

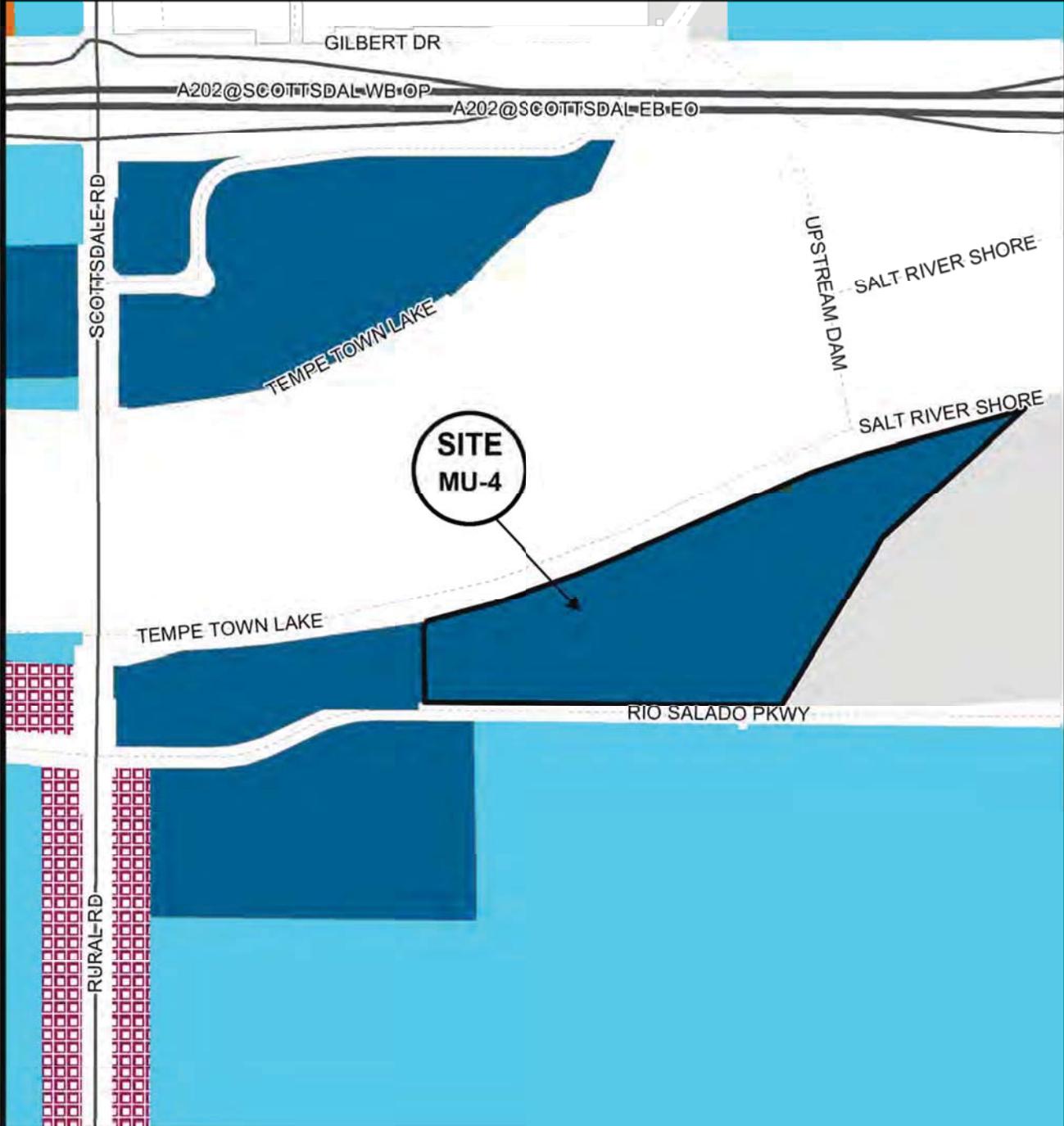
# DEVELOPMENT PROJECT FILE

for  
THE PIER  
(PL160248)

## ATTACHMENTS:

1. Location Map
2. Aerial
3. Pier 202 Lot Diagram Sheet EX-01
4. Letter of Explanation
- 5-6. Amended Subdivision Plat
7. Planned Area Development Site Plan (for reference)
8. Rendering of project (for reference)
- 9-10. Legal Description and Exhibit

