

# Staff Summary Report



Development Review Commission Date: 02/12/08

Agenda Item Number: \_\_\_\_\_

**SUBJECT:** Hold a public meeting for a Development Plan Review for RYAN'S EXPRESS TRANSPORTATION SHOP & OFFICE located at 820 North McClintock Drive.

**DOCUMENT NAME:** DRCr\_Ryan\_Express\_021208

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for **RYAN'S EXPRESS TRANSPORTATION SHOP & OFFICE (PL070444)** (Michael Haggerty, 820 McClintock L.L.C., owner; Boyd Thacker, Brock Craig & Thacker Architects, Ltd., applicant) consists of a two story office and service building of approximately 5,810 s.f. on +/- 1.69 net acres located at 820 North McClintock Drive in the GID, General Industrial District and the RSOD, Rio Salado Overlay District. The request includes the following:

**DPR07249** – Development Plan Review including site plan, building elevations, and landscape plan.

**PREPARED BY:** Kevin O'Melia, Senior Planner (480-350-8432)

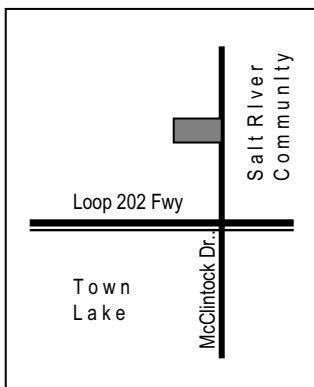
**REVIEWED BY:** Lisa Collins, Planning Director (480-350-8989) 

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** **Staff – Approval, subject to conditions 1- 16.**  
**Rio Salado Advisory Commission - Approval**

## ADDITIONAL INFO:



Gross/Net Site Area	1.69 acres
Total Building Area	13,778 sf (7,968 sf exist'g. & 5,810 sf ofc./shop)
Building Footprint	12,315 sf (exist'g. & proposed)
Lot Coverage	16.74 % (100 % maximum allowed)
Building Height	35 ft (35 ft maximum allowed)
Building Setbacks	26 ft front, 9 ft side, 5 ft rear (25 ft, 0 ft, 0 ft min.)
Landscaped area	20.86 % (10 % minimum required)
Vehicle Parking	28 spaces (23 minimum required)
Bicycle Parking	8 spaces (5 minimum required)

A 5,810 sf. two-story, freestanding bus maintenance shop and office building is proposed at the west end of the existing Ryan's Express facility. The project includes extensive site landscape and grading improvements. An addition to the existing one-story office building and the canopy over this addition will be removed. A second canopy at the northwest site corner will be removed. Other existing vehicle wash and shade canopies will remain, including the canopy between the one-story building and McClintock. Neighborhood notification is not required for this request. The Rio Salado Advisory Commission reviewed the case and recommends approval of the building, site and landscape improvements.

- PAGES:**
1. List of Attachments
  2. Comments / Reasons for Approval
  - 3.4. Conditions of Approval
  - 5-6. Code / Ordinance Requirements
  7. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
  2. Aerial Photo
  3. Letter of Explanation
  4. Ground and Second Floor Plans
  5. Preliminary Site Plan & Project Data, sheet A-1
  6. Building Sections A-A & B-B.
  7. North and South Elevations with Materials Notes
  8. East and West Elevations with Materials Notes
  9. Grading & Drainage Plan & Retention Calculations
  10. Landscape Plan & Landscape Legend
  11. Presentation Building Elevations
  - 12-18. Site Photo Key Plan & Photos

**COMMENTS:**

This site, on the west of McClintock Drive, is located in an industrial district north of the Red Mountain Freeway. The existing one-story beige slump block masonry building on site dates from 1972 (with a 1978 frame addition on the north) and was originally the home of Desert Boats. The site is the Rio Salado Overlay District; the eastern end of the Town Lake is to the southwest. The Salt River Project Brandow power substation yard is immediately to the west. Natural desert fields of the Salt River Community are to the east, across McClintock Drive.

The existing site use is an office and maintenance facility for Ryan's Express Transportation Services, a charter bus and limousine business. The company requires updated office, drive room and service bay shop space to accommodate their business. The business use fits the General Industrial District. There are no planning entitlements on the land in effect which impact this development.

The request includes the removal of the 1978 addition on the north of an existing one-story slump block building near the McClintock frontage and the construction of a freestanding office and maintenance building at the rear (west) of the site. A paved bus storage area is located between the two buildings. A wash canopy will remain to the west of the existing building and a second canopy will also remain in front of this building, facing McClintock. A canopy at the northwest site corner and the canopy over the 1978 addition will be removed. The original landscape has died. The site will be improved with water retention basins and landscape in conformance with Engineering Standards and the Zoning and Development Code.

The new building is a handsome expression of exposed concrete unit masonry. The vertical planes are alternately expressed with regular gray Center Score 8x8x16 CMU and Autumn Blend (red-brown) Founders Finish 8X4X16 CMU. A continuous, 16" tall Founders Finish rowlock course defines the second floor level. The office window openings are trimmed with gray 8x8 CMU. Of the building volume, the two-story block facing east is completely surrounded with a masonry parapet. Mechanical equipment is housed here. The main roof over the tall, single story maintenance shop is pre-finished steel (Polar White). This roof has masonry parapets on north and south and has a shallow slope to an exposed edge on the west. Parapets are capped with a metal coping. The business entrance and upper floor office windows are insulated glass in an anodized aluminum frame. Steel service doors and frames are green (DE6279-Armored Steel).

The landscape proposal brings considerable foliage to this site, including frontage landscape with Sonoran Palo Verde, Mesquite tree rows in the linear planting areas on the north and south property lines and mixed Palo Verde and Mesquite groves in the retention basins north and south of the new building. Landscape and surface retention basin design are coordinated to retain storm water on the west end of the site.

**Rio Salado Overlay District**

The proposal was reviewed by the Rio Salado Advisory Commission on January 22, 2008. The six Commissioners commented favorably on the quality of the building elevations for this industrial use and were appreciative of the added landscape for the site. The Commissioners asked for a greater street presence including a color tie between the existing building in the front of the site with the building added in the rear (this request is included as a condition of approval). The Commissioners agreed the proposal is an appropriate land use within the context of the Industrial District and meets the goals of development of the Rio Salado Overlay District.

**Conclusion**

The building, site and landscape improvements are a welcome addition to an older industrial area.

**REASONS FOR APPROVAL:**

1. The project meets the General Plan Projected Land Use for this site.
2. The project represents an appropriate land use within the Rio Salado Overlay District and meets the goal to encourage optimal development of land within the District.
3. The project will meet the development standards required under the Zoning and Development Code.

## **CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

### **DPR07249 CONDITIONS**

#### **General**

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by February 12, 2009 or Development Plan Review approval will expire.

#### **Site Plan**

2. Instead of a continuous paint striped pathway on asphalt, provide a continuous uncolored concrete disabled accessible walkway from public sidewalk to business entrance at maintenance shop building. Connect this concrete walkway also to the main entrance of the one-story building. Provide concrete walkway flush with adjacent asphalt paving where walkway runs in vehicular paving.
3. Site Walls, Fence and Gates:
  - a. Delete refuse enclosure walls from standard detail DS-116. The building and site perimeter walls provide the visual enclosure.
  - b. Do not add a parking screen wall unless parking is modified between one-story building and McClintock.
  - c. Repaint existing 6'-0" steel vertical picket fence and gates to match green metal trim of maintenance shop building.
  - d. Paint masonry perimeter wall and edges a light neutral color that blends with the maintenance shop building and one-story building colors. It is not necessary to paint the surfaces of the perimeter wall that faces away from the property.
  - e. Do not disturb chain link fence and ribbon wire cap that exists on Salt River Project to west.
4. Finish exterior utility equipment boxes, including existing boxes on site, in a neutral color (subject to utility provider approval) that matches the coloring of the site perimeter walls and the proposed parapet of the one-story office building. Locate service entrance section for the maintenance shop inside the building.

#### **Floor Plan**

5. Restroom Security in maintenance shop building and one-story office building:
  - a. Lights in restrooms:
    - 1) Provide 50% night lights
    - 2) Activate by key or remote control mechanism
  - b. Single user restroom door hardware: Provide a key bypass on the exterior side.

#### **Elevations**

6. The materials and colors included in the submittal (Masonry 1: Founder Finish CMU - Autumn Blend, Masonry 2: Center Score plain gray CMU, Metal Roof: Ceram-a-Star 950 Polar White, and Metal Doors and Frames: Dunn Edwards DE6279 – Armored Steel) are part of the approval. Re-paint existing site canopy fascias and existing one-story building doors Armored Steel (green) to match the color proposed for the steel doors of the maintenance shop building.
7. Add frame & exterior plaster parapet to one-story building all around sufficient to fully conceal roof mount mechanical equipment. Paint exterior plaster parapet a color that compliments the beige color of the exposed slump block of the one-story office building. Match the exterior plaster color of the parapet to the color proposed for the perimeter masonry wall. Do not paint slump block on one story building.
8. Locate service entrance section inside the maintenance shop building.

9. Conceal roof drainage system for the two-story portion of the maintenance shop within the interior of the building. Minimize visible, external features, such as overflows, and position these where needed to enhance the architecture. The existing exposed roof drainage system for the one-story building may remain. Incorporate any modifications to this roof drainage system with the parapet addition.
10. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) for both buildings into the design of the building elevations. Do not expose conduit, piping or ductwork on the surface of the buildings unless a creative conduit surface design that compliments the architecture is separately reviewed and approved by the Development Review Commission.
11. Provide secure maintenance shop roof access from the interior of the building to the roof above the second floor. Do not expose roof access to public view.

### **Lighting**

12. Provide a photometric plan of the entire site. Demonstrate available light levels of existing site security lights plus security light additions on photometric plan. At a minimum, provide security light additions at the following locations:
  - a. doors at maintenance shop building,
  - b. landscape and retention basins adjacent to maintenance shop building
  - c. parking spaces adjacent to maintenance building
  - d. doors of the existing one-story building
  - e. bike parking behind existing one-story building.
  - f. Address signs on both buildings.

### **Landscape**

13. Irrigation:
  - a. Staff recommends (does not require) a dedicated landscape water meter (dedicated landscape water is charged without an accompanying sewer fee).
  - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene) to support landscape on-site and in adjacent public right of way. Schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for line sizes greater than ½". Provide details of water distribution system.
  - c. Hardwire power source to controller (a receptacle connection is not allowed). Detail to conceal valve wire and power conduit extensions to controller.
  - d. Enclose irrigation and domestic water backflow preventers each in a pre-finished, lockable cage.
14. Include requirement in site landscape work to de-compact soil in new planting areas on site and remove asphalt and other construction debris from planting areas prior to landscape installation.
15. Remove existing river run rock on site where occurs. Do not introduce rock on site of greater than 1-1/2" diameter size (except boulders of minimum 16" diameter size are allowed). Top dress planting areas with a decomposed granite application with a cover of 2" thickness. Provide pre-emergence weed control application over the decomposed granite and do not underlay decomposed granite with plastic.

### **Signage**

16. On the existing one-story building, provide one 0'-12" high address number sign on the east elevation near the northeast building corner. On the two story maintenance shop building, provide one address sign on the east and one on the west elevation near the northeast and northwest building corners. Locate each address sign near top of wall but allow room for a light fixture at least 18" above the address sign that is not above the top of roof or parapet. Conform to the following for address signs:
  - a. Provide street number.
  - b. Compose of individual mount, metal reverse pan channel characters.

