applicant accommodated this comment.*

PUBLIC INPUT

- Neighborhood meeting not required.
- No public comments received as of the publishing date of this staff report.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

Ingress and egress is primarily provided from Priest Drive through the shared driveway located at the southeast corner of the project site with existing cross-access that will remain from Priest Drive through Tempe Crossings 2 Lot 2 to the north and Ray Road through Tempe Crossings Lots 3, 4, and 5 to the south. The existing on-site pedestrian connection from Priest Drive that traverses the lot from the west to east will remain. Drive aisles 23'-6" in width circulate the parking lot areas to the west, north, and east of the building. The building is setback 118'-0" from the front property line, 46'-1" from the north side property line, 23'-6" from the south side property line, and 146'-4" from the rear property line. A double gateway drive-through lane is provided near the southeast corner of the building from a private drive. The drive-through lane traverses north and converges into one lane at the menu board and speaker near the northeast corner of the building. The lane then turns the building corner towards the west to the shaded pickup window near the northwest corner of the building. The main entrance for the north tenant space is located on the north end of the west elevation with the main entrance for the south tenant located at the southwest corner of the building on a diagonal. Both spaces have employee service entrances at the rear along the east elevation; each with paved paths to the double refuse enclosure just east of the drive-through lane turn. All conforming parking screens are existing and will remain.

Building Elevations

The building design in terms of form and architectural accents is consistent with the building located to the north. It provides a primary façade consisting of smooth finish stucco EIFS in a light tan color with an earthy gray color applied to the front façade. Tower elements varying between 27'-9" and 33'-11 3/4" in height adorn the building corners and are applied with a white cultured stone veneer. Every building entrance and window, including the drive-through pickup window, is provided with a shade canopy. The S.E.S. and fire riser rooms are located midpoint on east elevation between the building and the drive-through lanes.

Landscape Plan

The landscape design provides a tree palette consisting of Shoestring Acacia, Texas Honey Mesquite, Velvet Mesquite, and Palo Brea. The ground cover palette consists of Prostrate Glossy Abelia, Regal Mist Pink Muhly Grass, Purple Muhly, Autumn Sage, Bush Morning Glory, and Trailing Lantana. A total of six (6) street trees are required with eight (8) existing (to remain) trees provided. The sole existing on-site driveway will remain which consists of scored exposed aggregate concrete 20'-0" onsite from the right-of-way. Additionally, the existing concrete pedestrian connections from Priest Drive will also remain.

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

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape; only one (1) building is proposed but helps add to the existing variety of streetscape since the has been vacant for quite some time.*

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; while the vast majority of the building's doors and windows are exposed to the south and west facing sun, each is provided with a shade canopy to help mitigate heat gain/retention. The proposed landscape will help shade the ground and assist with energy conservation and human comfort.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; the proposed materials and finishes are high quality and appropriately complement the commercial complex.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the proposed building and landscape elements are appropriately scaled to the site and the rest of the Tempe Crossings 2 commercial complex.*
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; the building design provides a generous amount of articulation along the street frontage. The tower elements provide a well-defined base and top while the landscaping enhance the pedestrian experience at the street level.*
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; the building provides architectural detail and interest by providing tower elements to each corner of the building and shade canopies over each window and door.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; an existing (to remain) pedestrian connection is provided from/to Priest Drive.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; pedestrian access and circulation is adequately delineated from the drive-through and vehicular circulation traffic.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the plans appropriately integrate CPTED principles by using appropriate landscaping, limiting hiding spaces, and providing natural surveillance from all angles of the site.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; the proposed landscape design accentuates and delineates the vehicle maneuvering areas from the building, driveway aisles, and parking areas.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; all proposed signs are shown in concept but will require a separate sign permit review and approval.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects; the lighting will conform with the standard set forth in Part 4, Chapter 8, Lighting, of the Zoning and Development Code.*

REASONS FOR APPROVAL:

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

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

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)

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

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan dated June 22, 2020, building elevations dated June 1, 2020, and landscape plan dated June 22, 2020. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. Art in Private Development is required. The developer may elect to install on-site artwork or provide an Arts Fund contribution. If the property owner elects to install on-site artwork, the Preliminary Art Project Plan is required before a building permit is issued.

Site Plan

3. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
4. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
5. 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.

Floor Plans

6. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
7. Public Restroom Security:
 - a. Single user restroom door hardware:
 - 1) Provide a key bypass on the exterior side
8. Parking Garage:
 - a. Minimum required parking dimensions shall be clear of any obstructions.
 - b. At the ends of dead-end drive aisles, provide a designated turn-around space, minimum 8'-6" clear in width (locate on left side if available), including 3'-0" vehicular maneuvering area for exiting. Turn-around area shall be clearly demarcated.
 - c. Provide a minimum 2'-0" of additional width for parking spaces when adjacent to a continuous wall.

Building Elevations

9. The materials and colors are approved as presented:
 - Roof - Tower - Concrete Tile – Boral – Saxony 900 Slate – Stone Mountain Blend
 - Primary Building – Smooth Finish Stucco EIFS System – DRYVIT – **Color to be determined (See #10)**
 - Secondary Building - Smooth Finish Stucco EIFS System – DRYVIT – 472A Captain
 - Building Accent – Cultured Stone Blend – Eldorado Stone's – Vantage30 – White Elm
 - Windows – Painted Storefront Hollow Metal Framing – Sherwin Williams – Snow Bound #7004
 - Trim and Canopies – Painted Metal – Dunn Edwards – Jet #DE6378
 - Tube Steel Accents – Painted Metal – Sherwin Williams – Snowbound #SW7004
 - Cornice Cap – Smooth Finish EIFS System – DRYVIT – **Color to be determined (See #10)**
 - Tile Band Accents – 8"x12" Slate Tile – Black

10. **Provide primary building color and material with a light reflectance value of 75 percent or less.**
11. If provided, roof access shall be from the interior of the building. Do not expose roof access to public view.
12. Conceal roof drainage system within the interior of the building.
13. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
14. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

Lighting

15. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
16. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

17. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
18. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - f. Repair existing irrigation system (on site or in the adjacent public rights-of-way) where damaged by work of this project. Provide temporary irrigation to existing landscape on site and/or in these frontages for period of time that irrigation system is out of repair. Design irrigation so existing plants are irrigated as part of the reconfigured system at the conclusion of this construction.
19. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
20. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Building Address

21. Verify property address and submit a PDF copy of the site plan with unit floor plans for permanent addressing to permitcenter@tempe.gov prior to submittal of construction documents.
22. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) On multi-story buildings, locate no higher than the second level.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 6) Do not affix numbers or letters to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

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

SITE PLAN REVIEW: Verify all comments by all departments on each Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

DEADLINE: Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

STANDARD DETAILS:

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.

BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

PUBLIC ART: Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.

WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: <http://www.tempe.gov/home/showdocument?id=5327> . Contact the Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

TRAFFIC ENGINEERING:

- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

FIRE:

- Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- Any new or existing overhead utilities (if any) on or adjacent to site must be placed underground, including street crossings, per City of Tempe Code, Section 25-120 thru 25-126 & Ord # 88.85 except for transmission lines (greater than 12.5kv).
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- Contact the Solid Waste Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging and collection must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). 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.

ZONING AND DEVELOPMENT CODE:

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.

LIGHTING:

- Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

LANDSCAPE:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at <https://agriculture.az.gov/plantsproduce/native-plants>. Follow the link to "applications to move a native plant" to "notice of intent to clear land".

SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/air/>.

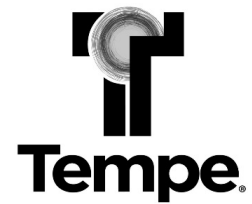
HISTORY & FACTS:

July 10, 2003

City Council approved the Sixth Amended General Plan of Development and a Final Plan of Development for Phase Four Lot 1 Tempe Crossings II which included a variance to reduce the required south side yard setback along the south property line of Lot 1 from 60 feet to 19 feet for L & G Ray, LLC (SGF-2003.37), located at 9895 South Priest Drive.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



DEVELOPMENT PROJECT FILE

for

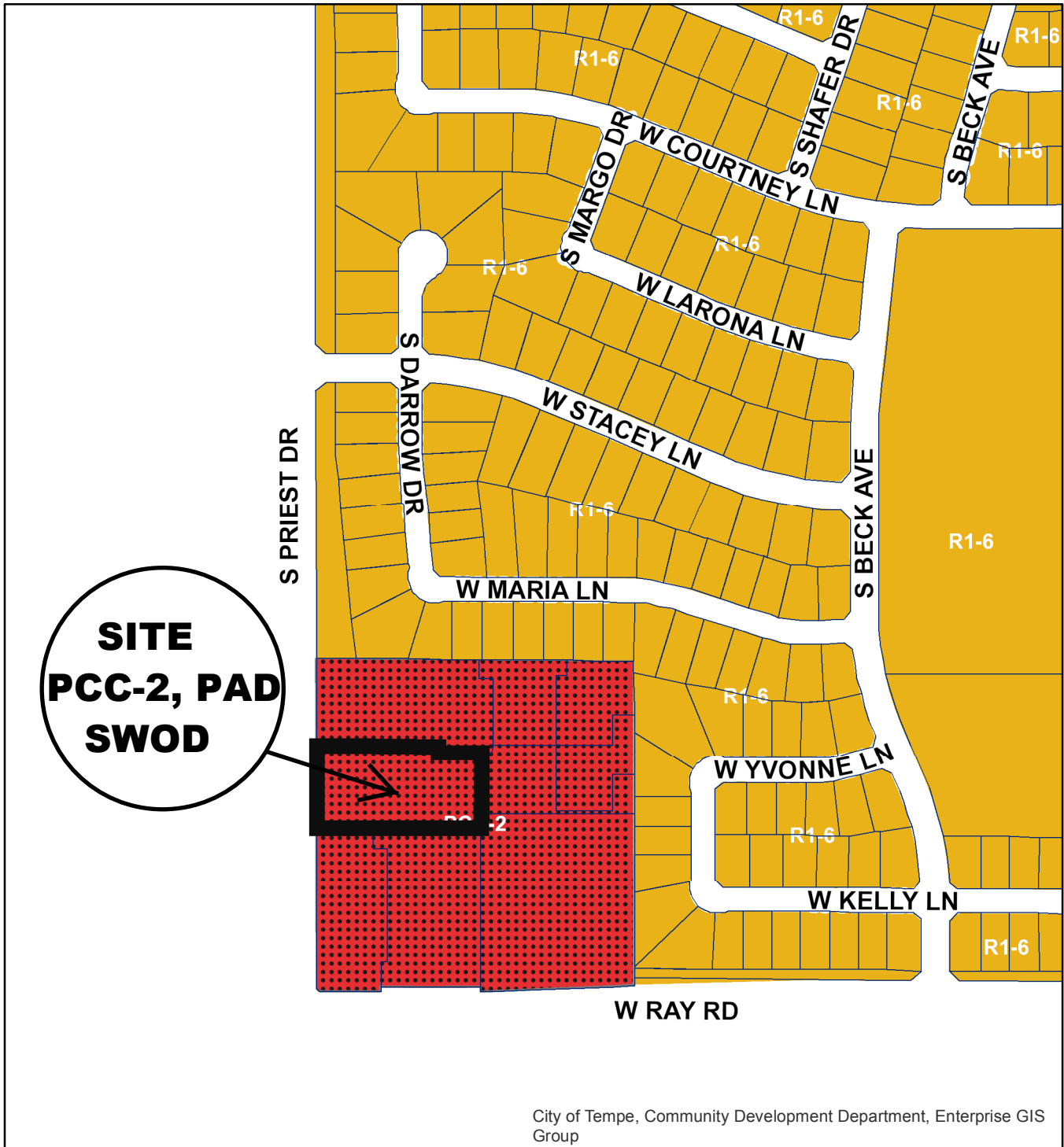
TEMPE CROSSINGS 2 LOT 1
(PL200068)

ATTACHMENTS:



- 1-10. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 11-13. Applicant's Letter of Explanation and Light Fixture Cutsheets
- 14-16. General Plan of Development
- 17-21. Site Design (Site Plan, Overall Site Plan, Landscape Plan, Preliminary Utility & Lighting Plan, and Preliminary Grading & Drainage Plan)
- 22-29. Building Design (Blackline/Color Elevations, Sections, Renderings, Material Samples, and Floor Plans)

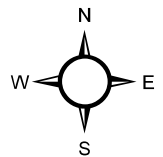
TEMPE CROSSINGS 2 LOT 1

PL200068



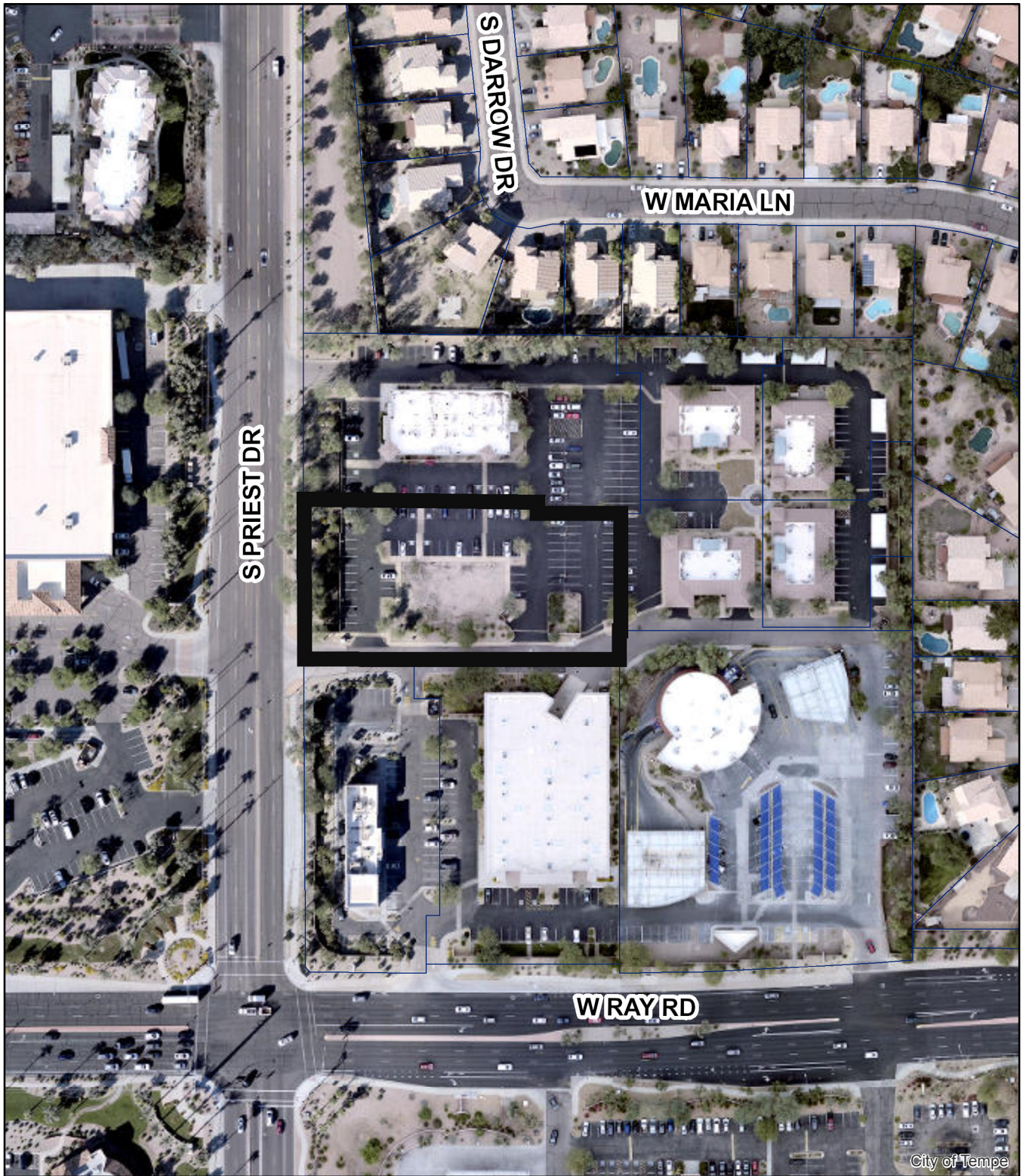
City of Tempe, Community Development Department, Enterprise GIS Group

