

Staff Summary Report

Development Review Commission Date: **10/27/09**

Agenda Item Number: **___**

SUBJECT: Hold a public meeting for a Development Plan Review for **EAGLE ENGINEERING** located at 735 West Knox Road.

DOCUMENT NAME: DRCr_EagleEngAdd_102709.doc

PLANNED DEVELOPMENT (0406)

COMMENTS: Request by **EAGLE ENGINEERING (PL090318)** (Geoffery Bergauer, Eagle Engineering, Inc., property owner; Brian Bradley, Laurshan, Inc., applicant) for a 7,000 s.f. building addition to an existing plastics fabricating and warehouse facility. The proposed building area is 27,300 s.f. overall. The 1.61 acre site is located at 735 West Knox Road in the General Industrial and Southwest Overlay District. The request includes the following:

DPR09193 – Development Plan Review including site plan, building elevations, and landscape plan.

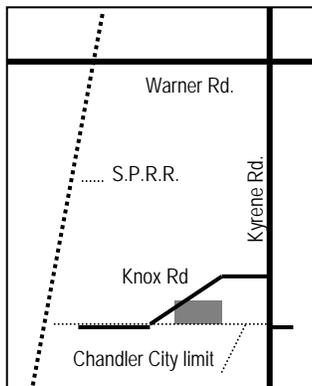
PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)

REVIEWED BY: Lisa Collins, Deputy Development Services Manager (480-350-8989) 

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Gross/Net site area	1.61 acres
Total Building area	27,300 s.f.
Lot Coverage	39 % (100 % maximum allowed)
Building Height	+/- 30 ft (60 ft maximum allowed)
Building Setbacks	25' front, 45' side, 45' rear (25', 0', 0' minimum)
Landscape area	17 % (10 % minimum required)
Vehicle Parking	43 spaces (30 minimum required)
Bicycle Parking	5 spaces (5 minimum required)

The owner of this facility seeks to expand the warehouse component of an existing plastics fabricating business. The building addition follows the master-plan of the development, where flat-graded and top-dressed table land located to the west of the building is the site of the addition. The architectural character of the addition is a match to the existing building.

PAGES:

1. List of Attachments
- 2-3. Comments / Reasons for Approval
- 4-5. Conditions of Approval
- 6-8. Code / Ordinance Requirements
- 8-9. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photograph
3. Letter of Explanation
4. Site plan
- 5-6. Floor plans
7. Roof Plan of Addition
8. Building Elevations including Addition
9. Existing East Elevation
- 10-11. Building Sections
- 12-13. Landscape (Planting) Plan and Master Plant List
- 14-18. Photographs of site existing conditions

COMMENTS:

The site is located west of Kyrene Road on the south side of Knox Road in Warner Ranch Business Park. This industrial park, including Warner Ranch Business Park – Unit Two, is located in the General Industrial and Southwest Overlay Districts. The site, consisting of lot 38 and the western 33.70 feet of Lot 39, is along the southern edge of the subdivision.

Existing on the site is a 20,300 s.f. building for Eagle Engineering, Incorporated, which contains administrative offices, a manufacturing facility and a warehouse for the processing of plastics. To the west of the building is a cleared, reserve site for an addition. The remainder of the site, including paved parking and loading areas, walls and gates, refuse enclosure, water retention system, landscape and irrigation, is developed.

Immediately to the south, in the City of Chandler, is Ray Ranch Estates Phase Two. The northern edge of this residential district is a 16'-0" wide easement which contains a buried irrigation line. The aerial photograph of the site (Attachment 2) indicates the proximity of residential and industrial development with the 16'-0" wide irrigation easement in between. Photo attachment 18 provides east and west views of the 6'-0" high residential and 8'-0" high industrial site walls along the edge of the easement as well as overhanging plant material that help to buffer the two uses. From Post Road (the nearest public street in the estates), the tops of the neighboring industrial buildings are visible to the north.

Prior to June, 1996 there was a 40'-0" wide public right-of-way to the south of Warner Ranch Business Park – Unit Two. The City of Chandler was to the south of this right-of-way. The 16'-0" wide irrigation easement was included on the northern edge of this right-of-way. During the processing of the site and 20,300 s.f. building this right-of-way existed. In order to validate the Ray Ranch Estates Phase Two subdivision plat, the City of Tempe de-annexed the 40'-0" wide public right-of-way. This is done shortly after the building and site improvements for the Eagle Engineering at 735 West Knox Road were completed.

Existing planning entitlements for 735 West Knox Road consist of a 1995 Design Review approval. Condition 8 of this approval requires "The architectural character of the future addition to match the major buildings on site." The Eagle Engineering Addition fulfills this condition. Also in 1995, the development team requested a variance to delete an ordinance-required tree row along the south property line. This request was continued once by the City of Tempe Board of Adjustment and then withdrawn after a letter of opposition was filed by a prospective residential buyer. In the 10/16/95 letter of withdrawal, the architect stated his intention to "...withdraw the variance request to reduce the 6' landscape strip. The owner has received opposition from the residential development to the south and does not want to start the relationship out on a bad note." The trees were installed.

The request before the Commission this evening includes the following: Development Plan Review for a 7,000 s.f. addition to an existing 20,300 s.f. building. The request includes adjustments to improvements on the existing 1.61 acre site and existing landscape as required to accommodate the addition.

The Development Review Commission shall take action for the Development Plan Review. For further processing, the applicant will submit construction drawings and undergo plan check with the goal of receiving building safety and engineering permits.

PUBLIC INPUT

A neighborhood meeting is not required for a Development Plan Review. A residential neighbor in the City of Chandler has made a call of inquiry regarding the addition.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The site layout was constructed following the 1995 design review approval. The site itself is a right triangle with east and south legs and a northwestern hypotenuse that faces Knox Road. The Knox Road right-of-way and the easement adjacent to the south of the site is open to the public. The existing building occupies the northeast and center of the site with parking and maneuvering to the east and south of the building. The drive aisle, parking and "back of house" area is gated for site security. The addition is proposed in a cleared, reserve area to the west of the building. An existing screen wall on site will be replaced by the southern building wall of the addition. The addition is shaped to fit the 25'-0" front yard building setback.

Building Elevations

Condition 8 of the 1995 design review approval requires the addition to match the architectural character of the original building. This submittal demonstrates that outcome. The existing walls adjacent to the northeast building entrance feature exposed split face CMU subdivided into six horizontal bands that symbolize an eagle's spread wings on the north and west elevations. Beyond the outstretched wings the CMU reverts to exposed 8x8x16 center score block. The addition replicates the center score block of the southern and western portion of the original building. The masonry parapet height of the addition matches that of the building. Mechanical units near the center of the roof of the addition are separately screened with steel "corrals" that match the height of the units. The building and likewise the addition are monochromatic; metal work is painted a light gray to match the exposed masonry.

Landscape Plan

Following Zoning Ordinance 808.9506 of Tempe, Arizona, the entire site was landscaped during the completion of the first phase of development in 1996. The trees and other plants installed at that time are substantially intact and have matured. Restoration of the planting plan is the main feature of the landscape portion of the addition. A 6'-0" wide planting area with an existing tree buffer along the south side of the development will be maintained as part of this work.