**THE PIER** **PL150426**



<b>Zoning</b>				
MU-4	MU-ED	GID	AG	R-3
				County

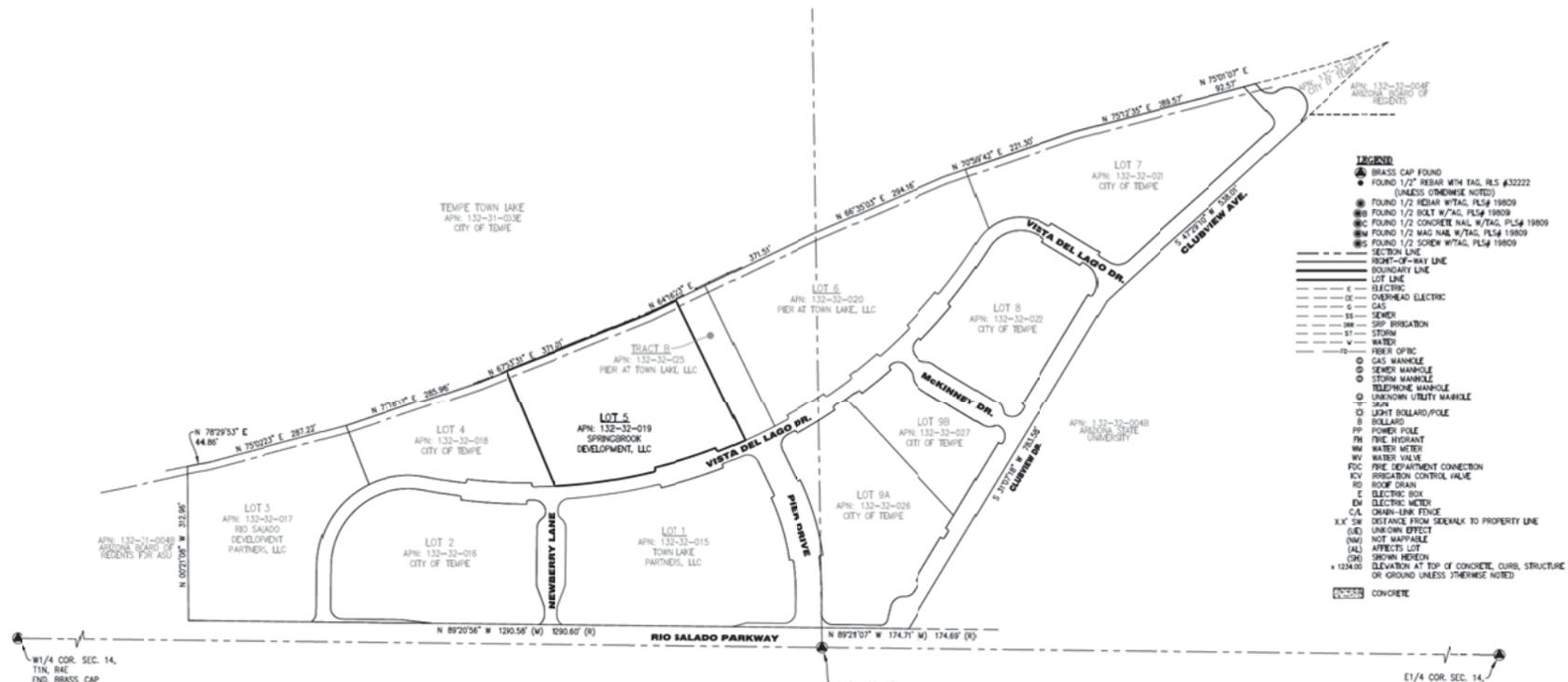
**Location Map**

<b>THE PIER</b>	<b>PL150426</b>
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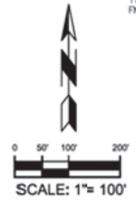


**Aerial Map**

# EXTERIOR BOUNDARY



- LEGEND**
- ▲ BRASS CAP FOUND
  - FOUND 1/2" REBAR WITH TAG, PLS #32222 (UNLESS OTHERWISE NOTED)
  - FOUND 1/2" REBAR W/TAG, PLS# 19809
  - FOUND 1/2" BOLT W/TAG, PLS# 19809
  - FOUND 1/2" CONCRETE NAIL W/TAG, PLS# 19809
  - FOUND 1/2" MAG NAIL W/TAG, PLS# 19809
  - FOUND 1/2" SCREW W/TAG, PLS# 19809
  - SECTION LINE
  - RIGHT-OF-WAY LINE
  - BOUNDARY LINE
  - LOT LINE
  - E ELECTRIC
  - OE OVERHEAD ELECTRIC
  - G GAS
  - SS SINK
  - SW SPO BRIGATION
  - ST STORM
  - W WATER
  - FO FIBER OPTIC
  - GAS MANNHOLE
  - SINK MANNHOLE
  - STORM MANNHOLE
  - TELEPHONE MANNHOLE
  - UNKNOWN UTILITY MANNHOLE
  - SINK
  - LIGHT BOLLARD/POLE
  - BOLLARD
  - POWER POLE
  - FM FIRE HYDRANT
  - WM WATER METER
  - WV WATER VALVE
  - FDC FIRE DEPARTMENT CONNECTION
  - ICV IRRIGATION CONTROL VALVE
  - RD ROOF DRAIN
  - ELECTRIC BOX
  - EM ELECTRIC METER
  - C/A CHAIN-LINK FENCE
  - XX' DISTANCE FROM SIDEWALK TO PROPERTY LINE
  - (UE) UNKNOWN EFFECT
  - (NM) NOT MAPPABLE
  - (AL) AFFECTS LOT
  - (SH) SHOWN HEREIN
  - + 1234.00 ELEVATION AT TOP OF CONCRETE, CURB, STRUCTURE OR GROUND UNLESS OTHERWISE NOTED
  - CONCRETE