-  Planned Commercial Center General (PCC-2)
-  Single-Family Residential (R1-6)



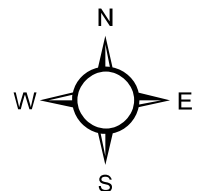
TEMPE CROSSINGS 2 LOT 1

PL200068



City of Tempe

Aerial Map



TEMPE CROSSINGS 2 LOT 1

CONTEXTUAL AERIAL MAP WITH SITE PLAN

9895 S. PRIEST DRIVE

TEMPE, AZ 85284

DEVELOPMENT REFERENCE:

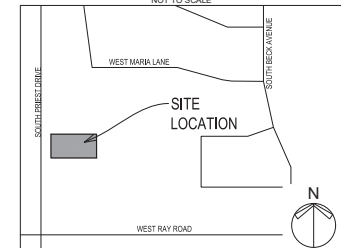
OWNER: 88 RAY PLO PARTNERS, LLC
 DEVELOPER: 2577 W. QUEEN CREEK RD., #111
 CHANDLER, AZ 85248
 CONTACT: SPIKE LAWRENCE
 (480) 664-5277
 SPIKE@TODOTLLO.COM

ARCHITECT: PARADIGM DESIGN
 4650 E. COTTON CENTER BLVD., #110
 PHOENIX, AZ 85040
 CONTACT: KEITH KWONG
 (602) 314-6300
 KWONG@PARADIGMAE.COM

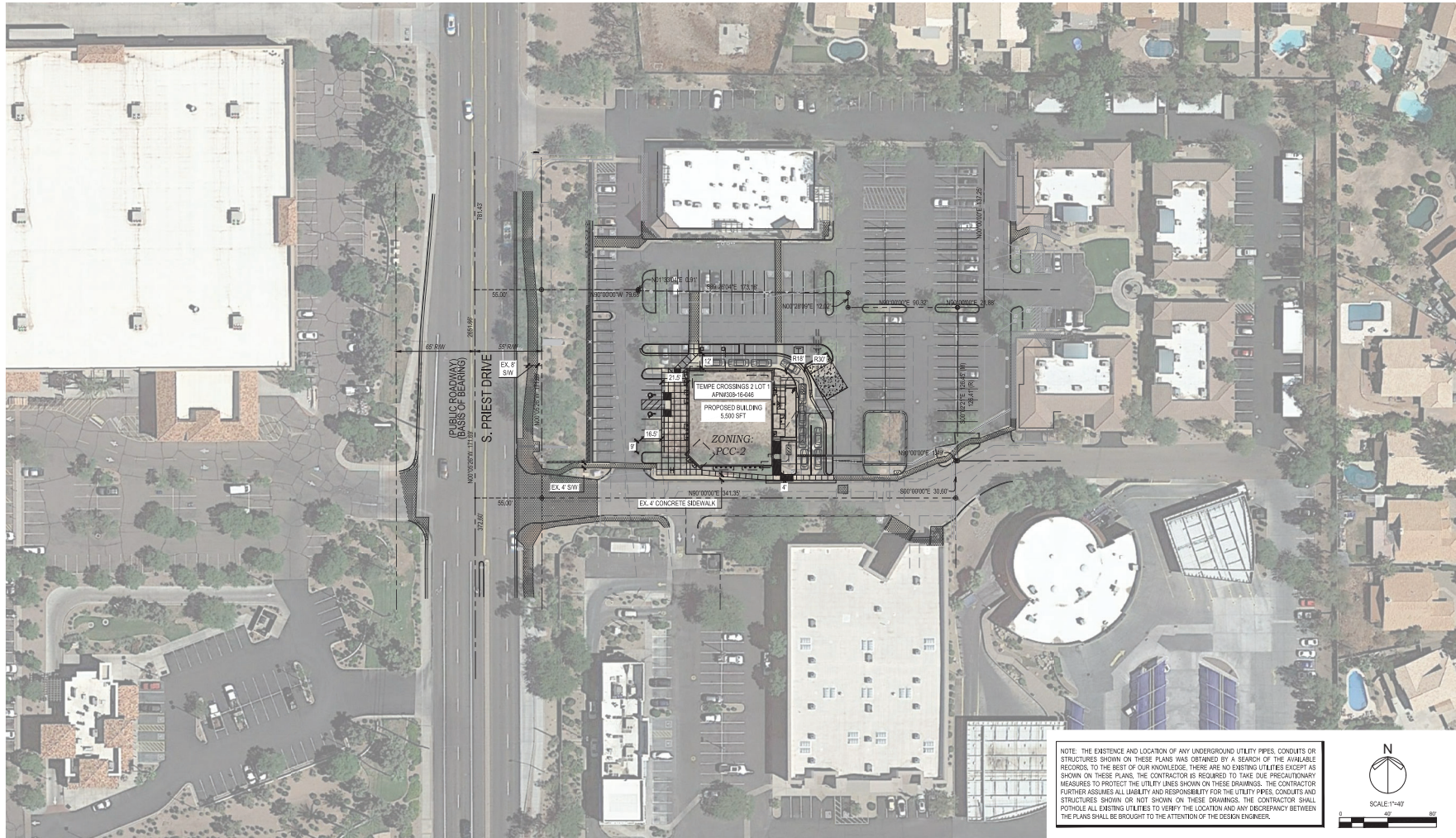
CIVIL ENGINEER: PARADIGM DESIGN
 4650 E. COTTON CENTER BLVD., #110
 PHOENIX, AZ 85040
 CONTACT: BILL HADLOCK
 (602) 774-4091
 BHADLOCK@PARADIGMAE.COM

SURVEYOR: SUPERIOR SURVEY
 24415 N.
 HOUSTON, TX 77042
 CONTACT: DAVE KLEIN
 (281) 584-8700
 DAVE@SUPERIORSURVEYING.COM

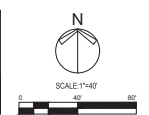
SITE LOCATION MAP



9895 S. PRIEST DRIVE SECTION 21, TOWN 1 S, RANGE 4 E
 TEMPE MARICOPA COUNTY, ARIZONA 33°19'16.20"N, 111°57'44.58"W
 PARCEL #: 308-16-046



NOTE: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS AND STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL POT-HOLE ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND ANY DISCREPANCY BETWEEN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.





PARADIGM DESIGN
 ARCHITECTS & ENGINEERS
 4650 E. Cotton Center Blvd., Suite 110
 Phoenix, AZ 85040
 (602) 374-4066
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 www.paradigmaz.com

PROJECT

TEMPE CROSSINGS 2 LOT 1

RELEASE DATE

DATE	DESCRIPTION
041520	MAJOR DEVELOPMENT APPLICATION
060120	MAJOR DEVELOPMENT PLAN RESUBMITTAL
062220	MAJOR DEVELOPMENT PLAN RESUBMITTAL 2

PROJECT

1909136PH

SHEET

CONTEXT AERIAL WITH SITE PLAN

CASP-1

TEMPE CROSSINGS 2 LOT 1

CONTEXT PLAN KEY MAP

9895 S. PRIEST DRIVE TEMPE, AZ 85284

DEVELOPMENT REFERENCE:

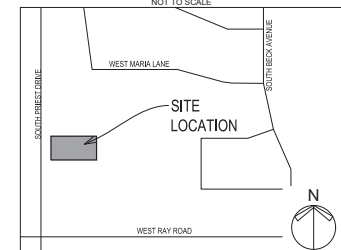
OWNER: 58 RAY PLO PARTNERS, LLC
 DEVELOPER: 2577 W. QUEEN CREEK RD., #111
 CHANDLER, AZ 85248
 CONTACT: SPIKE LAWRENCE
 (480) 664-5277
 SPIKE@TODOTLLO.COM

ARCHITECT: PARADIGM DESIGN
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 PHOENIX, AZ 85040
 CONTACT: KETH KWONG
 (602) 314-6300
 KWONG@PARADIGMAE.COM

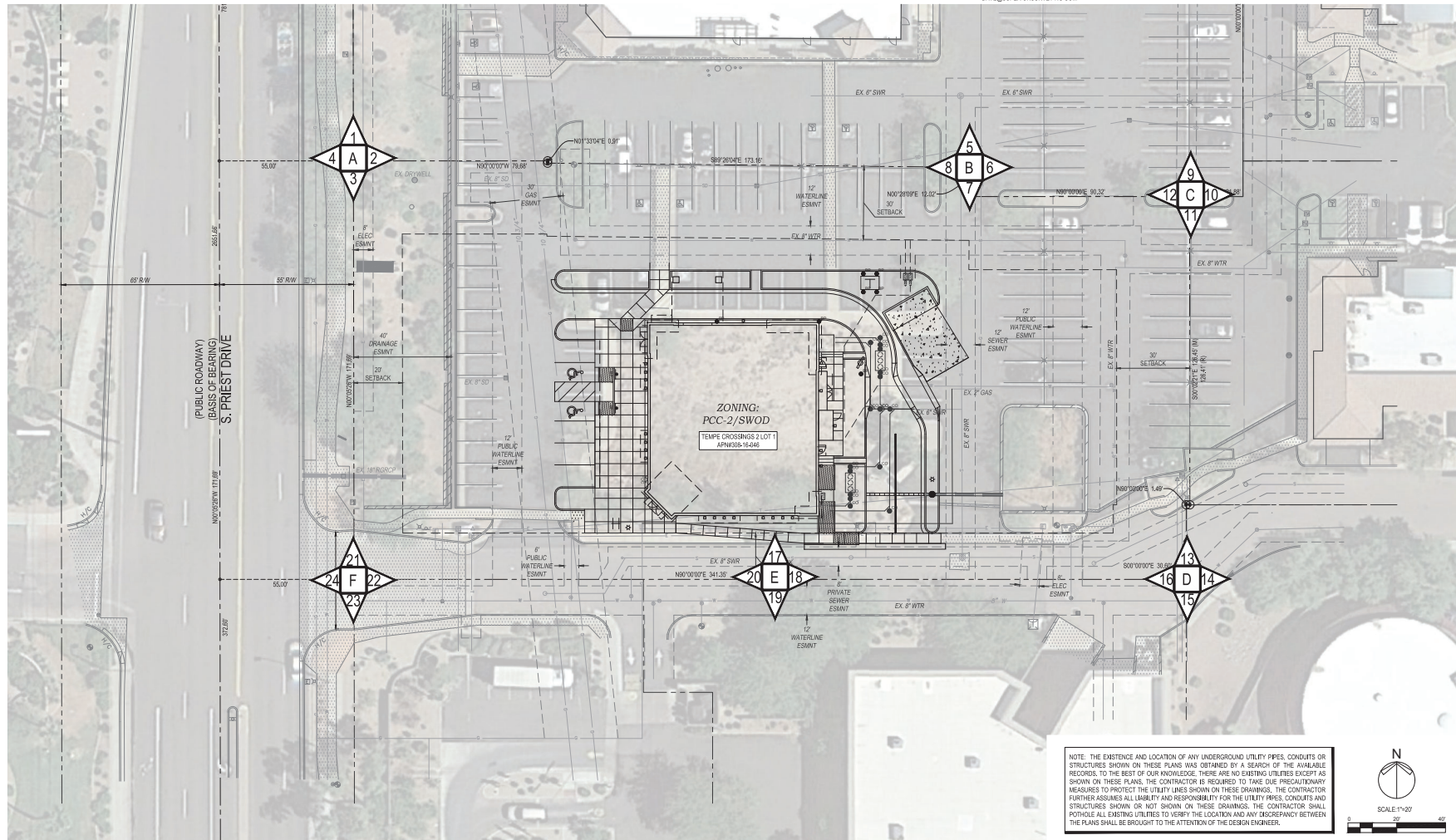
CIVIL ENGINEER: PARADIGM DESIGN
 4650 E. COTTON CENTER BLVD., #110
 PHOENIX, AZ 85040
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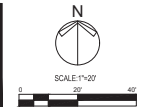
SITE LOCATION MAP



9895 S. PRIEST DRIVE SECTION 21, TOWN 1 S, RANGE 4 E
 TEMPE MARICOPA COUNTY, ARIZONA 33°19'16.20"N, 111°57'44.58"W
 PARCEL #: 308-16-046



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NOTE: THIS DOCUMENT IS PREPARED BY ENGINEERS AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED.

