

**Marked Agendas  
Approved Minutes  
Approved Reports**

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: May 16, 2019 Item No. 3  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## **ACTION**

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### **Scottsdale Promenade Cooper's Hawk 5-DR-2019**

**Location:** 7361 East Frank Lloyd Wright Boulevard

**Request:** Request approval of the site plan, landscape plan, and building elevations for a new restaurant with approximately 11,270 square feet of building area, approximately 2,105 square feet of outdoor patio, all on a 1.68-acre site in the Promenade shopping center.

## **OWNER**

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Excel Owner Promenade, LLC  
312-798-5167

## **ARCHITECT/DESIGNER**

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Vertical Design Studios  
Trish Flower  
602-395-1000

## **ENGINEER**

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Optimus Civil Design Group  
Jeff Behrana  
602-286-9300

## **APPLICANT CONTACT**

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ShopCore Properties, LP  
Steve Russell, CCIM  
312-798-5167

## **BACKGROUND**

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### **Zoning**

In 1998, the City Council approved the request to amend the General Plan from General Commercial to General Employment and the zoning district map amendment from Single-family Residential (R1-35) to Planned Regional Center (PRC). Subsequently in 1999, the City Council approved an amendment to the development plan and development standards to create a site design that is

more suitable to proposed uses (51-ZN-1999#2). Currently, the Promenade shopping center is zoned PRC which allows a broad variety of general merchandise and services which may include retail, restaurant, and theater uses. In 2005, a final plat and development agreement was approved for the purpose of the property to be planned and developed as a whole with the allowance of fee-simple ownership of individual pads (16-PP-2005).

### **Context**

Located at the southeast corner of East Frank Lloyd Wright Boulevard and North Scottsdale Road, the commercial pad is part of the existing 85-acre Promenade shopping center that contains approximately 900,000 square feet of commercial building area.

### **Adjacent Uses and Zoning**

- North East Frank Lloyd Wright right-of-way abuts the property to the north. Beyond East Frank Lloyd Wright Boulevard is an existing commercial shopping center and the Arizona Canal, zoned Central Business (C-2) and Open Space (O-S).
- South Existing commercial shopping center (The Promenade), zoned Planned Regional Center (PRC).
- East Existing commercial shopping center (The Promenade), zoned Planned Regional Center (PRC).
- West Existing commercial shopping center (The Promenade), zoned Planned Regional Center (PRC).

### **Key Items for Consideration**

- Development Review Board Criteria
- Zoning Ordinance
- Sensitive Design Principles
- Restaurant Design Guidelines

## **DEVELOPMENT PROPOSAL**

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### **Purpose of Request**

The applicant is requesting approval of the site plan, landscape plan, and building elevations for a new 11,270 square foot single-story restaurant with outdoor dining.

### **Neighborhood Communication**

The applicant has sent notices to all property owners within 750 feet of the site. The City also sent notices to property owners with 750 feet of the site, and the site was posted. As of the date of this report staff has not received any comments on the proposed project.

## **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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The General Plan Land Use Element designates the property as Mixed-Use Neighborhoods and Regional Use District, which are located in areas with strong access to multiple modes of transportation and major regional access and services and focus on human scale development. Regional Use designation allows flexibility for land uses, benefits from good freeway access, and complements the established character for the area.

According to the Greater Airpark Character Area map, the site is designated as Airpark Mixed Use (AMU) which allows non-residential uses including business, office, employment, and hotel uses. Greater Airpark polices that pertain to this use, promote a variety of land uses, activities, and encourages the redevelopment of underutilized land to more productive uses.

Access to the site is provided with the existing driveway along Frank Lloyd Wright Boulevard and new pedestrian linkages encourage pedestrians to walk toward the entrance and toward the Promenade in-line shops. Design of the development will anchor the corner with an outdoor dining area that orients toward Frank Lloyd Wright Boulevard.

The Scottsdale Sensitive Design Principles encourage design that “responds to the desert environment” using “colors and coarse textures associated with the region” and “a variety of textures and natural materials” that “provide visual interest and richness”. The project incorporates the Frank Lloyd Wright’s Taliesin West architectural design by incorporating the use of geometric patterns such as The Tree of Life design into the accent architectural details. Additionally, the project utilizes muted earth tones, consistent with City policies and guidelines. Materials include an Exterior Insulation and Finishing System (EIFS), fiber-cement cladding, metal, cast stone and Aluminum Composite Panels (ACM). Building paint colors included ‘Sorrel Felt’, ‘Black Fox’, ‘Rookwood Dark Brown’, and ‘Dark Bronze’.

Perimeter landscaping is proposed to replace diminished plants, and base landscaping will anchor the new building with a plant list that is comprised of various species such as Texas Ebony, Blue Palo Verde, Agave and Saguaro. The overall landscape design is consistent with the existing theme of the shopping center and promotes pedestrian shading along pathways.

### Development Information

• Existing Use:	Vacant, former restaurant
• Proposed Use:	Restaurant
• Parcel Size:	1.88 gross acres
	1.68 net acres
	73,167 square feet
• Restaurant space:	11,270 square feet
• Patio space:	2,105 square feet
• Total Building Area:	13,375 square feet
• Floor Area Ratio Allowed:	2,911,202 square feet or 0.8 (shopping center)
• Floor Area Ratio Proposed:	1,098,681 square feet or 0.3 (shopping center)
• Volume Ratio Allowed :	58,224,048 cubic feet (shopping center)
• Volume Ratio Proposed:	27,693,996 cubic feet (shopping center)
• Building Height Allowed:	36 feet, excluding rooftop appurtenances
• Building Height Proposed:	23 feet 6 inches, including rooftop appurtenances
• Parking Required:	45 spaces
• Parking Provided:	85 spaces
• Open Space Required:	749,386 square feet / 17.2 acres (shopping center)
• Open Space Provided:	832,810 square feet / 19.1 acres (shopping center)

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Development Review Board approve Cooper's Hawk per the attached stipulations, finding that the provisions of Character and Design Element of the General Plan and the Development Review Criteria have been met.