SHEET 2 OF 4

**Auterich & Associates, Inc.**  
 Surveying & Engineering  
 1504 E. Stephen Dr. • Tempe, Arizona 85283  
 PHONE (480) 838-8000 • FAX (480) 838-8020  
 CHRISTOPHER S. AUERICH P.L.L.C.

ALTA, L.C.S.M. LAND TITLE SURVEY LOT 5 OF PIER 202

DATE: 10/29/2015	SCALE: 1"=100'	DRAWN: LEO	CHECKED: CEA	ACR NO: 141102
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Project # 160315  
Client: Mr. Robert Fransway  
Springbrook Development, LLC  
1111 N. Mission Park Blvd.  
Chandler, AZ 85224  
(414) 788-6125

August 8, 2016

**RE: REPLAT – LETTER OF EXPLANATION  
PIER 202– LOT 5 “THE PIER”  
TEMPE, ARIZONA**

The purpose of this request is to Re-Plat Lot 5 of the Pier 202 in Tempe, Arizona. The site is located on Lot 5 of ‘Pier 202’ in Tempe at 1190 E. Vista Del Lago. The most recent Plat is per Book 1052, Page 16. The site is approximately 2.62 acres on Parcels 132-32-109 per MCR and is zoned MU-4. It is DS150687 and EN150127.

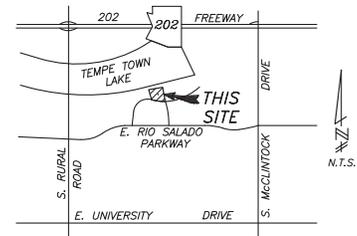
The project is an up-scale two tower mixed use project, which includes apartments, retail, and restaurant space. The Plat shows Vista Del Lago abandonment and the dedication of various easements. The section of right of way to be abandoned along Vista Del Lago was intended for parking along.

We appreciate your time and support in helping make this important development as shining success! Please let me know should you have any comments or questions.

**Standage & Associates, Ltd.**

Jeff Wimmer, PE, BMA  
Partner

**LOT 5 PIER 202 – 2ND AMENDED**  
**A REPLAT OF LOT 5, PIER 202-2ND AMENDED AS RECORDED IN**  
**BOOK 1052, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA**  
**BEING SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF**  
**SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND**  
**SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**



**Vicinity Map**

**Dedication:**

State of Arizona )  
 County of Maricopa )

KNOW ALL MEN BY THESE PRESENTS:

THAT SPRINGBROOK DEVELOPMENT, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER; HAS REPLATTED UNDER THE NAME "LOT 5 PIER 202 – 2ND AMENDED", A SUBDIVISION KNOWN AS PIER 202-2ND AMENDED AS RECORDED IN BOOK 1052, PAGE 16, LOCATED WITHIN A PORTION OF THE NORTH HALF OF SECTION 14, T. 1 N., R. 4 E. OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND HEREBY PUBLISHES THIS AND DECLARES THAT SAID PLAT SETS FOR THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE AS SUCH THE STREETS, EASEMENTS AND TRACTS AS SHOWN ON SAID PLAT AND ARE INCLUDED IN THE ABOVE DESCRIBED PREMISES.

**Acknowledgment:**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED \_\_\_\_\_, MANAGING MEMBER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: \_\_\_\_\_ NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

SPRINGBROOK DEVELOPMENT, LLC

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ITS: MANAGING MEMBER

**Legal Description**

(PRIOR TO SUBDIVISION)

LOT 5, PIER 202 – 2ND AMENDED, ACCORDING TO BOOK 1052, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA.