PROJECT

TEMPE CROSSINGS 2 LOT 1

9895 SOUTH PRIEST DRIVE
 TEMPE, AZ 85284

RELEASE DATE

DATE	DESCRIPTION
04/15/20	MAJOR DEVELOPMENT APPLICATION
06/01/20	MAJOR DEVELOPMENT PLAN RESUBMITTAL
06/22/20	MAJOR DEVELOPMENT PLAN RESUBMITTAL 2

PROJECT

1909136PH

SHEET

CONTEXT PLAN KEY MAP

CP-1

\\ms01\apps\2020\12\2020_11\1909136PH_Tempe_Crossings_2_Lot_1\Drawings\1909136PH_Civil_Development_Application\Drawings\ContextPlan_KeyMap_Ans.rvt



SITE PHOTOGRAPHS

**9895 S. Priest Dr.
Tempe, AZ 85284**



Site Photo 1A



Site Photo 3A



Site Photo 2A



Site Photo 4A



SITE PHOTOGRAPHS

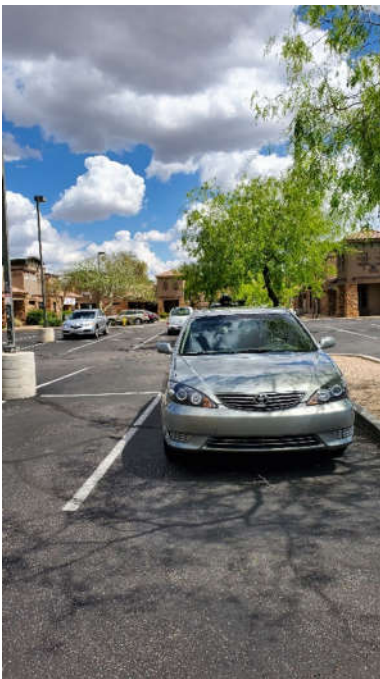
**9895 S. Priest Dr.
Tempe, AZ 85284**



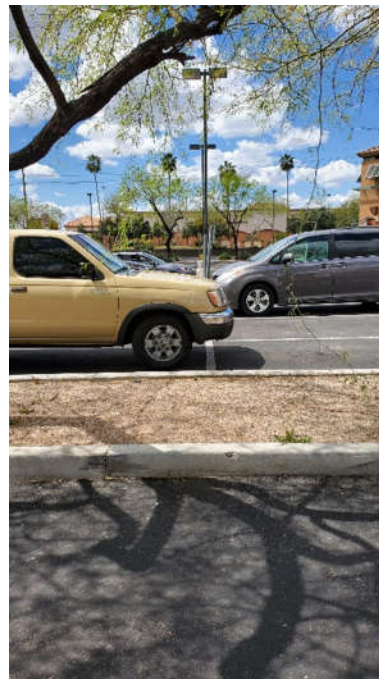
Site Photo 5B



Site Photo 7B



Site Photo 6B

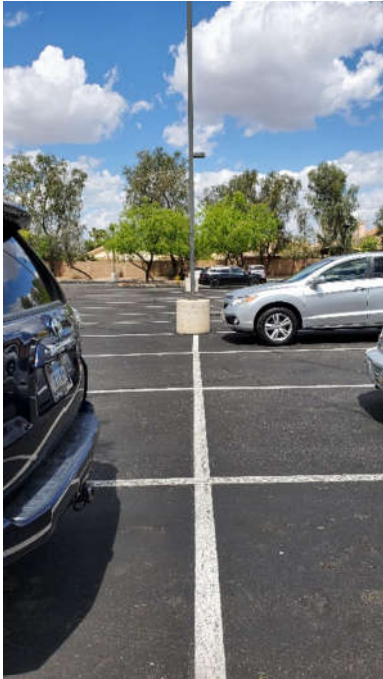


Site Photo 8B



SITE PHOTOGRAPHS

9895 S. Priest Dr.
Tempe, AZ 85284



Site Photo 9C



Site Photo 11C



Site Photo 10C



Site Photo 12C



SITE PHOTOGRAPHS

**9895 S. Priest Dr.
Tempe, AZ 85284**



Site Photo 13D



Site Photo 15D



Site Photo 14D



Site Photo 16D



SITE PHOTOGRAPHS

**9895 S. Priest Dr.
Tempe, AZ 85284**



Site Photo 17E



Site Photo 19E



Site Photo 18E



Site Photo 20E



SITE PHOTOGRAPHS

9895 S. Priest Dr.
Tempe, AZ 85284



Site Photo 21F



Site Photo 23F



Site Photo 22F



Site Photo 24F



LETTER OF EXPLANATION

Project Name: Tempe Crossing 2 Lot 1 Core and
Project Address: 9895 South Priest Drive
Tempe, AZ 85254
Submittal: Major Development Plan Review Application Submittal
Date: April 15, 2020 – Revised July 17, 2020

The Tempe Crossing 2 Lot 1 project is a stand-alone single-story Core and Shell building of 5,500 square feet that will consist of two tenant spaces. The building's exterior will consist of an exterior insulated finish system (EIFS) and cultured stone accents at the corners of the building. The door and window systems will be an aluminum storefront system with insulated low e glass. The storefront systems will include canopies to reduce the amount of ultraviolet radiation entering the building. To emphasize the entry into the 3,500 space, a pyramidal roof tower element is incorporated into the corner of the building and will include a concrete roof tile system. The trellis elements at the corners of the building are constructed of metal framing with steel supports. The building is articulated and placed on the site to take advantage of its location at the southwest corner of the property and does complete this area of the site with a building that will be noticeable while driving on Priest Drive. The building placement and its form also gives one tenant a drive-thru lane option. The building design and the landscaping combine to mitigate heat gain/retention by using a combination of shade trees, shrubs on the south and west sides of the building. The building also minimizes the amount of solar heat gain by limiting the amount of glazing on the east, south, and west exposures of the building. The building will use a majority of light-colored materials on the exterior walls of the building for reflectivity and shade canopies at entrances and windows to provide shade and helps to minimize heat gain in the structure. The use of stone in areas of the building will act as a thermal mass to absorb heat gain. The materials being proposed are similar to the existing buildings on this site, are modern versions that include and are superior in quality to recognize advanced technological advances in these types of materials for longevity, durability, and non-fading. These materials such as the concrete tile roof, slate accent tile, and the stone will have an expectancy to last as long as the building without replacement. This building because of its quality selection of materials will maintain a timeless look that is reminiscent of the existing buildings on the site but contemporary in the present. The building scale and its landscaping elements does not overpower the site but compliments and is appropriate for its surrounding context of Tempe Crossings 2. The new building will be an addition that fits in with the scale of its surrounding environment of specialty retail stores, restaurants, and office establishments. The building design does not encompass large building masses, but rather articulates the building form with corner elements that bring interest to the simple square building mass. The tower element on at the southwest corner denotes the front entrance into a business, the metal roof trellis system provides an added articulated feature with the stone corners to 'ground' the building. The entry tower features the use of stone elements to give a sense of human scale and touch as you enter the space. The pedestrian experience approaching the building will have a sense of balance with the architecture of the building and the landscaping within and around the building. The specialty elements around the building will complement the building as one approaches and focuses in on the specialty shaped cornice or the horizontal slate banding or even the decorative elements at corners and sides of the building that bring a modern style to this building and complements the other buildings on the Tempe Crossings 2 site. With the combination of planters next to the building and around the building, this provides additional color and a welcoming effect for the pedestrians. The site planning of this building on the site allows easy access for pedestrians onto the site because of its continuous walkway going east to west to connect to South Priest Drive. It will also make it convenient for other types of modal transportation besides walking to come onto the site, such as people on bicycles. The site planning design also took into account to separate vehicular circulation and parking and while maintaining separation between the parking and drive-thru lane. This was achieved through the use of landscaped planters to separate the drive-thru lane from the other parking areas. There is also limited parking in front of the building, but with the shared parking that exists in the Tempe Crossing 2 complex, it helps minimize the vehicular congestion at the front of the building and drive-thru lane. To provide ADA access from the parking area at the new building there are two ADA accessible parking spaces at the front of the building. The dedicated pedestrian walkway from the shared parking area to the new building is achieved with pedestrian markings and minimizes conflicts with vehicular circulation around the building. Crime prevention is achieved by eliminating hidden corners and all exterior activity can be viewed from parking areas, drive lanes and the Priest Drive. No obstructions are visible to the building's line of site within the Tempe 2 Crossings site and exterior lighting around the building will help with deterring crime. Signs on the building will be in scale with the building and materials chosen will be compatible with the building. The lighting around the new building will compliment with the other existing buildings on the site and will provide ample lighting around the building.



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RLM, Gooseneck, etc.

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- [COLOR CHART](#)

Home > Products > Commercial Lighting > Classic Warehouse Shade > **Gooseneck**

GOOSENECK



Fixture:

18" Shade

Finish:

93 (White - Shade White Int...

Gooseneck Arm Option:

HL-C (HL-C, 30" Gooseneck ...

Gooseneck Arm Color:

93 (White - Wet Rated)

Gooseneck Arm Accessory:

None

Wire Guard Option:

None

Glass & Guard Option:

None

Lamp Selection:

Commercial Lamping: LED, ...

Commercial Lamping:

CFL- Compact Fluorescent (...

Commercial Wattages:

13W Compact Fluorescent ...

Ballast:

120 or 277 Volt Ballast Mou...

Dusk to Dawn Sensor Option:

None

Part Number:

H-15118-93/HL-C-93/13W/CFL/WB

Request Part Numbe

[Information](#) [Gallery](#) [Documents](#)

Additional Information

- **Finish:** Our powder coat finishes undergo a thorough 5-step process that promotes the longevity and durability of our shades. A diverse assortment of finishes is available.
- **Mounting:** A choice of gooseneck arm varieties is available.
- **Back Plate Diameter:** Varies.
- **Max Wattage Per Socket:**
 - 200 Watt Incandescent with Standard Medium Base Socket.
 - 100 Watt Incandescent with Standard Medium Base Socket **and** CGU, WGU, or SGU.
- **Bulb Not Included**
- **Number of Sockets:** 1
- **Application:** UL/ETL listed for wet locations (except when using "Dry Rated" finishes).
- **Manufactured in the U.S.A.**
- **No Returns Accepted on This Product.**

SPECIFICATIONS:

Product Number	size	height	width	projection
H-15008 (8"SHADE) (8" Shade)	8"	7"	8"	
H-15010 (10"SHADE) (10" Shade)	10"	8"	10"	
H-15112 (12" Shade)	12"	8"	12"	
H-15114 (14" Shade)	14"	9"	14"	
H-15116 (16" Shade)	16"	9.5"	16"	
H-15118 (18" Shade)	18"	11"	18"	
H-15120 (20" Shade)	20"	11"	20"	
H-15124 (24" Shade)	24"	16"	24"	
H-15127 (27" Shade)	27"	18"	27"	

NOTES:

- UL Listed
- ETL Listed
- Wet Rating **Some finishes and accessories may change fixture rating
- Energy Efficient
- Made in the USA
- Made to Order
- No Return

RELATED PRODUCTS



Cord-Hung Pendant

ITEM CODE: H-15008, 8"-27"

[CUSTOMIZE](#)



Stem Mount

ITEM CODE: H-15008, 8"-27"

[CUSTOMIZE](#)



Classic Wall Light

ITEM CODE: H-15312-B, 12"-16"

[CUSTOMIZE](#)



Gooseneck

ITEM CODE: H-15111, 11"-17"

[CUSTOMIZE](#)



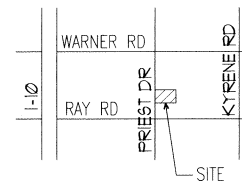
Cord-Hung Pendant

ITEM CODE: H-15111, 11"-17"

[CUSTOMIZE](#)

SIXTH AMENDED GENERAL PLAN OF DEVELOPMENT AND A FINAL PLAN OF DEVELOPMENT FOR PHASE FOUR LOT 1 TEMPE CROSSINGS II

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP



BOOK 672 PAGE 27

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2004 - 0194012

02/28/2004 03:07 PM



LambArchitects
7038 East 5th Avenue
Scottsdale, Arizona 85251
P: (480) 944-5062 F: (480) 944-1005



TEMPE CROSSING II
L & G RAY, L.L.C.
Retail Building - Lot 1
9895 South Priest Drive
Tempe, Arizona 85254

**SIXTH AMENDED GENERAL
PLAN OF DEVELOPMENT
AND A FINAL PLAN OF
DEVELOPMENT FOR
LOT 1**

DS010515 SGF-2003.37 REC02039

REV.	DATE	COMMENTS

PROJECT NO: 215
DATE: 01/10/04
DRAWN BY: MS
CHECKED BY: KB
SHEET NO:
1 SHEET 3
CVR

APPROVED VARIANCES: SGF-2001.81/ BA 020187

- REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK FROM 60 FEET TO 30 FEET ALONG THE SOUTH PROPERTY LINE FOR LOT 1.
- REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK FROM 60 FEET TO 43 FEET ALONG THE SOUTH PROPERTY LINE FOR LOT 2A.
- REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK FROM 60 FEET TO 27'-9" (APPROVED AT 31 FEET) ALONG THE WEST PROPERTY LINE FOR LOT 2B AND FROM 60 FEET TO 51 FEET ALONG THE WEST PROPERTY LINE FOR LOT 2E.
- REDUCE THE MINIMUM REQUIRED FRONT YARD BUILDING SETBACK FROM 60 FEET TO 50 FEET ALONG THE SOUTH PROPERTY LINE FOR LOT 2B AND ALONG THE NORTH PROPERTY LINE FOR LOT 2E.
- REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK FROM 60 FEET TO 10 FEET (APPROVED AT 7'-9") ALONG THE EAST PROPERTY LINE FOR LOT 2B AND FROM 60 FEET TO 7 FEET ALONG THE EAST PROPERTY LINE FOR LOT 2E.
- REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK FROM 60 FEET TO 10 FEET (APPROVED AT 7'9") ALONG THE WEST PROPERTY LINE FOR LOT 2C AND FROM 60 FEET TO 7 FEET ALONG THE WEST PROPERTY LINE FOR LOT 2D.
- REDUCE THE MINIMUM REQUIRED FRONT YARD BUILDING SETBACK FROM 60 FEET TO 10 FEET (PREVIOUSLY APPROVED AT 8 FEET) ALONG THE SOUTH PROPERTY LINE FOR LOT 2C AND FROM 60 FEET TO 8 FEET ALONG THE NORTH PROPERTY LINE OF LOT 2D.
- REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK FROM 60 FEET TO 40'-9" (APPROVED AT 43 FEET) ALONG THE EAST PROPERTY LINE FOR LOT 2C AND FROM 60 FEET TO 43 FEET ALONG THE EAST PROPERTY LINE FOR LOT 2D.
- REDUCE THE MINIMUM REQUIRED REAR YARD BUILDING SETBACK FROM 60 FEET TO 34 FEET ALONG THE SOUTH PROPERTY LINE FOR LOT 2D AND FROM 60 FEET TO 25 FEET ALONG THE SOUTH PROPERTY LINE FOR LOT 2E.
- REDUCE THE MINIMUM REQUIRED REAR YARD SETBACK FROM 60 FEET TO 38 FEET (PREVIOUSLY APPROVED AT 41 FEET) ALONG THE NORTH PROPERTY LINE FOR LOT 2C.

APPROVED THE REQUEST FOR THE FOLLOWING BY TEMPE CROSSINGS II TO MODIFY PREVIOUSLY APPROVED VARIANCES LOCATED AT 9855/9865 SOUTH PRIEST DRIVE IN THE PCC-2 PLANNED GENERAL COMMERCIAL CENTER DISTRICT:

- VARIANCE TO REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM THE APPROVED 30' TO 26'-9" ALONG THE WEST PROPERTY LINE OF LOT 2A-Lot 3.
- VARIANCE TO REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM THE APPROVED 7' TO 10' ALONG THE EAST PROPERTY LINE OF LOT 2B-Lot 3.
- VARIANCE TO REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM THE APPROVED 7' TO 10' ALONG THE WEST PROPERTY LINE OF LOT 2E-Lot 4.
- VARIANCE TO REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM THE APPROVED 8' TO 10' ALONG THE SOUTH PROPERTY LINE OF LOT 2E-Lot 4.
- VARIANCE TO REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM THE APPROVED 43' TO 40'-9" ALONG THE EAST PROPERTY LINE OF LOT 2E-Lot 4.
- VARIANCE TO REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM THE APPROVED 41' TO 38' ALONG THE NORTH PROPERTY LINE OF LOT 2E-Lot 4.
(MODIFIED TO REFLECT A NEWLY RECORDED BUILDING/LOT IDENTIFICATION SYSTEM.)