**RESPONSIBLE DEPARTMENT**

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**Planning and Development Services**

Current Planning Service

Traffic Engineering

Water Resources

Fire and Life Safety Services

## STAFF CONTACT

Meredith Tessier  
Senior Planner  
480-312-4211  
E-mail: mtessier@ScottsdaleAZ.gov

## APPROVED BY



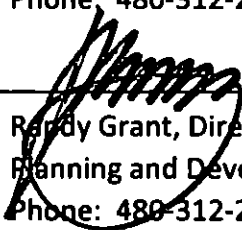
Meredith Tessier, Report Author

04/26/2019  
Date



Steve Venker, Development Review Board Coordinator  
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

5/8/19  
Date



Randy Grant, Director  
Planning and Development Services  
Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov

5/8/19  
Date

## ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
  - 1. Context Aerial
  - 1A. Close-Up Aerial
  - 2. Zoning Map
  - 3. Applicant's Narrative
  - 4. Combined Context Aerial and Site Plan
  - 5. Site Plan
  - 6. Building Elevations
  - 7. Wall Details
  - 8. Perspectives
  - 9. Landscape Plans
  - 10. Electrical Site Plan

**Stipulations for the  
Development Review Board Application:  
Scottsdale Promenade Cooper's Hawk  
Case Number: 5-DR-2019**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations prepared by Vertical Design Studios, with a city staff date of 04/05/2019.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Vertical Design Studios, with a city staff date of 04/05/2019.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan prepared by Design Ethic, with a city staff date of 04/05/2019.
  - d. The case drainage report submitted by Optimus and accepted in concept by the Stormwater Management Department of the Planning and Development Services.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable cases for the subject site are: 51-ZN-1997, 51-ZN-1997#2, 16-PP-2005, and 4-MS-99.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

**SITE DESIGN:**

**Ordinance**

- C. Pursuant to 51-ZN-1997#2, a Planned Regional Centers shall have a portion of the development oriented towards a courtyard with buildings enclosing the courtyard, and opening onto the courtyard from at least three (3) sides. The courtyard shall be a minimum of one (1) percent of the net lot area of the Planned Regional Center.
- D. Pursuant to 51-ZN-1997#2, in no case shall the volume of any structure exceed the product of the net lot area of the site in square feet multiplied by sixteen (16) feet.

**DRB Stipulations**

4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.

**LANDSCAPE DESIGN:**

**Ordinance**

- E. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any tree.
- F. Pursuant to 51-ZN-1997#2, A minimum 50-foot-wide landscape buffer shall be provided along North Scottsdale Road and a 30-foot-wide landscape buffer shall be provided along East Paradise Lane, measured from the edge of street right-of-way /property line. These buffer setbacks shall apply to buildings, parking areas, walls, and covered patios/covered dining areas.

**DRB Stipulations**

5. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
6. At time of final plans, the applicant shall identify and dimension the required Landscape Roadway Buffer along East Paradise Lane and North Scottsdale Road.

**EXTERIOR LIGHTING:**

**Ordinance**

- G. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- H. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

**DRB Stipulations**

7. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
8. Incorporate the following parking lot and site lighting into the project's design:



- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5 foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

**AIRPORT:**

**DRB Stipulations**

9. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.

**WATER AND WASTEWATER:**

**DRB Stipulations**

10. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

11. With the civil construction document submittal, the property owner shall submit a final drainage statement that demonstrates consistency with the DSPM and the case drainage statement accepted in concept by the Stormwater Manager or designee.

**ADDITIONAL ITEMS:**

**DRB Stipulations**

12. All signs require separate review and approval.



Scottsdale Promenade Cooper's Hawk

5-DR-2019





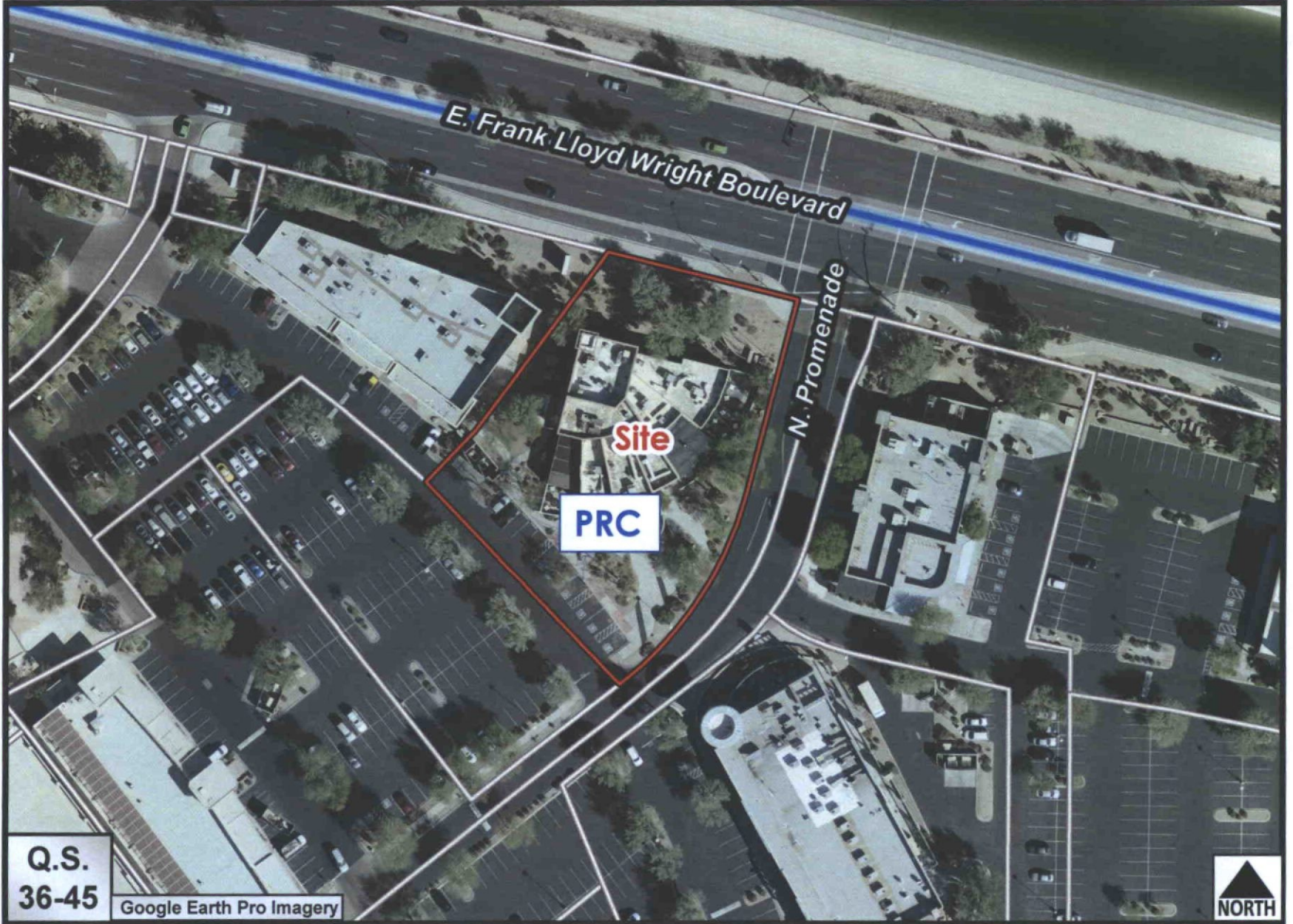
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36-45

Google Earth Pro Imagery

Scottsdale Promenade Cooper's Hawk

5-DR-2019





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Scottsdale Promenade Cooper's Hawk

5-DR-2019

# **Development Review Narrative for Cooper's Hawk, Scottsdale, AZ**

## **7361 E Frank Lloyd Wright, Scottsdale, Arizona**

Shopcore Properties, LP is requesting an Administrative Development Review for a new restaurant development at the Scottsdale Promenade. The owner would like to replace an existing, vacant restaurant building with a new restaurant and maintain the existing parking field and limit the scope of work to the building area only, back of curb. This vacant restaurant was approved back in 2001, but it has been closed for some time. The shopping center ownership has a new tenant interested in joining the shopping center and that is why they would like to demolish the existing building and construct a new restaurant building. The new restaurant will follow the design parameters set forth in the shopping center and will bring back vitality to this portion of the center. We request that staff look favorable upon our request. We look forward to meeting with staff to discuss the proposed project.

