

# Staff Summary Report



Development Review Commission Date: 07/13/10

Agenda Item Number: \_\_\_

**SUBJECT:** Hold a public meeting for a Development Plan Review for TEMPE DODGE, located at 7975 South Autoplex Loop.

**DOCUMENT NAME:** DRCr\_TempeDodge\_071310 **PLANNED DEVELOPMENT (0406)**

**COMMENTS:** Request for TEMPE DODGE (PL090149) (Mark Koloseike, WJK – Tempe Associates LP, property owner; Charles Huellmantel, Huellmantel & Affiliates, applicant) for a building and site renovation including a partial tear down and 14,066 sf. showroom/service reception addition to building A on a 13.27 acre site located at 7975 South Autoplex Loop in the GID, General Industrial District and the SWOD, Southwest Tempe Overlay District. The request includes the following:

**DPR10086** – 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, Development Services Planning Director (480-350-8989) *LC*

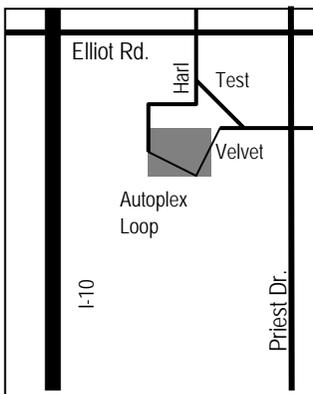
**LEGAL REVIEW BY:** N/A

**DEPARTMENT REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions

**ADDITIONAL INFO:**



Gross/Net site area	13.27 acres
Total Building area	69,638 s.f.
Lot Coverage	12.0 % (100.0 % maximum allowed)
Building Height	32.00 ft (60.00 ft maximum allowed per SWOD)
Building Setbacks	109.00 ft. front (bld'g. E), 46.00 ft. side (bld'g. A), 0.00 ft. rear (bld'g. C), 12.00 ft. front (parking). 25.0 ft. front, 0.0 side and 0.0 rear are the minimum required building setbacks; 12.0 ft. is the minimum required parking setback per Autoplex DDA
Parking Setback	
Landscape area	10 % (10 % minimum required)
Vehicle Parking	290 spaces (232 minimum required, 290 maximum allowed)
Bicycle Parking	4 spaces (4 minimum required)

The applicant is requesting approval of a major Development Plan for Tempe Dodge, consisting of the removal of the west end of building "A" and the addition in its place of a 14,066 sf. showroom/service reception center. The request also includes a renovation of the southeastern half of the site for a paved, fully landscaped inventory display and storage area. A neighborhood meeting is not required with this application.

- PAGES:**
1. List of Attachments
  - 2-4. Comments / Reasons for Approval
  - 4-6. Conditions of Approval
  - 7-9. Code/Ordinance Requirements
  - 9-10. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
  2. Aerial Photo
  3. Project Narrative/Room Descriptions
  4. Site Plan Keynotes
  5. Site Plan
  6. Project Information
  7. Floor Plan
  8. Material Description
  9. Building Elevations
  10. Proposed Plant Palette
  11. Landscape Plan
  12. Perspective View
  - 13-16. Existing Site Photographs

## COMMENTS:

This is an existing dealership for Chrysler, Dodge, Ram and Jeep with a separate pavilion for Kia in the Tempe Autoplex south of Elliot Road, west of Priest Drive and east of the I-10 freeway. The site is in the General Industrial District and is also within the Southwest Tempe Overlay District. As a part of the Autoplex Development Agreement, a blanket Use Permit applies to the site which allows a car dealership in an industrial district. Other development standards for the Autoplex that are established by Development Agreement include a twelve (12) foot front yard landscape setback and a one (1) foot high screen wall requirement that separates the public right-of-way from auto display and parking fields. One additional entitlement applies to this site: a Variance (SIP-94.35) that waives parking landscape islands for services parking within and behind the building cluster. Landscape islands are not waived for parking that is between the building and Autoplex Loop.

This request includes a Development Plan Review for an addition to Building "A" consisting of a showroom and service reception center. The addition will replace a smaller showroom wing of Building "A". The Development Plan Review will also include a site renovation including the completion of a vehicle display field on the southeastern portion of the site. This is an area that heretofore has been unfinished. The combined area of the completed buildings is 69,638 sf. and the site area is 13.27 acres (578,152 sf.).

The applicant asks that the Development Review Commission approve the Development Plan Review request. The intention is to obtain construction permits and redevelop the facility on a short schedule.

## PUBLIC INPUT

For this request, a neighborhood meeting and public notification, other than publication of the Development Review Commission agenda, is not required. As of the completion of this report, staff has not received public input concerning the request.

## PROJECT ANALYSIS

### DEVELOPMENT PLAN REVIEW

#### Site Plan

The building "A" addition approximately replaces the footprint of the existing wing that is being removed. Besides the building addition, modifications to the northwestern portion of the site are relatively minor. The southeastern portion of the site historically has been unfinished, with display and storage of vehicles on a semi-stabilized gravel base. This area is principally for vehicle display and inventory and will be paved, illuminated and landscaped.

#### Building Elevations

The western wing of Building "A", containing the addition, is a rectilinear volume. This is a tall, single story volume with a 24'-0" high parapet. The showrooms and business offices are in the west and center of this volume, the service and waiting functions are to the south, adjacent to a three bay vehicle service reception canopy, and the parts storage area with a mezzanine (part of the original building) is in the east, adjacent to the existing maintenance bays of Building A. The maintenance bays of Building "A" are also part of the original building that will remain.

In front of the western wing, facing Autoplex Loop, is a curving spandrel, also of 24'-0" height, mounted on rectilinear columns. The curving spandrel and colonnade shelters a covered entrance porch used for vehicle display. In front of the center of the porch is an upright, millennial arch that announces the business entrance and is the focal feature of the building. The millennial arch is sheathed in aluminum "Silver Metallic" composite panels. The colonnade and spandrel are sheathed with a light color, lightly textured exterior plaster (Exterior insulation and Finish System). The spandrel is bisected with a horizontal hairline band of "high polished aluminum": This "high polished aluminum" accent also lines the portal of the millennial arch. A clear glass showroom storefront with clear anodized aluminum frames faces the porch behind the colonnade and is sheltered by the porch roof.

The exterior plaster panels of the spandrel and colonnade enfold the building addition on the north, south and exposed east elevations where they meet the original building. Fenestration on the north and south sides is sheltered with horizontal steel shade canopies suspended with cables from the upper parts of the elevation and also on the south by the vehicle service reception canopy. The exposed steel on the addition and on the original, eastern service wing is painted a light gray. The exposed concrete unit masonry of the eastern wing is also a light gray. Overall, the colors of Building "A" are modulations of silver and gray and the building has a crisp, machine-like appearance suitable for an auto dealership.

## Landscape Plan

The existing landscape of the northwest half of the site, including the street trees and the outlying auto display areas, will remain largely unchanged. The redeveloped southeastern portion of the site, containing large inventory and display areas, will also receive additional tree installation. The existing curving street side row of mature Evergreen Ash will be supplemented with a secondary, interior row of Southern Live Oak. The arc of oak trees is arranged with each oak in a triangular spacing pattern with respect to the ash. Landscape islands are also placed in the storage/display field, along with two oasis stations for use by customers and sales personnel.