Section 6-306 D Approval criteria for Development Plan Review

1. Placement of the building addition respects existing landscape and site water retention basins on site, fills a gap in the "street wall," and enhances the character of the surrounding industrial park.
 - a. Existing business entrance is recessed, providing a shaded, inviting point of access in the "street wall."
 - b. Masonry building addition material and color matches to the material and color of the original.
 - c. Building and addition have a scale that is compatible with the site and surrounding industrial park.
 - d. The addition is articulated from the original building so the overall form is divided into two smaller elements. This assists with "human scale" perception from Knox Road.
 - e. An architectural industrial character has been established in the original building and extended to the addition without distinguishing the base and cap of the building elevations.
 - f. Existing masonry pattern detailing and recessed fenestration at the northeast office corner of original building create visual interest. Natural visual surveillance is maintained around the business entrance.
 - g. Reveals and patterns in the walls, plus walkway and landscape treatment on site, are attractive from the public right-of-way.
 - h. On-site utilities have been placed underground in the 1996 building and site layout.
 - i. Clearly defined, illuminated walkways connect the building entrance to the public sidewalk. The addition does not impede access or visual surveillance to the existing building office entrance.
 - j. Site and building accessibility is provided in conformance with the Americans with Disabilities Act.
 - k. Bi-modal transportation access and parking (motor vehicles and bikes) is provided on site; public transit is indirectly available to the site in conjunction with pedestrian and bike access.
 - l. Traffic impacts adjacent to site are minimized in conformance with the city transportation policies and design criteria.
 - m. Safe and orderly site circulation separates pedestrian and bikes from vehicular traffic.
 - n. The site layout and building elevations appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and maintenance.
 - o. The mature landscape softens the building at the Knox Road frontage and helps to shield this industrial use from the adjacent residential use.
 - p. Existing identification signs on the north and east elevations are of a design that is compatible with the architecture.
 - q. Security site lighting is compatible with the adjoining buildings and uses and does not create negative effects.

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. As proposed, the project meets the approval criteria for Development Plan Review.
3. As proposed, the project fulfills condition 8 of the 1995 Design Review approval.
4. The project will comply with the development standards required under the Zoning and Development Code.

CONDITIONS OF APPROVAL

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

DPR09193 CONDITIONS OF APPROVAL

General

1. Your construction documents must be submitted to the Development Services Building Safety Division for building permit by October 27, 2011 or Development Plan approval 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. Provide upgraded paving at each driveway apron. Extend upgraded 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. Where a portion of the paving extends into the public right-of-way, provide upgraded paving of concrete or clay unit paving. Cast-in-place concrete paving may be substituted if the paving is entirely on site. Detail paving and substrate installation to withstand heavy truck traffic.
3. Paint utility equipment boxes such as the transformer to match the coloring of the building.
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 smooth face center score CMU screen wall following the requirements of Standard Detail T-214.
5. No chain link fencing, razor wire, barbed wire, etc. will be allowed on the exterior of this site.

Floor Plans

6. Identify mezzanine or indicate no mezzanine in building or addition.
7. Verify minimum clearance requirements for existing service entrance section that remains and is located at southwest corner of original building. Surface mount conduit is allowed around the S.E.S. in the alcove that is created by the addition. Surface mount conduit may not extend outside of the alcove or be located more the 5'-0" above the S.E.S. within the alcove. Paint S.E.S. cabinet and exposed conduit that is allowed a gray color to match the CMU of the building.

Building Elevations

8. The materials and colors are approved as presented:
Exposed Smooth-faced CMU – 8x8x16 center score: gray. Match color or original block or paint the entire building for a uniform masonry tone.
Steel doors and frames, exposed metal work such as downspout and screens: gray – Sherwin Williams "Krypton" SW6247
Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials as listed above are approved by planning staff. Submit additions or modifications for review during building plan check process.
9. Screen roof mount mechanical units by one of two means—do one of the following two options:
 - a. Provide roof mount metal corrals around each individual unit as indicated. Indicate material of these screens. The corrals may not be perforated unless there are two panel layers which allow staggering of the perforations. Provide gates in the corrals for an uninterrupted screen, as indicated.
 - b. Increase the masonry parapet height of the addition, including the existing wall that is common between addition and existing building, to match or exceed the height of the mechanical units. The height of the north, east and south parapets of the original building may remain without modification.
10. Provide secure roof access from the interior of the building. Do not project roof access ladder above top of parapet. Existing roof access may be used for the addition by means of a finished parapet opening between the existing and proposed roofs. Provide detail of opening in parapet.

11. Match exposed overflows and downspouts to existing construction.
12. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Conduit, piping, or related materials are not permitted to be exposed on the surface of the elevations except (with restrictions) within the S.E.S. alcove. Refer to related Floor plan condition 7.

Lighting

13. Provide a photometric plan of the entire site so security light levels throughout the site may be verified. Re-lamp existing light fixtures. Provide minimum light levels as prescribed by ZDC Part 4 chapter 8 throughout entire site, not just in area around addition. Illuminate building entrances from dusk to dawn. Provide house side shields on building and in adjacent parking/maneuvering area, including existing fixtures where this is not already done. Do not add free-standing lights to the southern side of the parking and maneuvering area south of the building addition.

Landscape

14. Restore plant material on-site and in Knox Road frontage outside of designated "limit of new landscape" areas that have died since 1996 installation, or are alive at this time but are in decline and indicate probability of dying. Use 1995 approved landscape construction document prepared by T.J. McQueen for comparison with current plant layout. A copy of the 1995 landscape plan will be used in the plan check process and in the subsequent planning final inspections at the conclusion of construction.
15. Submit landscape and irrigation construction documents as part of building plan check review process. The plant materials are approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for inclusion in review during building plan check process.
16. Top dress disturbed planting areas with a decomposed granite application that matches the size and color of existing material on site. Provide decomposed granite application of 2" uniform thickness. Do not introduce river run rock or similar hand size rock for landscape or drainage function unless rock is embedded in a concrete substrate to prevent removal and use for criminal activity. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

Signage

17. Provide two address signs on the building elevations near north and west locations as indicated on the Site Plan Review mark-up, dated 9/02/09. Delete the south address sign indicated on the mark-up.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Provide dedicated light source.
 - 4) Coordinate address sign location with position of trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.

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.

- **ZONING AND DEVELOPMENT CODE:** Requirements of the Zoning and Development Code apply to any application. Become familiar with the ZDC to avoid unnecessary review time and reduce the potential for multiple plan check submittals. The ZDC may be accessed through www.tempe.gov/zoning or purchased at Development services.
- **STANDARD DETAILS:** Tempe Standard "T" details may be accessed through www.tempe.gov/engineering.
- **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 July 07, 2006 and September 02, 2009. Direct questions related to specific comments to the appropriate department, and coordinate any necessary modifications with all concerned parties prior to application for building permit.
- **BUILDING HEIGHT:** Measure height of building from top of curb on Knox Road along front of property in center of frontage.
- **WATER CONSERVATION:** by agreement of the City of Tempe and State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. Have the landscape architect and the mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Access Directive #59 through www.tempe.gov, to Departments, to Building Safety, to Applications and Forms, and open Water Conservation Form under Forms. Contact Water Conservation Division (480-350-2668) if there are any questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation. 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 this process.
- **SECURITY REQUIREMENTS:**
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls and shrubs. Design columns or corners to discourage opportunity for ambush. Provide distance of at least 21'-0" between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under Appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - Public Restroom Security
 - Lights in restrooms: Provide 50% night lights and activate lights by automatic sensors, key or remote control.
 - Single user restroom door hardware: include a key bypass on exterior side.
 - Provide a security vision panel at service and public 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. Refer to ZDC Sec. 4-406.
- **FIRE:**
 - Clearly define fire lane. 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 any other overhead projection. Layout of fire lane is subject to approval of the Fire Department.
 - Indicate existing emergency open-close function at existing vehicle gates. Modify gate open-close function if needed to satisfy Fire Department emergency ingress requirement.
- **ENGINEERING AND LAND SERVICES:**
 - Locate any site utility extensions underground. Coordinate site layout with utility providers to provide adequate access easement(s). Separately process addition of easements (if any) through the Land Services Division and record the easements as a separate instrument, or, if a final subdivision plat for Eagle Engineering is undertaken, include the

easements on the subdivision plat.