The tenant's design and theme of this proposed restaurant is modern twist on the Frank Lloyd Wright design themes occurring throughout this existing mixed-use shopping center. The cast stone feature walls with Wright flavored metal accents and metal shading devices provides an updated variation on the existing theme. The low flat plane roof over the patio that shades the patio also emulates the Wright philosophy of graduating volumes in building spaces by allowing a hierarchy of indoor and outdoor spaces. The placement of the patio along the incoming entry drive allows patrons entering the center a view into the restaurant and the energy occurring within the space while the main entrance of the restaurant faces the parking field for ease of customer entry to maintain the relationship to vehicular areas and the center's pedestrian walk. The orientation of the building works with the environmental factors by allowing the building mass to shield the patio from the summer afternoon sun while allowing it to be open and breezy during the cooler winter months.

The placement of the new restaurant is close to the previous location of the former restaurant, so the flow of the parcel aligns with existing relationship to adjacent buildings and parking lot servicing the restaurant. Due to the grade slope from Frank Lloyd Wright Boulevard onto the site a retaining wall is proposed to allow the pedestrian area around the building to be less steep than the previous building and allowing the interior of the restaurant to flow on one level instead of changing levels.

Landscaping proposed compliments the modern, contemporary building design with native vegetation from the Sonoran Desert. Plant selections are comparable to the plant life that exists at The Promenade and are drought tolerant.

The ingress, egress, internal traffic circulation, off-street parking, loading and service areas remains as it currently is. No changes proposed. Pedestrian ways are slightly modified to flow with the new entrance and patio access. The curb ramp to travel east to the adjacent Buffalo Wild Wings will be modified to make it flow with the new hardscape and maintain ADA requirements.

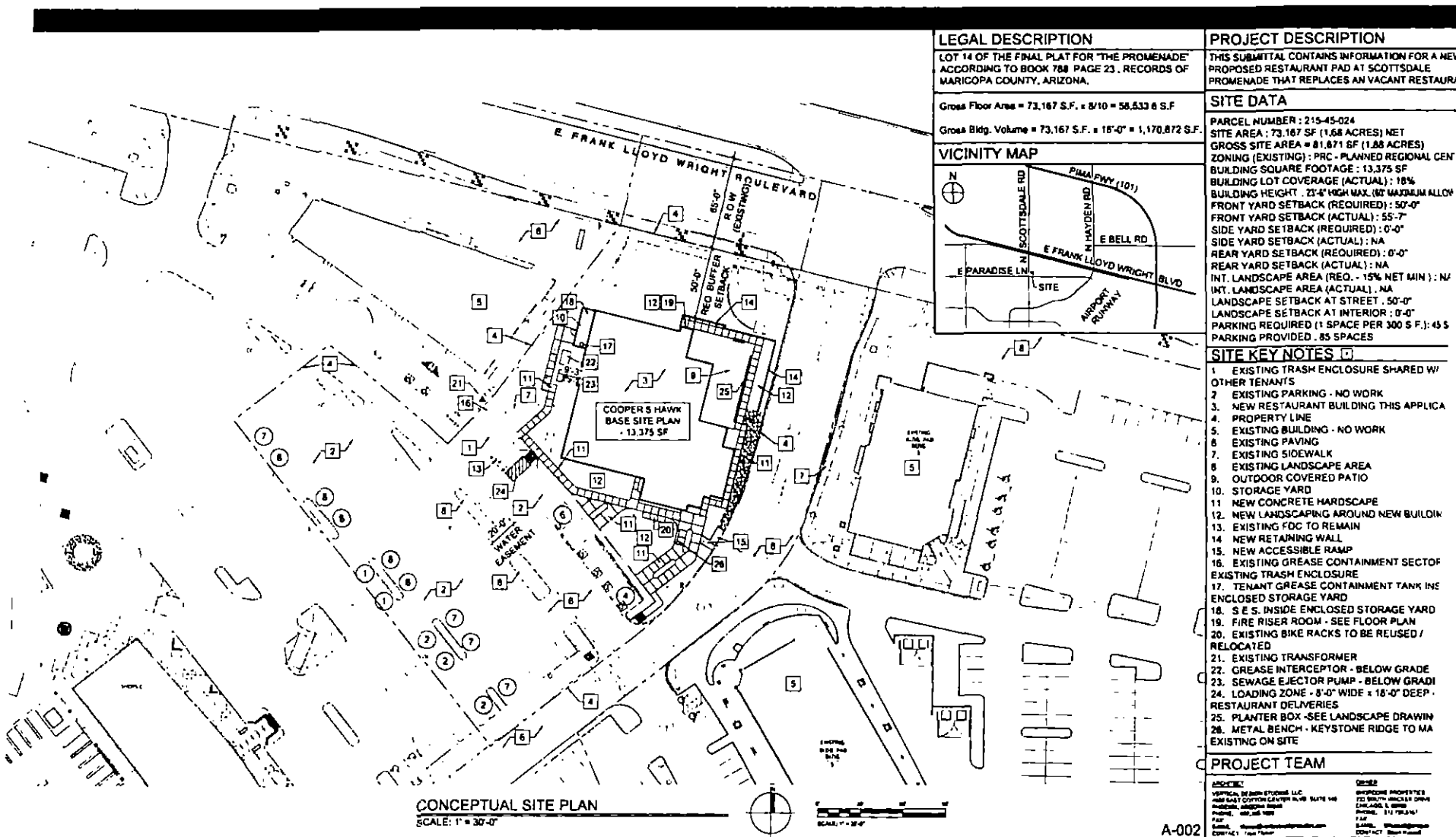
All the mechanical equipment is proposed to be placed on top of the building roof and will be fully screened by the building parapets. The electrical service will remain on the west side of the building to be screened by this new building and the existing Shops to the west. The grade change along Frank Lloyd Wright to the north and the storage yard enclosure will also screen the SES from the street.