## Section 6-306 D Approval criteria for Development Plan Review

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape.* Building "A" addition replaces existing building by inserting a larger building area into approximately the same building footprint. The placement of the addition answers the owner's need for additional space but does not create a large volumetric change to the streetscape of Autoplex Loop.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort.* The compact building form, when compared to its predecessor, reduces the ratio of exterior building surface area with respect to interior volume of conditioned space. The west entrance porch with its covered display area allows shade for the west glazed building entrance and flanking showroom windows. Use of external shading devices minimizes direct solar gain on the glazed surfaces of the building.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings.* Use of aluminum composite panels at the entrance millennial arch and aluminum accents, in conjunction with exterior plaster panels at the entrance spandrel and colonnade, with exterior plaster panels wrapping around the addition and transition to the exposed masonry and steel elements of the original east service wing, all create a hierarchy of materials that are tied together with a subtle modulation of silver and gray colors. The machine-like building expression is evocative of automotive design.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings.* The mass, height and setback of the buildings are in character with the Autoplex. The site and landscape work at the southeast half of the site brings to completion the 13.27 acre site.
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.* As with other facilities in the Autoplex, the buildings, site and landscape in this proposal, including predominately the auto display areas, are designed with broad strokes so the first impression is gleaned from a moving automobile on Autoplex Loop.
6. *Building facades provide architectural interest overall with visibility at street level (including special treatment of windows and entries and with particular attention to proportionality, scale, materials and rhythm) and respond to varying climatic conditions.* Use of the upright millennial arch as an iconic element and the articulation of aluminum and exterior plaster panels on the building surfaces reinforce the automotive character of this business. Creation of deep recess as at the entrance display porch and the service reception canopy are responses to climatic conditions.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage.* Pedestrians and bicyclists are free to utilize the accessible entrance walkways that connect the business entrances of buildings "A", "D" and "E" to the Autoplex Loop. The tree-lined street grid within the Autoplex in turn connects to the public bus transportation system on Elliot Road and Priest Drive.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation.* Two disabled accessible walkways provide linkage between the public right of way and the main building entrances. The main buildings have a direct pedestrian walkway to each other through the service reception canopy on the south of Building "A". Paving for these pedestrian linkages is distinct from vehicular paving.
9. *Plans appropriately integrate Crime Prevention through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance.* The site is designed to be seen through, which is consistent with its function as an auto dealership. At the same time site and landscape features are in place to prevent unwarranted loss of inventory.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways.* Trees are placed strategically to provide shade on site and reinforce the street edge.
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.* Design of sign modifications shall be considered separately from this proposal.

12. *Lighting is compatible with the proposed buildings and adjoining buildings and uses, and does not create negative effects.* The lighting design shall be in conformance with the maximum light levels of the Zoning and Development Code and will utilize technology to create brightness without excessive foot-candle output.

## Conclusion

Based on information provided by the applicant and site observation, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will be made to conform to the conditions of approval.

## REASONS FOR APPROVAL:

1. The addition and related improvements comply with projected land use goals and element objectives of General Plan 2030.
2. The project is an enhancement to the Southwest Tempe Overlay District. The buildings, access points, vehicle parking, display and storage areas do not adversely affect the present or potential development of adjacent sites. The service functions are oriented on the site so they are adequately buffered from nearby sites.
3. The project will comply with the development standards required under the Zoning and Development Code.
4. The project meets the approval criteria for Development Plan Review.

## CONDITIONS OF APPROVAL:

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

## DPR10086

### CONDITIONS OF APPROVAL

#### General

1. Submit construction documents to the Development Services Building Safety Division for building permit by July 13, 2011 or Development Plan Review will expire. Subsequently, an expiration of the building plan check period or issued building permit will result in expiration of the development plan review approval.

#### Site Plan

2. Based on area calculation of the combined buildings, a maximum of 290 vehicle surface parking spaces are allowed on site without request for a Use Permit to exceed 125 % of required parking. Vehicle inventory storage and display areas are not included in this quantity as long as the spaces for display and storage are not individually striped. On the site plan, clearly distinguish vehicle parking areas from vehicle display and storage areas.
3. At vehicle display field in southeastern half of site, provide landscape islands where indicated on site plan that have a planting width of at least 6'-0" wide between curbs. Locate northeastern planting islands at least 23'-0" away from adjacent parking row to allow adequate vehicle back-out from these parking spaces. Indicate display/storage lot alignment arched lines on site plan (following layout on landscape plan).
4. Shorten end of landscape island near southeast corner of building "A" to allow 20'-0" wide fire lane around east end of building "A" without an abrupt elbow. Refer to staff sketch on site plan in the Preliminary site Plan Review markup, dated June 9, 2010.
5. Refuse pad may be constructed without enclosure walls, as indicated on site plan to the north of the building.
6. To the west of Building "A", consider modification to landscape island layout (to spread islands farther apart) in front of millennial arch to allow greater visibility of arch between flanking landscape island tree canopies. Refer to staff sketches on site plan and west elevation in the Preliminary Site Plan review markup, dated June 9, 2010.
7. At oasis stations and elsewhere as required, provide minimum 120 sf. planting area for each tree. This may be accomplished at the oasis station corner planters with an open planting area or with a detail that includes a tree grate and surrounding pervious pavers, similar to the detail used at the 5<sup>th</sup> Street bus stop in front of the Transportation Center, 200 East 5<sup>th</sup> St. If the latter, the detail is subject to approval during building plan check.

8. New double parking rows east of Building "C" that are designated by "20" and "36" on site plan as well as the parking row along the north property line that is designated by "53" on site plan are covered by the Variance for waiver of landscape islands in service areas that was granted by City Council (SIP-94.35).
9. Locate the electrical service entrance section inside the building or inside a secure yard that is concealed from public view. If the latter, provide service yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater.
10. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage) or delete cage and provide a masonry screen wall following the requirements of Standard Detail T-214.

### **Floor Plan**

11. Restroom Security:
  - a. Lights in restrooms:
    - 1) Provide 50% night lights
    - 2) Activate lights by automatic sensors, key or remote control mechanism
  - b. Single user restroom door hardware: Provide a key bypass on the exterior side

### **Building Elevations**

12. The materials and colors as presented are as follows:
  - a. Exterior Plaster (EIFS) color –Benjamin Moore – Sto Oyster 21612
  - b. Aluminum Composite Panel –Silver Metallic – ALPOLIC MTLC BSX ALUMINUM
  - c. Aluminum Composite Panel Accent –hairline high polished – ALPOLIC DM HLA ALUMINUM
  - d. Glazed Storefront & Frame, Overhead Sectional Door – clear glass & clear anodized aluminum frame
  - e. Metal Shading Device, Existing Steel Canopy Framing, Hollow Metal Door and Frame, Existing Overhead Doors – Dunn Edwards DE6382
  - f. Existing Metal Panel Treatment above Service Bays – Dunn Edwards Q11-31P
  - g. Existing CMU color – Benjamin Moore – Pelican Gray P61612

Provide main colors and materials with a light reflectance value (LRV) of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved, subject to compliance to the maximum LRV requirement. The aluminum panels at the millennial arch and the hairline trim at the spandrel are considered accents and are exempt from the maximum LRV requirement. Submit any additions or modifications for review during building plan check.
13. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
14. Conceal roof drainage system within the building wall. Minimize visible, external features, such as roof drain overflow scuppers, and where needed confine these to the roof line and the base of the building. Do not expose roof drain leaders.
15. 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.
16. Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.

