

Staff Summary Report

Development Review Commission Date: **04/22/08**

Agenda Item Number: _____

SUBJECT: Hold a public meeting for a Development Plan Review for CARSTEN INSTITUTE EXPANSION located at 3345 South Rural Road.

DOCUMENT NAME: DRCr_CarstenInstitute_042208**PLANNED DEVELOPMENT (0406)**

SUPPORTING DOCS: Yes

COMMENTS: Request for **CARSTEN INSTITUTE EXPANSION (PL080082)** (Carsten Wilms, Carsten Institute, property owner; Scott Pickett, Mittelstaedt Cooper & Associates, applicant) consists of site plan, landscape modification and building elevations for a new 4,322 s.f. building addition on 1.29 net acres, located at 3345 South Rural Road in the CSS Commercial Shopping and Service District. The request includes the following:

DPR08058 - Development Plan Review including site plan, building elevations, and landscape plan for an expansion of the vocational school.

ZUP08038 - Use Permit request to allow an expansion of a vocational school.

ZUP08039 - Use Permit request to allow parking to exceed 125% of maximum required.

PREPARED BY: Shawn Daffara, Planner II (480-858-2284)

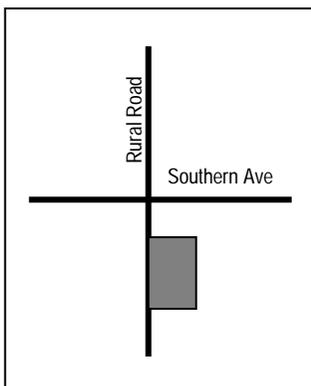
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

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

ADDITIONAL INFO:



Current land use	Commercial
Current zoning	CSS – Commercial Shopping and Service
Existing use	Vocational School
Gross & Net site	1.29 acres
Total Building area	12,774 s.f. (existing and addition)
Lot Coverage	22 % (50% maximum allowed)
Building Height	32' 0" ft (35 ft maximum allowed)
Building setbacks	20'10" front, side (0' front, 0' side, 10' rear min)
Landscape area	23% (12% minimum required)
Vehicle Parking Required	64 spaces
Vehicle Parking Provided	93 spaces (80 max allowed)
Bicycle Parking Required	13 spaces
Bicycle Parking Provided	13 spaces

A neighborhood meeting is not required with this application.

- PAGES:**
1. List of Attachments
 2. Comments
 3. Reasons for Approval
 - 4-5. Conditions of Approval
 - 6-8. Code Requirements; History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
 2. Aerial Photo
 - 3-4. Design Letter of Explanation
 - 5-6. Use Permit(s) Letter of Explanation
 7. Exterior Colors Exhibit
 8. Site plan
 9. Floor Plan
 10. Colored Elevations
 11. Building Section
 12. Shade Study Plan
 13. Landscape Plan
 14. Conceptual Grading and Drainage Plan
 15. Final Plat Cover Sheet
 16. Tempe Standard Detail for Driveways (T-320)

COMMENTS:

This is a request for a Development Plan Review and two (2) use permits. The Development Plan review is for site plan, landscape plan, lighting and building elevations for a 4,322 s.f. building addition to the existing vocational school. The use permits are for an expansion of a vocational school and parking to exceed 125% of the maximum required.

PROJECT ANALYSIS**DEVELOPMENT PLAN REVIEW**

The site is located south of the south-east corner of Southern Avenue and Rural Road. The site has an apartment complex (R-3) to the south and east, a CVS Pharmacy (CSS) to the north, and across Rural Road is the Tempe Public Library (PCC-1). The request includes a 4,322 s.f. building addition to the existing 8,452 s.f. Carsten Institute vocational school. Carsten Institute purchased the property to the north (Pearl's Chinese Restaurant) of their existing property for this school expansion. The new owner has already removed the old restaurant and will be submitting a subdivision plat to combine both parcels. The building addition will be to the north of the existing school, and will consist of a new parking lot, landscape and lighting; this new addition will become the main entrance for the Carsten Institute.

Site Plan

The site has two (2) driveway entrances; the existing south driveway and a new improved north driveway. The new north driveway is designed with a separate pedestrian pathway to facilitate pedestrian access to the main entrance. On site sidewalks are designed to keep pedestrians out of the parking lot and bring pedestrians to the building entrance. Vehicular circulation is designed to minimize conflicts with pedestrian access. The new building addition on the north side of existing building will have a large open landscaped area designed to soften the transition from the parking lot to the building. Traffic engineering staff is working with the applicant to address the north driveway entrance to the site; a condition of approval has been included to design the driveway to a T-320 engineering design standard.

Building Elevations

The project will redevelop a piece of abandoned property; enhance the streetscape, add necessary parking, and upgrade landscaping and security lighting. The new building addition features a dominant two-story wall that shields the addition from the west sun and angles out towards Rural Road. The wall, 30'-0" high and clad in black slate-like tile, will add a contemporary counterpoint to the existing architecture. The new north façade is primarily glass and will provide the school with a new main entry, topped off with a metal canopy. The existing exterior materials include off-white EFIS, steel, and grey scored CMU. This palette will be carried over to the new addition.

Landscape Plan

The proposed landscape plan is heavily planted with low-water-use shade trees, at more than double the required number of parking lot trees to mitigate heat impacts from the parking area. The heavy planting is a direct result to the use permit request to exceed 125% of required parking. The parking lot landscape meets the minimum 12% landscape coverage. The street frontage is missing the required street trees and the applicant has agreed to replant the required street trees. The landscape plan overall is in accordance with code requirements. The variety of plants will provide year round color and texture, and enhance the building with a softened natural aesthetic.

USE PERMIT(S)

The Zoning and Development Code requires use permits, to expand a vocational school and to exceed 125% of the required parking. This use permit request meets all applicable tests in the following manner:

Evaluating the use permit, the proposal appears to pass the use permit test listed below:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - The existing school, Carsten Institute, may have a small increase in vehicular or pedestrian traffic, but would not have a significant impact on the area. The students who attend this school already use the parking lot to the north and the previous restaurant "Pearls" would have had a larger parking demand than a vocational school. There should be no significant impact to vehicular traffic in this area. A school is parked at 1:200 s.f., while a restaurant would have been parked at 1:75 s.f.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - This expansion of a vocational school should have no nuisances.
- c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which is 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 proposal would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
- d. Compatibility with existing surrounding structures and uses;
 - The expansion of the vocational school use and design of the addition is compatible with existing use and building.

Conclusion

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

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 a Development Plan Review.
3. Shade for energy conservation and comfort as an integral part of the design.
4. Materials are compatible with the existing building.
5. Buildings and landscape elements have proper scale with the site and surroundings.
6. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized in conformance with the city transportation policies, plans and design criteria.
7. Landscape accents and separates parking, buildings, driveways and pedestrian walkways.

CONDITIONS OF APPROVAL

Site Plan

1. Provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
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. Accessible Parking spaces shall be relocated to a location that is closest to the sidewalk leading to building entrance.
4. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

5. Public Restroom Security:
 - 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

Building Elevations

6. The materials and colors presented are approved as presented:
Primary building – E.F.I.S. painted: Off white and CMU
Accent bands for Ground Floor Bookstore –E.F.I.S. – *Terra cotta*
Vertical Accent – Ceramic Tile – Lavagna Nero
Specific colors and materials exhibited on sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff verifies colors and materials during the construction phase.
7. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
8. Conceal roof drainage system within an architectural feature of the building. Minimize visible, external features, such as overflows, and where needed. Incorporate these into the design of the building elevations.
9. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations.
10. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard, concealed from public view.
11. Exposed conduit, piping, etc. is not allowed.