## CODE / ORDINANCE REQUIREMENTS

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

- Verify comments by the Public Works, Development Services, and Fire Departments given on the Preliminary Site Plan Reviews dated October 17, 2007 and December 19, 2007. Direct questions to the appropriate department, and coordinate any necessary modifications with all concerned parties, prior to completion of building permit process. Planning staff reviews Construction Documents submitted to the Building Safety Division to ensure consistency with the Development Plan Review approval.
- By agreement of the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use. Have the landscape architect and mechanical engineer submit reports during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Pete Smith of Water Resources Division (480-350-2668 or [pete\\_smith@tempe.gov](mailto:pete_smith@tempe.gov)) if questions regarding the content of the water conservation reports.
- Comply with applicable state and federal laws regarding discovery and processing of archeological artifacts uncovered during construction.
- Requirements of the Zoning and Development Code apply to any application. Become familiar with the ZDC to avoid unnecessary review time and reduce the potential for multiple plan check submittals. The ZDC may be accessed through [www.tempe.gov/zoning](http://www.tempe.gov/zoning) or purchased at Development Services.
- Standard Details:
  - Tempe Standard "T" details may be accessed through [www.tempe.gov/engineering](http://www.tempe.gov/engineering) or purchased from the Engineering Division, Public Works Department.
  - Tempe Standard "DS" details for refuse enclosures may be accessed through [www.tempe.gov](http://www.tempe.gov) or may be obtained at Development Services.
- Coordinate landscape islands indicated at new parking on site plan with landscape and grading plans.
- Paint two 20'-0" wide Fire Department lane hammerhead turnarounds on pavement where indicated on site plan. Use 4" wide perimeter and diagonal striping. Configure turnarounds per ZDC Fig. 4-502(G).
- Provide bike hoop installation in conformance with Tempe Standard detail T-578. One hoop may be used to tie up two bikes. Individual bike parking spaces are 2'-0" by 6'-0". Layout bike parking area to accommodate the hoops and the size of the bike parking spaces.
- Complete a Building Safety Division parking file form for 820 North McClintock Drive.
- Provide (or verify existing) an 8'-0" wide sidewalk on McClintock Drive in front of property.
- Underground utility extensions to site. Utilities to north are not required to be placed underground as part of this project as long as they are on adjacent property. Coordinate site layout with utility provider(s) to provide adequate access easement(s).
- Coordinate water supply and sanitary sewer requirements for expanded site use with Water Department (Tom Ankeny 480-350-2648)
- Clearly indicate property lines and the dimensional relation of the buildings to the property lines.

- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design. No structures, lights, poles, trees or deep-rooted plants are allowed in easements.
- Review existing gate hardware with Building Safety plan check and Fire staff (Jim Walker 480-350-8341) and re-design gate hardware to resolve lock and emergency ingress/egress features that are required.
- Refuse:
  - Arrange for enclosure yard gates to be open from 6:00am to 4:30pm on collection days to ensure truck access.
  - Double container enclosure indicated on site plan is exclusively for refuse. Construct pad and bollards in conformance with Standard Detail DS-116.
- For large backflow prevention or similar ground-mount devices handling 3" or larger water lines, provide a masonry screen wall that conceals the device from the street in conformance with Standard detail T-214.
- Provide floor plan of existing one-story slump block building.
- Provide visual surveillance by means of glazing assemblies in service and exit doors on the elevations of the maintenance shop building. Provide 3" wide high strength plastic or laminated glass security vision panel, located between 43" and 66" from the bottom edge of the door.
- Measure height of maintenance shop building to top of parapet from top of McClintock Drive curb along center front of property. Do not exceed 35'-0" height standard allowed in the Industrial District. Do not allow vents or incidental roof top mechanical or electrical equipment to protrude above top of parapet.
- Indicate sight visibility triangles on site and landscape plans. Keep site features out of sight visibility triangles that impede visibility from site driveways (other than thin items such as tree trunks or light poles). Site features including equipment boxes, street furnishings, shrubs, etc., shall not exceed 2'-0" in sight visibility triangles. Identify speed limit for McClintock Drive. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from Transportation (John Brusky, 480-350-8219) for construction of sight visibility triangles.
- Provide one non-deciduous tree of minimum 24" box installation size per each parking space landscape island. Provide at least five groundcovers in each of the landscape islands.
- Conform to requirements of ZDC Part 4 chapter 8 for security light additions. Indicate the location of all exterior light fixtures (including existing) on the site, landscape (and photometric) plans. Avoid conflicts between lights and trees in order to maintain illumination levels for exterior lighting.
- Building or ground-mount identification signs are processed under separate permit and are not part of this Development Plan. Obtain sign permit for any building mount signs or modification to the existing monument identification sign. Follow ZDC Part 4 Chapter 9 with the design of the signs. Way finding signs (if proposed) may not require a sign permit, depending on size. Way finding signs are subject to review by Planning Division staff during plan check process and Planning Inspection staff prior to Certificate of Occupancy.
- Self illuminate or direct illuminate building address signs.