### **Lighting**

17. Continuously illuminate building "A" addition entrances from dusk to dawn with sun-sensitive photo cells to assist with visual surveillance at these locations.

### **Landscape**

18. Indicate outline of retention basins, sub-grade retention structures and other sub-grade utility structures (if any) and outline of

public and private utility easements on landscape plan.

19. Indicate locations of freestanding light poles on landscape plan to assist with tree / light coordination.
20. The plant palate is approved as proposed and specified on the landscape plan, but is subject to the requirement for natural mature height of shrubs and groundcovers in proximity of pedestrian and paving areas. Any additions or modifications may be submitted for review during building plan check process.
21. With the landscape and irrigation construction documents, include an existing plant inventory plan indicating the approximate location and size of existing trees, shrubs, groundcovers and accents to remain. Identify each specimen to remain by species, approximate size including (for trees) caliper, height and foliage width and (for other plants) height and width. The inventory of existing plants may be part of the landscape plan or may be a separate document.
22. Preserve and maintain existing plant material to remain on-site or in public right-of-way in front of this site from time of this approval through site demolition, completion of construction period and installation of automatic irrigation system modifications. In the meantime, provide temporary irrigation to existing plants that remain either through the existing irrigation system or by some other means. Do not allow plants to go through a period without irrigation.
23. For replacement of existing trees to remain that die or show probability of dying during this construction period, provide specimens that match existing in species and are minimum 48" box size or minimum 4" in caliper, whichever is greater.
24. Irrigation design criteria:
  - a. For the additions, 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. For a valve controller addition, locate controller in a vandal resistant housing, within a building or within a secure site area.
  - c. Do not expose valve or power conduits for controller installed with this work on the exterior of a building.
  - d. Hardwire power source to controller. A receptacle connection is not allowed.
  - e. Maintain existing through irrigation lines to adjacent public right of way landscape for the Autoplex Loop ash trees or other existing right-of-way landscape, should through-irrigation be encountered. Otherwise configure irrigation system so the public right of way is also irrigated from this site.
25. Remove soil compaction in planting areas. Remove construction debris from planting areas prior to landscape installation.
26. Top dress planting areas with a decomposed granite application of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic. Do not introduce rock between 2" or greater and 12" or less in size unless each piece of this material is secured two-thirds into a concrete bedding.

## Signage

27. Provide address signs on building "A" at the following locations where these have not already been done: on the east elevation near the southeast corner, on the south elevation of the addition near the southwest corner, and on the curving spandrel west elevation near the northwest corner. Conform to the following for building address signs:
  - a. Compose address sign of street number only, do not include street name.
  - b. Compose of 12" high, individual mount, metal reverse pan channel numbers.
  - c. Provide dedicated light source: either halo illuminate numbers or illuminate numbers from above. If the latter, place light source 18" above the numbers and do not exceed the height of the adjacent parapet.
  - d. Place address signs near top of elevations at locations indicated and coordinate location of signs with position of trees to avoid potential visual obstructions.
  - e. Use of building letter is allowed in conjunction with the address sign, if desired, but is subject to review during building plan check. Do not add numbers or letters to the building in a manner that might confuse the street address.
  - f. At the storefront on the west elevation place one address sign consisting of white vinyl die-cut numbers, above or to one side of the entrance door pair.

## 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.

- 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/planning/documents.htm](http://www.tempe.gov/planning/documents.htm) or purchase from Development Services.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated **May 6, 2009 and June 9, 2010**. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
  - Access standard engineering details at this link: [www.tempe.gov/engineering/standard\\_details.htm](http://www.tempe.gov/engineering/standard_details.htm) or purchase book from the Public Works Engineering Division.
  - Access standard refuse enclosures at this link: [www.tempe.gov/bsafety/Applications\\_Forms/applications\\_and\\_forms.htm](http://www.tempe.gov/bsafety/Applications_Forms/applications_and_forms.htm). The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of building "A" from top of curb at a point adjacent to the center of the front property line.
- **PUBLIC ART:** Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for the landscape and domestic water use of this project. Have landscape architect and mechanical engineer prepare and submit reports during building plan check. Report example is contained in Office Procedure Directive # 59. Refer to this link: [www.tempe.gov/bsafety/Applications\\_Forms/HandoutsFAQs/Water\\_Conservation.pdf](http://www.tempe.gov/bsafety/Applications_Forms/HandoutsFAQs/Water_Conservation.pdf). Contact Public Works Water Department Water Conservation Division with questions regarding purpose or content of the 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.
- **SECURITY REQUIREMENTS:**
  - Design building entrances to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush. Distances of at least 20'-0" between a pedestrian path of travel and any hidden area allow for increased reaction time and safety.
  - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
  - Provide method of override access for Police Department (punch pad or similar) to controlled access areas.
  - It is recommended (not required) that the Owner and architect prepare a security plan for the project with the Police Department. If the owner is interested, contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
  - 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.
- **FIRE:**
  - Clearly define the fire lanes on the site plan. 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.

- Locate Knox Box at access control gates.
- Show fire sprinkler connections on civil plans, as required by IBC Section 903 as amended.
- Locate Fire Department Connection on main response side of building.
- Locate fire hydrants per IFC 2006 Section 508.
- LAND SERVICES:
  - Process abandonment of any unneeded existing public utility easement through Public Works, Engineering-Land Services Division. Process to abandon includes two public hearings at City Council.
- ENGINEERING:
  - 100 year on-site storm water retention required.
  - Differentiate between existing and proposed water appurtenances on civil drawings.
  - Cap any abandoned water or sewer services and connections at the main.
  - Indicate new and existing easements on site. Coordinate site layout with Water Utilities Department (public water and wastewater) and private utility provider(s) to provide adequate access easement(s).

#### BUILDING SAFETY:

- Clearly indicate property lines, the dimensional relation of the buildings to the property lines, the separation of the buildings from each other and clear yard requirements for buildings.
- Have Building Safety Division terminate obsolete lot tie and yard agreements.
- Verify location of any easements or other property restrictions to ensure no conflict with site layout or foundation design.
- REFUSE:
  - Double enclosure pad with bollards indicated on site plan is exclusively for refuse. Construct pad and bollards in conformance with standard detail DS-116.
  - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
  - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- SIGHT VISIBILITY: Indicate clear vision triangles at driveways on the landscape plans. Identify speed limit for adjacent street. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Traffic Engineering if needed. 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.
- PARKING SPACES:
  - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
  - Distribute bike parking areas near building entrances. Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. Four spaces total are required for this dealership per ZDC Part 4 Chapter 6. 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.
- 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.
  - Provide light level of maximum 80.0 foot-candles until 11:00pm and thereafter until dawn provide light level of maximum 40.0 foot-candles.