**ATTACHMENT 3**

**5-DR-2019  
02/04/2019**







## COOPER'S HAWK RESTAURANT SITE PLAN

7631 E. Frank Lloyd Wright Blvd.  
Scottsdale, AZ 85260

CASE# S-08-3018  
04.01.2019  
PROJECT 17088.RD














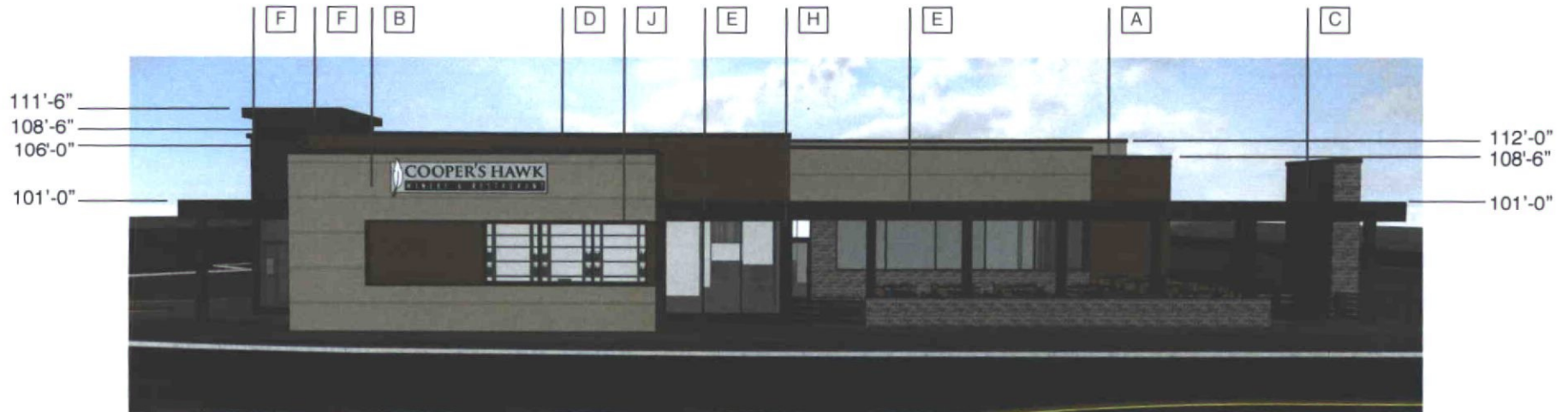
4440 E. Camel Center Blvd. Suite 1000 Phoenix, AZ 85018