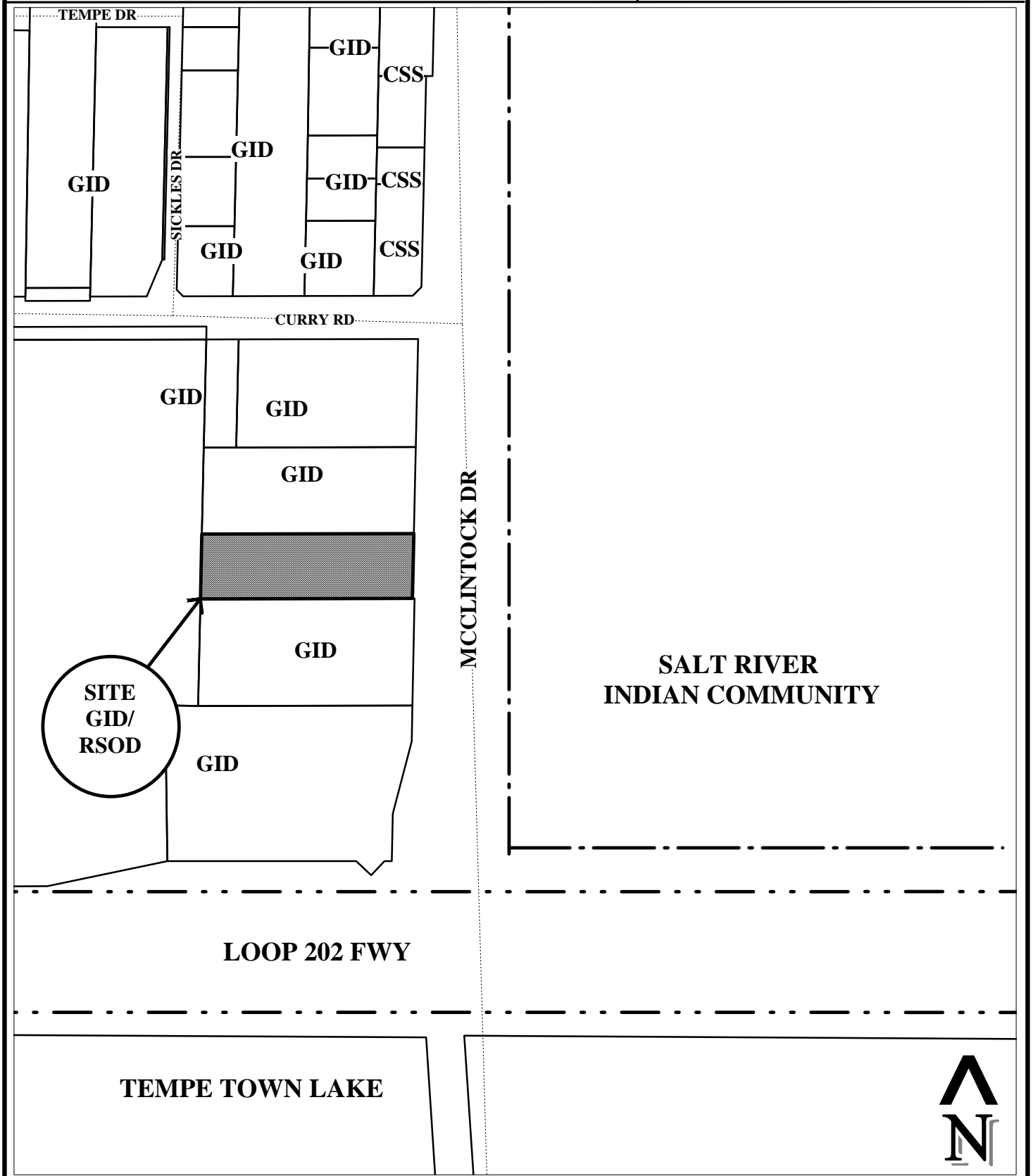
## **HISTORY & FACTS:**

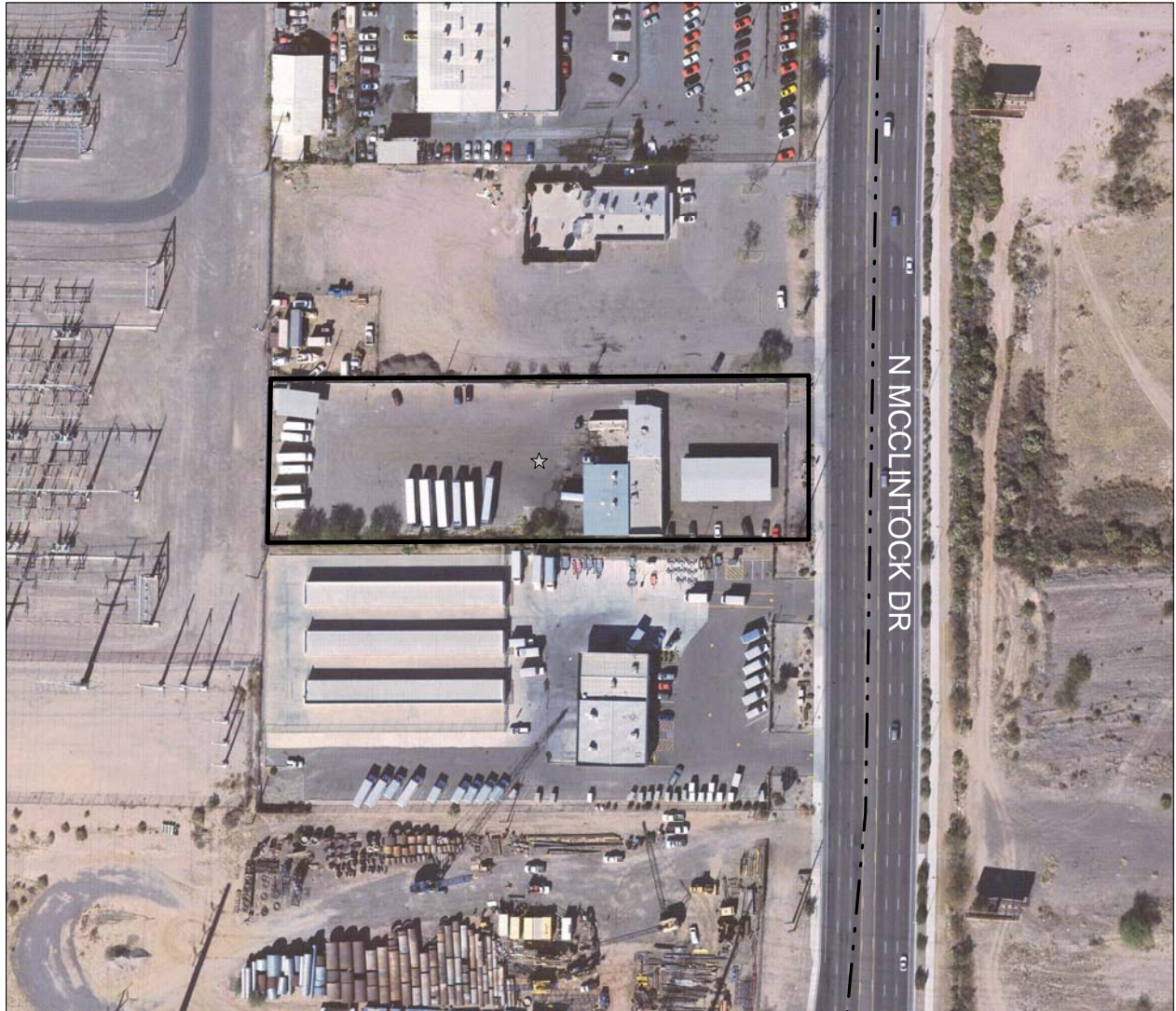
December 1, 1971	Design Review Board approved a one-story building at 802 North Hayden Road in the I-1, Garden Type Industrial District.
March 20, 1972	Board of Adjustment approved the following variance requests for 802 North Hayden Road. <ul style="list-style-type: none"><li>a. Variance to reduce the required front yard setback from 75 ft to 30 ft.</li><li>b. Variance to permit a 5 ft by 8 ft low profile sign that is 6 ft above ground level.</li></ul>
March 29, 1972	Permit issued for one-story building at 802 North Hayden Road.
August 22, 1972	Board of Adjustment denied request of Desert Boats, Inc., to reconsider the Board's decision of March 20, 1972 (which permitted a 5 ft by 8 ft low profile sign, 6 ft above ground level) to permit the sign to be 9 ft above ground level, at 820 North Hayden Road in the I-1, Garden Type Industrial District.
June 19, 1974	Design Review Board approved the canopy addition for Desert Boats, Inc. located at 820 North Hayden Road in the I-1, Garden Type Industrial District.
April 19, 1978	Design Review Board approved the building addition for Desert Boats, Inc. located at 820 North Hayden Road in the I-1, Light Industrial District.
March 2, 1988	Design Review Board approved the request for signage by Riverside Boats located at 820 North Hayden Road.
January 22, 2008	Rio Salado Advisory Commission recommended approval of the Development Plan including building elevations for the maintenance shop facility, site plan and landscape plan for Ryan's Express located at 820 North McClintock Drive in the GID, General Industrial District and the Rio Salado Overlay District.

## **ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review



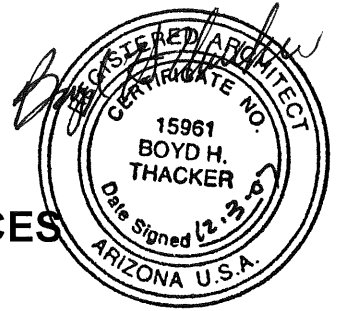
**RYAN'S EXPRESS**
**PL070444**




RYAN'S EXPRESS TRANSPORTATION SHOP & OFFICE (PL070444)

# LETTER OF EXPLANATION

## **MAINTENANCE & OFFICE BUILDING FOR RYAN'S EXPRESS TRANSPORTATION SERVICES**



THE PROPOSED PROJECT IS LOCATED ON THE WEST SIDE OF McCLINTOCK ROAD JUST NORTH OF THE 202 FREEWAY IN TEMPE. THIS IS THE EXISTING FACILITY FOR RYAN'S EXPRESS TRANSPORTATION. THE OWNER DESIRES TO ADD A MATENANCE AND OFFICE BUILDING TO REPLACE THE DELAPIDATED PORTION OF THE EXISTING BUILDING AT THE FRONT OF THE SITE. THE NEW BUILDING WILL BE LOCATED AT THE WEST END OF THE SITE TO ALLOW VISUAL SURVEYLANCE FROM THE SECOND FLOOR OFFICES. THE GROUND FLOOR OF THE NEW BUILDING WILL BE USED FOR A DRIVER'S ROOM AND THE MAINTENANCE SHOP FOR BUS MAINTENANCE WORK.

THE BUILDING IS A SIMPLE MASONRY STRUCTURE DESIGNED FOR BUS ACCESS TO THE SERVICE BAYS AND SURVEYLANCE FROM THE SECOND FLOOR OFFICES. THE BUILDING IS DESIGNED USING INTEGRAL COLOR MASONRY AND PREFINISHED METAL ROOFING AND SINGLE PLY ROOFING. THE MECHANICAL UNITS ARE LOCATED ON THE ROOF AND SCREENED BY PARAPETS OR MOUNTED ON THE GROUND WITH SUPPLY DUCTS LOCATED ON THE INTERIOR OF THE BUILDING. THE BUILDING WILL HAVE MINIMAL EFFECT ON THE STREET SCAPE BECAUSE IT IS LOCATED AT THE FAR WEST END OF THE SITE, BUT THE CONSTRUCTION OF THIS BUILDING WILL ALLOW THE OWNER TO REMOVE THE UNSIGHTLY NORTH END OF THE EXISTING BUILDING, HAVING A GREAT IMPACT ON THE VIEW FROM THE STREET.

LANDSCAPING WILL BE ADDED IN THE FRONT PORTION OF THE SITE TO GREATELY ENHANCE THE STREET VIEW. ENTRY DOORS HAVE BEEN RECESSED TO PROVIDE SHADE AND PROTECTION FROM THE WEATHER.

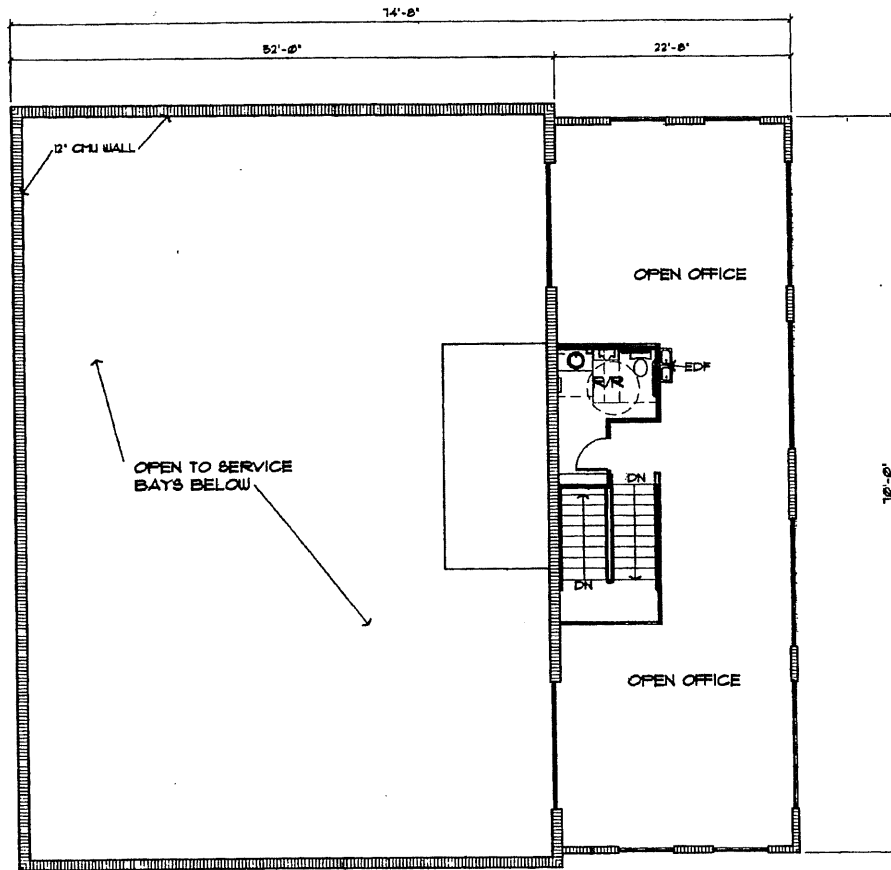
THIS BUSINESS HAS NO WALK IN TRAFFIC DUE TO THE NATURE OF THEIR BUSINESS, PROVIDING CHARTER BUS SERVICE, BUT A PEDESTRIAN ACCESS WALKWAY IS PROVIDED FROM THE STREET TO THE NEW BUILDING AND THE EXISTING BUILDING REMAINING.

THE PROJECT SHOULD HAVE MINIMAL TRAFFIC IMPACT SINCE THE BUSINESS IS CURRENTLY AT THE SITE AND SHOULD NOT INCREASE THE VOLUME OF TRAFFIC TO THE SITE.

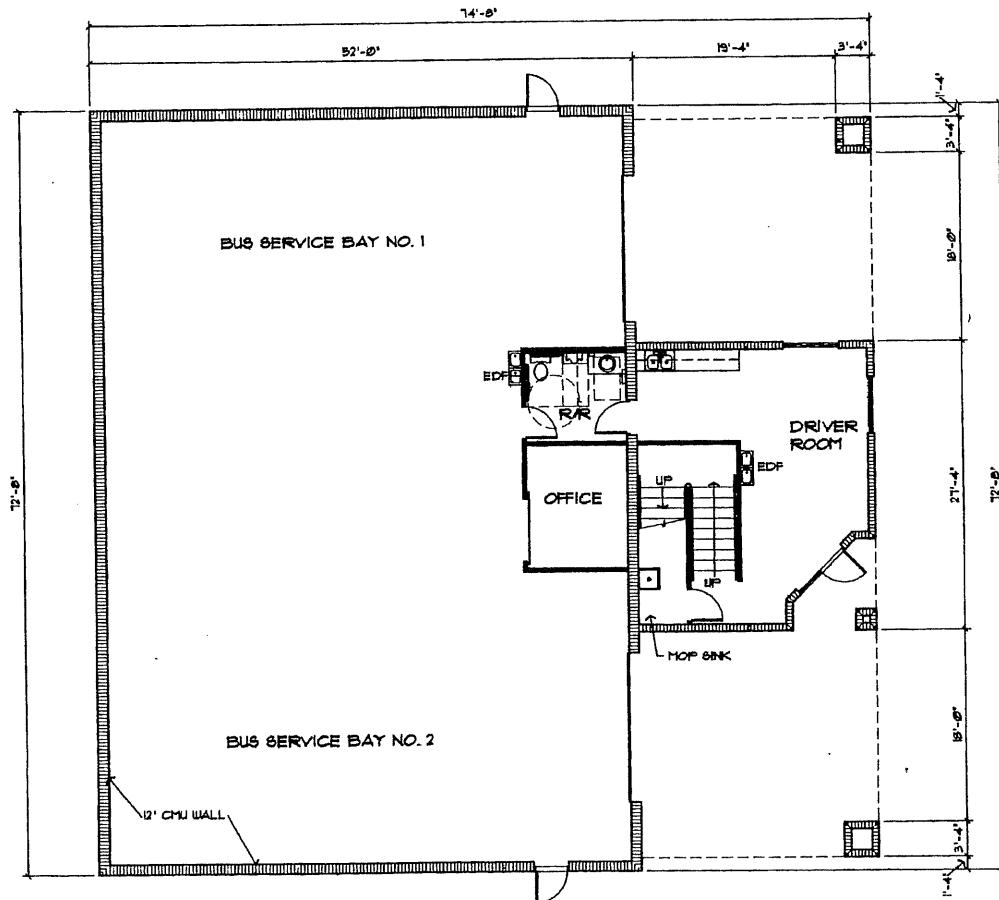
LIGHTING WILL BE COMPATIBLE WITH THE SURROUNDING USES AND SHOULD NOT HAVE ANY NEGATIVE EFFECTS. THE CURRENT SITE LIGHTING HAS BEEN INSTALLED ACCORDING TO HOMELAND SECURITY REQUIREMENTS AND THE NEW BUILDING SHOULD REQUIRE LITTLE IF ANY CHANGE IN THAT LIGHTING.