**Owner**

SPRINGBROOK DEVELOPMENT, LLC  
 1111 N. MISSION PARK BLVD.  
 CHANDLER, AZ 85134  
 PHONE: (414) 788-6125

**Developer**

SPRINGBROOK DEVELOPMENT, LLC  
 1111 N. MISSION PARK BLVD.  
 CHANDLER, AZ 85134  
 PHONE: (414) 788-6125

**Benchmark**

TOP OF BRASS CAP IN HANDHOLE IN HANDHOLE AT WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 1 NORTH, 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE TEMPE, ARIZONA SURVEY CONTROL MAP. ELEVATION = 1167.41

**Basis of Bearing**

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MONUMENTED WITH A FOUND CITY OF TEMPE BRASS CAP AT THE CENTER OF SAID SECTION 14 AND A FOUND BRASS CAP IN HANDHOLE AT THE EAST QUARTER CORNER OF SAID SECTION 14 AND HAVING A BEARING OF SOUTH 89 DEGREES 21 MINUTES 17 SECONDS EAST AS SHOWN ON PIER 202 – 2ND AMENDED, ACCORDING TO BOOK 1052, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING ALSO SOUTH 89 DEGREES 21 MINUTES 07 SECONDS EAST AS PER THE CITY OF TEMPE CONTROL MAP.

**Approvals:**

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY: \_\_\_\_\_ MAYOR DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ CITY CLERK DATE \_\_\_\_\_

BY: \_\_\_\_\_ CITY ENGINEER DATE \_\_\_\_\_

BY: \_\_\_\_\_ DEVELOPMENT SERVICES DATE \_\_\_\_\_

**Certification:**

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JULY 2016; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED."

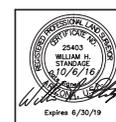
\_\_\_\_\_  
 WILLIAM H. STANDAGE, R.L.S. 25403 DATE \_\_\_\_\_

**Notes:**

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. LOT CORNERS TO BE SET WITH 1/2" REBAR RLS #25403
3. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
4. THE SOLE REASON FOR THIS REPLAT IS TO REPLAT THE EASEMENTS AND RIGHT OF WAY THAT AFFECT LOT 5 OF PIER 202 2ND AMENDED, AS RECORDED IN BOOK 1052, PAGE 16, M.C.R. EXISTING LOT CORNERS WERE FOUND AS NOTED ON SHEET 2.

**Flood Zone Certification**

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP NUMBER 04013C 2245L, DATED OCTOBER 16, 2013. AREAS DESIGNATED AS "SHADED X" ARE DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



SHEET: 1  
 OF: 2  
 PROJECT NO.: 160315  
 SCALE: 1" = 20'  
 PREPARED: BWB/WHS



**Standage & Associates, Ltd.**  
**Consulting Engineers**  
 409 S. El Dorado  
 Mesa, Arizona 85202  
 (480) 892-8090

DS 150687

PL 160248

REC 16167

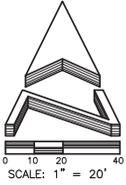
REC 16167

PL 160248

DS 150687

**Reference Documents:**

1. PIER 202-2ND AMENDED, as recorded in Book 1052 of Maps, Page 16, M.C.R.
2. PIER 202 - AMENDED, as recorded in Book 943 of Maps, Page 33, M.C.R.
3. CITY OF TEMPE, ARIZONA SURVEY CONTROL
4. RECORD OF SURVEY P.L.S.S. SUBDIVISION MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY, recorded in Book 707 of Maps, Page 1, M.C.R.