Lighting

12. Illuminate building entrances from dusk to dawn by use of a photocell.

Landscape

13. The plant palette is approved as presented on the signed landscape plan, Submit any additions or modifications for review during building plan check process.

14. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - f. Provide temporary irrigation to existing landscape on site or in frontage for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontage is irrigated as part of the reconfigured system at the conclusion of this construction.
15. 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.
16. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
17. The landscape plan does not provide the required street trees. Update the plan to show one tree for every thirty 30'-0" of frontage, a total of nine trees will be required along the Rural Road street frontage.

Signage

18. Provide address sign(s) on all four elevations of the building and conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Use numbers 12" in height
 - 3) Individual mount, metal reverse pan channel characters.
 - 4) Self-illuminated or dedicated light source.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid visual obstructions.
 - 6) Do not affix numbers or letters to elevations that might be mistaken for the address.
- a. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

Use Permit(s)

19. The use permit is valid for the plans as submitted within this application.
20. Any expansion or intensification of the use will require a new use permit.
21. All permits and clearances required by the Building Safety Division shall be obtained prior to the use permit becoming effective.

CODE REQUIREMENTS

THE BULLETED ITEMS REFER TO EXISTING CODES, ORDINANCES AND SUBMITTAL INFORMATION THAT ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

- Your drawings must be submitted to the Development Services Building Safety Division for building permit by April 22, 2009 or Development Plan and Use Permits approvals will expire.
- Specific requirements of the Zoning and Development Code are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.
- 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 March 12, 2008. 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.
- A Subdivision Plat is required for this development and shall be recorded prior to issuance of certificate of occupancy.
- STANDARD DETAILS:
 - Tempe Standard "T" details may be accessed through 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 or may be obtained at Development Services.
- BUILDING HEIGHT: Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).
- 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). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.

SECURITY REQUIREMENTS:

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

FIRE: (Jim Walker 480-350-8341)

- Fire lanes need to be clearly defined. 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 structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department.

ENGINEERING AND LAND SERVICES:

- Underground overhead utilities, excluding high-voltage transmission line unless project inserts a structure under the transmission line. 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.

REFUSE:

- Refuse containers indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
- Contact Sanitation staff (Ron Lopinski 480-350-8132) to verify that vehicle maneuvering and access to the enclosure is still adequate.
- Gates for refuse enclosure(s) are not required. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days

DRIVEWAYS:

- Driveway entrance configurations must be approved by Traffic Engineering.
- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways similar to Standard Detail T-319 or other solutions, require permission of Public Works/Traffic (Cathy Hollow 480-350-8445)
- 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 "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) 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.
- 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.

LIGHTING:

- Follow requirements of ZDC Part 4 chapter 8
- Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.
- Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with plants in order to maintain illumination levels for exterior lighting.
- Keep a minimum twenty 20'-0" separation between light poles and tree trunks for all new lights and trees.
- Illuminate building entrances, parking areas, refuse enclosure, pedestrian pathways from dusk to dawn, by use of a photo cell, no timer or time clock.

LANDSCAPE:

- 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 (602-364-0935). Notice of Intent to Clear Land form is available at www.agriculture.state.az.us . Follow the link to "form", to "native plants", and to "notice intent to clear land".
- The landscape plan does not provide the required street trees. Update the plan to show one tree for every thirty 30'-0" of frontage, a total of nine trees will be required along the Rural Road street frontage.
- The landscape plan does not provide the required trees in the new and existing landscape islands. Each landscape island requires one (1) tree and five (5) ground covers/shrubs.
- **SIGNS:** Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process is required for signs ZDC Part 4 Chapter 9 (Signs).

HISTORY & FACTS:

- January 7, 1988 DR-87.270: Design Review Board approved the request for CARSTEN BEAUTY COLLEGE for building elevations, site, and landscape plans.
- January 16, 1989 B-83906: Building permit issued for CARSTEN BEAUTY COLLEGE.
- November 30, 2007 BP072105: Demo permit issued to remove the commercial restaurant building for the future expansion of Carsten Institute.

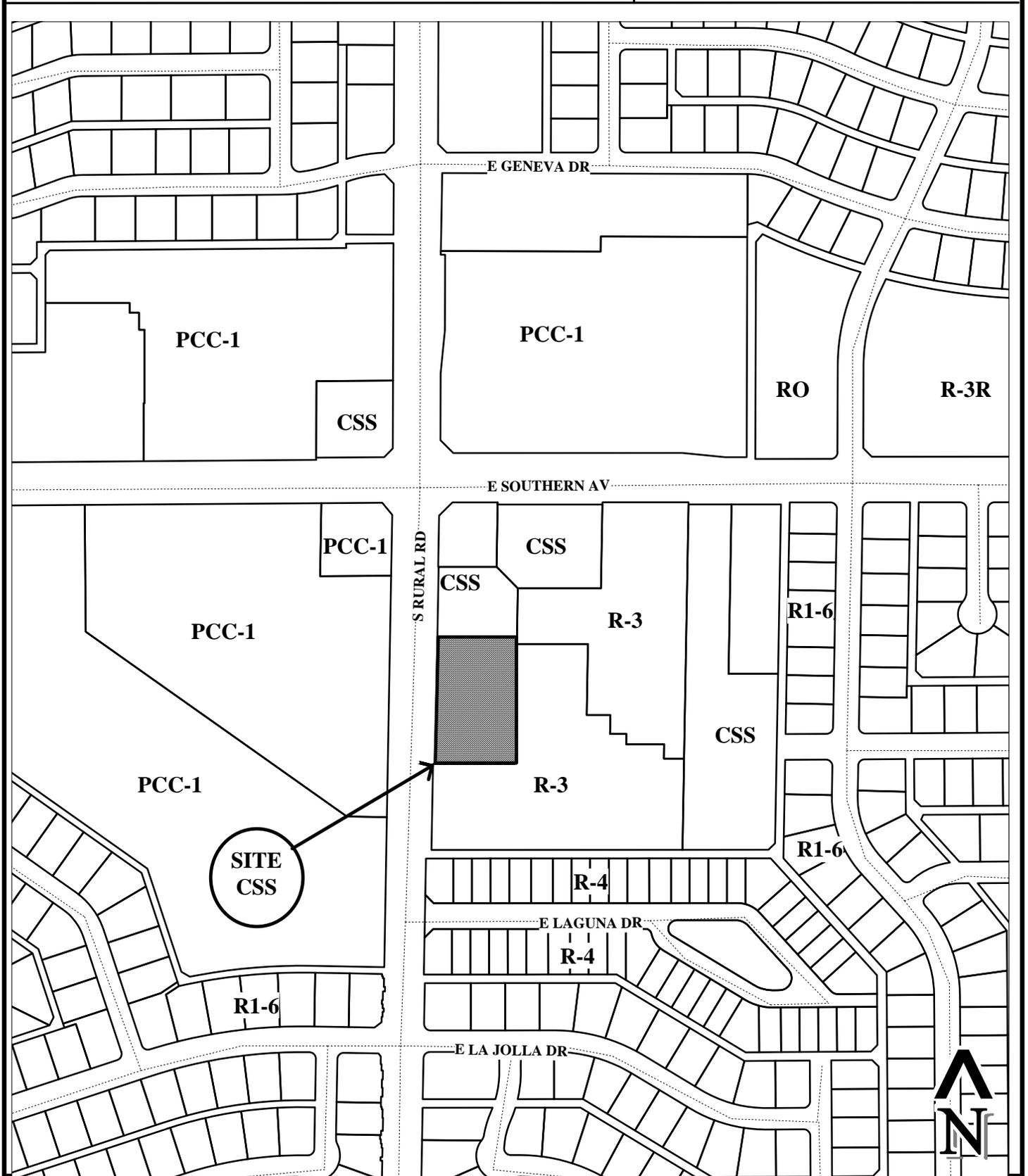
ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

Section 6-308, Use Permit

CARSTEN INSTITUTE EXPANSION

PL080082



Location Map



CARSTEN INSTITUTE EXPANSION (PL080082)



4130 East Van Buren Street
Suite 200
Phoenix, Arizona 85008

602.275.3821
602.273.1218 fax

April 4, 2008

Planning Department
City of Tempe
31 E. 5th Street
Tempe, Arizona 85280

Re: Development Plan Review for Carsten Institute Expansion, 3345 S. Rural Road

To Whom It May Concern,

We are requesting approval to expand this vocational school facility on behalf of our client, Carsten Wilms. Two Use Permits are required, for Expansion of a Vocational School, and for parking in excess of 125% of minimum requirements.