SIGNAGE WILL BE IN SCALE WITH THE BUILDING AND IN A CONTRASTING COLOR.

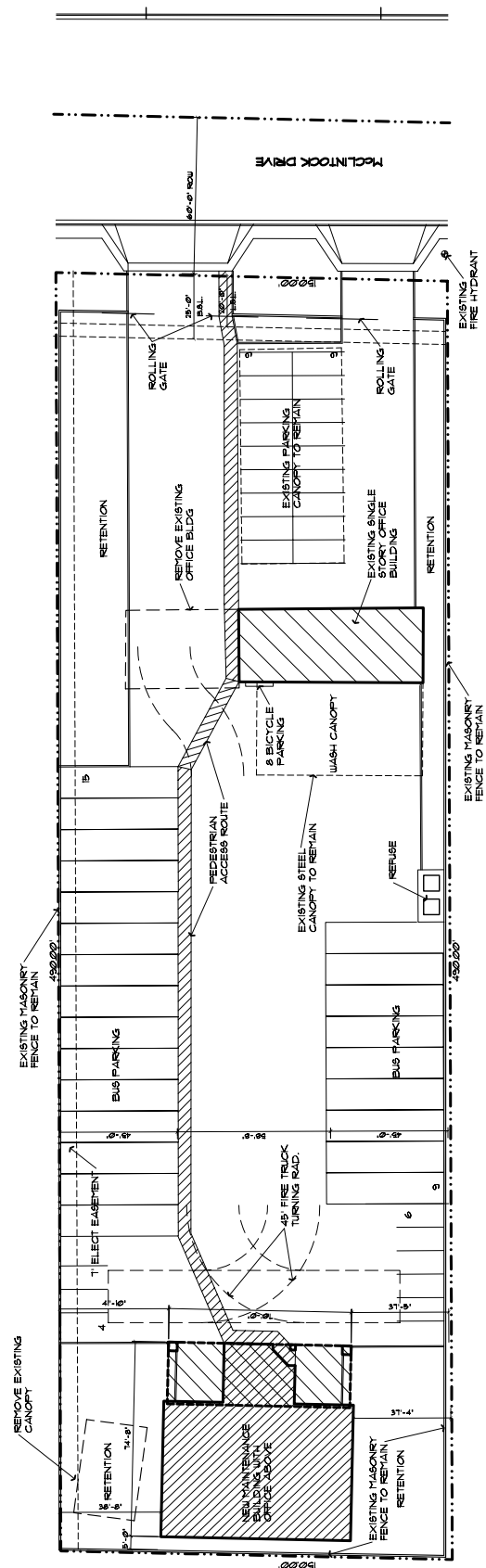
DEC 10 2007



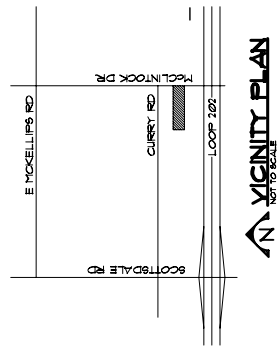
**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**GROUND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



 **PRELIMINARY SITE PLAN**  
SCALE: 1" = 20'-0"



CONSTRUCTION TYPE: III - AFES	
BUILDING AREA (NON-SEPARATED)	
MAINTENANCE GARAGE:	3,175 SF
19' FLR DRIVER ROOM:	566 SF
2ND FLR OFFICE:	1463 SF
EXISTING OFFICE BLDG:	2100 SF
EXISTING BUS WASH CANOPY:	2166 SF
TOTAL BUILDING AREA:	13,710 SF
LAND COVERAGE:	
LOT COVERAGE:	13,334 SF 69'13"X32'4" SF = 18.14%
LANDSCAPE COVERAGE:	15,341 SF 69'13"X32'4" SF = 20.86%
PARKING REQUIRED:	
NEW OFFICE:	601 SF / 300 - 1 SPACES
EXISTING OFFICE:	2100 SF / 300 - 8 SPACES
GARAGE STORAGE:	3,175 SF / 300 - 8 SPACES
TOTAL REQUIRED:	23 SPACES
PARKING PROVIDED:	
BUS PARKING:	24 BUSES
VEHICLE PARKING:	28 SPACES
BICYCLE PARKING:	8 SPACES

**PROJECT DATA**

SUBMITTED BY: RYAN'S NAME  
BROCK CRAIG A THACKER ARCH.  
145 E UNIVERSITY DRIVE STE 3  
480 S. 1ST AVE. SUITE 3050  
480 S. 1ST AVE. SUITE 3050

REARERS ADDRESS  
RYAN'S ADDRESS  
100 N. MCCLINTOCK DR  
TEMPE, ARIZONA 85281 (MARICOPA COUNTY)

LEGAL DESCRIPTION: B56 640' X 10' 55' COR  
SEC 17 T14N R10W TH 1/4 SEC 17 T14N R10W  
N OF S LN SD SEC 17 E B560' TO POB EX 60' NO  
GENERAL PLAN PROPOSED LAND USE:  
WORK/COMMERCIAL

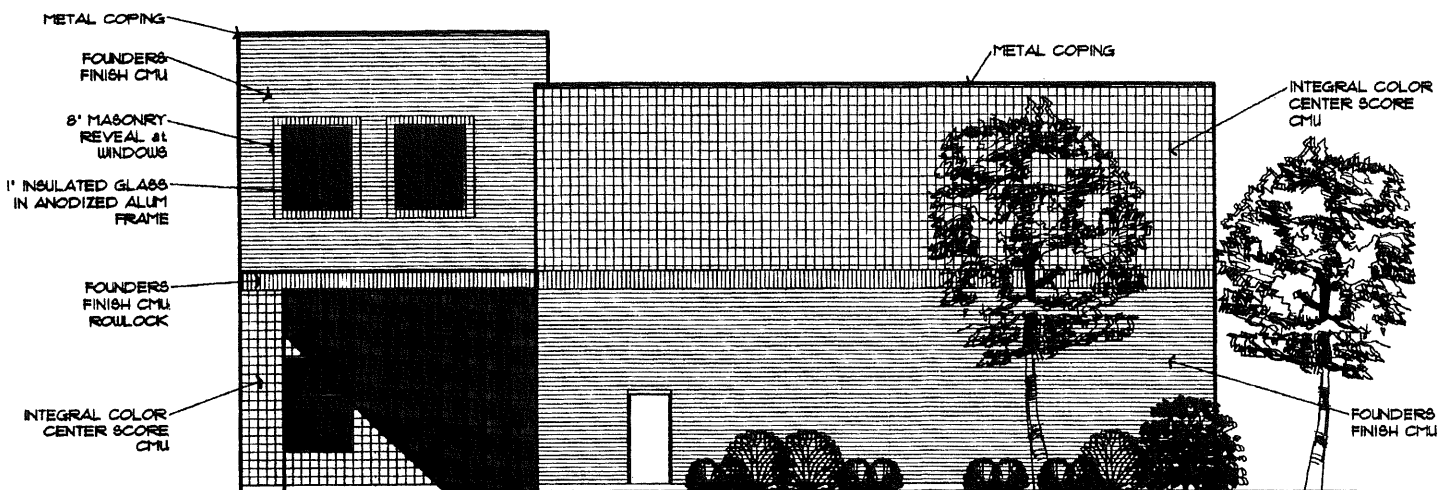
SITE DATA  
PARCEL NO: 132-16-000L  
GROSS ACRES: 6.9347 SF  
NET SITE AREA: 1668 ACRES + 13,340 SF

