

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 11/10/2021  
Agenda Item: 5**

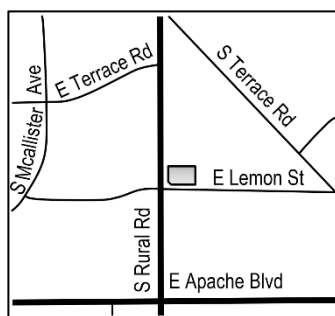
**ACTION:** Request a Use Permit to allow an expansion to an existing drive-through restaurant, and a Development Plan Review consisting of a building addition for DUTCH BROS COFFEE, located at 1037 South Rural Road. The applicant is PHNX Design, LLC.

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

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** DUTCH BROS COFFEE (PL210292) is an existing drive-through coffee restaurant located on the northeast corner of South Rural Road and East Lemon Street in the CSS, Commercial Shopping & Services District, and within the TOD, Transportation Overlay District (Corridor). The business is proposing a 185 square-foot building addition to the southeast end of the building to accommodate more drink equipment in a modern configuration to maximize the production of drinks and to allow an increase in staff and an increase of the number of orders completed per hour. A new use permit is required for the building addition pursuant to the City of Tempe Zoning and Development Code (ZDC) Section 6-308(I), and a Major Development Plan Review is required for building expansions over twenty percent (20%) of the existing building area pursuant to ZDC Section 6-306(B)(2). The request includes the following:

- ZUP210074 Use Permit to allow an expansion to an existing drive-through restaurant.
- DPR210125 Development Plan Review including site plan, building elevations, and landscape plan.



Existing Property Owner	College Enterprises, Inc.
Applicant	Mike Hills, PHNX Design, LLC
Zoning District	CSS (TOD)
Net Site Area	20,514 s.f. (0.47 acres)
Existing Building Area	394 s.f.
Proposed Addition	185 s.f.
Proposed Total Building Area	725 s.f.
Lot Coverage	3.5% (75% maximum allowed)
Building Height	23'-2" (35'-0" maximum allowed)
Building Setbacks	10'-5" front, 0'-7" street side, 73'-10" north side, 130'-0" rear (0', 0', 0', 10' min.)
Landscape Area	32% (25% minimum required)
Vehicle Parking	19 spaces (8 min. required)
Bicycle Parking	16 spaces (3 min. required)

**ATTACHMENTS:** Development Project File

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

Department Director: Shelly Seyler, Interim 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 East Terrace Road, East Lemon Street, South Terrace Road, and South Rural Road.

Existing entitlements for this property that will remain in effect are: Use Permit to exceed the parking maximum (125%). Existing uses on the site include: Drive-through restaurant.

This request includes the following:

- ZUP210074 Use Permit to allow an expansion to an existing drive-through restaurant.
- DPR210125 Development Plan Review for a 185 s.f. building addition to an existing drive-through restaurant.

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

## SITE PLAN REVIEW

This project was processed through one (1) preliminary (May 12, 2021) and one (1) formal site plan review (September 29, 2021). The following items, listed by category, were requested by staff (*in italics*), and addressed by the applicant as follows:

### 1. General:

- a. *Provide a traffic mitigation plan that will be adhered to by employees during peak business periods; the applicant provided a narrative and schematic in the letter of explanation.*

### 2. Site Plan:

- a. *Provide a double gateway drive-through to accommodate more vehicles on site and prevent vehicular backup into the traffic intersection; at this time the applicant is not interested in a site modification that will reduce the number of on-site parking spaces but is confident that the building addition will allow additional equipment and staff to push orders out in a faster and efficient manner.*
- b. *Provide a traffic control device to only allow right-in and right-out ingress and egress from the Rural Road driveway; the applicant provided a no-left-turn sign adjacent to the exist lane of the Rural Road driveway.*

### 3. Landscape Plan:

- a. *Provide additional shrubs within the landscape area in front of the S.E.S. and employee service door for additional screening; three (3) hop seed bushes were added in this area of the landscape plan.*

## PUBLIC INPUT

- Neighborhood meeting not required
- Staff has received one (1) phone call from a tenant of the adjacent retail strip, The Wedge, who commented in opposition to the project, citing concerns about existing traffic backup onto Rural and the potential for increased traffic with the addition, impacting customer traffic.

## PROJECT ANALYSIS

### USE PERMIT

The proposed use requires a use permit to allow an expansion to an existing drive-through restaurant in the CSS, Commercial Shopping & Services District.

Section 6-308(E) Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic; the applicant believes the building addition allow additional equipment and staff and thus increase drink production and move patrons through the drive-through quicker.*
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions; the building addition is not expected to generate emissions that would cause a nuisance to the surrounding area.*

3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan; the proposed addition is not in conflict with the City's adopted plans and General Plan.*
4. *Compatibility with existing surrounding structures and uses; the finishes and materials of building addition will match the existing building, and the expanded use is compatible with surrounding uses.*
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public; the applicant believes the building addition will provide the business the ability to serve more customers per hour and will reduce, and hopefully eliminate, vehicular backup along Rural Road.*

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

## **DEVELOPMENT PLAN REVIEW**

### **Site Plan**

The only modifications to the site will occur along the southeast portion of the existing building where the addition is proposed, currently a portion of patio area. The new shade canopies over the drive-through lane were approved through the Building Development Plan Review application process.

### **Building Elevations**

The building addition will match the materials and finishes of the existing building and provide a new employee service door and windows.

### **Landscape Plan**

The only modification to the landscape is the addition of three (3) hop seed bushes along the Rural Road frontage to help screen the S.E.S. and existing employee service door.

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; the existing building design provides a variety in the streetscape, and the proposed addition will assist in maintaining that variety in the streetscape.*
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; the existing building provides adequate solar protection from the shade canopies along the patio area, the drive-through pick-up window, and the drive-through lane.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; the proposed addition will match the materials and finishes of the existing building which consist of high quality materials.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the building addition will match the height and width of the existing building, and will only add length.*
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 existing building already provides vertical articulation, and the addition will complement the overall massing.*
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 addition will provide additional visual interest by maintaining windows and providing a new storefront door.*

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the existing and proposed site layout provides easy access to nearby multi-modal transportation.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the existing and proposed site layout is designed to separate pedestrian and vehicular traffic.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the new addition will provide increased visibility and access from the southeast portion of the building as opposed to the sole entrance on the northwest portion of the building.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; the existing landscape already provides delineation from parking areas, the building, the drive-through lane, and pedestrian pathways.*
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; sign review is not a part of the project scope but will require a separate review and permitting process.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects; on-site lighting will conform with the minimum illumination levels required by the Zoning and Development Code while being non-intrusive to adjacent properties.*

**REASONS FOR APPROVAL:**

1. The project will meet the development standards required under the Zoning and Development Code.
2. The proposed project meets the approval criteria for a Use Permit and Development Plan Review.

Based on the information provided and the above analysis, staff recommends approval of the requested Use Permit and Development Plan Review. These requests meet the required criteria and will conform to the conditions.

**USE PERMIT CONDITIONS OF APPROVAL:**

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

1. This Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.
3. Return to the Development Review Commission for review of compliance with conditions of approval within nine (9) months. The timing for the nine-month review period to commence begins when the business is in full operation. Notify Community Development staff when in full business operation.

**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 and building elevations received on October 18, 2021 and landscape plan received on October 18, 2021. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.



### **Site Plan**

2. 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.
3. 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.

### **Building Elevations**

4. The materials and colors are approved as presented:  
Primary Building – Painted Gray Synthetic Stucco – Match Existing  
Building Accent – Painted White Synthetic Stucco – Match Existing  
Wainscot – Brick Veneer – Coronado Stone – Match Existing  
Flashing Cap – Metal – Taylor Metals – Match Existing  
Storefront – Aluminum – Kawneer – Clear Anodized – Match Existing  
Provide primary building colors and materials with a light reflectance value of 75 percent or less.
5. If provided, roof access shall be from the interior of the building. Do not expose roof access to public view.
6. 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.
7. 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.

### **Lighting**

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

### **Landscape**

10. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
11. Irrigation notes:
  - a. 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.
  - b. Locate valve controller in a vandal resistant housing.
  - c. Hardwire power source to controller (a receptacle connection is not allowed).
  - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
  - e. 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 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.
12. 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.
13. 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

14. Verify property address and submit a PDF copy of the site plan with unit floor plans for permanent addressing to [permitcenter@tempe.gov](mailto:permitcenter@tempe.gov) prior to submittal of construction documents.
15. 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.

## USE PERMIT:

- The Use Permit is valid for Dutch Bros Coffee and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.
- Any intensification or expansion of use shall require a new Use Permit.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.

**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.

**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:**

- Refer to Tempe City Code Section 26-70 Security 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 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. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- 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](http://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:

- 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. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- 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](http://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](http://www.tempe.gov/signs).

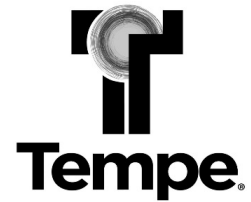
DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality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

**HISTORY & FACTS:**

- March 21, 2006                      Hearing Officer approved a Use Permit to allow a drive-thru for a restaurant (coffee kiosk) for College Enterprises, Inc. (BA060024), located at 1037 South Rural Road in the CSS, Commercial Shopping & Services District, and within the TOD, Transportation Overlay District (Corridor).
  
- November 6, 2007                Design Review Board approved building elevations, site and landscape plan for Dutch Brothers Coffee Shop & Cellular Phone Retail Store (DRB06029), located at 1037 South Rural Road in the CSS, Commercial Shopping & Services District, and within the TOD, Transportation Overlay District (Corridor).
  
- December 6, 2016                Hearing Officer approved a Use Permit to exceed the parking maximum (125%) for Dutch Brothers Coffee, located at 1037 South Rural Road in the CSS, Commercial Shopping & Services District, and within the TOD, Transportation Overlay District (Corridor).

**ZONING AND DEVELOPMENT CODE REFERENCE:**

- Section 6-306, Development Plan Review
- Section 6-308, Use Permit



# DEVELOPMENT PROJECT FILE

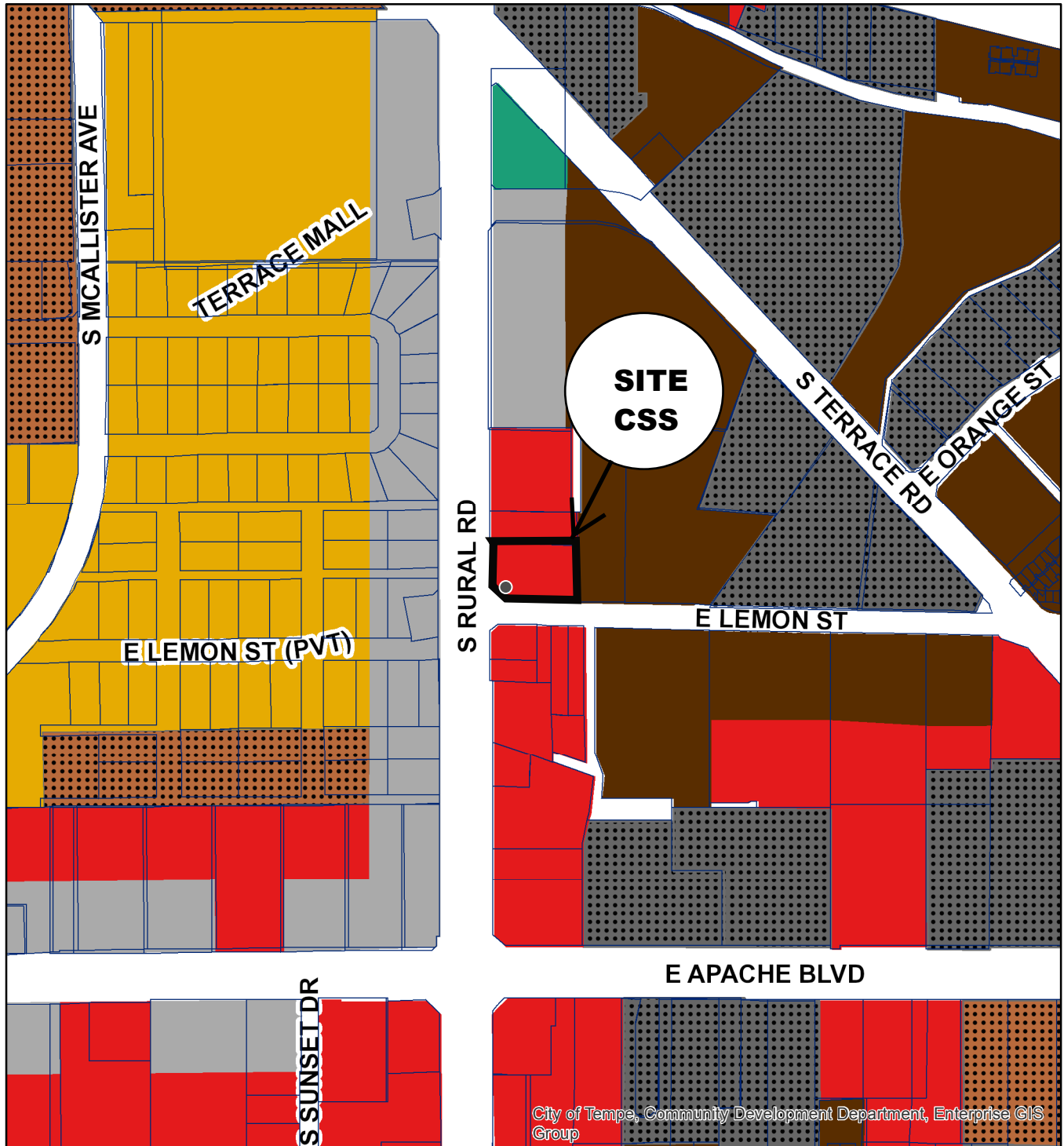
for

DUTCH BROS COFFEE  
(PL210292)