Mr. Wilms recently acquired the adjacent property to the north with the goal of expanding the school facility and creating additional parking. An abandoned restaurant on the north property has subsequently been demolished. The building addition will create a new main entry and add new classroom space, bringing the total building area to 13,492 square feet. Parking will be increased from 51 spaces to 91 spaces.

The Carsten Institute is a beauty college that currently employs a staff of 20 and has an enrollment of about 90 students. The expansion will have only a positive impact on the neighborhood for a variety of reasons, including:

- redevelopment of an abandoned property
- enhancement of the streetscape with bold new architecture
- the addition of necessary parking
- upgraded landscaping and exterior lighting

The new building addition features a dominant two-story wall that shields the addition from the west sun and angles outward as a welcoming gesture towards the Rural Road/Southern Boulevard intersection. Over thirty feet high and clad in black slate-like tile, this wall will add a contemporary counterpoint to the existing architecture. The new north facade is primarily glass and will provide the school with a new main entry, topped off with a soaring metal canopy.

Existing exterior materials include off-white EIFS, white-painted steel, and grey scored CMU. This palette will be carried over to the new addition. Blending old with new, the total composition is intended to express the dynamic vitality that infuses the learning environment of Carsten Institute.

April 4, 2008
Planning Department
City of Tempe
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The school's exterior environment will be made substantially more accommodating with a new eastside patio area. The patio area will be created from what was formerly a parking lot. Shaded by new trees and other plantings, the patio will provide a comfortable new gathering environment for students and staff.

Thank you for your consideration of our request, and please feel free to contact our office for any additional information.

Sincerely,
Mittelstaedt Cooper & Associates

A handwritten signature in black ink, appearing to read 'S. Prickett', enclosed within a large, hand-drawn oval.

Scott Prickett, Project Architect
602.389.4236



4130 East Van Buren Street
Suite 200
Phoenix, Arizona 85008

602.275.3821
602.273.1218 fax

March 4, 2008

Planning Department
City of Tempe
31 E. 5th Street
Tempe, Arizona 85280

Re: Use Permit for Carsten Institute Parking, 3345 S. Rural Road

To Whom It May Concern,

We are requesting approval to add parking for this vocational school facility on behalf of our client, Carsten Wilms. The proposed parking will exceed 125% of the minimum requirements.

Mr. Wilms recently acquired the adjacent property to the north with the goal of expanding the school facility and creating additional parking. An abandoned restaurant on the north property has subsequently been demolished.

Parking will be increased from 51 spaces to 93 spaces. With the proposed expansion of the school to 12,774 net square feet, the minimum requirement is for 64 spaces. This request is for 145% of the minimum requirement.

The Carsten Institute was built over 20 years ago, and minimum parking standards have proven to be inadequate. The beauty school currently employs a staff of 20 and has an enrollment of about 90 students. The parking expansion will have only a positive impact on the neighborhood by providing adequate parking and upgrading landscaping.

This property is accessed from Rural Road only, and adjacent properties should not see a significant increase in vehicular traffic. There will be no nuisance effects from new parking.

Please feel free to contact our office for any additional information.

Sincerely,
Mittelstaedt Cooper & Associates



Scott Prickett, Project Architect
602.389.4236



4130 East Van Buren Street
Suite 200
Phoenix, Arizona 85008

602.275.3821
602.273.1218 fax

March 4, 2008

Planning Department
City of Tempe
31 E. 5th Street
Tempe, Arizona 85280

Re: Use Permit for Carsten Institute Expansion, 3345 S. Rural Road

To Whom It May Concern,

We are requesting approval to expand this vocational school facility on behalf of our client, Carsten Wilms.

Mr. Wilms recently acquired the adjacent property to the north with the goal of expanding the school facility and creating additional parking. An abandoned restaurant on the north property has subsequently been demolished.

The expansion will add a new north entry, a small retail area and new classroom space, bringing the total building area to 13,492 square feet. Parking will be increased from 51 spaces to 93 spaces.

The Carsten Institute is a beauty college that currently employs a staff of 20 and has an enrollment of about 90 students. The expansion will have only a positive impact on the neighborhood by redeveloping an abandoned property, providing adequate parking, and upgrading landscaping. As part of this project, a new shady patio will be added to the east side for students and staff.

This property is accessed from Rural Road only, and adjacent properties should not see a significant increase in vehicular traffic. There will be no nuisance effects from the expansion.

Please feel free to contact our office for any additional information.