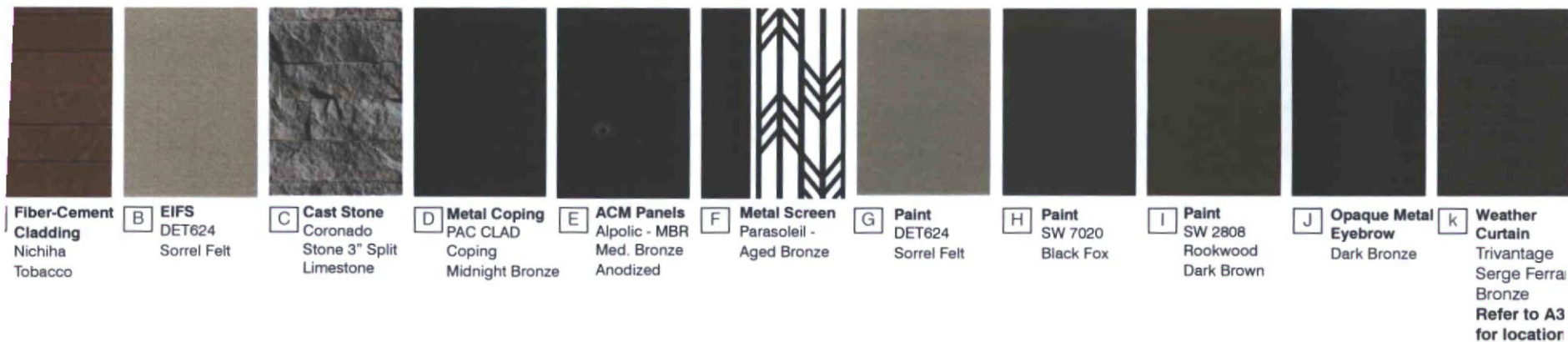











Elevation 1

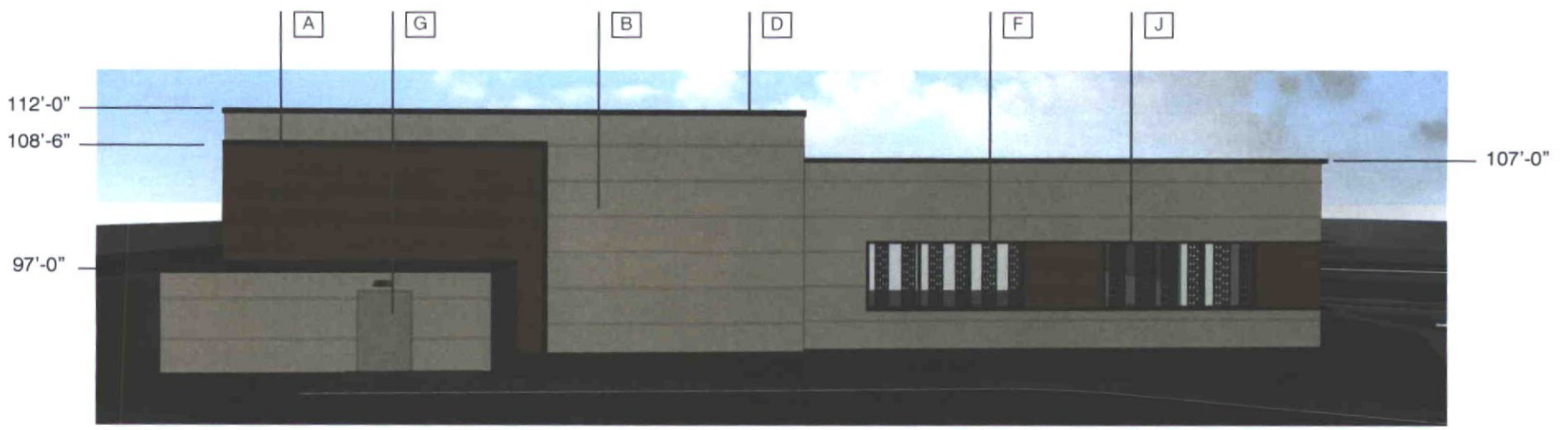


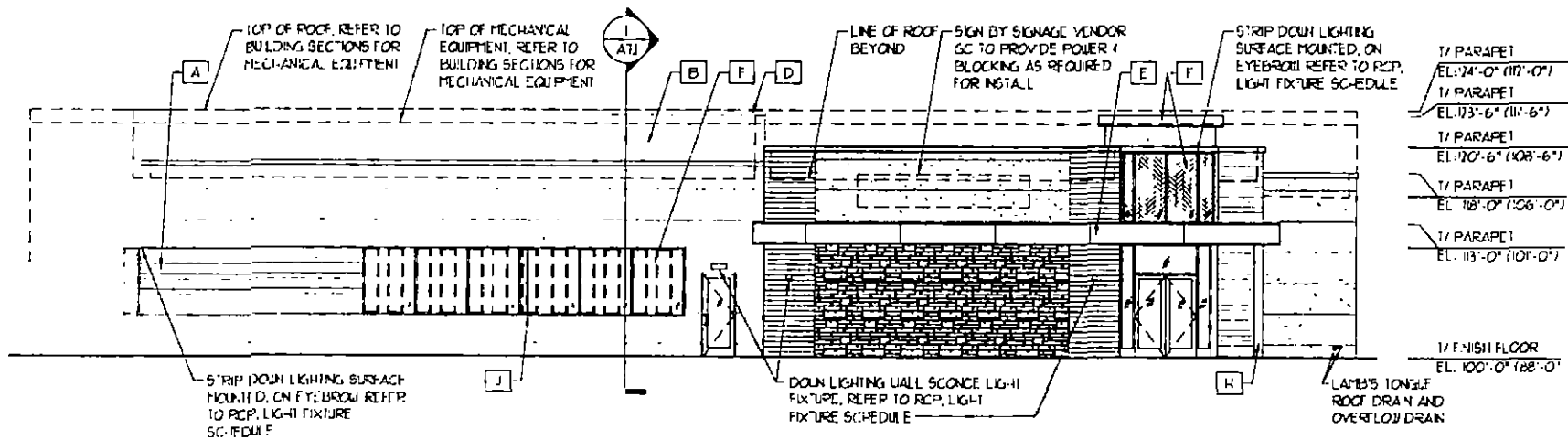
										
<b>Fiber-Cement Cladding</b> Nichiha Tobacco	<b>B EIFS</b> DET624 Sorrel Felt	<b>C Cast Stone</b> Coronado Stone 3" Split Limestone	<b>D Metal Coping</b> PAC CLAD Coping Midnight Bronze	<b>E ACM Panels</b> Alpolic - MBR Med. Bronze Anodized	<b>F Metal Screen</b> Parasoleil - Aged Bronze	<b>G Paint</b> DET624 Sorrel Felt	<b>H Paint</b> SW 7020 Black Fox	<b>I Paint</b> SW 2808 Rookwood Dark Brown	<b>J Opaque Metal Eyebrow</b> Dark Bronze	<b>K Weather Curtain</b> Trivantage Serge Ferrai Bronze Refer to A3 for location