## ATTACHMENTS:

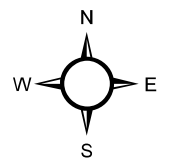
- 1-5. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 6-11. Applicant's Letter of Explanations
- 12-15. Site Design (Site Plan, Landscape Plan, and Preliminary Civil Improvement Plan)
- 16-21. Building Design (Blackline Elevations, Color Elevations, Building Sections, Perspectives/Renderings, Material Samples, and Floor Plans)
- 22-24. Applicant's Response to Public Comments

# Dutch Bros Coffee



City of Tempe, Community Development Department, Enterprise GIS Group

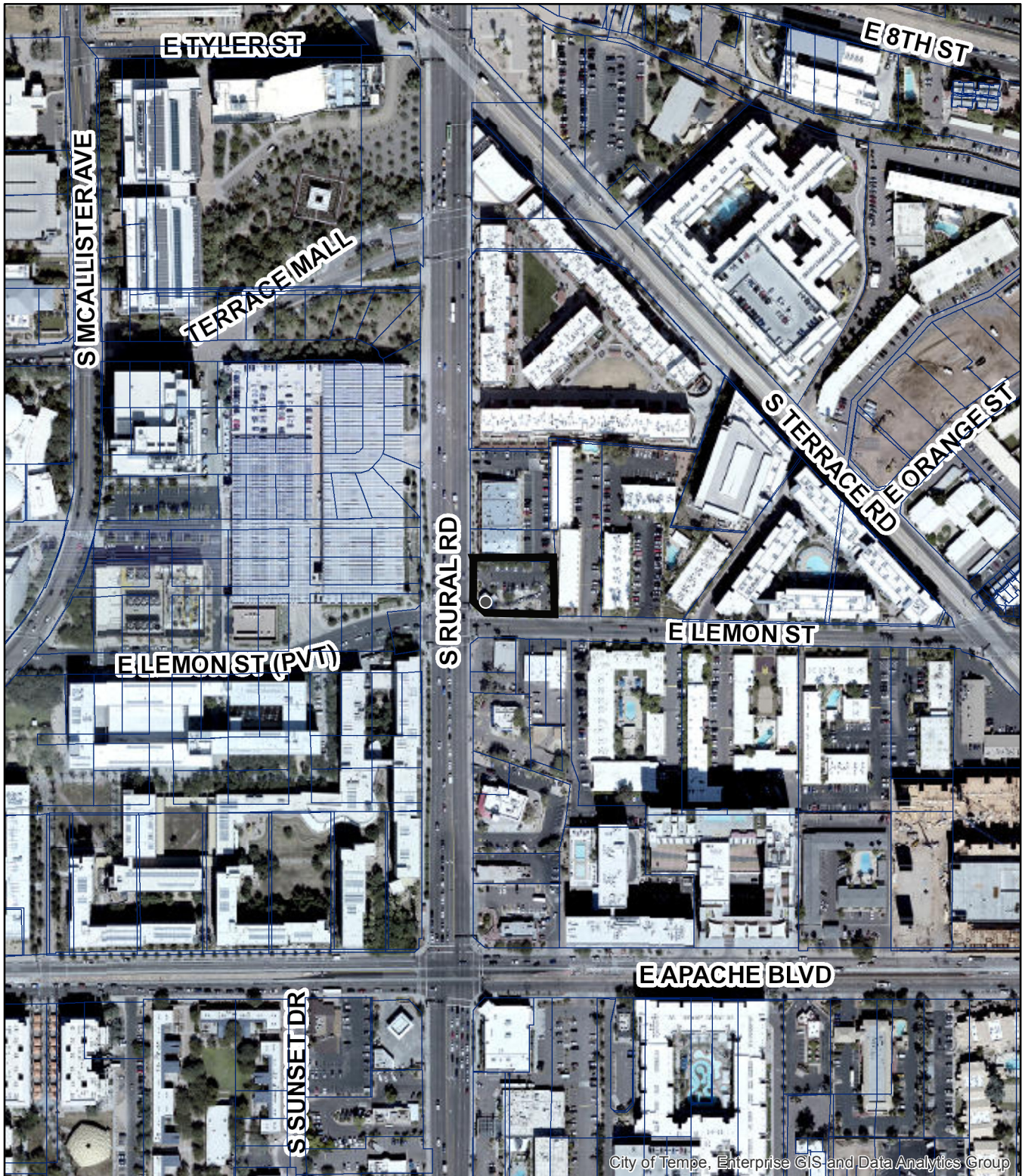
- |  |  |
|--|--|
|  Mixed Use High (MU-4)                  |  Single-Family Residential (R1-6)       |
|  Mixed Use Educational (MU-ED)          |  Multi-Family Residential Limited (R-3) |
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential General (R-4) |
|  Residential/Office (RO)                |  Multi-Family Residential High (R-5)    |



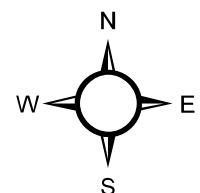


# Dutch Bros Coffee

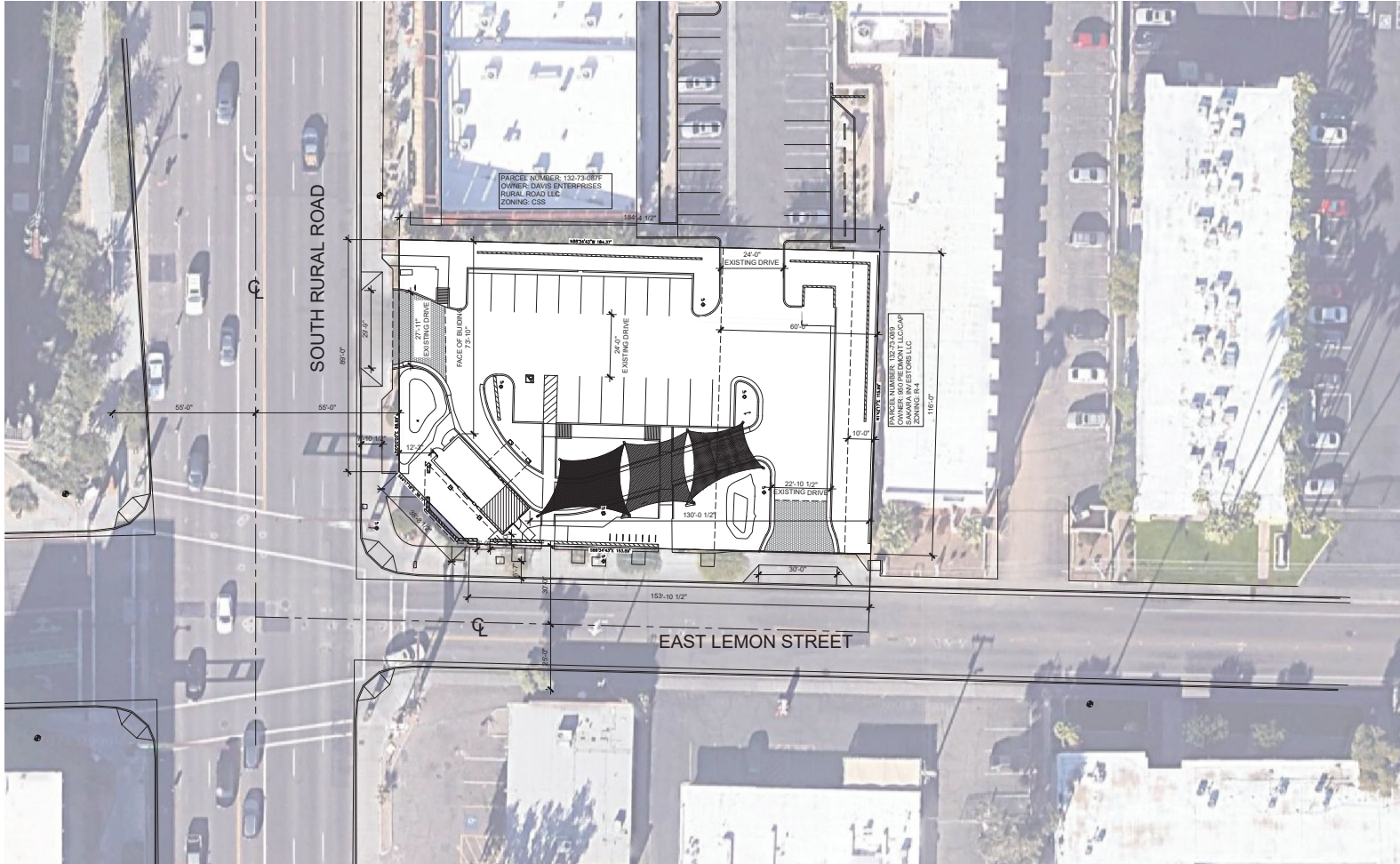
PL210292



## Aerial Map







©2021 OWNERSHIP OF SERVICE - All reports, plans, specifications, notes and information prepared by PHNX DESIGN and their consultants shall remain the property thereof. PHNX DESIGN shall retain all common law, statutory and other reserved rights, including the copyright thereto.

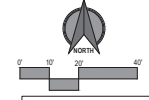
**DUTCH BROS COFFEE**
  
 1037 S. RURAL RD
   
 TEMPE, ARIZONA 85281

DATE	REVISION

AERIAL MAP

**A101**

PHNX JOB #: 21-218



SCALE: 1" = 20'-0"  
 DATE: 10.14.2021

# GENERAL NOTES

- ALL MONUMENT, WALL, AND BUSINESS IDENTIFICATION SIGNAGE REQUIRES A SEPARATE PLANNING SIGN PERMIT.
- THIS PLAN IS AN ELECTRONIC SUBMITTAL. ANY PLAN CHANGES OR DIFFERED SUBMITTALS (FIRE SPRINKLERS, FIRE ALARM, ETC.) WILL BE REQUIRED TO FOLLOW THE SAME FORMAT, HARD COPY SUBMITTALS WILL BE DENIED.
- SHOPS 'N' SHOPS 'R' ARE SHELL CORE ONLY PROJECT SUBMITTAL. SEPARATE TENANT IMPROVEMENT PERMIT WILL BE REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THIS BUILDING, WITH VENTILATION, SANITATION, EXISTING, AND OTHER HABITABILITY AND OCCUPANCY ADDRESSED UNDER THE TENANT IMPROVEMENT SUBMITTAL.
- EXAMINATION OF DRAWINGS SPECIFICATIONS AND SITE. ALL BIDDERS SHALL CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS PREPARED FOR THE WORK. THEY SHALL VISIT THE SITE OF THE WORK AND ACCQUANT THEMSELVES WITH ALL LOCAL CONDITIONS AFFECTING THE CONTRACT. IF AWARDED THE CONTRACT, THEY SHALL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY UNFORESEEN DIFFICULTIES OR OBSTACLES WHICH THE BIDDER COULD HAVE DISCOVERED OR REASONABLY ANTICIPATED PRIOR TO THE BIDDING. SLIP CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH CONSTRUCTION DRAWINGS PRIOR TO BIDDING.
- ORDINANCES, RULES AND REGULATIONS, ALL WORK AND MATERIAL COVERED BY THE CONTRACT DOCUMENTS SHALL CONFORM TO THE RESPECTIVE REQUIREMENTS OF THE LATEST EDITIONS OF THE FOLLOWING:
  - RULES OF THE NATIONAL BOARD OF FIRE UNDERWRITERS.
  - STANDARD SPECIFICATIONS OF THE AMERICAN SOCIETY OF TESTING MATERIALS.
  - STATE AND LOCAL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS APPLICABLE TO WORK.
- INTENT OF DRAWINGS AND SPECIFICATIONS. REFER TO THE DRAWINGS FOR ALL MEASUREMENTS. THE MEASUREMENTS GIVEN ON THE ARCHITECTURAL PLANS SHALL BE CHECKED BY EACH SUBCONTRACTOR BEFORE PROCEEDING WITH THE WORK, AND ANY DISCREPANCIES SHALL BE REPORTED AT ONCE TO THE GENERAL CONTRACTOR. SHOULD IT APPEAR THAT THE WORK COVERED BY THE CONTRACT DOCUMENTS IS NOT SUFFICIENTLY DETAILED OR EXPLAINED, GENERAL CONTRACTOR SHALL APPLY TO THE ARCHITECT FOR FURTHER DRAWINGS OR EXPLANATIONS AS MAY BE NECESSARY TO CLARIFY THE POINT IN QUESTION. IT IS THE INTENTION OF THE CONTRACT DOCUMENTS TO PROVIDE A JOB COMPLETE IN EVERY RESPECT. GENERAL CONTRACTORS AND SUBCONTRACTORS ARE TO BE RESPONSIBLE FOR THIS RESULT AND TO TURN OVER THE PROJECT COMPLETE OPERATING CONDITION, IRRESPECTIVE OF WHETHER THE CONTRACT DOCUMENTS COVER EVERY INDIVIDUAL ITEM IN MINUTE DETAIL.
- QUALITY OF MATERIALS AND WORK. ALL WORK, FIXTURES, MATERIALS AND APPARATUS SHALL BE NEW IN VERY RESPECT, AND SHALL BE DELIVERED TO THE BUILDING SITE IN UNDAMAGED CONDITION. NO BRAND NAMES SHALL APPEAR ON ANY EXPOSED SURFACES AFTER IT IS INSTALLED. ALL WORK SHALL BE DONE BY THOSE WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THEIR PARTICULAR TRADES.
- CHANGES IN THE WORK. EACH SUBCONTRACTOR MAY BE ORDERED IN WRITING BY THE GENERAL CONTRACTOR, WITHOUT INVALIDATING THIS SUBCONTRACT, TO MAKE CHANGES IN THE WORK WITHIN THE GENERAL SCOPE OF HIS SUBCONTRACT CONSISTING OF ADDITIONS, DELETIONS OR OTHER REVISIONS. THE CONTRACTOR SHALL AND CONTRACT TIME BEING ADJUSTED ACCORDINGLY. THE SUBCONTRACTOR, PRIOR TO THE COMMENCEMENT OF SUCH CHANGES OR REVISED WORK, SHALL SUBMIT PROMPTLY TO THE GENERAL CONTRACTOR WRITTEN COPIES OF ANY CLAIM FOR ADJUSTMENT WITH THE CONTRACT DOCUMENTS.

