

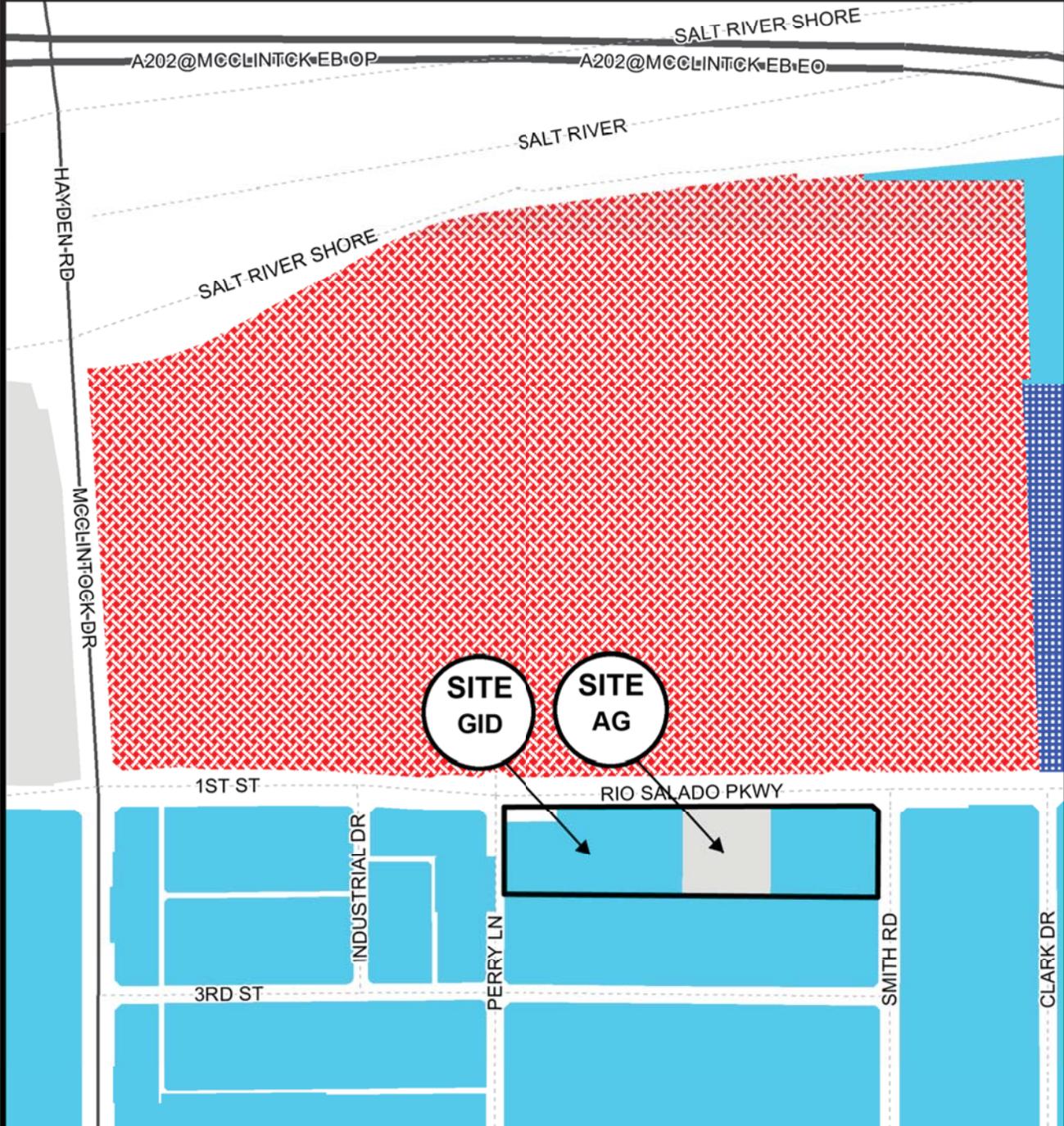


DEVELOPMENT PROJECT FILE
for
RIO SALADO RETAIL
(PL160241)

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Intent
- 4-7. Subdivision Plat
8. Planned Area Development Cover Sheet (For Reference Only)
9. Site Plan – Sheet PAD-2 (For Reference Only)
10. Renderings (For Reference Only)

RIO SALADO RETAIL	PL160241
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Location Map

RIO SALADO RETAIL

PL160241



Maricopa County Assessor's Office



Aerial Map

10450 N. 74th STREET
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

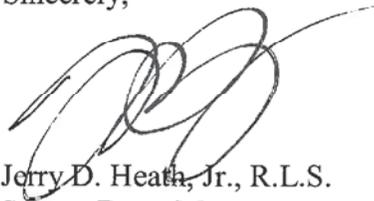
EXPLANATION LETTER TO CITY OF TEMPE
COMMUNITY DEVELOPMENT PLANNING:

TO:
FIRM: City of Tempe
FROM: Jerry D. Heath, Jr., R.L.S.
DATE: July 27, 2016
SUBJECT: **Rio Salado Retail Final Plat**
HE PROJ. #: SJJ008

The purpose of this letter is to describe the intent of the attached submittal.

The intent is to create a Final Plat of the existing parcels with the current A.P.N. # of: 132-38-001, 002B, 002C, 002K, 002L, 003 123-22-002E 004, 005, 006C, 006D, 006K, 006L & 007 into 8 separate parcels as shown on the accompanying submittal. The site is an existing General Industrial District & Agricultural zoned area with a proposed zoning designation of Planned Commercial Center Comprehensive. All existing on site improvements as shown on the current A.L.T.A./A.C.S.M. Land Title Survey provided will be demolished and replaced with a variety of Commercial, Retail & Drive Thru Restaurants as shown on the current Site Plan. The Project Site contains 8.4 Acres located at the southeast corner of Rio Salado Parkway & Perry Lane.

