

RURAL CROSSINGS

4TH AMENDED GENERAL PLAN- COUNTRYSIDE VETERINARY CLINIC

BOOK 482 PAGE 45
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PUGCELL
 98-0934013
 10/19/98 02:28



SCALE 1" = 30'



PROJECT DATA PARCEL "A"

ZONING PCC-1 CITY OF TEMPE
 NET SITE AREA 109,858 S.F. = 2.5035 ACRES
 SITE ADDRESS 1006 E. WARNER ROAD
 BUILDING AREA
 RETAIL/ RESTAURANT 27,184 S.F.
 CANOPY AREA 5,291 S.F.
 TOTAL AREA UNDER ROOF 32,475 S.F.
 LOT COVERAGE ALLOWED - 25%
 PROVIDED
 BUILDING COVERAGE - 25%
 BUILDING AND CANOPY - 30%
 PARKING
 19,950 S.F. @ 250 S.F./SPACE = 79 SPACES (RETAIL)
 6,227 S.F. @ 75 S.F./SPACE = 83 SPACES (RESTAURANT)
 TOTAL REQUIRED = 162 SPACES
 TOTAL PROVIDED = 141 SPACES
 141 SPACES + 22 SPACES DEDICATED OFFSITE = 163 SPACES
 BICYCLES
 16,172 S.F. @ 300 S.F./SPACE = 7 BICYCLE SP. REQ'D (RETAIL)
 8,000 S.F. @ 1000 S.F./SPACE = 7 BICYCLE SP. REQ'D (REST.)
 TOTAL BICYCLE SPACES REQ. = 14
 TOTAL BICYCLE SPACES PROVIDED = 16
 MAX. HEIGHT 30 FEET
 LANDSCAPING
 REQUIRED NET AREA = 109,056 X 10% = 10,906 SF
 PROVIDED 19,574 SF + RW(8,349 SF) = 27,923 SF

PROJECT DATA KVK STOP PARCEL "B"

ZONING PCC - 1 CITY OF TEMPE
 SITE AREA 49,070 S.F. = 1.1265 ACRES
 SITE ADDRESS 8749 S. RURAL ROAD
 BUILDING AREA
 KVK STOP AREA(KINTA) 3,100 S.F.
 CANOPY AREA 3,301 S.F.
 TOTAL AREA UNDER ROOF 6,401 S.F.
 LOT COVERAGE ALLOWED - 25%
 PROVIDED - 13.8 %
 PARKING
 3,100 S.F. @ 250 S.F./SPACE = 12 SPACES REQ'D
 34 SPACES PROVIDED
 BICYCLES
 3,100 SF @ 4,000 SF/SPACE = 1 BICYCLE SPACE REQ'D
 3 BICYCLE SPACES PROVIDED
 MAX. HEIGHT 20 FEET
 LANDSCAPING
 3,100 SF X 10% = 310 SF
 REQUIRED 49,070 SF X 10% = 4,907 SF
 PROVIDED 9,769 SF
 USE PERMIT ALLOW A SERVICE STATION (SELF-SERVE GAS PUMPS) IN THE PCC-1 ZONING DISTRICT.

PROJECT DATA VETERINARY CLINIC- PARCEL "C"

SITE ADDRESS 8701 S. RURAL ROAD
 NET SITE AREA 16,912 # = 0.3878 ACRES
 ZONING PCC-1 (EXISTING & PROPOSED)
 BUILDING AREA 4,024 #, GROSS
 PERCENT COVERAGE 23.8%

	ALLOWED	PROPOSED
NET SITE AREA	30'	14'
ZONING	40'	30'
BUILDING AREA	40'	1'
PERCENT COVERAGE	40'	16'
CONSTRUCTION TYPE	V-1 HR.	VETERINARY SERVICES
PROPOSED USE		

PARKING
 MEDICAL (3642/180 #)

	REQUIRED	PROVIDED
	25	20 (1/142.1)