- **EQUIPMENT SCREEN:**
  - Dimension top of roof-mount mechanical equipment with respect to roof mount base and top of parapet to demonstrate that parapet is taller on all four sides of equipment.
  - Verify height of ground-mount equipment including mounting base to ensure that screen wall height is adequate to fully screen the equipment from public view.
- **LANDSCAPE:**
  - Indicate 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. If demolition or relocation is proposed, file Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm) . Follow the link to “applications to move a native plant” to “notice of intent to clear land”.
  - Select shrubs and groundcovers of maximum 2'-0" natural mature height when they are located within 6'-0" of pedestrian paving and parking.
  - Select shrubs and groundcovers of maximum 3'-0" natural mature height when they are located within 12'-0" of pedestrian paving and parking.
- **SIGNS:** Separate Development Plan Review process is required for modification of signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

## HISTORY & FACTS:

### General Development

March, 1984	The City of Tempe adopted the Southwest Tempe Overlay District.
17 February, 1989	The City of Tempe, an Arizona Municipal Corporation, and SunCor Development Company, an Arizona Corporation, entered into a Development Agreement (C89-42). The subject is a conceptual development including a retail center, an auto mall complex (Autoplex) and an office / industrial complex in the southwestern portion of the City of Tempe. Included in this agreement for the internal streets of the Autoplex are a reduction of the landscape setback to twelve foot (12'-0") and a reduction of vehicle screen wall or berm to twelve inches (12") in height.
April 13, 1989	City Council approved a rezoning from AG, Agricultural and I-3, Heavy Industrial to I-1, Light Industrial for 269 acres at the southwest corner of Elliot Road and Harl Avenue. This land was annexed in accordance with a development agreement between the City and SunCor, anticipating an auto mall on part of the site.
13, July 1989	City Council approved an Amendment to the Development Agreement (C89-42A) mentioned above.
April 13, 1993	City Council approved Addendum No. 1 to the Development Agreement (C93-62).
December 19, 1996	City Council approved Addendum No. 2 to the Development Agreement (C96-274). Included in this addendum are a provision for expedited review and a related provision to eliminate the requirement for individual use permits for new and used auto dealerships, but not related retailers, by hereby granting a blanket use permit for the entire Autoplex Phase I and Phase II Project.

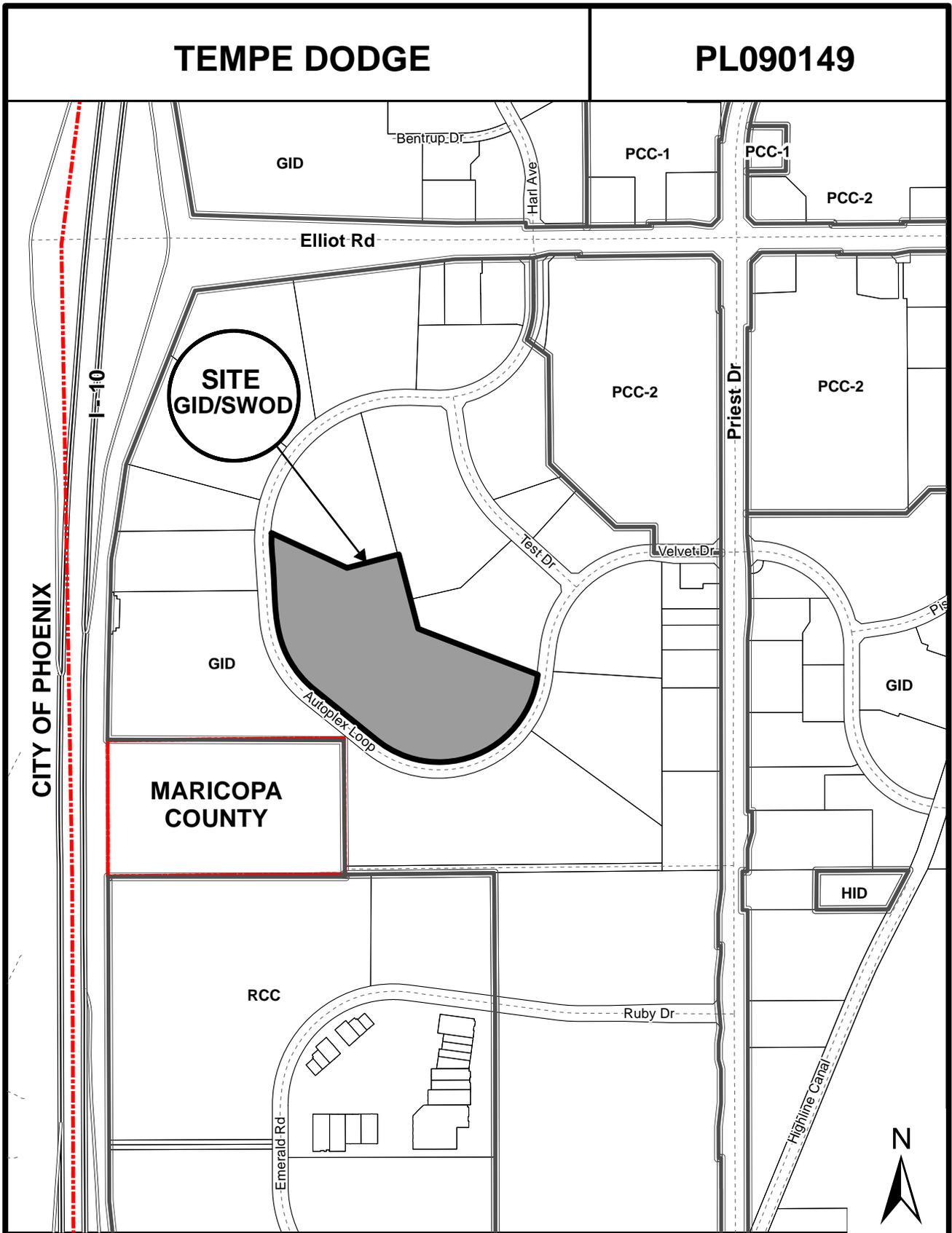
### Site Development

June 29, 1989	City Council approved the Final Subdivision Plat of SunCor Marketplace. The site includes (but is not limited to) Lot 10 and a portion of Tract "A".
January 15, 1992	Design Review Board approved the building elevations, site plan and landscape plan for Murphey Dodge (DRB92002) located at 7925 S. Autoplex Loop in the I-1 District. This version was not built.