Sincerely,



Jerry D. Heath, Jr., R.L.S.
Survey Dept. Manager

**A SUBDIVISION PLAT
FOR
RIO SALADO RETAIL**

THOSE PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION:

SONORAN SON DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF RIO SALADO RETAIL, BEING THOSE PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF RIO SALADO RETAIL AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING THE SAME; AND THAT EACH LOT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY ON SAID PLAT; AND THAT SONORAN SON DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT:

SONORAN SON DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

DATE: _____

ITS: _____

ON THIS _____ DAY OF _____ 2016, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED TOM LECLAIR, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____

NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION: (CONTINUED ON SHEETS 2 & 3)

A.P.N. 132-38-005

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 70 YARDS EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13;
THENCE SOUTH 52 YARDS;
THENCE EAST 70 YARDS;
THENCE NORTH 52 YARDS;
THENCE WEST 70 YARDS TO THE POINT OF BEGINNING.

OWNER/DEVELOPER:

SONORAN SON DEVELOPMENT, LLC,
17929 N. 99TH STREET
SCOTTSDALE, AZ. 85255
PHONE: (602) 618-5205
CONTACT: JEFF SCANLON

BENCHMARK:

BRASS CAP IN HANDHOLE AT THE INTERSECTION OF RIO SALADO PARKWAY AND McCLINTOCK DRIVE, BEING THE WEST QUARTER CORNER OF SEC. 13, T.1N., R.4E., ELEVATION= 1171.73 (CITY OF TEMPE DATUM)

BASIS OF BEARING:

BASIS OF BEARING FOR THIS SURVEY IS A MEASURED BEARING OF NORTH 01°10'10" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE FOLLOWING REFERENCED DOCUMENTS:
(R1) RECORDED DATA ACCORDING TO A RECORD OF SURVEY PREPARED BY ALLIANCE LAND SURVEYING, LLC, BOOK 1216 OF MAPS, PAGE 07, OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER. AND
(R3) RECORDED DATA ACCORDING TO THE FINAL PLAT OF "FISHER TOOLS AND HANDLES" AS RECORDED IN BOOK 1035 OF MAPS, PAGE 21, OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER, SAID LINE HAS A BEARING OF NORTH 01°10'10" EAST AS PER CITY OF TEMPE SURVEY CONTROL PLAT.

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF CITY OF TEMPE,

ARIZONA, ON THIS _____ DAY OF _____ 2016.

BY: _____ MAYOR DATE _____

ATTEST: _____ CITY CLERK DATE _____

BY: _____ CITY ENGINEER DATE _____

BY: _____ COMMUNITY DEVELOPMENT 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 MAY 2016; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS 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;

JERRY D. HEATH, JR.,
R.L.S. 48835



9/15/16
DATE



VICINITY MAP:
SECTION 13 T.1N., R.4E.

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 & CAP STAMPED, "RLS 45835".
3. ALL NEW AND EXISTING, AS WELL AS, ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
4. ANY RETENTION SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY) AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSIPATE THE VOLUME OF STORM WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE REFERENCED PROPERTY LIES WITHIN ZONE X AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 04013C 2245L DATED OCTOBER 16, 2013. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE 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.

RECORDER'S INFO.

SECTION: 13
TOWNSHIP: 1N.
RANGE: 4E.

JOB NO.: SJJ008-SP

SCALE: N.T.S.

SHEET: 1 OF 4

DS 160579

PL 160241

REC 16166

NO.	DATE	REVISION	BY
PURPOSE:			SUBDIVISION PLAT

DRAWN BY: PJE
CHECKED BY: JQH

HUNTER
ENGINEERING
CIVIL AND SURVEY
10450 N. 44TH ST., SUITE 200
SCOTTSDALE, AZ 85258
F 480 991 3888

REC 16166
PL 160241
DS 160579

**A SUBDIVISION PLAT FOR
RIO SALADO RETAIL**
THOSE PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION: (PRIOR TO SUBDIVISION) (CONTINUED FROM SHEET 1)

PARCEL ONE: A.P.N. 132-38-002L

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP ONE (1) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
THENCE SOUTH, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 156 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTH, ALONG SAID LINE, 63 FEET;
THENCE EAST, PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 190 FEET;
THENCE NORTH, PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 63 FEET;
THENCE WEST, PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 190 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL TWO: A.P.N. 132-38-007

THE SOUTH 60 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP ONE (1) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
THENCE SOUTH 52 YARDS;
THENCE EAST 70 YARDS;
THENCE NORTH 52 YARDS;
THENCE WEST 70 YARDS TO THE POINT OF BEGINNING.

PARCEL THREE: A.P.N. 132-38-002L

BEGINNING AT A POINT 370 YARDS WEST AND 52 YARDS SOUTH OF THE CENTER OF SECTION THIRTEEN (13), TOWNSHIP ONE (1) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
THENCE WEST 20 FEET;
THENCE SOUTH 63 FEET;
THENCE EAST 20 FEET;
THENCE NORTH 63 FEET TO THE POINT OF BEGINNING.

A.P.N. 132-38-004

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER THEREOF;
THENCE SOUTH 52 YARDS;
THENCE EAST 70 YARDS;
THENCE NORTH 52 YARDS;
THENCE WEST 70 YARDS TO THE POINT OF BEGINNING;
EXCEPT THE SOUTH 60 FEET THEREOF.