# PROJECT DESCRIPTION

RENOVATION TO EXISTING DUTCH BROS BUILDING TO ADD AN ADDITIONAL 185 SQ. FT. TO THE BUILDING. THE PARKING LOT, DRIVE THRU LANE AND LANDSCAPING WILL REMAIN AS IS.

# PROJECT TEAM:

**OWNER: COLLEGE ENTERPRISES, INC.**  
 1401 E. RIO SALADO PARKWAY, UNIT 409  
 TEMPE, AZ 85281  
 CONTACT: BILL CANTIERI  
 PIAZZA RESTAURANT DEVELOPMENT  
 PH: (480) 818-0798  
 EMAIL: BILL@PIAZZA-AZ.COM

**ARCHITECT: PHNX DESIGN, LLC**  
 1885 EAST SOUTHERN AVE., SUITE 204  
 MESA, ARIZONA 85204  
 CONTACT: MIKE HILLS  
 PH: (602) 762-7354  
 EMAIL: MIKE@PHNX-DESIGN.COM

# SITE DATA

APN: 132-73-087H  
 EXISTING ZONING: CSS (TOD-CORRIDOR)  
 EXISTING SITE AREA: 20,514 S.F. (0.47 ACRES)  
 EXISTING USE (WHOLE BUILDING): B TO REMAIN  
 EXISTING BUILDING HEIGHT: 23'-2" 1 STORY (UNCHANGED)  
 35' ALLOWED

EXISTING BUILDING: 388 S.F.  
 PROPOSED BUILDING EXPANSION: + 188 S.F.  
 DRIVE THROUGH PATIO AREA: + 146 S.F.  
 TOTAL PROPOSED BUILDING AREA: + 722 S.F.  
 (EXISTING BUILDING WITH ADDITION WITH NO CHANGE OF OCCUPANCY AND WITH TOTAL AREA UNDER 1,000 S.F. DO NOT NEED TO BE SPRINKLERED)

EXISTING FRONT PATIO AREA: 573 S.F.  
 FRONT PATIO AREA REMOVED: -193 S.F.  
 TOTAL FRONT PATIO AREA: + 380 S.F.

CONSTRUCTION TYPE: V-8 (NOT SPRINKLED)  
 LOT COVERAGE: 72% (20,514 x 100 = 3,534)  
 REQUIRED MAXIMUM ALLOWED LOT COVERAGE IS 75%

REQUIRED LANDSCAPE: 20,514 x 25% = 5,129 S.F.  
 EXISTING LANDSCAPE AREA: 6,600 S.F. (UNCHANGED)  
 LANDSCAPE TO BE PROVIDED: 8,529 S.F.  
 LANDSCAPE IN RIGHT OF WAY: 940 S.F.

SETBACKS	WEST	S-W	SOUTH	EAST	NORTH
REQUIRED	0'	0'	0'	10'	0'
PROVIDED	10'-5"	0'	0'-7"	130'	73-10

REQUIRED PARKING:  
 BUILDING (725'0.751'075) 8 SPACES  
 PATIO (NONE REQUIRED) 8 SPACES  
 TOTAL 8 SPACES  
 TOTAL PARKING PROVIDED: 19 SPACES

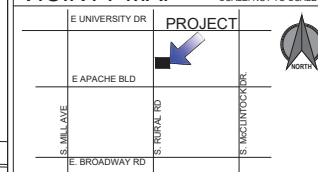
REQUIRED BIKE RACK:  
 BUILDING (1:1000) 2 SPACE  
 PATIO (1:1000 AFTER 300) 1 SPACE  
 TOTAL 3 SPACES  
 TOTAL BIKE RACK PROVIDED: 16 SPACES

REFERENCE CODES:  
 2018 TEMPE BUILDING SAFETY ADMINISTRATIVE CODE  
 2018 INTERNATIONAL CONVERSATION CODE  
 2018 INTERNATIONAL EXISTING BUILDING CODE  
 2018 INTERNATIONAL BUILDING CODE  
 2018 INTERNATIONAL MECHANICAL CODE  
 2017 NATIONAL ELECTRIC CODE  
 2018 INTERNATIONAL PLUMBING CODE  
 2018 INTERNATIONAL FUEL GAS CODE  
 2018 INTERNATIONAL FIRE CODE

# KEYNOTES:

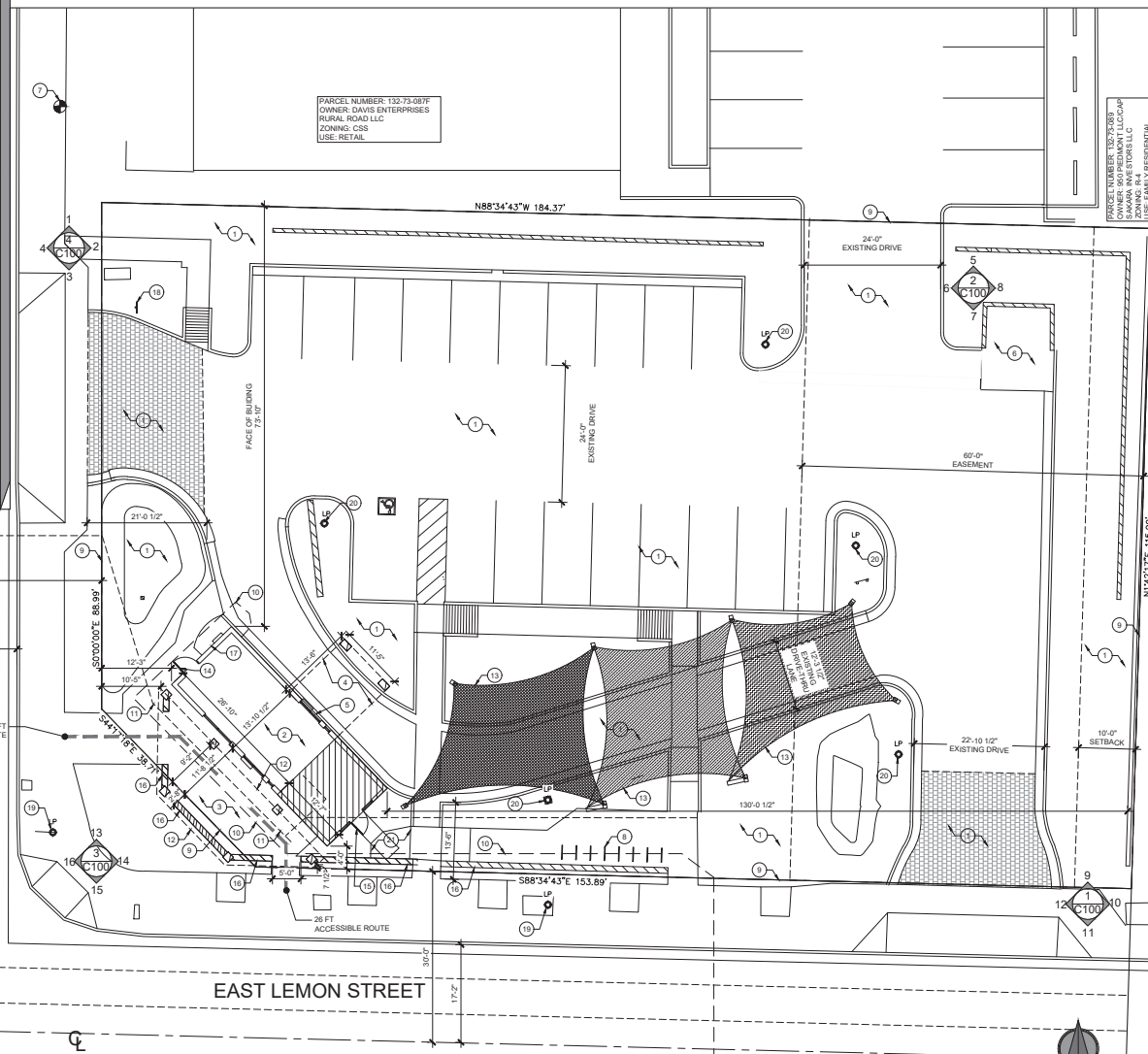
- EXISTING SITE AREA TO REMAIN, TYPE
- PROPOSED EXISTING BUILDING WITH EXPANSION SHOWN, REFER TO SHEET A200 FOR ADDITIONAL INFORMATION.
- EXISTING PATIO TO REMAIN.
- EXISTING DRIVE THRU CANOPY TO REMAIN.
- EXISTING DRIVE THRU WINDOW TO REMAIN.
- EXISTING REFUSE ENCLOSURE TO REMAIN.
- EXISTING FIRE HYDRANT.
- EXISTING BIKE RACK TO REMAIN.
- PROPERTY LINE.
- EXISTING WATER LINE.
- EXISTING SEWER LINE.
- EXISTING PATIO CANOPY TO REMAIN.
- EXISTING SHADES APPROVED UNDER PERMIT BP211025.
- EXISTING DOOR TO REMAIN.
- EXTERIOR DOOR.
- EXISTING 3'-0" HIGH BRICK WALL TO REMAIN.
- LOCATION OF EXISTING SES TO REMAIN.
- SIGN PROHIBITING LEFT TURNS WHEN EXITING ON RURAL RD.
- EXISTING STREET LIGHT FIXTURES TO REMAIN.
- EXISTING SITE LIGHT FIXTURES TO REMAIN.
- REVISED HARDSCAPE AREA, REFER TO CIVIL PLAN.

# VICINITY MAP



SCALE: NOT TO SCALE

**Tempe RECEIVED**  
 Oct 18, 2021  
 Planning



1 | SITE PLAN

SCALE: 1" = 10'-0"  
 DATE: 10.13.2021



©2021 OWNERSHIP OF SERVICE - All reports, plans, specifications, notes and information prepared by PHNX DESIGN and their consultants shall remain the property thereof. PHNX DESIGN shall retain all common law, statutory and other reserved rights, including the copyright thereof.

**DUTCH BROS COFFEE**  
 1037 S. RURAL RD  
 TEMPE, ARIZONA 85281

DATE	REVISION

PROPOSED SITE PLAN  
**A100**  
 PHNX JOB #: 21-218





1 2



5 8



4 3



6 7



4 NORTHWEST CORNER

2 NORTHEAST CORNER



13 14



9 10



16 15



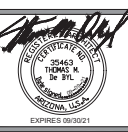
12 11



3 SOUTHWEST CORNER

1 SOUTHEAST CORNER

**PHNX**  
DESIGN  
1885 EAST SOUTHERNAVE, SUITE 204  
PHOENIX, AZ 85024  
PHONE: 602.732.7334



©2021 OWNERSHIP OF SERVICE - All reports, plans, specifications, notes and information prepared by PHNX DESIGN and their consultants shall remain the property thereof. PHNX DESIGN shall retain all common law, statutory and other reserved rights, including the copyright thereto.