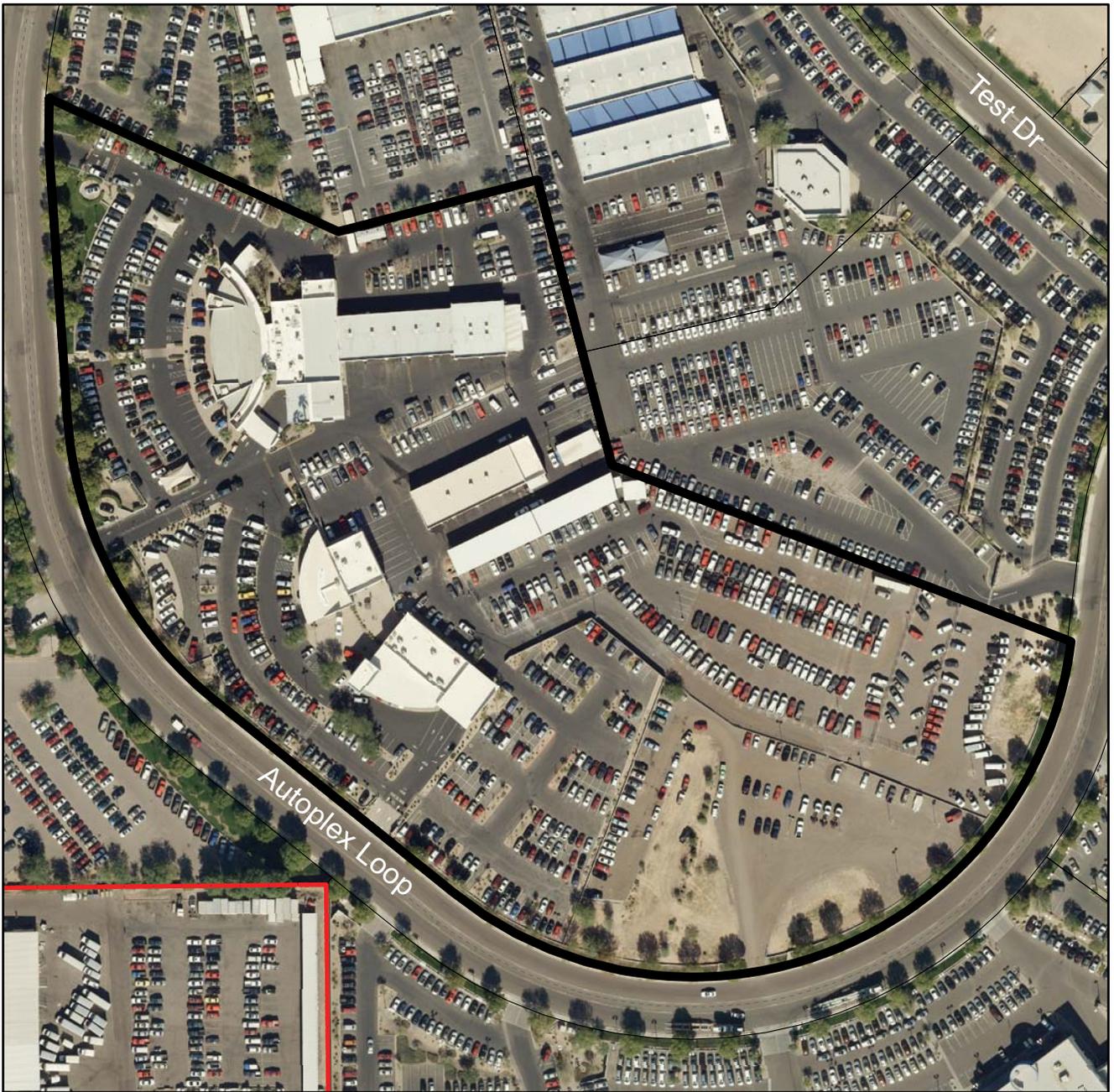
- January 23, 1992 City Council approved the request by Murphey Dodge (SIP-92.02) for a site plan for Murphey Dodge Sales and Service Facility consisting of 42,483 sf. on 5.0 net acres located at 7975 S. Autoplex Loop in the I-1, District. Included with the approval is a Use Permit to allow automotive sales in the I-1 District and the following three Variances:
- Waive required landscape islands at end of parking rows and after every fifteen stalls in certain locations.
  - Increase the allowable light standard/luminaire height from 16' to 22' in certain locations.
  - Waive required pedestrian walkway from sidewalk to main building entrance.
- December 16, 1992 Design Review Board approved the building elevations, site plan and landscape plan for Tempe Dodge (DRB092140) located at 7925 S. Autoplex Loop in the I-1 District. This version was built. This approval includes building "A", including the western wing which will be demolished.
- May 4, 1994 Design Review Board approved the building elevations, site plan and landscape plan for Tempe Dodge.
- May 12, 1994 City Council approved the request by Tempe Dodge (SIP-94.35) for a site plan expansion consisting of 29,677 sf. on 6 net acres, including a Use Permit to allow a site expansion of an existing automotive facility for the sale and service of vehicles in the I-1 District and the following Variances:
- Waive the required landscape islands at the end of parking rows and after every fifteen stalls in certain locations.
  - Waive required pedestrian walkway from sidewalk to main building entrance.
- Note: the landscape island variance applies to the service areas behind the building.
- May 3, 2000 Design Review Board approved the request by Autoplex – Tempe Dodge / Kia – Phase Two for building elevations, site plan and landscape plan (DRB00105). Approval includes buildings "D" and "E". The site is located at 8005 S. Autoplex Loop in the I-1, Light Industrial and SWOD, Southwest Overlay Districts.
- October 26, 2000 City Council approved the request by Autoplex / Tempe Dodge / Tempe Kia for a Final Subdivision Plat (SBD-2000.64) for one lot of 13.27 net acres located at 8005 South Autoplex Loop. Note: this is the subject site as presently configured.
- June 20, 2001 Design Review staff approved the request by Tempe Dodge / Kia for a site plan modification (DRB01160) that supplements the Phase Two expansion. The site is located at 8005 S. Autoplex Loop in the I-1, Light Industrial and SWOD, Southwest Overlay Districts. This approval includes Building "B".
- March 11, 2002 Design Review staff approved the request for automatic barrier gates at Tempe Dodge / Kia (DRB02036). The site is located at 8005 S. Autoplex Loop in the I-1, Light Industrial and SWOD, Southwest Overlay Districts.
- January 11, 2005 Design Review staff approved the request for a service area parking cover for auto detailing (DRB04235). This is the east end of Building "C". The site is located at 8005 S. Autoplex Loop in the I-1, Light Industrial and SWOD, Southwest Overlay Districts.
- March 27, 2006 Design Review staff approved the request for a 2<sup>nd</sup> parking canopy for auto detailing (DRB06037). Site is located at 8005 S. Autoplex Loop in the I-1, Light Industrial and SWOD, Southwest Overlay Districts.

#### ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



**Location Map**



**TEMPE DODGE (PL090149)**

**PROJECT NARRATIVE/ROOM DESCRIPTIONS**  
**Tempe Dodge Chrysler Jeep**

Tempe Dodge Chrysler Jeep proposes a significant building renovation and site improvements for the existing facility at 7975 S. Autoplex loop. The existing Dodge building showroom and service reception structure will be removed. In their place, new state-of-the-art showroom and service reception facilities will be constructed. The new building will occur generally within the geometric confines of the existing facility and will feature current corporate branding architecture punctuated by Chrysler's signature element - a new "millennium arch" comprised of two tones of silver metallic aluminum panels. The new structure replicates the existing curved fascia architectural vocabulary.

In addition to landscape islands adjacent to the building, site improvements will include paving lighting and landscaping of the south side of the site. This area will be used for vehicle inventory storage. Along Autoplex Loop, existing street trees will be augmented by landscape islands and trees between each existing tree - effectively doubling the quantity of street trees. The existing 30-inch high screen wall along Autoplex Loop will remain. This new inventory lot of be punctuated by two "oasis" comprised of pedestrian amenities, landscaping and fabric shade elements.

Stormwater retention for the new south lot development will be accommodated in underground systems.



