



TEAM LEADER:	Miguel Victor, 602.534.7643, miguel.victor@phoenix.gov
<i>Site Planning:</i>	Aracely Herrera, 602.534.1187, aracely.herrera@phoenix.gov
<i>Traffic:</i>	Gonzalo Arredondo, 602.534.7269, gonzalo.arredondo@phoenix.gov
<i>Civil Engineering:</i>	Jason Ramirez, 602.534.9538, jason.ramirez@phoenix.gov
<i>Fire Prevention:</i>	Karen Van Hook, 602.495.5586, karen.vanhook@phoenix.gov
<i>Solid Waste:</i>	Gonzalo Arredondo, 602.534.7269, gonzalo.arredondo@phoenix.gov
<i>Village Planning:</i>	(Alhambra) Cody White, cody.white@phoenix.gov
<i>Other:</i>	

Jump to: [Review Summary](#)

PROJECT INFORMATION

<i>Address / Location:</i>	140 W Camelback Rd		
<i>Assessor Parcel Number(s):</i>	162-23-032A		
<i>Number of Buildings and SF:</i>			
<i>Number of Lots/Dwellings:</i>	1 / 886 sf	<i>Gross site acreage:</i>	.83 ac
<i>Adjacent to Light Rail?</i>	Yes	<i>Adj. to County/City?</i>	not applicable
<i>Archaeologically sensitive?</i>	No	<i>Adj. to Park, Preserve, Trail?</i>	not applicable
<i>Floodplain?</i>	No	<i>Zoning District:</i>	C-2 SP TOD-1
<i>Hillside?</i>	No	<i>Historic Preservation?</i>	not applicable
<i>Infill area?</i>	SFA (Use Permit)	<i>Village:</i>	Alhambra
<i>Impact Fee Service Area:</i>	not applicable	<i>Zoning Map:</i>	H8
<i>Council District:</i>	4	<i>Rezoning Case(s):</i>	Z-SP-12-99
<i>Quarter Section (QS):</i>	Q19-27	<i>ZA Case(s):</i>	
<i>Census Tract:</i>	1075	<i>Overlay District/SPD:</i>	TOD District - UpTown Transit Overlay District (TOD-1) Regulatory

APPLICANTS

Developer:	Accelerated Development Company	Architect:	PHXN Design
<input type="checkbox"/> <i>Primary contact</i>	Bill Cantieri 8616 W Ludlow Ste 10 Peoria, AZ 85381 480-818-9736 bill@plazz-az.com	<input checked="" type="checkbox"/> <i>Primary contact</i>	Mike Hills 2942 E Fountain St Mesa, AZ 85213 602-762-7354 mikeh@phnx-design.com

Jump to: [Project Information Page](#)

Kiva Project #:	19-338	Dutch Bros 140 W Camelback Rd 886 sf building and site development for Dutch Bros.
SDEV #:	1900077	
PAPP #:	1900557	
Meeting Date:	2/12/2019	



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The following comments are provided by the Site Planner listed above, based on an evaluation of the Pre-Application submittal documents in regard to compliance with the Phoenix Zoning Ordinance, applicable sections of the Phoenix City Code, and applicable policy documents adopted by City Council or individual City departments.

ZONING ORDINANCE EVALUATION

<input checked="" type="checkbox"/> Rezoning/Special Permit Required	Removal of SP required (Z-SP-12-99)
<input checked="" type="checkbox"/> Variance(s) Required	See notes section for all applicable variances
<input checked="" type="checkbox"/> Use Permit(s) Required	Use permit for drive-through facility

If any of the above boxes are checked, please contact the Zoning Division of Planning & Development Department on the 2nd Floor of City Hall, 200 West Washington Street, to discuss the necessary submittal materials and filing fees. Information and application forms are available online at: <https://www.phoenix.gov/pdd/pz/pzdocs>.

SITE/CONTEXT PLAN EVALUATION

<input checked="" type="checkbox"/> Building Setbacks	Not met, variance required
<input checked="" type="checkbox"/> Landscape Setbacks	
<input type="checkbox"/> Lot Coverage	
<input type="checkbox"/> Building Height	
<input type="checkbox"/> Density/FAR:	
<input type="checkbox"/> Pedestrian Connectivity	
<input type="checkbox"/> Common Areas (Multifamily)	
<input type="checkbox"/> Other:	

Jump to: [Project Information Page](#)

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DESIGN REVIEW EVALUATION (SECTION 507 TAB A, ZONING ORDINANCE)

The following comments are provided by the Site Planner in order to highlight items which need to be addressed with the Preliminary Submittal. **(P) = Presumption**, and must be complied with, but allows the Site Planner room to negotiate alternatives for compliance. **(R) = Requirement**, and must be complied with unless a variance is approved per Section 307.A.9 of the Zoning Ordinance. **If marked (R*), appeals are heard Design Review Committee. If an item is NOT checked (☒), it does not mean it does not apply—it means no issues with compliance were identified at this time.**

SECTION A: SITE DESIGN/DEVELOPMENT		Issues/See Mark-Up	Comments
SECTION A1: DESERT PRESERVATION			
1.1	Preserve/salvage desert plants (P)	<input checked="" type="checkbox"/>	
1.2	Maintain wash drainage (P)	<input type="checkbox"/>	
1.3	Reflect on-site washes for surface drainage (C)	<input type="checkbox"/>	
SECTION A2: GRADING AND DRAINAGE			
2.1	Preserve significant washes (P)	<input type="checkbox"/>	
2.2	Natural drainage ways (P)	<input type="checkbox"/>	
2.3	Retention integrated with landscape (P)	<input type="checkbox"/>	
2.4	Retention usable as open space (P)	<input type="checkbox"/>	
2.5	Retention/landscaped setbacks 50% (P)	<input type="checkbox"/>	
2.6	Minimize erosion (R)	<input type="checkbox"/>	
2.7	Maintain grades in context (P)	<input type="checkbox"/>	
2.8	Undisturbed open space (R)	<input type="checkbox"/>	
SECTION A3: LANDSCAPE ARCHITECTURE			
3.1	PLANT MATERIALS		
3.1.1	Preserve/salvage non-native (P)	<input type="checkbox"/>	
3.1.2	Mixed maturity, 60% 2", 40% 1" (P)	<input type="checkbox"/>	
3.1.3	Low water use plants (P)	<input type="checkbox"/>	
3.1.4	Transition of landscape themes (P)	<input type="checkbox"/>	

Jump to: [Project Information Page](#)

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SECTION A3: LANDSCAPE ARCHITECTURE (continued)	Issues/See Mark-Up	Comments
3.1.5 Relate to distinctive context character (P)	<input type="checkbox"/>	
3.1.6 Adopted streetscape designs (R)	<input type="checkbox"/>	
3.1.7 Reinforce identifiable streetscape (P)	<input type="checkbox"/>	
3.1.8 Revegetation on 4:1 slopes (P)	<input type="checkbox"/>	
3.1.9 Coordinate utilities/landscape (P)	<input type="checkbox"/>	
3.1.10 Trees adjacent to pedestrian, 6'8" clearance (P)	<input type="checkbox"/>	
3.2 MAINTENANCE		
3.2.1 Undisturbed native vegetation (P)	<input type="checkbox"/>	
3.2.2 Landscaping for entire site (R)	<input checked="" type="checkbox"/>	
3.2.3 Permanent, automatic irrigation (P)	<input type="checkbox"/>	
3.2.4 Dust, weed control in phased development (R)	<input type="checkbox"/>	
3.3 HARDSCAPE		
3.3.1 Usable l/s, foundation planting <5000 (P)	<input type="checkbox"/>	
3.3.2 Pavement: minimize light/glare (P)	<input type="checkbox"/>	
3.3.3 Consider alternate paving materials (C)	<input type="checkbox"/>	
3.4 Art / Water Elements		
3.4.1 Water features/benefit on-site users (P)	<input type="checkbox"/>	
3.4.2 Public art integration (P)	<input type="checkbox"/>	
SECTION A4: OPEN SPACE/AMENITIES		
4.1 Open space/amenities (P)	<input checked="" type="checkbox"/>	5% required per TOD-1
4.2 Usable shaded public spaces (P)	<input type="checkbox"/>	
4.3 Public parks/city standards (R)	<input type="checkbox"/>	
SECTION A5: TRAILS/PATHS		
5.1 M.U.T.'s: outside wash/retention (R)	<input type="checkbox"/>	
5.2 M.U.T.'s: appropriate trail easements (P)	<input type="checkbox"/>	
5.3 Public collector/arterial streets: within 1/8 mile of primary/secondary trails (R)	<input type="checkbox"/>	
5.4 On street parking to trailheads (P)	<input type="checkbox"/>	

Jump to: [Project Information Page](#)

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SECTION A6: PARKING/CIRCULATION	Issues/See Mark-Up	Comments
6.1 SURFACE PARKING		
6.1.1 5% landscaping of surface lot* (R) *see standards tables 10% in C-1, C-2, C-3 & A-1	<input type="checkbox"/>	
6.1.2 Landscaped planters, min. 5' wide (non-retail) (R)	<input type="checkbox"/>	
6.1.3 Screen car from street (P)	<input type="checkbox"/>	
6.1.4 Safety, convenience for pedestrians (R)	<input type="checkbox"/>	
6.1.5 Shade protected walkways, every 150' office/retail (P)	<input type="checkbox"/>	
6.1.6 Curb cuts, preserve mature landscaping (P)	<input type="checkbox"/>	
6.1.7 Shared access (P)	<input type="checkbox"/>	
6.1.8 Continue setback for surface parking (P)	<input type="checkbox"/>	
6.1.9 Minimize excessive paving (P)	<input type="checkbox"/>	
6.2 PARKING STRUCTURES		
6.2.1 Enclose within 150' of residential (R)	<input type="checkbox"/>	
6.2.2 4' screening >150' of residential (R)	<input type="checkbox"/>	
6.2.3 Architectural embellishment/detailing (P)	<input type="checkbox"/>	
6.2.4 Integrated lighting for safety (P)	<input type="checkbox"/>	
6.2.5 Rooftop lighting: 25' setback, 12' ht. (R)	<input type="checkbox"/>	
6.2 PARKING STRUCTURES (CONTINUED)		
6.2.6 Queuing within structure (P)	<input type="checkbox"/>	
6.2.7 Visibility at pedestrian entry/exit (P)	<input type="checkbox"/>	
6.2.8 Street level occupied space (P)	<input type="checkbox"/>	
6.2.9 Structure integrated with site (P)	<input type="checkbox"/>	
6.2.10 Safe, clear, efficient internal circulation (P)	<input type="checkbox"/>	
6.2.11 Consider landscaping at all levels (C)	<input type="checkbox"/>	
6.3 ACCESS/CIRCULATION		
6.3.1 Non-residential should not access local/collector (P)	<input type="checkbox"/>	
6.3.2 Separation of pedestrians, vehicles (P)	<input type="checkbox"/>	
6.3.3 Perimeter streets adj. to city of Phoenix parks (R)	<input type="checkbox"/>	

Jump to: [Project Information Page](#)

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SECTION A7: WALLS/FENCING		Issues/See Mark-Up	Comments
7.1	No chain link, barbed wire visible from streets, residential (R)	<input type="checkbox"/>	
7.2	Finished walls adjacent to arterial / collectors (P)	<input type="checkbox"/>	
7.3	Articulate walls >150' adjacent to arterial/collectors (P)	<input type="checkbox"/>	
7.4	Remove temporary fencing > 1 year (R)	<input type="checkbox"/>	
SECTION A8: SITE LIGHTING			
8.1	Shield lighting source (P)	<input type="checkbox"/>	Also see City Code Section 23-100.
8.2	Maximum 1 foot candle at property line (P)	<input type="checkbox"/>	
8.3	Fixture height, 15' within 150' of residence (R)	<input type="checkbox"/>	
8.4	Maximum fixture height, 25' non-residential (P)	<input type="checkbox"/>	
8.5	Security lighting at service areas (C)	<input type="checkbox"/>	
8.6	Compatible fixture design, character (P)	<input type="checkbox"/>	
8.7	Safety: building entrances, public assembly, parking (P)	<input type="checkbox"/>	
8.8	IESNA lighting levels, uniformity for non-residential /multi-family (P)	<input type="checkbox"/>	
8.9	No neon, LED adjacent to residential (P)	<input type="checkbox"/>	
SECTION B: BUILDING DESIGN/CONSTRUCTION		Issues/See Mark-Up	Comments
SECTION B1: PLACEMENT/ORIENTATION			
1.1	Maintain existing pedestrian paths/public areas (P)	<input type="checkbox"/>	
1.2	Respect orientation of surrounding building/ streets (P)	<input type="checkbox"/>	
1.3	Building orientation, windows, balcony/SF privacy (P)	<input type="checkbox"/>	
1.4	Building orientation, min. heat gain, shade impact (P)	<input type="checkbox"/>	
1.5	Maximize natural surveillance (P)	<input type="checkbox"/>	
1.6	Design sensitivity adjacent to streets/residential (P)	<input type="checkbox"/>	