- Provide a current Title Report and accompanying legal description that describes the entire site.
- Clearly indicate all property lines associated with site and the dimensional relation of the building and addition to the property lines.
 - Where adjacent properties are held together by an existing lot tie, such as between lot 38 and the western portion of lot 39, indicate the tied interior north-south property line between the two parcels.
 - Verify the existence of the interior east-west property line that formerly defined public right-of-way for Knox Road. The 40 ft wide right-of-way including that adjacent to this property was abandoned by City Council (Ordinance 87.42). The abandoned right-of-way is indicated on the final subdivision plat for Warner Road Business Park – Unit Two. It is not clear from this final subdivision plat if the abandoned right-of-way was incorporated into the adjacent parcels. If an interior property line separates the abandoned right-of-way from the adjacent parcels of this site, and the bordering parcels are not lot-tied, have a lot tie completed through the building safety division. Alternatively, have a final subdivision plat for Eagle Engineering completed that unifies the parcels of this property into one lot and indicates easements and other property restrictions on the lot.
- Verify location of any easements or property restrictions and ensure no conflict exists with the site layout or foundation design of the addition. Indicate 8'-0" wide public utility easement at street frontage. Indicate easements on site, landscape and civil engineering plans. Do not install trees or free-standing light pole or other site foundations in easements.
- Separately process removal of unneeded easements (if any) through the Land Services Division and record the abandonments as a separate instrument.
- Provide 100 year storm water retention on-site, including runoff from one-half of the adjacent street.
 - No more than 67 percent of landscaped frontage area is allowed for on-site retention.
 - Provide drainage report.
 - Provide drywells in landscape planting area and coordinate planting and retention structure layouts.
 - Single chamber drywells are not allowed.
- REFUSE:
 - Determine with Solid Waste Division (480-350-8131) if weekly schedule for refuse pick-up at existing refuse enclosure is adequate for this facility including the addition. If not, increase the solid waste pick-up schedule.
 - Have property manager arrange for gates to be open from 6:00am to 4:30pm on collection days, including those days added based on intensified use.
- DRIVEWAYS:
 - Re-construct driveways in public right of way in conformance with Standard Detail T-320 in order to bring sidewalk bypass at driveways up to current A.D.A. compliance.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for Knox Road at the site frontage. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services or from Traffic Engineering if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except trunks of canopy trees are allowed) within each clear vision triangle.
- PARKING SPACES:
 - The 125 % maximum-over-required vehicle parking provision of ZDC Sec. 4-603 (C) does not apply where parking spaces are existing and pre-date enactment of the ZDC.
 - Verify conformance of existing 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, if needed.
 - At parking areas, verify demarcated accessible aisle for disabled parking.
 - Verify quantity of bike parking spaces. As required, place bike parking areas nearest to main entrance. 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 the requirements listed under ZDC Part 4, Chapter 8 and Appendix E “Photometric Plan”.
 - Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.
- EXISTING LANDSCAPE:
 - Correctly locate and identify by species the existing plant material on the landscape plan.
 - Preserve in place existing landscape. Preserve native or “protected” trees and plants per State of Arizona Agricultural Department standards.
 - Where native or “protected” plants are proposed for removal or demolition, file “Notice of Intent to Clear Land” with the Agricultural Department (602-364-0935). The “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 “Notice” is not required if all native or “protected” plants are preserved in place.
 - Include a copy of the State submittal documents (if any are required) with the landscape portion of the plan check submittal.
- LANDSCAPE LAYOUT: Coordinate landscape layout with other design elements, including security lighting, drainage structures, buried utilities, roof drain outlets and address signs indicated on elevations and freestanding signs. Indicate the location of all exterior light fixtures on the landscape plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.
- SIGNS:
 - Obtain sign permit for business identification sign additions or modifications.
 - Separate Development Plan Review process is required for signs as indicated in ZDC Part 4, Chapter 9.
 - 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.
 - Provide address signs that have a minimum 50 percent color contrast with the wall background.

HISTORY & FACTS:

Subdivision

July 23, 1987	The City Council of the City of Tempe approved a Final Subdivision Plat for Warner Road Business Park. Included on this document along the southern edge of this subdivision is the right-of-way for the Knox Road alignment, consisting of two 40'-0" wide east-west strips. The document also indicates that both of the 40'-0" wide strips are included in the City of Tempe. The subdivision plat was recorded in the Recorder's Office of Maricopa County on January 6, 1988 (# 88 - 0004627).
September 10, 1987	The City Council of the City of Tempe (Ordinance 87.42) abandoned the northern 40'-0" wide strip of the Knox Road right of way between Kyrene Road and the Southern Pacific Railroad. A condition of approval of this abandonment is the dedication of roadway right-of-way as required for the new Knox Road alignment. Exhibit 'A' of this document describes a possible new alignment of Knox Road. The abandonment was recorded in the Recorder's Office of Maricopa County on October 14, 1987 (#87 – 0632161).
November 12, 1987	The City Council of the City of Tempe approved a Final Subdivision Plat for Warner Road Business Park – Unit Two. This subdivision plat includes a re-alignment of Knox Road. The subdivision plat was recorded in the Recorder's Office of Maricopa County on August 4, 1988 (# 88 - 0384375).
August 26, 1993	The City Council of the City of Chandler approved a Final Subdivision Plat for Ray Ranch Estates Phase Two. The subdivision plat was recorded in the Recorder's Office of Maricopa County on February 24, 1995 (# 95 - 0100897). The northernmost 40'-0" wide east-west strip of this subdivision plat approved by the City of Chandler is in fact within the City of Tempe. The northern part of this 40'-0" wide strip includes a 16'-0" wide irrigation easement (the easement is recorded in book 210 of deeds, page 451).

June 20, 1996 The City Council of the City of Tempe (Ordinance 96.14) de-annexed a 40'-0" wide east-west strip of land extending from Kyrene Road west to Judd Avenue and from Judd Avenue west to the Southern Pacific Railroad. This land earlier had been the southern half of an 80'-0" wide public right-of-way for an unused alignment of Knox Road. The de-annexation was recorded in the Recorder's Office of Maricopa County on August 13, 1996 (# 96-0570600). The de-annexed land described in Ordinance 96.14 was subsequently incorporated into the City of Chandler and is the northern edge of the Ray Ranch Estates Phase Two Subdivision.

Eagle Engineering Development

September 21, 1995 The Design Review Board of the City of Tempe approved the request for building elevations, site plan and landscape plan for Eagle Engineering (DRB95267) located at 735 West Knox in the I-2, General Industrial and SWOD, Southwest Overlay District.

September 28, 1995 The Board of Adjustment of the City of Tempe continued until their October 25th Hearing the variance request by Eagle Engineering, Inc. to eliminate the required 6'-0" wide planting strip and accompanying tree row adjacent to the south property line of the site located at 735 West Knox Road in the I-2, General Industrial and SWOD, Southwest Overlay District. On October 25 the Board of Adjustment accepted the withdrawal of this variance request from the owner. In his letter of withdrawal the owner cited opposition from prospective residential neighbors to the south of the development. The neighbors, in their 09/10/95 letter of opposition, stated that they were interested in buying property in Phase 2 of Ray Ranch Estates. The prospective residential neighbors wanted the 6'-0" wide buffer on the south of 735 W Knox Road to remain and to be increased in width.

December 05, 1995 Building Permit BP951803 issued for new shell building with construction type III-N AFES and B2 occupancy.