## SITE PLAN KEYNOTES

- ① ASPHALT PAVING
- ② EXISTING ACCESSIBLE PARKING
- ③ EXISTING ACCESSIBLE ROUTE OF TRAVEL
- ④ EXISTING TRANSFORMER
- ⑤ LANDSCAPE AREA
- ⑥ EXISTING CMU SCREEN WALL
- ⑦ LINE OF FUTURE BUILDING
- ⑧ EXISTING CMU WALL - APPROX 2'-6" HIGH
- ⑨ EXISTING GATE
- ⑩ EXISTING CURB INLET AND SCUPPER
- ⑪ NEW REFUSE ENCLOSURE PER CITY OF TEMPE STANDARDS
- ⑫ FABRIC SHADE ELEMENTS
- ⑬ UNDERGROUND RETENTION PIPE

## TEMPE DODGE/CHRYSLER/JEEP

PROJECT NO: 0620  
DATE: 5/14/10

**JOHN MAHONEY**  
**A R C H I T E C T**

1819 w. drake dr., suite 101  
tel. . 480 . 345 . 8457

tempe, arizona 85283-4311  
tel. 480 . 345 . 8457



EXPIRES ON 9/30/12



# PROJECT INFO

PROJECT NAME: TEMPE DODGE/ CHRYSLER/ JEEP  
 PROJECT DESCRIPTION: THE DEMOLITION AND RE-CONSTRUCTION  
 THE SHOWROOM AND SALES OFFICES (BUILDING A); AND THE  
 DEVELOPMENT OF THE UN-IMPROVED SOUTH PORTION OF THE  
 EXISTING SITE; AND THE DEVELOPMENT OF AN OFF-ROAD  
 VEHICLE DEMONSTRATION "TEST TRACK"

PROJECT ADDRESS: 8005 S. AUTOPLEX LOOP  
 APN#: 301-54-853  
 LEGAL DESCRIPTION: AUTOPLEX LOT 27 MCR 554-10

ZONING: GD (SW OVERLAY)

SITE AREA: 578,152 S.F. (13.27 ACRES)  
 GROSS BUILDING AREA: 81,319 S.F.

LOT COVERAGE: 72,886/578,152 12.61%

BUILDING HEIGHT ALLOWED: 35+25 = 60'

LANDSCAPE AREA REQUIRED: 10% = 57,815 S.F.  
 LANDSCAPE AREA PROVIDED: 57,900 (10%)  
 REQUIRED PARKING: 1/300 S.F.  
 GROSS BUILDING AREA: 80,919

PARKING REQUIRED: 81,319/300 = 271 SPACES (7 ACCESSIBLE)  
 PARKING PROVIDED: 290 (8 ACCESSIBLE)

PER DEVELOPMENT AGREEMENT, BICYCLE PARKING NOT REQUIRED  
 AT AUTOPLEX

## BUILDING AREA TABULATION

	GROUND	SECOND	TOTAL
BUILDING A	37,743	2840	40,583
BUILDING B	6,688	---	6,688
BUILDING C	6,125	----	6,125
BUILDING D	6,144	---	6,144
BUILDING E	10,098	---	10,098
TOTAL	66,798	2840	69,638

EXISTING GROSS AREA BUILDING A = 32,485 S.F.  
 PROPOSED ADDITIONAL AREA = 14,066 S.F. (21% OF TOTAL  
 BLDG AREA ON SITE)

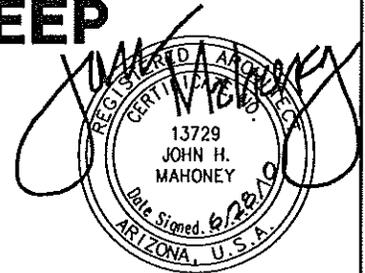
# TEMPE DODGE/CHRYSLER/JEEP

PROJECT NO: 0520  
 DATE: 5/14/10

**JOHN MAHONEY**  
**A R C H I T E C T**

1819 w. drake dr., suite 101  
 tel. . 480 . 345 . 8457

tempe, arizona 85283-4311  
 tel. 480 . 345 . 8457



EXPIRES ON 9/30/12



SYM.	MATERIAL DESCRIPTION
MP-1	ALUMINUM COMPOSITE PANELS COLOR: ALPOLIC HIGH POLISHED ALUMINUM
MP-2	ALUMINUM COMPOSITE PANELS COLOR: ALPOLIC MTLG BSX SILVER METALLIC
MP-3	EXISTING METAL PANEL COLOR: EXISTING DE Q11-31P
EIFS-1	EXTERIOR INSULATION AND FINISH SYSTEM (FIELD) COLOR: STO OYSTER 21612
CMU-1	EXISTING CMU COLOR: BM P61612 PELICAN GRAY
STL-1	STEEL CANOPY FRAMING COLOR: DE6382 FORMAL GRAY
CW-1	CLEAR GLASS CLEAR ANODIZED ALUMINUM WINDOW FRAMING
DR-1	HOLLOW METAL DOOR AND FRAME COLOR: TO MATCH STL-1
DR-2	EXISTING OVERHEAD DOOR COLOR: TO MATCH STL-1
DR-3	OVERHEAD SECTIONAL DOOR COLOR: CLEAR GLASS/ CLEAR ANOD ALUM

# TEMPE DODGE/CHRYSLER/JEEP

PROJECT NO: 0520  
DATE: 5/14/10

**JOHN MAHONEY**  
**A R C H I T E C T**

1819 w. drake dr., suite 101  
tel. . 480 . 345 . 8457

tempe, arizona 85283-4311

tel. 480 . 345 . 8457



JUN - 3 2010

EXPIRES ON 9/30/12

**GENERAL NOTES**

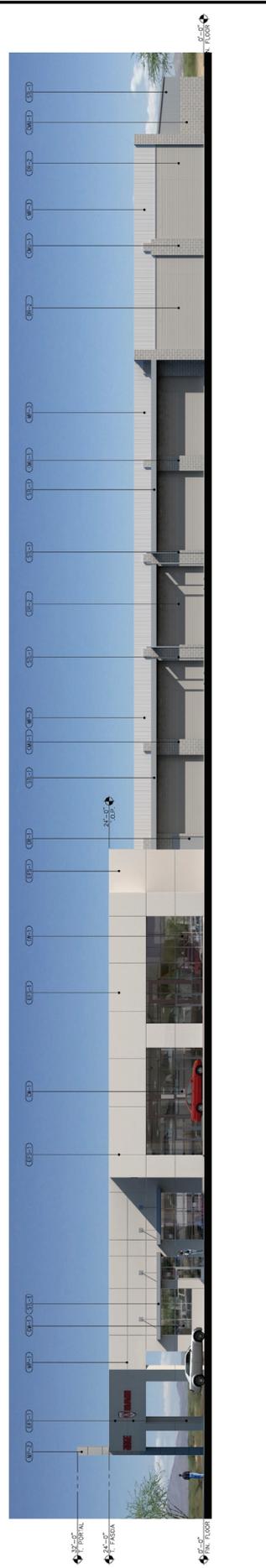
ALL NEW EXTERIOR FINISHES AND COLORS SHOWN SHALL BE FULLY ORDERED BY PERMIT.  
 ALL EXPOSED CMU TO BE PAINTED.  
 ALL FINISHES TO BE APPROVED BY THE ARCHITECT.  
 APPROVAL AND PERMITTING FOR FINISHES.  
 ALL FINISHES TO BE APPROVED BY THE ARCHITECT.  
 APPROVAL AND PERMITTING FOR FINISHES.  
 ALL FINISHES TO BE APPROVED BY THE ARCHITECT.  
 APPROVAL AND PERMITTING FOR FINISHES.