ZONING: G1D  
OCCUPANCY CLASSIFICATION:  
B-1 OFFICE  
B-1 BUS SERVICE BAY

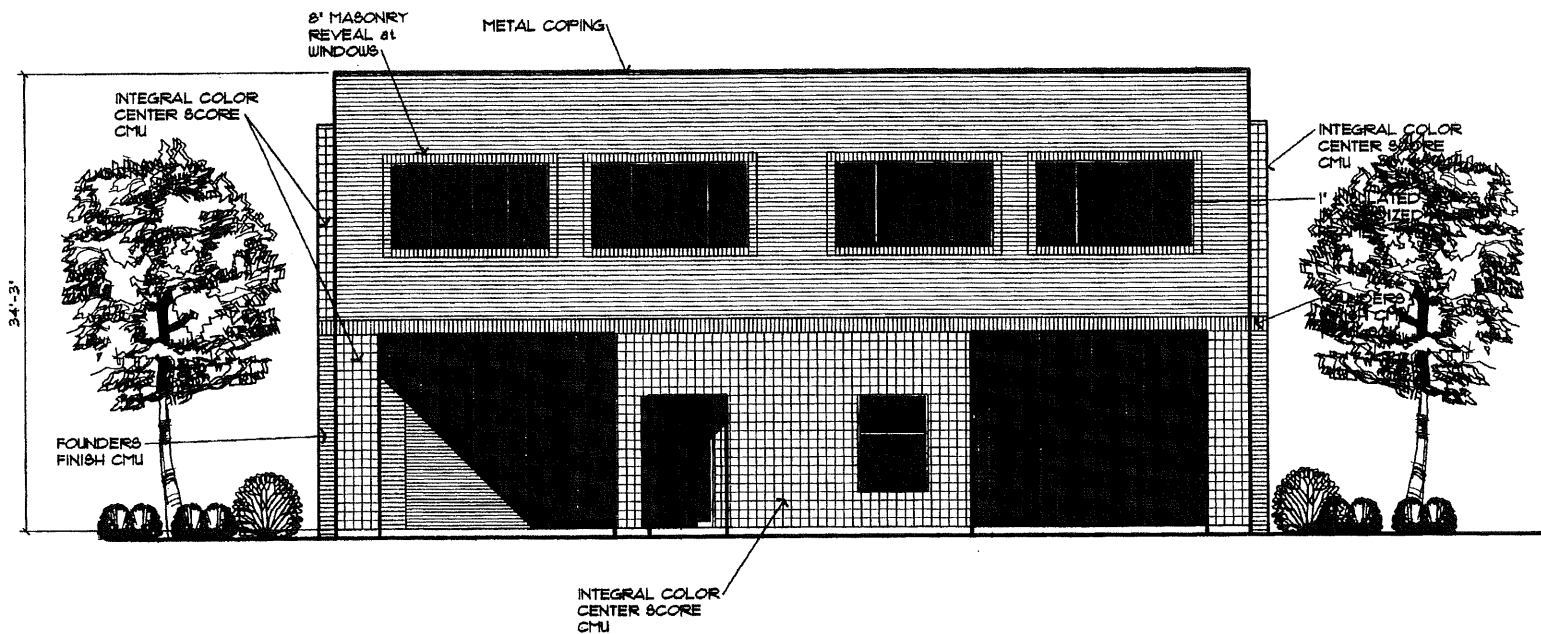




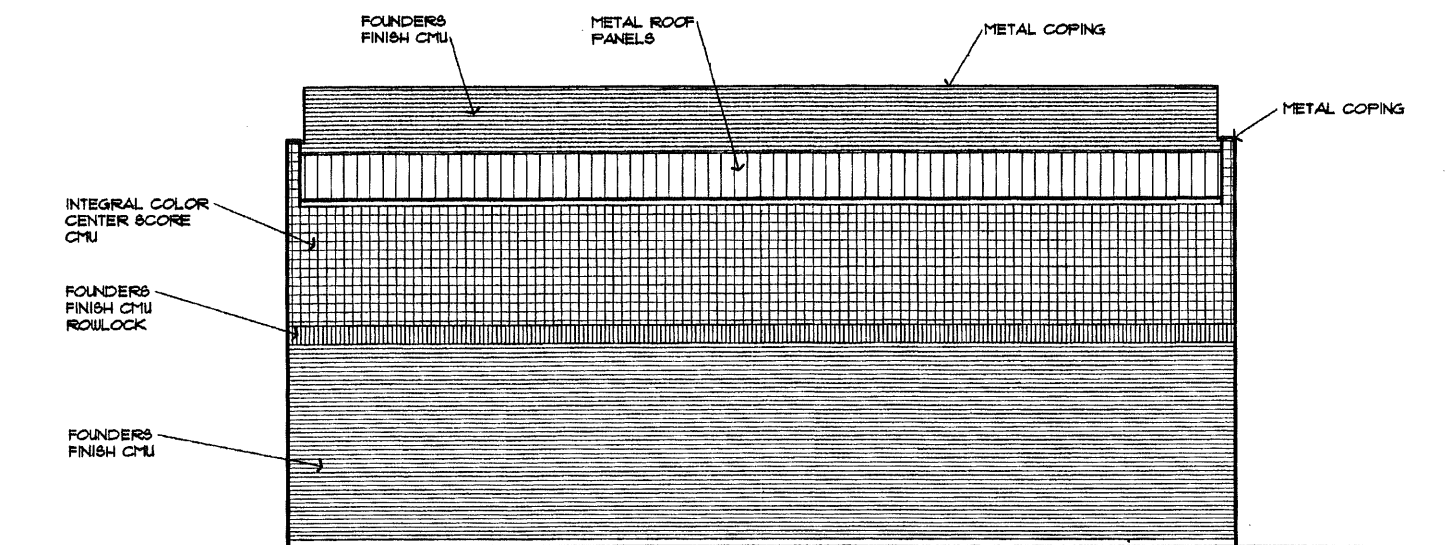
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

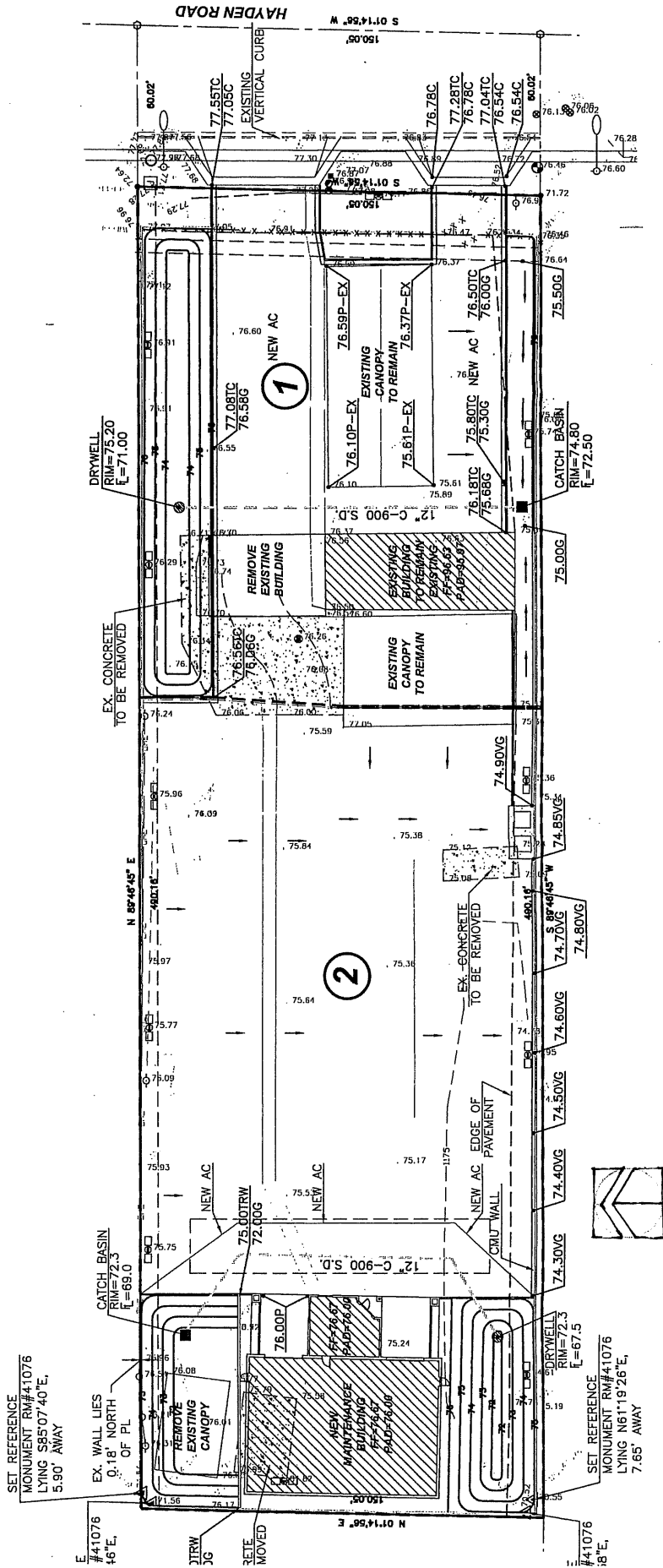


**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"





## RETENTION CALCULATIONS AREA 1

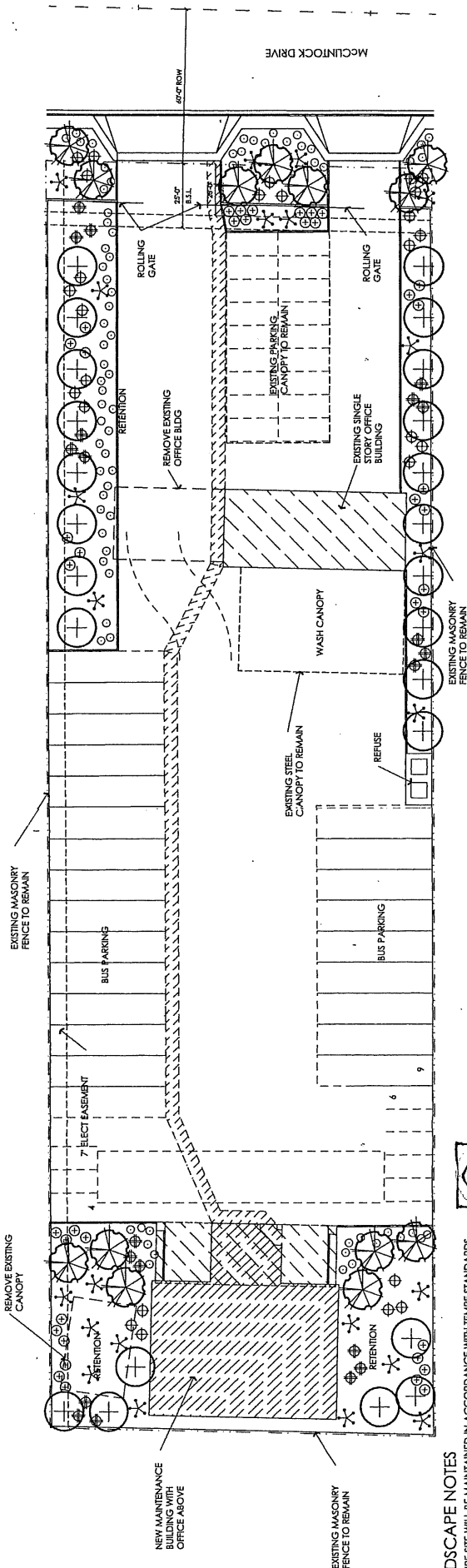
\*PER CITY OF TEMPE METHOD  
 RUNOFF VOLUME REQUIRED =  $28,495 \cdot (2.4/12) \cdot (0.95) = 5,414 \text{ C.F.}$   
 RETENTION PROVIDED =  $(4261+1370)/2 = 5,631 \text{ C.F.}$

## RETENTION CALCULATIONS AREA 2

\*PER CITY OF TEMPE METHOD  
 RUNOFF VOLUME REQUIRED =  $45,026 \cdot (2.4/12) \cdot (0.95) = 8,555 \text{ C.F.}$   
 RETENTION PROVIDED =  $(2814+1305)/3 + (2151+189)/3 = 9,689 \text{ C.F.}$



 <b>ALLEN CONSULTING ENGINEERS, INC.</b> 2550 N. THUNDERBIRD CIRCLE #132 MESA, ARIZONA 85215 PHONE (480) 844-1666 FAX (480) 830-6453 E-MAIL: aee@allenconsulting.com		RYAN'S EXPRESS TRANSPORTATION 820 N. MCINTOCK DR. TEMPE, ARIZONA PRELIMINARY GRADING & DRAINAGE	
		JOB NUMBER 94410 SHEET 1 OF 1 DRAWING PRELIM-G&D DRAFTSMAN CHECKED BY DATE 12-04-07	



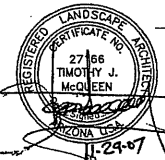
# LANDSCAPE NOTES

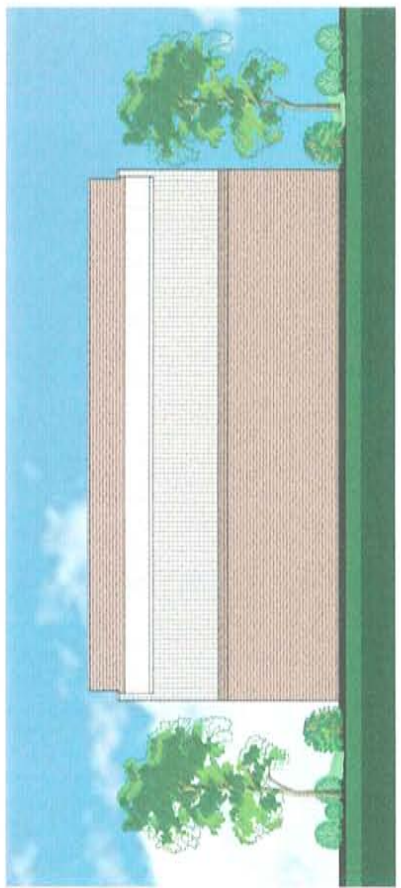
THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH TEMPE STANDARDS.