**DUTCH BROS COFFEE**  
1037 S. RURAL RD  
TEMPE, ARIZONA 85281

Δ	DATE	REVISION
1		
2		
3		
4		
5		

CONTEXT PHOTOS

**C100**



## Project Explanation for Use Permit

Prepared for: **City of Tempe, Planning & Development Department**  
31 E 5<sup>th</sup> Street  
Tempe, AZ 85281

Location: 1037 S Rural Road  
Existing Use: Dutch Bros. Coffee  
APN: 132-73-087H  
Date: Updated per City Staff Questions on October 14, 2021

### **Project Description/Scope of Work:**

The Dutch Bros Coffee at 1037 S Rural Road has been operating in Tempe for the past 14 years. In order to address the increase in popularity at this location, Dutch Bros is proposing to remove the front (east facing) patio cover in order to increase the size of its kitchen area by 185 SF. This will allow more drink equipment to be installed in this store in a modern equipment configuration to maximize the way drinks are made which in turn will allow an increase in staff and an increase the number of orders completed per hour as well.

### **Existing Use, Hours of Operation and Products**

Dutch Bros Coffee operates 24 hours a day. There are roughly 50 employees for this location with five to nine employees working per shift. The products served are Espresso based beverages (Latte's, Cappuccino, Mocha's, etc), Frozen Coffee Drinks (Freezes), Hot and Iced Tea, Flavored Energy Drinks, Fruit smoothies, Shakes (called Frosts), Kid Friendly Versions of the drinks and Custom Pastries that are delivered fresh each morning. At this time there is no food production on site but some of the stores have added re-heatable breakfast sandwiches as a test item so that is a possibility in the future.

Dutch Bros Coffee does not utilize a drive through intercom system, orders are taken by baristas on the sidewalks along the drive through lanes who text in the order with an IPod. This significantly increases the speed of service to an average of a minute or less per vehicle. There is no interior dining room. The business model is predominantly drive through, however being a campus location, there is significant foot traffic at the walk-up window. There are entrances along both Rural and Lemon Roads.

### **Explanation of Attached Vehicle Circulation and Queuing Diagram:**

A diagram of a peak period drive through queuing is attached to this narrative. The arrows represent the flow of traffic in and through the site. During peaks, Dutch Bros staff has the ability to "double stack" cars in the main drive aisle prior to entering the drive through lane. As most of the parking on site is utilized by staff members, temporarily adding queuing in the drive aisle is rarely an issue with customers who utilize the walk-up service window on the patio side.

The circles on the south side of the plan represent locations where Baristas take orders and other employees (nicknamed Runners) who deliver finished drinks to customers in line. The circles in the center of the site represent



“roving” employees who moves back and forth along the lane doing guiding cars into two lanes and directing them to keep the exit of the drive through lane clear. Up to four employees will be outside during these periods directing traffic throughout the site, taking orders and delivering drinks to customers.

### **How will this addition positively impact the Rural and Lemon Intersection:**

Extending the building from its current size of 377 square feet to 562 square feet and adding a Runner Door (service door) that faces the drive through lane, allows our staff to have more access directly to our customers, giving us the opportunity to take the following actions:

- a. Shorten the amount of time it takes the employees to get out to the drive-thru and walk-up line to send customer orders inside the staff preparing drinks for customers. (Currently the order taking and traffic control staff must exit through the back door and then circle around the building to access the drive through lane).
- b. Enable our staff to hand deliver drinks to more vehicles more often, which is part of the reason our wait times are higher than our more modern locations. The service door puts only a few steps away from customers and functions as a second service window. The majority of customers pay via credit card at their car window when the order is taken, so in most cases the Drive through service window will be bypassed, allowing the customer to drive off the lot sooner.
- c. Enable our staff to access the line with more ease for traffic control and helping vehicles enter and exit the queue.
- d. The building extension allows us to add necessary equipment and storage space needed for our staff to build drinks at more reasonable rate, and lessen wait times, thereby shortening the drive through queue and creating more room for cars to pull in off the street. The current interior drink machine set up is about 5 years more modern stores considering our beverage mix and menu variety. With more storage space the store will be less crowded and we will be able to add more staff to shifts enabling A through C to be possible.
- e. We will continue to use customer facing signage to increase efficiency and speed and direct customers off the street and to not delay or block the flow of traffic.
- f. The traffic coming into the property will move at a more efficient rate and be less likely to block the intersection or block the street.

Summarizing the statements above, the drive through lane sometimes overflows simply because there is not enough room inside of the existing facility for the staff and equipment to produce drinks effectively. Expanding the building will allow room for more work stations, faster drink making equipment, more storage and more staff. These additions will reduce the time per order thereby shortening the drive through queue which will in turn create space for cars to pull off of Rural Road onto the Dutch Bros site.

### **Impact to the Surrounding Area**

The concerns we have surrounding the Rural/Lemon Intersection and the safety of the public come first. During our 14 years in this location both the city of Tempe and the ASU campus have grown in numbers and our fan base has naturally grown as well. Our goal for this project is not to increase past the current volume, but rather to increase productivity and efficiency so we do not cause safety or traffic issues.

The addition to the building is meant to serve the customer base we have built since 2007. As explained in the section above, the rate at which we can service customers and move vehicles through the site is limited by the amount of equipment and space available inside this diminutive building. This update will allow us to adapt to the updated Dutch Bros menu and product mix and decrease our service times.

As such, we believe that this minor project will not have a detrimental effect to the surrounding area for the following reasons:

- Pedestrian impact: There is a patio cover of the south and east patios. The east patio cover will be removed and the building extension installed in its footprint extending out to the edge of the existing patio columns, so from a pedestrian perspective it will not take up any more room along the available walking area.

- There will be no new emissions of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions.
- This addition will not lead to the deterioration of property values
- The addition is compatible with the surrounding structures and uses, and
- Most importantly, as the drive through queue sometimes extends into Rural Road and the ability to serve more customers per hour will reduce and hopefully eliminate this issue, we believe this addition will have a positive and immediate positive impact to the surrounding area and reduce traffic jams along Rural Road.

### **Summary**

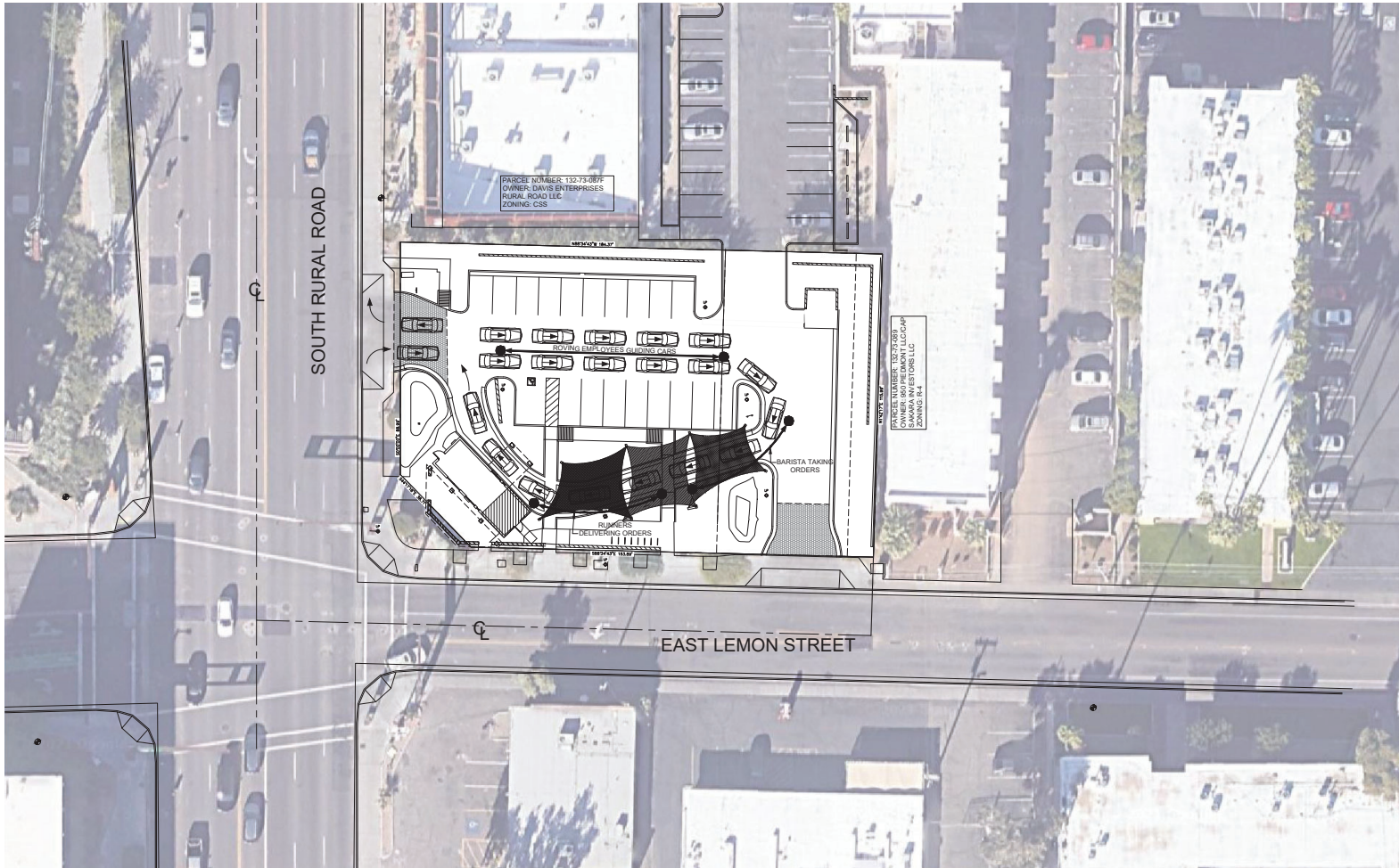
In addition to this proposed building expansion, the Dutch Bros Franchisee has been actively seeking properties within 1-3 miles of this location to lessen the traffic impact and once open they will encourage customers to go to those nearby locations.

Please contact me at the number below should you have any questions or need additional information.

Sincerely,

Mike Hills  
PHNX Design  
602-762-7354

Attachments: [Peak Period Queuing Diagram](#)



©2021 OWNERSHIP OF SERVICE - All reports, plans, specifications, notes and information prepared by PHNX DESIGN and their consultants shall remain the property thereof. PHNX DESIGN shall retain all common law, statutory and other reserved rights, including the copyright thereto.

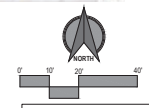
**DUTCH BROS COFFEE**  
1037 S. RURAL RD  
TEMPE, ARIZONA 85281

Δ	DATE	REVISION
1		
2		
3		
4		
5		

PEAK PERIOD  
QUEUE DIAGRAM

**A101**

PHNX JOB #: 21-218



SCALE: 1" = 20'-0"  
DATE: 10.14.2021

1 | PEAK PERIOD QUEUE DIAGRAM



## Letter of Explanation for Site Plan Approval

Prepared for: **City of Tempe, Planning & Development Department**  
31 E 5<sup>th</sup> Street  
Tempe, AZ 85281

Location: 1037 S Rural Road  
Existing Use: Dutch Bros. Coffee  
APN: 132-73-087H  
Date: September 13, 2021

### **Project Description/Scope of Work:**

The Dutch Bros Coffee at 1037 S Rural Road has been operating in Tempe for the past 14 years. In order to address the increase in popularity at this location, Dutch Bros is proposing to remove the front (east facing) patio cover in order to increase the size of its kitchen area by 185 SF. This will allow more drink equipment to be installed in this store in a modern equipment configuration to maximize the way drinks are made which in turn will allow an increase in staff and an increase the number of orders completed per hour as well.

1. The building's placement allows visibility from both streets and with its peaked roof provides variety in the streetscape
2. The existing building is oriented in the southwest corner of the site and allows for access from both Rural Road and Lemon Street. The building's scale is in proportion with the adjacent commercial building to the south
3. The high quality materials used in the structure are stucco, brick and standing seam roofing
4. The building and landscape are in scale with the size of the site
5. The building masses in this structure are articulated to provide multiple levels with a well defined base and top
6. The addition will provide visual interest at street level to pedestrians with the addition of windows along the east street frontage.
7. There Access to multi-modal transportation nearby for both the buses and light rail
8. The site has been designed to kept vehicular circulation separate from pedestrian traffic
9. The new addition will help to integrate crime prevention procedures as their will be increased visibility and access out the front of the building instead of being entered solely from the rear entrance
10. Landscaping around this site provides delineation from parking, buildings, driveways and pathways
11. The signs are in scope and proportion with the size of the building
12. Lighting is full cut off down lights only and compatible with the proposed buildings and use

### **Existing Use, Hours of Operation and Products**

Dutch Bros Coffee operates 24 hours a day. There are roughly 50 employees for this location with five to nine employees working per shift. The products served are Espresso based beverages (Latte's, Cappuccino, Mocha's, etc), Frozen Coffee Drinks (Freezes), Hot and Iced Tea, Flavored Energy Drinks, Fruit smoothies, Shakes (called



Frosts), Kid Friendly Versions of the drinks and Custom Pastries that are delivered fresh each morning. At this time there is no food production on site but some of the stores have added re-heatable breakfast sandwiches as a test item so that is a possibility in the future.