APPROVED VARIANCES: SGF-2002.80

- REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK FROM 60 FEET TO 40 FEET ALONG THE EAST PROPERTY LINE FOR LOT 5.
- REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK FROM 60 FEET TO 10 FEET ALONG THE WEST PROPERTY LINE FOR LOT 5.
- REDUCE THE MINIMUM REQUIRED FRONT YARD BUILDING SETBACK FROM 60 FEET TO 11 FEET ALONG THE NORTH PROPERTY LINE FOR LOT 5.
- REDUCE THE MINIMUM REQUIRED REAR YARD BUILDING SETBACK FROM 60 FEET TO 31 FEET ALONG THE SOUTH PROPERTY LINE FOR LOT 5.
- REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK FROM 60 FEET TO 10 FEET ALONG THE EAST PROPERTY LINE FOR LOT 6.
- REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK FROM 60 FEET TO 48 FEET ALONG THE WEST PROPERTY LINE FOR LOT 6.
- REDUCE THE MINIMUM REQUIRED FRONT YARD BUILDING SETBACK FROM 60 FEET TO 41 FEET ALONG THE NORTH PROPERTY LINE OF LOT 6.
- REDUCE THE MINIMUM REQUIRED REAR YARD BUILDING SETBACK FROM 60 FEET TO 25 FEET ALONG THE SOUTH PROPERTY LINE FOR LOT 6.

APPROVED VARIANCES: SGF-2003.37

- REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK, ALONG THE SOUTH PROPERTY LINE OF LOT 1, FROM 60 FEET TO 19 FEET.

STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN.
SIGNED THIS 17th DAY OF February 2004.
BY Charles "Spike" Lawrence OF
CHARLES "SPIKE" LAWRENCE, L & G RAY, L.L.C.

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF February, 2004
BY Charles "Spike" Lawrence OF
L & G RAY, L.L.C. OWNER.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC: Maria A. Maloney
MY COMMISSION EXPIRES 5/25/05
Maria A. Atwell - maiden name

APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA OF THIS 10th DAY OF July 2004
BY: Neil Sturleson DATE 2/19/04
ATTEST: Neil Sturleson DATE 2/19/04
CITY CLERK
BY: Andy Gil DATE 2-19-04
CITY ENGINEER
BY: Stephen Vander DATE 2/24/04
DEVELOPMENT SERVICES



ROBERT B. ATHERTON

Robert B. Atherton

CERTIFICATION

I, ROBERT B. ATHERTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THE INFORMATION CONTAINED WITHIN THE LEGAL DESCRIPTION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ZONING

EXISTING ZONING IS PCC-2

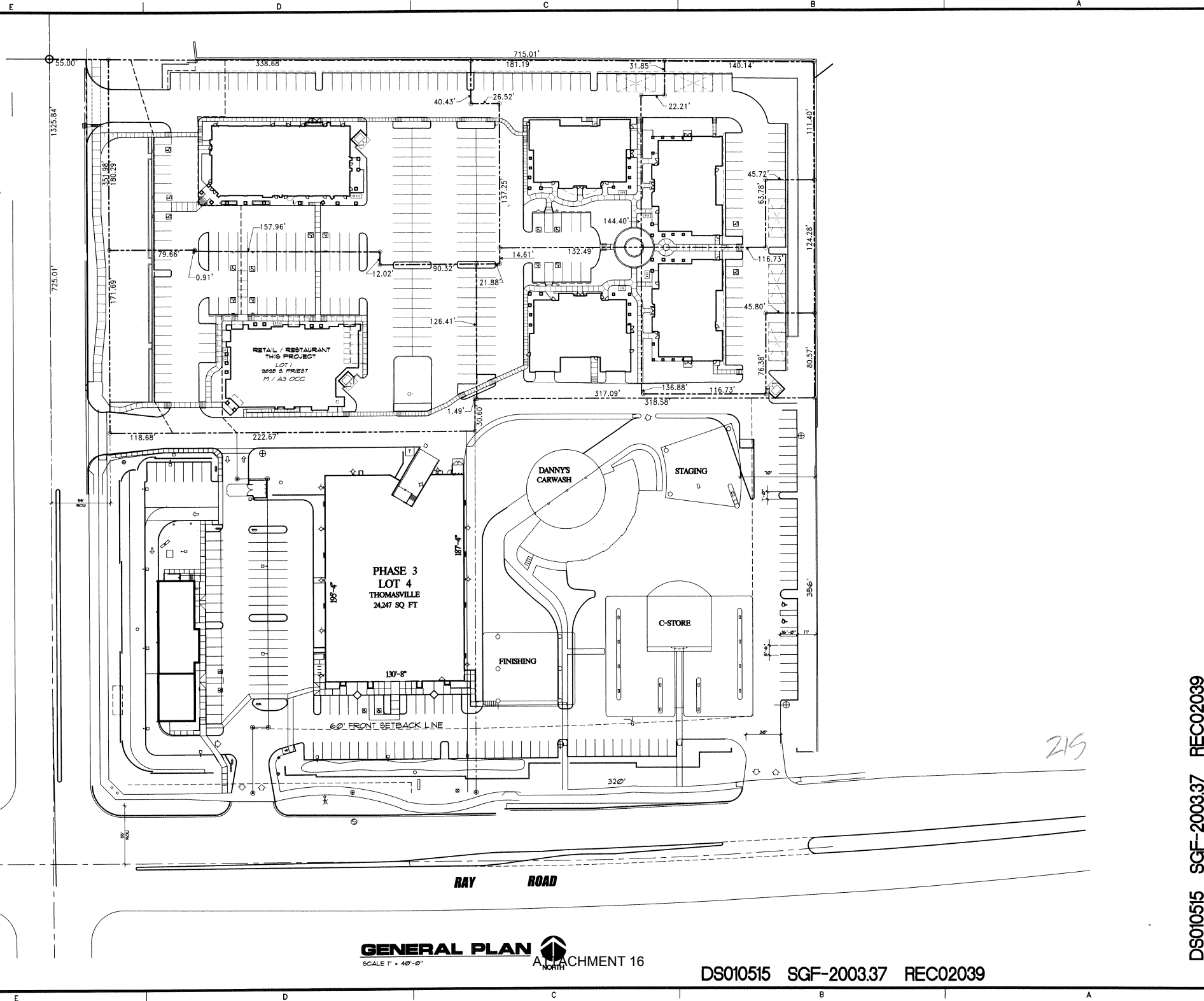
OWNER/DEVELOPER

L & G RAY, L.L.C.
1001 EAST WARNER ROAD, SUITE 102
TEMPE, ARIZONA 85284
PHONE: (480) 497-4422 FAX: (480) 497-4411

PROJECT DATA

DESCRIPTION	UNIT	PHASE 1		PHASE 2		PHASE 3		PHASE 4			
		LOT 5	LOT 3	LOT 4	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	
SITE AREA	SQ. FT.	47,494	115,811	58,525	57,187	67,543	24,209	24,675	21,418	25,699	
BUILDING AREA	SQ. FT.	6,590	35,310	15,837	8,503	8,440	5,070	5,070	5,070	5,070	
LOT COVERAGE	%	11%	17%	10%	14%	12.5%	21%	20.5%	23.6%	19.7%	
BUILDING HEIGHT	FT.	25	25'-4"	18' - 24'	-	31'-5"	24'	24'	-	-	
NUMBER OF STORES		1	1	1	1	1	1	1	1	1	
PARKING REQUIRED TOTAL	SPACES	88	111	49	76	111	20	20	20	20	
ACCESSIBLE REQUIRED	SPACES	4	5	3	4	5	1	1	1	1	
PARKING PROVIDED	SPACES	91	112	52	77	112	24	23	23	22	
STANDARD ACCESSIBLE	SPACES	87	107	49	73	107	22	21	21	20	
BICYCLE PARKING REQUIRED	SPACES	4	5	3	4	5	2	2	2	2	
BICYCLE PARKING PROVIDED	SPACES	7	16	10	6	11	2	2	2	2	
LANDSCAPE REQUIRED	SQ. FT.	20%	20%	20%	20%	20%	20%	20%	20%	20%	
LANDSCAPE PROVIDED	SQ. FT.	20%	20%	20%	20%	20%	23%	34%	30%	25%	

BOOK 672 PAGE 27
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2004-0194012
 02/26/2004 03:07 PM



GENERAL PLAN
 SCALE 1" = 40'-0"
 ATTACHMENT 16

DS010515 SGF-2003.37 REC02039

DS010515 SGF-2003.37 REC02039



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 Scottsdale, Arizona 85251
 P: (480) 994-2562 F: (480) 994-9005

TEMPE CROSSING II
 L & G RAY, L.L.C.
 Retail Building - Lot I
 9895 South Priest Drive Tempe, Arizona 85254

AMENDED GENERAL PLAN

REV	DATE	COMMENTS

PROJECT NO: 215
 DATE: 01.12.04
 DRAWN BY: NS
 CHECKED BY: KB

SHEET No:
 2 SHEET 3
A1

215

TEMPE CROSSINGS 2 LOT 1

SITE PLAN 9895 S. PRIEST DRIVE TEMPE, AZ 85284

DEVELOPMENT REFERENCE:

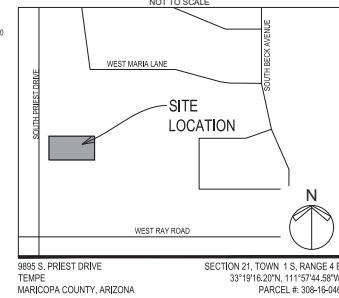
OWNER/DEVELOPER: 98 RAY PAD PARTNERS, LLC,
4650 E. COTTON CENTER BLVD., #111
CHANDLER, AZ 85248
CONTACT: SPRINCE LAWRENCE
(480) 884-5777
SPRINCE@TDCOTCILLI.COM

ARCHITECT: PARADIGM DESIGN
4650 E. COTTON CENTER BLVD., #110
PHOENIX, AZ 85040
KATH WONG
(602) 314-5360
KWONG@PARADIGMDESIGN.COM

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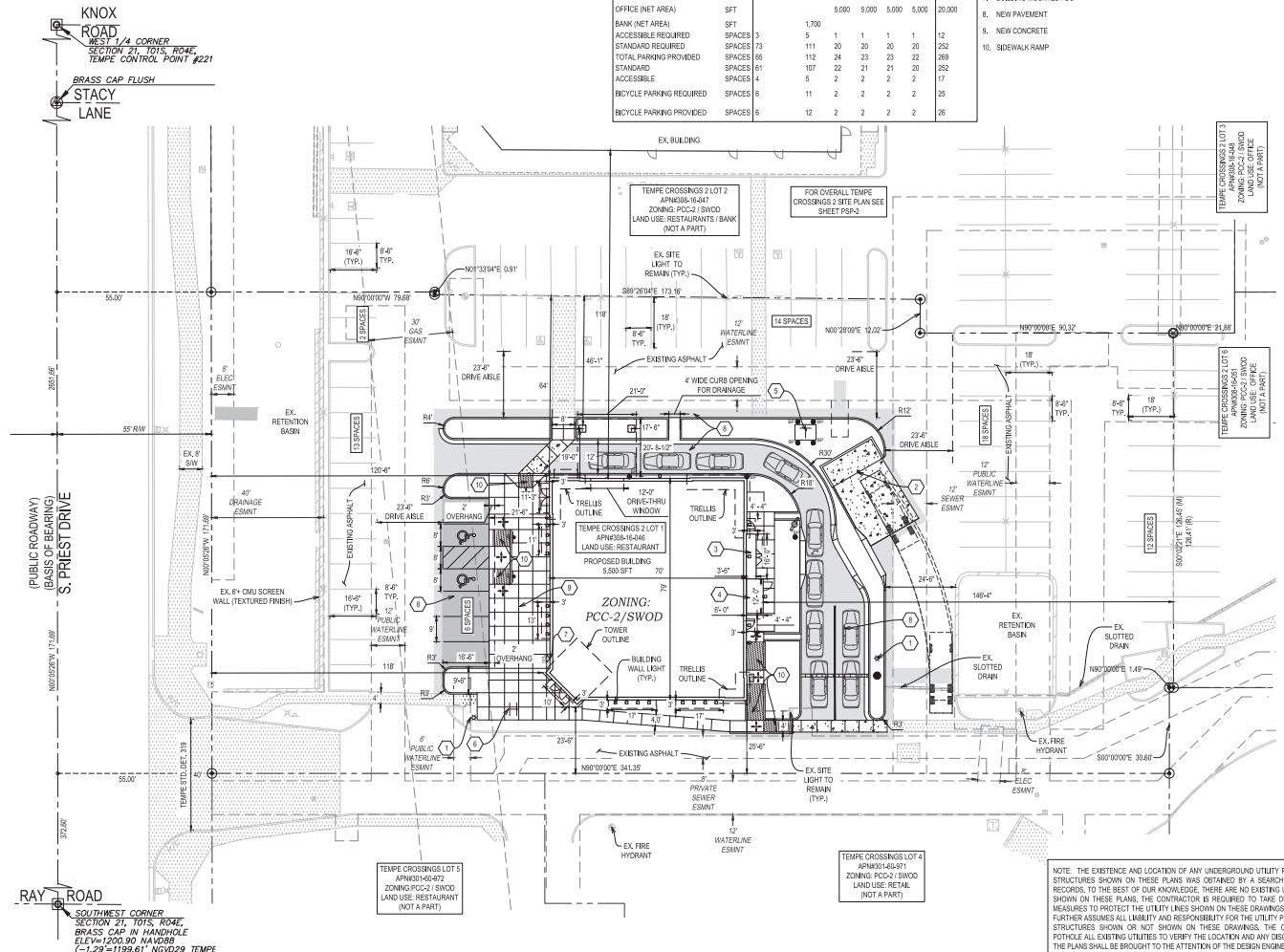
SITE LOCATION MAP



OVERALL TEMPE CROSSINGS 2 SHARED PARKING TABLE:							
	TEMPE CROSSINGS 2					TOTALS	
DESCRIPTION	LOT 1	LOT 2	LOT 3	LOT 5	LOT 6		
SITE AREA	57,206	87,543	24,209	24,675	21,418	220,750	
BUILDING AREA	5,500	8,440	5,070	5,070	5,070	34,220	
LOT COVERAGE	%	9.6%	12.3%	21%	20.3%	23.6%	
BUILDING HEIGHT	FT.	33'-11 1/4"	31'-5"	24'	24'	-	
NUMBER OF STORES		1	1	1	1	1	
TOTAL PARKING REQUIRED	SPACES	73	111	20	20	20	284
RESTAURANT (NET AREA)	SF	5,471	8,740				12,211
OFFICE (NET AREA)	SF		5,000	5,000	5,000	5,000	20,000
BANK (NET AREA)	SF		1,700				
ACCESSIBLE REQUIRED	SPACES	3	5	1	1	1	12
STANDARD REQUIRED	SPACES	73	111	20	20	20	282
TOTAL PARKING PROVIDED	SPACES	65	112	24	23	22	286
STANDARD	SPACES	61	107	22	21	20	252
ACCESSIBLE	SPACES	4	5	2	2	2	17
BICYCLE PARKING REQUIRED	SPACES	6	11	2	2	2	25
BICYCLE PARKING PROVIDED	SPACES	6	12	2	2	2	28