## LANDSCAPE LEGEND

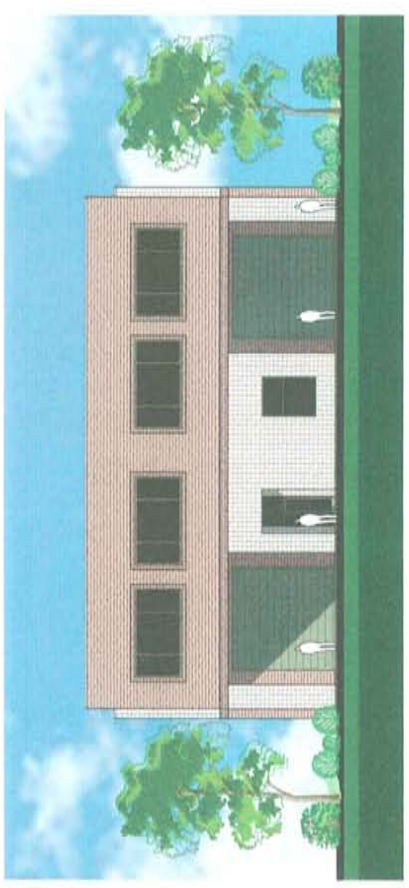
- |  |  |  |  |
|--|--|--|--|
|  | CERCIDIUM PRAECOX<br>SONORAN PALO VERDE<br>36" BOX (MATCHING)            |  | HESPERALOE PARVIFLORA<br>RED YUCCA<br>5 GALLON                                   |
|  | PROSOPIS CHILENSIS<br>CHILEAN MESQUITE (THORNLESS)<br>24" BOX (MATCHING) |  | CARISSA MACROCARPA<br>NATAL PLUM<br>5 GALLON                                     |
|  | AGAVE VIVIPARIORUM<br>OCTOPUS AGAVE<br>15 GALLON                         |  | LANтана MONTEVIDENSIS<br>'GOLD MOUND'<br>1 GALLON                                |
|  | DASYLIRION WHEELERII<br>DESERT SPOON<br>5 GALLON                         |  | 1/2" MINUS MADISON GOLD<br>DECOMPOSED GRANITE<br>2" DEPTH IN ALL LANDSCAPE AREAS |

T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
1121 East Missouri Ave., Suite 218  
Phoenix, Arizona 85014  
(602) 265-0320

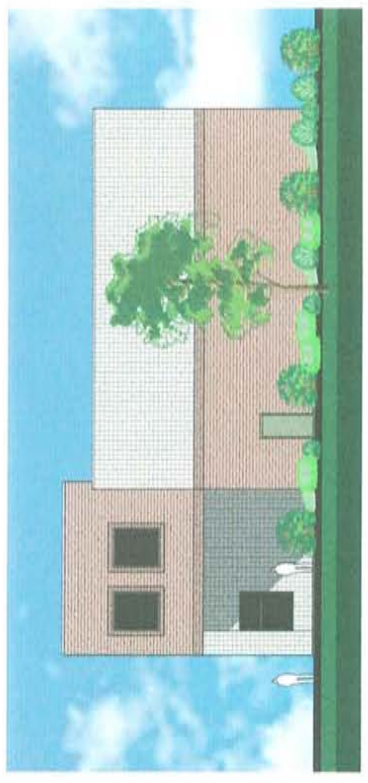




WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

DEC



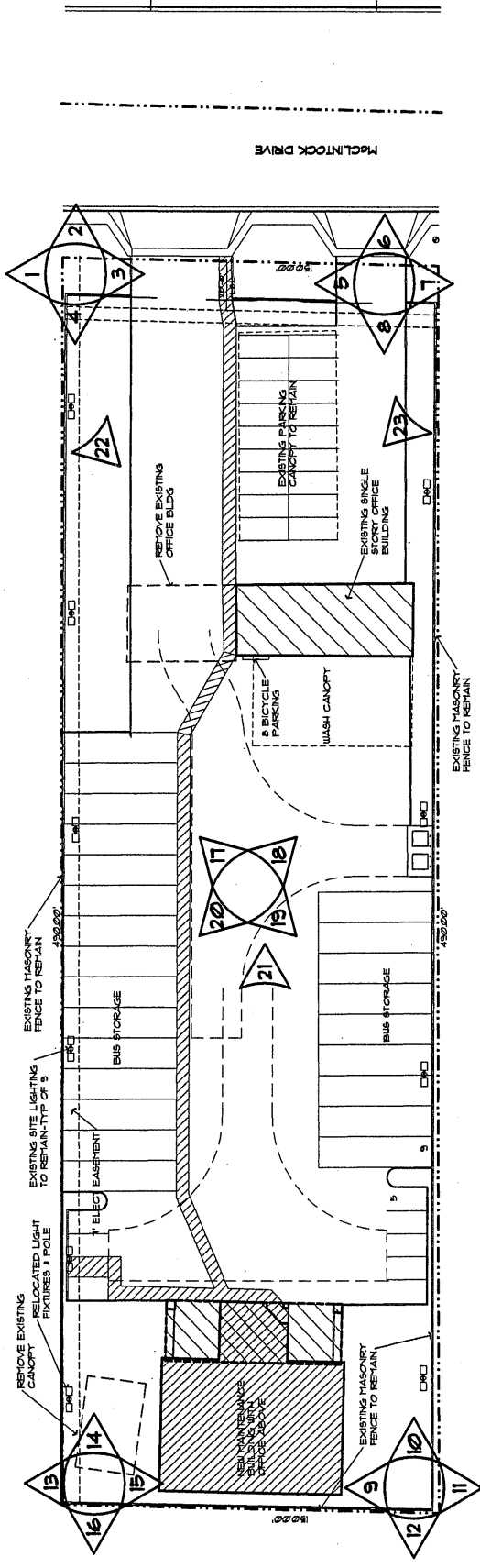
brock, craig and thacker architects, ltd.  
145 west university drive, suite 3 • mesa, arizona 85201 • 480-959-3091  
daniel w. brock III, aia • james w. craig jr., aia • boyd h. thacker, aia  
e-mail: bct145@earthlink.net  
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DATE	NOV 10, 2011
BY	JOHN
FOR REVIEW RECORD	

MAINTENANCE & OFFICE BLDG  
FOR RYAN'S EXPRESS  
TRANSPORTATION SERVICES  
830 N. MCCLINTOCK DR  
TEMPE, ARIZONA (MARICOPA COUNTY)