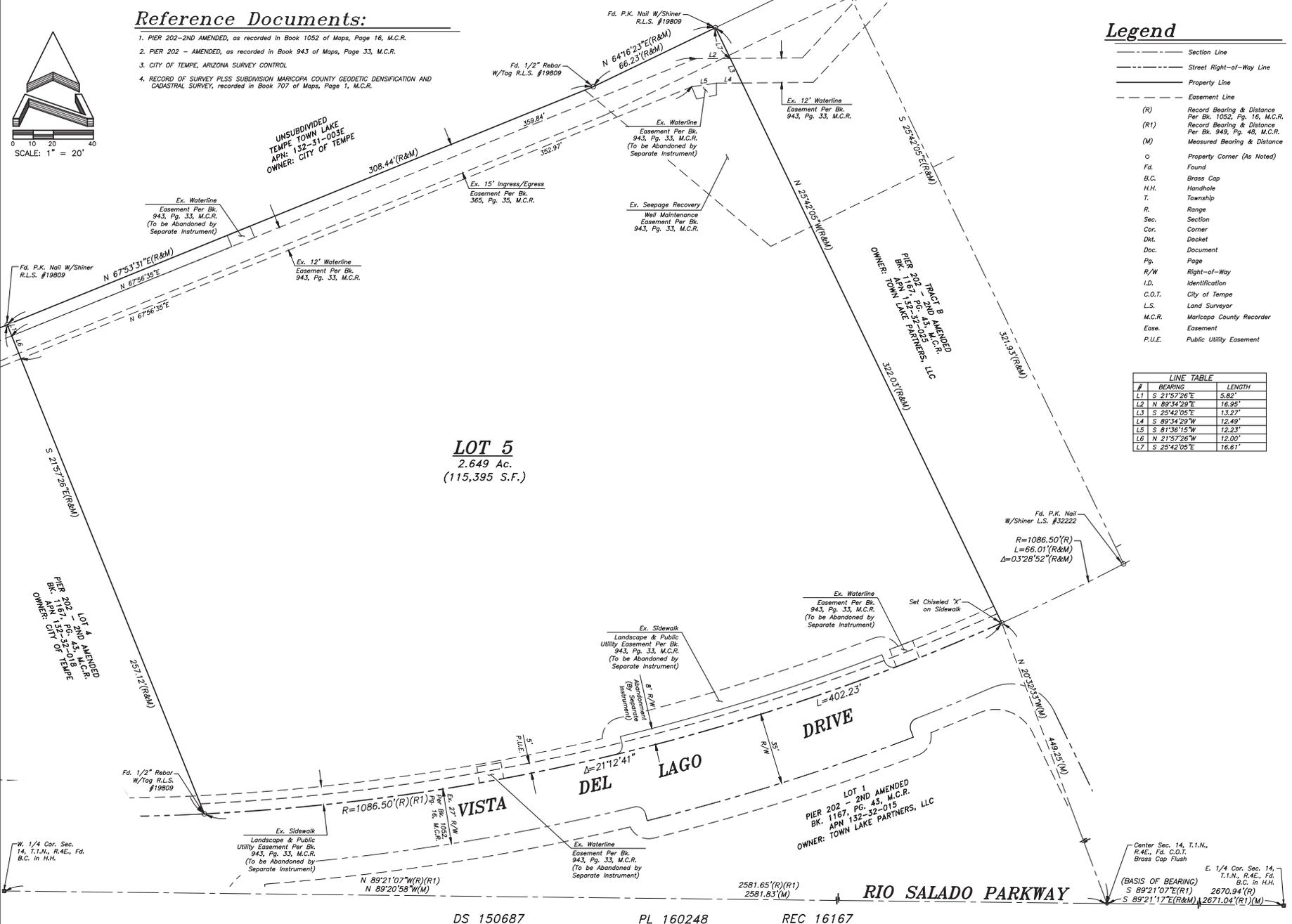
UNSUBDIVIDED  
TEMPE TOWN LAKE  
APN: 132-31-003E  
OWNER: CITY OF TEMPE

**LOT 5**  
2.649 Ac.  
(115,395 S.F.)

**Legend**

- Section Line
- Street Right-of-Way Line
- Property Line
- Easement Line
- (R) Record Bearing & Distance
- (R1) Record Bearing & Distance
- (M) Measured Bearing & Distance
- o Property Corner (As Noted)
- Fd. Found
- B.C. Brass Cap
- H.H. Handhole
- T. Township
- R. Range
- Sec. Section
- Cor. Corner
- Dkt. Docket
- Doc. Document
- Pp. Page
- R/W Right-of-Way
- I.D. Identification
- C.O.T. City of Tempe
- L.S. Land Surveyor
- M.C.R. Maricopa County Recorder
- Ease. Easement
- P.U.E. Public Utility Easement

#	BEARING	LENGTH
L1	S 21°37'28"E	5.82'
L2	N 89°34'29"E	16.95'
L3	S 25°42'05"E	13.27'
L4	S 89°34'29"W	12.49'
L5	S 81°36'15"W	12.23'
L6	N 21°37'28"W	12.00'
L7	S 25°42'05"E	16.61'