Dutch Bros Coffee does not utilize a drive through intercom system, orders are taken by baristas on the sidewalks along the drive through lanes who text in the order with an IPod. This significantly increases the speed of service to an average of a minute or less per vehicle. There is no interior dining room. The business model is predominantly drive through, however being a campus location, there is significant foot traffic at the walk up window. There are entrances along both Rural and Lemon Roads.

### **Access, Circulation on Site and “Escape Lane”**

The store can be accessed from both Rural Road and Lemon Street. The orders will be taken face to face by Baristas with I-pads in the sidewalks beside the drive through lanes and they text the orders to the drink production area inside and will direct the cars into the funnel after their order is taken.

This new addition includes a “Runner Door” between the windows on the east side that allows the Operations team to run drinks out to cars as soon as the order is ready so they don’t have to wait until they get to the drive through window. This increases our speed of service and helps to shorten the drive through queue significantly.

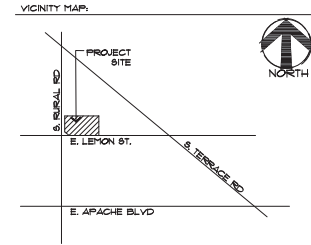
### **Summary**

We are excited about the opportunity to increase our level service at this location and be a better neighbor to the surrounding area. Please contact me at the number below should you have any questions or need additional information.

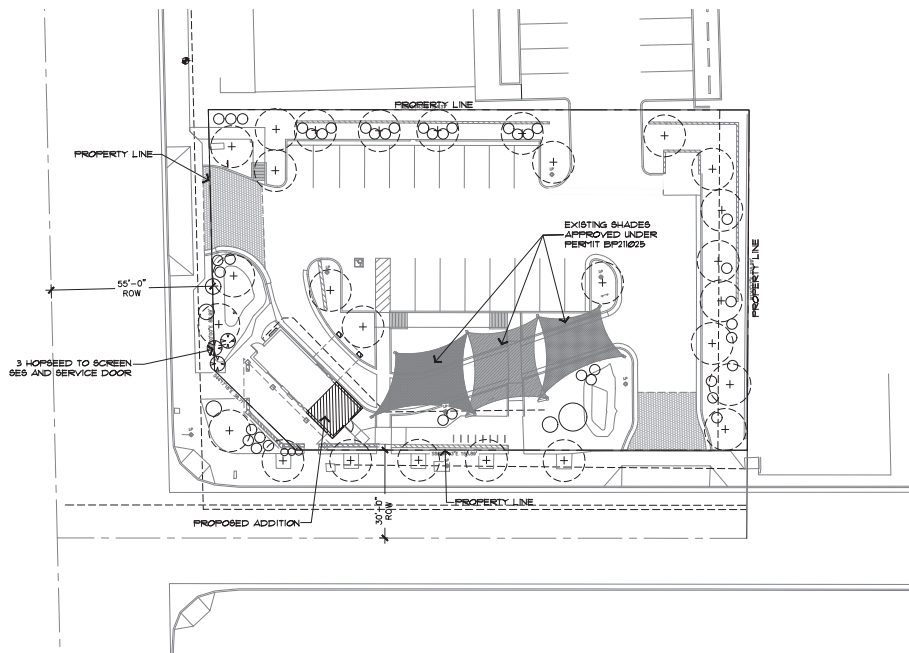
Sincerely,

Mike Hills  
PHNX DESIGN  
602-762-7354

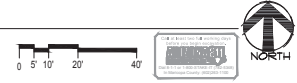




Collaborative V  
Design Studio Inc.  
7116 East 1st Ave.  
Suite 103  
Scottsdale, Arizona  
85251  
office: 480-347-0590  
fax: 480-656-6012



PLANTING PLAN  
SCALE: 1"=20'-0"



**PLANT PALETTE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
<b>TREES</b>					
+	Existing Tree (To Remain)			21	
<b>SHRUBS</b>					
o	Existing Shrub (To Remain)				
o	Dodonaea viscosa	Hopseed Bush	5 Gal	3	As Per Plan
<b>GROUND COVERS</b>					
o	Existing Groundcover (To Remain)				
<b>MISCELLANEOUS</b>					
DG	Existing Decomposed Granite - Ensure 2' depth in all planting areas (Typ)				

**CITY OF TEMPE NOTES**

- NO RIVER ROCK PERMITTED UNLESS 2/3 OF EACH STONE IS EMBEDDED IN CONCRETE.
- 2' MATURE PLANT HEIGHT WITHIN 6' OF PAVING AND WITHIN 6'12" TRIANGLES.
- 3' MATURE PLANT HEIGHT WITHIN 6'-12" OF PAVING.
- 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 0.99" THICK, INSTALLED TO A MINIMUM DEPTH OF 4'-0" BELOW GRADE. THE ROOT BARRIER SHALL EXTEND 6' ON EITHER SIDE OF THE TREE PARALLEL TO THE UTILITY LINE FOR A MINIMUM LENGTH OF 2'-0". FINAL APPROVAL IS SUBJECT TO DETERMINATION BY THE PUBLIC WORKS, WATER UTILITIES DIVISION.

LANDSCAPE IMPROVEMENTS  
**DUTCHBROS**  
1037 S Rural Road Tempe, Arizona 85281

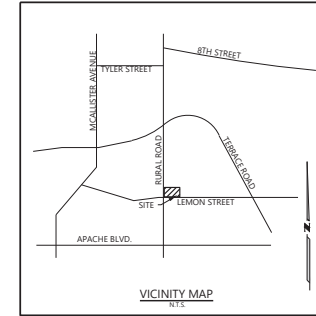


DESIGNED BY	AH
DRAWN BY	AH
CHECKED BY	AJMD
DATE	042921
PROJECT	101421 Comments

Planting Plan

# PRELIMINARY CIVIL IMPROVEMENT PLANS DUTCH BROTHERS COFFEE

BEING A PORTION OF THE NORTHWEST QUARTER OF  
SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST,  
OF THE GILA & SALT RIVER MERIDIAN  
MARICOPA COUNTY, ARIZONA



### ENGINEER'S NOTES

- MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION ARE INCORPORATED INTO THIS PLAN SET IN THEIR ENTIRETY. THE LATEST EDITION, INCLUDING LATEST REVISIONS AS WELL AS THE CURRENT SUPPLEMENT SPECIFICATIONS AND DETAILS OF THE JURISDICTION ARE ALSO INCORPORATED.
- ALL WORK REQUIRED BY THE CONTRACTOR TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE JURISDICTION UNLESS OTHERWISE SPECIFIED IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS, LATEST M.A.G. REVISIONS AND JURISDICTION SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN SET OR ELSEWHERE IN THE CONTRACT.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN SET AND IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN SET.
- THE QUANTITIES AND SITE CONDITIONS SPECIFIED IN THIS PLAN SET ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN SET.
- THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA HAVE BEEN SHOWN BASED ON UTILITY COMPANY RECORDS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE (B1) PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING SUCH DAMAGE. ALL PAVING, GRADING, INCLUDING EXCAVATION AND FILL PLACEMENT, TRENCHING, PIPE BEDDING, AND BACKFILL SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN THE GEOTECHNICAL REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL BE AWARE THAT CERTAIN UTILITIES MAY BE DAMAGED AND CAREFUL PLANNING DURING CONSTRUCTION. PLEASE NOTE THAT UTILITIES ON THESE PLANS MAY NOT EXHIBIT THE FULL PROTECTIVE COVER REQUIRED DURING THE SUBGRADE PREPARATION PHASE OF THE CONSTRUCTION. IN SUCH INSTANCES, THE CONTRACTOR SHALL PROVIDE ADDITIONAL PROTECTION SUCH AS RAMPING OR INCREASED PIPE STRENGTH TO PROVIDE THE NECESSARY PROTECTION REQUIRED TO PREVENT DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL HOLD THE ENGINEER HARMLESS IN ALL CASES FOR DAMAGES TO UTILITIES WHERE INADEQUATE PROTECTIVE MEASURES OCCUR.
- THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER'S AGENT AND ENGINEER.
- CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECT'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
- COORDINATION BETWEEN ALL PARTIES IS AN ESSENTIAL PART OF THE CONTRACT.
- CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS, AND SHALL WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVERS CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING. PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION. SHOULD DISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT BE ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT AND ENGINEER IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT. VERIFY WITH OWNER REPRESENTATIVE THAT ALL UTILITY LINES AND/OR CONDUITS ARE IN PLACE BEFORE STARTING CULVERT WORK.
- CONSTRUCT RETENTION BASIN AS SHOWN. CONTRACTOR TO SCARIFY BOTTOM OF BASIN TWO FEET DEEP AND NOT ALLOW COMPACTION OVER 80%.
- THIS PROJECT REQUIRES A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED DRAINAGE SYSTEM(S) TO PRESERVE THE DESIGN INTEGRITY AND THE ABILITY TO PERFORM ITS OPERATIONAL INTENT. FAILURE TO PROVIDE MAINTENANCE MAY JEOPARDIZE THE DRAINAGE SYSTEM(S) PERFORMANCE AND MAY LEAD TO ITS INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
- SEWER LINES DESIGNED IN REGULAR AND PUBLIC WATER LINES ARE REQUIRED TO BE AS-BUILT AND THE INSTALLATION AND TESTING WITNESSED BY A PROFESSIONAL ENGINEER IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODES R18-9-001 "401 GENERAL PERMITS", SEWERAGE COLLECTION SYSTEMS AND R18-9-002 "408 APPROVAL OF CONSTRUCTION" AND "RECORD DRAWINGS", RESPECTIVELY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AND CONTACT THE AGENT 72 HOURS IN ADVANCE WHEN THOSE SYSTEMS ARE READY TO BE WITNESSED.
- THE WORK PRODUCT PRESENTED IS BELIEVED TO BE COMPLIANT WITH THE INTENT OF THE CURRENT AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) REQUIREMENTS AS INTERPRETED BY THE REVIEWING AGENCIES. IF CONSTRUCTION OF THE PROJECT IS DELAYED, THIS WORK PRODUCT SHOULD BE UPDATED TO ACCOUNT FOR ANY RELEVANT ADA UPDATES BEFORE CONSTRUCTION BEGINS.
- FINISH FLOOR (FF) REFERS TO FLOOR SLAB ELEVATIONS ON THE GRADING AND DRAINAGE PLANS FOR RESIDENTIAL UNITS AND CANNOT BE LOWERED WITHOUT AGENCY APPROVAL IN LOCATIONS WHERE SPECIAL FLOOD HAZARD AREAS EXIST. IN NON-FLOOD HAZARD LOCATIONS, TO ENSURE THAT ADEQUATE RESIDENTIAL LOT DRAINAGE CAN BE ACHIEVED, A PROFESSIONAL ENGINEER SHOULD BE CONSULTED IF THE (FF) FOR THE SLAB IS PROPOSED TO BE LOWERED OR IF A BASEMENT IS TO BE CONSTRUCTED.
- HORIZONTAL CONTROL FOR THE PROJECT IS BASED ON THE FINAL PLAT OR HORIZONTAL CONTROL PLAN. FINAL PLAT SHALL BE USED TO LAYOUT ALL PROPERTY AND LOT LINES AND ROADWAY CENTERLINE CONTROL.

