

ARIZONA MILLS

A FINAL PLAN OF DEVELOPMENT (P.A.D.) FOR LOT 6 (ECKERD)

A PART OF THE EAST HALF OF SECTION 32, TOWNSHIP 1 NORTH,
RANGE 4 EAST, GILA & SALT RIVER BASE MERIDIAN,
MARICOPA COUNTY, ARIZONA.

CONDITIONS OF APPROVAL: SPD-2002.89

At their regular meeting of January 9, 2003, the City Council approved the request by Eckerd Drug Store (Unicorp National Development, property owner) for a 4th Amended Preliminary Planned Area Development (P.A.D.) for Phase 1 and 2 of Arizona Mills and a Final Planned Area Development (P.A.D.) for a drug store on Lot 6 consisting of 14,129 s.f. on 1.45 net acres located at 1424 West Baseline Road including the following:

Requested Variance:
Reduce the required landscape setback from 25 feet to 14 feet.

The approval is subject to the following conditions:

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and offsite improvements.
- b. Off-site improvements to bring roadways to current standard include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains
 - (4) Roadway improvements including street lights, curb gutter, bikepath, sidewalk, bus shelter and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees
 - (2) Water and/or sewer participation charges
 - (3) Inspection and testing fees
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the code of the City of Tempe - Section 29.120.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. A valid building permit shall be obtained and substantial construction commenced on or before January 9, 2004 or the variance shall be deemed null and void.
5. The Applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
6. The Amended Preliminary P.A.D. for Arizona Mills Mall and Final P.A.D. for Eckerd Drug Store shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before January 9, 2004.
7. The Amended Preliminary P.A.D. for Arizona Mills Mall and Final P.A.D. for Eckerd Drug Store shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
8. The applicant/owner shall resolve all lighting and security details with the Planning and Crime Prevention Staff prior to the issuance of a building permit.
9. This proposal shall be approved by the Design Review Board prior to City Council approval.

CONDITIONS OF APPROVAL: BA030022

MODIFIED 12 MARCH 2003
(REFERENCE CONDITION NO. 3)

RE: BA030022 - ECKERD DRUG STORE

You are hereby advised that at its meeting held February 18, 2003, the Hearing Officer of the City of Tempe, acting in accordance with Section 1-303, paragraphs C and D, of Zoning Ordinance No. 808, did find that:

1. Special circumstances or conditions applying to the land, building or use exist.
2. The authorizing of the variance is necessary for the preservation and enjoyment of substantial property rights.
3. Authorization of the variance(s) will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general.

Approved the variance request by the Eckerd Drug Store reduce the east side yard set back from 20' to 13'-9" to provide for a drive through canopy located at 1424 West Baseline Road in the RCC, Regional Commercial Center District.

Subject to the following conditions:

1. The variance is valid for the plans dated 1/22/03 as submitted to and approved by the Hearing Officer.
2. All required permits and clearances shall be obtained from the Building Safety Division prior to construction.
3. All comments noted on the Preliminary Site Plan Review "markup" shall be addressed and resolved prior to the variances becoming effective. DELETED BY HEARING OFFICER.
4. Lighting and security requirements shall be removed and approved by the Police Department Crime Prevention through Environmental Design (CPED) Representative, Steve Abrahamson (480-350-8359) prior to the variances becoming effective.
5. Business signs shall be Design Review approved and permits obtained.
6. This project shall be reviewed and approved by the Design Review Board.

LEGAL DESCRIPTION

LOT 6 OF THE FINAL PLAT FOR ARIZONA MILLS, AS RECORDED IN BOOK 472, PAGE 5, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

STATEMENT OF OWNER :

This is to certify that we have reviewed this plan and hereby approve the development as shown.

By: [Signature]
Its Agent

ACKNOWLEDGMENT :

STATE OF ARIZONA Florida)
County of Maricopa Orange) SS

The foregoing instrument was acknowledged before me this 18th day of April 2003 ~~10~~ by JAY ADAMS

as V.P. OF DEV. of UNICORP NATIONAL DEVELOPMENT

My Commission Expires : Kelley D. Hernandez
Notary Public

MUNICIPAL APPROVALS :

Approved by the Mayor and City Council of the City of Tempe, Arizona, this 9th day of January 2003.