PARCEL NO. 1 A.P.N. 132-38-006K

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF THE SAID SECTION 13;
THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 326.34 FEET;
THENCE CONTINUING SOUTH 01 DEGREE 10 MINUTES 10 SECONDS WEST, A DISTANCE OF 37.00 FEET TO A POINT;
THENCE NORTH 88 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 150.00 FEET;
THENCE NORTH 01 DEGREE 10 MINUTES 10 SECONDS EAST ALONG THE WESTERLY LINE OF THE EAST 150.00 FEET A DISTANCE OF 360.00 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE EAST ALONG SAID NORTH LINE, 150.00 FEET TO THE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED PARCEL:
COMMENCING AT THE CENTER OF SAID SECTION 13;
THENCE SOUTH 89 DEGREES 16 MINUTES 26 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, TO A POINT ON THE WEST LINE OF THE EAST 150.00 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 150.07 FEET;
THENCE SOUTH 00 DEGREES 09 MINUTES 59 SECONDS WEST ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 16 MINUTES 26 SECONDS EAST PARALLEL TO AND 40.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 110.06 FEET TO A POINT;
THENCE SOUTH 00 DEGREES 10 MINUTES 30 SECONDS WEST PARALLEL TO AND 40.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 35.00 FEET TO A POINT;
THENCE NORTH 45 DEGREES 16 MINUTES 55 SECONDS WEST, A DISTANCE OF 28.06 FEET TO A POINT;
THENCE SOUTH 89 DEGREES 16 MINUTES 26 SECONDS WEST PARALLEL TO AND 55.00 FEET SOUTH OF SAID NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER TO A POINT ON THE WEST LINE OF THE EAST 150.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 90.05 FEET;
THENCE NORTH 00 DEGREES 09 MINUTES 59 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2 A.P.N. 132-38-006L

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF THE SAID SECTION 13;
THENCE SOUTH 01 DEGREE 10 MINUTES 10 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 326.34 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13;
THENCE CONTINUING SOUTH 01 DEGREE 10 MINUTES 10 SECONDS WEST, A DISTANCE OF 37.00 FEET;
THENCE NORTH 88 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 246.00 FEET;
THENCE NORTH 01 DEGREE 10 MINUTES 10 SECONDS EAST ALONG THE WEST LINE OF THE EAST 396.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 355.26 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13;
THENCE EAST ALONG SAID NORTH LINE 245.99 FEET TO THE NORTHWEST CORNER OF THE EAST 150.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13;
THENCE SOUTH 01 DEGREE 10 MINUTES 10 SECONDS WEST, A DISTANCE OF 360.00 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE NORTH 40 FEET; AND
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
THE SOUTH 15.00 FEET OF THE NORTH 55.00 FEET OF THE WEST 246.00 FEET OF THE EAST 396.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13.

PARCEL NO. 1 A.P.N. 132-38-002K

STARTING AT A POINT 230 YARDS WEST OF THE CENTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
RUNNING THENCE WEST 70 YARDS;
THENCE SOUTH 52 YARDS;
THENCE WEST 140 YARDS;
THENCE SOUTH 58 YARDS;
THENCE EAST 308 YARDS;
THENCE NORTH 12 YARDS;
THENCE WEST 98 YARDS;
THENCE NORTH 98 YARDS TO THE POINT OF BEGINNING;
EXCEPT THOSE PORTIONS THEREOF LYING WITHIN THE FOLLOWING PARCELS A, B AND C:

PARCEL A:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
THENCE SOUTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER 156 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTH ALONG SAID LINE 63 FEET TO A POINT;
THENCE EAST PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, 190 FEET TO A POINT;
THENCE NORTH PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 13, 63 FEET TO A POINT;
THENCE WEST PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 13, 190 FEET TO THE POINT OF BEGINNING.

PARCEL B:
STARTING AT A POINT 370 YARDS WEST AND 52 YARDS SOUTH OF THE CENTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
RUNNING THENCE WEST 20 FEET;
THENCE SOUTH 63 FEET;
THENCE EAST 20 FEET;
THENCE NORTH 63 FEET TO THE POINT OF BEGINNING.

PARCEL C:
THE EAST 98 YARDS OF THE FOLLOWING DESCRIBED PROPERTY:
STARTING AT A POINT 230 YARDS WEST OF THE CENTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
RUNNING THENCE WEST 70 YARDS;
THENCE SOUTH 52 YARDS;
THENCE WEST 140 YARDS;
THENCE SOUTH 58 YARDS;
THENCE EAST 308 YARDS;
THENCE NORTH 12 YARDS;
THENCE WEST 98 YARDS;
THENCE NORTH 98 YARDS TO THE POINT OF BEGINNING; AND
EXCEPT THAT PORTION THEREOF SET FORTH IN FINAL ORDER OF CONDEMNATION TO THE CITY OF TEMPE, FILED IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA ON MARCH 2, 1998, CASE NO. CV97-92844 AND RECORDED APRIL 20, 1998 IN DOCUMENT NO. 98-317599, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 15.00 FEET OF THE NORTH 55.00 FEET OF THE WEST 210.00 FEET OF THE EAST 900.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; AND
EXCEPT SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEGINNING AT A POINT 70 YARDS EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THENCE SOUTH 52 YARDS;
THENCE EAST 70 YARDS;
THENCE NORTH 52 YARDS;
THENCE WEST 70 YARDS TO THE POINT OF BEGINNING;
EXCEPT THE NORTH 40 FEET FOR ROADWAY.

NO.	DATE	REVISION	BY

DRAWN BY: P.J.E.
CHECKED BY: J.H.

CIVIL AND SURVEY
HUNTER
ENGINEERING
10450 N. 4TH ST., SUITE 200
SCOTTSDALE, AZ 85258
P. 480.991.3886
F. 480.991.3886



REC 16166

PL 160241

DS 160579

A SUBDIVISION PLAT FOR RIO SALADO RETAIL
THOSE PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 13
TOWNSHIP: 1N
RANGE: 4E

JOB NO.:
SJJ008-SP

SCALE:
N.T.S.