SITE PLAN KEYNOTES:

1. RELOCATED SITE LIGHT
2. PROPOSED OS-116 DOUBLE TRASH ENCLOSURE (NO CENTER BOLLARD)
3. SES ROOM
4. FIRE RISER ROOM
5. TRANSFORMER PAD
6. BIKE RACK
7. BUILDING MOUNTED FDC
8. NEW PAVEMENT
9. NEW CONCRETE
10. SIDEWALK RAMP



SITE DATA:
TEMPE CROSSINGS 2 LOT 1
9895 S. PRIEST DR., TEMPE, AZ 85284
APN#08-16-048
TOTAL PROPOSED BUILDING AREA: 5,500 SFT
NORTH SPACE: 2,000 SFT USE: RESTAURANT
SOUTH SPACE: 3,500 SFT USE: RESTAURANT/COMMERCIAL
SITE: 1.31 ACRES (NET)
ZONED: PCC-2/SWOD
BUILDING TYPE: 1/8
(BUILDING TO BE SPINKLED)

MAXIMUM BUILDING HEIGHT: 40'
PROPOSED BUILDING HEIGHT: 33'-11 1/4"
PROPOSED LOT COVERAGE: 9.6%
PROPOSED LOT COVERAGE: 9.6% (5,500 SFT)
MINIMUM LANDSCAPE AREA: 19%
LANDSCAPE AREA PROVIDED: 19% (10,814 SFT)
LANDSCAPE AREA IN R.O.W. (EXISTING): 1,550 SFT

FRONT BUILDING SETBACK REQUIRED: 0'-0"
PROPOSED FRONT BUILDING SETBACK: 118'-4"
REQUIRED FRONT PARKING SETBACK: 20'
PROPOSED FRONT PARKING SETBACK: 20'
REQUIRED SOUTH SIDE BUILDING SETBACK: 30'
PROPOSED SOUTH SIDE BUILDING SETBACK: 22'-4"
REQUIRED NORTH SIDE BUILDING SETBACK: 30'
PROPOSED NORTH BUILDING SETBACK: 30'
REQUIRED REAR BUILDING SETBACK: 46'-1"
PROPOSED REAR BUILDING SETBACK: 148'-4"

APPROVED VARIANCES PER SGF-2003.37:
REDUCE THE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK, ALONG THE SOUTH PROPERTY LINE (LOT 1), FROM 60 TO 19 FEET.

PARKING DATA:
(SEE OVERALL TEMPE CROSSINGS 2 SHARED PARKING TABLE AND THE SHARED PARKING AGREEMENT DESCRIBED IN THE CENTERS COARS FOR COMPLETE PARKING INFORMATION)

PARKING TABLE	PARKING TOTALS
USE: RESTAURANT (1 PER 75 SFT)	5,471 SFT (NET)
PARKING REQUIRED TOTAL	SPACES 73
ACCESSIBLE REQUIRED	SPACES 3
PARKING PROVIDED	SPACES 65
STANDARD	SPACES 61
ACCESSIBLE	SPACES 4
BICYCLE PARKING REQUIRED	SPACES 2
BICYCLE PARKING PROVIDED	SPACES 2

LEGAL DESCRIPTION:
LOT 1, TEMPE CROSSINGS 2, ACCORDING TO THE PLAN OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 611 OF MAPS, PAGE 30.

NOTE: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS AND STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND ANY DISCREPANCY BETWEEN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.

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Grand Rapids | Phoenix | Traverse City
www.paradigm.com

Professional Engineer Seal for William M. Hadlock, License No. 5717, State of Arizona.

PROJECT
TEMPE CROSSINGS 2
LOT 1
9895 SOUTH PRIEST DRIVE
TEMPE, AZ 85284

RELEASE DATE	DATE	DESCRIPTION
	04/15/20	MAJOR DEVELOPMENT APPLICATION
	06/10/20	PLAN RESUBMITTAL
	06/22/20	MAJOR DEVELOPMENT PLAN RESUBMITTAL 2

PROJECT
1909136PH
SHEET
SITE PLAN
SP-1

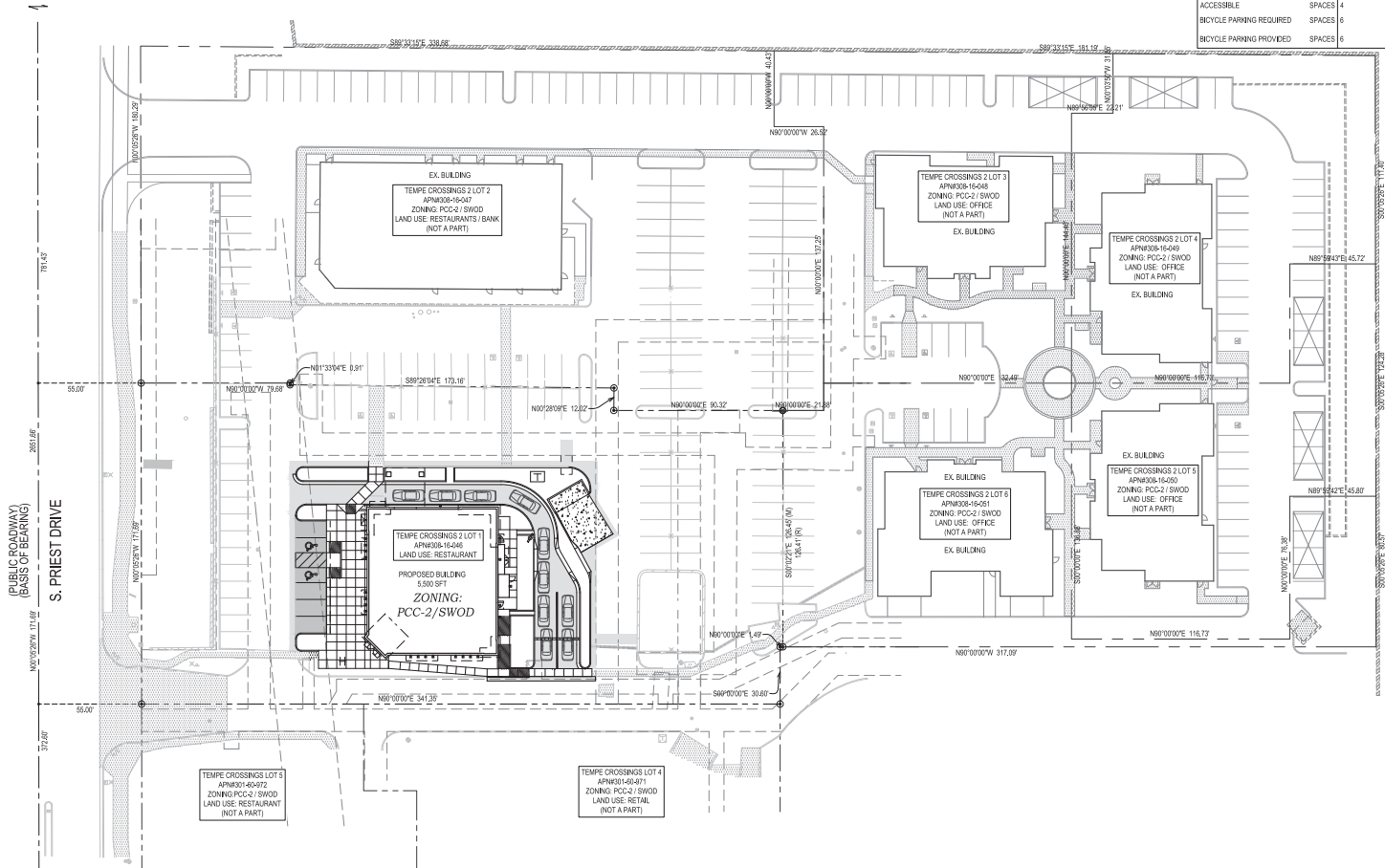
811
Know what's below.
Call before you dig.
SCALE: 1"=20'
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TEMPE CROSSINGS 2

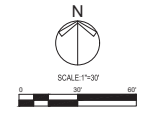
LOT 1 SITE PLAN WITH OVERALL SITE PLAN

TEMPE, AZ 85284

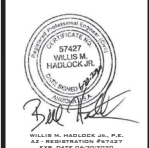
DESCRIPTION	UNIT	TEMPE CROSSINGS 2						TOTALS
		LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	
SITE AREA	SFT	17,268	87,543	24,229	24,675	21,418	25,689	227,730
BUILDING AREA	SFT	5,500	8,440	5,070	5,070	5,070	5,070	34,220
LOT COVERAGE	%	6.8%	12.5%	21%	20.5%	23.6%	19.7%	16%
BUILDING HEIGHT	FT.	33'-11" 14"	31'-5"	24'	24'	-	-	284
NUMBER OF STORIES		1	1	1	1	1	1	1
TOTAL PARKING REQUIRED	SPACES	73	111	20	20	20	20	284
RESTAURANT (NET AREA)	SFT	5,471	6,740					12,211
OFFICE (NET AREA)	SFT		5,000	5,000	5,000	5,000	5,000	20,000
BANK (NET AREA)	SFT		1,700					1,700
ACCESSIBLE REQUIRED	SPACES	3	5	1	1	1	1	12
STANDARD REQUIRED	SPACES	73	111	20	20	20	20	282
TOTAL PARKING PROVIDED	SPACES	66	112	24	23	23	22	289
STANDARD	SPACES	61	107	22	21	21	20	282
ACCESSIBLE	SPACES	4	5	2	2	2	2	17
BICYCLE PARKING REQUIRED	SPACES	6	11	2	2	2	2	25
BICYCLE PARKING PROVIDED	SPACES	6	12	2	2	2	2	26



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(602) 374-4066
Grand Rapids | Phoenix | Taverne City
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PROJECT

TEMPE CROSSINGS 2
LOT 1

9895 SOUTH PRIEST DRIVE
TEMPE, AZ 85284

RELEASE DATE

DATE	DESCRIPTION
04/15/20	MAJOR DEVELOPMENT APPLICATION
06/01/20	MAJOR DEVELOPMENT PLAN SUBMITTAL
06/22/20	MAJOR DEVELOPMENT PLAN RESUBMITTAL 2

PROJECT

1909136PH

SHEET

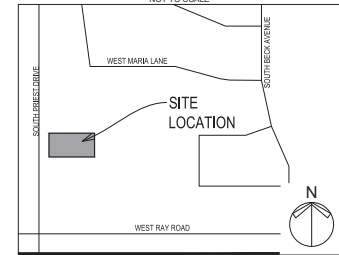
LOT 1
SITE PLAN WITH OVERALL
SITE PLAN
SP-2

W:\09_13\09136PH_Tempe Crossings 2 Lot 1\Drawings - 1909136PH\09136PH_Tempe Crossings 2 Lot 1\Site Plan with Overall Site Plan.dwg, 1909136PH.dwg

TEMPE CROSSINGS 2

LANDSCAPE PLAN 9895 S. PRIEST DRIVE TEMPE, AZ 85284

SITE LOCATION MAP



9895 S. PRIEST DRIVE SECTION 21, TOWN 1 S, RANGE 4 E
TEMPE MARICOPA COUNTY, ARIZONA 33°19'16.207"N, 111°57'44.587"W
PARCEL # 308-16-046

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PROJECT
TEMPE CROSSINGS 2
LOT 1

9895 SOUTH PRIEST DRIVE
TEMPE, AZ 85284

RELEASE DATE	
DATE	DESCRIPTION
04/15/20	MAJOR DEVELOPMENT APPLICATION
06/10/20	MAJOR DEVELOPMENT PLAN RESUBMITTAL
06/22/20	MAJOR DEVELOPMENT PLAN RESUBMITTAL 2

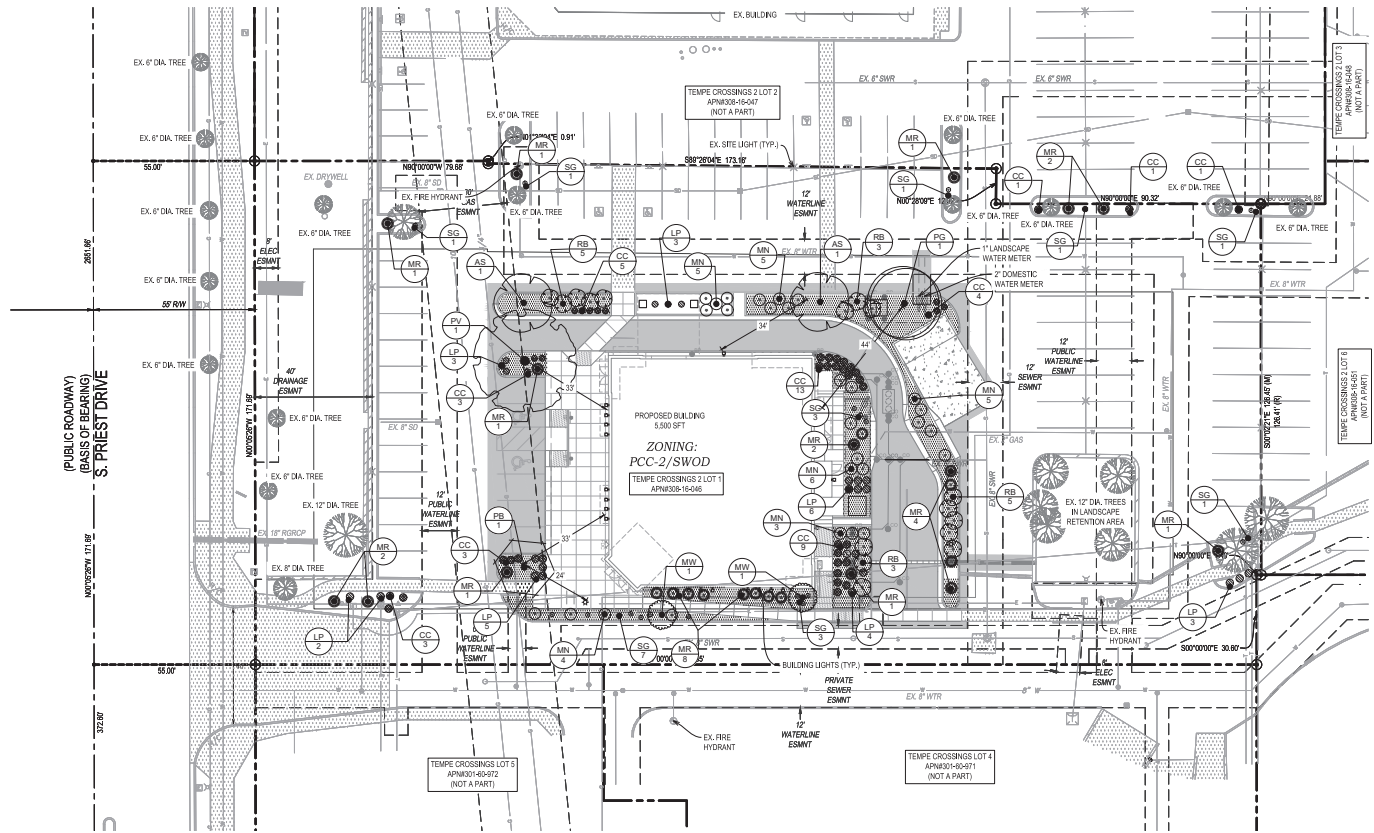
PROJECT
1909136PH
SHEET
LANDSCAPE PLAN
LS-1