Sincerely,
Mittelstaedt Cooper & Associates



Scott Prickett, Project Architect
602.389.4236



EXISTING EIFS & CMU



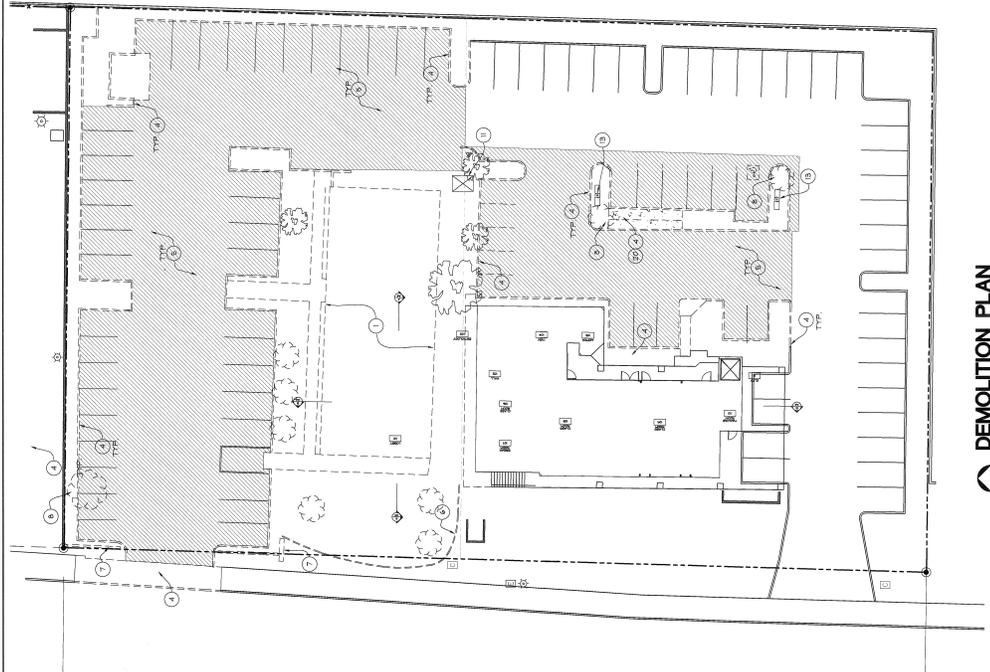
NEW EIFS
TERRA COTTA



NEW CERAMIC TILE
LAVAGNA NERO
12X24

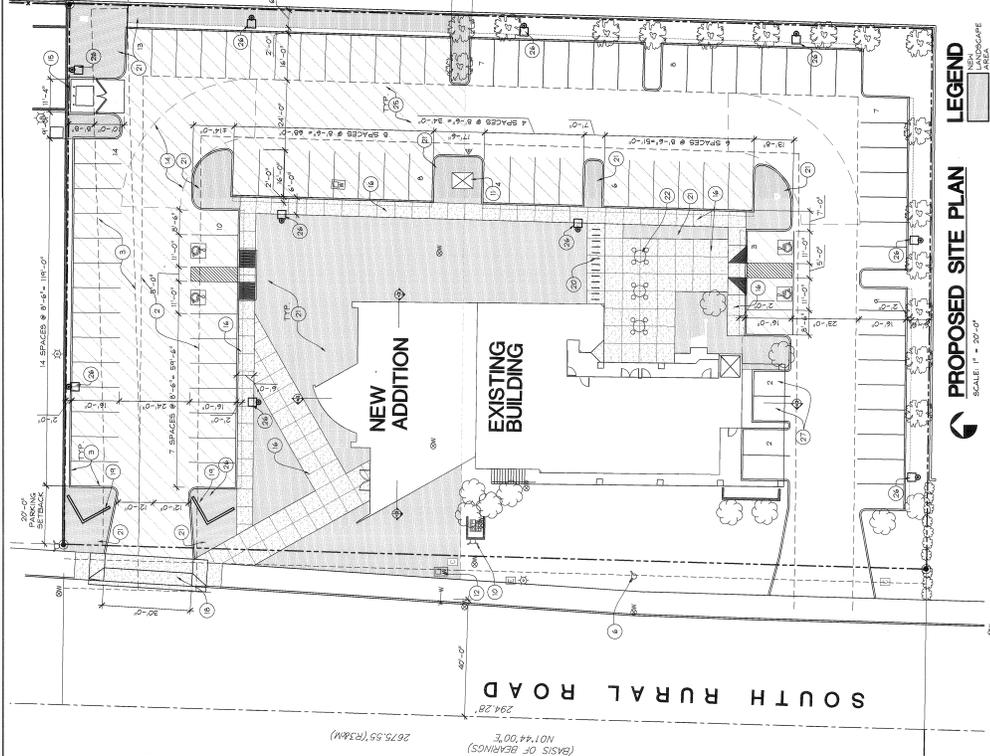


CARSTEN INSTITUTE EXTERIOR COLORS



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

LEGAL DESCRIPTION: TITLE REF: 40245444
 PARCEL NO. 11
 That part of Tract A, Cypress East, according to Book 09 of Pages, page 30, records of Maricopa County, Arizona, which is 485 feet West of the Northeast corner thereof.
 These South along a line parallel to a 485 feet West of the East line of said Tract A, a distance of 200 feet.
 These West along a line which is 200 feet South of and parallel to the North line of said Tract A, a distance of 114 feet to the True Point of Beginning.
 These South along a line which is 400.33 feet West of and parallel to the East line of said Tract A, a distance of 114 feet to the True Point of Beginning.
 These West to a point on the East line of said Tract A, which line South 294 feet from the Southwest corner of that certain parcel of land described in District 5025, Page 345.
 These North 195 feet.
 These East to the True Point of Beginning.
 Except the West 5 feet of the North 50 feet thereof.



PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

LEGEND
 LANDSCAPE
 CONCRETE
 ASPHALT PAVING

LEGAL DESCRIPTION: TITLE REF: 40245444
 PARCEL NO. 22
 That part of Tract A, Cypress East, according to Book 09 of Pages, page 30, records of Maricopa County, Arizona, which is 485 feet West of the Northeast corner thereof.
 These South along a line parallel to a 485 feet West of the East line of said Tract A, a distance of 200 feet.
 These West along a line which is 200 feet South of and parallel to the North line of said Tract A, a distance of 114 feet to the True Point of Beginning.
 These South along a line which is 400.33 feet West of and parallel to the East line of said Tract A, a distance of 114 feet to the True Point of Beginning.
 These West to a point on the East line of said Tract A, which line South 294 feet from the Southwest corner of that certain parcel of land described in District 5025, Page 345.
 These North 195 feet.
 These East to the True Point of Beginning.
 Except the West 5 feet of the North 50 feet thereof.

GENERAL NOTES
 1. SITE OF FUTURE BUILDING SHALL RESERVE 800 OR DISCOMPOSED.
 2. PAVING SHALL BE TO REMAIN UNLESS OTHERWISE NOTED.

KEYNOTES
 1. EXISTING BUILDING STRUCTURE TO BE REMOVED.
 2. EXISTING ACCESS DRIVEWAY TO BE REMOVED.
 3. EXISTING CURB AND SIDEWALK TO BE REMOVED.
 4. EXISTING DRIVE DRIVEWAY TO BE REMOVED.
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 99. EXISTING DRIVE DRIVEWAY TO BE REMOVED.
 100. EXISTING DRIVE DRIVEWAY TO BE REMOVED.

PROJECT DATA
 SUBMITTAL BY: MITTELSTAEDT COOPER & ASSOCIATES
 PROJECT NAME: CARSTEN INSTITUTE AND IMPROVEMENTS
 PROJECT ADDRESS: 3345 SOUTH RURAL ROAD
 PROJECT OWNER: CARSTEN INSTITUTE AND IMPROVEMENTS
 ARCHITECT: MITTELSTAEDT COOPER & ASSOCIATES
 CIVIL ENGINEER: MITTELSTAEDT COOPER & ASSOCIATES
 LANDSCAPE ARCHITECT: MITTELSTAEDT COOPER & ASSOCIATES
 PLANNING: MITTELSTAEDT COOPER & ASSOCIATES
 SURVEYOR: MITTELSTAEDT COOPER & ASSOCIATES
 CONTRACTOR: MITTELSTAEDT COOPER & ASSOCIATES
 DATE: APR 13, 2008
 JOB NUMBER: 882810

NET SITE AREA:
 GROSS SITE AREA: 34,776 SF (0.81 ACRES)
 PARCEL #1: 24,776 SF (0.57 ACRES)
 PARCEL #2: 9,999 SF (0.23 ACRES)
 TOTAL: 34,775 SF (0.80 ACRES)

NET BUILDING AREA:
 ADDITION: 4,302 SF
 EXISTING: 9,462 SF
 TOTAL BUILDING AREA: 13,764 SF

HEIGHT & SETBACKS:
 MAXIMUM HEIGHT: 30'-0" (2 STORIES)
 MAXIMUM LOT COVERAGE: 50%
 SETBACKS: 6'-0" / 6'-0" / 6'-0" / 11'-6"
 FRONT YARD: 0'
 SIDE YARD: 4'-0" / 4'-0" / 4'-0"
 REAR: 0'

PARKING:
 REQUIRED: 44 SPACES
 PROVIDED: 44 SPACES
 ACCESSIBLE PARKING SPACES: 4 SPACES
 AS OF SPACES REQUIRED = 0.04 X 100 = 4 SPACES

LANDSCAPING:
 REQUIRED: 12,774 SF (0.29 ACRES)
 PROVIDED: 12,774 SF (0.29 ACRES)

LOCATION MAP
 SOUTHERN AVENUE
 SUPERSTITION FREEWAY
 RURAL ROAD
 DORSEY ROAD
 McCLINTOCK ROAD
 NORTH

VICINITY MAP
 SECTION 35, T14N-R4E
 NOT TO SCALE

MITTELSTAEDT COOPER & ASSOCIATES
 400 E. VAN RANDEL ST., SUITE 300
 PHOENIX, ARIZONA 85004
 TEL: 602.254.1100
 WWW.MITTELSTAEDT.COM

REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 10000
 EXPIRES 12/31/2011

