

RECEIVED

JUN 28 1982

CITY OF TEMPE  
PLANNING DEPT

VARIANCES REQUESTED

1. Bldg setback from 40' to 20' to North.
2. Bldg setback from 40' to 20' to West.
3. Driveway thru bldg canopy considered as one-way to allow 14'-3 1/2" between curbs.

EXISTING SERVICE STATION

EXISTING CONVENIENCE MARKET

RECORDED

AMENDED GENERAL & FINAL DEVELOPMENT PLAN - PCC 1

CHILD DAY CARE CENTER

for  
NATIONAL CHILD CARE CENTERS, INC.

CERTIFICATIONS

LEGAL DESCRIPTION

The south 415' of the west 255' of the SW 1/4 of the SW 1/4 of the SW 1/4 of Section 2, T15, R4E, G.S.R.B.M., except the south 255' and except the west 55'.

OWNER AND OWNER'S CERTIFICATION

National Child Care Centers, Incorporated  
9182 Old Katy Road Houston, Texas 77055

We the undersigned, state that we hereby dedicate to the Public all streets as shown on this plan and any necessary widening of adjacent streets. These premises are not encumbered by any delinquent taxes.

NATIONAL CHILD CARE CENTERS, Inc. vice president April 16, 1982  
Given under my hand and seal of office this 14th day of April, A.D. 1982  
Public R. Stone Notary Public in and for  
Maricopa County, Texas  
My commission expires the 20th day of March, 1982.

APPROVAL OF TEMPE CITY COUNCIL

The General Plan of Development is approved by The City Council of the City of Tempe, Arizona this 15 day of April, 1982.

Thomas E. Mitchell Mayor 4/22/82  
Pauline J. Smith City Clerk 4/22/82

APPROVAL OF PLANNING AND ZONING COMMISSION

The General Plan of Development is approved by The Planning & Zoning Commission of the City of Tempe, Arizona this 4th day of JUNE, 1982.

Don H. O'Dell Planning Director 6/4/82  
Approved by Tempe City Engineer this 4th day of JUNE, 1982.  
Bill Cunningham City Engineer

CERTIFICATE OF SURVEY

This is to certify that this plat was prepared from notes of a survey made under my supervision and that the same are true and correct to the best of my knowledge and belief.

Paul R. Kellhoff Reg. Civil Engineer 4/26/82

1. All work under the Public Works Permit shall be done in accordance with the Maricopa Association of Governments Uniform Standard Specifications and Details (MAG Specs & Std. Details) City of Tempe supplement to the MAG Specs & Details, and Tempe Traffic Barricade Manual.
2. A Public Works permit issued by the City Engineer shall be required for the on-site grading of the project and for all work in the City Rights of Ways.
3. No job will be considered complete until all curbs, pavement and sidewalks have swept clean of all dirt and debris and all survey monuments are installed according to the plans.
4. The Contractor shall keep suitable equipment on hand at the job site for maintaining dust control and shall control dust as directed by engineer.
5. The City will not participate in the cost of construction, utility relocation, construction staking, or "as-builts".
6. Any grading & drainage work performed without the approval of the City Engineer and/or all work and materials not in conformance with the plans is subject to removal and replacement at the Contractor's/Owner's expense.
7. When requested, parking lots will be water tested in the presence of the City Engineer and/or his authorized representative to insure proper direction of drainage, prior to final approval by the City Engineer.
8. If the grading and drainage fails to pass final inspection, the permittee will remove and/or replace necessary work to comply with plans at the cost of the Contractor/Owner.
9. Prior to acceptance of the work, the Owner/Developer shall furnish a reproducible mylar copy of the approved plan containing a certificate signed by a registered Professional Engineer that the improvements were constructed in accordance with approved plan.
10. A Separate grading and drainage plan to be submitted and approved by the City Engineer.

Bench Mark

Brass c/n in handhole at the intersection of Rural Road and Guadalupe Road, Elevation 1181.84 (City of Tempe, Arizona datum)

STATE OF ARIZONA  
County of Maricopa  
I hereby certify that the instrument was filed and recorded in accordance with the request of  
City of Tempe  
JUN 10 1982 10:14  
Book 292  
Page 470  
Witness my hand and official seal of the County Recorder  
County Recorder  
Barry D. O'Connell

KEYED NOTES

- 1 Property line.
- 2 Existing 3'-0" high masonry wall to here.
- 3 Existing 6'-0" high masonry wall to here.
- 4 Existing 5'-0" high concrete wall.
- 5 Existing 8'-0" high masonry wall.
- 6 Existing concrete curb.
- 7 Existing telephone riser.
- 8 Existing power A telephone pole.
- 9 Existing fire hydrant.
- 10 Existing underground telephone line.
- 11 Existing gas line.
- 12 Existing sanitary sewer line.
- 13 Existing underground power line.
- 14 Existing water main.
- 15 Install new drive pad per MAG S.D. 250.
- 16 Install new 8'-0" x 4" thick concrete bike path per MAG S.D. 345. Path to be 6" thick at drive pads.
- 17 Install 1-1/2" water meter.
- 18 Trash enclosure for 3 cu. yd. dumpster.
- 19 1-1/2" water service to building.
- 20 Planting area w/15 gal. trees at 15'-0" o/c maximum.
- 21 New 6'-0" high masonry wall between existing walls.
- 22 Extend 6" sanitary sewer to main.
- 23 Planting area.
- 24 Streetside landscaping to have min. 6 trees (1/30") - area to be bermed to min. ht. of 3'-0" above parking lot grade.
- 25 Concrete curb.
- 26 4" concrete paved parking area.
- 27 Gravel surfaced play area.
- 28 4" concrete walk.
- 29 Slumpblock fence w/ wrought iron gates
- 30 Injection well - see grading and drainage plan.
- 31 Planter - see FLOOR PLAN.
- 32 Line of Canopy roof.
- 33 Roof runoff retained in gravel surfaced area - see grading and drainage plan.
- 34 Sign.
- 35 3'-0" high slumpblock wall
- 36 Paving to ramp to door w/ 6" step for handicap access  
max. slope 1:12

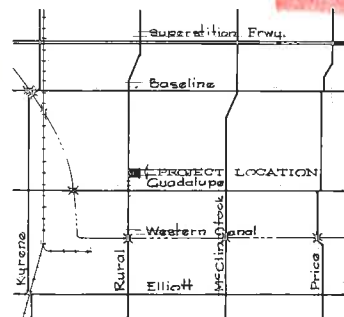
SUMMARIES

Total Site Area	34,000 sq. ft. (0.78 ac.)
Building Area	7,200 sq. ft.
Building Coverage	22.55%
On-site Landscaping	3,307 sq. ft. = 10.95%
Parking Shown	29 spaces
Parking Req'd. (1/6000)	29 spaces

VICINITY MAP n.t.s.

PROJECT DATA

Zone PCC-1  
Fire Zone Yes  
Occupancy Group E-3  
Construction Type V-1 bn  
Code 1979 UBC including Tempe City Amendments



NATIONAL CHILD CARE CENTERS, INC.  
9182 OLD KATY RD.  
HOUSTON, TEXAS 77055

GUADALUPE & RURAL  
6311 SOUTH RURAL ROAD  
TEMPE, ARIZONA 85283

DRAWN b.w.  
REVISED 05-08-82  
DATE 4-11-82  
JOB NO. 1007  
SHEET 1  
OF 4

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