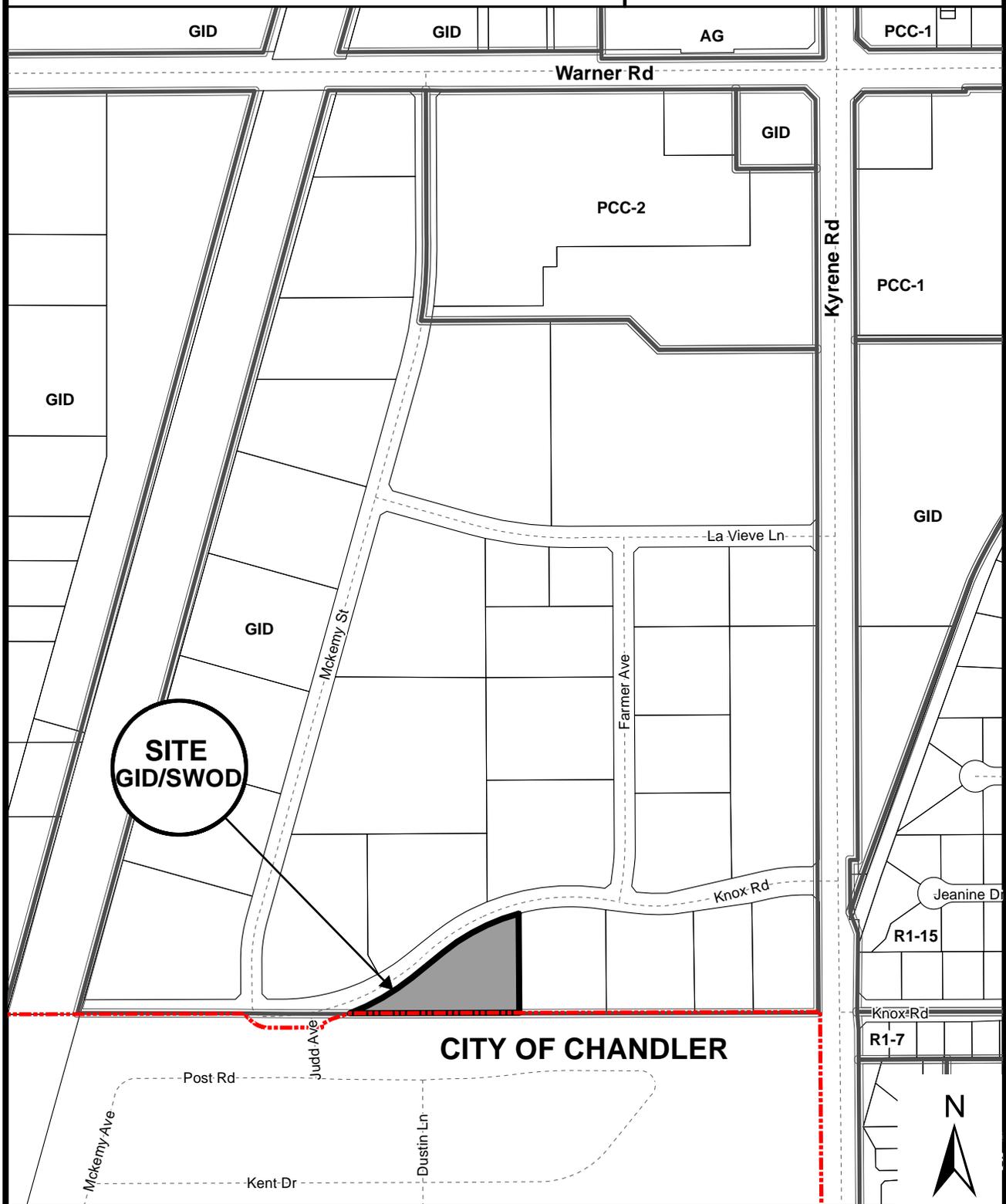
May 01, 1996 A Certificate of occupancy was issued for the new shell building (Eagle Engineering) located at 735 West Knox Road.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

EAGLE ENGINEERING

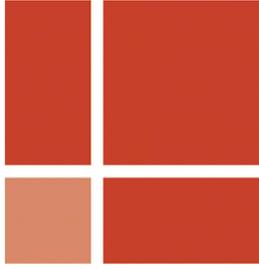
PL090318



Location Map



EAGLE ENGINEERING (PL090318)



G E N E S I S
A R C H I T E C T U R E , L L C

4061 NORTH MAIN STREET SUITE 200

RACINE, WISCONSIN 53402

PHONE: (262) 752-1894

FAX (262) 752-1895

To the City of Tempe Development Review Commission,

The 7000 S.F. addition to the Eagle Engineering facility at 735 W. Knox Road, was planned from the beginning, and is designed with materials and colors to match the existing construction."

Sincerely,

Earl Lieske
Architect

PARKING SUMMARY

OFFICE	1950/300 =	6.5	2
MANUF WAREHOUSE (+/- net area)	10,000/500 =	20	3
TOTAL SPACES REQUIRED	15,000/5,000 =	30	43
TOTAL BICYCLE PARKING PROVIDED		5	
TOTAL BICYCLE PARKING PROVIDED		5	

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND CONSTRUCTION PERMITS FROM ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES, ORDINANCES AND REGULATIONS, ETC. WHICH APPLY TO THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ALL NECESSARY PERMITS AND CONSTRUCTION PERMITS THROUGHOUT THE PROJECT.
- THE INFORMATION CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS IS ISSUED TO SHOW DESIGN INTENT AND BASIC LIMITATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND CONSTRUCTION PERMITS FROM ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES, ORDINANCES AND REGULATIONS, ETC. WHICH APPLY TO THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ALL NECESSARY PERMITS AND CONSTRUCTION PERMITS THROUGHOUT THE PROJECT.
- ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE CONTRACTOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND CONSTRUCTION PERMITS FROM ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES, ORDINANCES AND REGULATIONS, ETC. WHICH APPLY TO THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ALL NECESSARY PERMITS AND CONSTRUCTION PERMITS THROUGHOUT THE PROJECT.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION NOT CONFORMING WITH THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSTRUCTION PERMITS FROM ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES, ORDINANCES AND REGULATIONS, ETC. WHICH APPLY TO THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ALL NECESSARY PERMITS AND CONSTRUCTION PERMITS THROUGHOUT THE PROJECT.
- REPRODUCTION OF THESE PLANS IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED.

BUILDING CODE DATA

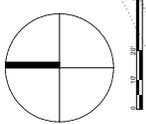
USE AND OCCUPANCY	GROUP B-1	950 SF/100 SF PER OCCUPANT =	30
EXISTING MANUFACTURING	GROUP F-1	18,350 SF/100 SF PER OCCUPANT =	184
NEW MANUFACTURING	GROUP F-1	7,000 SF/100 SF PER OCCUPANT =	70
TOTAL OCCUPANTS			274
2 EXITS ARE REQUIRED PER TABLE 1019.1			
CLASS OF CONSTRUCTION = VB SPRINKLERED			
REQUIRED FIRE SEPARATION BETWEEN F-1 AND B = NONE PER TABLE 508.3.3			
EXTERIOR WALLS BREATHING = F-1 X2=30=ZERO HOURS PER TABLE 602.			
ZONING: GD - GENERAL INDUSTRIAL DISTRICT			

NOTES:

1. PROVIDE ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF MANICOPA SPECIFICATIONS AND THE MANICOPA ZONING ORDINANCE. SEE ELECTRICAL DRAWINGS.
2. PROVIDE ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF MANICOPA SPECIFICATIONS AND THE MANICOPA ZONING ORDINANCE. SEE ELECTRICAL DRAWINGS.
3. PROVIDE ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF MANICOPA SPECIFICATIONS AND THE MANICOPA ZONING ORDINANCE. SEE ELECTRICAL DRAWINGS.
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15. PROVIDE ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF MANICOPA SPECIFICATIONS AND THE MANICOPA ZONING ORDINANCE. SEE ELECTRICAL DRAWINGS.
16. PROVIDE ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF MANICOPA SPECIFICATIONS AND THE MANICOPA ZONING ORDINANCE. SEE ELECTRICAL DRAWINGS.
17. PROVIDE ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF MANICOPA SPECIFICATIONS AND THE MANICOPA ZONING ORDINANCE. SEE ELECTRICAL DRAWINGS.

LEGAL DESCRIPTION:

All of Lot 38 and the West 33.70 feet of Lot 39, Warner Business Park - Unit Two, Book 324, Page 17 as recorded by the Manicopa County Recorder's Office.