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 LICENSE NO. 10000
 EXPIRES 12/31/2011

REGISTERED PROFESSIONAL PLANNER
 LICENSE NO. 10000
 EXPIRES 12/31/2011

REGISTERED PROFESSIONAL SURVEYOR
 LICENSE NO. 10000
 EXPIRES 12/31/2011

Carsten Institute
 BUILDING EXPANSION & SITE IMPROVEMENTS
 3345 SOUTH RURAL ROAD
 TEMPE, ARIZONA 85282

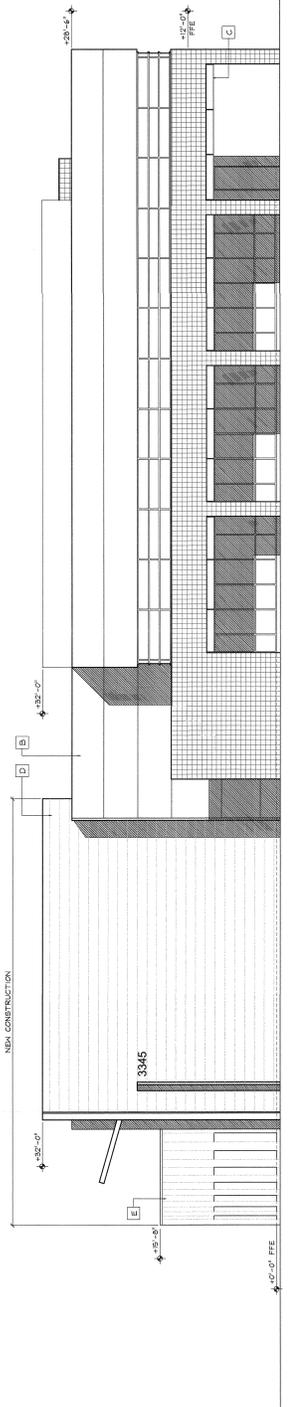
SHEET TITLE
 SITE PLAN

SHEET NUMBER
 A1

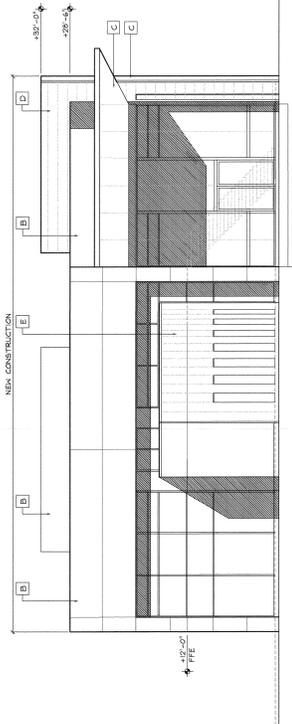
EXTERIOR FINISHES

- A COLOR: SMOKE, CHU
- B COLOR: GREY
- C EXISTING PAINTED STEEL
COLOR: OFF-WHITE
- D EXISTING PAINTED STEEL
COLOR: OFF-WHITE
- E COLOR: TERRAZZOTA
- F COLOR: TERRAZZOTA

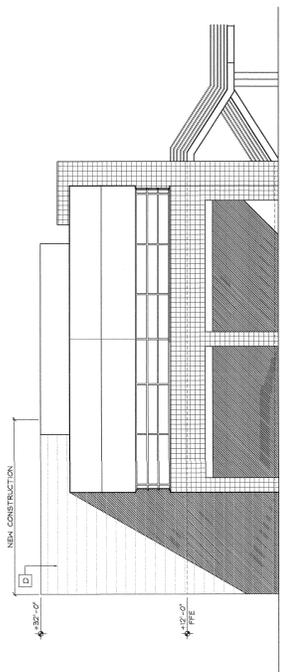
NEW CONSTRUCTION
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NEW CONSTRUCTION
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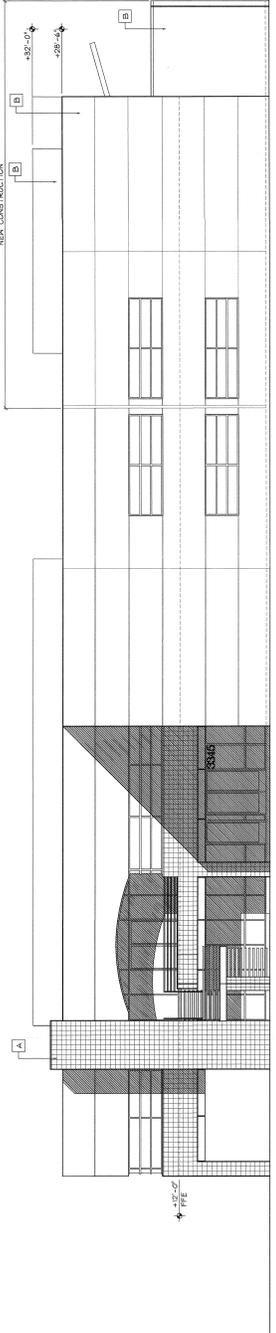
WEST
SCALE 1/8" = 1'-0"



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



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



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

**MITTELSTAEDT
COOPER &
ASSOCIATES
LLC.**

480 E. VAN BUREN ST., SUITE 300
PHOENIX, ARIZONA 85004
PH: 602.441.1111
WWW.MITTELSTAEDT.COM



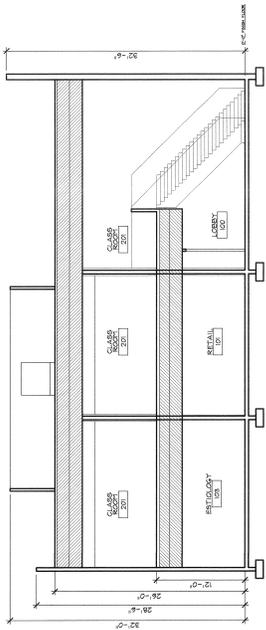
DATE: 11/15/2008
DRAWN BY: M. BEER
CHECKED BY: M. BEER
PROJECT NO: 0823310

Carsten Institute
BUILDING EXPANSION & SITE IMPROVEMENTS
3345 SOUTH RURAL ROAD
TEMPE, ARIZONA 85282

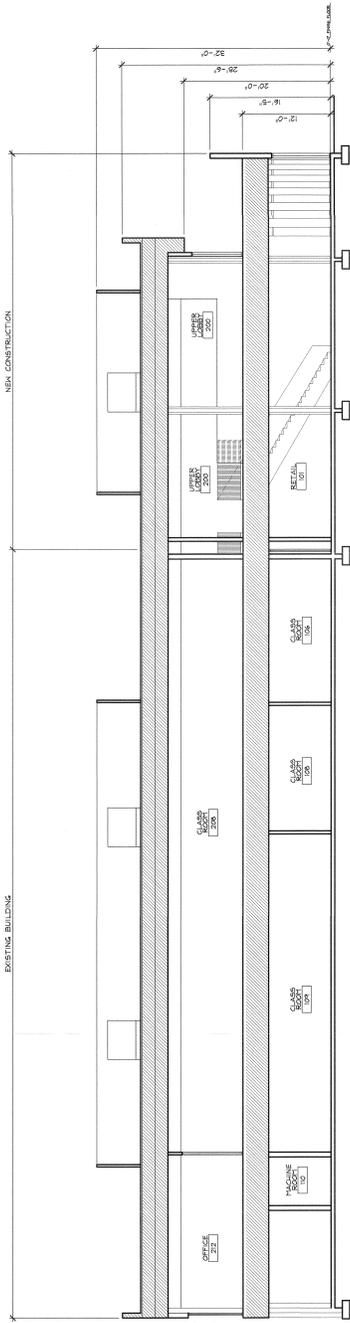
BUILDING
ELEVATIONS

A3

KEY NOTES



(A) BUILDING SECTION
SCALE 1/8" = 1'-0"