Jump to: [Project Information Page](#)

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SECTION B: BUILDING DESIGN/CONSTRUCTION (continued)	Issues/See Mark-Up	Comments
SECTION B2: HEIGHT, BULK, AREA		
2.1 Respect scale, height of adjacent buildings (P)	<input type="checkbox"/>	
2.2 Parapet max height 5' / 7' or height of equipment (P)	<input type="checkbox"/>	
SECTION B3: ARCHITECTURE		
3.1 Temper corporate identity (P)	<input type="checkbox"/>	
3.2 Integrate shade/canopy structures with primary buildings (P)	<input type="checkbox"/>	
3.3 Consider solar consequences in building design (C)	<input type="checkbox"/>	
3.4 Reduce building exposure to solar intensity (C)	<input type="checkbox"/>	
SECTION B4: ARTICULATION		
4.1 Arch. embellishments, detailing on facades > 100' (P)	<input type="checkbox"/>	
4.2 Human scale, architectural distinction at ground level (P)	<input type="checkbox"/>	
4.3 Identifiable, accessible bldg entrances from sidewalk (P)	<input type="checkbox"/>	
SECTION B5: COLORS/MATERIALS	Issues/See Mark-Up	Comments
5.1 Multiple exterior materials: quality, durability (P)	<input type="checkbox"/>	
5.2 Unified elements for multiple buildings on same site (P)	<input type="checkbox"/>	
5.3 Limited use of plastic, fiberglass, reflective, finished materials. (P)	<input type="checkbox"/>	
5.4 Corporate colors, graphics, vibrant colors as accent (P)	<input type="checkbox"/>	
5.5 Metal buildings: 30% alt. materials on elevations (P)	<input type="checkbox"/>	
SECTION B6: AMENITIES/ENVIRONMENTAL		
6.1 50% shading of pedestrian walkways, gathering areas (P)	<input type="checkbox"/>	
6.2 Overhang, canopies, along pedestrian walkways (P)	<input type="checkbox"/>	
6.3 Convenient, accessible walkways to bld. entry, transit (P)	<input type="checkbox"/>	
6.4 Bus shelters incorporated in building design (C)	<input type="checkbox"/>	

Jump to: [Project Information Page](#)

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SECTION B5: COLORS/MATERIALS (continued)	Issues/See Mark-Up	Comments
SECTION B7: SCREENING		
7.1 Screen service areas (P)	<input type="checkbox"/>	
7.2 Screen or integrate rooftop equipment with design (R)	<input type="checkbox"/>	
7.3 Architecturally compatible screening (P)	<input type="checkbox"/>	
7.4 Screen loading areas, mech / electrical equipment (R)	<input type="checkbox"/>	
7.5 All new/relocated electric lines <12 kv underground (P)	<input type="checkbox"/>	
<u>SECTION D: SPECIALIZED USES</u>	Issues/See Mark-Up	Comments
SECTION D1: LARGE SCALE COMMERCIAL RETAIL		
1.1 BUILDING MATERIALS		
1.1.1 Minimum of 3 ext. materials, 30% each elevation (R*)	<input type="checkbox"/>	
1.2 COMPATIBILITY		
1.2.1 Compatible arch. materials, colors, features (P)	<input type="checkbox"/>	
1.2.2 Corporate, vibrant colors as accent only (P)	<input type="checkbox"/>	
1.3 BUILDING MASS/ARTICULATION		
1.3.1 Ped. scale architectural embellishment/detailing (R)	<input type="checkbox"/>	
1.3.2 Two defined entries (P)	<input type="checkbox"/>	
1.3.3 One defined covered loading area (P)	<input type="checkbox"/>	
1.4 BUILDING ACCENTS		
1.4.1 Quality building materials/detailing (P)	<input type="checkbox"/>	
1.5 PUBLIC AMENITIES/ENVIRONMENT		
1.5.1 Functional shade along pedestrian routes (P)	<input type="checkbox"/>	
SECTION D2: SERVICE STATIONS		
2.1(A) Maximum canopy Ht. 16'; 14' to lowest point (P)	<input type="checkbox"/>	
2.1(B) Flush/recessed lighting: enclosed structure (R)	<input type="checkbox"/>	
2.1(C) Flush/recessed lighting: open structure (R)	<input type="checkbox"/>	
2.1(D) Similar fascia materials/colors as primary (P)	<input type="checkbox"/>	
2.1(E) Finished column treatment (P)	<input type="checkbox"/>	

Jump to: [Project Information Page](#)

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SITE PLANNING REVIEW SUMMARY AND ADDITIONAL COMMENTS:

- Per section 623.D.157. d. a use permit is required for a drive-through facility is less than 300 feet from a residential district zoning line. Please screen the queuing lane to the greatest extent possible, via dense landscaping, walls, etc.
- The site is zoned C-2 **SP** TOD-1. The approval of Z-SP-12-99 approved a special permit for car rental and leasing, until such time that the SP is amended or removed the only allowed use is car rental and limited to car rental and leasing. For additional information regarding the process to remove the SP please contact the Zoning Division at 602-262-7131 Option 6.
- A lot combination on replat is required to create one lot. A replat or lot combination is required to create one lot, please contact Rocio Iniguez 602-534-7288 rocio.iniguez@phoenix.gov for additional information regarding this process. Please note that the lot combination has to be approved or the plat has to be scheduled for City Council hearing before the final site plan can be approved.
- The site is located within 500 feet from a light rail station. Per section 662 (TOD-1), the following is not being met
- SETBACK**
Section 662.I.1.a the maximum setback along Camelback is 6 feet, the site plan shows a setback of 25 feet.
- FRONTAGE and FAÇADE**
Section 662.I.2.a the minimum building frontage required is 75%, as presented the site plan does not meet this percentage (currently 0%).

Section 662.I.2 a All structures shall utilize clear windows, that shall encompass, at a minimum 60% of the building façade length fronting onto a street within the area from 3 feet to 6 feet, 8 inches above adjacent interior finished floor and adjacent sidewalk grade.

Blank walls without doors and windows shall not occupy over 30 percent of the principal frontage for non-residential buildings, and a section of blank wall shall not exceed 20 linear feet without being interrupted by a window or entry.

Section 662.I.2.b requires one main entry be oriented towards Camelback Road (transit street)

Jump to: [Project Information Page](#)

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7. SHADING

Section 662.I.2.c The frontage shall include shading along its entire right-of-way frontage, excluding driveways, loading, and service berths. Additionally, A minimum of 75 percent of the sidewalk or pedestrian way shall be shaded.

The shading can be achieved via arcades, trellises, covered walkways attached to the building, detached shade structures or a double row of trees, refer to section 662 for specific details regarding height and depth requirements.

8. OPEN SPACE

Per section 662.I.5 minimum 5% of gross site area shall be used for open space. This can be achieved with patio spaces, etc. The proposed patio SF is short in meeting this %.

9. PARKING Please provide bicycle parking

10. Is any parking lot/security lighting proposed, if so, please label the light poles on the site plan and a provide a photometric plan.

11. Provide detail for all new walls, trash enclosures and lighting.

12. TOD-1 is being replaced in this area, the project falls within the Reinvent Phx light rail area (Uptown Transient Oriented Policy Plan), while not regulatory the plan establishes a community based vision for the future. Please consider the following to meet some of the intent of the TOD-1 regulations

- a. The building setback of 25 feet, could incorporate a double row of shade trees, staggered to shade the sidewalk and provide screening of the queuing lane.
- b. Locate the outdoor patio closer the street, to generate pedestrian activity, and activate the street, it can be shaded with a canopy integrated into the design of the building to meets at least a % of the frontage and setback.
- c. Screening shrubs (dense hedge) adjacent to the drive-through, the queuing lane is expected ot be screened from street view by a dense evergreen hedge, wall or combination.

NEXT STEPS

- Complete SP removal
- Obtain approval of use permit and variances
- Complete lot combination

Jump to: [Project Information Page](#)

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Jump to: [Project Information Page](#)

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The following comments are provided by the Traffic Reviewer listed above, based on an evaluation of the Pre-Application submittal documents in regard to compliance with the Zoning Ordinance (primarily Section 702); City Code Chapters 31, 32, and 36; and applicable policy documents adopted by City Council or individual City departments.

DEDICATIONS

Existing Dedications	<ul style="list-style-type: none"> • 50' North side of W Camelback Road • 20' Alley north side of property
<input type="checkbox"/> Required Dedications	<ul style="list-style-type: none"> • None
<input type="checkbox"/> Abandonment Required	<ul style="list-style-type: none"> • None

REQUIRED IMPROVEMENTS

<input checked="" type="checkbox"/> Street Improvements	<ul style="list-style-type: none"> • Replace unused driveways with detached sidewalk, curb and gutter.
<input checked="" type="checkbox"/> Driveways	<ul style="list-style-type: none"> • Provide 20' wide driveway at the west exit location on Camelback Road, in accordance with C.O.P Standard Detail P1255-2. • Provide 30' wide driveway at the east entry location on Camelback Road, in accordance with C.O.P Standard Detail P1255-2 or P1243. Driveway to be built per standard detail P1243 may require a separate driveway easement for the back of driveway/radius or as necessary. • Proposed driveway widths of 40' and 16' will require a Technical appeal.
<input checked="" type="checkbox"/> Streetlights	<ul style="list-style-type: none"> • Submit three copies, 24"x36" sheets, of the approved site plan showing all existing streetlights to the 2nd floor. Any questions, please call Jim Stefaniak at 602-448-1990. *You will need this for APS or SRP clearance.
<input checked="" type="checkbox"/> Unused Driveways	Remove all unused driveways and replace any broken or out-of-grade curb, gutter, and sidewalk on all streets.

Jump to: [Project Information Page](#)

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<input checked="" type="checkbox"/> ADA Compliance	Update all existing off-site improvements (sidewalks, curb ramps, and driveways) to current ADA guidelines.
-----------------------------------------------------------	-------------------------------------------------------------------------------------------------------------

VISIBILITY TRIANGLES AND LINES OF SIGHT

<input type="checkbox"/> 33' x 33' Visibility Triangle	Provide a 33' x 33' visibility triangle in accordance with Section 31-13 of the City Code in the following locations: <ul style="list-style-type: none"> • None
<input type="checkbox"/> 33' x 15' Visibility Triangle	Provide a 33' x 15' visibility triangle in accordance with Section 31-13 of the City Code in the following locations: <ul style="list-style-type: none"> • None
<input checked="" type="checkbox"/> 10' x 20' Visibility Triangle	Provide a 10' x 20' visibility triangle in the following locations: <ul style="list-style-type: none"> • Each side of the driveways at the property line. There is to be nothing new constructed or placed within the S.V.T.s that is over 3' high, including fences, walls, signs, parking, etc. (Section 31-13 and 705)
<input type="checkbox"/> Line of Sight	<ul style="list-style-type: none"> • None

STREET PAVEMENT CUT POLICY

Per City Code (Chapter 31, Article III, Section 31-49.1), a person that causes damage to the public street while working in the public right-of-way must repair the street at the person's sole cost and expense in accordance with City standards and specifications. Beginning July 1, 2017, **all street pavement cuts require asphalt resurfacing treatments** based on the age of the pavement. At minimum, any pavement cut into an existing pavement older than 24 months will require a slurry seal and/or microseal treatment. More detail regarding this policy is provided in the following document:

http://insidephx/depts/pdd/TRTDocuments/dsd_trt_pdf_00164.pdf

TRAFFIC REVIEW SUMMARY AND ADDITIONAL COMMENTS:

1. Label the dimensions for all off-site improvements (driveway widths, ROW, easements). Also, label the dimension of all roadways from the monument line to the face of curb.
2. Provide dimensions for queuing lane. Minimum of one hundred fifty (150) linear feet of queuing space for the first bay plus one hundred (100) linear feet of queuing space per additional bay. Queuing lengths shall be a linear measurement from the point of service. (Section 702.B.6.)