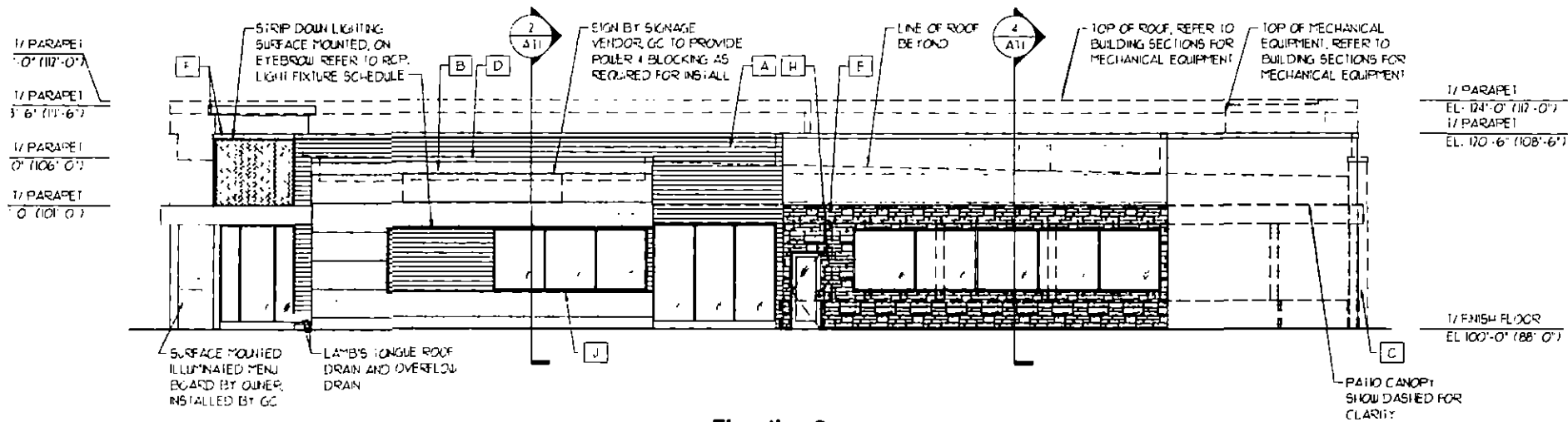




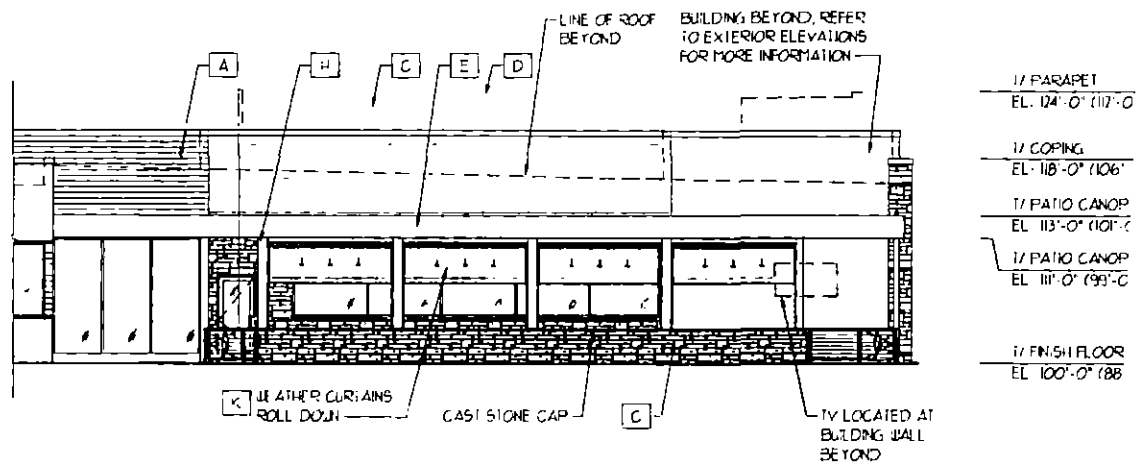
									
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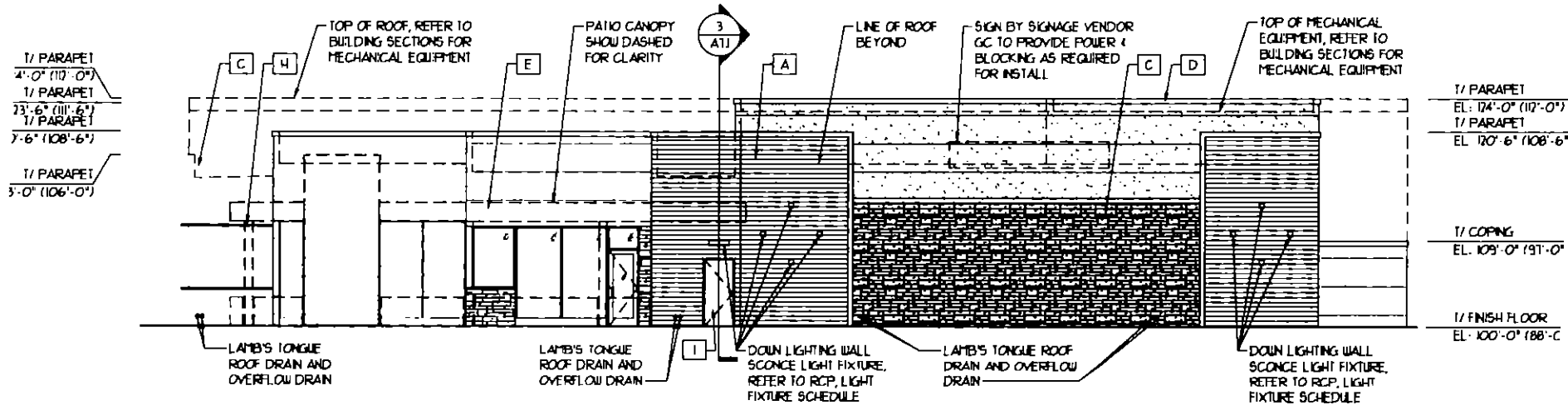


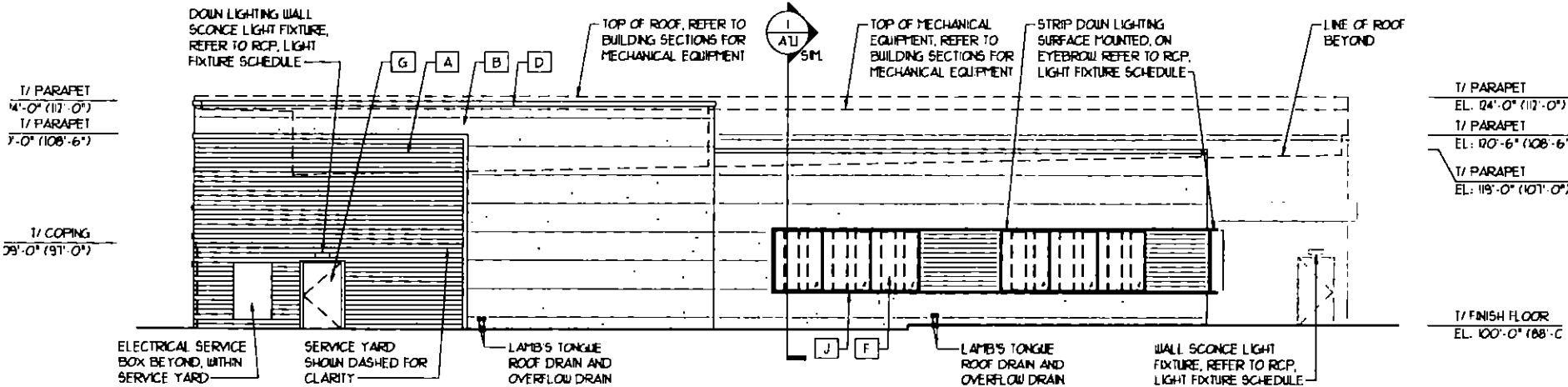


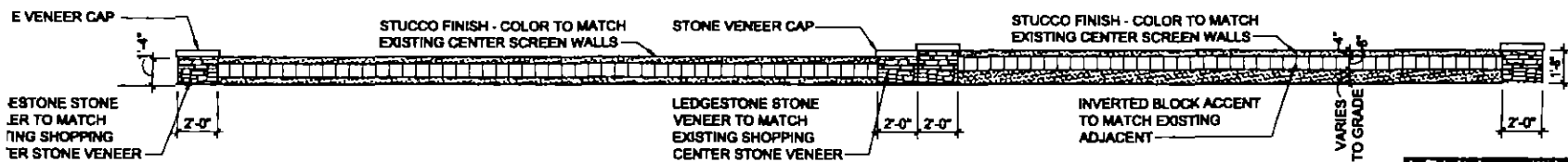
Elevation 2



Patio Elevation







**NORTH WALL ELEVATION**  
SCALE: 3/8" = 1'-0"



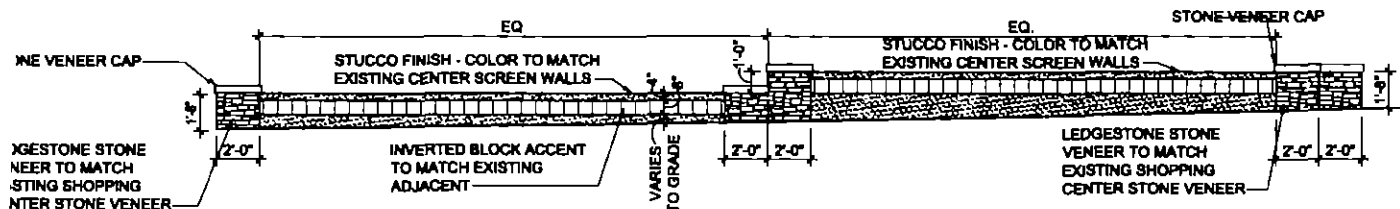
**BIKE RACK**  
SCALE: N.T.S.



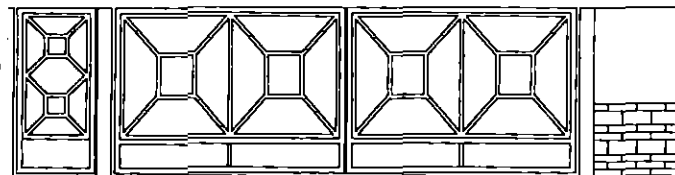
**BENCH**  
SCALE: N.T.S.