SHEET 2 OF 2  
 PROJECT NO.: 160315  
 SCALE: 1" = 20'  
 PREPARED BWB/WHS

**Standaard & Associates, Ltd.**  
 Consulting Engineers  
 409 S. El Dorado  
 Mesa, Arizona 85202  
 (480) 892-0090



DS 150687

PL 160248

REC 16167

REC 16167

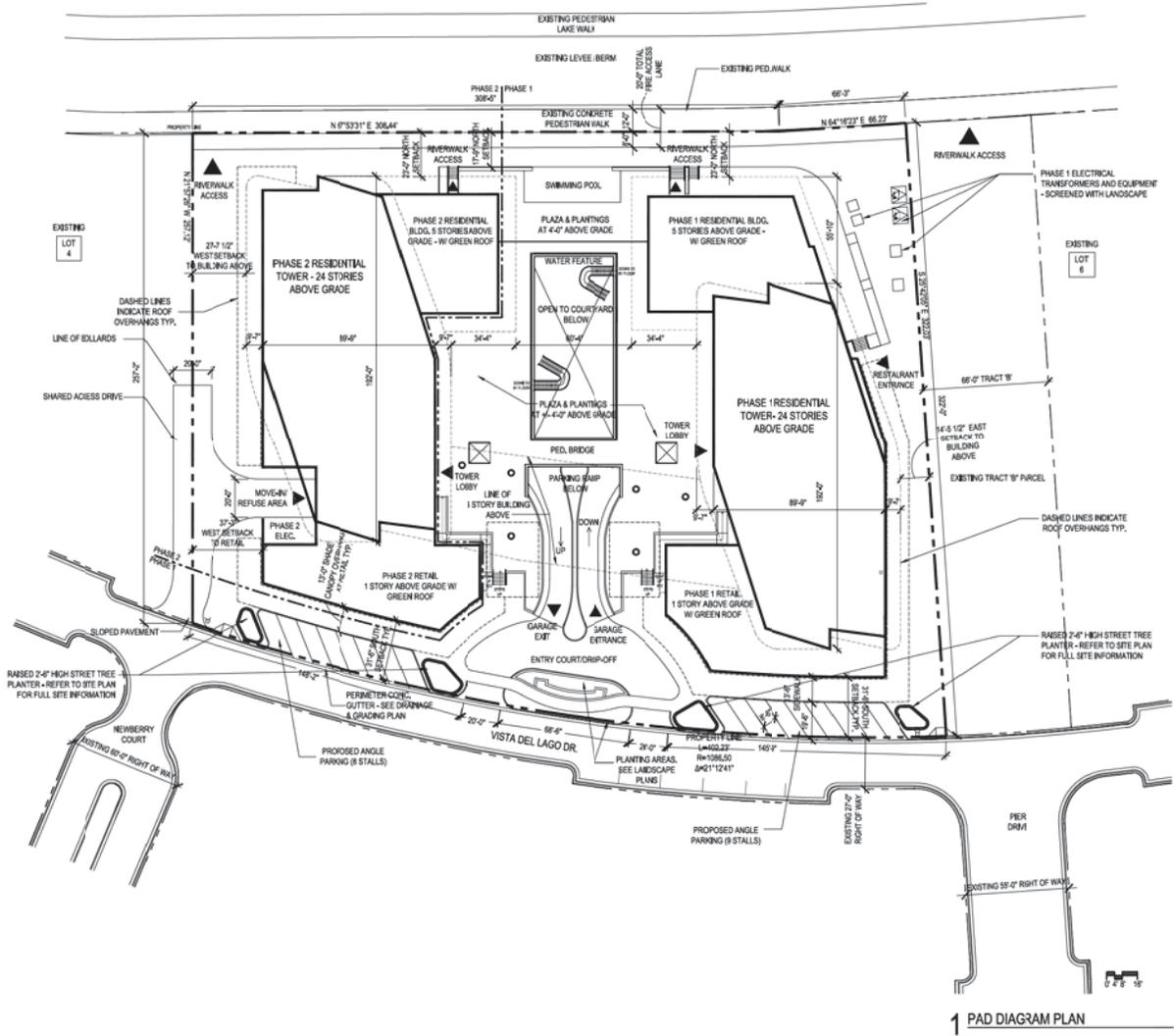
PL 160248

DS 150687

# SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR THE PIER

RINKA|CHUNG ARCHITECTURE INC.  
754 NORTH WILSON AVENUE  
MESA, ARIZONA 85201  
PHOENIX 414.031.0101

RINKA|CHUNG ARCHITECTURE INC.