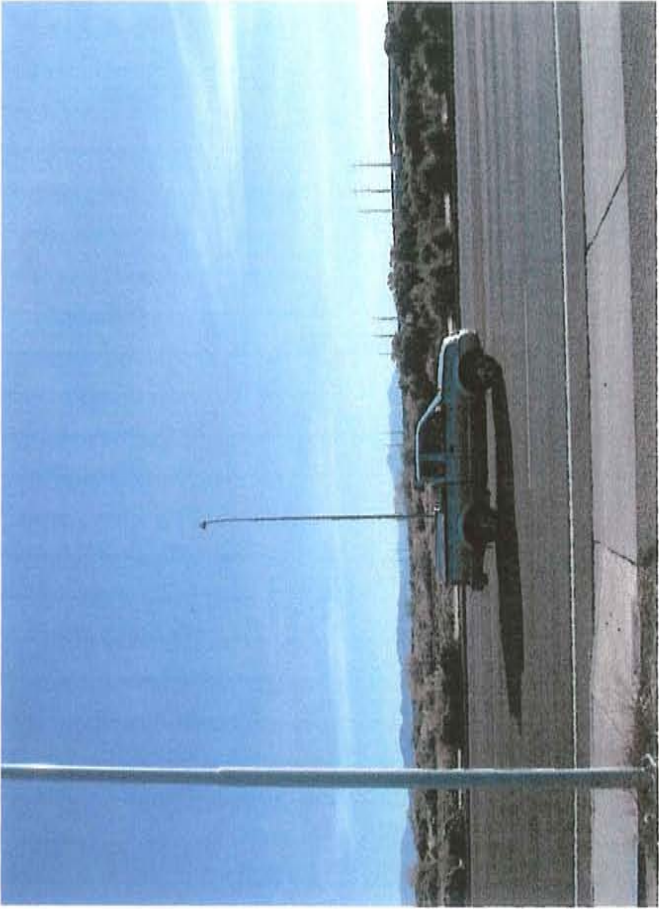
SITE PHOTO  
KEY PLAN

A1.0

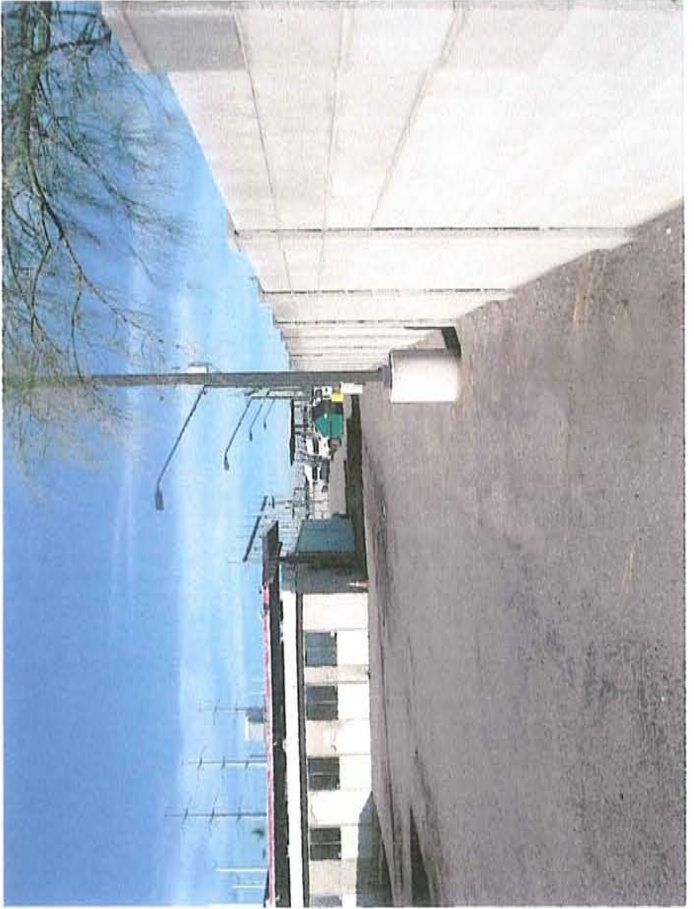


N SITE PHOTO KEY PLAN

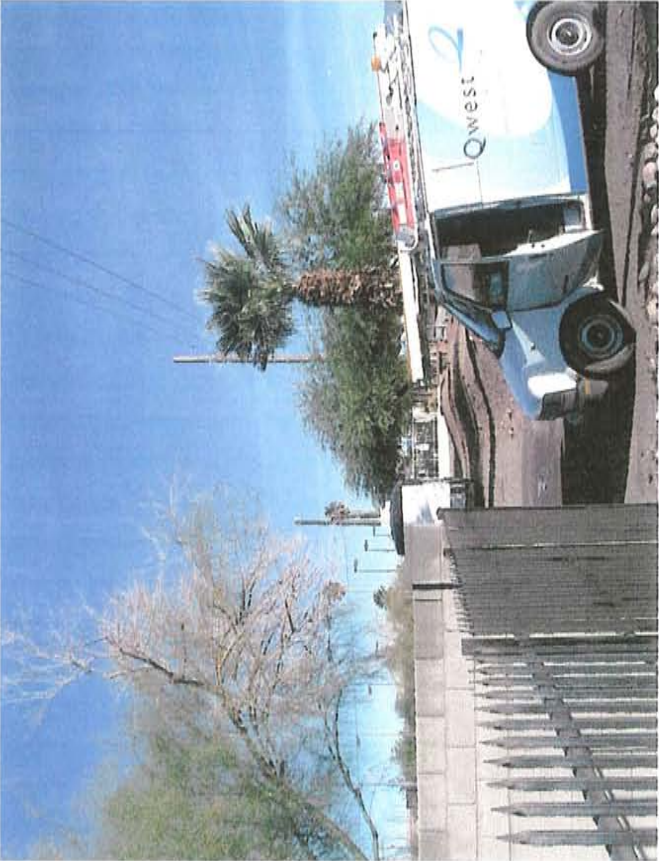




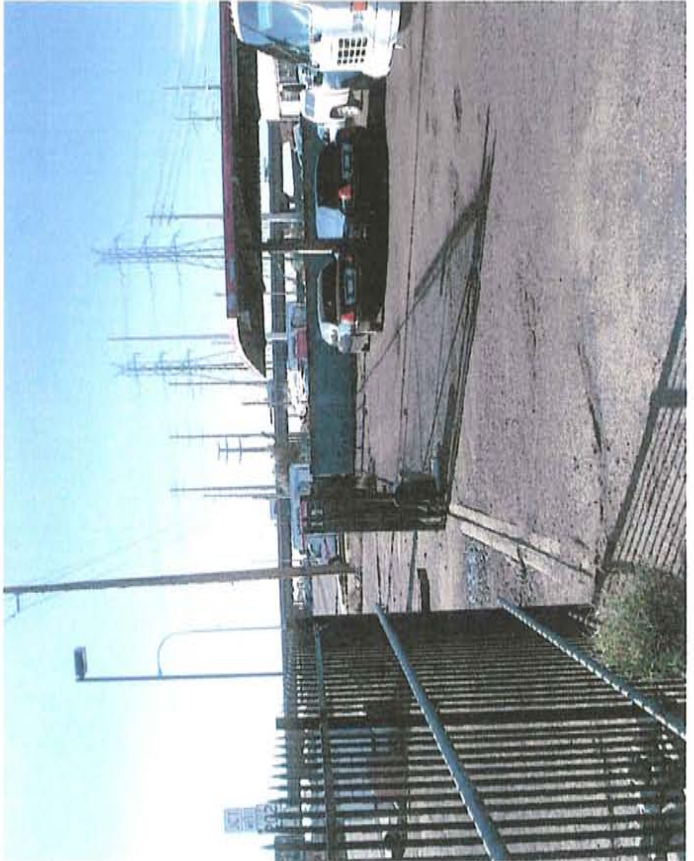
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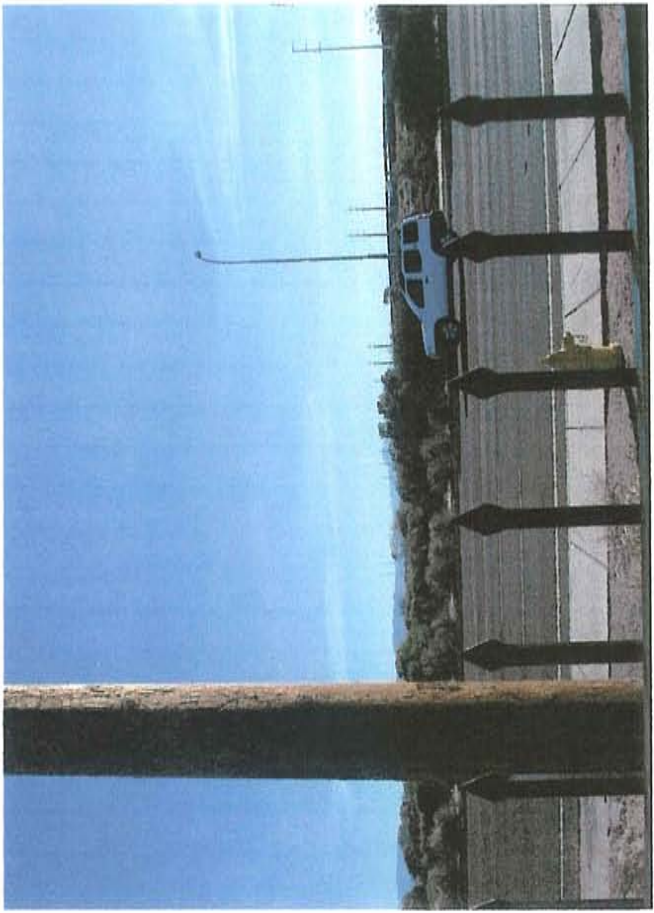


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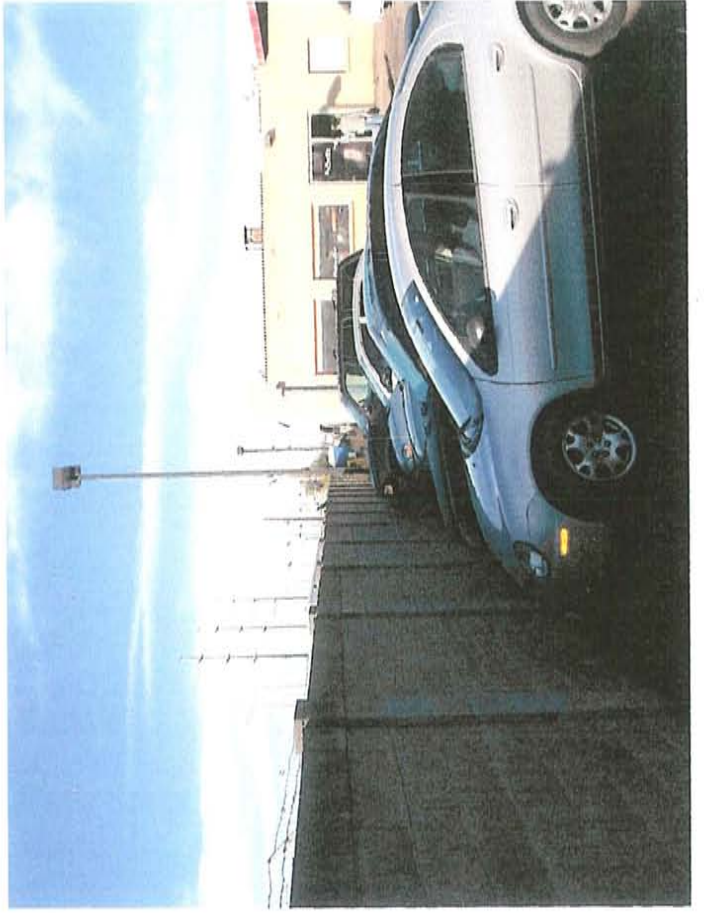


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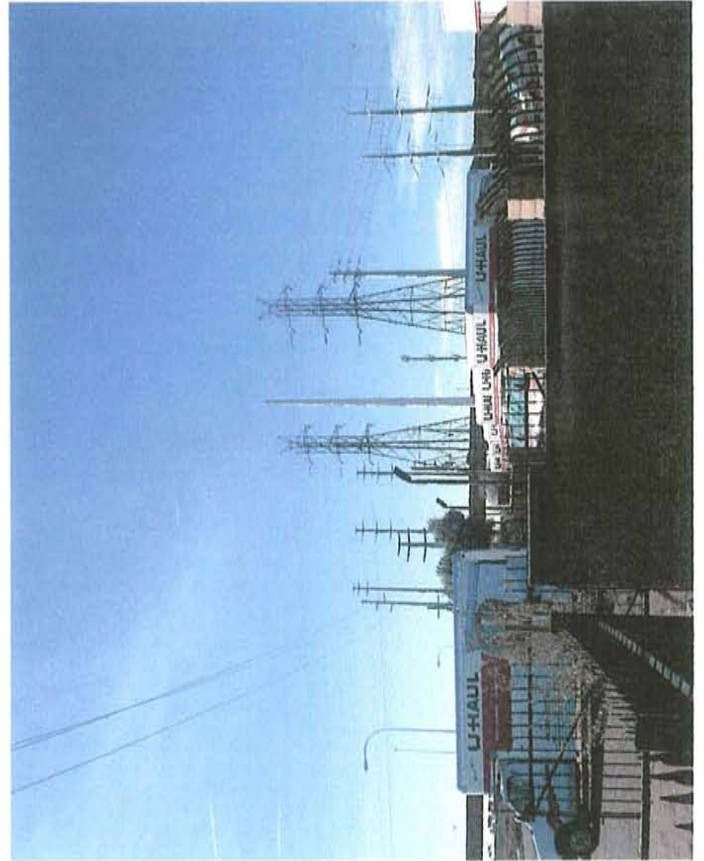
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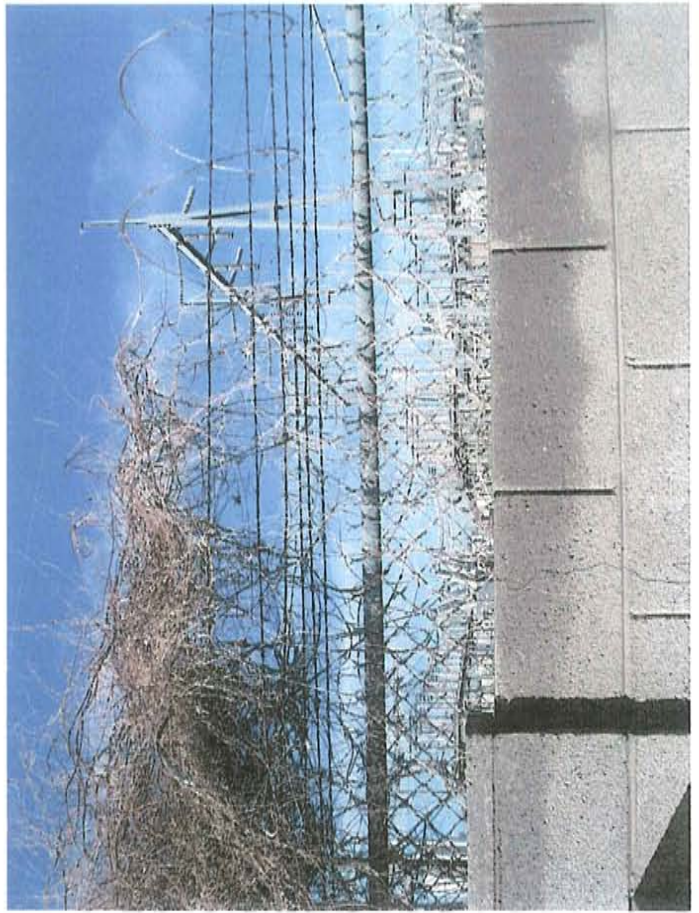