(B) BUILDING SECTION
SCALE 1/8" = 1'-0"

MITCHELL STAEDETT
ARCHITECTS
INTERIORS
450 E. VAN NESS ST., SUITE 200
PHOENIX, ARIZONA 85004
TEL: 602.498.1111
WWW.MITCHELLSTAEDETT.COM



DATE
JUL 13, 2008
JOB NUMBER
982210

Carsten Institute
BUILDING EXPANSION & SITE IMPROVEMENTS
3345 SOUTH RURAL ROAD
TEMPE, ARIZONA 85282

BUILDING SECTIONS
A4

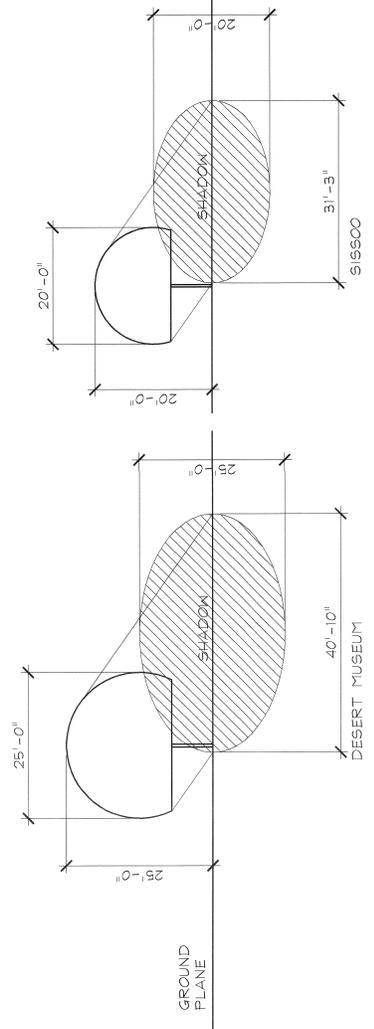
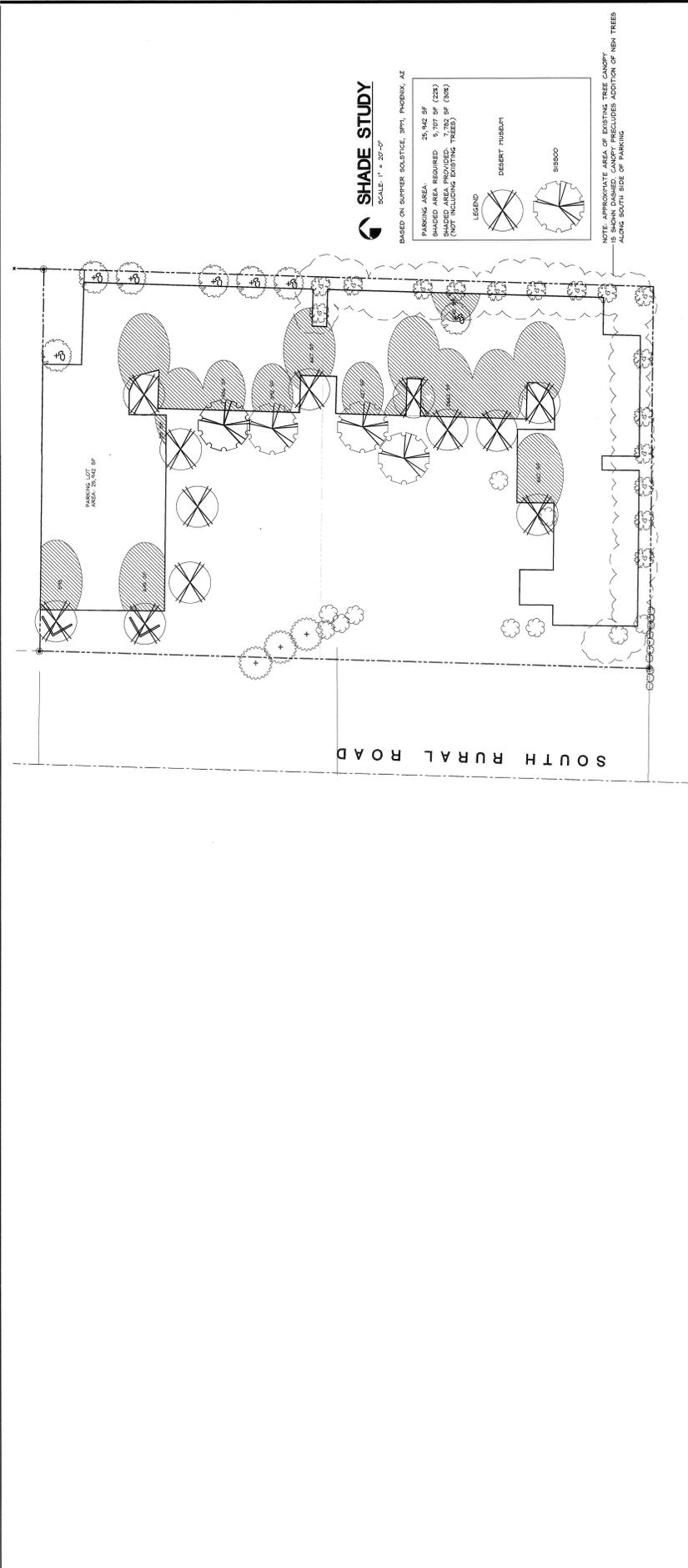


DATE: 06/15/08
BY: SCOTT A. WEBER
PROJECT NO.: 88281-D

ISSUED FOR: _____ DATE: _____
REVISION: _____

Carsten Institute
BUILDING EXPANSION & SITE IMPROVEMENTS
3345 SOUTH RURAL ROAD
TEMPE, ARIZONA 85282

SHEET TITLE: SHADE STUDY
SHEET NUMBER: SH-1



TREE SIZES @ 5 YEARS
SCALE: 1" = 10'-0"

CONCEPTUAL GRADING & DRAINAGE PLAN

CARSTEN INSTITUTE
 3345 S. RURAL ROAD, TEMPE, ARIZONA
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 35,
 TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GLA AND SALT
 RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER
 THE CARSTEN FAMILY TRUST
 LIMITED PARTNERSHIP
 4415 E. INDIAN SCHOOL ROAD
 PHOENIX, AZ 85018

ARCHITECT
 MITCHELL COOPER & ASSOCIATES
 1000 N. CENTRAL AVENUE, SUITE 200
 PHOENIX, AZ 85008
 ATTN: SCOTT FROCKETT
 602.399.4236

ENGINEER
 GRIFFIN-JACOBS ENGINEERING
 605 N. 8TH AVENUE
 PHOENIX, AZ 85003
 CONTACT: JIM GRIFFIN

PARCEL NUMBERS
 133-54-188 N
 133-54-388 P

ZONING
 CS3 (COMMERCIAL C-2)

SITE AREA
 NET: 54,491 SF (1.25 ACRES) MORE OR LESS
 GROSS: 70,677 SF (1.62 ACRES) MORE OR LESS

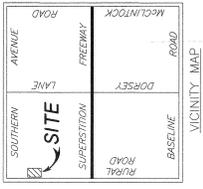
BENCHMARK
 NORTHWEST CORNER OF SECTION 35 BRASS CAP IN HANDHOLE.
 NORTHERN AVENUE & RURAL ROAD

CITY OF TEMPE SURVEY CONTROL # = 117692

BASIS OF BEARING
 N53°44'00" E ALONG THE MONUMENT LINE OF RURAL ROAD AS SHOWN HEREON AND DESCRIBED BELOW, AND ALSO AS RECORDED IN "RESULTS OF SURVEY BOOK 648 OF MAPS, PAGE 30, M.C.R. (1) WEST 1/4 COR. SEC. 35, TND. ARIZONA DEPARTMENT OF TRANSPORTATION BC (2) NW COR. SEC. 35, TND. BC IN HH

SURVEY NOTE
 THE TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM AERIAL PHOTOGRAPHS AND FIELD SURVEY DATA. GRIFFIN-JACOBS ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR INACCURACIES RESULTING FROM ERRORS WITH THE TOPOGRAPHIC OR BOUNDARY INFORMATION SHOWN HEREON.