SQUARE FOOTAGE	
EXISTING (per orig. documents)	20,300 SF
NEW	7,000 SF
TOTAL	27,300 SF

PARCEL SIZE	
SITE AREA (net & gross)	69,566 SF
BUILDING AREA	27,300 SF
39% OF LOT COVERAGE	

SHEET INDEX

A0.0	COVER SHEET
A1.1	EXISTING FIRST FLOOR PLAN
A1.2	FIRST FLOOR PLAN
A1.3	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS
A4.1	DETAILS

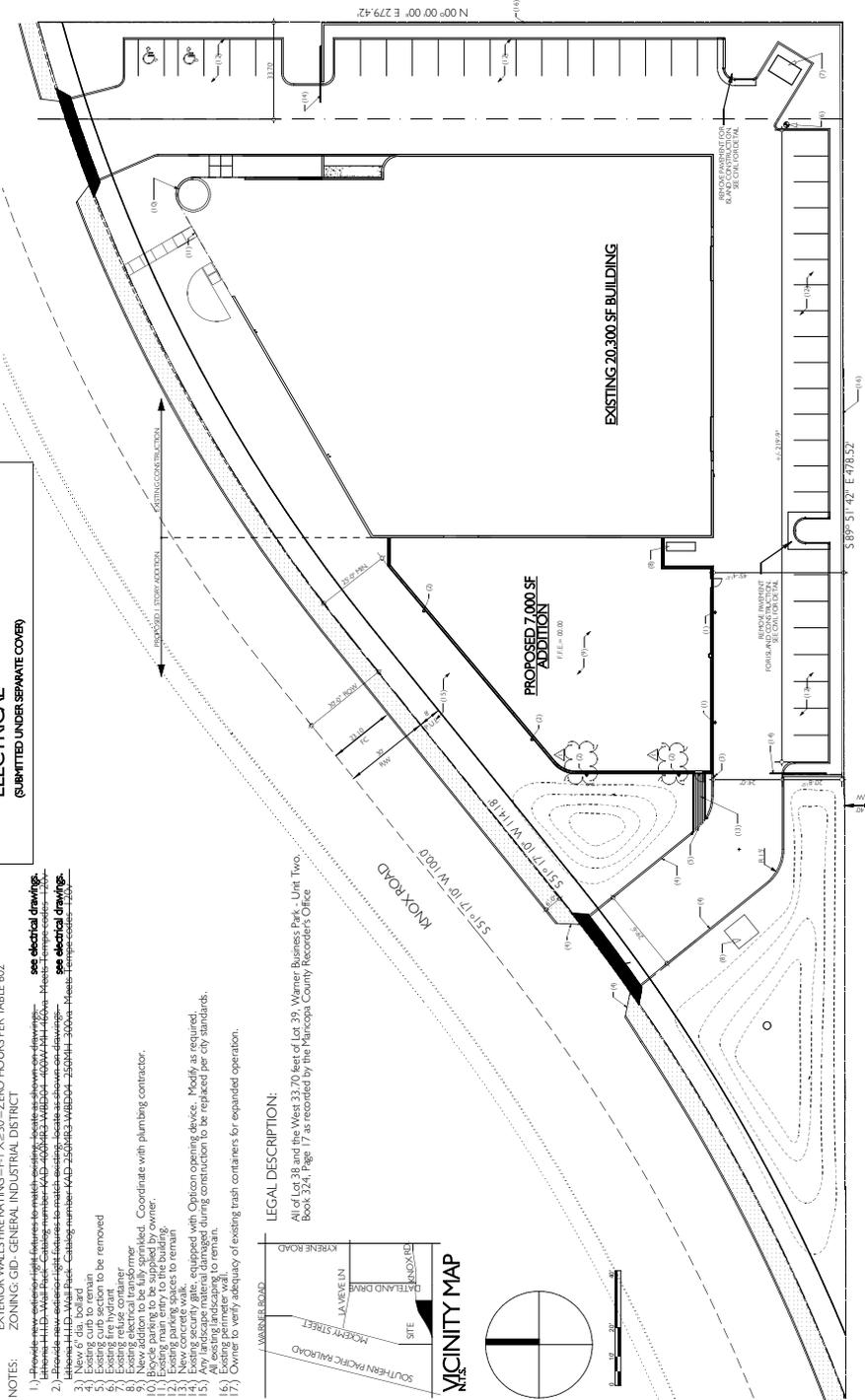
LANDSCAPE PLAN
(SUBMITTED UNDER SEPARATE COVER)

GRADING AND DRAINAGE PLAN
(SUBMITTED UNDER SEPARATE COVER)

STRUCTURAL
(SUBMITTED UNDER SEPARATE COVER)

MECHANICAL
(SUBMITTED UNDER SEPARATE COVER)

ELECTRICAL
(SUBMITTED UNDER SEPARATE COVER)



EAGLE ENGINEERING

BUILDING ADDITION

735 WEST KNOX ROAD TEMPE, ARIZONA

03.23	ISSUED FOR CITY REVIEW
03.08	REVISED FOR CLIENT REVIEW
01.16	REVISED FOR CLIENT REVIEW
01.12	CLIENT CHANGES
01.09	REVISIONS TO CONSTRUCTION
01.07	ISSUE FOR SITE PERMITS
01.06	REVISIONS TO CONSTRUCTION
01.05	REVISIONS TO CONSTRUCTION
01.04	REVISIONS TO CONSTRUCTION
01.03	REVISIONS TO CONSTRUCTION
01.02	REVISIONS TO CONSTRUCTION
01.01	REVISIONS TO CONSTRUCTION

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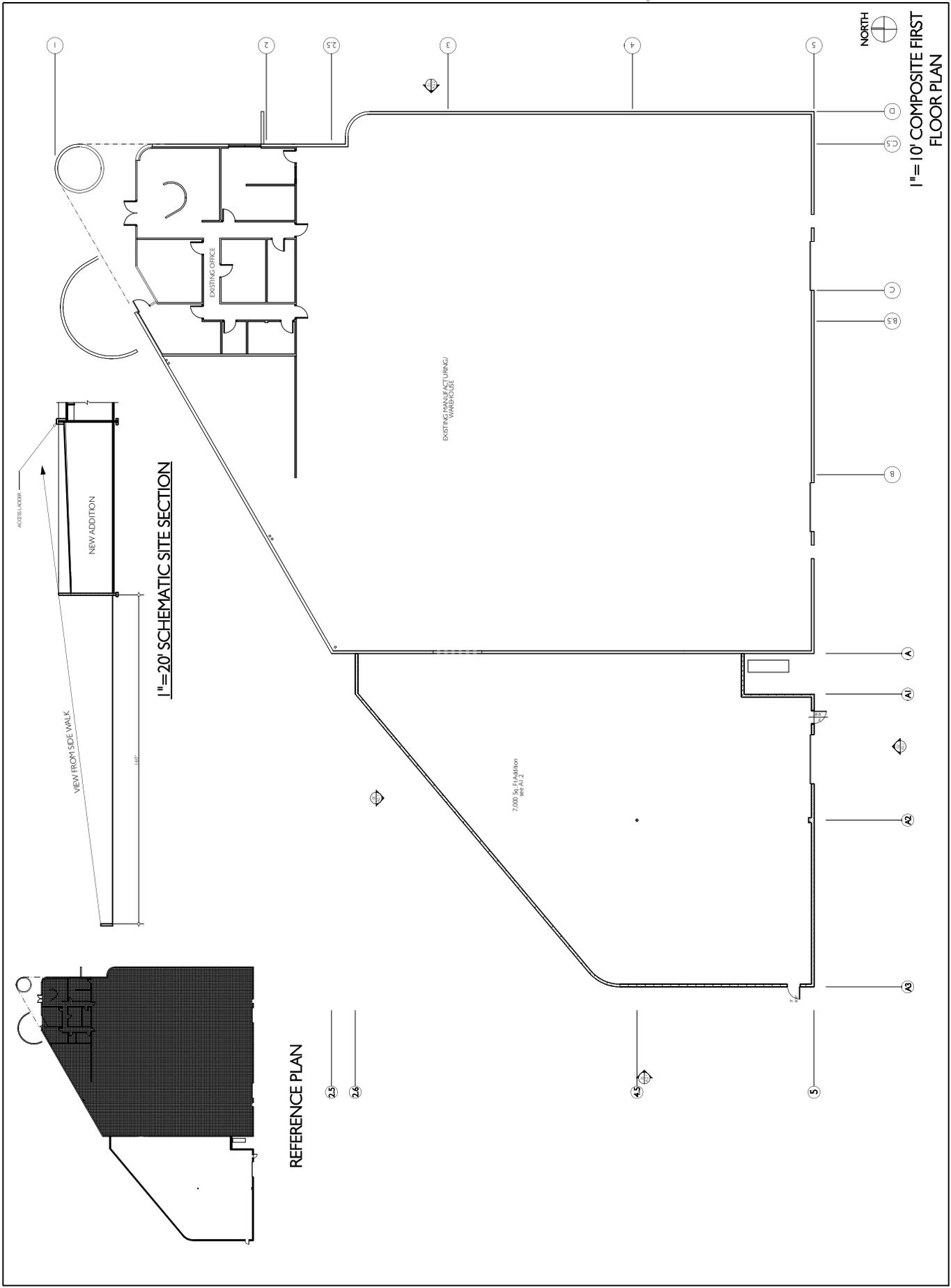
A0.0