1 PAD DIAGRAM PLAN

## PROJECT DATA

ZDC MU-4 STANDARDS	EXISTING PAD (LOT 5)	PAD PROPOSED (LOT 5)
GENERAL PLAN LAND USE	N/A	MIXED-USE
GENERAL PLAN DENSITY	N/A	HIGH DENSITY - URBAN CORE (r455ua)
SITE AREA	N/A	15,395 S.F. (2.649 AC)
DWELLING QUANTITY	N/A	156
DENSITY	NO STANDARD	206 DUA (5512.649 AC)
BUILDING HEIGHT	NO STANDARD	2302'-4" (Top of Mechanicals)
BUILDING LOT COVERAGE	NO STANDARD	61.48% (Footprint at 1st floor & Podium)
SITE LANDSCAPE COVERAGE	NO STANDARD	11% (12,043 S.F. / 115,395 S.F.)
BUILDING SETBACKS FRONT (Vista del Lago)	NO STANDARD	31'-6"
SIDE (W & E)	NO STANDARD	27'-7.5" (W), 14'-5.5" (E)
REVERSE FRONT (Lake frontage)	NO STANDARD	17'-9"
VEHICLE PARKING QUANTITY		
Retail	1,300	Retail 61.70 (18,511 S.F./500)
Restaurant	175	Restaurant 107.92 (8,004 S.F./500)
Dining Patio	1:150 (minus first 300 S.F.)	Dining Patio 24.63 (3,995 S.F./300/150)
Studio	1:50 UNIT	Studio 77.25 (103 * 0.75unit)
1-BR	1:50 UNIT	1-BR 204.75 (273 * 0.75unit)
2-BR	2:50 UNIT	2-BR 102.38 (136 * 0.75unit)
3-BR	3:50 UNIT	3-BR 68.25 (91 * 0.75unit)
Guest	0:20 UNIT	Guest 117.20 (586 * 0.2unit)
Hotel Keys	1:KEY	N/A
Hotel Meeting	1:300	N/A
Hotel Spa	1:25	N/A
TOTAL PARKING REQUIRED		1,246
TOTAL PARKING PROVIDED		1,246
Standard Parking Stall		445
Tandem Parking Stall		20
Compact Parking Stall		16
Handicap Accessible Stall		2
Drop-Off Stall		9
Street Angle Parking Stall		17
TOTAL PARKING PROVIDED**		1,077
BICYCLE PARKING QUANTITY**		
Retail	1:7,500 (4 min.)	Retail 4.00 (18,511 S.F./7,500 (4 Min))
Restaurant	1:500	Restaurant 16.19 (8,094 S.F./500)
Dining Patio	1:2,000	Dining Patio 2 (3,995 S.F./2,000)
Studio	0:75 UNIT	Studio 77.25 (103 * 0.75unit)
1-BR	0:75 UNIT	1-BR 204.75 (273 * 0.75unit)
2-BR	0:75 UNIT	2-BR 102.38 (136 * 0.75unit)
3-BR	0:50 UNIT	3-BR 68.25 (91 * 0.5unit)
Guest	0:20 UNIT	Guest 117.20 (586 * 0.2unit)
Hotel Keys	1:20 KEYS	N/A
Hotel Meeting	1:20 KEYS	N/A
Hotel Spa	1:20 KEYS	N/A
TOTAL BIKE PARKING REQ.		48
TOTAL BIKE PARKING PROV.		625
** Bicycle Commute Area		
USES		
N/A	Retail (17,309 S.F.)	Retail (18,511 S.F.)
N/A	Restaurant (8,425 S.F.)	Restaurant (8,094 S.F.)
N/A	Dining Patio (3,959 S.F.)	Dining Patio (3,995 S.F.)
N/A	Residential (557 units)	Residential (586 units)
Use Permit Required	N/A	(2) tandem parking permit approved

DS150687

PL160248

REC16148

REC16148

PL160248

DS150687

NOT FOR CONSTRUCTION

FORMAL SITE PLAN REVIEW SUBMITTAL

The PIER

RCA Project No. 150407.01  
Sheet Title

PROJECT DATA & PAD DIAGRAM

Sheet No.

T1-02

LOT 5  
ADDN. 3 19-32-019  
TEMPE, ARIZONA, 85281  
Issue Date July 5th, 2016

# THE PIER - TEMPE, ARIZONA



CONCEPTUAL RENDERING: AERIAL VIEW LOOKING WEST



**SPRINGBROOK DEVELOPMENT, LLC**

JANUARY 8, 2015

JOB NO. 15-05-01

**LEGAL DESCRIPTION: NEW LOT 5**

A PORTION OF LOT 5 AND VISTA DEL LAGO DRIVE, PIER 202, SECOND AMENDED, AS RECORDED IN BOOK 1052, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5, SAID POINT BEING ON A CIRCLE, THE CENTER OF WHICH BEARS NORTH 24° 04' 19" WEST, A DISTANCE OF 1086.50 FEET, AND IS THE NORTH LINE OF THE AFOREMENTIONED VISTA DEL LAGO DRIVE;

THENCE, ALONG THE AFOREMENTIONED NORTH LINE OF VISTA DEL LAGO DRIVE THROUGH A CENTRAL ANGLE OF 21° 12' 41", A DISTANCE OF 402.23 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE, NORTH 21° 57' 26" WEST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 257.12 FEET TO THE NORTHWEST CORNER OF SAID LOT 5;

THENCE, NORTH 67° 53' 31" EAST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 308.44 FEET;

THENCE, CONTINUING ALONG THE NORTH LINE OF SAID LOT 5 NORTH 64° 16' 23" EAST, A DISTANCE OF 66.23 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;

THENCE, SOUTH 25° 42' 05" EAST ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 322.03 FEET TO THE POINT OF BEGINNING.