FLOODPLAIN
 THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN THE FLOODPLAIN OF THE RURAL ROAD AS SHOWN ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 040132 2170 C, DATED SEPTEMBER 30, 2005. THE ANNUAL CHANCE FLOOD AREA OF THE ANNUAL CHANCE FLOOD AREA IS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVELS FROM 1% ANNUAL CHANCE FLOOD.



CONCEPTUAL GRADING AND DRAINAGE PLAN

CARSTEN INSTITUTE
 TEMPE, ARIZONA



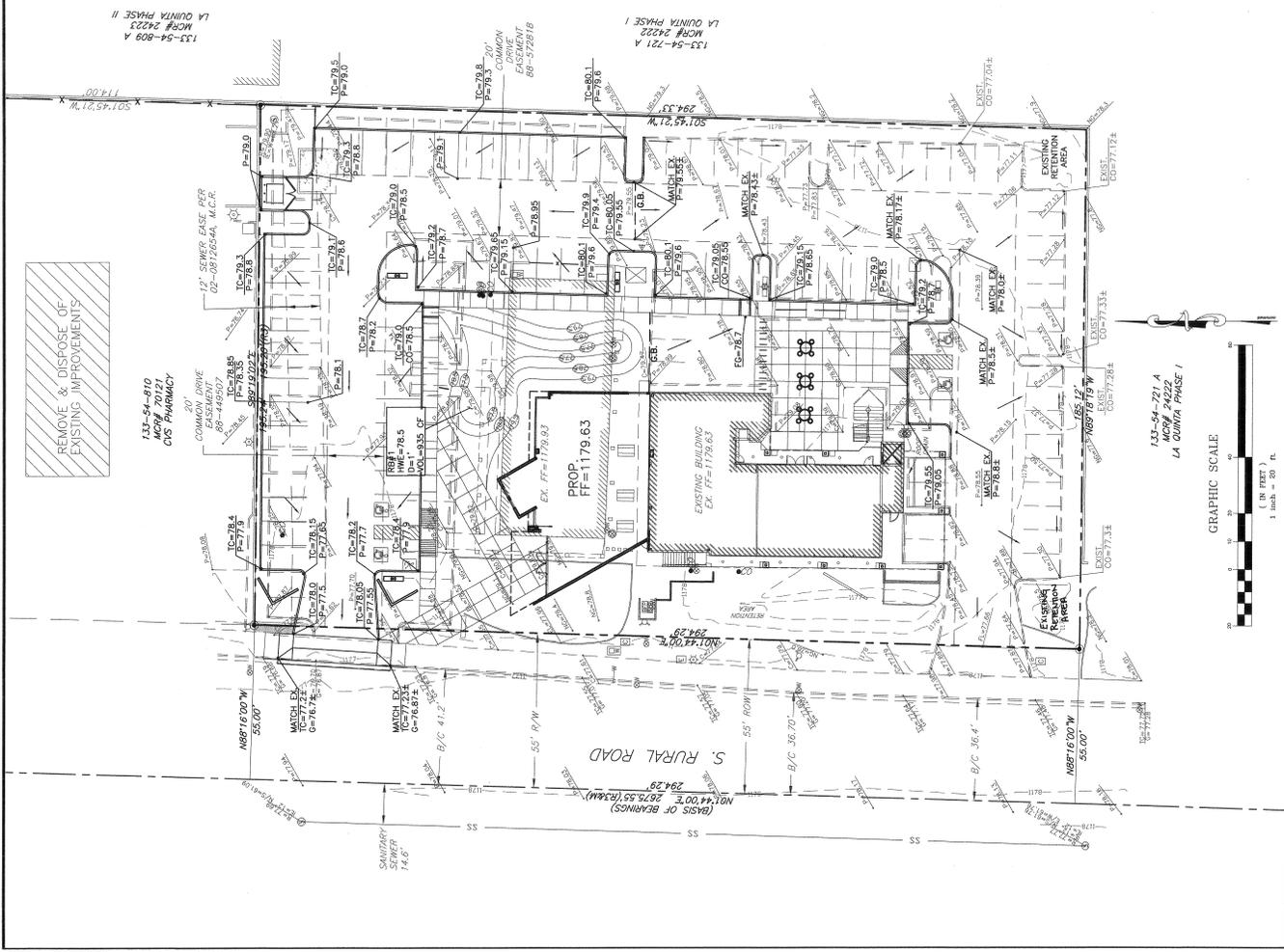
REVISIONS:

NO. 1	DATE	DESCRIPTION

DESIGN BY: BBT
 DRAWN BY: BBT
 CHECKED BY: BBT
 DATE: FEB. 2008

JOB No.: 0805

CI of 1



FINAL PLAT

FOR

CARSTEN INSTITUTE

3345 S. RURAL ROAD; TEMPE, ARIZONA 85282

A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT CARSTEN WILMS FAMILY TRUST, LIMITED PARTNERSHIP AS OWNER, HAS REPLATTED UNDER THE NAME OF "CARSTEN INSTITUTE", A COMMERCIAL DEVELOPMENT, LOCATED IN A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HERON AND HEREBY PUBLISHES THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 2008 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED CARSTEN WILMS, AS OWNER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____
 CARSTEN WILMS FAMILY TRUST, LIMITED PARTNERSHIP
 BY: CARSTEN WILMS, ITS OWNER _____ DATE _____

SITE AREA

NET: 54,491 SF (1.25 ACRES) MORE OR LESS
 GROSS: 70,677 SF (1.62 ACRES) MORE OR LESS

ZONING

CSS (FORMERLY C-2)

PARCEL NUMBERS (PRIOR TO PLAT)

133-54-396 N
 133-54-396 P

OWNER

CARSTEN WILMS FAMILY TRUST
 LIMITED PARTNERSHIP
 4415 E. INDIAN SCHOOL ROAD
 PHOENIX AZ 85018

BENCHMARK

NORTHWEST CORNER OF SECTION 35, BRASS GAP IN HANDHOLE, SOUTHERN AVENUE & RURAL ROAD
 CITY OF TEMPE SURVEY CONTROL = 1176.92

BASIS OF BEARING

N01°44'00"E ALONG THE MONUMENT LINE OF RURAL ROAD AS MEASURED BETWEEN THE MONUMENTS NUMBERED (1) AND (2) SHOWN HERON AND DESCRIBED BELOW, AND ALSO AS RECORDED IN "RESULTS OF SURVEY" BOOK 640 OF MAPS, PAGE 39, M.C.R.

(1) WEST 1/4 COR. SEC. 35, FND. ARIZONA DEPARTMENT PF TRANSPORTATION BC
 (2) NW COR. SEC. 35, FND. BC IN III

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF _____, 2008.

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

BY: _____ CITY ENGINEER _____ DATE _____

BY: _____ DEVELOPMENT SERVICES _____ DATE _____

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND MAPPED HERON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE, 2007; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____

ENGINEER

GRIFFIN-JACOBS ENGINEERING
 6843 N. 8TH AVENUE
 PHOENIX, AZ 85013
 602-212-1279
 602-212-1553 (FAX)
 CONTACT: JIM GRIFFIN

SURVEYOR

ARIZONA SURVEYING & MAPPING
 2411 W. NORTHERN AVE, SUITE 110
 PHOENIX, AZ 85069
 ATTN: EDDIE LANGE
 602-246.4919



VICINITY MAP

NOTES

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- LOT CORNERS TO BE SET WITH 1/2" REBAR.
- ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.

FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED Y" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C 2170 C, DATED SEPTEMBER 30, 2005, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

DS:

SBD:

REC:

DS:

REVISIONS:

DESIGN BY: BBT
 DRAWN BY: BBT
 SCALE: AS SHOWN
 DATE: FEB 2008

JOB No.:

0805

C1 of 2

REC:

SBD:

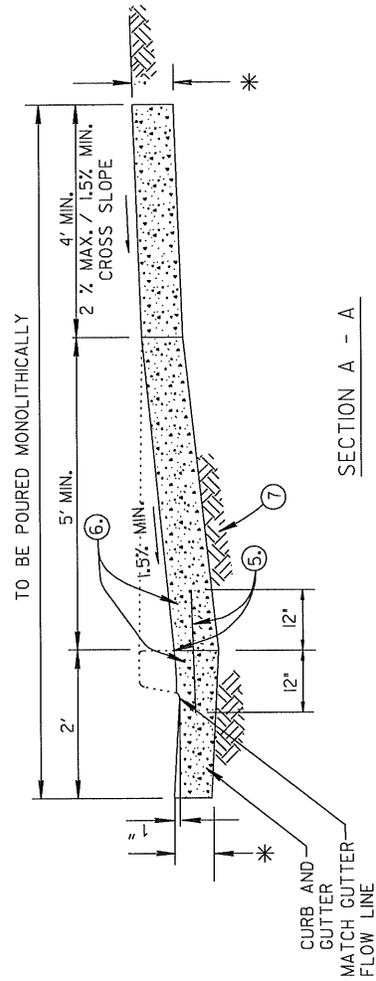
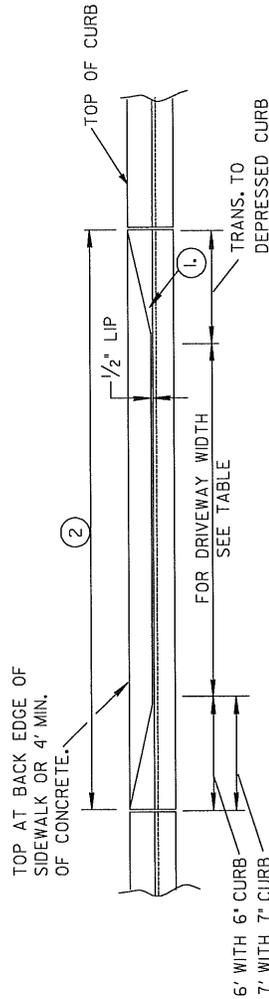
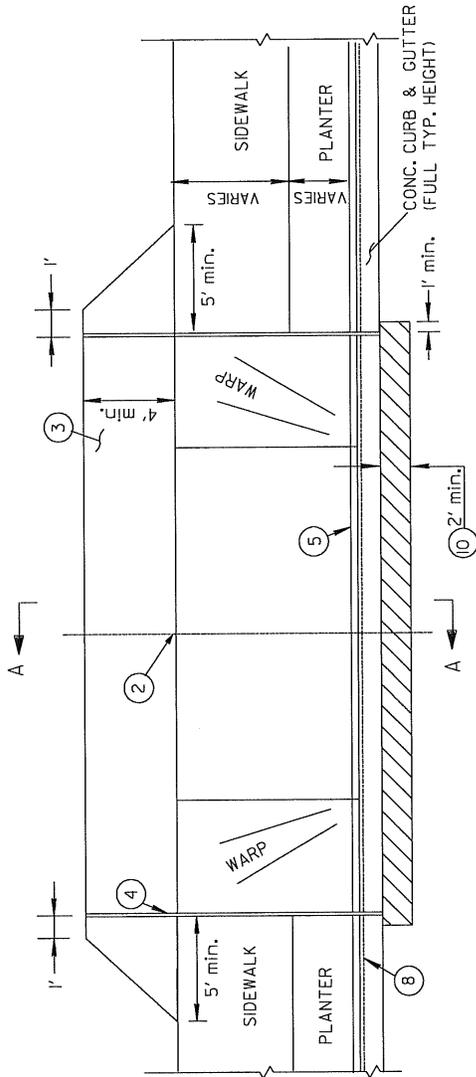
GRIFFIN-JACOBS ENGINEERING, INC.
 CIVIL ENGINEERING
 LEO H. GRIFIN
 6843 N. 8TH AVENUE
 PHOENIX, ARIZONA 85013
 T. 602.212.1279 F. 602.212.1553



FINAL PLAT
 CARSTEN INSTITUTE
 3345 S. RURAL ROAD, TEMPE, ARIZONA

NOTES

1. DEPRESSED CURB SHALL BE PAID FOR AT THE UNIT PRICE BID FOR THE TYPE OF CURB USED AT THAT LOCATION.
2. WHEN WIDTH EXCEEDS 22' PROVIDE A CONTRACTION JOINT ON D/W CENTERLINE. WHEN WIDTH IS 30' OR LARGER DIVIDE INTO THREE EQUAL PARTS AND PROVIDE A CONTRACTION JOINT.
3. 4' MIN. WIDTH OF EXTRA CONCRETE WITH 2% MAX. / 1.5% MIN. CROSS SLOPE PAY FOR AS DRIVEWAY.
4. MASTIC EXPANSION JOINT THROUGH CURB & GUTTER. EXPANSION JOINT FILLER SHALL BE 1/2" BITUMINOUS TYPE PERFORMED EXPANSION JOINT FILLER A.S.T.M. D - 1751.
5. BACK OF CURB, SCORE MARK IF POURED MONOLITHICALLY. IF NOT POURED MONOLITHICALLY INSTALL NO. 4 REBAR DOWELS AT 24" O.C..
6. CLASS 'B' CONCRETE, SECT. T25. DEPTH OF CURB AND GUTTER CONCRETE TO MATCH DRIVEWAY.
7. SUBGRADE PREPARATION, SECT. 301.
8. FLOW LINE OF GUTTER.
9. WATER SERVICE TAP, WATER METER, STREET LT., J-BOX OR ANY OTHER UTILITY BOX SHALL NOT BE INSTALLED WITHIN A DRIVEWAY ENTRANCE. EXISTING UTILITIES SHALL BE RELOCATED IF IN CONFLICT WITH NEW ENTRANCE.
10. 2" MIN. SAWCUT & REMOVAL OF ASPHALT ON EXISTING STREETS. PAVEMENT REPLACEMENT SHALL PER C.O.T. DETAIL T-311, T-312, T-313, T-315, T-316 OR T-317 ON 12" ABC ON MINIMUM 6" OF PREPARED SUBGRADE. OR MATCH EXISTING (WHICHEVER IS GREATER).



SECTION A - A

COMMERCIAL & INDUSTRIAL		RESIDENTIAL		ALLEYS	
DRIVEWAY WIDTH	MIN.	MAX.	CLASS	DEPTH	*
MAJOR STREET	30'	40'	B	9"	
INDUSTRIAL & COLLECTOR ST.	30'	40'	B	9"	
DRIVEWAY WIDTH	MIN.	MAX.	CLASS	DEPTH	*
MAJOR STREET	20'	30'	B	6"	
COLLECTOR STREET	20'	30'	B	6"	
LOCAL STREET	20'	30'	B	6"	
ALL	16'	20'	B	9"	

APPROVED: _____
 DEPUTY PUBLIC WORKS MANAGER
 CITY ENGINEER

DATE _____