1"=20'-0" SITE PLAN
SEE ALSO CIVIL DRAWINGS COVER SHEET

R.3.05	ISSUED FOR CITY REVIEW
R.3.04	REVISED FOR CLIENT REVIEW
R.3.03	REVISED FOR CLIENT REVIEW
R.1.09	CLIENT CHANGES
R.1.08	REVISIONS FOR PERMITS
R.1.07	REVISIONS FOR PERMITS
R.1.06	ISSUED FOR CITY REVIEW
R.1.05	ISSUED FOR CITY REVIEW
R.1.04	ISSUED FOR CITY REVIEW
R.1.03	ISSUED FOR CITY REVIEW
R.1.02	ISSUED FOR CITY REVIEW
R.1.01	ISSUED FOR CITY REVIEW

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1"=10' COMPOSITE FIRST FLOOR PLAN

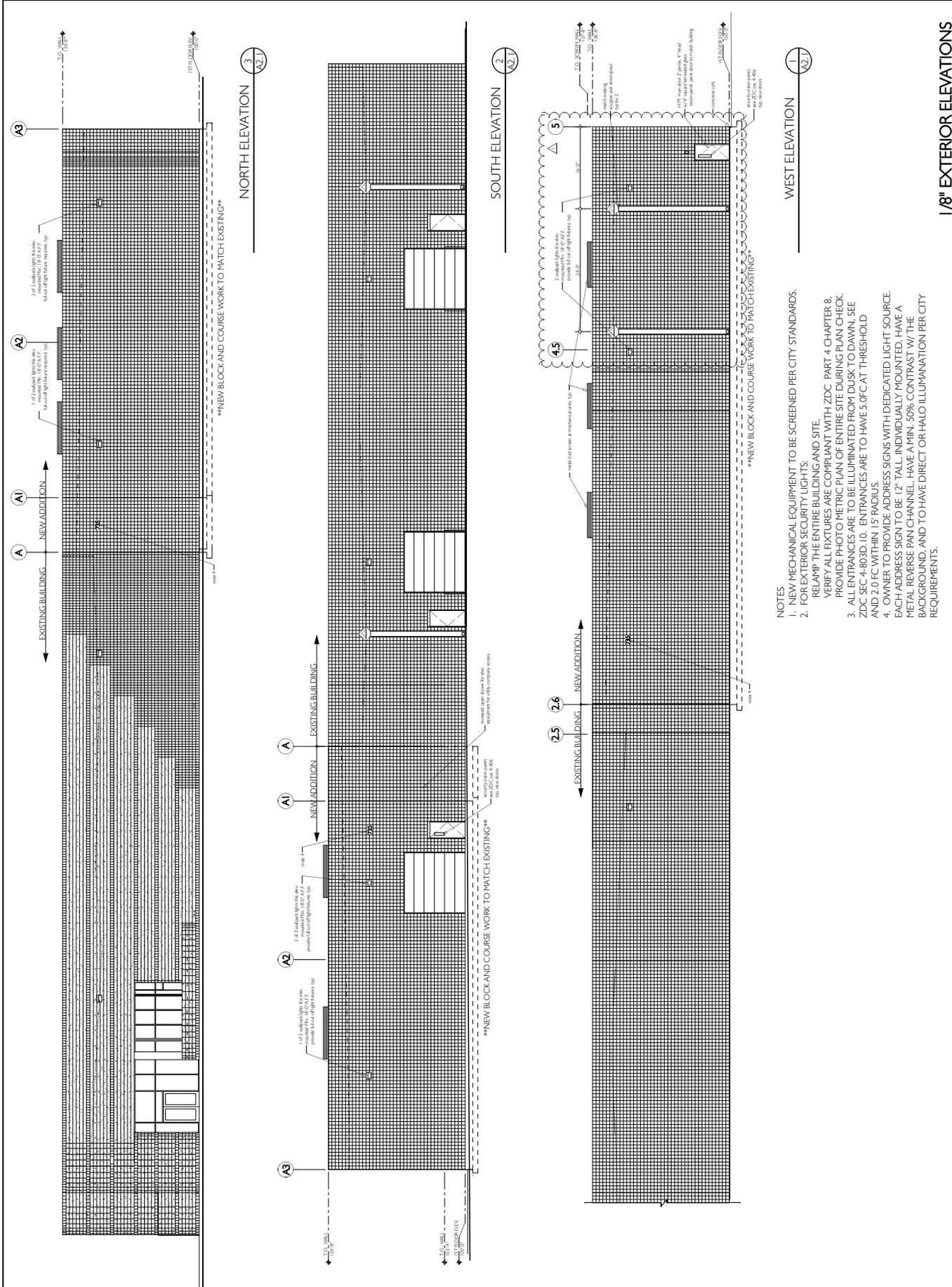


REFERENCE PLAN

R.03.05	ISSUED FOR CITY REVIEW
R.03.06	REVISED FOR CLIENT REVIEW
R.03.07	REVISED FOR CLIENT REVIEW
R.03.08	REVISED FOR CLIENT REVIEW
R.03.09	REVISED FOR CLIENT REVIEW
R.03.10	REVISED FOR CLIENT REVIEW
R.03.11	REVISED FOR CLIENT REVIEW
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R.03.16	REVISED FOR CLIENT REVIEW
R.03.17	REVISED FOR CLIENT REVIEW
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R.03.21	REVISED FOR CLIENT REVIEW
R.03.22	REVISED FOR CLIENT REVIEW
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R.03.37	REVISED FOR CLIENT REVIEW
R.03.38	REVISED FOR CLIENT REVIEW
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R.03.40	REVISED FOR CLIENT REVIEW
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R.03.42	REVISED FOR CLIENT REVIEW
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R.03.95	REVISED FOR CLIENT REVIEW
R.03.96	REVISED FOR CLIENT REVIEW
R.03.97	REVISED FOR CLIENT REVIEW
R.03.98	REVISED FOR CLIENT REVIEW
R.03.99	REVISED FOR CLIENT REVIEW
R.04.00	REVISED FOR CLIENT REVIEW

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A2.1



- NOTES**
1. NEW MECHANICAL EQUIPMENT TO BE SCREENED PER CITY STANDARDS.
 2. FOR EXTERIOR SECURITY LIGHTS:
 RELAMP THE ENTIRE BUILDING AND SITE.
 PROVIDE PHOTO METRIC PLAN OF ENTIRE SITE DURING PLAN CHECK.
 ALL ENTRANCES ARE TO BE ILLUMINATED FROM DUSK TO DAWN. SEE ZDC SEC 4-803D.10. ENTRANCES ARE TO HAVE 5.0FC AT THRESHOLD AND 2.0 FC WITHIN 15' RADIUS.
 3. OWNER TO PROVIDE ADDRESS SIGNS WITH DEDICATED LIGHT SOURCE. EACH ADDRESS SIGN TO BE 12" TALL, INDIVIDUALLY MOUNTED, HAVE A METAL REVERSE PAN CHANNEL, HAVE A MINI, 50% CONTRAST W/ THE BACKGROUND, AND TO HAVE DIRECT OR HALO ILLUMINATION PER CITY REQUIREMENTS.