2 OF 4

LEGAL DESCRIPTION: (PRIOR TO SUBDIVISION) (CONTINUED FROM SHEET 2)

PARCEL NO. 2 A.P.N. 132-38-006B

BEGINNING AT THE CENTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
 THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, SOUTH 1 DEGREE 10 MINUTES 10 SECONDS WEST (ASSUMED BEARING) TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13 A DISTANCE OF 326.34 FEET;
 THENCE WESTERLY ALONG THE NORTH LINE OF THE ABOVE SAID SOUTH HALF, NORTH HALF, NORTHEAST QUARTER, SOUTHWEST QUARTER, SECTION 13, SOUTH 89 DEGREES 59 MINUTES 25 SECONDS WEST TO THE WESTERLY LINE OF THE EASTERLY 230 YARDS, MORE OR LESS, OF THE ABOVE SAID SECTION 13, A DISTANCE OF 688.42 FEET (THE APPARENT TRUE POINT OF BEGINNING, NOT PREVIOUSLY DEFINED ON RECORD);
 THENCE CONTINUING SOUTH 89 DEGREES 59 MINUTES 25 SECONDS WEST TO THE NORTHWEST CORNER OF ABOVE SAID SOUTH HALF, NORTH HALF, NORTHEAST QUARTER, SOUTHWEST QUARTER, SECTION 13, A DISTANCE OF 626.50 FEET;
 THENCE SOUTHERLY ALONG THE WESTERLY LINE OF ABOVE SAID NORTHEAST QUARTER, SOUTHWEST QUARTER, SECTION 13, SOUTH 1 DEGREE 07 MINUTES 15 SECONDS WEST A DISTANCE OF 10.00 FEET;
 THENCE EASTERLY SOUTH 88 DEGREE 50 MINUTES 00 SECONDS EAST TO THE WESTERLY LINE OF THE EASTERLY 230 YARDS, MORE OR LESS OF THE ABOVE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 13, A DISTANCE OF 626.46 FEET;
 THENCE NORTH 1 DEGREE 09 MINUTES 25 SECONDS EAST, A DISTANCE OF 22.86 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 1 A.P.N. 132-38-002B

THE WEST 49 YARDS OF THE EAST 98 YARDS OF THE FOLLOWING DESCRIBED PROPERTY:
 STARTING AT A POINT 230 YARDS WEST OF THE CENTER OF SECTION THIRTEEN (13) TOWNSHIP ONE NORTH (1N) RANGE FOUR EAST (4E) OF THE GILA AND SALT RIVER BASE AND MERIDIAN;
 RUNNING THENCE WEST 70 YARDS;
 THENCE SOUTH 52 YARDS;
 THENCE WEST 140 YARDS;
 THENCE SOUTH 58 YARDS;
 THENCE EAST 308 YARDS;
 THENCE NORTH 12 YARDS;
 THENCE WEST 98 YARDS;
 THENCE NORTH 98 YARDS TO POINT OF BEGINNING.

PARCEL NO. 2 A.P.N. 132-38-001

A PLOT OF GROUND IN THE NORTH HALF (N1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTEEN (13), TOWNSHIP ONE NORTH (1N) RANGE FOUR EAST (4E) OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
 STARTING AT A POINT 181 YARDS WEST OF THE CENTER OF SAID SECTION THIRTEEN;
 RUNNING THENCE WEST 49 YARDS;
 THENCE SOUTH 98 YARDS;
 THENCE EAST 49 YARDS;
 THENCE NORTH 98 YARDS, TO POINT OF BEGINNING;
 EXCEPT THE NORTH 55 FEET.

PARCEL NO. 3 A.P.N. 132-38-006D

BEGINNING AT THE CENTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
 THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF ABOVE SAID SECTION 13, SOUTH 01°10'10" WEST (ASSUMED BEARING) TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF ABOVE SAID SECTION 13, A DISTANCE OF 326.34 FEET;
 THENCE WESTERLY SOUTH 89°59'25" WEST ALONG THE NORTHERLY LINE OF ABOVE SAID SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13 TO THE WESTERLY LINE OF THE EASTERLY 181 YARDS, MORE OR LESS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF ABOVE SAID SECTION 13, A DISTANCE OF 542.21 FEET, SAID LAST MENTIONED POINT BEING THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING SOUTH 89°59'25" WEST, TO THE WESTERLY LINE OF THE EASTERLY 230 YARDS, MORE OR LESS OF THE ABOVE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 146.21 FEET;
 THENCE SOUTHERLY SOUTH 01°09'25" WEST ALONG THE WESTERLY LINE OF THE ABOVE SAID EASTERLY 230 YARDS, MORE OR LESS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 22.86 FEET;
 THENCE EASTERLY SOUTH 88°50'00" EAST TO THE WESTERLY LINE OF THE ABOVE SAID EASTERLY 181 YARDS, MORE OR LESS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 146.17 FEET;
 THENCE NORTH 01°09'50" EAST A DISTANCE OF 25.87 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 4 A.P.N. 132-38-003

A PLOT OF GROUND IN THE NORTH HALF (N1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTEEN, TOWNSHIP ONE NORTH (1N) RANGE FOUR EAST (4E) OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
 STARTING AT A POINT 132 YARDS WEST OF THE CENTER OF SAID SECTION 13;
 RUNNING THENCE WEST 49 YARDS;
 THENCE SOUTH 98 YARDS;
 THENCE EAST 49 YARDS;
 THENCE NORTH 98 YARDS TO POINT OF BEGINNING;
 EXCEPT THE NORTH 55 FEET.