Jump to: [Project Information Page](#)

Kiva Project #:	19-338	Dutch Bros 140 W Camelback Rd 886 sf building and site development for Dutch Bros.
SDEV #:	1900077	
PAPP #:	1900557	
Meeting Date:	2/12/2019	



TRAFFIC REVIEWER:	Gonzalo Arredondo, 602.534.7269, gonzalo.arredondo@phoenix.gov
<i>Team Leader:</i>	Miguel Victor, 602.534.7643, miguel.victor@phoenix.gov

3. Normal 90-degree spaces: standard spaces for retail/assembly are 9.5' wide, 18' deep.
4. Drive aisle for double loaded parking is 26' wide and single loaded is 25' wide. Revise accordingly. (Section 702.B.2.b.5)
5. The City of Phoenix utilizes a 2.5' overhang, so parking spaces located adjacent to curb or sidewalk may be 15.5' long. Any sidewalks located next to the parking must be 6.5' wide to account for the overhang.
6. Provide a signed and Recorded copy of a Cross Access / Common Driveway / Cross Parking Agreement, unless a lot combination or replat is going to be achieved.
7. Clearly show an Accessible Route of Travel from the parking stalls to the main entrance. Material can be concrete or asphalt. (Reference ADAAG4.1.2-3(9), ICC/ANSI A117.12003, IBC 2006)
8. Include accessible parking calculations (required/provided).
9. Please correct the scale of the drawing to match the shown scale.
10. The parking for restaurant is 1 space per 50 net sq. ft. For restaurants, net area is the dining room/sales/waiting area, exclusive of kitchen, rest rooms, storage, etc.
11. The proposed pedestrian access through the alley is preferred to be removed.
12. Car emergency exit(s) should be provided to allow vehicles to leave queuing lane if necessary. Median sidewalk between queuing lanes may have rolled curbs to allow vehicles to overpass median if necessary.

Jump to: [Project Information Page](#)

Kiva Project #:	19-338	Dutch Bros 140 W Camelback Rd 886 sf building and site development for Dutch Bros.
SDEV #:	1900077	
PAPP #:	1900557	
Meeting Date:	2/12/2019	



CIVIL REVIEWER:	Jason Ramirez, 602.534.9538, jason.ramirez@phoenix.gov
<i>Team Leader:</i>	Miguel Victor, 602.534.7643, miguel.victor@phoenix.gov

The following comments are provided by the Civil Reviewer listed above, based on an evaluation of the Pre-Application submittal documents in regard to compliance with the Grading and Drainage Ordinance (Chapter 32A of the City Code) and applicable policy documents adopted by City Council or individual City departments.

GRADING AND DRAINAGE REQUIREMENTS

Provide on-site retention in accordance with the current City of Phoenix “Storm Water Policies and Standards Manual” (ftp://www.ci.phoenix.az.us/pub/payf/swpolicy.pdf). The project shall not increase the 100-year, 2-hour peak runoff, change the time of the peak, nor increase the total runoff from its pre-development values. **In addition, this development must comply with the following:**

<input checked="" type="checkbox"/> Infill/Redevelopment Area	<p>This project has been designated as a Redevelopment and/or is located within the Infill Development area. Consequently, this project is permitted to provide retention for the <u>greater</u> volume determined by two methods: “pre-vs-post” or “first flush”.</p> <ul style="list-style-type: none"> • “Pre-vs-post” means that you must provide retention for the difference between pre-development and post-development runoff for the 100-year, 2-hour storm. • For environmental reasons, the "first flush" of storm water runoff shall always be retained on-site (or treated in an equivalent manner). This volume must be greater or equal to 0.5 inches of runoff.
<input checked="" type="checkbox"/> Cross Drainage Agreement	A Cross Retention and Drainage Agreement is required when adjacent properties desire, or are required to, provide a perpetual, non-exclusive, mutual cross retention and drainage easement for the purposes of storm water retention and drainage.
<input checked="" type="checkbox"/> Floodplain Review	<p>This site is located within a special floodplain area. The project must comply with the following stipulations:</p> <p>We have examined subject Preapplication Site Plan to determine if this project is within a Special Flood Hazard Area (SFHA), as designated by the Federal Emergency Management Agency (FEMA). Special Flood Hazard Areas are subject to inundation by a 100-year flood.</p> <p>We have determined that the site is not in a Special Flood Hazard Area (SFHA), but it is located in Shaded Zone X, on panel 1740 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.</p>

Jump to: [Project Information Page](#)

Kiva Project #:	19-338	Dutch Bros 140 W Camelback Rd 886 sf building and site development for Dutch Bros.
SDEV #:	1900077	
PAPP #:	1900557	
Meeting Date:	2/12/2019	



CIVIL REVIEWER:	Jason Ramirez, 602.534.9538, jason.ramirez@phoenix.gov
<i>Team Leader:</i>	Miguel Victor, 602.534.7643, miguel.victor@phoenix.gov

<input checked="" type="checkbox"/> Retaining Walls	<p>If retaining walls are proposed, provide structural drawings for all retaining wall heights and special conditions on the plans, structural calculations for all wall heights including surcharge loads on the plans, Special Geotechnical Inspection Certificate for soils, and Special Structural Inspection Certificate for retaining wall construction.</p> <ul style="list-style-type: none"> All retaining walls are to be reviewed, permitted, and inspected by the Building Safety Division of the Planning & Development Department. All retaining walls are to be in accordance with Section 703 of the Zoning Ordinance and Section 32-32 of the Subdivision Ordinance for specific wall height requirements. A use permit (public hearing) may be required for over-height retaining walls.
<input checked="" type="checkbox"/> Master Plan/Report	<p>This site may be part of a master planned development and must comply with the overall approved master drainage plan/report. Provide the approved master drainage plan/report upon grading and drainage plan submittal.</p>

DRAINAGE REPORT or SUMMARY - Provide a Drainage Report or Summary with the first submittal of the G&D Plans per the requirements listed below:

- a. For projects affected by offsite flows – Submit a **Drainage Report** developed in accordance with the “*Drainage Design Manual for Maricopa County, Volume I*” developed by the Flood Control District of Maricopa County. Discuss drainage concerns and proposed methods of addressing those concerns with the Civil Reviewer. Drainage Report fees will be included for projects with offsite flows. The REPORT should incorporate the following:
 - **Refer to the Phoenix Metro Area Drainage Master Plan that may be affecting the site.** ADMP information can be obtained on Maricopa County’s Flood Control District’s website.
 - Verify existing site conditions
 - Provide distribution on estimated flows
 - Provide street capacity calculations
 - Reference any as-built information available
 - Provide a conclusion

Jump to: [Project Information Page](#)

Kiva Project #:	19-338	Dutch Bros 140 W Camelback Rd 886 sf building and site development for Dutch Bros.
SDEV #:	1900077	
PAPP #:	1900557	
Meeting Date:	2/12/2019	



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- b. For projects **NOT** affected by offsite flows – Submit a **Drainage Summary** that proves no offsite flows affect the site. The maximum length of the report shall be ten (10) pages. No additional report fees will be required for projects with no offsite flows. The following analysis options may be used:
- Reference the ADMP
 - Engineer’s site visit
 - Peak flow based on a per acre basis
 - Peak flow from Flo-2D
 - Street flow calculations. Flow contained within the rights-of-way and do not flow through the site.
 - Provide a conclusion

A Drainage Statement and Drainage Calculations shall be provided on the cover sheet of the grading and drainage plans.

Jump to: [Project Information Page](#)

Kiva Project #:	19-338	Dutch Bros 140 W Camelback Rd 886 sf building and site development for Dutch Bros.
SDEV #:	1900077	
PAPP #:	1900557	
Meeting Date:	2/12/2019	



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STORM WATER MANAGEMENT PLAN (SWMP) REQUIREMENTS

<input checked="" type="checkbox"/> SWMP not required; site under 1 acre	<p>This site does not have one (1) acre or more of disturbance and a SWMP is not required; however, there may be existing drainage facilities that are required to be protected during the course of construction of this site until the site is completely stabilized. Protection for the drainage facility will need to be shown as part of the grading and drainage plan.</p> <ul style="list-style-type: none"> Show Best Management Practices (BMP) details on plan sheets. Use the most current BMPs from the Flood Control District at the following website: http://www.maricopa.gov/2381/Best-Management-Practices-Fact-Sheets.
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GRADING AND DRAINAGE REVIEW SUMMARY AND ADDITIONAL COMMENTS:

Provide three (3) copies of a “Preliminary Grading and Drainage Plan” with the Preliminary Review submittal.

- Show existing and proposed grades and the finish floor elevation of all lots along the perimeter of the subdivision.
- Show enough grades on adjacent properties to relate the finish floor elevation of each lot to the surrounding neighborhood.
- The maximum difference in elevation between finish floors along the perimeter and the adjacent property is three (3) feet.
- The maximum retaining wall height within the subdivision is to be three (3) feet (4) inches with no surcharge. All other retaining walls are to be reviewed, permitted, and inspected by the Building Safety Branch of the Planning & Development Department. These retaining walls are to be in accordance with Section 703 of the Zoning Ordinance and Section 32-32 of the Subdivision Ordinance for specific wall height requirements. A use permit is required for all over-height retaining walls or walls with a surcharge. If retaining walls are required, provide structural drawings for all retaining wall heights and special conditions on the plans, structural calculations for all wall heights including surcharge loads on the plans, Special Geotechnical Inspection Certificate for soils, and Special Structural Inspection Certificate for retaining wall construction.
- Show that the accessible Americans with Disabilities Act (ADA) routes meet ADA requirements for slopes. All accessible routes including ramps must meet ADA standards; 1:50 (2%) maximum cross slopes and 1:12

Jump to: [Project Information Page](#)

Kiva Project #:	19-338	Dutch Bros 140 W Camelback Rd 886 sf building and site development for Dutch Bros.
SDEV #:	1900077	
PAPP #:	1900557	
Meeting Date:	2/12/2019	



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maximum longitudinal slopes. Accessible parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions.

Jump to: [Project Information Page](#)

Kiva Project #:	19-338	Dutch Bros 140 W Camelback Rd 886 sf building and site development for Dutch Bros.
SDEV #:	1900077	
PAPP #:	1900557	
Meeting Date:	2/12/2019	



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<i>Team Leader:</i>	Miguel Victor, 602.534.7643, miguel.victor@phoenix.gov

WATER AND SEWER REVIEW

The following comments have been provided in consultation with the Water Services Department (WSD). If you have questions, please contact the assigned Project Engineer listed at the top of this page, unless a direct contact for WSD staff has been provided for a specific item below.