**WEST ELEVATION**

SCALE: 1/8" = 1'-0"

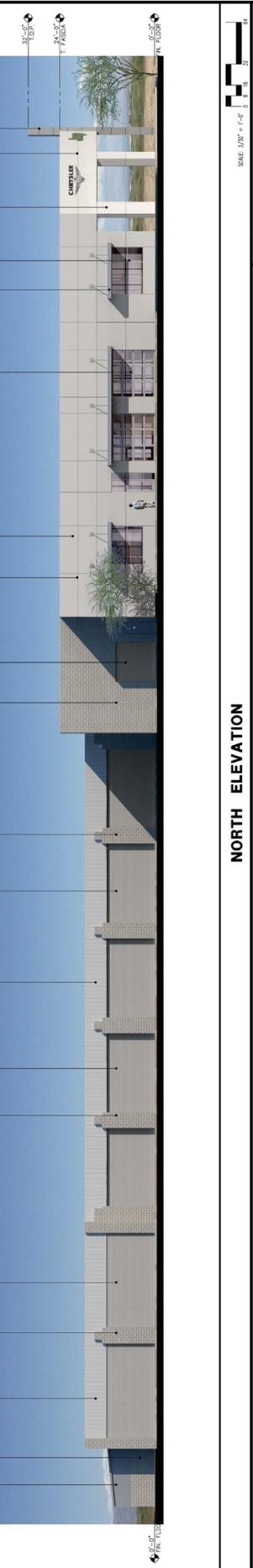
FIN FLOOR



**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

FIN FLOOR



**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"

FIN FLOOR

SYMBOL	MATERIAL DESCRIPTION
WP-1	ALUMINUM COMPACT FRAME ALUMINUM (20% AL ALUMINUM)
WP-2	ALUMINUM COMPACT FRAME ALUMINUM (20% AL ALUMINUM)
WP-3	ALUMINUM COMPACT FRAME ALUMINUM (20% AL ALUMINUM)
EPF-1	EXTERIOR FINISH PAINT (EPP)
EPF-2	EXTERIOR FINISH PAINT (EPP)
EPF-3	EXTERIOR FINISH PAINT (EPP)
EPF-4	EXTERIOR FINISH PAINT (EPP)
EPF-5	EXTERIOR FINISH PAINT (EPP)
EPF-6	EXTERIOR FINISH PAINT (EPP)
EPF-7	EXTERIOR FINISH PAINT (EPP)
EPF-8	EXTERIOR FINISH PAINT (EPP)
EPF-9	EXTERIOR FINISH PAINT (EPP)
EPF-10	EXTERIOR FINISH PAINT (EPP)
EPF-11	EXTERIOR FINISH PAINT (EPP)
EPF-12	EXTERIOR FINISH PAINT (EPP)
EPF-13	EXTERIOR FINISH PAINT (EPP)
EPF-14	EXTERIOR FINISH PAINT (EPP)
EPF-15	EXTERIOR FINISH PAINT (EPP)
EPF-16	EXTERIOR FINISH PAINT (EPP)
EPF-17	EXTERIOR FINISH PAINT (EPP)
EPF-18	EXTERIOR FINISH PAINT (EPP)
EPF-19	EXTERIOR FINISH PAINT (EPP)
EPF-20	EXTERIOR FINISH PAINT (EPP)
EPF-21	EXTERIOR FINISH PAINT (EPP)
EPF-22	EXTERIOR FINISH PAINT (EPP)
EPF-23	EXTERIOR FINISH PAINT (EPP)
EPF-24	EXTERIOR FINISH PAINT (EPP)
EPF-25	EXTERIOR FINISH PAINT (EPP)
EPF-26	EXTERIOR FINISH PAINT (EPP)
EPF-27	EXTERIOR FINISH PAINT (EPP)
EPF-28	EXTERIOR FINISH PAINT (EPP)
EPF-29	EXTERIOR FINISH PAINT (EPP)
EPF-30	EXTERIOR FINISH PAINT (EPP)
EPF-31	EXTERIOR FINISH PAINT (EPP)
EPF-32	EXTERIOR FINISH PAINT (EPP)
EPF-33	EXTERIOR FINISH PAINT (EPP)
EPF-34	EXTERIOR FINISH PAINT (EPP)
EPF-35	EXTERIOR FINISH PAINT (EPP)
EPF-36	EXTERIOR FINISH PAINT (EPP)
EPF-37	EXTERIOR FINISH PAINT (EPP)
EPF-38	EXTERIOR FINISH PAINT (EPP)
EPF-39	EXTERIOR FINISH PAINT (EPP)
EPF-40	EXTERIOR FINISH PAINT (EPP)
EPF-41	EXTERIOR FINISH PAINT (EPP)
EPF-42	EXTERIOR FINISH PAINT (EPP)
EPF-43	EXTERIOR FINISH PAINT (EPP)
EPF-44	EXTERIOR FINISH PAINT (EPP)
EPF-45	EXTERIOR FINISH PAINT (EPP)
EPF-46	EXTERIOR FINISH PAINT (EPP)
EPF-47	EXTERIOR FINISH PAINT (EPP)
EPF-48	EXTERIOR FINISH PAINT (EPP)
EPF-49	EXTERIOR FINISH PAINT (EPP)
EPF-50	EXTERIOR FINISH PAINT (EPP)

**EAST ELEVATION**

SCALE: 1/8" = 1'-0"

FIN FLOOR

# PROPOSED PLANT PALETTE

	TREES	SIZE / COMMENTS / QTY
	EXISTING PALM (TO BE REMOVED)	2 QTY
	EXISTING TREE (TO REMAIN)	N/A
	EXISTING TREE (TO BE REMOVED)	23 QTY
	EXISTING TREE (TO REMAIN)	N/A
	PARKINSONIA X 'AZT HYBRID' 'AZT HYBRID' PALO VERDE	24" BOX / 1" CAL. LOW-BREAKER / 10 QTY
	FRAXINUS VELUTINA ARIZONA ASH	24" BOX / 1.50" CAL. STANDARD / 20 QTY
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX / 1.25" CAL. STANDARD / 29 QTY
	PROSOPIS VELUTINA ARIZONA NATIVE MESQUITE	24" BOX / 1.00" CAL. LOW-BREAKER / 1 QTY

## SHRUBS

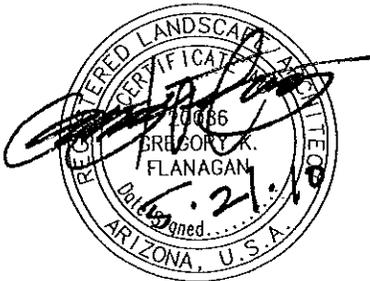
	CARISSA MACROCARPA NATAL PLUM	5 GAL. / 130 QTY
	SAGE SPECIES 'CIMMARON' SAGE	5 GAL / 51 QTY
	SAGE SPECIES 'RIO BRAVO' SAGE	5 GAL / 51 QTY

## GROUNDCOVERS

	LANTANA M. 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL. @ 3' O.C. / 34 QTY
	ROSMARINUS OFFICINALIS 'PROSTRATA' TRAILING ROSEMARY	1 GAL. @ 3' O.C. / 52 QTY

 DG TO MATCH EXISTING IN SIZE AND COLOR, 2" DEPTH, TYP.