SINGLE TRUNK TREES						
CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE/CALIPER	MATURE CANOPY/HEIGHT	QTY	
AS	Acacia stenophylla	Shoestring Acacia	36" Box (min. 1.5" Cal.)	15' - 20' Canopy 20'-40' Height	1	
PG	Prosopis glandulosa glandulosa	Texas Honey Mesquite	36" Box (min. 1.5" Cal.)	25'-30' Canopy 20'-40' Height	2	
PV	Prosopis velutina	Velvet Mesquite	36" Box (min. 1.5" Cal.)	30'-35' Canopy 20'-25' Height	1	
PB	Parkinsonian Præcox	Palo Brea	36" Box (min. 1.5" Cal.)	20'-25' Canopy 20'-25' Height	1	

SHRUBS						
CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE HEIGHT	QTY	
AP	Abelia x grandiflora 'Prostrata'	Prostrate Glossy Abelia	5 gal.	3'-6"	16	
MR	Muhlenbergia capitaris 'Regal Mist' TM	Regal Mist Pink Muhly Grass	5 gal.	4'	28	
MN	Muhlenbergia rigida 'Nashville' TM	Purple Muhly	5 gal.	3'-4'	24	
SG	Salvia greggii	Autumn Sage	5 gal.	6'-10"	15	

GROUND COVERS						
CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE HEIGHT	SPACING	QTY
CC	Convolvulus cneorum	Bush Morning Glory	1 gal.	12'-18"	36" o.c.	32
LP	Lantana montevidensis 'Purple'	Trailing Lantana	1 gal.	24"	36" o.c.	26

INORGANIC GROUNDCOVER:
A MIN. 2" DEPTH LAYER OF DECORATIVE ROCK/COMPOSED GRANITE SHALL BE PLACED IN ALL PLANTING AREAS INDICATED ON THE PLANS. SIZE SHALL BE 3/4" SCREENED, COLOR TO MATCH EXISTING.



- LANDSCAPE NOTES:**
- PLANTS SHALL BE NURSERY GROWN OR PLANTATION GROWN STOCK CONFORMING TO ANSI 2001-1 AND SHALL BE OF THE VARIETIES SPECIFIED IN THE PLANT LIST BEARING BOTANICAL NAME LISTED. PLANTS SHALL MEET THE STANDARDS ESTABLISHED BY THE ARIZONA NURSERY ASSOCIATION GROWER'S COMMITTEE RECOMMENDED SPECIFICATIONS.
 - PLANTING STOCK SHALL BE WELL BRANCHED AND WELL FORMED, SOUND, MOROUS, HEALTHY AND FREE FROM DISEASE, SUNSCALD, WINDBURN, APHIDS AND HARMFUL INSECTS OR NESTS EGGS AND SHALL HAVE HEALTHY, NORMAL AND UNBROKEN ROOT SYSTEM WHICH IS NEITHER ROOT OR POT-BOUND AND ARE FREE OF KNIFE OR GIRDLING ROOTS. PLANTS SHALL HAVE BEEN GROWN UNDER CLIMATE CONDITIONS SIMILAR TO THOSE AT THE PROJECT SITE.
 - A ROOT BARRIER IS REQUIRED FOR ANY TREES LESS THAN 18" FROM UTILITY LINES PER CITY OF TEMPE STD. DET. 1-466-1-2.
 - CONTRACTOR IS RESPONSIBLE FOR ALL EXISTING MATERIALS DURING CONSTRUCTION AND SHALL REPLACE LIKE KIND AND SIZE. THIS MAY REQUIRE HAND WATERING.

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Monday, June 22, 2020 11:22:00 AM 10/10/2019 9:59 AM Tempe Crossings 2 Lot 1 Drawings - 1909136PH Landscape Plan - Development Plan (1) - 1909136PH.dwg - 11/22/2019 1:11:11 PM

TEMPE CROSSINGS 2 LOT 1

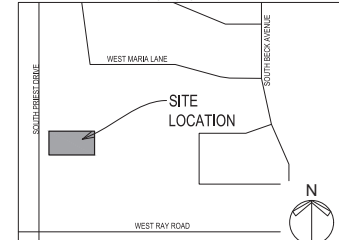
PRELIMINARY UTILITY AND LIGHTING PLAN

9895 S. PRIEST DRIVE

TEMPE, AZ 85284

SITE LOCATION MAP

NOT TO SCALE



9895 S. PRIEST DRIVE SECTION 21, TOWN 1 S, RANGE 4 E
 TEMPE MARICOPA COUNTY, ARIZONA 33°19'16.207"N, 111°57'44.58"W
 PARCEL #: 308-16-046

PARADIGM DESIGN
 ARCHITECTS | ENGINEERS
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 Grand Rapids | Phoenix | Traverse City
 www.paradigmaz.com

NOTE: THIS DOCUMENT PREPARED BY PARADIGM DESIGN ARCHITECTS & ENGINEERS

DEVELOPMENT REFERENCE:

OWNER: 56 RAY PAD PARTNERS, LLC.
DEVELOPER: 2577 W. QUEEN CREEK RD., #111
 CHANDLER, AZ 85248
CONTACT: SPIKE LAWRENCE
 (480) 864-2377
 SPIKE@DTCCOOL.COM

ARCHITECT: PARADIGM DESIGN
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CONTACT: DAVE KLEIN
 (281) 558-8700
 DAVE@SUPERIORSURVEYING.COM

PROJECT

TEMPE CROSSINGS 2 LOT 1

9895 SOUTH PRIEST DRIVE
 TEMPE, AZ 85284

RELEASE DATE

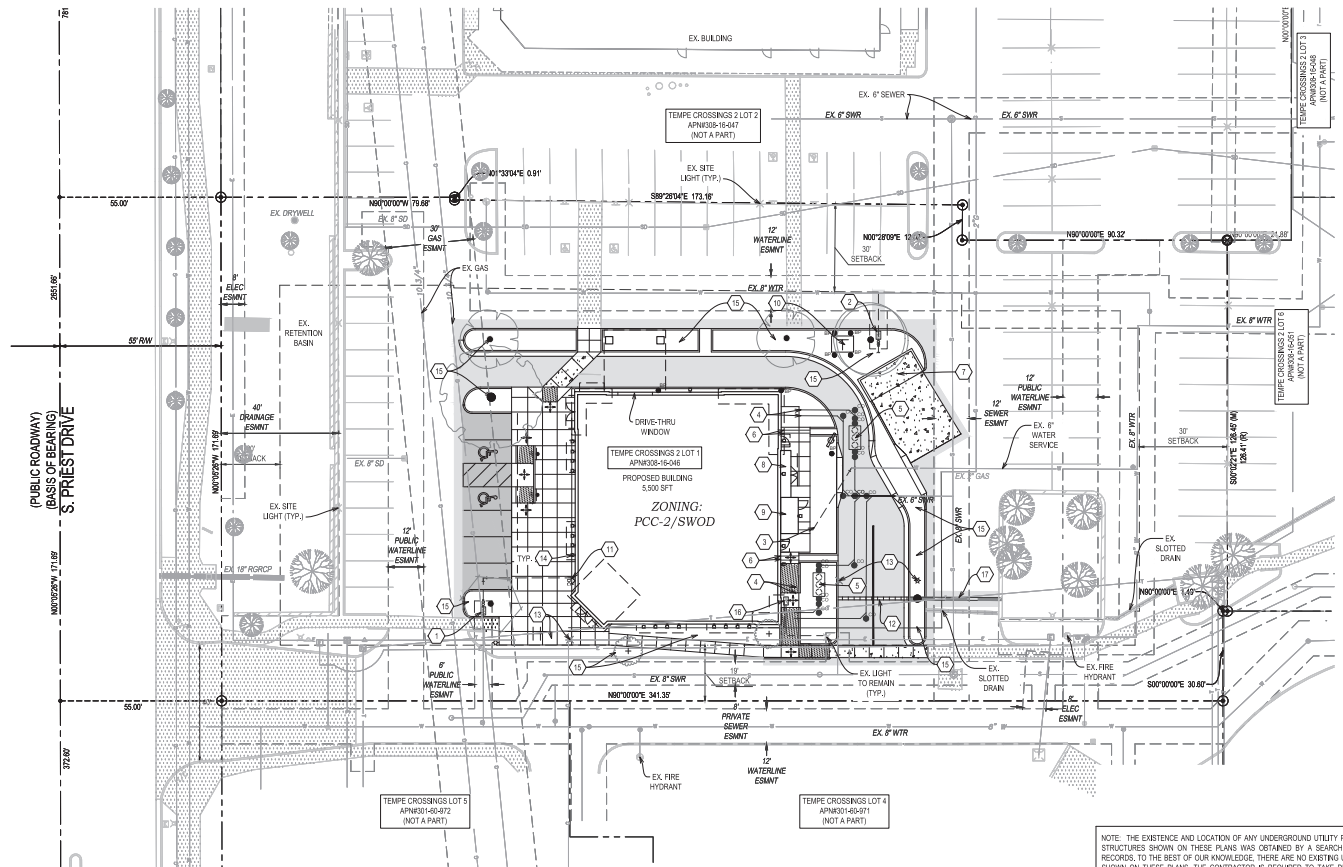
DATE	DESCRIPTION
04/15/20	MAJOR DEVELOPMENT APPLICATION
06/01/20	MAJOR DEVELOPMENT PLAN RESUBMITTAL
06/22/20	MAJOR DEVELOPMENT PLAN RESUBMITTAL 2

PROJECT

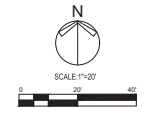
1909136PH

SHEET

PRELIMINARY UTILITY AND LIGHTING PLAN
PUL-1



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Tuesday, July 14, 2020 12:12:11 PM. W:\2020\9895\Tempe_Crossings_2_Lot_1\DWG\1909136PH_PUL-1.dwg (User: bhadlock) Plot Scale: 1/8"=1'-0" Plot Date: 7/14/2020 12:12:11 PM

TEMPE CROSSINGS 2 LOT1

PRELIMINARY GRADING & DRAINAGE PLAN

9895 S. PRIEST DRIVE
TEMPE, AZ 85284

DEVELOPMENT REFERENCE:

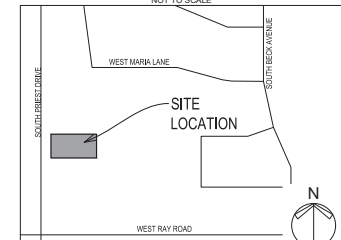
OWNER: 88 RAY PHO PARTNERS, LLC
 DEVELOPER: 2577 W. QUEEN CREEK RD., #111
 CHANDLER, AZ 85248
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 HOUSTON, TX 77042
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 DAVE@SUPERIORSURVEYING.COM

SITE LOCATION MAP



9895 S. PRIEST DRIVE SECTION 21, TOWN 1 S, RANGE 4 E
 TEMPE MARICOPA COUNTY, ARIZONA 33°19'16.20"N, 111°57'44.58"W
 PARCEL # 308-16-046

RETENTION CALCULATIONS:

THE FOLLOWING OVERALL DEVELOPMENT RETENTION IS BASED ON THE APPROVED DRAINAGE REPORT FOR TEMPE CROSSINGS II BY ATHERTON ENGINEERING DATED 07-25-02 ENR000036 094101915

EXISTING RETENTION VOLUME REQUIRED
 V=PI*CY*VOLUME REQUIRED
 C=RUNOFF COEFFICIENT

V=0.412*(.85)(20,823)=41,956 CF (ONSITE)

V=PI*(.15)(.78)(78,212)=45,736 CF

TOTAL VOLUME REQUIRED=45,736 CF

EXISTING RETENTION VOLUME PROVIDED

(SEE DRAINAGE AREA MAP IN THE DRAINAGE REPORT FOR TEMPE CROSSINGS II BY ATHERTON ENGINEERING FOR BASIN LOCATIONS IN THE OVERALL DEVELOPMENT)

BASIN "A" (120'X230'X14.00')=349,164.00 CF

BASIN "B" (120'X230'X5.50')=344,400 CF

BASIN "C" (120'X230'X5.50')=344,400 CF

BASIN "D" (120'X230'X5.50')=344,400 CF

BASIN "E" (120'X230'X5.50')=344,400 CF

BASIN "F" (120'X230'X5.50')=344,400 CF

BASIN "G" (120'X230'X5.50')=344,400 CF

BASIN "H" (120'X230'X5.50')=344,400 CF

BASIN "I" (120'X230'X5.50')=344,400 CF

TOTAL VOLUME PROVIDED=47,087 CF

BENCHMARK:

THE BENCHMARK USED IS THE CITY OF CHANDLER BENCHMARK, NUMBER 1, BENCH "A" BRASS CAP SET FOOTING OF ELECTRICAL TRANSMISSION TOWER #14, BETWEEN 90TH STREET AND KYRENE ROAD, 40 FEET EAST OF RAILROAD TRACKS AND 800 FEET NORTH OF RAY ROAD, HAVING AN ELEVATION OF 1152.80 (MAGN).

FLOODPLAIN DATA:

THE ENTIRE SITE IS DESIGNATED "ZONE (X)" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 94013C2765, EFFECTIVE DATE 10/16/2013. NATIONAL FLOOD INSURANCE PROGRAM AS PUBLISHED BY FEMA. ZONE (X) IS DESCRIBED AS 1% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE.