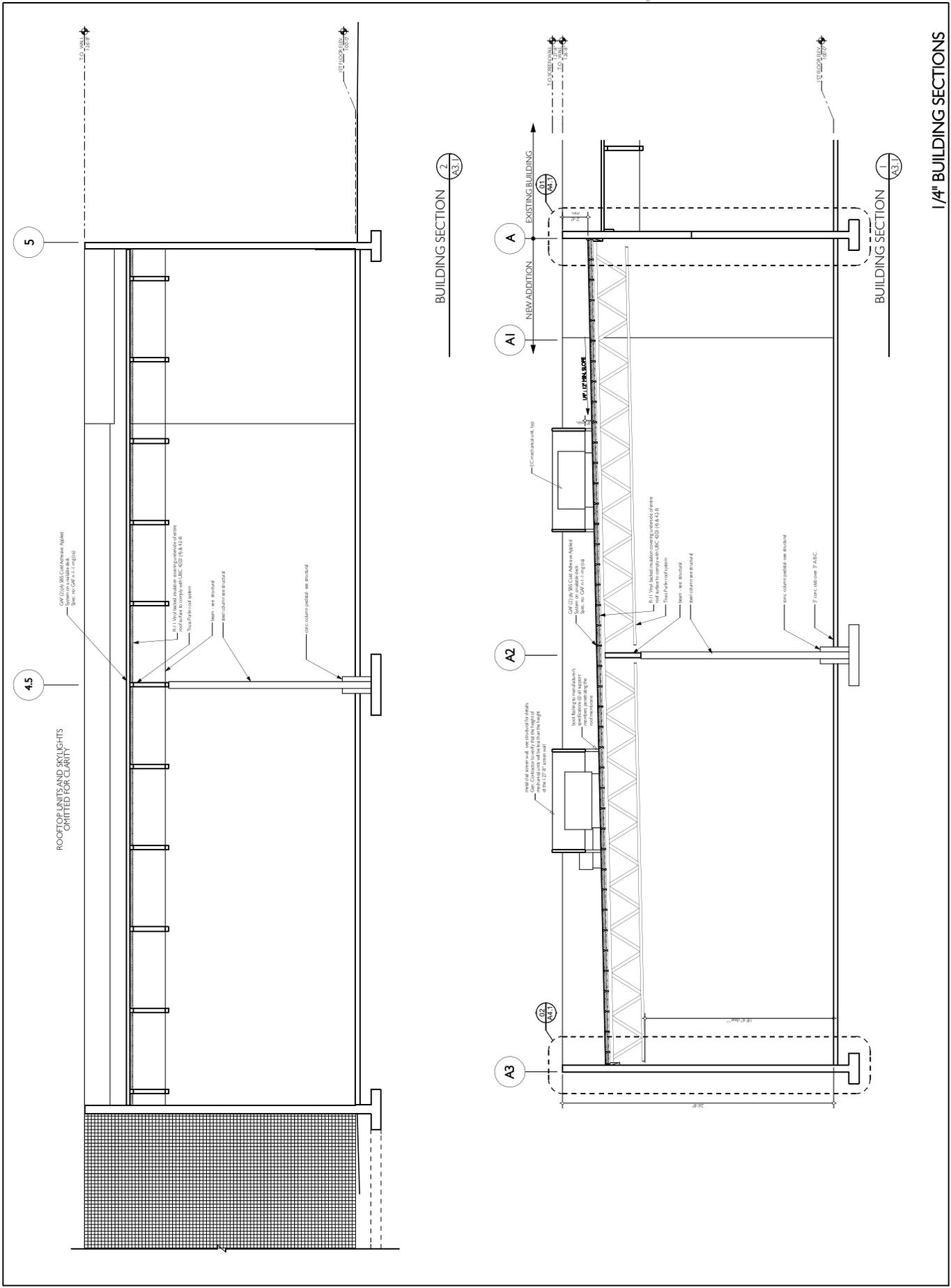
R.03.05	ISSUED FOR CITY REVIEW
R.03.06	REVISED FOR CLIENT REVIEW
R.03.08	REVISED FOR CLIENT REVIEW
R.03.09	REVISED FOR CLIENT REVIEW
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R.03.14	REVISED FOR CLIENT REVIEW
R.03.15	REVISED FOR CLIENT REVIEW
R.03.16	REVISED FOR CLIENT REVIEW
R.03.17	REVISED FOR CLIENT REVIEW
R.03.18	REVISED FOR CLIENT REVIEW
R.03.19	REVISED FOR CLIENT REVIEW
R.03.20	REVISED FOR CLIENT REVIEW

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A3.1



EAGLE ENGINEERING

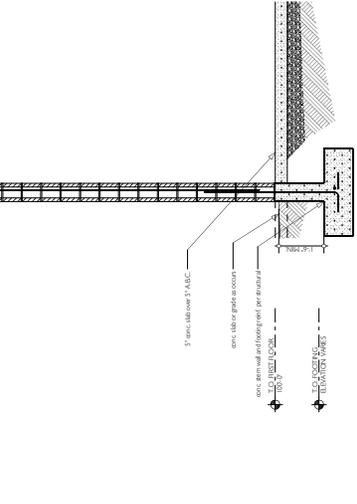
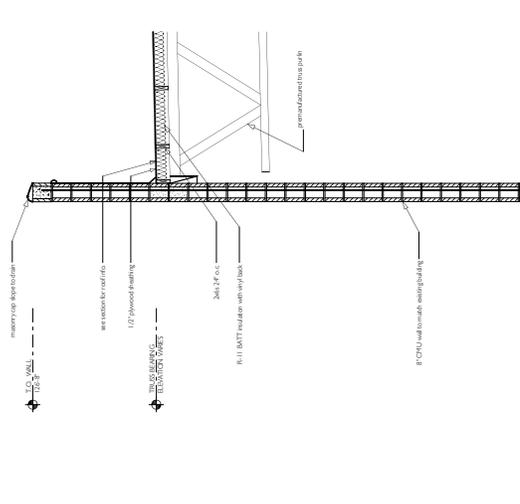
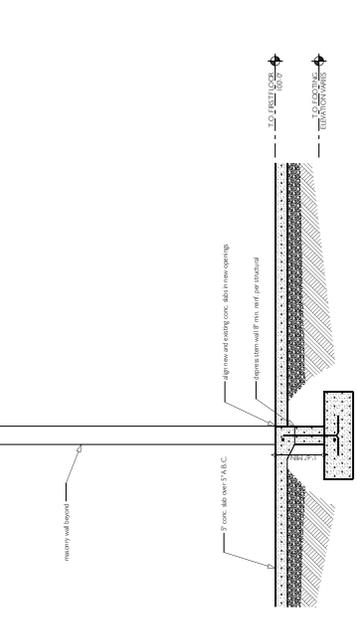
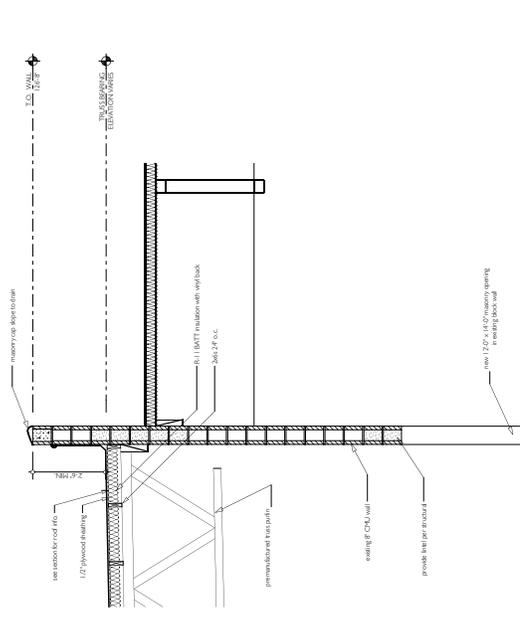
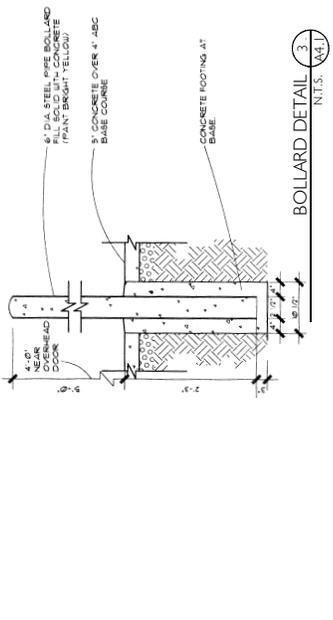
BUILDING ADDITION