 LANDSCAPE
 ON SITE 15%

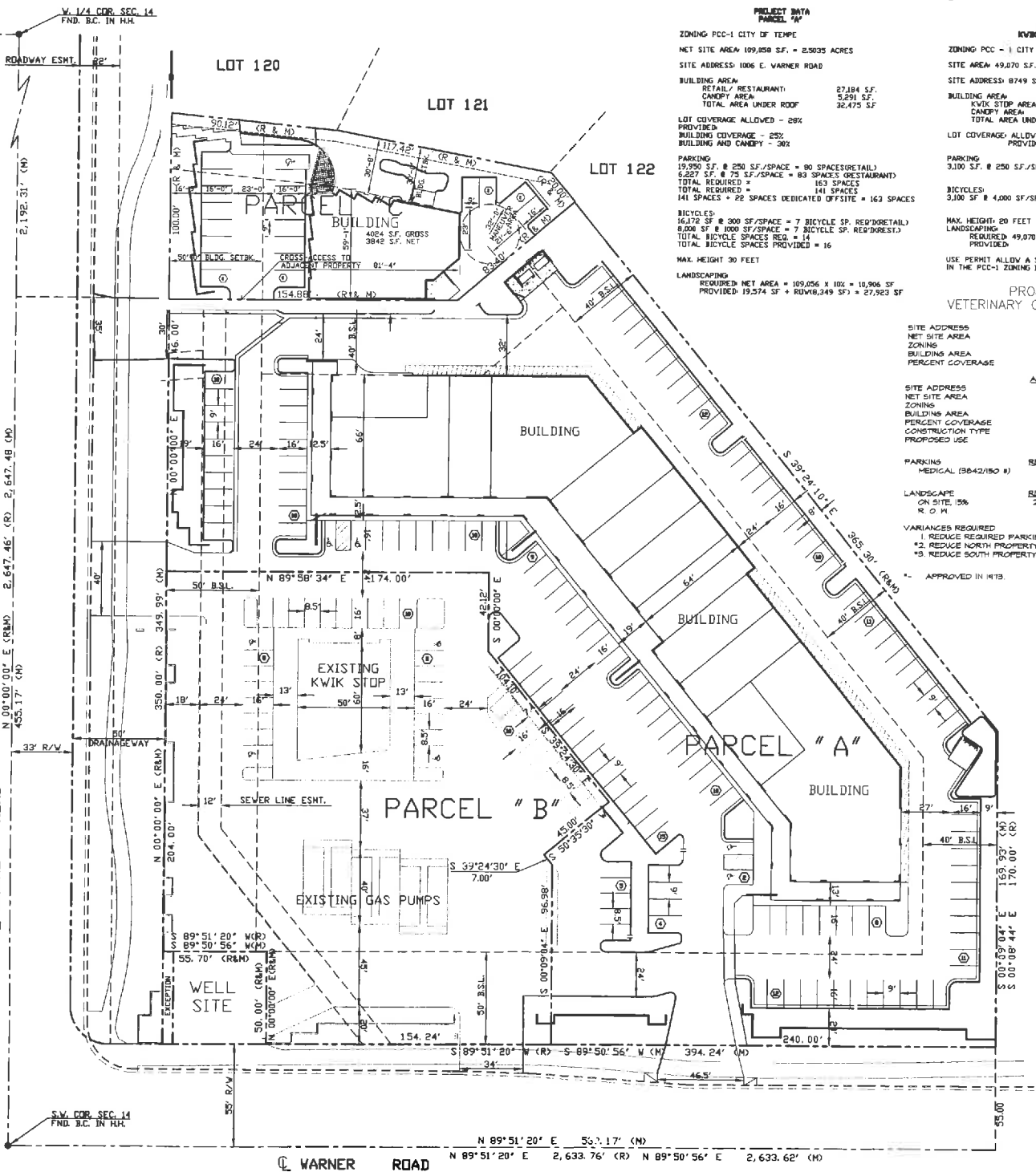
	REQUIRED	PROVIDED
	2,536 #	3,046 #, 16.5%
R.O.M.	-	3,250 #

 VARIANCES REQUIRED
 1. REDUCE REQUIRED PARKING FROM 25 SPACES TO 20 SPACES.
 2. REDUCE NORTH PROPERTY LINE SETBACK FROM 40'-0" TO 30'-0".
 3. REDUCE SOUTH PROPERTY LINE SETBACK FROM 40'-0" TO 0'-0".