For water and sewer questions please contact **Water Resources and Development Planning Division on the 8th Floor, 602-495-5601**

EXISTING PUBLIC WATER AND SEWER IMPROVEMENTS

Water:	<ul style="list-style-type: none"> • Water Mains: <ul style="list-style-type: none"> ○ 12-inch DIP within Camelback Rd • Services: City map shows <ul style="list-style-type: none"> ○ No services to project site
Sewer:	<ul style="list-style-type: none"> • Sewer Mains: <ul style="list-style-type: none"> ○ 8-inch VCP within alley north of project site • Services: City map shows <ul style="list-style-type: none"> ○ 4-inch sewer tap

REQUIRED PUBLIC WATER IMPROVEMENTS

Jump to: [Project Information Page](#)

Kiva Project #:	19-338	Dutch Bros 140 W Camelback Rd 886 sf building and site development for Dutch Bros.
SDEV #:	1900077	
PAPP #:	1900557	
Meeting Date:	2/12/2019	



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<i>Team Leader:</i>	Miguel Victor, 602.534.7643, miguel.victor@phoenix.gov

<input checked="" type="checkbox"/> Water Main Extensions	<ul style="list-style-type: none"> • (Per City Code Chapter 37-33) All bounding streets must have water main frontage to the proposed development. • The developer shall coordinate with Light Rail and Streets Department (Maurice Goyette 602.206.4495) for further updates/changes to utilities and ROW for water services (domestic and fire) under the light rail tracks. For questions regarding cathodic protection, please contact Jami Erickson, WSD 602-261-8229. • A public water main extension may be required on the north side of the light rail tracks right of way to serve the project site’s domestic and fire flow needs if services cannot come off the 12” inch main south of the tracks. • Per City Code Chapter 37-33, a water main extension and pipe appurtenances shall be required in the right-of-way and/or a private accessway. For water quality purposes, a looped connection is preferred by the Water Services Department (WSD). The design of the new water main shall comply with the P&D’s Checklists and the WSD Design Standards Manual for Water & Wastewater Systems (DSM). • A water main in an easement shall follow the easement requirements per the DSM, Section 3.2 pages 8-11. No permanent structures are allowed within a water easement.
<input checked="" type="checkbox"/> New Water Services	<p>All new service(s) will connect to the largest adjacent water main</p> <ul style="list-style-type: none"> • For water meters three (3)-inch and larger, the developer is responsible for providing the meter vault in the right-of-way or in a dedicated easement. Refer to Water Services Department (WSD) Detail W-500. The W-500 detail can be found on the WSD Website https://www.phoenix.gov/waterservicessite/Pages/engdetailsindex.aspx.
<input checked="" type="checkbox"/> Fire Flow	<ul style="list-style-type: none"> • When requesting a fire flow test, please request that the 12-inch Zone 1 main within Camelback Rd to be tested.

REQUIRED PUBLIC SEWER IMPROVEMENTS

<input checked="" type="checkbox"/> Sewer Main Extensions	<ul style="list-style-type: none"> • No new public sewer main extension to site needed at this time. • No sewer capacity issues at this time. Please be advised that capacity is a dynamic condition that can change over time due to a variety of factors.
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Jump to: [Project Information Page](#)

Kiva Project #:	19-338	Dutch Bros 140 W Camelback Rd 886 sf building and site development for Dutch Bros.
SDEV #:	1900077	
PAPP #:	1900557	
Meeting Date:	2/12/2019	



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<i>Team Leader:</i>	Miguel Victor, 602.534.7643, miguel.victor@phoenix.gov

<input checked="" type="checkbox"/> New Sewer Services	<p>All new service(s) will connect to existing sewer main.</p> <ul style="list-style-type: none"> ○ 8-inch VCP within alley north of project site ● Please note that any unused public sewer services serving this site must be abandoned. Information on how to request abandonment of existing services may be obtained at Civil Permits, Water Services, and Addressing counter on the 2nd floor of City Hall.
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PRIVATE WATER AND SEWER

1. All onsite water lines, including those required for fire protection, shall be private plumbing lines subject to the Phoenix Plumbing Code.
2. All new onsite sanitary sewer lines shall be private plumbing lines.
 - These lines are subject to the Phoenix Plumbing Code, or the Arizona Department of Environmental Quality (ADEQ) Aquifer Protection Program (APP) General Permit 4.01 in accordance with Arizona Administrative Code Title 18, Chapter 9, Section E301 (AAC R18-9-E301), whichever is applicable.
 - Refer to the web-site provided for information on the APP General Permit 4.01: <http://legacy.azdeq.gov/environ/water/permits/app.html>.

WATER AND SEWER REVIEW SUMMARY AND ADDITIONAL COMMENTS

1. Please note that any unused public water or sewer services serving this site must be abandoned. Information on how to request abandonment of existing services may be obtained at Civil Permits, Water Services, and Addressing counter on the 2nd floor of City Hall.
2. WSD has a new Water and Waste Water Design Standards Manual for 2017. You can download it from the following link: <https://www.phoenix.gov/waterservices/publications/design-manuals/systems>
3. This facility may require an industrial waste water pretreatment device. Industrial wastewater pretreatment plan review for the following business can be conducted through the normal construction plan review and construction permit application process via the Planning and Development Department. Please contact Ruben Martinez in WSD at 602-495-0278.
4. REPAYMENT: NA
5. The water distribution system, including fire protection, within this project will be a private system, owned and maintained by the property owner(s) or association. The system will be reviewed and inspected by the Building Safety Section of the Planning and Development Department.

Jump to: [Project Information Page](#)

Kiva Project #:	19-338	Dutch Bros 140 W Camelback Rd 886 sf building and site development for Dutch Bros.
SDEV #:	1900077	
PAPP #:	1900557	
Meeting Date:	2/12/2019	



CIVIL REVIEWER:	Jason Ramirez, 602.534.9538, jason.ramirez@phoenix.gov
<i>Team Leader:</i>	Miguel Victor, 602.534.7643, miguel.victor@phoenix.gov

- The sanitary sewer collection system within this project will be a private system, owned and maintained by the property owner(s) or association. The system will be reviewed and inspected by the Building Safety Section of the Planning and Development Department.
- Any unused services shall be abandoned by City forces. New services, or information on abandoning existing services, may be obtained at Civil Permits, Water Services, and Addressing counter on the 2nd floor of City Hall.

Assurance (Bonding) Information

Chapter 31 of the Phoenix City Code mandates that an “Assurance” of construction be provided for all work in the public right-of-way. After the “Off Site” improvement plans have been approved the developer’s engineer provides a construction estimate to the Plan Reviewer, who reviews and approves the estimate. The City accepts cash, Letters of Credit drawn on a local bank and City of Phoenix Chapter 31 Bond obtained through an independent bonding agent. Contact Civil Permits, Water Services, and Addressing counter at 602-262-6551 concerning the procedure for providing the cash or performance bond.

PLAT STIPULATIONS:

A plat will be required to remove existing platted lines, establish new property lines, and dedicate all necessary easements/right-of-way. The following plat requirements apply:

- Per City Code 32-30.A.4 - Along both sides of all streets, adjacent to the right-of-way, an eight-foot public utility easement (PUE) shall be dedicated.
- All USA Fee Title property must be removed from the boundaries of all dedicated Right of Way.

NOTE: These comments are provided to assist the developer and his engineer to determine the requirements for development at this time. These comments are intended to provide general guidance after a brief check of records readily available. They are good for one year from this date and are subject to change by ordinance or other legislation.

Jump to: [Project Information Page](#)

Kiva Project #:	19-338	Dutch Bros 140 W Camelback Rd 886 sf building and site development for Dutch Bros.
SDEV #:	1900077	
PAPP #:	1900557	
Meeting Date:	2/12/2019	



FIRE REVIEWER:	Karen Van Hook, 602.495.5586, karen.vanhook@phoenix.gov
<i>Team Leader:</i>	Miguel Victor, 602.534.7643, miguel.victor@phoenix.gov

The following comments are provided by the Fire Prevention Reviewer listed above, based on an evaluation of the Pre-Application submittal documents in regard to compliance with the 2012 City of Phoenix Fire Code (based on the 2012 International Fire code, as amended) and applicable policy documents. For more information, please visit: <https://www.phoenix.gov/fire/prevention/fire-code>.

Fire flow test shall not be required for site plan approval.

FIRE FLOW DATA

1. Fire flow shall meet the requirements of the 2012 IFC Section 507 and Appendix B. Total square footage of each building *********, and building construction type *********. Required GPM is *********. Obtain a City of Phoenix Water Services Department flow test from 4" port, dated within 180 days to confirm that the public main can supply the minimum fire flow. No reductions are allowed for NFPA 13D or 13R systems. To obtain a City of Phoenix Water Services Department flow test, please call 602-262-6551, option 2, then option 1.
- 2.

FIRE APPARATUS ACCESS ROADS

<input checked="" type="checkbox"/> Access Adequate	Fire Department access to buildings and facilities site uses appears adequate.
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Jump to: [Project Information Page](#)

Kiva Project #:	19-338	Dutch Bros 140 W Camelback Rd 886 sf building and site development for Dutch Bros.
SDEV #:	1900077	
PAPP #:	1900557	
Meeting Date:	2/12/2019	



FIRE REVIEWER:	Karen Van Hook, 602.495.5586, karen.vanhook@phoenix.gov
<i>Team Leader:</i>	Miguel Victor, 602.534.7643, miguel.victor@phoenix.gov

<input type="checkbox"/> 503.1.1 Buildings and Facilities	<p>Approved fire apparatus access roads shall be provided for every facility, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 200 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exception: The fire code official is authorized to increase the dimension to 350 feet where one or more of the following apply:</p> <ul style="list-style-type: none"> • The building is equipped throughout with an approved automatic sprinklers system installed in accordance with Section 903.3.1.1, 903.3.3.1.2 or 903.3.1.3. • Fire apparatus road cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided. • There are not more than two Group R-3 or Group U occupancies. • The facility is equipped with an automatic standpipe system in accordance with Section 905.
<input type="checkbox"/> 503.2.1.1 Dimensions	Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 511, and an unobstructed vertical clearance of not less than 14 feet.
<input type="checkbox"/> 503.2.1.3 Surface	Fire apparatus access roads shall be designed to and maintained to support a minimum imposed live load of 70,000 pounds with a maximum axle load of 28,000 pounds. Fire apparatus access roads shall be provided and maintained with all-weather driving capabilities surface. When a surface other than paving is used for a fire apparatus access road it shall comply with Section 503.3.
<input type="checkbox"/> 503.2.1.4 Turning Radius	Fire apparatus access roads shall have a minimum 45 foot centerline radius (35 foot inside radius, 55 foot outside radius) on curves (see Appendix D).

Jump to: [Project Information Page](#)

Kiva Project #:	19-338	Dutch Bros 140 W Camelback Rd 886 sf building and site development for Dutch Bros.
SDEV #:	1900077	
PAPP #:	1900557	
Meeting Date:	2/12/2019	



FIRE REVIEWER:	Karen Van Hook, 602.495.5586, karen.vanhook@phoenix.gov
<i>Team Leader:</i>	Miguel Victor, 602.534.7643, miguel.victor@phoenix.gov

<input type="checkbox"/> 503.2.1.5 Dead Ends	Dead-end fire apparatus access roads in excess of 200 feet in length shall terminate in an approved turnaround at the end of the fire apparatus access road (see Appendix D).
<input type="checkbox"/> 503.2.1.7 Grade	The grade of the fire apparatus access road shall not exceed 15 percent (15 feet in 100 feet). Cross-slope of an access road shall not exceed a depth of 6 inches.
<input type="checkbox"/> 503.2.1.12 Vehicle Passing Points	When fire department access roads exceed 300 feet in length, vehicle passing points shall be installed at intervals not to exceed 300 feet. Vehicle passing points shall be a minimum of 30 feet in width, exclusive of shoulders, and 50 feet in length.

Jump to: [Project Information Page](#)

Kiva Project #:	19-338	Dutch Bros 140 W Camelback Rd 886 sf building and site development for Dutch Bros.
SDEV #:	1900077	
PAPP #:	1900557	
Meeting Date:	2/12/2019	



FIRE REVIEWER:	Karen Van Hook, 602.495.5586, karen.vanhook@phoenix.gov
<i>Team Leader:</i>	Miguel Victor, 602.534.7643, miguel.victor@phoenix.gov

FIRE HYDRANT REQUIREMENTS

<input checked="" type="checkbox"/> Hydrants Adequate	Hydrant coverage appears adequate as exists or as proposed.
<input type="checkbox"/> 507.5.1 Where Required	Where a portion of a facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. For secondary hydrants the distance requirement shall be 700 feet. Exceptions: <ul style="list-style-type: none"> • For Group R-3 and U occupancies the distance shall be 600 feet. • For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet.
<input type="checkbox"/> 507.5.2.5 Hydrants on Major Streets	Fire hydrants on major streets, collector streets, or any other streets that are not divided by raised median islands or light-rail tracks can be included in the coverage analysis. If those streets classes are divided by raised median islands or light-rail tracks then the existing fire hydrant can only be included in the coverage analysis if its location is on the same side of the median as the new development.
<input type="checkbox"/> 507.5.2.6 First New Hydrant	The first new fire hydrant shall be located at the street intersection or at the main entrance(s) into a subdivision, apartment complex, or commercial development. Additional hydrants shall be spaced per Section 507.5.2.9.
<input type="checkbox"/> 507.5.2.7 Parking Areas	In open-air, on-grade parking areas at least one fire hydrant shall be located within 600 feet of all areas.
<input type="checkbox"/> 507.5.2.8 Distance to Fire Department Connection (FDC)	At least one fire hydrant shall be located within 200 feet of a fire department connection supplying building fire protection systems. The distance between the hydrant and the FDC shall be measured along the path of the fire apparatus access road and as firefighters would lay hose. See also Section 912.
<input type="checkbox"/> 507.5.2.9 Hydrant Spacing	Fire hydrants shall be spaced approximately 500 feet apart in single-family residential developments and shall be approximately 300 feet apart in all other development types. The distance between hydrants shall be measured along the path of the fire apparatus access road.