PARCEL NO. 5 A.P.N. 132-38-002C

THE EAST 49 YARDS OF THE FOLLOWING DESCRIBED PROPERTY:
 STARTING AT A POINT 230 YARDS WEST OF THE CENTER OF SECTION THIRTEEN (13) TOWNSHIP ONE NORTH (1N) RANGE FOUR EAST (4E) OF THE GILA AND SALT RIVER BASE AND MERIDIAN;
 RUNNING THENCE WEST 70 YARDS;
 THENCE SOUTH 52 YARDS;
 THENCE WEST 140 YARDS;
 THENCE SOUTH 58 YARDS;
 THENCE EAST 308 YARDS;
 THENCE NORTH 12 YARDS;
 THENCE WEST 98 YARDS;
 THENCE NORTH 98 YARDS TO POINT OF BEGINNING.

PARCEL NO. 6 A.P.N. 132-38-006C

BEGINNING AT THE CENTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
 THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF ABOVE SAID SECTION 13, SOUTH 01°10'10" WEST (ASSUMED BEARING) TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER ABOVE SAID SECTION 13, A DISTANCE OF 326.34 FEET;
 THENCE WESTERLY ALONG THE NORTHERLY LINE OF ABOVE SAID SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 13, SOUTH 89°59'25" WEST TO THE WESTERLY LINE OF THE EASTERLY 132 YARDS, MORE OR LESS OF THE ABOVE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 396.00 FEET, SAID LAST MENTIONED POINT ALSO BEING THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING SOUTH 89°59'25" WEST TO THE WESTERLY LINE OF THE EASTERLY 181 YARDS, MORE OR LESS OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 146.21 FEET;
 THENCE SOUTHERLY ALONG THE WESTERLY LINE OF THE EASTERLY 181 YARDS, MORE OR LESS OF THE ABOVE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, SOUTH 01°09'50" WEST, A DISTANCE OF 25.87 FEET;
 THENCE EASTERLY SOUTH 88°50'00" EAST TO THE WESTERLY LINE OF THE EASTERLY 132 YARDS, MORE OR LESS OF ABOVE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 146.17 FEET;
 THENCE NORTH 01°10'10" EAST A DISTANCE OF 28.87 FEET TO THE TRUE POINT OF BEGINNING.

EXISTING EASEMENTS:

- 1 5' EASEMENT FOR ELECTRICAL TRANSMISSION FACILITIES AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 85-132941.
- 2 5' EASEMENT FOR UNDERGROUND POWER AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 90-469805.
- 3 7' EASEMENT FOR ANCHORS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 90-469806.
- 4 4' EASEMENT FOR UNDERGROUND POWER AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 90-469807.
- 5 3' EASEMENT FOR ANCHORS AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 90-469808.

BOUNDARY REFERENCES:

- (R1) RECORDED DATA ACCORDING TO A RECORD OF SURVEY PREPARED BY ALLIANCE LAND SURVEYING, LLC, BOOK 1216 OF MAPS, PAGE 07, OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER.
- (R2) RECORDED DATA ACCORDING TO A RECORD OF SURVEY PREPARED BY ALLIANCE LAND SURVEYING, LLC, BOOK 1121 OF MAPS, PAGE 42, OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER.
- (R3) RECORDED DATA ACCORDING TO THE FINAL PLAT OF "FISHER TOOLS AND HANDLES" AS RECORDED IN BOOK 1035 OF MAPS, PAGE 21, OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER.

NO.	DATE	REVISION	BY
PURPOSE			SUBDIVISION PLAT

DRAWN BY: PJE
 CHECKED BY: JQH

CIVIL AND SURVEY
HUNTER
 ENGINEERING
 10400 N. 74TH ST., SUITE 200
 SCOTTSDALE, AZ 85258
 F. 480.991.3888



REC 16166

PL 160241

DS 160579

A SUBDIVISION PLAT FOR RIO SALADO RETAIL
 THOSE PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 13
 TOWNSHIP: 1N
 RANGE: 4E

JOB NO.: SJD008-SP

SCALE: N.T.S.

3 OF 4

PLANNED AREA DEVELOPMENT OVERLAY FOR RIO SALADO RETAIL

A PORTION OF THE NORTHWEST QUARTER, SECTION 13, TOWNSHIP 1N, RANGE 4E, GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY ARIZONA

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JEFF SCANLON, MANAGER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES _____

SJJ DEVELOPMENT

BY: _____ MANAGER DATE _____

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS _____ DAY OF _____, 20____

(List any minor modification approval, with date, below the city council approval date if a minor modification occurs. (ref. ZDC, Section 6-312))

OWNER/DEVELOPER

SJJ DEVELOPMENT
JEFF SCANLON
17929 N. 99TH STREET
SCOTTSDALE, ARIZONA 85255

PROJECT DATA

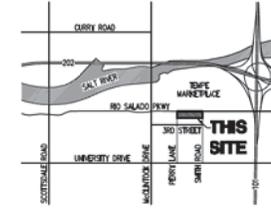
STANDARD	PAD
MAXIMUM HEIGHT (FEET)	40 FT
MAXIMUM LOT COVERAGE (% OF NET SITE AREA)	50%
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	15%
SETBACKS (FEET) (C)	
EXCEPTIONS, SEE SECTION 4-205(B)	
FRONT BUILDING	10 FT
FRONT PARKING	20 FT
SIDE BUILDING WALL	3 FT
SIDE COMMON WALL	0 FT
REAR BUILDING WALL	30 FT
STREET SIDE BUILDING	0 FT
STREET SIDE PARKING	20 FT