PERMITS REQUIRED, VARIANCES AND USE CONDITIONS
PARCEL "A" - GENERAL CONDITIONS
 ALLVY REQUIRED PARKING (22 SPACES) IN A CONTIGUOUS LOT.
 REDUCE REQUIRED STREET SIDEYARD SETBACK FROM 50 FEET TO 44 FEET AT THE SOUTHWEST CORNER OF THE RETAIL BUILDING.
 INCREASE ALLOWED LOT COVERAGE FROM 25% TO 28%.
PARCEL "B" - KVK STOP
 REDUCE THE REQUIRED SIDEYARD SETBACK FROM 40 FEET TO 35 FEET AT THE NORTH END OF KVK STOP.
 RAISE REQUIRED 6 FOOT MASONRY WALL ALONG THE PROPERTY LINE BETWEEN THE SERVICE STATION (SELF-SERVE GAS PUMPS) AND THE REST OF THE CENTER.
 ALL APPLICABLE PREVIOUS CONDITIONS OF THE CITY COUNCIL SHALL BE ADHERED TO.
 THE AFFIDAVIT OF DECISIONS 22 SPACES SHALL BE FILED WITH THE BUILDING SAFETY DEPARTMENT PRIOR TO RECORDEMENT.
 IF THE PARKING STALLS ON THE NORTH SIDE OF THE KVK STOP BUILDING ARE INSTALLED IN THE FIRST PHASE, THEN THE FULL 24 FOOT AISLE EXTENDING THE FULL LENGTH OF THESE STALLS SHALL ALSO BE INSTALLED AT THAT TIME.
 PERIMETER OFF-SITE IMPROVEMENTS ALONG ARTERIAL STREETS SHOULD BE INSTALLED WITHIN SIX MONTHS OF THE CITY COUNCIL ACTION.
 SHOULD THIS PROPERTY BE SUBDIVIDED, CC&P'S SHALL BE APPROVED BY THE CITY ATTORNEY'S OFFICE AND THE COMMUNITY DEVELOPMENT DIRECTOR PRIOR TO RECORDEMENT OF THE PLAT. ANY PROPOSED FUTURE AMENDMENTS SHALL ALSO REQUIRE APPROVAL BY THE CITY ATTORNEY'S OFFICE.
 SOUTHWEST OVERLAY DISTRICT STREET IMPROVEMENTS AND DETAILS SHALL BE USED. THESE IMPROVEMENTS SHALL BE INSTALLED WITH FIRST PHASE OF DEVELOPMENT.
 DEVELOPER WILL BE REQUIRED TO MAINTAIN ALL OFF-SITE LANDSCAPING INCLUDING GOLA BRARD AS WELL AS ON-SITE LANDSCAPING AS PART OF HIS PROJECT.
 THE RETAIL BUILDING AND CONVENIENCE STORE SHALL BE BUILT SIMULTANEOUSLY.
 WRITTEN AGREEMENT WITH SALT RIVER PROJECT TO ALLOW THE WELL SITE IMPROVEMENTS AND DRIVE CROSSINGS ALONG RURAL ROAD SHALL BE PROVIDED TO PLANNING STAFF PRIOR TO RECORDEMENT.
 ALL PERIMETER AND STREET FRONTAGE LANDSCAPING SHALL BE INSTALLED SIMULTANEOUSLY.
 ALL DESIGN REVIEW BOARD CONDITIONS BE ADHERED TO.
 INCREASE THE HEIGHT OF THE REQUIRED MASONRY WALL BETWEEN COMMERCIAL AND RESIDENTIAL DISTRICTS FROM 6 FEET TO 8 FEET.
 ALLVY A SERVICE STATION (SELF-SERVE GAS PUMPS) IN THE PCC-1 ZONING DISTRICT.
 WAIVE REQUIRED 6 FOOT LANDSCAPE STRIP BETWEEN THE SERVICE STATION (SELF-SERVE GAS PUMPS) AND THE REST OF THE CENTER.

PARCEL "C" - GENERAL CONDITIONS
 REDUCE REQUIRED PARKING FROM 24 SPACES TO 20 SPACES.
 DELETE THE REQUIRED SIDEYARD SETBACK FROM THE SOUTH SIDE OF PARCEL C.
 REDUCE THE REQUIRED SIDEYARD SETBACK FROM 48 FEET TO 30 FEET ALONG THE NORTH SIDE OF PARCEL C.