Jump to: [Project Information Page](#)

Kiva Project #:	19-338	Dutch Bros 140 W Camelback Rd 886 sf building and site development for Dutch Bros.
SDEV #:	1900077	
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<i>Team Leader:</i>	Miguel Victor, 602.534.7643, miguel.victor@phoenix.gov

FIRE PREVENTION REVIEW SUMMARY AND ADDITIONAL COMMENTS:

2012 Phoenix Fire Code

CORRECTIONS:

1-Provide the location of 2 existing fire hydrants.

507.5.1 Where required. Where a portion of a facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. For secondary hydrants the distance requirement shall be 700 feet.

2-Provide the building construction type.

NOTES:

1-An emergency access permit shall be required and shall be a separate submittal.

503.5 Marking. Where required by the fire code official painted curbs and approved signs or other approved notices that include the words NO PARKING--FIRE LANE shall be provided and maintained for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. ***Separate F481 emergency access permit required prior to certificate of occupancy. This permit includes, but is not limited to, items such as fire lanes, address location, and lock box location. An approved site plan is required to submit for this permit.

Jump to: [Project Information Page](#)

Kiva Project #:	19-338	Dutch Bros 140 W Camelback Rd 886 sf building and site development for Dutch Bros.
SDEV #:	1900077	
PAPP #:	1900557	
Meeting Date:	2/12/2019	



SOLID WASTE REVIEWER:	Gonzalo Arredondo, 602.534.7269, gonzalo.arredondo@phoenix.gov
<i>Team Leader:</i>	Miguel Victor, 602.534.7643, miguel.victor@phoenix.gov

The following comments are provided by the Solid Waste Reviewer listed above, based on an evaluation of the Pre-Application submittal documents in regard to compliance with Chapter 27 of the City Code and applicable policy documents. For more information, please visit: <https://www.phoenix.gov/publicworks/garbage>.

1. City of Phoenix will not serve this commercial development for refuse and recycle by Phoenix City Code. Access and Containment are still regulated per City Code.
2. Access is not approved. Collection routes through a site shall be such that the collection vehicle shall travel through a site once without back tracking Collection vehicle route shall be a minimum of 16’ wide, turning radius: 44’ outside turning radius and 28”6’ inside turning radius. Show minimum turning radii for solid waste trucks.
3. For safety, collection vehicles will NOT back up more than 50’ after serving a bin.
4. The City of Phoenix strongly recommends that proposed developments have recycling capacity equal to garbage capacity. The Public Works Department receives numerous requests for recycling from all types of commercial applications including apartments and offices. The City Council is currently looking at ways to retrofit existing projects to allow recycling. It is more efficient and cost effective to plan for recycling capacity instead of eliminating parking or landscaping later to accommodate existing public demand or potential future recycling requirements. Please consider incorporating recycle capacity into this project at this point.
5. New enclosures shall meet COP standards. For a pdf of the standard, please navigate to <https://www.phoenix.gov/pdd/topics>. Click on Solid Waste Access and Containment. Provide minimum enclosure size and pedestrian access gate.

Jump to: [Project Information Page](#)

Kiva Project #:	19-338	Dutch Bros 140 W Camelback Rd 886 sf building and site development for Dutch Bros.
SDEV #:	1900077	
PAPP #:	1900557	
Meeting Date:	2/12/2019	



TEAM LEADER:	Miguel Victor, 602.534.7643, miguel.victor@phoenix.gov
Site Planning:	Aracely Herrera, 602.534.1187, aracely.herrera@phoenix.gov
Traffic:	Gonzalo Arredondo, 602.534.7269, gonzalo.arredondo@phoenix.gov
Civil Engineering:	Jason Ramirez, 602.534.9538, jason.ramirez@phoenix.gov
Fire Prevention:	Karen Van Hook, 602.495.5586, karen.vanhook@phoenix.gov
Solid Waste:	Gonzalo Arredondo, 602.534.7269, gonzalo.arredondo@phoenix.gov
Village Planning:	(Alhambra) Cody White, cody.white@phoenix.gov
Other:	

THE NEXT STEP FOR THIS PROJECT IS:

<input type="checkbox"/> Preliminary Review	This project is ready to move on to Preliminary Review. Please refer to the attached documents: Preliminary Review Checklist, and Fees for Preliminary Review for submittal requirements and required review fees. However, please make sure the following items have been addressed prior to your Preliminary Review Submittal: <ul style="list-style-type: none"> List item
<input type="checkbox"/> Submittal of Minor Site Plan and Final Plans	This project is being reviewed under the City’s Minor Review process and is now ready for submittal of a Minor Site Plan and other Final Plans as indicated in this report. Please refer to the attached Minor Site Plan Checklist. Minor Site Plan and other Final Plan fees are due at the time of submittal.
<input type="checkbox"/> Follow-Up Pre-Application	This project requires significant changes in design or entitlements. Please revise per the comments provided in these notes and resubmit for another Pre-Application meeting. The fee for a Follow-Up Pre-Application is \$600.
<input checked="" type="checkbox"/> One-Plan Resubmittal (email)	This project requires certain plan revisions to be reviewed by the Project Review Team before the next step can be determined. Please make the changes noted below and email a PDF of the revised plans (or other documentation) to the Team Leader at the email address provided above. The Team Leader will contact you with directions for your next steps after consulting appropriate staff.

COMMENTS RELATED TO NEXT STEPS:

Jump to: [Project Information Page](#)

Kiva Project #:	19-338	Dutch Bros 140 W Camelback Rd 886 sf building and site development for Dutch Bros.
SDEV #:	1900077	
PAPP #:	1900557	
Meeting Date:	2/12/2019	



SITE PLANNER:	Aracely Herrera, 602.534.1187, aracely.herrera@phoenix.gov
<i>Team Leader:</i>	Miguel Victor, 602.534.7643, miguel.victor@phoenix.gov

PLEASE SUBMIT THE FOLLOWING FOR PRELIMINARY REVIEW (if checked):

<input checked="" type="checkbox"/> Preliminary Site Plan	6 copies, max 24" x 36" and folded no larger than 9" x 12".
<input checked="" type="checkbox"/> Preliminary Building Elevations	2 copies, colored , max 24" x 36" and folded no larger than 9" x 12".
<input checked="" type="checkbox"/> Preliminary Landscape Plan	2 copies, max 24" x 36" and folded no larger than 9" x 12".
<input checked="" type="checkbox"/> Preliminary Grading and Drainage Plan	3 copies, max 24" x 36" and folded no larger than 9" x 12".
<input type="checkbox"/> Drainage Report	2 copies
<input type="checkbox"/> Traffic Impact Analysis	2 copies, separate submittal
<input type="checkbox"/> Fire Flow Test Results	2 copies
<input checked="" type="checkbox"/> Pre-Application Notes (this document)	1 copy
<input checked="" type="checkbox"/> Preliminary Submittal Fee Sheet	1 copy, together with payment.
<input checked="" type="checkbox"/> CD/DVD/USB with copies all plans	1 disk
<input type="checkbox"/> Other:	

WHAT YOU NEED TO DO TO SUBMIT FOR PRELIMINARY REVIEW:

1. Complete all of the plans/documents listed above.
2. Make sure any special instructions listed on the previous page ("Review Summary") have been completed as directed. **The submittal will not be accepted otherwise.**
3. Contact the assigned Site Planner listed at the top of this page to set up an appointment to review your Preliminary Submittal. **Please allow for at least three days' notice when setting up this meeting.**
4. Bring all of the materials listed in the table above, together with the required Preliminary Review Fees (see attached "Fees for Preliminary Review" sheet), to the meeting with your Site Planner.
5. Your Site Planner will review the submittal, and if complete, will send you to the Payments and Submittals counter (2nd Floor, City Hall) to submit and pay for the Preliminary Review.
6. **Partial submittals, and/or submittals without fees, will not be accepted.**

Jump to: [Project Information Page](#)

Kiva Project #:	19-338	Dutch Bros 140 W Camelback Rd 886 sf building and site development for Dutch Bros.
SDEV #:	1900077	
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Meeting Date:	2/12/2019	



SITE PLANNER:	Aracely Herrera, 602.534.1187, aracely.herrera@phoenix.gov
Team Leader:	Miguel Victor, 602.534.7643, miguel.victor@phoenix.gov

BASE INFORMATION (to be included on all plans)

- Name, address, telephone number, and email address of the property owner and design professional who prepared the plan.
- Scale (engineering scale; 1" = 10' through 1" =40" permitted). Additional smaller-scale drawings of the overall site or planning area to show context are permitted.
- Vicinity map.
- North arrow. North shall be top or right of plan.
- Show and dimension all of the following:
 - Parcel/lot boundary lines (tie to street monument). Show lease lines if necessary to proposal.
 - Building and landscape setbacks, plus distances between buildings and other structures.
 - Existing and proposed screen walls, fences, and retaining walls (including all heights).
 - All existing and proposed easements, rights-of-way, with dimensions.
 - All existing and proposed off-site improvements (curb, gutter, sidewalk, transit pads, etc). Include measurements for both monument line to back of curb (BOC) and monument line to face of curb (FOC).
 - All existing and proposed driveways, including driveway widths.
 - Required visibility triangles and sight lines at driveways and intersections (10' x 20'; 33' x 33', etc.)
 - City limit lines, if abutting.
- Property address and APN (Assessor Parcel Number)
- Site acreage: both gross and net.
- 5" x 5" clear area in lower right hand corner of all sheets for approval stamps.
- Existing buildings to remain, and proposed new structures, with proposed uses.
- Show all significant natural features (rock outcroppings, washes, existing trees, etc)
- Show and label all proposed safety curbing and surface materials (asphalt, decomposed granite, turf, etc.)
- Dimensions of all landscape islands and areas (minimum 5' width inside of curbs).
- Show and label all existing and proposed fire hydrants.
- Show and label all proposed accessible routes to building entrances, public sidewalks, transit stops, and accessible parking spaces.
- All existing and proposed underground utilities (water, sewer, telecom, irrigation, electric, etc), including any related above-ground facilities such as transformers, poles, or irrigation controls.

PRELIMINARY SITE PLAN – provide base information (above) plus the following:

Zoning Summary:

- Existing and proposed zoning.

Jump to: [Project Information Page](#)

Kiva Project #:	19-338	Dutch Bros 140 W Camelback Rd 886 sf building and site development for Dutch Bros.
SDEV #:	1900077	
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SITE PLANNER:	Aracely Herrera, 602.534.1187, aracely.herrera@phoenix.gov
Team Leader:	Miguel Victor, 602.534.7643, miguel.victor@phoenix.gov

- Proposed zoning development option (if applicable).
- Zoning Adjustment (variance/use permit) information: case number(s), nature of request, stipulations
- Rezoning/Special Permit information: case number(s), stipulations of approval

Development Summary:

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Existing and proposed use(s). | <input type="checkbox"/> Residential density calculations, indicating total number of dwelling units and dwelling units per acre |
| <input checked="" type="checkbox"/> Total square footage of structures proposed for the site, with individual square footage of each building. | <input checked="" type="checkbox"/> Proposed phase lines for phased developments |
| <input checked="" type="checkbox"/> Lot coverage calculations | <input checked="" type="checkbox"/> Proposed site wall/fence details with dimensions, materials, colors, and heights. |
| <input checked="" type="checkbox"/> Legal description | <input type="checkbox"/> Shaded walkway detail within parking lot. |
| <input checked="" type="checkbox"/> Project description | |

Structures:

- Proposed building entrances
- Proposed roof overhangs and canopies
- Proposed building/structure heights (stories/feet), relative to finished floor elevation
- Location of service areas.