LEGAL DESCRIPTION

PROPOSED LOTS TOTAL NET BOUNDARY

THAT PORTION OF NORTH HALF OF THE NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER, MARKED BY A BRASS CAP IN HANDHOLE STAMPED "CITY OF TEMPE", FROM WHICH THE CENTER OF SAID SECTION 13, MARKED BY A BRASS CAP IN HANDHOLE STAMPED "CITY OF TEMPE" BEARS NORTH 01°10'10" EAST, AS RECORDED IN A RECORD OF SURVEY PREPARED BY ALLAN LANCE LAND SURVEYING IN BOOK 1216 OF MAPS, PAGE 7, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, FOR A MEASURED DISTANCE OF 2611.44 FEET; THENCE NORTH 01°10'10" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, FOR A DISTANCE OF 2244.11 FEET; THENCE NORTH 88°49'02" WEST, FOR A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SMITH ROAD AS RECORDED IN THE FINAL PLAT OF "FISHER TOOLS AND HANDLES" IN BOOK 10.5 OF MAPS, PAGE 21, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 88°49'02" WEST, FOR A DISTANCE OF 503.00 FEET; THENCE NORTH 88°53'07" WEST, FOR A DISTANCE OF 147.00 FEET; THENCE NORTH 01°10'10" EAST, FOR A DISTANCE OF 2.78 FEET, TO A POINT ON THE SOUTH LINE OF A PARCEL AS DEFINED IN A GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 1998-0232023, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE NORTH 88°30'36" WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 594.38 FEET, TO A POINT 30.00 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE NORTH 01°10'10" EAST, PARALLEL WITH AND 30.00 FEET EAST OF SAID WEST LINE, FOR A DISTANCE OF 283.05 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF RIO SALADO PARKWAY AS DEPICTED IN ROADWAY CONDEMNATION DOCUMENT NO. 1998-051678, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA; THE FOLLOWING FIVE COURSES ARE ALONG SAID SOUTH RIGHT-OF-WAY LINE: THENCE NORTH 44°08'30" EAST, FOR A DISTANCE OF 28.49 FEET; THENCE SOUTH 81°39'37" EAST, FOR A DISTANCE OF 66.50 FEET; THENCE SOUTH 88°52'14" EAST, FOR A DISTANCE OF 65.40 FEET; THENCE NORTH 78°40'02" EAST, FOR A DISTANCE OF 30.12 FEET; THENCE NORTH 01°10'10" EAST, FOR A DISTANCE OF 2.88 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE AS DEFINED IN ROADWAY CONDEMNATION DOCUMENT NO. 1998-186666, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING 55.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE SOUTH 88°43'48" EAST, PARALLEL WITH AND 55.00 FEET SOUTH OF SAID NORTH LINE, FOR A DISTANCE OF 1044.98 FEET; THENCE SOUTH 44°17'07" EAST, FOR A DISTANCE OF 28.00 FEET, TO A POINT THAT IS 40.00 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE SOUTH 01°10'10" WEST, PARALLEL WITH AND 40.00 FEET WEST OF SAID EAST LINE, FOR A DISTANCE OF 287.71 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 367.028 SQ.FT., OR 0.426 ACRES, MORE OR LESS.

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PL000000

(List PAD conditions only)

GENERAL NOTES

(List general notes that are related to planned area development - delete if no notes that pertain to current development - previous pad. continuation of notes on second sheet is acceptable.)

RIO SALADO RETAIL	SITE DATA FOR INDIVIDUAL LOTS							
	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8
USE	DRIVE THRU RESTAURANT	DRIVE THRU RESTAURANT	COMMERCIAL / RETAIL RESTAURANT	RESTAURANT	COMMERCIAL / RETAIL	DRIVE THRU RESTAURANT	DRIVE THRU RESTAURANT	CONVENIENCE STORE W/ FUEL STATION
SITE AREA S.F. (AC)	±41,766 S.F. (±0.96 AC)	±37,676 S.F. (±0.86 AC)	±69,230 S.F. (±1.57 AC)	±33,009 S.F. (±0.76 AC)	±25,521 S.F. (±0.59 AC)	±42,258 S.F. (±0.97 AC)	±41,345 S.F. (±0.95 AC)	±76,380 S.F. (±1.75 AC)
BUILDING AREA S.F.	±3,046 S.F.	±3,046 S.F.	±12,000 S.F.	±3,000 S.F.	±3,000 S.F.	±3,491 S.F.	±4,597 S.F.	±4,500 S.F.
BUILDING COVERAGE %	7.29%	8.08%	17.59%	8.87%	11.75%	8.19%	9.91%	5.88%
PATIO AREA S.F.	±480 S.F.	±429 S.F.	±1,464 S.F.	±696 S.F.	N/A	±964 S.F.	±1,310 S.F.	N/A
LANDSCAPE AREA S.F.	±16,115 S.F.	±10,447 S.F.	±12,927 S.F.	±7,343 S.F.	±6,580 S.F.	±11,595 S.F.	±13,380 S.F.	±30,190 S.F.
LANDSCAPE AREA %	38.6%	27.7%	18.9%	21.7%	25.9%	26.3%	32.4%	39.5%
BUILDING HEIGHT FT	28 F.T.	28 F.T.	30 F.T.	25 F.T.	28 F.T.	28 F.T.	28 F.T.	22 F.T.
VEHICLE PARKING PER USE								
RETAIL (1 PER 300 S.F.)	N/A	N/A	30.1	N/A	10	N/A	N/A	N/A
RESTAURANT (1 PER 75 S.F.)	40.6	40.6	43.7	41.9	N/A	46.1	54.6	N/A
RESTAURANT PATIO (1 PER 150 S.F. AFTER SUBTRACTION OF FIRST 300 S.F.)	1.2	0.4	3.9	1.3	N/A	2.2	3.4	N/A
CONVENIENCE STORE W/ FUEL STATION (1 PER 300 S.F.)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15
ACCESSIBLE PARKING (INCLUDED IN THE ABOVE TOTAL)	2	2	4	3	2	2	2	2
BICYCLE PARKING PER USE								
RETAIL (1 PER 7,500 S.F. - 4 SPACES MIN.)	N/A	N/A	1.2	N/A	4	N/A	N/A	N/A
RESTAURANT INDOOR (1 PER 500 S.F.)	7	6.1	6.6	6.3	N/A	6.9	8.2	N/A
RESTAURANT PATIO (1 PER 2,000 S.F.)	0.2	0.2	0.7	0.3	N/A	0.5	0.7	N/A
CONVENIENCE STORE (4 SPACES REQUIRED)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4
TOTAL PARKING REQUIRED PER LOT	42	41	78	43	10	49	58	15
TOTAL PARKING PROVIDED PER LOT	46	46	89	46	22	46	39	27
TOTAL PARKING REQUIRED AND PROVIDED IN DEVELOPMENT - REQUIRED: 336 SPACES; PROVIDED: 391 SPACES	5	5	10	5	4	8	10	4
TOTAL BICYCLE PARKING REQUIRED AND PROVIDED IN DEVELOPMENT - REQUIRED: 50 SPACES; PROVIDED: 80 SPACES								
SHARED PARKING TO BE PROVIDED BY AFFIDAVIT								
LOT 8 USE PERMIT FOR FUEL CANOPY IN COMMERCIAL DISTRICT								