- LEGEND**
- ⊕ PRIMARY PARKING LIGHTS
 - ⊙ NUMBER OF PARKING SPACES
 - PROPERTY CORNERS
 - BRASS CAP
 - ♿ HANDICAPPED SPACE
 - CENTER LINE



REVISIONS	DATE
1	6-10-98

ALLEN CONSULTING ENGINEERS, INC.
 288 WEST 3RD PLACE
 MESA, ARIZONA 85201
 PHONE (602) 844-1688

COUNTRYSIDE VETERINARY CLINIC
 RURAL CROSSINGS
 N.E. CORNER OF RURAL AND WARNER ROADS

JOB NUMBER	90397	SHEET	2 OF 3
DRAWING	SITEPLAT		
DRAFTSMAN		CHECKED BY	DATE 12-13-98

RURAL CROSSINGS

FINAL PLAN FOR PARCEL "C"
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP
 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASIN MERIDIAN

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NOTES

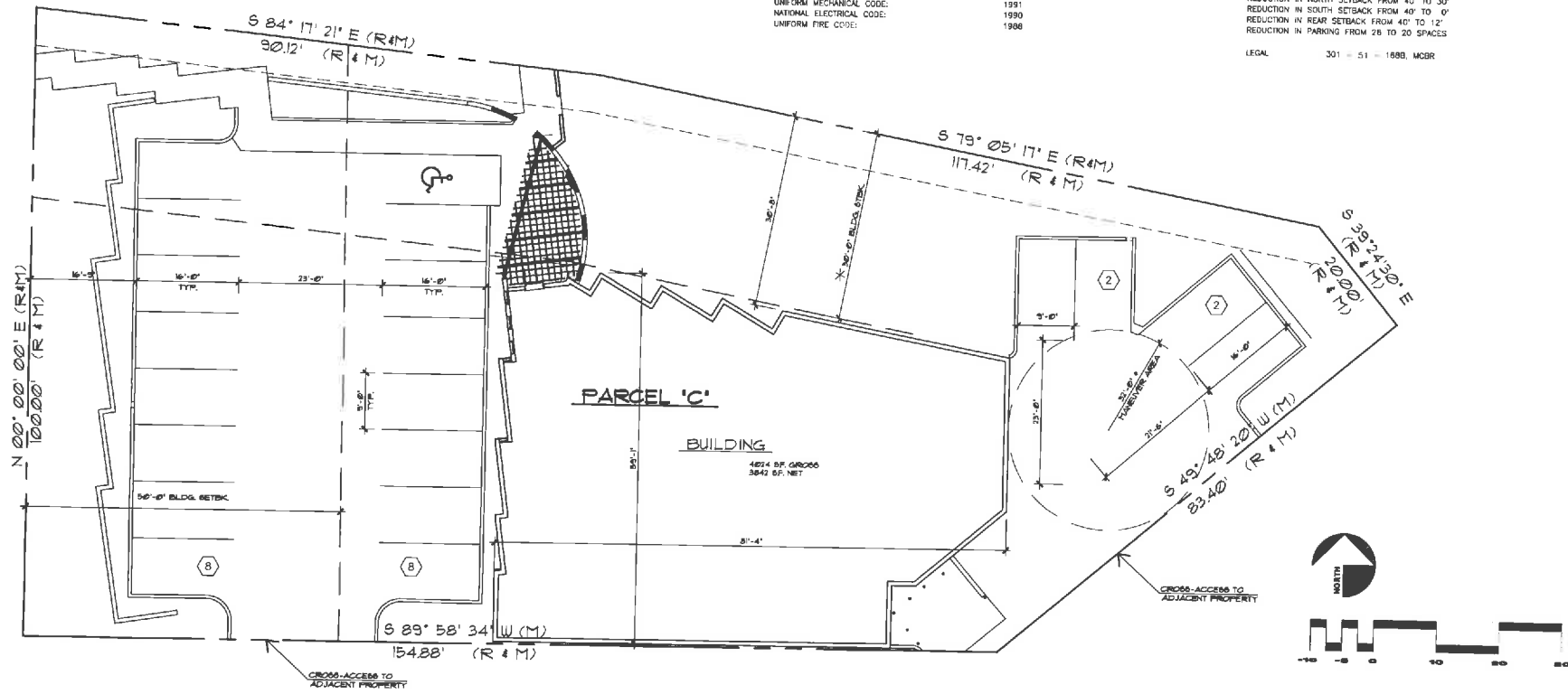
REVISIONS

LEGAL DESCRIPTION

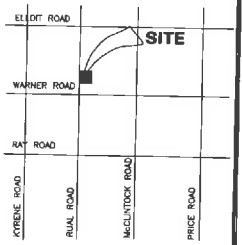
THAT PART OF TRACT "A" BUENA VISTA RANCH, ACCORDING TO THE
 PLAT OF RECORD IN THE OFFICE OF MARICOPA COUNTY, ARIZONA, IN
 BOOK 146 OF MAPS, PAGE 11, DESCRIBED AS FOLLOWS:
 BEGIN AT THE NORTHWEST CORNER OF SAID TRACT "A" AND RUN
 THENCE SOUTH 84 DEGREES 17 MINUTES 21 SECONDS EAST ALONG THE
 SOUTH LINE OF LOT 518 AND THE NORTH LINE OF TRACT "A" 308.12 FT.
 THENCE SOUTH 78 DEGREES 05 MINUTES 17 SECONDS EAST ALONG THE
 SOUTH LINE OF LOT 518 AND THE NORTH LINE OF TRACT "A" 117.42 FEET
 THENCE SOUTH 39 DEGREES 24 MINUTES 30 SECONDS EAST ALONG THE
 SOUTH-WESTERLY LINE OF LOT 518, AND THE NORTHEASTLY LINE OF
 TRACT "A", A DISTANCE OF 200.00 FEET.
 THENCE IN A SOUTHERLY DIRECTION 84.6 FEET TO A POINT
 THENCE IN A WESTERLY DIRECTION A DISTANCE OF 84.6 FEET TO A