Site Features:

- Location of height of light fixtures and poles
- Location and size of refuse containers
- Locations of overhead utilities and poles on and adjacent to the site.

Traffic/Parking:

- All existing and proposed parking areas
- Number of total parking spaces required and provided (show calculations)
- Number of accessible parking spaces required and provided (show calculations)
- Dimensions of typical parking stalls, accessible stalls, maneuvering areas, drive aisles, and parking islands
- Typical angle of parking if not 90 degrees.
- Fire lanes (20' minimum width, 14' minimum vertical clearance, 45' minimum radius for turning movement).
- Parking structure stall/aisle layout for each level.
- Location and size of loading docks/loading areas (show calculations).

Site Plan Notes (place all checked notes on plan):

- "Development and use of this site will conform with all applicable codes and ordinances."
- "All new or relocated utilities will be placed underground."

Jump to: [Project Information Page](#)

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SITE PLANNER:	Aracely Herrera, 602.534.1187, aracely.herrera@phoenix.gov
Team Leader:	Miguel Victor, 602.534.7643, miguel.victor@phoenix.gov

- “Structures and landscaping within a triangle measured back 10’ from the property line and 20’ along the property line on each side of the driveways entrances will be maintained at a maximum height of 3’.”
- “Structures and landscaping within a triangle measuring 33’ x 33’ along the property lines will be maintained at a maximum height of 3’.”
- “An association, including all property owners in the development, will be formed and have responsibility for maintaining all common areas noted as “Tracts” or “Easements”, including private streets, landscaped areas, and drainage facilities in accordance with approved plans.”
- “Any lighting will be placed so as to direct light away from adjacent residential districts and will not exceed one foot candle at the property line. No noise, odor, or vibration will be emitted at any level exceeding the general level of noise, odor, or vibration emitted by uses in the area outside of the site.”
- “Owners of property adjacent to public rights-of-way will have the responsibility for maintaining all landscaping located within the rights-of-way, in accordance with approved plans.”
- “All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment.”
- “All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventers and other mechanical or electrical equipment from eye level adjacent to all public streets.”
- “Barbed, razor, or concertina wire (or similar) shall not be used on this site where visible from public streets or adjacent residential areas.”
- “All signage requires separate reviews, approvals, and permits. No signs are approved per this plan.”
- “Gates are to remain open, or are to open automatically, between the hours of _____ and _____.”
- Please consider placing the following note (signed and dated) on the site plan to authorize minor amendment to the plan in the future:

I consent to the reproduction of this site plan provided that if modifications are made, the professionals who make such changes assume full responsibility and liability for the modified portions of the plan.

SIGNATURE OF COPYRIGHT OWNER

DATE

PRINTED NAME OF COPYRIGHT OWNER

Jump to: [Project Information Page](#)

Kiva Project #:	19-338	Dutch Bros 140 W Camelback Rd 886 sf building and site development for Dutch Bros.
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SITE PLANNER:	Aracely Herrera, 602.534.1187, aracely.herrera@phoenix.gov
Team Leader:	Miguel Victor, 602.534.7643, miguel.victor@phoenix.gov

➤ **PRELIMINARY BUILDING ELEVATIONS – provide the following:**

- Colored elevations of all sides of all buildings.
- Label proposed building materials, textures, and colors.
- Building heights. Show dimensions above grade to roof and any parapets, and to chimneys, spires, etc.
- Locations of any rooftop mechanical equipment (show that they are screened).
- Conceptual locations of signs (all signs required separate reviews and permits).

➤ **PRELIMINARY LANDSCAPE PLAN – provide base information (above) plus the following:**

- Locations and identification of all existing on-site landscape materials.
- Proposed landscape materials: groundcover, trees, shrubs.
- Identify any trees in the ROW currently maintained by the City (Parks or Streets).
- Proposed locations of retention basins and other drainage facilities.
- Proposed slopes and heights/depths of berms, basins, and channels.
- Method of dust control in parking/maneuvering areas and future phases of development.
- Location 10% slope line for Hillside lots.
- Proposed water features.

➤ **PRELIMINARY GRADING PLAN – provide base information (above) plus the following:**

- Existing contours.
- Grades on adjacent properties/top of curb elevations.
- Proposed site grading with spot elevations, contours, flow arrows, and finished floor elevations.
- Proposed locations of retention basins and other drainage facilities.
- Show retention volume calculations.
- Proposed slopes and heights/depths of berms, basins, and channels.
- Cross-sections at edge of site.
- Floodplain limits/floodways.

ADDITIONAL SUBMITTAL REQUIREMENTS:

Jump to: [Project Information Page](#)

Kiva Project #:	19-338	Dutch Bros 140 W Camelback Rd 886 sf building and site development for Dutch Bros.
SDEV #:	1900077	
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Meeting Date:	2/12/2019	

SITE PLAN NOTES:

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33x33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

REFERENCE CODES:

ALL AMENDMENTS TO THE PHOENIX BUILDING CONSTRUCTION CODE WITH INDEX

2018 INTERNATIONAL BUILDING CODE
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
 2018 INTERNATIONAL FIRE CODE - *2012 PHX Fire Codes*
 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 2018 INTERNATIONAL MECHANICAL CODE
 2018 INTERNATIONAL FUEL GAS CODE
 2018 INTERNATIONAL CODE COUNCIL PERFORMANCE CODE
 2018 PHOENIX BUILDING CONSTRUCTION CODE - ADMINISTRATIVE PROVISIONS
 2012 UNIFORM PLUMBING CODE OR 2018 INTERNATIONAL PLUMBING CODE
 2017 NATIONAL ELECTRICAL CODE/NFPA-70

PROJECT TEAM:

OWNER:
ACCELERATED DEVELOPMENT COMPANY
 8616 WEST LUDLOW, SUITE 10
 PEORIA, AZ 85381

OWNER'S REPRESENTATIVE:
 CONTACT: BILL CANTIERI
 PH: (480) 818.9736

ARCHITECT:
PHNX DESIGN, LLC
 2942 EAST FOUNTAIN STREET
 MESA, ARIZONA 85213
 CONTACT: MIKE HILLS
 PH: (602) 762.7354

SITE DATA

EXISTING ZONING:	C-2 (TO REMAIN)
APN:	162-23-032A 162-23-033A
NET SITE AREA:	36,207 S.F. (.83 AC)
BUILDING AREA:	886 S.F.
PATIO AREA:	500 S.F.
ZONING:	1,386 S.F.
LOT COVERAGE:	1,386 / 36,207 X 100 = 3.87%
REQUIRED PARKING:	
RESTAURANT (886 X .65/50)	12 SPACES
PATIO (500/50)	10 SPACES
TOTAL	22 SPACES
TOTAL PARKING PROVIDED:	26 SPACES
PARKING RATIO:	18.76 / 1,000 S.F.
BUILDING HEIGHT:	25'-0" MAX.

PROJECT DESCRIPTION:

NEW DEVELOPMENT OF A NEW DUTCH BROS BUILDING, PATIO AND FULL SITE DEVELOPMENT.

KEYNOTES:

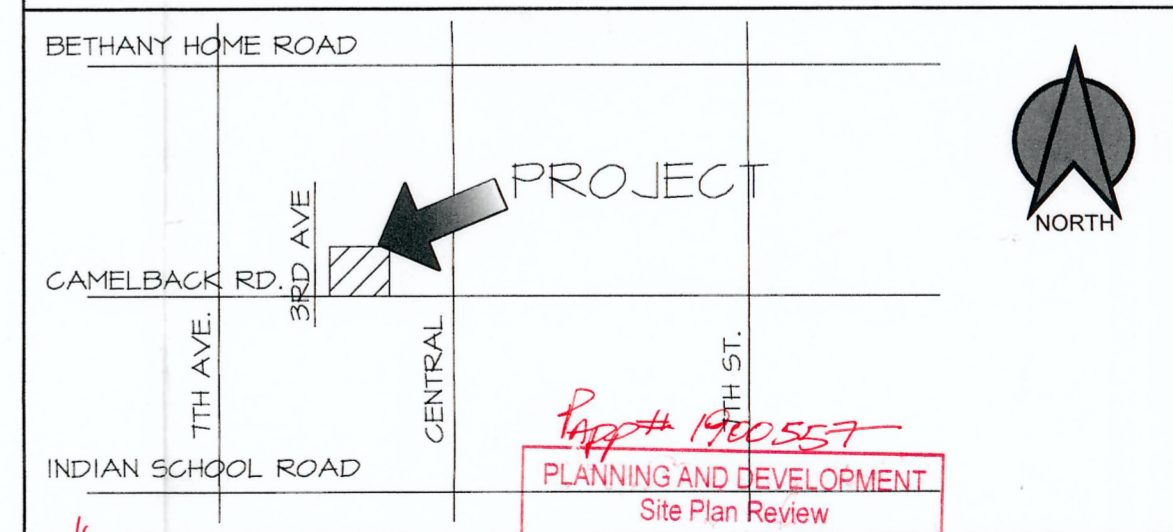
- EXISTING SIDEWALK TO REMAIN.
- EXISTING ENTRY DRIVE TO BE DEMOLISHED AND FILL IN WITH NEW CONCRETE SIDEWALK TO MATCH EXISTING.
- PROPOSED LANDSCAPE AREA.
- PROPOSED TRASH ENCLOSURE LOCATION, OVERALL DESIGN TO MATCH CITY OF PHOENIX STANDARD DETAIL.
- CONCRETE SIDEWALK.
- CONCRETE SIDEWALK FOR WORKERS TO TAKE ORDER'S.
- PROPOSED DRIVE THRU, SLOPED TO DRAIN
- NEW 8'-0" CMU WALL TO MATCH BUILDING.
- ACCESSIBLE PATH TO PUBLIC WAY.
- NEW 6" HIGH CURB.
- ACCESSIBLE RAMP, TYP.
- NEW ASPHALT PAVING.
- 4" STRIPED PARKING STALLS.
- PROPOSED DRIVE WAY ENTRY.
- DRIVE THRU WINDOW.
- PROPOSED ELECTRICAL TRANSFORMER LOCATION.
- ELECTRICAL SERVICE ENTRANCE SECTION (SES)

HATCH LEGEND:

4" THICK CONCRETE SLAB WITH MEDIUM BROOM FINISH, SLOPE AWAY FROM BUILDING AT 1:100 (1%) MINIMUM, COLOR STANDARD GRAY

PROPOSED LANDSCAPE AREA

VICINITY MAP



DATE	REVISION
1	
2	
3	

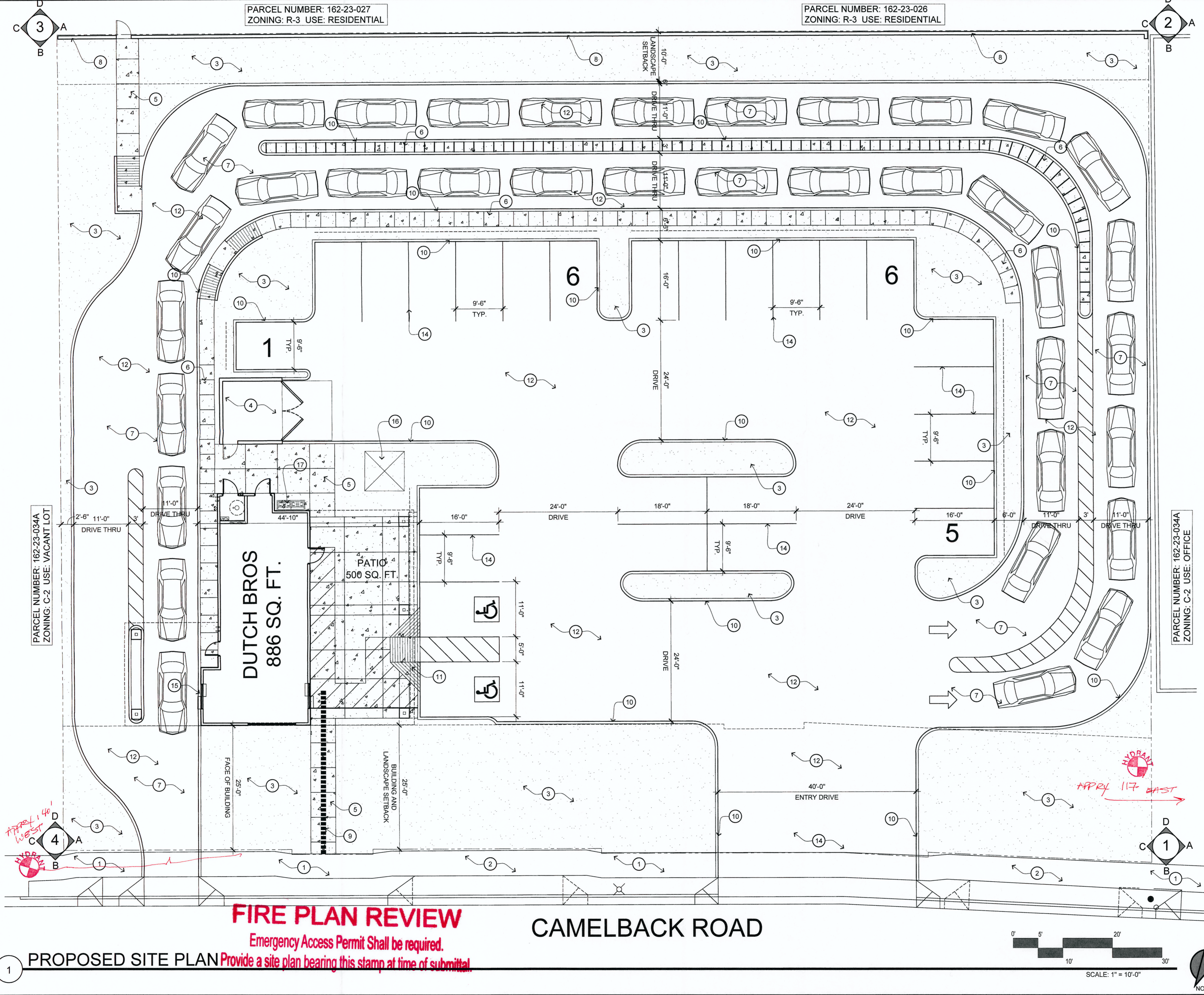
PROPOSED SITE PLAN

A1.0

NOTES:
 1- An emergency address permit shall be required, and shall be a separate submittal.
 2- Provide building construction type.

PARCEL NUMBER: 162-23-027
 ZONING: R-3 USE: RESIDENTIAL

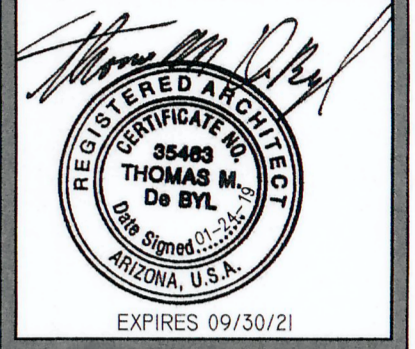
PARCEL NUMBER: 162-23-026
 ZONING: R-3 USE: RESIDENTIAL



FIRE PLAN REVIEW
 Emergency Access Permit shall be required.

PROPOSED SITE PLAN Provide a site plan bearing this stamp at time of submittal.

PROPOSED SITE PLAN
DUTCH BROS
 CAMELBACK ROAD AND 3RD AVENUE
 PHOENIX, ARIZONA





TEAM LEADER:	Miguel Victor, 602.534.7643, miguel.victor@phoenix.gov
Site Planning:	Aracely Herrera, 602.534.1187, aracely.herrera@phoenix.gov
Traffic:	Gonzalo Arredondo, 602.534.7269, gonzalo.arredondo@phoenix.gov
Civil Engineering:	Jason Ramirez, 602.534.9538, jason.ramirez@phoenix.gov
Fire Prevention:	Karen Van Hook, 602.495.5586, karen.vanhook@phoenix.gov
Solid Waste:	Gonzalo Arredondo, 602.534.7269, gonzalo.arredondo@phoenix.gov
Village Planning:	(Alhambra) Cody White, cody.white@phoenix.gov
Other:	

Name:	Address or Company:	Phone and Email:
Susan Demmitt	Cambridge & Burnham	602 256 4456 sdemmitt@qblaw.com
BILL CANTIERI	PIAZZA RCC	480-818-9736 bill@piazza-az.com
Jim Thompson	Thompson McLaughlin Coffee Co	dutch Bros 602.762.7354 541-941 1152
MIKE HILLS	PHNX DESIGN	MIKE.H@PHNX-DESIGN.COM GMAIL
Malen Pankiewicz	PDD	602-261-8771 MALEN.PANKIEWICZ@PHOENIX.GOV
Victor Romo	WSD	Victor.Romo@Phoenix.gov
Tricia Gomes	PDD	tricia.gomes@phoenix.gov

Jump to: [Project Information Page](#)

Kiva Project #:	19-338	Dutch Bros 140 W Camelback Rd 886 sf building and site development for Dutch Bros.
SDEV #:	1900077	
PAPP #:	1900557	
Meeting Date:	2/12/2019	

SITE PLAN NOTES:

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33'x33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
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9. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

REFERENCE CODES:

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 - 2018 INTERNATIONAL MECHANICAL CODE
 - 2018 INTERNATIONAL FUEL GAS CODE
 - 2018 INTERNATIONAL CODE COUNCIL PERFORMANCE CODE
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PROJECT TEAM:

OWNER:
ACCELERATED DEVELOPMENT COMPANY

8616 WEST LUDLOW, SUITE 10
 PEORIA, AZ 85381
 OWNER'S REPRESENTATIVE:
 CONTACT: BILL GANTIERI
 PH: (480) 818 9736

ARCHITECT:
PHNX DESIGN, LLC

2942 EAST FOUNTAIN STREET
 MESA, ARIZONA 85213
 CONTACT: MIKE HILLS
 PH: (602) 782 7354

SITE DATA

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TOTAL	22 SPACES
TOTAL PARKING PROVIDED:	26 SPACES
PARKING RATIO:	18.76 / 1,000 S.F.
BUILDING HEIGHT:	25'-0" MAX.

PROJECT DESCRIPTION:

NEW DEVELOPMENT OF A NEW DUTCH BROS BUILDING, PATIO AND FULL SITE DEVELOPMENT.

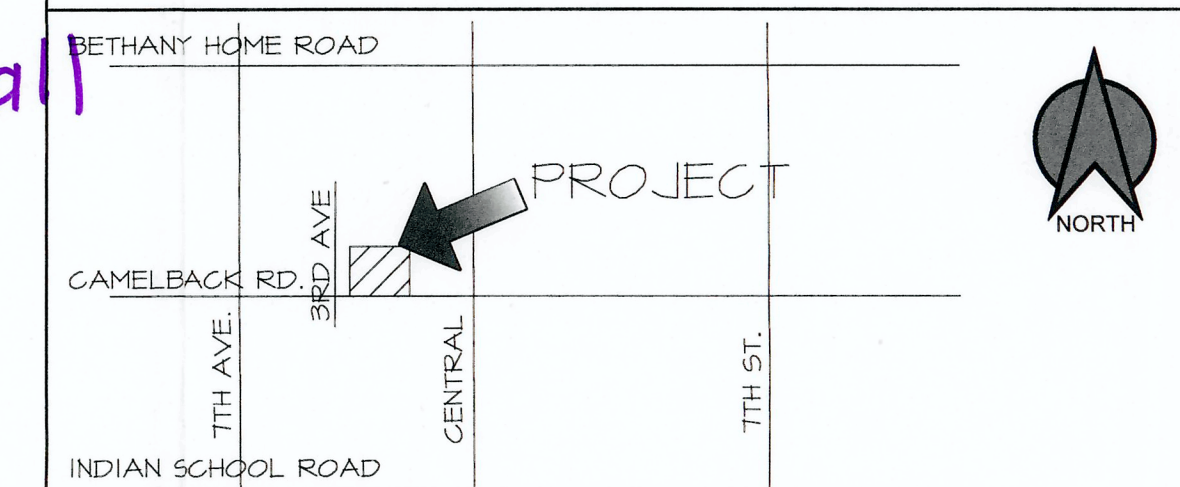
KEYNOTES:

1. EXISTING SIDEWALK TO REMAIN.
2. EXISTING ENTRY DRIVE TO BE DEMOLISHED AND FILL IN WITH NEW CONCRETE SIDEWALK TO MATCH EXISTING.
3. PROPOSED LANDSCAPE AREA.
4. PROPOSED TRASH ENCLOSURE LOCATION, OVERALL DESIGN TO MATCH CITY OF PHOENIX STANDARD DETAIL.
5. CONCRETE SIDEWALK.
6. CONCRETE SIDEWALK FOR WORKERS TO TAKE ORDER'S.
7. PROPOSED DRIVE THRU, SLOPED TO DRAIN.
8. NEW 8'-0" CMU WALL TO MATCH BUILDING.
9. ACCESSIBLE PATH TO PUBLIC WAY.
10. NEW 8" HIGH CURB.
11. ACCESSIBLE RAMP, TYP.
12. NEW ASPHALT PAVING.
13. 4" STRIPED PARKING STALLS.
14. PROPOSED DRIVE WAY ENTRY.
15. DRIVE THRU WINDOW.
16. PROPOSED ELECTRICAL TRANSFORMER LOCATION.
17. ELECTRICAL SERVICE ENTRANCE SECTION (SES)

HATCH LEGEND:

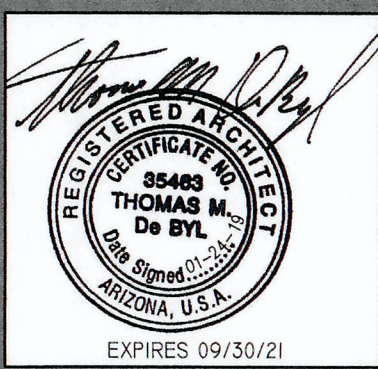
- 4" THICK CONCRETE SLAB WITH MEDIUM BROOM FINISH, SLOPE AWAY FROM BUILDING AT 1:100 (1%) MINIMUM, COLOR STANDARD GRAY
- PROPOSED LANDSCAPE AREA