 EXISTING TURF (TO REMAIN)



EXPIRES 12/31/2011

## TEMPE DODGE SITE IMPROVEMENTS PLANT LIST



G.K. FLANAGAN  
ASSOCIATES

4626 N. 44th Street  
PHOENIX, AZ 85018  
602.912.9691  
602.912.9693 fax

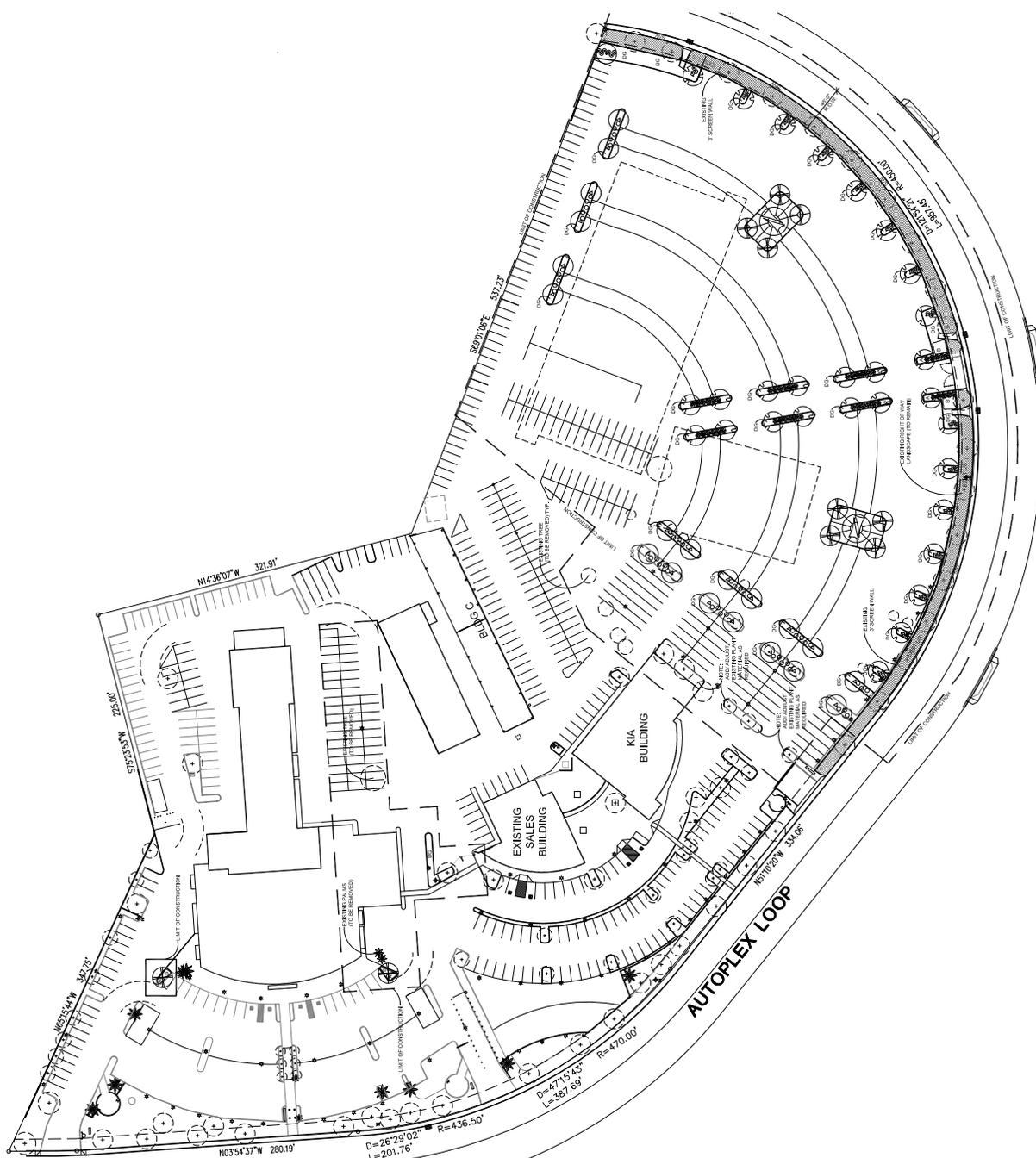
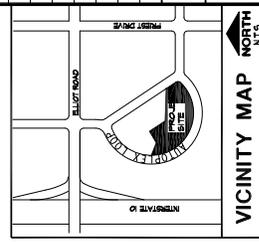
JUN - 3 2010



**PROPOSED PLANT PALETTE**

TREES	SIZE (COMMENTS) QTY.
EXISTING PALM (TO BE REMOVED)	0
EXISTING TREE (TO REMAIN)	N/A
EXISTING TREE (TO BE REMOVED)	22 QTY
EXISTING TREE (TO REMAIN)	N/A
FRANKLINIA NUTTALLIANA "N2" HYBRID PALM OVERHEAD	24" BOX / 1" CAL. LOW-BREAKER / 10 QTY.
FRANKLINIA NUTTALLIANA ARIZONA ASH	24" BOX / 1.50" CAL. STANDARD / 20 QTY.
QUERCUS STRIMINING SOUTHERN LIVE OAK	24" BOX / 1.50" CAL. STANDARD / 20 QTY.
PROSOPIS VELUTINA ARIZONA NATIVE MESQUITE	24" BOX / 1.50" CAL. LOW-BREAKER / 10 QTY.
<b>SHRUBS</b>	
CANDELLA MCDONNELLII NATAL PALM	5 GAL. / 150 QTY
SAGE SPECIES	5 GAL. / 51 QTY
SAGE SPECIES	5 GAL. / 51 QTY
SAGE SPECIES	5 GAL. / 51 QTY
SEMI-DWARF	1 GAL. @ 3" O.C. / 14 QTY
ROSMARINUS OFFICINALIS PROSTRATUS TRAILING ROSEMARY	1 GAL. @ 3" O.C. / 12 QTY
DO TO MATCH EXISTING IN SIZE AND COLOR, 2" DEPTH, TYP.	
EXISTING TURF (TO REMAIN)	

- GENERAL NOTES**
- ALL PLANTING AREAS TO HAVE COMPOSED GRANITE, SIZE AND COLOR TO MATCH EXISTING. ALL PLANTING SHALL BE INSTALLED IN THE MIDDLE OF THE DRIVEWAY.
  - VERIFY ALL CONDITIONS IN FIELD PRIOR TO BEGGINING INSTALLATION. PROVIDE COMMENTS AND REVISIONS TO THE LANDSCAPE ARCHITECT'S ATTENTION IN WRITING.
  - NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE.
  - LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO ANY PLANTING.
  - THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGGINING WORK.
  - PROTECT ANY EXISTING IMPROVEMENTS TO REMAIN.
  - FINISH GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEAVY GROUNDWORK AND FOR DO SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
  - ALL EARTHWORK TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL UNDERGROUND CONDUITS / PIPES UTILITIES ARE TO BE LOCATED PRIOR TO BEGGINING WORK.
  - SHRUBS AND GROUNDCOVERS TO BE GUARANTEED FOR 90 DAYS AFTER INSTALLATION.
  - CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
  - LANDSCAPE ARCHITECT TO APPROVE PLACEMENT OF TREES PRIOR TO INSTALLATION.
  - ALL DOWNPOUTS / SCUPPERS TO HAVE 3" X 3" X 4" RIVER ROCK.



CONCEPTUAL PLANTING PLAN





ATTACHMENT 12



**PERSPECTIVE VIEW**

**A R C H I T E C T**  
**JOHN MAHONEY**  
 1819 w. drake dr., suite 101  
 tempe, arizona 85283-4311  
 tel. 480.345.8457 fax 480.345.1759