DESCRIBED PROPERTY BEING IN AND FORMING A PART OF THE CITY OF TEMPE AND COMPRISING AN AREA OF 115,395 SQUARE FEET, OR 2.649 ACRES, MORE OR LESS.



EXPIRES: 03/31/17



# Aulerich & Associates, Inc.

## Surveying & Engineering

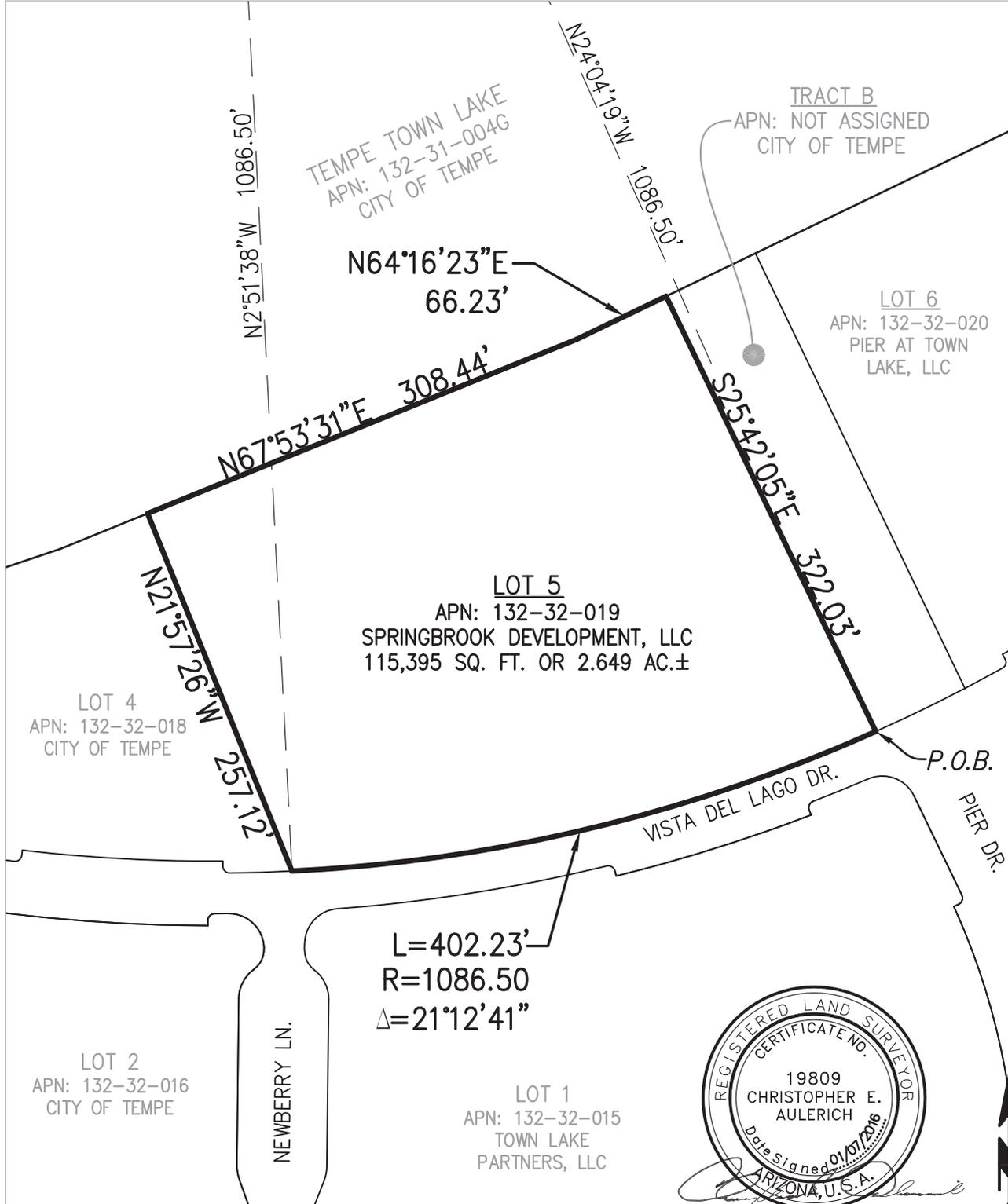
9612 E. Minnesota Ave. · Sun Lakes, AZ 85283  
Phone (480) 839-4000 · Fax (480) 345-9259

PROJ. NO.: 150501

PAGE: 2 OF 2 PAGES

PROJECT: LOT 5 OF THE PLAT OF PIER 202-2ND AMENDED

DATE: 01/08/2016



EXPIRES: 03/31/17

SCALE 1"=100'