**NOTE:**

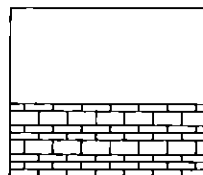
FINAL HEIGHT OF RETAINING WALL TO BE DETERMINED BY FINAL CIVIL GRADES



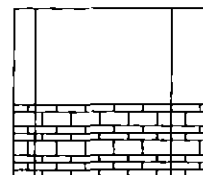
**EAST WALL ELEVATION**  
SCALE: 3/8" = 1'-0"



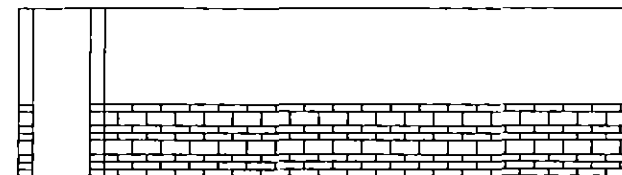
**SOUTH WALL ELEVATION**



**WEST WALL ELEVATION**



**EAST WALL ELEVATION**



**NORTH WALL ELEVATION**

**TRASH ENCLOSURE ELEVATIONS**

SCALE: 3/8" = 1'-0"





**COOPER'S HAWK**  
WINERY & RESTAURANT

Perspective 1

Scottsdale, AZ | Project No. 183993 | Design Development #1 Rev. 2 | April 4, 2019 | A4.1

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**COOPER'S HAWK**  
WINERY & RESTAURANT

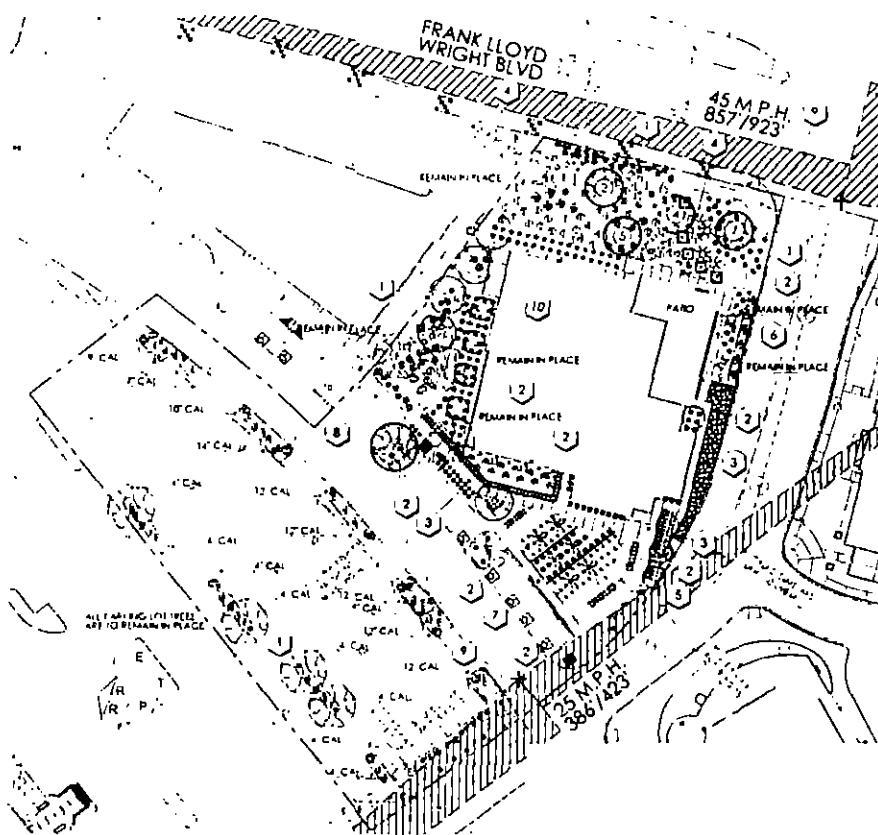
Perspective 3

Scottsdale, AZ | Project No. 183993 | Design Development #1 Rev. 2 | April 4, 2019 | A4.3

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### planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 SIDEWALK
- 4 EXISTING ENTRY MONUMENT
- 5 STEEL HEADER
- 6 EXISTING CURB
- 7 ACCESSIBLE RAMP, SEE CIVIL ENG. PLANS.
- 8 TRASH ENCLOSURE
- 9 SIGHT VISIBILITY TRIANGLE PER DSPE SECTION 5-3.119
- 10 UNDERGROUND UTILITY EQUIPMENT, SEE SITE PLAN

### thorny planting note:

THORNY TREES, SHRUBS, AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. PLEASE REFER TO DSPE SEC. 2-1.1001.13

### salvaged native plant legend

botanical name	common name
salvaged trees	
PARINSONIA FLORIDUM	BLUE PALO VERDE
PROSOPIS CHILENSIS THORNLESS	THORNLESS CHILEAN MESQUITE
salvaged cacti	
CARNEGIEA GIGANTEA	SAGUARO
FOUQUEPIA SPLENDENS	OCOTILLO

### existing remain in place plant legend

botanical name	common name
existing trees - remain in place	
ACACIA FARNESIANA	SWEET ACACIA
CAESALPINIA CACALACO	SMOOTHIE THORNLESS CASCALOTE
PARKINSONIA PRAECOX	PALO BREA
PROSOPIS CHILENSIS THORNLESS	THORNLESS CHILEAN MESQUITE
shrubs - remain in place	
CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER
CALLIANDRA ERIOPHYLLA	PINE FAIRY DUSTER
EREMOPHILA SP.	VALENTINE
RUPELLIA PENINSULARIS	BAJA RUELLIA
SENNA ARTEMISIOIDES	FEATHERY CASSIA
TECOMA ALATA	ORANGE JUBILEE
LEUCOPHYLLUM LANGMANIAE	LYNN'S LEGACY
LYNN'S LEGACY	LYNN'S LEGACY

### accents - remain in place

AGAVE AMERICANA	CENTURY PLANT
DASYLIRON WHEELERI	DESERT SPOON
ECHINOCACTUS GRUSONI	GOLDEN BARREL
EUPHORBIA ANTISYPHILICA	CANDELLA
HESPERALOE PARVIFLORA	PED YUCCA
LOPHOCEREUS SCHOTTII	MONSTROSE TOTEM POLE CACTUS
groundcover - remain in place	
SPHAGNETICOLA TRILOBATA	YELLOW DOT

### proposed plant legend

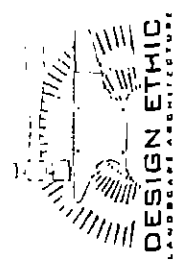
botanical name	common name
trees	
PARINSONIA FLORIDUM	BLUE PALO VERDE
PITHECELLOBRUM FLEXICAULE	TEXAS EBONY
shrubs	
BOUGAINVILLEA	BARBARA KARST
CALLIANDRA ERIOPHYLLA	PINE FAIRY DUSTER
ENCELIA FARNOSA	BRITTLEBUSH
LEUCOPHYLLUM CANDIDUM	HUNDER CLOUD
RUPELLIA PENINSULARIS	BAJA RUELLIA
SENNA ARTEMISIOIDES	FEATHERY CASSIA
accents	
AGAVE GEMINIFLORA	TWIN-FLOWERED AGAVE
ALOE BARBADENSIS	ALOE VERA
ALOE Y. BLUE ELF	BLUE ELF ALOE
CARNEGIEA GIGANTEA	SAGUARO
DASYLIRON WHEELERI	DESERT SPOON
ECHINOCACTUS GRUSONI	GOLDEN BARREL
EUPHORBIA ANTISYPHILICA	CANDELLA
FOUQUEPIA SPLENDENS	OCOTILLO
HESPERALOE PARVIFLORA	PED YUCCA
LOPHOCEREUS SCHOTTII	MONSTROSE TOTEM POLE CACTUS
MUHLENBERGIA CAPILLARS	REGAL MIST
NASSELLA TENUESIMA	MEXICAN FEATHER GRASS
OPUNTIA CACANAPA	ELSIAN/SPINELESS THORNLESS PRICKLY PEAR
OPUNTIA SANTA-RITA	PURPLE PRICKLY PEAR
OPUNTIA ENGELMANNII	ENGELMANN PRICKLY PEAR
OPUNTIA FICUS INDICA	INDIAN FIG PRICKLY PEAR
PEDRANTHUS MACROCARPUS	SUPPER PLANT
YUCCA PALLIDA	PALE LEAF YUCCA
groundcover	
LANTANA MONTEVIDENSIS	PURPLE LANTANA
LANTANA 'NEW GOLD'	NEW GOLD LANTANA
inerts	
1/2" MADISON GOLD GRANITE	MATCH EXISTING