 POINT ON THE WEST LINE OF TRACT "A" WHICH IS 84.6 FEET SOUTH OF
 THE POINT OF BEGINNING
 THENCE NORTH ALONG THE WEST LINE OF TRACT "A" A DISTANCE OF
 100 FEET TO THE POINT OF BEGINNING.

PROJECT DATA

ZONING	RCC-1	GOVERNING AGENCIES	
ADDRESS	8701 S. RURAL ROAD	BUILDING DEPARTMENT:	CITY OF TEMPE
PROPOSED USE	VETERINARY OFFICE	PLANNING DEPARTMENT:	CITY OF TEMPE
SITE AREA	16,901 SF; 0.3880 AC.	FIRE DEPARTMENT:	CITY OF TEMPE
BUILDING AREA	4,024 SF, GROSS 3,842 SF, NET INTERIOR	PUBLIC WORKS DEPARTMENT:	
PERCENT COVERAGE	23.81%	BUILDING JUSTIFICATION	
PARKING	28 SPACES 20 SPACES * (1/192 ACTUAL PROVIDED)	OCCUPANCY TYPE:	B2
LANDSCAPE DATA	(SEE L-5)	TYPE OF CONSTRUCTION:	V-1 HR.
GOVERNING CODES		ALLOWABLE AREA:	14,000 SF
UNIFORM BUILDING CODE:	1994	SIDE YARD INCREASE	N/A
UNIFORM PLUMBING CODE:	1991	OCCUPANT LOAD	39
UNIFORM MECHANICAL CODE:	1991	ACTUAL AREA	3,841.90 SF, NET INTERIOR
NATIONAL ELECTRICAL CODE:	1990	TOTAL	
UNIFORM FIRE CODE:	1988	OCCUPANCY LOAD FACTOR	
		UBC '94 - TABLE 10-A	3,841.90 / 100 = 38.41 OCCUPANTS
		OFFICES, 1 PERSON PER 100	
		* VARIANCES APPROVED: SGF 98.67, 14 JULY 1998	
		REDUCTION IN NORTH SETBACK FROM 40' TO 30'	
		REDUCTION IN SOUTH SETBACK FROM 40' TO 0'	
		REDUCTION IN REAR SETBACK FROM 40' TO 12'	
		REDUCTION IN PARKING FROM 28 TO 20 SPACES	
		LEGAL	301 - 51 - 1888, MGR



VICINITY MAP



**COUNTRYSIDE VETERINARY
 CLINIC**
 8701 S. RURAL ROAD
 TEMPE, ARIZONA



architectural team three
 8701 S. RURAL ROAD, SUITE 101
 TEMPE, ARIZONA 85283
 (602) 998-5283
 FAX 998-5434



DATE: 9-30-98
 SCALE: AS NOTED
 DWG. BY: A.T.3
 JOB: 843-98
 SHEET NO.:
3