### GENERAL AND SITE PLAN NOTES

- ALL CONSTRUCTION UNDER THE PUBLIC WORKS PERMIT SHALL CONFORM TO THE CITY OF TEMPE SUPPLEMENT TO THE MAG SPECIFICATIONS AND DETAILS, MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD SPECIFICATIONS AND DETAILS (MAG SPECIFICATIONS AND DETAILS), AND CITY OF TEMPE TRAFFIC BARRICADE MANUAL.
- A PERMIT ISSUED BY THE ENGINEERING DIVISION SHALL BE REQUIRED FOR ALL WORK IN THE CITY OF TEMPE RIGHTS-OF-WAY. AN INVESTIGATION FEE, IN THE AMOUNT GREATER OF \$2500 OR DOUBLE THE PERMIT FEE, NOT TO EXCEED \$2,500, WILL BE CHARGED FOR ANY WORK WITH THE CITY OF TEMPE RIGHTS-OF-WAY IN WHICH A PERMIT HAS NOT BEEN ISSUED PRIOR TO COMMENCEMENT OF WORK.
- THE CITY SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION WORK. CALL THE ENGINEERING REQUEST LINE AT (480) 350-8475 AT LEAST ONE BUSINESS DAY BEFORE START OF CONSTRUCTION TO REQUEST INSPECTIONS. CONSTRUCTION WORK CONCEALED WITHOUT INSPECTION BY THE CITY SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.
- RIGHT-OF-WAY IMPROVEMENTS SHALL NOT BE ACCEPTED UNTIL 3 MIL MINIMUM DOUBLE MATTE BLACK LINE MYLAR REPRODUCIBLE "AS-BUILT" PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE ENGINEERING DIVISION.
- LOCATION OF ALL WATER VALVES, MANHOLES, AND CLEANOUTS MUST BE REFERENCED AT ALL TIMES DURING CONSTRUCTION AND MADE AVAILABLE TO THE WATER AND WASTEWATER DIVISION.
- NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT, AND SIDEWALKS HAVE BEEN SWEEP CLEAN OF ALL DIRT AND DEBRIS AND ALL SURVEY MONUMENTS ARE INSTALLED ACCORDING TO THE PLANS.
- THE CITY WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION, UTILITY RELOCATION, CONSTRUCTION STAKING, OR "AS-BUILT" PLANS.
- ALL EXISTING STREET MONUMENTS MUST BE PRESERVED. PRIOR TO CONSTRUCTION, MONUMENTS WILL BE REFERENCED HORIZONTALLY AND VERTICALLY AFTER CONSTRUCTION. MONUMENTS SHALL BE RESET AND FIELD NOTES, INCLUDING NEW ELEVATION, SHALL BE FILED WITH THE CITY.
- FIRE RISER, DETAILS AND FDC ARE FOR REFERENCE ONLY AND ARE NOT APPROVED ON THESE DRAWINGS. FIRE SPRINKLER PLANS MUST BE SUBMITTED FOR SEPARATE FIRE DEPARTMENT REVIEW AND APPROVAL.
- ALL OVERHEAD UTILITY LINES (OTHER THAN TRANSMISSION LINES 12.5KV OR GREATER) ON OR ADJACENT TO THE SITE, INCLUDING STREET OR ALLEY CROSSINGS, SHALL BE PLACED UNDERGROUND PER CITY CODE SECTION 25-120 THROUGH SECTION 25-126 AND ORDINANCE NO. 88.85.
- ALL ON-SITE PRIVATE UTILITIES AND DETAILS SHOWN IN THESE PLANS ARE FOR REFERENCE ONLY AND ARE NOT APPROVED ON THESE DRAWINGS. SEE PLANS THAT ARE APPROVED BY BUILDING SAFETY FOR ON-SITE PRIVATE UTILITIES.
- THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE. IT IS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER SEALING AND SIGNING THESE PLANS TO CERTAIN THAT THEY ARE IN FULL COMPLIANCE WITH CITY OF TEMPE STANDARDS, DETAILS, CRITERIA, LAWS, AND ORDINANCES.
- THE CITY DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS.
- THE CITY APPROVAL IS FOR GENERAL LAYOUT IN THE RIGHT-OF-WAY, ON-SITE GRADING, DRAINAGE, WATER AND SEWER. THIS PLAN CHECK APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM APPLICATION DATE. CONSTRUCTION PERMITS SHALL BE OBTAINED DURING THIS PERIOD OR THE PLANS SHALL BE RESUBMITTED FOR REVIEW AND APPROVAL. ONE 6 MONTH EXTENSION MAY BE GRANTED UPON REQUEST IF THE REQUEST IS MADE PRIOR TO THE EXPIRATION OF THE ONE YEAR PERIOD AT A COST OF 25% OF THE TOTAL PLAN CHECK FEE. PERMITS MUST THEN BE ISSUED WITH 6 MONTHS AND THEY WILL BE VALID FOR ONE YEAR FROM ISSUE DATE, OTHERWISE, THE PROJECT EXPIRES AND PERMITS ARE VOIDED.
- AN APPROVED SET OF PLANS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
- CONSTRUCTION ITEMS SHALL NOT BE ACCEPTED UNTIL 3 MIL MINIMUM DOUBLE MATTE BLACK LINE MYLAR REPRODUCIBLE "AS-BUILT" PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE ENGINEERING DIVISION.
- THE DEVELOPER IS RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ALL OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY PRIOR TO STARTING NEW CONSTRUCTION.
- THE DEVELOPER IS RESPONSIBLE FOR ARRANGING THE RELOCATION AND ASSOCIATED COSTS OF ALL UTILITIES. A UTILITY RELOCATION SCHEDULE SHALL BE SUBMITTED PRIOR TO THE START OF NEW CONSTRUCTION.
- THE DEVELOPER IS RESPONSIBLE FOR OBTAINING OR DEDICATING ALL REQUIRED RIGHTS-OF-WAY AND EASEMENTS TO THE CITY PRIOR TO APPROVAL OF IMPROVEMENT PLANS.
- THE CONTRACTOR SHALL CONTACT ARIZONA BLUE STAKE AT 602-263-1100 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BARRICADE CONSTRUCTION SITES AT ALL TIMES PER THE CITY OF TEMPE TRAFFIC BARRICADE MANUAL, WHEN REQUIRED BY THE CITY, A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED FOR APPROVAL IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR MAY OBTAIN A FIRE HYDRANT METER FOR CONSTRUCTION WATER FROM CUSTOMER SERVICES. THIS METER SHOULD BE ORDERED TWO WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. THE UNLAWFUL REMOVAL OF WATER FROM A FIRE HYDRANT IS A VIOLATION OF THE MUNICIPAL CODE, PUNISHABLE BY FINE AND/OR IMPRISONMENT.
- ALL BROKEN OR DISPLACED DISTING CONCRETE CURB, GUTTER, OR SIDEWALK SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY OF TEMPE ENGINEERING DIVISION INSPECTOR.
- ALL CITY FACILITIES, ALLEYS AND ROADWAY SURFACES DAMAGED BY DEVELOPER/CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED/RESTORED TO THE SATISFACTION OF THE CITY OF TEMPE ENGINEERING DIVISION INSPECTOR PER THE RESPECTIVE CITY AND/OR MAG STANDARD DETAIL.

### LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	SECTION LINE
---	CENTER LINE
---	DRAINAGE AREA
---	GAS LINE
---	WATER LINE
---	ELECTRIC LINE
---	SEWER LINE
□	LIGHT
---	SIGN (2-POST)
---	SIGN
---	CABLE TV RISER
---	ELECTRIC METER
---	ELECTRIC MANHOLE
---	DOWN GUY
---	CONSTRUCTION STAKING, OR "AS-BUILT" PLANS
---	SEWER CLEAN-OUT
---	TRAFFIC SIGNAL J-BOX
---	TELEPHONE RISER
---	WATER METER
---	FIRE HYDRANT
---	AIR RELEASE VALVE
---	TREE
---	DRYWELL
---	DRYWELL INTERCEPTOR
---	ROOF DRAIN
---	SURVEY BASE STATION
---	RIGHT OF WAY
---	ASSESSOR PARCEL NUMBER
---	PAVEMENT ELEVATION
---	INVERT
---	TOP BANK
---	BOTTOM BANK
---	TOP WALL

### LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 23 BEARS NORTH 00°00'00" WEST, A DISTANCE OF 2640.73 FEET; AND FROM WHICH THE CENTER OF SAID SECTION BEARS SOUTH 89°54'18" EAST, A DISTANCE OF 2623.01 FEET;

THENCE NORTH 00°00'00" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 751.23 FEET TO THE CENTERLINE INTERSECTION OF LEMON STREET;

THENCE SOUTH 88°34'43" EAST ALONG THE CENTERLINE OF SAID LEMON STREET, A DISTANCE OF 235.05 FEET;

THENCE NORTH 1°42'17" EAST, A DISTANCE OF 301.17 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID LEMON STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 1°42'17" EAST, A DISTANCE OF 115.99 FEET;

THENCE NORTH 88°34'43" WEST PARALLEL WITH THE CENTERLINE OF SAID LEMON STREET, A DISTANCE OF 184.37 FEET TO THE EAST RIGHT-OF-WAY LINE OF RURAL ROAD;

THENCE SOUTH 00°00'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE BEARING 55.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 88.99 FEET;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE SOUTH 44°17'18" EAST, A DISTANCE OF 38.71 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID LEMON STREET;

THENCE SOUTH 88°34'43" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LEMON STREET BEING 30.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF SAID LEMON STREET, A DISTANCE OF 153.85 FEET TO THE POINT OF BEGINNING;

CONTAINING 20,820 SQUARE FEET OR 0.48 ACRES MORE OR LESS.

### SITE ADDRESS

1037 S. RURAL ROAD  
TEMPE, ARIZONA

### SITE AREA

PARCEL NO 1:  
GROSS = 34,998 SQ. FT. OR 0.79 ACRES MORE OR LESS  
(NET) = 20,820 SQ. FT. OR 0.48 ACRES MORE OR LESS

### ASSESSOR'S PARCEL NUMBER

A.P.N. 132-73-087H

### DRAINAGE STATEMENT

EXISTING DEVELOPED SITE: SITE HAS 100% REQUIRED RETENTION. NO ADDITIONAL RETENTION WILL BE REQUIRED.

### DRAINAGE CALCULATION

VOLUME REQUIRED - 100 YEAR 2 HOUR STORM EVENT  
 $V_R = C \times P \times I \times A$

WHERE:  
 $V_R$  = VOLUME REQUIRED (CU.FT.)  
 $P$  = 2.2" (100YR. 2HR FROM NOAA ATLAS 14)  
 $C$  = 0.95 (RUNOFF COEFFICIENT)  
 $A$  = AREA IN SQUARE FEET

VOLUME REQUIRED:  
 DRAINAGE AREA 1 (DA-1)  
 $V_R = .95 \times (2.2' \times 102) \times 1,517 \text{ SQ.FT.} = 264$   
 DRAINAGE AREA 2 (DA-2)  
 $V_R = .95 \times (2.2' \times 112) \times 1,935 \text{ SQ.FT.} = 3,362$

VOLUME PROVIDED:  
 SURFACE RETENTION: 20,821 C.F.  
 UNDERGROUND RETENTION: 118,642 C.F.  
 TOTAL RETENTION: 139,463 C.F.

### RETENTION VOLUME TABLE

AREA	VOLUME REQUIRED	VOLUME PROVIDED	AS-BUILT VOLUME
DA-1	264 CU.FT.	279 (LANDSCAPE RETENTION)	
DA-2	3,362 CU.FT.	3,375 CU.FT. (STORMTECH+LANDSCAPE RETENTION)	
TOTAL	3,626 CU.FT.	3,654 CU.FT.	

### OWNER / DEVELOPER

COLLEGE ENTERPRISES, INC.  
140 E. RIO SALADO PARKWAY, UNIT 409  
TEMPE, AZ 85281  
CONTACT: BILL GANTNER  
PIAZZA RESTAURANT DEVELOPMENT  
PHONE: 480-818-9738  
EMAIL: BILL@PIAZZA-AZ.COM

### ENGINEER

WESTWOOD PROFESSIONAL SERVICES  
6909 EAST GREENWAY PARKWAY, SUITE 250  
SCOTTSDALE, AZ 85254  
TELE: 480-747-6558  
CONTACT: MICHAEL CAYLOR  
EMAIL: MICHAEL.CAYLOR@WESTWOODPS.COM

### SHEET INDEX

COVER SHEET C-1  
SITE GRADING SHEET C-2

### BENCHMARK

INTERSECTION OF RURAL ROAD AND UNIVERSITY DRIVE, CITY OF TEMPE POINT NUMBER 150, THE SAID POINT BEING A BRASS CAP IN HANDHOLE.  
ELEVATION = 1166.30' CITY OF TEMPE DATUM.

### FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN SHADED ZONE "X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, PER FIRMA MAP NO. 04013C2245L DATED OCTOBER 16, 2013.

### ZONING

THE SUBJECT PROPERTY LIES WITHIN THE CITY OF TEMPE "COMMERCIAL SHOPPING AND SERVICES" DISTRICT (CSS) AND IS ZONED COMMERCIAL.

### UTILITY NOTE

UNDERGROUND UTILITIES & STORM DRAIN LOCATIONS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND "BLUE STAKE" MARKINGS AND AVAILABLE MAPS OBTAINED FROM UTILITY COMPANIES AND THE CITY OF PHOENIX, AZ. ACTUAL LOCATIONS MAY VARY FROM LOCATIONS SHOWN HEREON.

### ASBUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER / LAND SURVEYOR DATE

REGISTRATION NUMBER

### APPROVALS

APPROVED: CITY OF TEMPE DATE



SHEET NUMBER: C1 OF 2  
 DATE: 10/18/2021  
 PROJ.: 00080800  
 COVER SHEET  
 DUTCH BROTHERS COFFEE  
 1037 S. RURAL ROAD  
 TEMPE, ARIZONA  
 WESTWOOD PROFESSIONAL SERVICES  
 6909 EAST GREENWAY PARKWAY, SUITE 250  
 SCOTTSDALE, AZ 85254  
 TEL: 480-747-6558  
 FAX: 480-747-6559  
 WWW.WESTWOODPS.COM  
 MICHAEL JAMES CAYLOR  
 LICENSE NO. 25960  
 REGISTERED PROFESSIONAL ENGINEER  
 LAND SURVEYOR  
 STATE OF ARIZONA





**FINISH KEYNOTES:**

- A. GRAY SYNTHETIC STUCCO  
FINISH AND COLOR TO MATCH EXISTING
- B. WHITE SYNTHETIC STUCCO  
FINISH AND COLOR TO MATCH EXISTING
- C. BRICK VENEER  
FINISH AND COLOR TO MATCH EXISTING
- D. FLASHING CAP - METAL  
FINISH AND COLOR TO MATCH EXISTING
- E. ALUMINUM STOREFRONT  
FINISH AND COLOR TO MATCH EXISTING

**KEYNOTES:**

- 1. MECHANICAL ROOFTOP UNIT, FULLY SCREENED BY PARAPET
- 2. BUILDING ADDRESS, VERIFY LOCATION AND EXACT SIVE WITH THE CITY OF TEMPE.
- 3. EXISTING WALL MOUNTED LIGHT
- 4. EXISTING S.E.S. TO REMAIN
- 5. EXISTING SPEAKER TO REMAIN
- 6. PROPOSED WALL MOUNTED LIGHT
- 7. DASHED INDICATES LINE OF ROOF BEYOND.
- 8. EXISTING CANOPIES AND COLUMNS TO REMAIN.

**GENERAL NOTES**

- 1. GENERAL CONTRACTOR TO PROVIDE ADDRESS NUMBERS. COORDINATE SIZE, LOCATION AND BLOCKING REQUIRED BY LOCAL MUNICIPALITY.
- 2. ALL ROOF TOP MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET, CORNICE, WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- 3. ALL ROOFTOP DRAINS SHALL BE INTERNALLY PIPED.



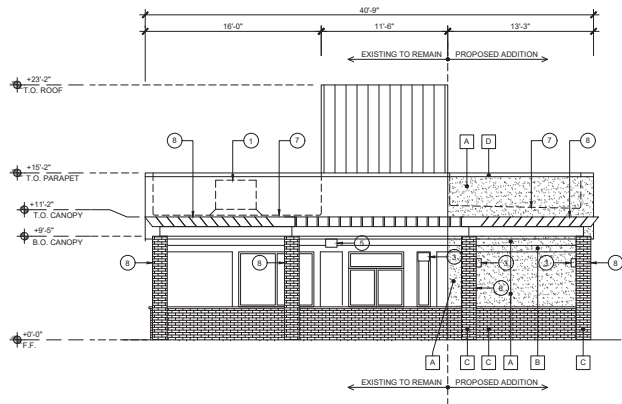
©2021 OWNERSHIP OF SERVICE -  
 All reports, plans, specifications, notes and information prepared by PHNX DESIGN and their consultants shall remain the property thereof. PHNX DESIGN shall retain all common law, statutory and other reserved rights, including the copyright thereto.

**DUTCH BROS COFFEE**  
 1037 S. RURAL RD  
 TEMPE, ARIZONA 85281

DATE	REVISION

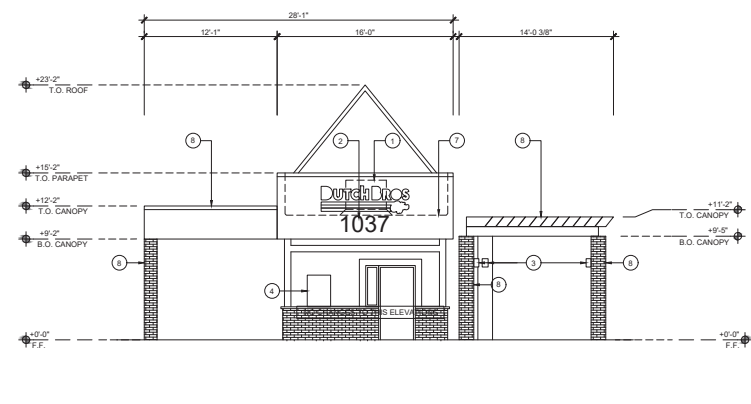
ELEVATIONS

**A300**  
 21-218



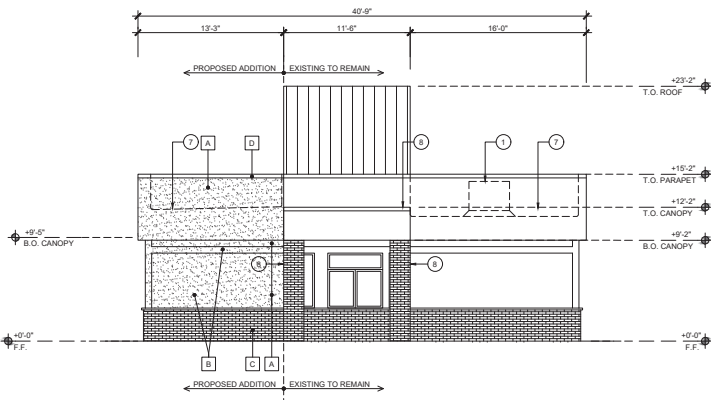
4 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



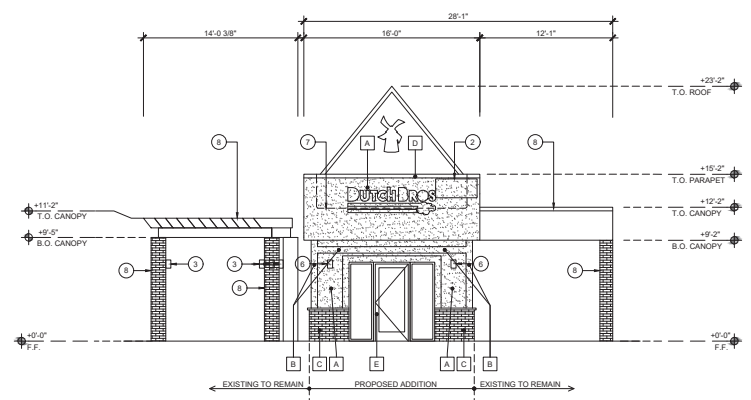
3 WEST ELEVATION (EXISTING)

SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



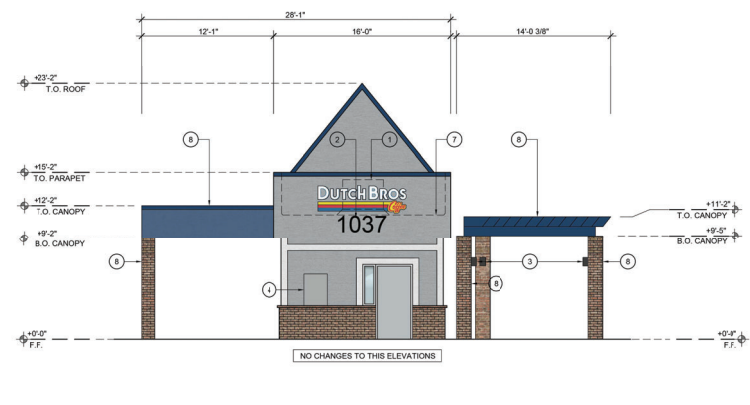
1 EAST ELEVATION

SCALE: 3/16" = 1'-0"



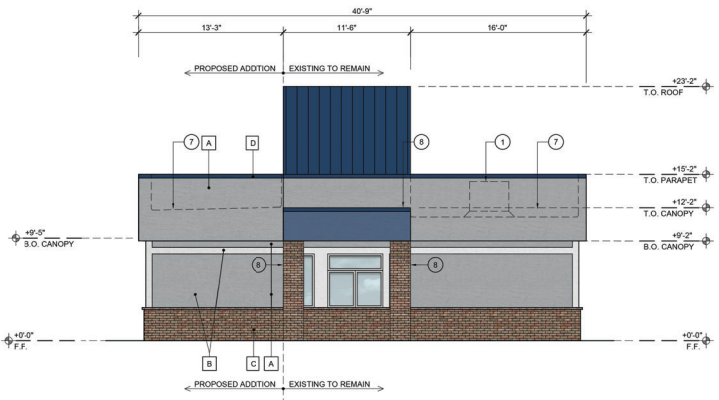
4 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



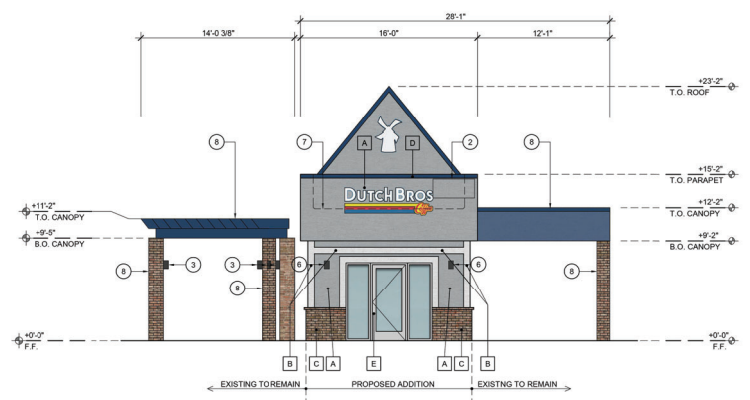
3 WEST ELEVATION (EXISTING)

SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



1 EAST ELEVATION

SCALE: 3/16" = 1'-0"

**FINISH KEYNOTES:**

- A. GRAY SYNTHETIC STUCCO  
FINISH AND COLOR TO MATCH EXISTING
- B. WHITE SYNTHETIC STUCCO  
FINISH AND COLOR TO MATCH EXISTING
- C. BRICK VENEER  
FINISH AND COLOR TO MATCH EXISTING
- D. FLASHING 6"x6" - METAL  
FINISH AND COLOR TO MATCH EXISTING
- E. ALUMINUM STOREFRONT  
FINISH AND COLOR TO MATCH EXISTING

**KEYNOTES:**

- 1. MECHANICAL ROOFTOP UNIT, FULLY SCREENED BY PARAPET  
THE CITY OF TEMPE.
- 2. BUILDING ADDRESS, VERIFY LOCATION AND EXACT SIWE WITH  
THE CITY OF TEMPE.
- 3. EXISTING WALL MOUNTED LIGHT
- 4. EXISTING S.E.S. TO REMAIN
- 5. EXISTING SPEAKER TO REMAIN
- 6. PROPOSED WALL MOUNTED LIGHT
- 7. DASHED INDICATES LINE OF ROOF BEYOND.
- 8. EXISTING CANOPIES AND COLUMNS TO REMAIN.

**GENERAL NOTES**

- 1. GENERAL CONTRACTOR TO PROVIDE ADDRESS NUMBERS.  
COORDINATE SIZE, LOCATION AND BLOCKING REQUIRED BY  
LOCAL MUNICIPALITY.
- 2. ALL ROOF TOP MOUNTED MECHANICAL EQUIPMENT SHALL BE  
FULLY SCREENED BY PARAPET, CORNICE, WALLS EQUAL TO, OR  
GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL  
EQUIPMENT.
- 3. ALL ROOFTOP DRAINS SHALL BE INTERNALLY PIPED.

**PHNX**  
DESIGN  
1885 EAST SOUTHERN AVE., SUITE 204  
PHOENIX, AZ 85024  
PHONE: 602.762.7294



©2021 OWNERSHIP OF SERVICE -  
All reports, plans, specifications, notes  
and information prepared by PHNX  
DESIGN and their consultants shall  
remain the property thereof. PHNX  
DESIGN shall retain all common law,  
statutory and other reserved rights,  
including the copyright thereto.

**DUTCH BROS COFFEE**  
1037 S. RURAL RD  
TEMPE, ARIZONA 85281

DATE REVISION
1.
2.
3.
4.
5.

ELEVATIONS

**A300**

21-218

**GENERAL NOTES**
  
 1. GENERAL CONTRACTOR TO PROVIDE ADDRESS NUMBERS, COORDINATE SIZE, LOCATION AND BLOCKING REQUIRED BY LOCAL MUNICIPALITY.
   
 2. ALL ROOF TOP MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET, CORNICE, WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
   
 3. ALL ROOFTOP DRAINS SHALL BE INTERNALLY PIPED.

**PHNX DESIGN**
  
 1885 EAST SOUTHERN AVE SUITE 204
   
 PHOENIX, AZ 85024
   
 PHONE 602.727.7914



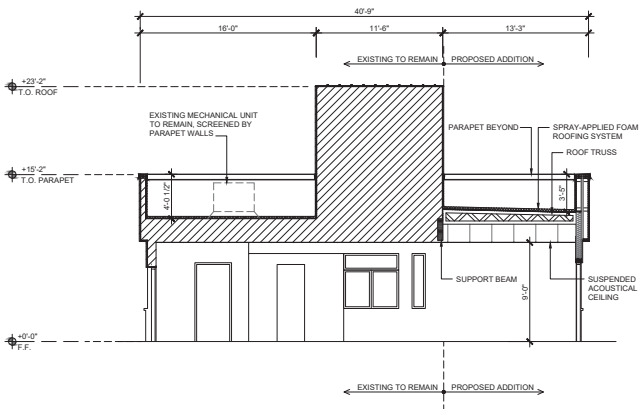
©2021 OWNERSHIP OF SERVICE - All reports, plans, specifications, notes and information prepared by PHNX DESIGN and their consultants shall remain the property thereof. PHNX DESIGN shall retain all common law, statutory and other reserved rights, including the copyright thereto.