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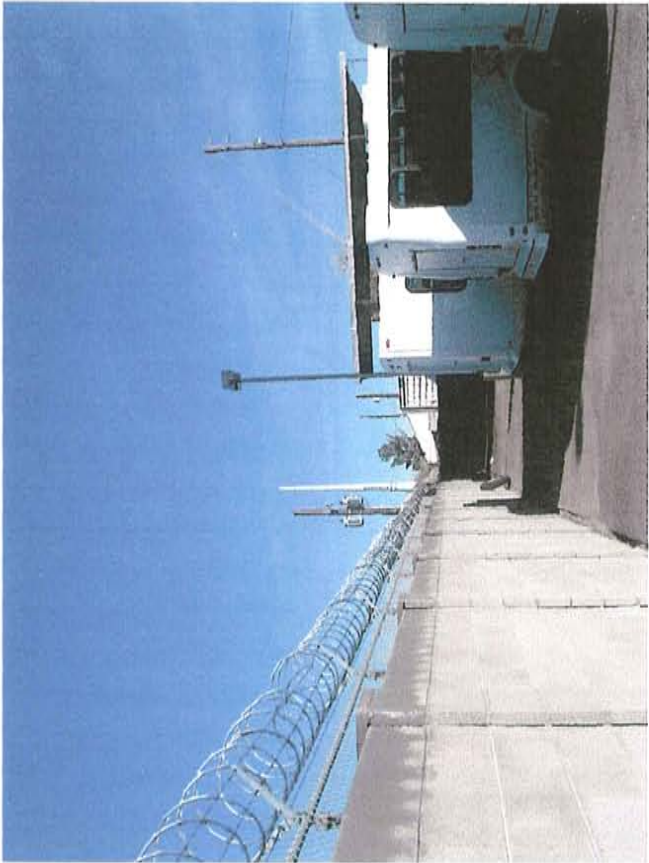




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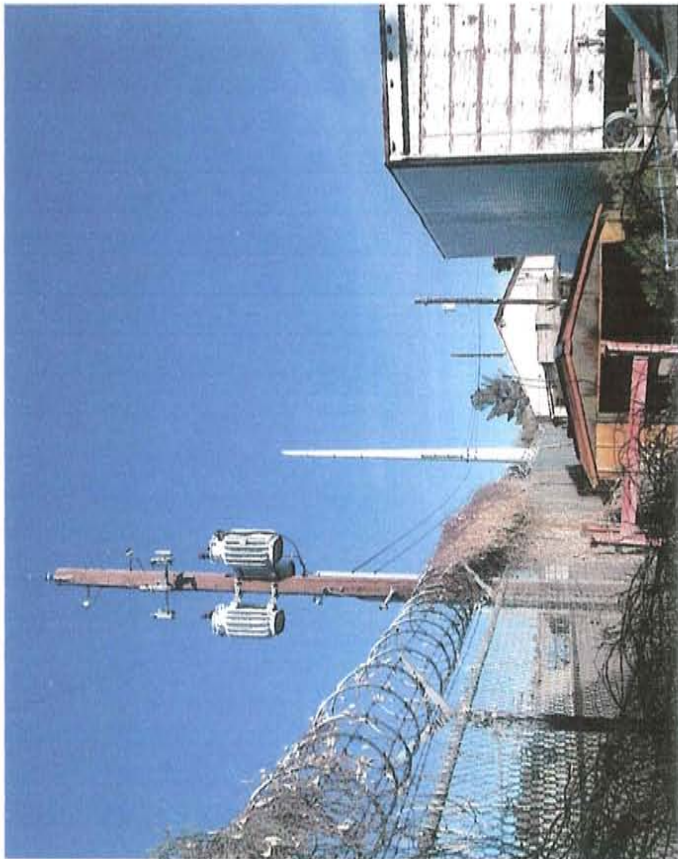


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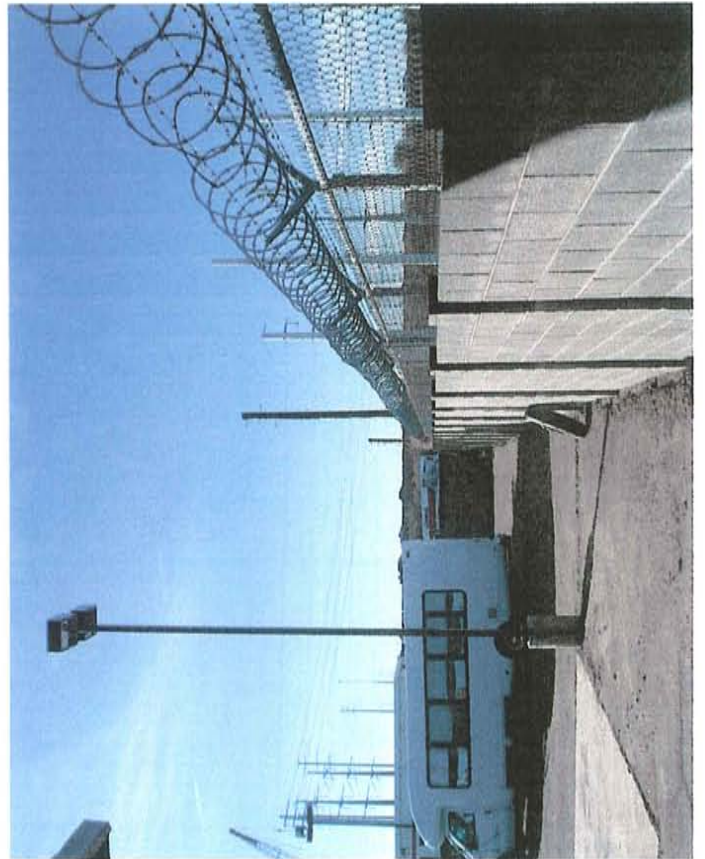




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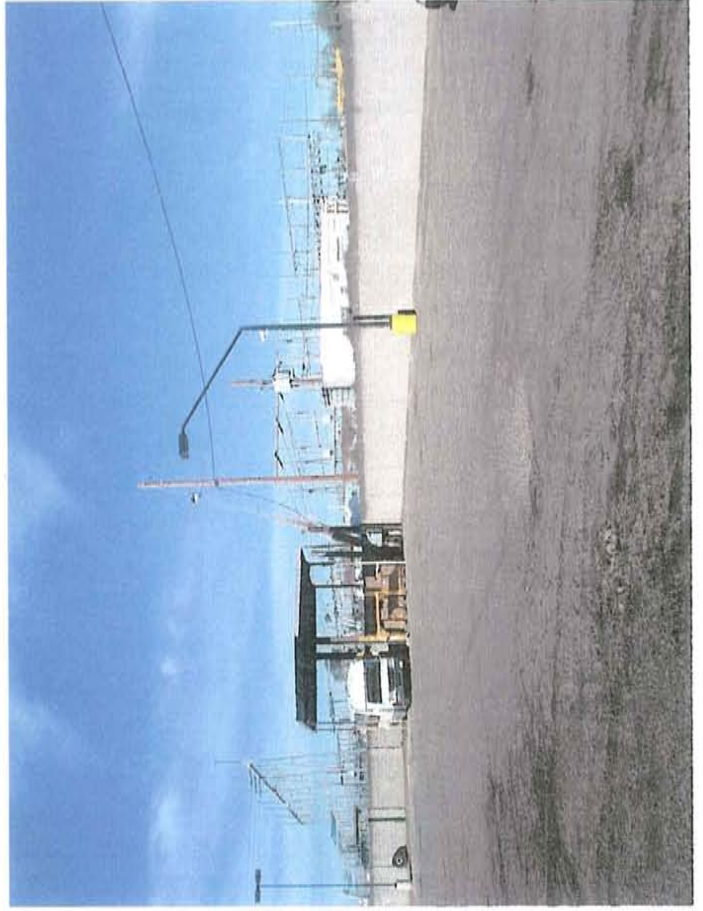


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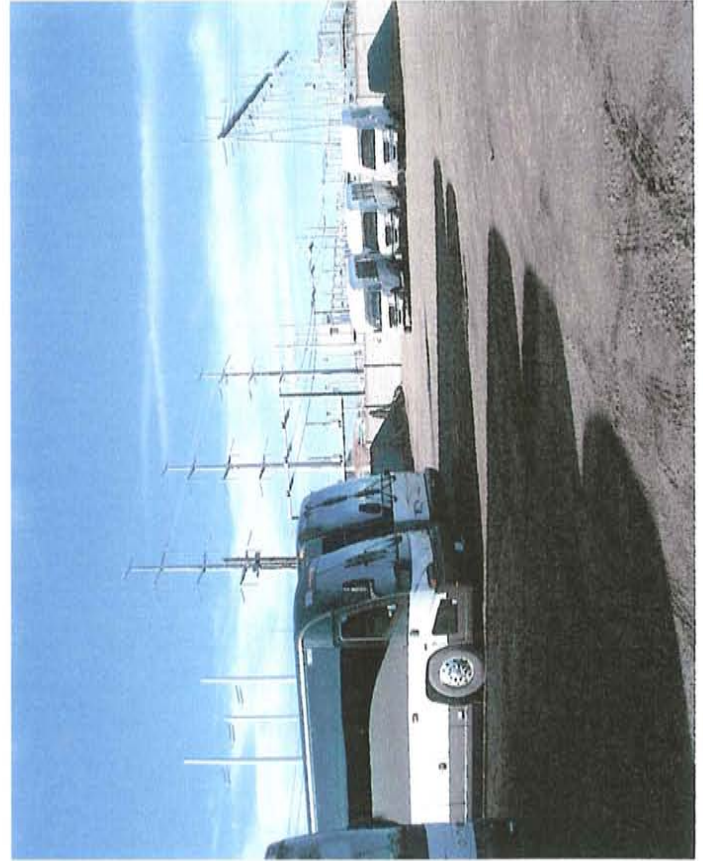
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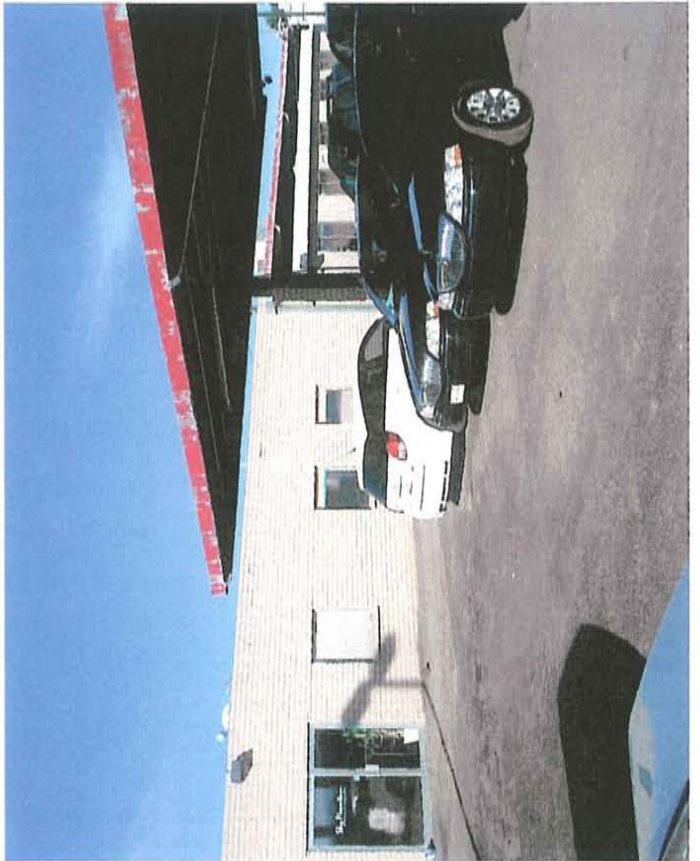




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