DS160579

PL160241

REC16150



bcda
companies

BOLLINGER CONSULTING ARCHITECTS, INC.
Architectural Planning, Interior Design, Project Management, LEED, AIA, ASPE, ASPE-ARB
Tempe, Arizona 85211
Phone: (602) 955-0099
Fax: (602) 955-0077

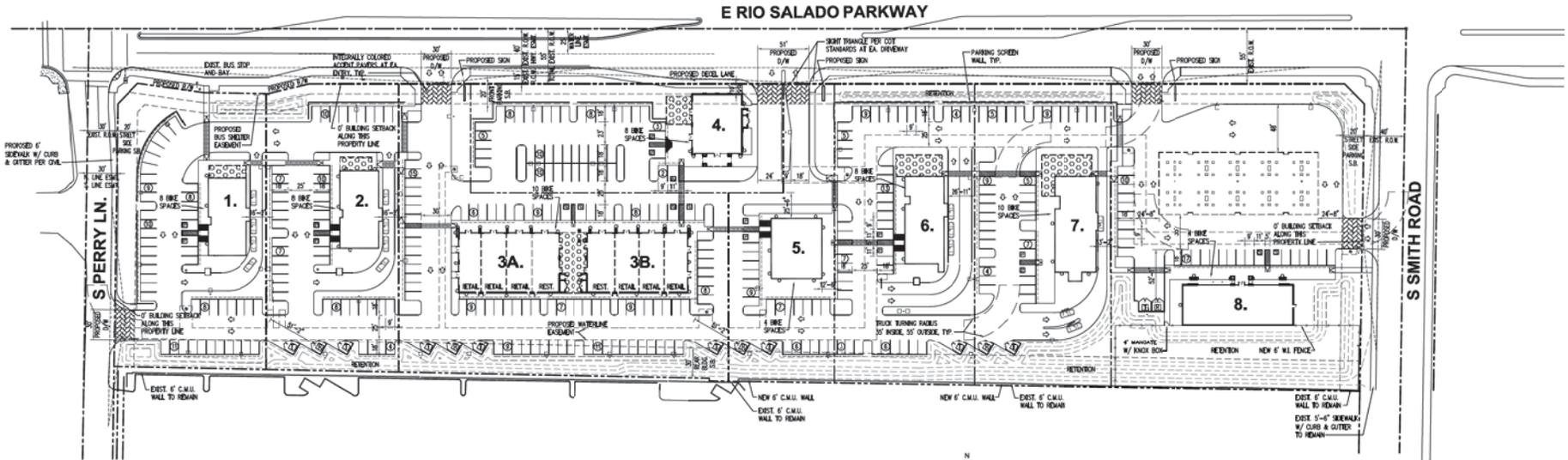
REC16150
 PL160241
 DS160579
 RIO SALADO RETAIL - RETAIL DEVELOPMENT - S.W.C. OF E RIO SALADO PKWY & S SMITH ROAD TEMPE, ARIZONA 85281