**DUTCH BROS COFFEE**
  
 1037 S. RURAL RD
   
 TEMPE, ARIZONA 85281

DATE	REVISION

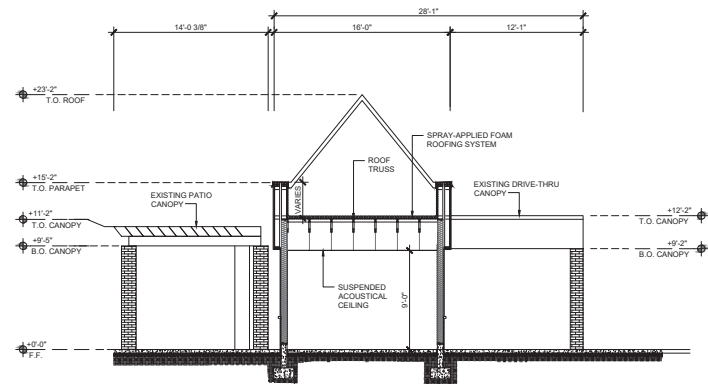
SECTIONS

**A400**
  
 21-218



2 BUILDING SECTION

SCALE: 3/16" = 1'-0"



1 BUILDING SECTION

SCALE: 3/16" = 1'-0"





©2021 OWNERSHIP OF SERVICE --  
 All reports, plans, specifications, notes  
 and information prepared by PHNX  
 DESIGN and their consultants shall  
 remain the property thereof. PHNX  
 DESIGN shall retain all common law  
 statutory and other reserved rights,  
 including the copyright thereto.

**DUTCH BROS COFFEE**  
 1037 S. RURAL RD  
 TEMPE, ARIZONA 85281

Δ	DATE	REVISION
1		
2		
3		
4		
5		

RENDERINGS

**A301**  
 21-218

2 RENDERING

SCALE: NTS

1 RENDERING

SCALE: NTS



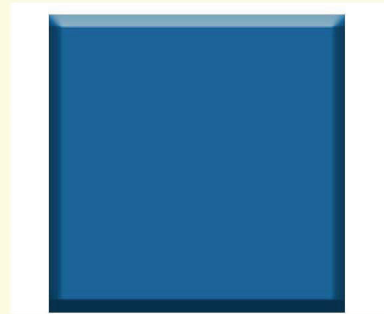
SYNTHETIC STUCCO  
FINISH SMOOTH SAND FINISH  
COLOR: MATCH EXISTING  
GRAY COLOR



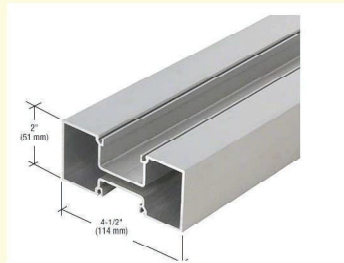
SYNTHETIC STUCCO  
FINISH SMOOTH SAND FINISH  
COLOR: MATCH EXISTING  
WHITE COLOR



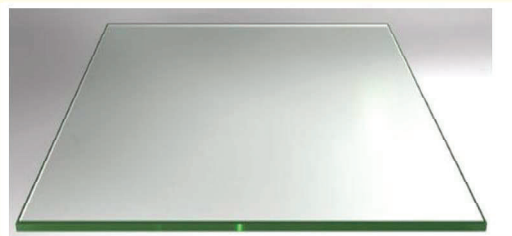
STONE VENEER  
MANUFACT: CORONADO STONE  
MATCH EXISTING



METAL FLASHING  
MANUFACT: TAYLOR METALS  
COLOR: BLUE TO MATCH EXISTING

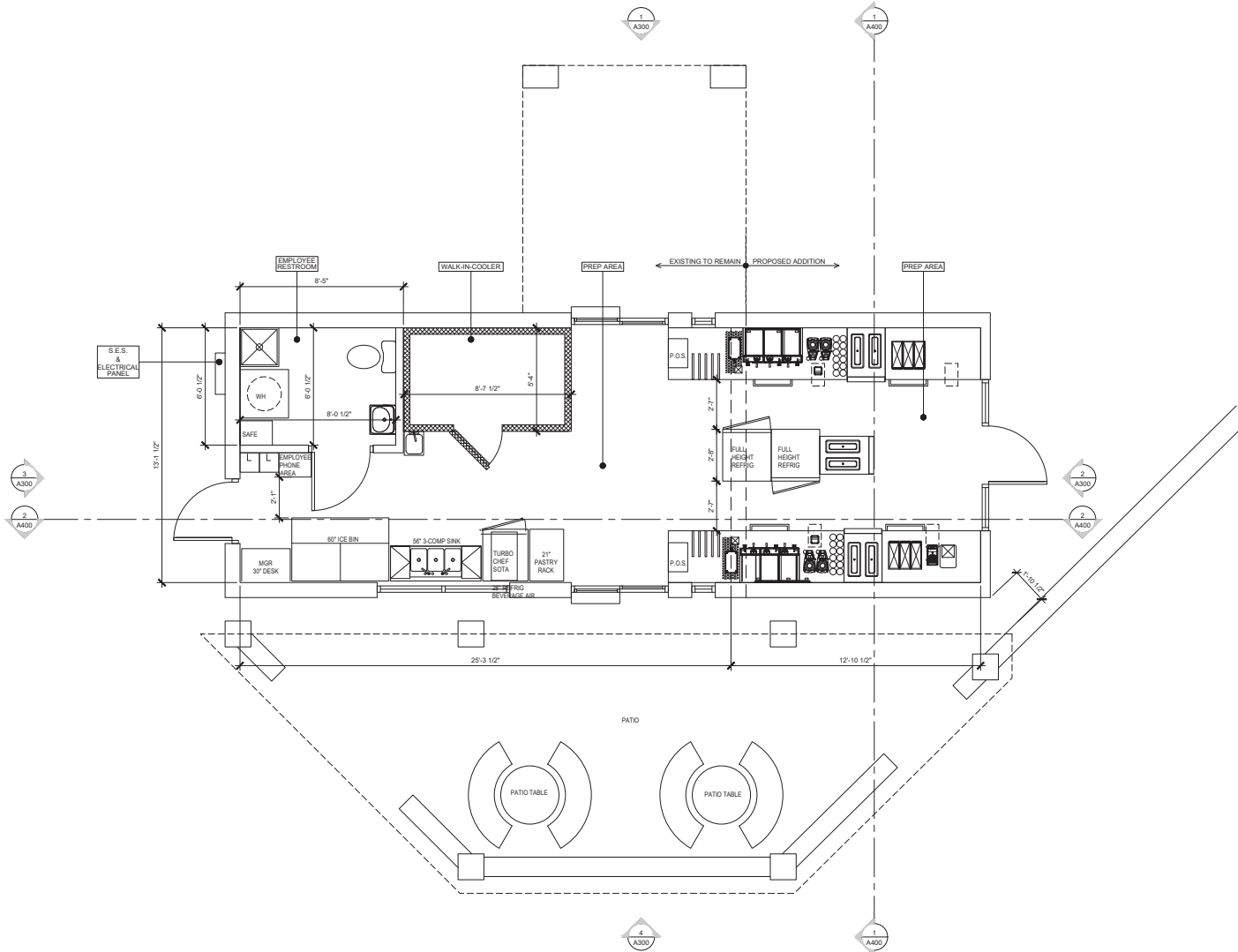


ALUMINUM STOREFRONT  
MANUFACT: KAWNEER  
COLOR: CLEAR ANODIZED



1" INSULATED GLAZING





©2021 OWNERSHIP OF SERVICE - All reports, plans, specifications, notes and information prepared by PHNX DESIGN and their consultants shall remain the property thereof. PHNX DESIGN shall retain all common law, statutory and other reserved rights, including the copyright thereto.

**DUTCH BROS COFFEE**  
1037 S. RURAL RD  
TEMPE, ARIZONA 85281

NO.	DATE	REVISION
1		
2		
3		
4		
5		

PROPOSED FLOOR PLAN

**A200**

PHNX JOB #: 21-218



## Jimenez, Lee

---

**From:** Bill Cantieri <bill@piazza-az.com>  
**Sent:** Wednesday, November 3, 2021 8:56 AM  
**To:** Jimenez, Lee  
**Cc:** Mike Hills; Joshua Hayes; Tyler Thompson; Jim Thompson  
**Subject:** FW: Can you please call Ted Viola to talk about the expansion at ASU? PL210292 - Dutch Bros Coffee - Public Comment #1

Lee---Below for your staff report is a record of the conversation between the Dutch Bros President Josh Hayes and Ted Viola of Board and Brew regarding his voicemail that you forwarded to us yesterday morning.

Please feel free to contact Mr Viola or Josh Hayes at 480-286-9876 if you have any questions about that follow up call. Thank you! Bill

Bill Cantieri

**PIAZZA** Restaurant Development  
480-818-9736  
[Bill@PIAZZA-AZ.com](mailto:Bill@PIAZZA-AZ.com)  
[www.piazzadevelopment.com](http://www.piazzadevelopment.com)

---

**From:** Joshua Hayes <josh@dutchbrosaz.com>  
**Date:** Tuesday, November 2, 2021 at 2:59 PM  
**To:** Bill Cantieri <bill@piazza-az.com>  
**Cc:** Tyler Thompson <tyler.thompson@dutchbrosaz.com>, Jim Thompson <jimthompson2@me.com>, Mike Hills <mikeh@phnx-design.com>  
**Subject:** Re: Can you please call Ted Viola to talk about the expansion at ASU? PL210292 - Dutch Bros Coffee - Public Comment #1

Hey Bill,

I talked to Ted Viola today, and the conversation went really well on both ends. He did express his concern for traffic and safety, while expressing his support for us to do what we needed to do to serve in a more efficient manner. He did also mention he was pleased to hear we were looking for other sites nearby to continue to ease traffic there. With regards to our expansion he said he was not opposed to it in any way, and just wants to see the traffic issue dealt with in general.

He did express some issues with congestion and parking near the wedge, which I believe to be a separate issue, and I did offer to help if there was anything we could do there!

We ended the call on the same page, and I did tell him to be in touch and to use my direct line should he ever need anything!

Thanks and if you need any other info from me please let me know!

Josh Hayes  
Dutch Bros Arizona  
Locally Owned and Operated

On Nov 2, 2021, at 10:04 AM, Bill Cantieri <Bill@piazza-az.com> wrote:

Josh or Tyler---The attached voicemail just came in from Ted Viola 760-613-8333 the owner of the Board & Brew next door to the ASU DBC store at "The Wedge."

Could one of you call Ted and explain how the expansion will help to reduce traffic rather than increase it so that he is on board with this and will hopefully be willing to leave a follow up message or email to the planner saying he is in support of this.

Once you've spoken to him please send Mike Hills and I an email explaining the time, date, and how the conversation went so we can turn that in to the city planner and he will make that email part of the staff report.

If you have time it would be great for you to talk to the other businesses in the Wedge to help them understand why this is a help so we don't end up with surprise public opposition during next week's meeting as they are allowed to show up and speak during this.

Thank you!

Bill

---

**From:** Mike Hills <mikeh@phnx-design.com>  
**Date:** Tuesday, November 2, 2021 at 9:43 AM  
**To:** Bill Cantieri <bill@piazza-az.com>  
**Subject:** FW: PL210292 - Dutch Bros Coffee - Public Comment #1

Bill,

See below and Attached voice mail

Thank you,  
Mike Hills  
PHNX DESIGN, LLC  
P: 602.762.7354

---

**From:** Jimenez, Lee <Lee\_Jimenez@tempe.gov>  
**Sent:** Tuesday, November 2, 2021 9:02 AM  
**To:** Mike Hills <mikeh@phnx-design.com>  
**Subject:** PL210292 - Dutch Bros Coffee - Public Comment #1

Mike,

Attached is a voice message in opposition to the expansion project. I called the caller back this morning to explain the purpose of the proposed addition. He's concerned about the existing traffic and the potential for it worsening. He represents Board & Brew over at The Wedge, the adjacent retail strip to the north of Dutch Bros. I'll be making note of this comment for the record and will let you know if I receive any more comments.

Thanks.

Sincerely,

**Lee Jimenez**





**LEE JIMENEZ**

Senior Planner

Community Development, Planning Division

31 East 5<sup>th</sup> Street Tempe, Arizona 85281

Direct Phone: 480.350.8486 Email: [Lee\\_Jimenez@tempe.gov](mailto:Lee_Jimenez@tempe.gov)

Web: <http://www.tempe.gov/planning>

***PLEASE NOTE: City of Tempe offices are currently closed to the public due to the COVID-19 pandemic. If at any time hand delivery or pick-up of physical items such as material sample boards, mylars, parking affidavits, and/or CC&Rs is required, please contact the Permit Center to arrange an appointment for delivery or pick-up at [permitcenter@tempe.gov](mailto:permitcenter@tempe.gov) or (480) 350-4311. Thank you.***