PROJECT

JOB NO. 11  
DATE 10  
DRAWN BY  
SUBMITTED  
SET

SHEET

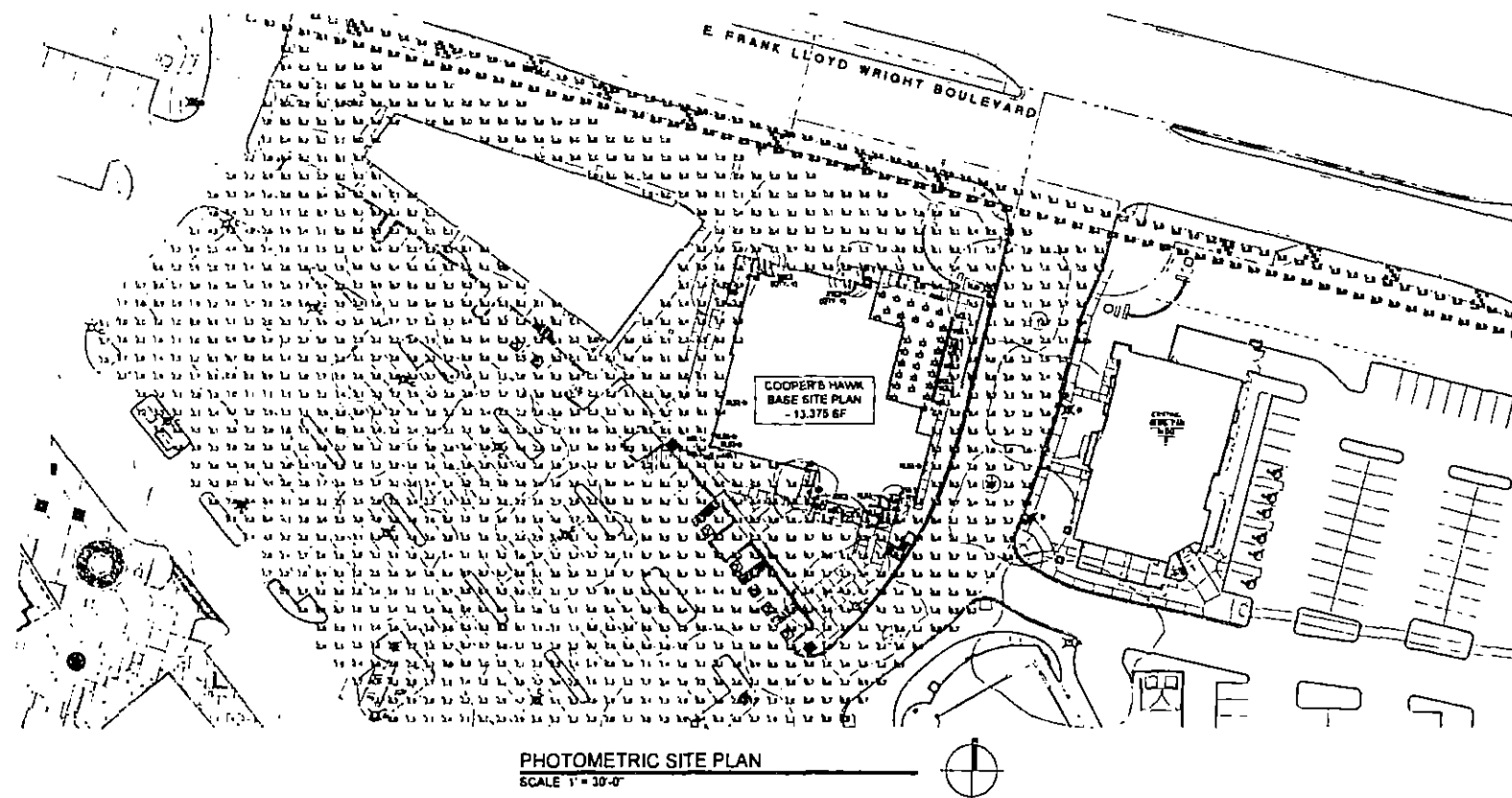
L.04 of



7361 E FRANK LLOYD WRIGHT BLVD  
SCOTTSDALE, AZ 85260

[illegible]

1. THE PROPORTIONATE CALCULATIONS WERE CONSIDERED IN OUR OFFICE. UNLESS AN INVESTMENT WAS MADE AVAILABLE BY THE BUREAU OF INVESTIGATION, WE WOULD HAVE BEEN UNABLE TO OBTAIN THE INFORMATION. THE PROPORTIONATE CALCULATIONS WERE CONSIDERED IN OUR OFFICE. UNLESS AN INVESTMENT WAS MADE AVAILABLE BY THE BUREAU OF INVESTIGATION, WE WOULD HAVE BEEN UNABLE TO OBTAIN THE INFORMATION. THE PROPORTIONATE CALCULATIONS WERE CONSIDERED IN OUR OFFICE. UNLESS AN INVESTMENT WAS MADE AVAILABLE BY THE BUREAU OF INVESTIGATION, WE WOULD HAVE BEEN UNABLE TO OBTAIN THE INFORMATION.
2. ALL THE PROPORTIONATE CALCULATIONS WERE CONSIDERED IN OUR OFFICE. UNLESS AN INVESTMENT WAS MADE AVAILABLE BY THE BUREAU OF INVESTIGATION, WE WOULD HAVE BEEN UNABLE TO OBTAIN THE INFORMATION. THE PROPORTIONATE CALCULATIONS WERE CONSIDERED IN OUR OFFICE. UNLESS AN INVESTMENT WAS MADE AVAILABLE BY THE BUREAU OF INVESTIGATION, WE WOULD HAVE BEEN UNABLE TO OBTAIN THE INFORMATION.



**PHOTOMETRIC SITE PLAN**  
**SCALE 1" = 30'-0"**