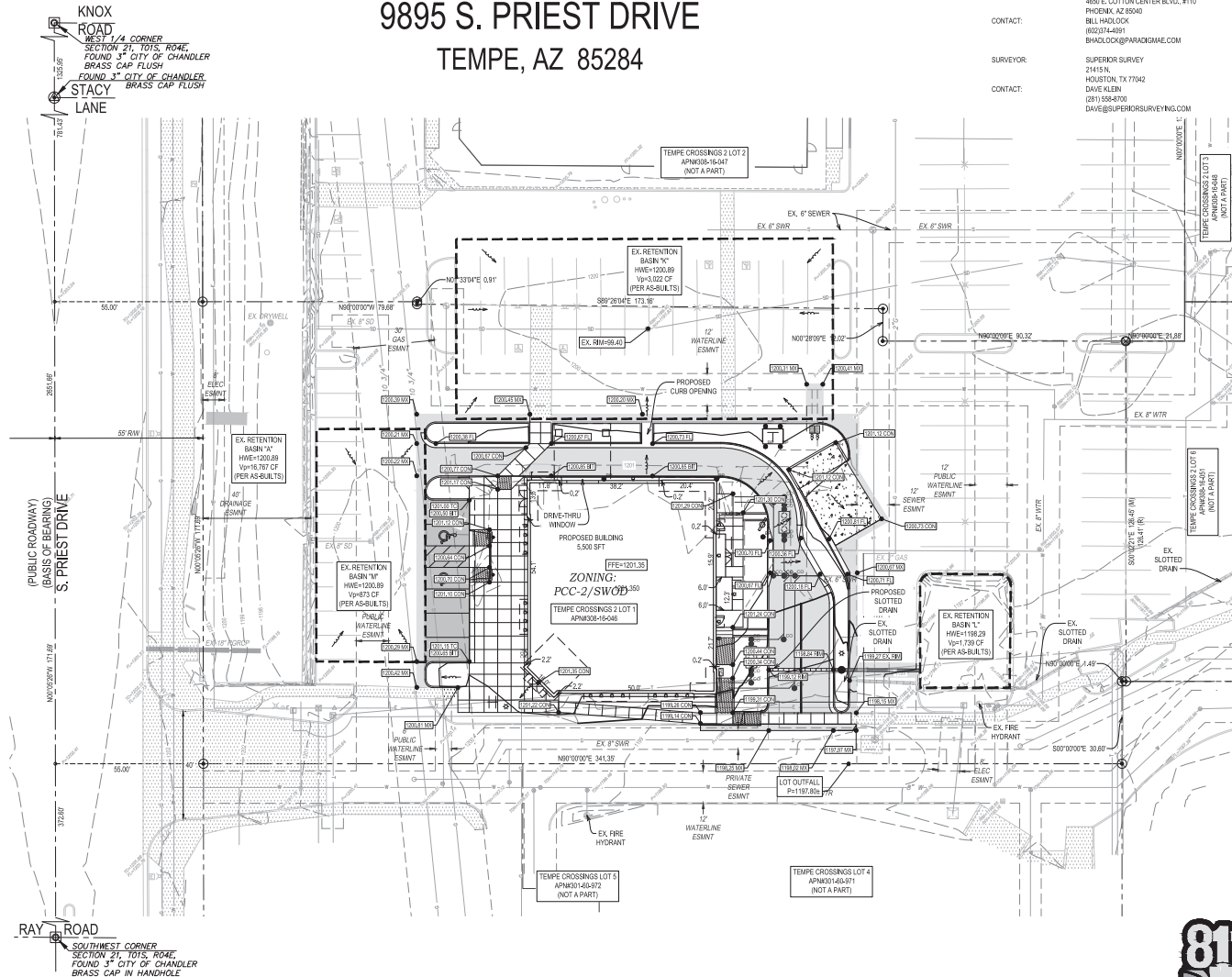
RETENTION STATEMENT:

RETENTION VOLUMES FOR LOT 1 HAVE BEEN PREVIOUSLY PROVIDED AS PART OF THE APPROVED DRAINAGE REPORT BY ATHERTON ENGINEERING ENGINEER 0201915. VARIATIONS IN ELEVATIONS BETWEEN THE ORIGINAL APPROVED DRAINAGE REPORT AND THIS PLAN DUE TO A CHANGE IN BENCHMARK ELEVATION.

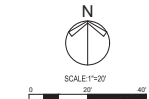
LEGAL DESCRIPTION:

LOT 1, TEMPE CROSSINGS II ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 611 OF MAPS, PAGE 31.

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RAY ROAD
 SOUTHWEST CORNER
 SECTION 21, TOWNSHIP 1 S, RANGE 4 E
 FOUND 3" CITY OF CHANDLER
 BRASS CAP IN HANDHOLE



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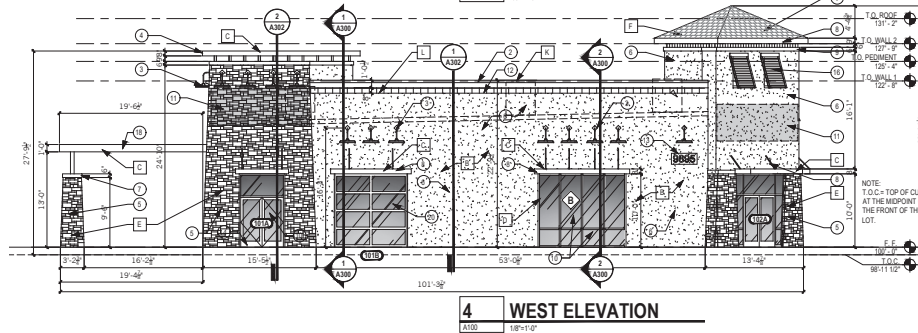
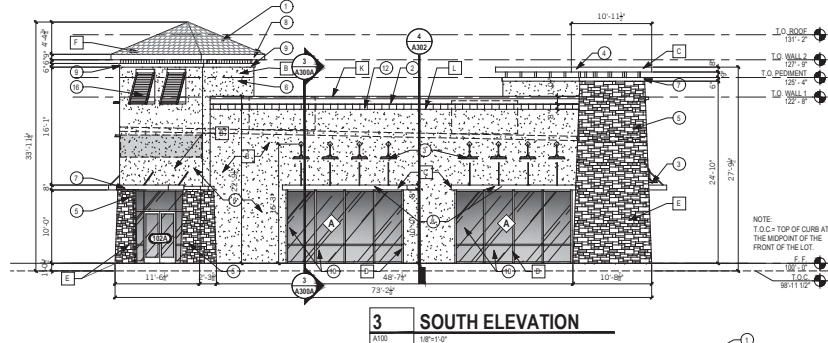
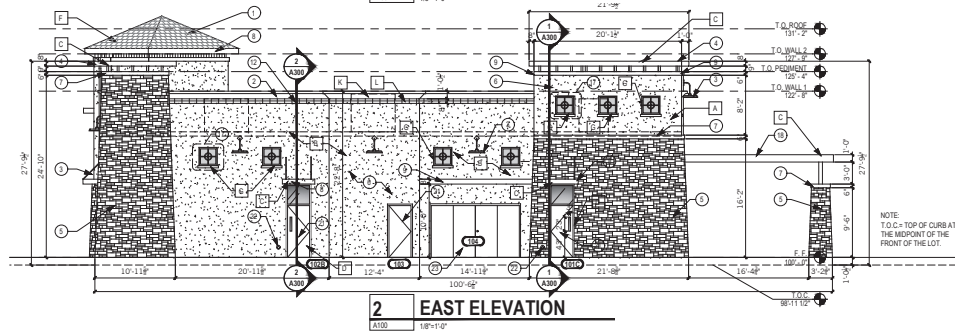
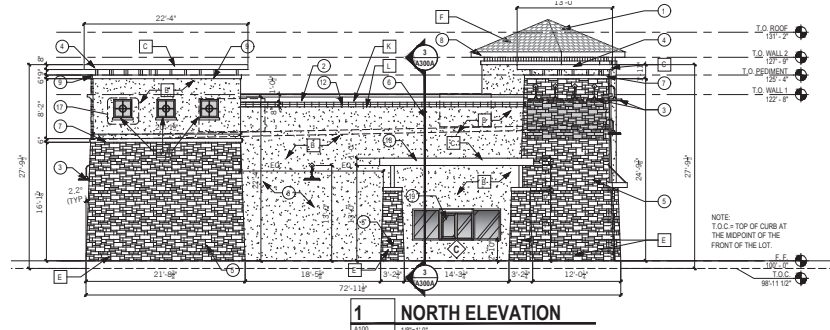
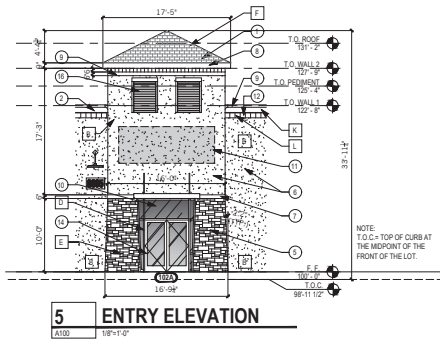
PROJECT
 TEMPE CROSSINGS 2 LOT 1

RELEASE DATE

DATE	DESCRIPTION
04/15/20	MAJOR DEVELOPMENT APPLICATION
06/10/20	MAJOR DEVELOPMENT PLAN RESUBMITTAL
06/22/20	MAJOR DEVELOPMENT PLAN RESUBMITTAL 2

PROJECT
 1909136PH

SHEET
 PRELIMINARY GRADING & DRAINAGE PLANS
 PGD-1



KEYNOTES	
MATERIAL	
1	CONCRETE TILE ROOFING
2	FOAM CORNICE CAP
3	ARM MOUNTED LIGHT FIXTURE
4	8" C CHANNEL FASCIA
5	CULTURED STONE VENEER - ICBD NER-369
6	EPS SYSTEM - ICBD EP-492
7	CULTURED STONE CAP
8	8" TUBE STEEL BAND
9	PREFINISHED METAL COPPING/TRIM
10	STOREFRONT GLAZING
11	LOCATION OF FUTURE BUILDING SIGNAGE UNDER SIGNAGE CONTRACT
12	8X12 SLATE TILE INSERT
13	12" HIGH CONTRAST ADDRESS NUMBERS WITH DESIGNATED LIGHT SOURCE
14	STOREFRONT ALUMINUM DOOR
15	ISLANDER ALUMINUM SHUTTER AS MFGD BY WILLARD SHUTTERS CO
16	DECORATIVE TILE INSERT WITH DECORATIVE T.S. FRAME
17	METAL CANOPY STRUCTURE AT DRIVE THRU LANE
18	ALUMINUM DRIVE THRU WINDOW AT DRIVE THRU LANE, READY ACCESS 600 SINGLE PANEL INSULATED SLIDER
19	OVERHEAD ROLLING PANEL DOOR WITH INSULATED GLASS
20	HOLLOW METAL DOOR AND FRAME
21	OVERFLOW COWS TONGUE
22	LOCKING BI-FOLD ACCESS DOORS FOR BES ROOM

COLOR LEGEND	
NOTE	
A	SMOOTH FINISH EPS SYSTEM - DRYVIT - 454A STONE GRAY - LRV 77
B	SMOOTH FINISH EPS SYSTEM - DRYVIT 470A CAPTAIN - LRV 65
C	METAL ACCENT - DUNN EDWARDS JET 063378
D	STOREFRONT HOLLOW METAL FRAMING - SHERWIN WILLIAMS SW 7004 SNOWBOND
E	CULTURED STONE BLEND - ELDORADO STONES - VANTAGE26, WHITE ELM
F	CONCRETE ROOF TILE - MORAL CONCRETE ROOF TILE - STONE MOUNTAIN BLEND
G	TUBE STEEL ACCENT - SHERWIN WILLIAMS SW 7004 SNOWBOND
H	NOT USED
I	NOT USED
J	CORNICE CAP - SMOOTH FINISH EPS SYSTEM - DRYVIT - 454A STONE GRAY - LRV 77
K	8"X12" SLATE TILE INSERT - BLACK



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PROJECT

TEMPE CROSSINGS 2 LOT 1

CORE AND SHELL BUILDING

8995 SOUTH PRIEST DRIVE
TEMPE, AZ 85284

RELEASE DATE

DATE	DESCRIPTION
04/15/23	MAJOR DEVELOPMENT PLAN REVIEW
06/01/23	MAJOR DEVELOPMENT PLAN RESUBMITTAL

PROJECT

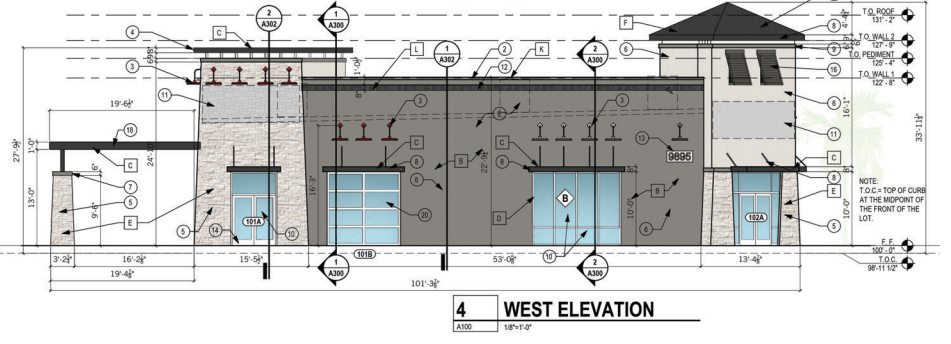
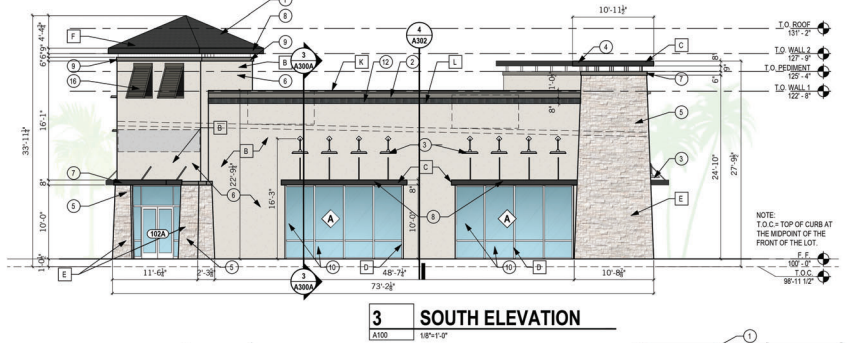
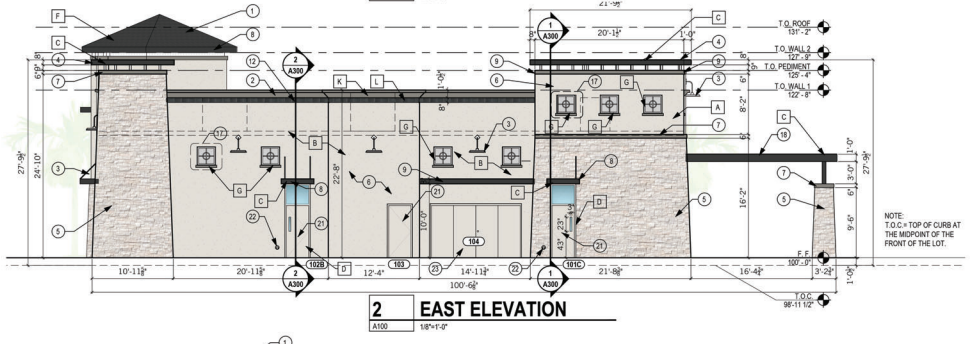
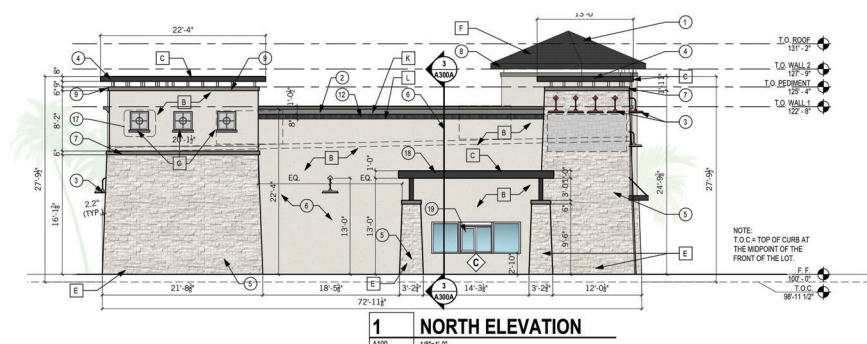
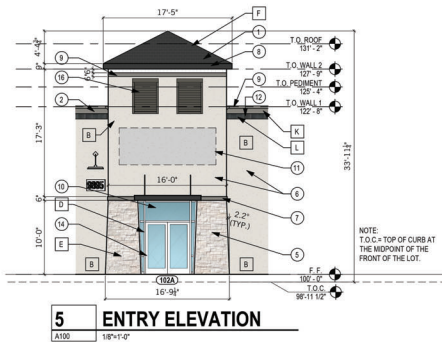
1909136PH