REVISIONS								

DATE: 08/08/2016
 PROJ.#: 156816
 DESIGN: -
 DRAWN: BC
 CHECK: KB
 SCALE: NO SCALE

PLANNED AREA DEVELOPMENT OVERLAY
PAD-1

PLANNED AREA DEVELOPMENT OVERLAY FOR RIO SALADO RETAIL SITE PLAN



PARKING CALCULATION

*PARKING REQUIRED WAS CALCULATED AS FOLLOWS:
RESTAURANT (INDOOR) - 1 SPACE PER 75 S.F.
 30,073 S.F. / 75 S.F. = 268 SPACES REQUIRED
RESTAURANT (OUTDOOR PATIO)
 1 SPACE PER 150 S.F., DEDUCTING THE FIRST 300 S.F.
 4,872 S.F. - 300 = 4,572 S.F. / 150 S.F. = 30 SPACES REQUIRED
RETAIL (INDOOR) - 1 SPACE PER 300 S.F.
 12,028 S.F. / 300 S.F. = 40 SPACES REQUIRED
VEHICLES / SERVICE STATION - 1 SPACE PER 300 S.F. (7 SPACES MIN.)
 4,500 S.F. / 300 S.F. = 15 SPACES REQUIRED
TOTAL PARKING SPACE REQUIRED: 335
***BIKECYCLE PARKING REQUIRED WAS CALCULATED AS FOLLOWS:**
RESTAURANT (INDOOR) - 1 SPACE PER 500 S.F.
 120,073 S.F. / 500 S.F. = 41 SPACES REQUIRED
RESTAURANT (OUTDOOR PATIO) - 1 SPACE PER 2,000 S.F.
 3,300 S.F. / 2,000 S.F. = 2 SPACES REQUIRED
RETAIL (INDOOR) - 1 SPACE PER 1,000 S.F. (4 SPACES MIN.)
 12,028 S.F. / 1,000 S.F. = 12 SPACES REQUIRED
VEHICLES / SERVICE STATION - 4 SPACES REQUIRED
TOTAL BIKECYCLE PARKING SPACE REQUIRED: 59
NOTES:
 1) A MAXIMUM BUILDING HEIGHT NOT TO EXCEED THIRTY-FIVE (35) FEET SHALL BE PERMITTED.
 2) PROPOSED NUMBER OF STORIES FOR THIS DEVELOPMENT: 1
 3) PROPOSED TYPE OF CONSTRUCTION FOR INDIVIDUAL BUILDING CODE: RETAIL AND RESTAURANT BUILDINGS: V-B, FULLY SPINNLED
 4) PARKING SCREEN WALLS TO BE COORDINATED WITH FINAL SITE PLAN
 5) BIKECYCLE PARKING RATIOS IN THE "BIKECYCLE COMMAVE AREA" APPLY TO THIS DEVELOPMENT
 6) ALL QUANTITIES AND DIMENSIONS ARE APPROXIMATE
 7) 0' SETBACK PERMITTED ON INTERIOR LOT LINES

DS160579

PROJECT DESCRIPTION

THE PROJECT SITE IS A 84 ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF RIO SALADO PARKWAY & SPERRY LANE. THIS PROJECT WILL CONSIST OF MULTIPLE RETAIL, SHOP SPACES, DRIVE THRU RESTAURANTS, A CONVENIENCE MARKET AND A FUEL STATION.

SITE DATA (COMBINED)

EXISTING ZONING: GD (GENERAL INDUSTRIAL DISTRICTS, AG (AGRICULTURAL)
PROPOSED ZONING: PCC-2 (PLANNED COMMERCIAL CENTER COMPREHENSIVE) W/ PAD AND USE PERMITS
PROPOSED USE: COMMERCIAL / RETAIL, RESTAURANTS
GROSS SITE AREA: 3,367,006 S.F. (86.43 AC.)
NET SITE AREA: 3,367,006 S.F. (86.43 AC.)
BUILDING AREA: 433,000 S.F.
LANDSCAPE AREA: 8916
BUILDING COVERAGE: 12.86%
LANDSCAPE COVERAGE: 0.26%
PARKING PROVIDED: 381 SPACES (100% ACCESSIBLE PARKING REQUIRED)
BIKECYCLE PARKING PROVIDED: 59 SPACES
BIKECYCLE PARKING PROVIDED: 60 SPACES

PL160241

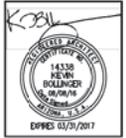
STANDARD	EXISTING AG	EXISTING GD	PCC-2	PROPOSED PAD
DENSITY (DU/ACRE)	1	N/A	25 (U)	25 (U)
MINIMUM NET SITE AREA (SQUARE FEET)	43,560 S.F.	N/A	N/A	N/A
PER DWELLING	115 FT	N/A	N/A	N/A
MINIMUM LOT WIDTH (FEET)	150 FT	N/A	N/A	N/A
MINIMUM LOT LENGTH (FEET)	30 FT	35 FT	40 FT	40 FT
MAXIMUM HEIGHT (FEET)	25%	NS	50%	50%
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	N/A	10%	15%	15%
SETBACKS (FEET) (C)				
(EXCEPTIONS, SEE SECTION 4-205(B))				
FRONT BUILDING	40 FT	25 FT	0 FT	10 FT
FRONT PARKING	N/A	20 FT	20 FT	20 FT
SIDE BUILDING WALL	20 FT	0 FT	30 FT	3 FT
SIDE COMMON WALL	N/A	N/A	0 FT	0 FT
REAR BUILDING WALL	25 FT	0 FT	30 FT	30 FT
STREET SIDE BUILDING	25 FT	25 FT	0 FT	0 FT
STREET SIDE PARKING	N/A	20 FT	20 FT	20 FT

REC16150

REC16150

PL160241

DS160579



RIO SALADO RETAIL
 - RETAIL DEVELOPMENT -
 S.W.C. OF E RIO SALADO PKWY & S SMITH ROAD
 TEMPE, ARIZONA 85281

REVISIONS	

DATE: 08/08/2016
 PROJ.#: 156816
 DESIGN: -
 DRAWN: BC
 CHECK: KB
 SCALE: 1" = 50'-0"

PLANNED AREA DEVELOPMENT OVERLAY
PAD-2



OWNERSHIP OF DOCUMENTS: Issuance and registration of all permits shall remain the responsibility of the applicant. The architect shall not be responsible for the accuracy of the information provided by the applicant. The architect shall not be responsible for the accuracy of the information provided by the applicant. The architect shall not be responsible for the accuracy of the information provided by the applicant.



bcd
companies

BOLLINGER
CONSULTING
ARCHITECTS, INC.
Architecture Planning Interior Project
Management 3425 E. Indian School Rd.
Phoenix, Arizona 85018
Phone: (602) 954-8200
Fax: (602) 954-8077

RIO SALADO RETAIL
- RETAIL DEVELOPMENT -
S.W.C. OF E RIO SALADO PARKY & S SMITH ROAD
TEMPE, ARIZONA 85281

REVISIONS

DATE:	06/30/2016
PROJ.#	156816
DESIGN:	-
DRAWN:	BC
CHECK:	KB
SCALE:	AS NOTED

RENDERINGS
BLDG. 3A & 3B
A6.1