735 WEST KNOX ROAD TEMPE, ARIZONA

9.23.05	ISSUED FOR CITY REVIEW
9.16.05	REVISED FOR CLIENT REVIEW
9.15.05	CLIENT CHANGES
9.14.05	REVISIONS
9.13.05	ISSUED FOR CITY REVIEW
9.12.05	ISSUED FOR CITY REVIEW
9.11.05	ISSUED FOR CITY REVIEW
9.10.05	ISSUED FOR CITY REVIEW
9.09.05	ISSUED FOR CITY REVIEW
9.08.05	ISSUED FOR CITY REVIEW
9.07.05	ISSUED FOR CITY REVIEW
9.06.05	ISSUED FOR CITY REVIEW
9.05.05	ISSUED FOR CITY REVIEW
9.04.05	ISSUED FOR CITY REVIEW
9.03.05	ISSUED FOR CITY REVIEW
9.02.05	ISSUED FOR CITY REVIEW
9.01.05	ISSUED FOR CITY REVIEW

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A4.1



BOLLARD DETAIL 3 N.T.S. A4.1

COMMON WALL SECTION 1 1/2\"/>

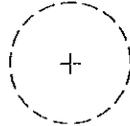
NEW WALL SECTION 2 1/2\"/>

PARAPET DETAIL 7 N.T.S. A4.1

SKYLIGHT DETAIL 6 N.T.S. A4.1

SKYLIGHT DETAIL 7 N.T.S. A4.1

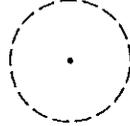
MASTER PLANT LIST



EXISTING TREES

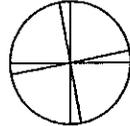
SIZE / COMMENTS / QTY

EXISTING TREE (TO REMAIN)
MQ: MESQUITE
AC: WILLOW ACACIA



EXISTING TREE (TO BE REMOVED)

3 QTY

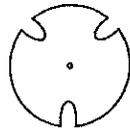


PROPOSED TREES

SIZE / COMMENTS / QTY

PROSOPIS VELUTINA
NATIVE MESQUITE

24" BOX/ 1" CALIPER
LOW BREAKING, 3 QTY



ACACIA SALICINA
WILLOW ACACIA

24" BOX/ 1.5" CALIPER
STANDARD, 1 QTY



EXISTING SHRUBS

SIZE / COMMENTS / QTY

CAESALPINIA PULCHERRIMA
RED BIRD OF PARADISE



SENNA ARTEMISIOIDES
FEATHERY CASSIA



LEUCOPHYLLUM SPECIES
SAGE SPECIES



NERIUM OLEANDER 'PETITE PINK'
'PETITE PINK' OLEANDER



CONVOLVULUS CNEORUM
BUSH MORNING GLORY



AGAVE SPECIES
AGAVE



DASYLIRION WHEELERI
DESERT SPOON



HESPERALOE PARVIFLORA
RED YUCCA



MUHLENBERGIA RIGIDA
NASHVILLE GRASS



PROPOSED SHRUBS

SIZE / COMMENTS / QTY

LEUCOPHYLLUM LANGMANIAE
'RIO BRAVO' SAGE

5 GAL, 21 QTY



CAESALPINIA PULCHERRIMA
RED BIRD OF PARADISE

5 GAL, 9 QTY



EXISTING GROUNDCOVER

SIZE / COMMENTS / QTY

LANTANA 'NEW GOLD'
'NEW GOLD' LANTANA



LANTANA MONTEVIDENSIS
PURPLE LANTANA



PROPOSED GROUNDCOVER

SIZE / COMMENTS / QTY

LANTANA 'NEW GOLD'
'NEW GOLD' LANTANA

1 GAL @ 3' O.C./ 31 QTY



DG

DECOMPOSED GRANITE
SIZE AND COLOR TO MATCH EXISTING

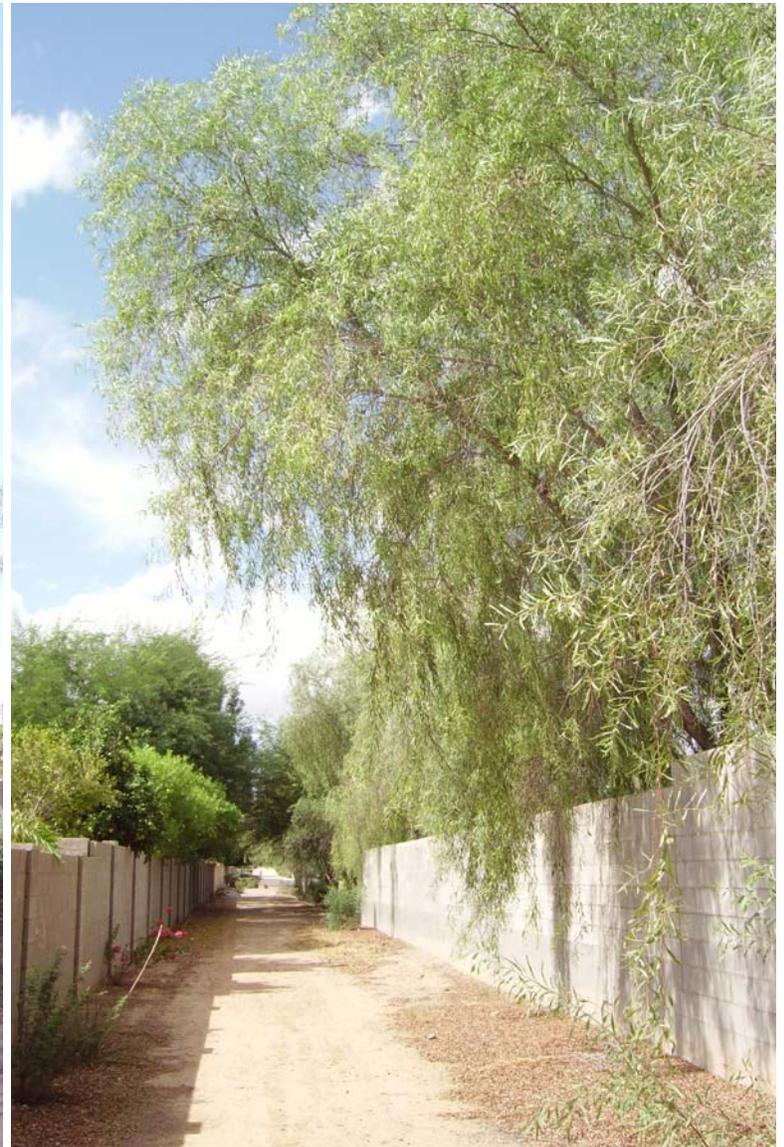
2" THICK TYP











ATTACHMENT 18