SHEET

EXTERIOR ELEVATIONS

A200

Made by: 10/20/2021 11:11 AM; P:\2020\05\01\PROJECT\10\000001\TEMP\CAD\BIBING\REF\PL\SPACE\DRAWING\000000\A20000.dwg




KEYNOTES

NO.	MATERIAL
1	CONCRETE TILE ROOFING
2	FOAM CORNICE CAP
3	ARM MOUNTED LIGHT FIXTURE
4	8" C CHANNEL FASCIA
5	CULTURED STONE VENEER - IC30 NER-359
6	EFS SYSTEM - IC30 ER 4802
7	CULTURED STONE CAP
8	8" TUBE STEEL BAND
9	PREFINISHED METAL COPING/TRIM
10	STOREFRONT GLAZING
11	LOCATION OF FUTURE BUILDING SIGNAGE UNDER SEPARATE CONTRACT
12	8X12 SLATE TILE INSERT
13	1/2" HIGH CONTRAST ADDRESS NUMBERS WITH DEDICATED LIGHT SOURCE
14	STOREFRONT ALUMINUM DOOR
15	ISLANDER ALUMINUM SHUTTER AS MFGD BY WILLARD SHUTTER CO.
16	DECORATIVE TILE INSERT WITH DECORATIVE T.S. FRAME
17	METAL CANOPY STRUCTURE AT DRIVE-THRU LANE
18	ALUMINUM DRIVE THRU WINDOW AT DRIVE THRU LANE
19	READY ACCESS ROLL SINGLE PANEL INSULATED SLIDER OVERHEAD ROLLING PANEL DOOR WITH INSULATED GLASS
20	HOLLOW METAL DOOR AND FRAME
21	OVERFLOW COWS TONGUE
22	LOOKING IN/FOLD ACCESS DOORS FOR BEE ROOM

COLOR LEGEND

NO.	NOTE
A	SMOOTH FINISH EFS SYSTEM - DRYVIT - 454A STONE GRAY - LRV 77
B	SMOOTH FINISH EFS SYSTEM - DRYVIT 473A CAPTAIN - LRV 25
C	METAL ACCENT - DUNN EDWARDS JET DE378
D	STOREFRONT HOLLOW METAL FRAMING - SHERWIN WILLIAMS SW 7004 SNOWBOUND
E	CULTURED STONE BLEND - ELDOORADO STONES - NANTUCKET WHITE ELM
F	CONCRETE ROOF TILE - BORAL CONCRETE ROOF TILE - STONE MOUNTAIN BLEND
G	TUBE STEEL ACCENT - SHERWIN WILLIAMS SW 7004 SNOWBOUND
H	NOT USED
J	NOT USED
K	CORNICE CAP - SMOOTH FINISH EFS SYSTEM - DRYVIT - 454A STONE GRAY - LRV 77
L	8X12 SLATE TILE INSERT - BLACK



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PROJECT

TEMPE CROSSINGS 2 LOT 1

CORE AND SHELL BUILDING

8995 SOUTH PRIEST DRIVE
TEMPE, AZ 85284

RELEASE DATE

DATE	DESCRIPTION
04/15/20	MAJOR DEVELOPMENT PLAN REVIEW
06/01/20	MAJOR DEVELOPMENT PLAN RESUBMITTAL

PROJECT

1909136PH

SHEET

EXTERIOR ELEVATIONS

A200

Monday, June 01, 2020 11:10 AM - 2:00:00 PM PROJECT: 1909136PH TEMPE CROSSINGS 2 LOT 1 PLAN REVIEW - EXTERIOR ELEVATIONS - A200



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PROJECT

TEMPE CROSSINGS 2
LOT 1

CORE AND SHELL
BUILDING

9895 SOUTH PRIEST DRIVE
TEMPE, AZ 85284

RELEASE DATE

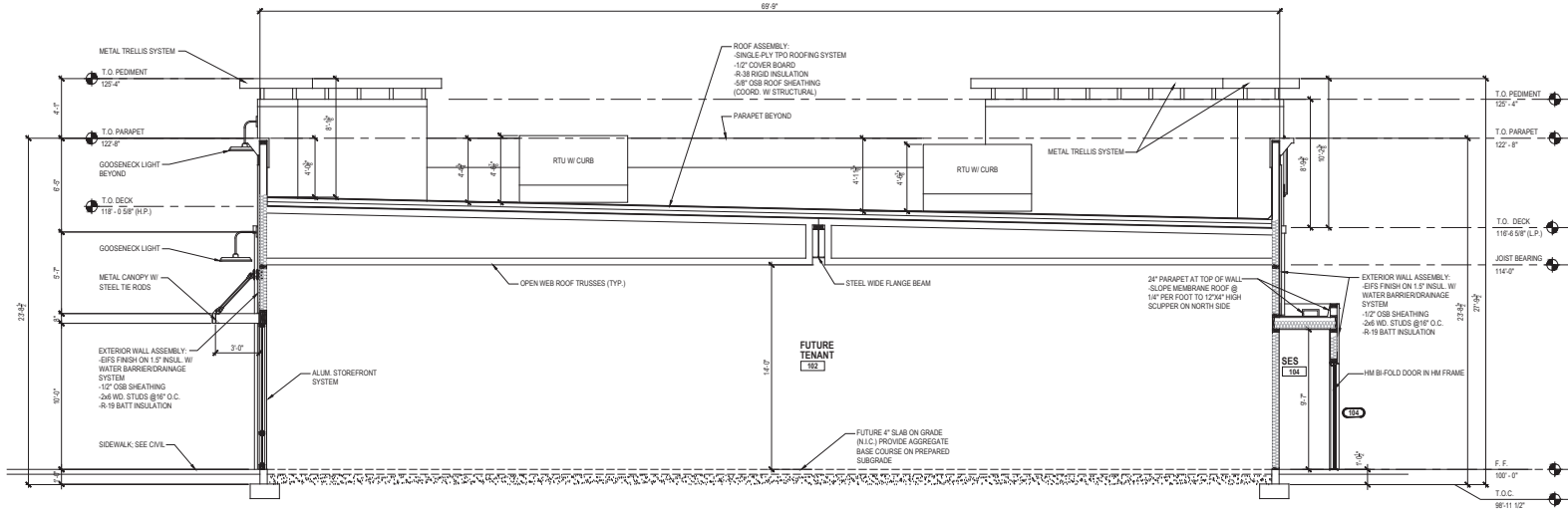
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0601/20	MAJOR DEVELOPMENT PLAN RESUBMITTAL
0622/20	MAJOR DEVELOPMENT PLAN RESUBMITTAL 2

PROJECT

1909136PH

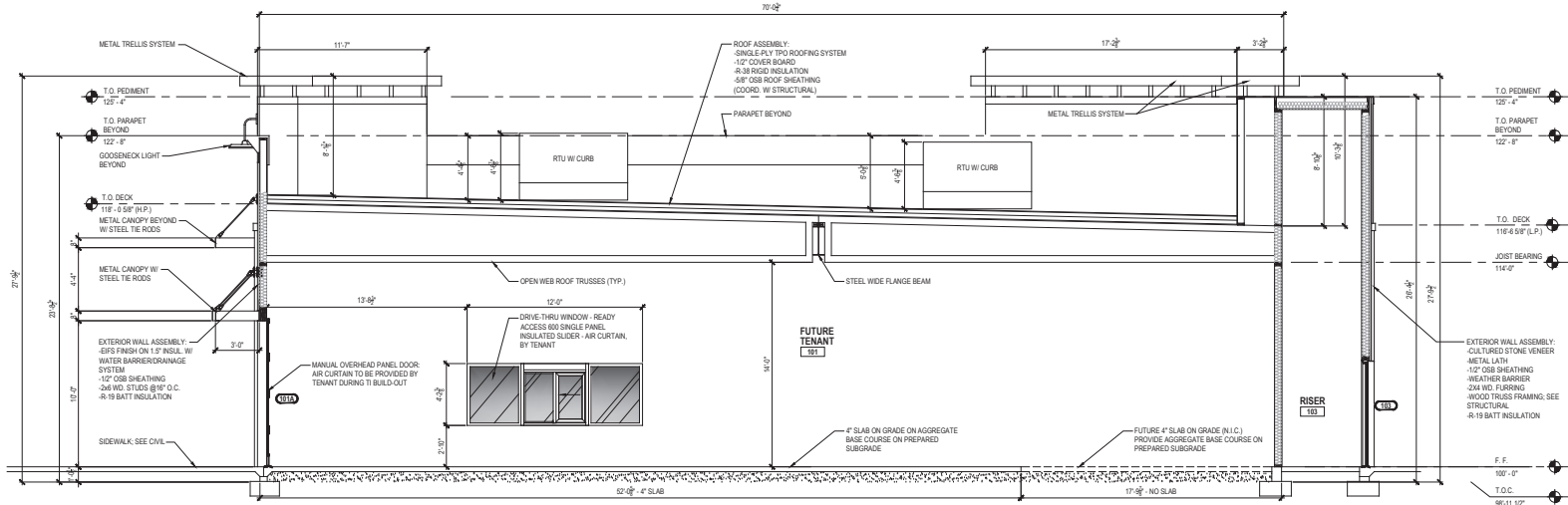
SHEET

BUILDING SECTIONS
A300



2 BUILDING SECTION

A100, A101 | 1/4"=1'-0"
A200



1 BUILDING SECTION

A100, A101 | 1/4"=1'-0"
A200



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PROJECT

TEMPE
CROSSINGS 2
LOT 1

CORE AND SHELL
BUILDING

9895 SOUTH PRIEST DRIVE
TEMPE, AZ 85284

RELEASE DATE

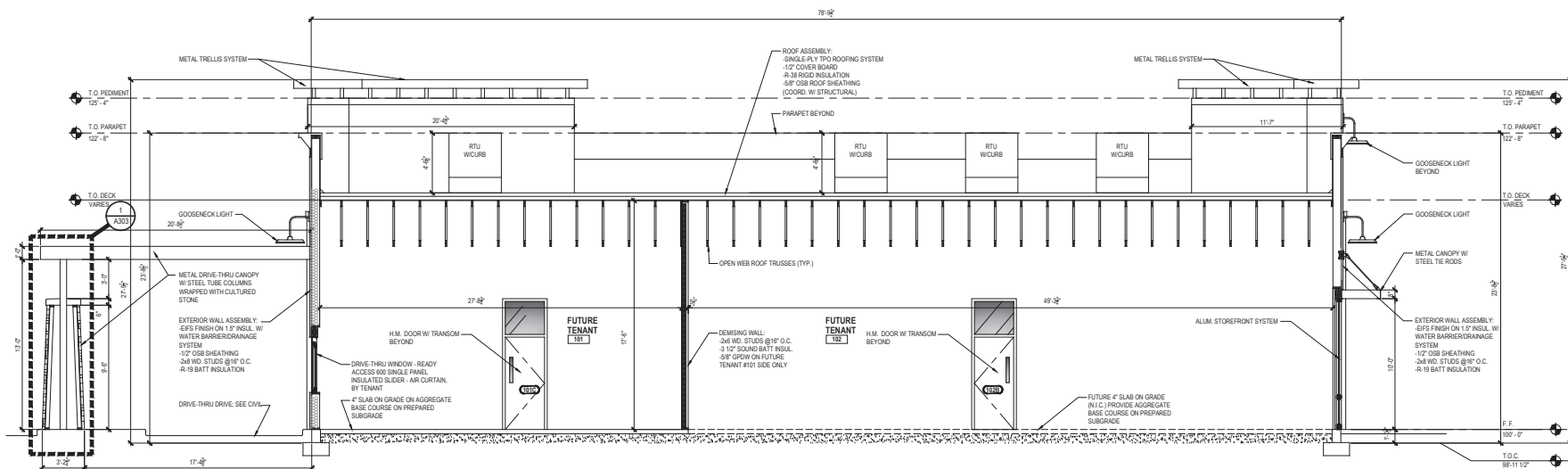
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04/15/20	MAJOR DEVELOPMENT PLAN REVIEW
06/01/20	MAJOR DEVELOPMENT PLAN RESUBMITTAL
06/22/20	MAJOR DEVELOPMENT PLAN RESUBMITTAL 2

PROJECT

1909136PH

SHEET

BUILDING SECTION
A300A



3 BUILDING SECTION
A100, A101 1/4"=1'-0"
A200







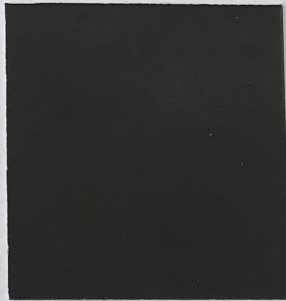
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MATERIALS BOARD



SNOWBOUND (ACCENT)
Color Legend: D, G
Keynotes: 14



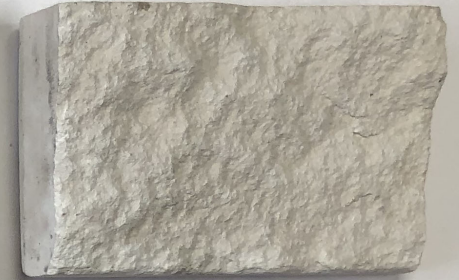
JET (ACCENT)
Color Legend: C
Keynotes: 18, 4



CAPTAIN (FIELD)
Color Legend: B
Keynotes: 6



STONE GRAY (ACCENT)
Color Legend: A, K
Keynotes: 6

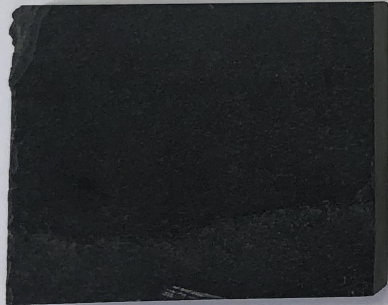


WHITE ELM
Color Legend: E
Keynotes: 5
STONE VENEER

PAINT

EXTERIOR INSULATION

FINISH SYSTEM (EIFS)



BLACK
Color Legend: L
Keynotes: 12
SLATE TILE ACCENT BAND

TEMPE CROSSINGS 2 LOT 1 (PL200068)

**9895 SOUTH PRIEST DRIVE
TEMPE, ARIZONA 85284**

MAJOR DEVELOPMENT PLAN REVIEW APPLICATION SUBMITTAL
(Refer to sheet A200 and Material and Finish Schedule)

REVISED JUNE 01, 2020



STONE MOUNTAIN BLEND
Color Legend: F
Keynotes: 1
CONCRETE ROOF TILE