VICINITY MAP

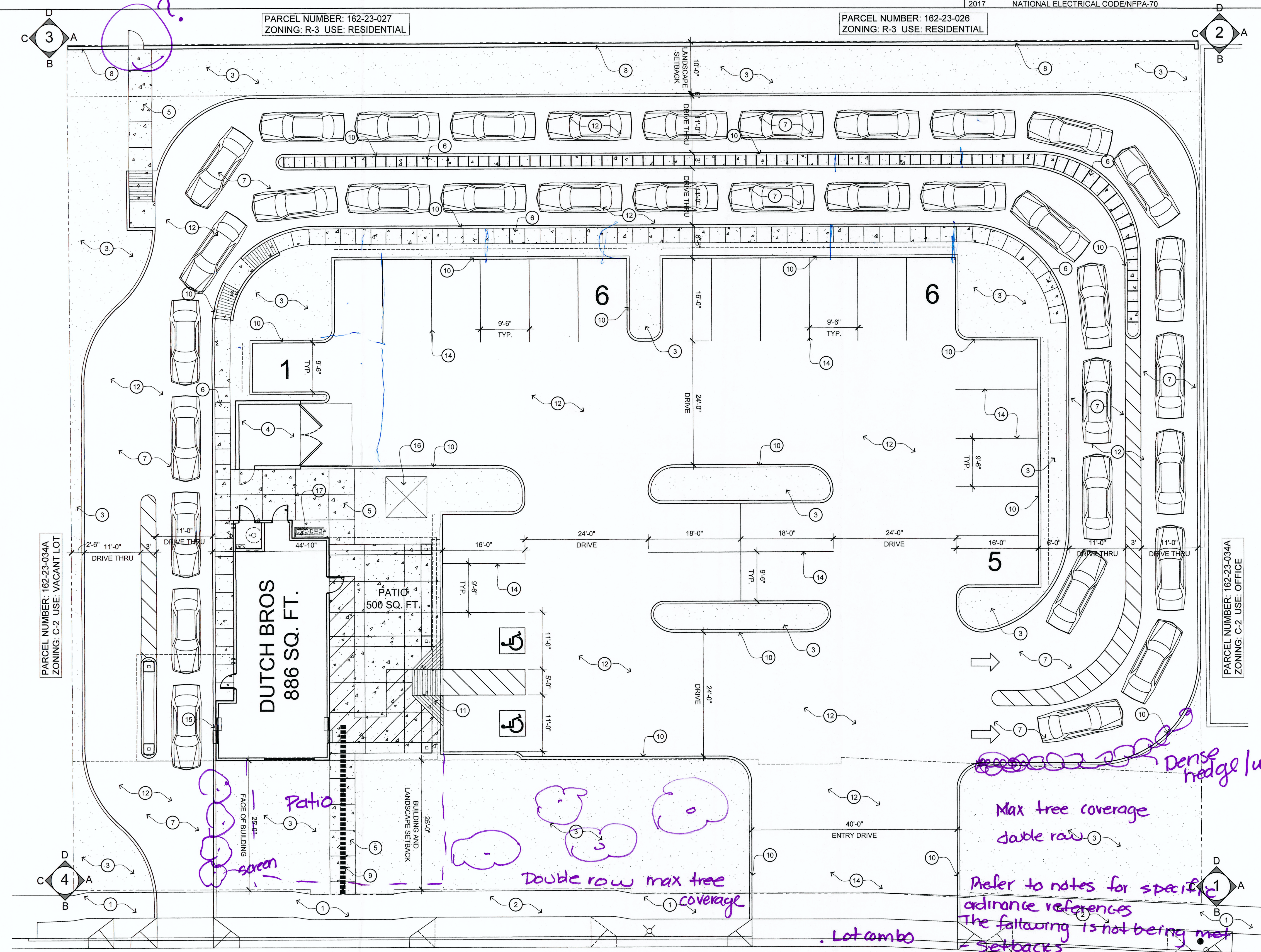


19-338
 PAPP: 1900557
 Q.S 19-27

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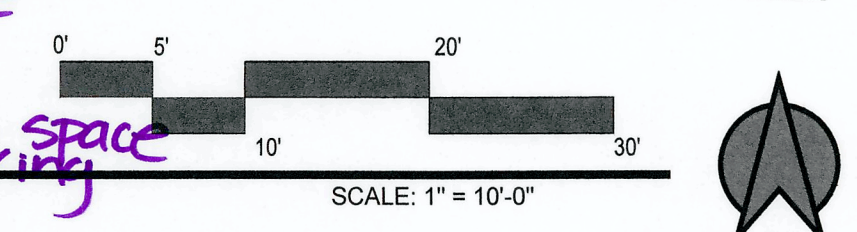
PROPOSED SITE PLAN
DUTCH BROS
 CAMELBACK ROAD AND 3RD AVENUE
 PHOENIX, ARIZONA



CAMELBACK ROAD

- Lot combo
- Use permit required
- SP removal

Prefer to notes for specific ordinance references
 The following is not being met:
 - setbacks
 - frontage
 - shading
 - common space
 - bike parking
 - screening



PROPOSED SITE PLAN

PROPOSED SITE PLAN

A1.0

Pre-App 1900557 2-12-19

SITE PLAN NOTES:

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33'x33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
9. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

REFERENCE CODES:

- ALL AMENDMENTS TO THE PHOENIX BUILDING CONSTRUCTION CODE WITH INDEX
- 2018 INTERNATIONAL BUILDING CODE
 - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
 - 2018 INTERNATIONAL FIRE CODE
 - 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2018 INTERNATIONAL MECHANICAL CODE
 - 2018 INTERNATIONAL FUEL GAS CODE
 - 2018 INTERNATIONAL CODE COUNCIL PERFORMANCE CODE
 - 2018 PHOENIX BUILDING CONSTRUCTION CODE - ADMINISTRATIVE PROVISIONS
 - 2012 UNIFORM PLUMBING CODE OR 2018 INTERNATIONAL PLUMBING CODE
 - 2017 NATIONAL ELECTRICAL CODE/NFPA-70

PROJECT TEAM:

OWNER:
ACCELERATED DEVELOPMENT COMPANY
 8616 WEST LUDLOW, SUITE 10
 PEORIA, AZ 85381

OWNER'S REPRESENTATIVE:
 CONTACT: BILL CANTIERI
 PH: (480) 818.9736

ARCHITECT:
PHNX DESIGN, LLC
 2942 EAST FOUNTAIN STREET
 MESA, ARIZONA 85213
 CONTACT: MIKE HILLS
 PH: (602) 762.7354

SITE DATA

EXISTING ZONING:	C-2 (TO REMAIN)
APN:	162-23-032A 162-23-033A
NET SITE AREA:	36,207 S.F. (.83 AC)
BUILDING AREA:	886 S.F.
PATIO AREA:	500 S.F.
ZONING:	1,386 S.F.
LOT COVERAGE:	1,386 / 36,207 X 100 = 3.87%
REQUIRED PARKING:	
RESTAURANT (886 X .65/50)	12 SPACES
PATIO (500/50)	10 SPACES
TOTAL	22 SPACES
TOTAL PARKING PROVIDED:	26 SPACES
ADA parking req. 2	18.76 / 1,000 S.F.
PARKING RATIO prov. 2	
BUILDING HEIGHT:	25'-0" MAX.

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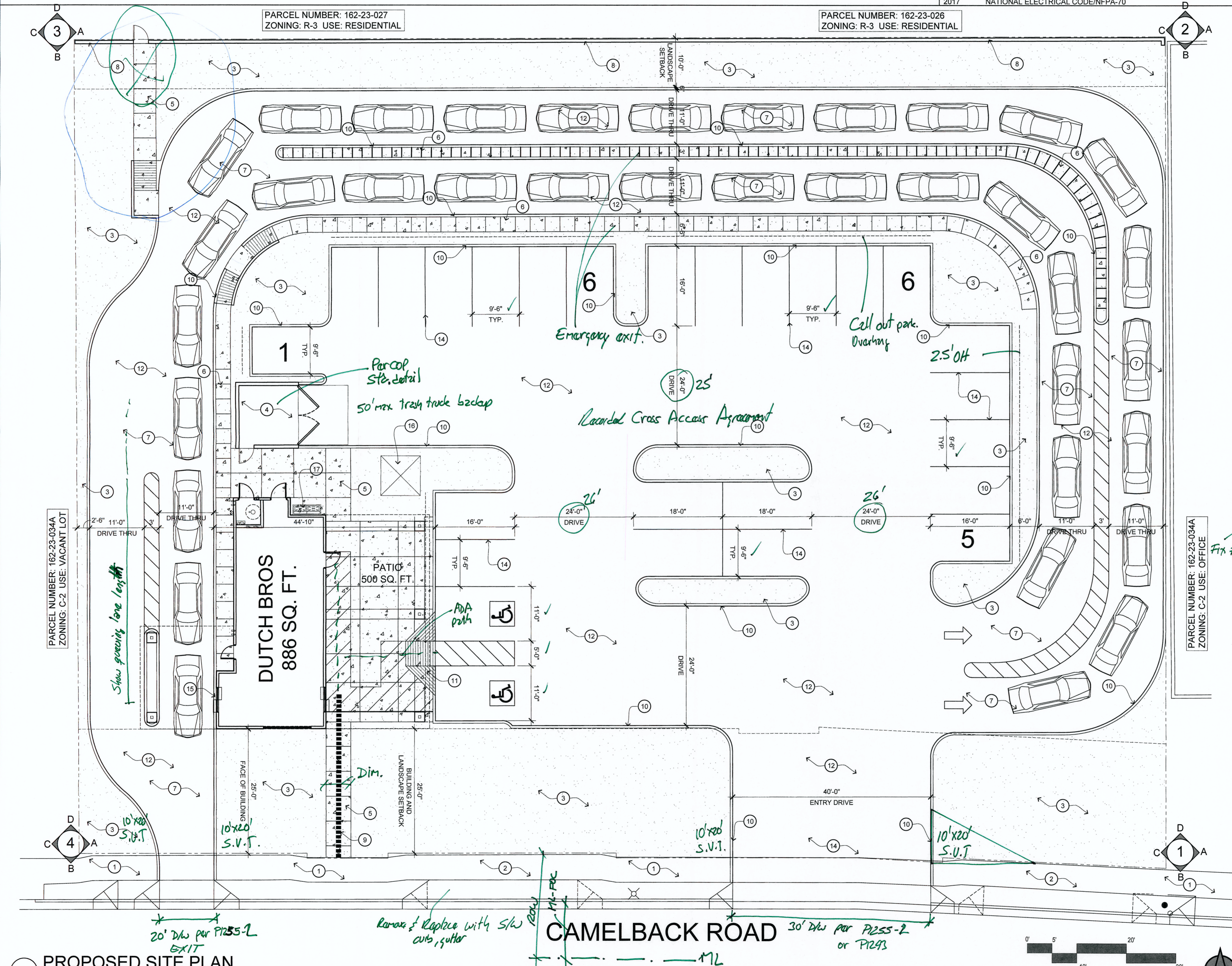
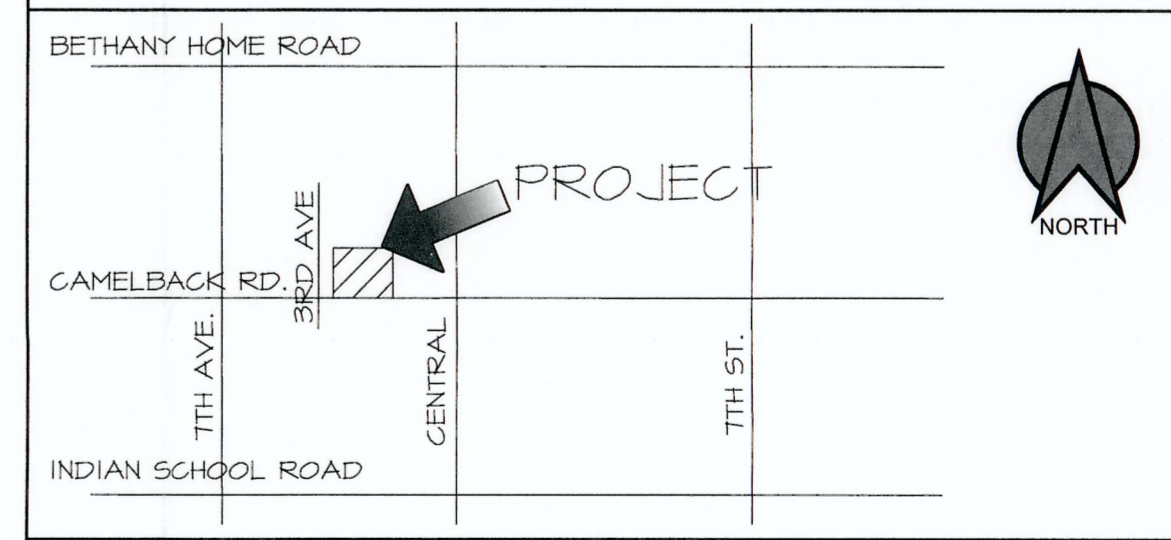
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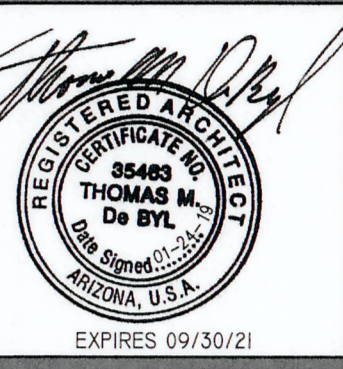
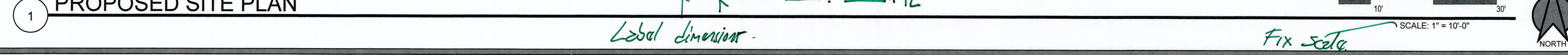
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- PROPOSED LANDSCAPE AREA

VICINITY MAP



PROPOSED SITE PLAN



PROPOSED SITE PLAN
DUTCH BROS
 CAMELBACK ROAD AND 3RD AVENUE
 PHOENIX, ARIZONA

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PROPOSED SITE PLAN

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