By: [Signature] Date: 4/22/03

Attest: [Signature] Date: 4/22/03
City Clerk

By: [Signature] Date: 4/23/03
City Engineer

By: [Signature] Date: 4/24/03
Development Services



CERTIFICATION:

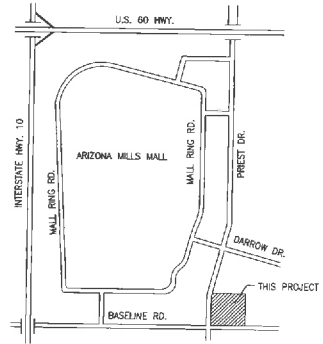
THIS IS TO CERTIFY THAT THE SURVEY OF LOT 6 OF THE FINAL PLAT FOR ARIZONA MILLS, AS RECORDED IN BOOK 472, PAGE 5, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AS DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER, 2002, ALSO THAT THE PLAT IS CORRECT AND ACCURATE; AND THAT THE MONUMENTS DESCRIBED HEREON HAVE BEEN LOCATED AS DESCRIBED.

By: [Signature]
REGISTERED LAND SURVEYOR



MONUMENT LEGEND FOR SHEET P.A.D. 2

- SET 1/2" REBAR W/CAP MARKED RLS 33877 UNLESS OTHERWISE NOTED
- FND 1/2" REBAR UNLESS OTHERWISE NOTED



BOOK 634 PAGE 37
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2003-0580076
08/07/2003 12:41 PM

DS020865 SPD-2002-89 REC02079

REVISIONS:	NO.	DATE	DESCRIPTION

ECKERD
1424 W BASELINE ROAD
TEMPE, ARIZONA



REC02079
SPD-2002-89

COVER SHEET

Job No: A2302



Date: 11-01-02 Sheet No:
Scale: AS NOTED
Drawn: S.N.
Checked: P.A.A. P.A.D. 1

BOOK 634 PAGE 37
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PORCELL
 2003 - 0580076
 05/17/2008 12:11 PM

PRIEST DRIVE
 (NO MEDIANS)

R=645.00'
 L=322.77'
 $\Delta=38^{\circ}40'18"$

N81°38'04"W
 10.00'

N41°25'54"W
 35.57'

S89°45'01"W
 225.89'

BASELINE ROAD
 (NO MEDIANS)

SCALE: 1" = 20'-0"

PROJECT DATA:	
JOB NO.:	A2302
PROJECT NAME:	ECKERD DRUG
PROJECT DESCRIPTION:	NEW SINGLE STORY MASONRY RETAIL DRUG STORE W/ TWO(2) DRIVE THRU LANES
PROJECT LOCATION:	1424 W. BASELINE ROAD TEMPE, ARIZONA
EXISTING ZONING:	RCC
GROSS SITE AREA:	+ 105,727 S.F. (4.243 AC)
NET SITE AREA:	3,83,428 S.F. (8.145 AC)
LOT COVERAGE:	BUILDING LOT COVERAGE: 25% (15,889/63,428) LANDSCAPE COVERAGE: 32% (20,907 S.F.)
BUILDING AREA:	14,130 S.F.
CANOPY AREA:	1,580 S.F.
TOTAL SQUARE FEET:	15,889 S.F.
INTERIOR S.F.:	13,813 S.F.
BUILDING HEIGHT:	35'-0"
CONSTRUCTION TYPE:	V-N
OCCUPANCY:	M
PARKING:	REQUIRED: 13,813 S.F. @ 1/250 = 55 P.S. PROVIDED: 55 P.S. INCLUDING 2 ACCESSIBLE SPACES
BICYCLE REQUIRED:	13,813 S.F. @ 1/3000 = 5 P.S.
BICYCLE PARKING PROVIDED:	5 P.S.

CONDITIONS OF APPROVAL

REV	DATE	REVISIONS

- KEY NOTES:** 1
1. DRIVE ENTRANCE
 2. CONCRETE CURBING
 3. ASPHALT PAVING
 4. PAINTED DIRECTIONAL ARROWS ON ASPHALT
 5. ADA ACCESSIBLE ROUTE
 6. ADA ACCESSIBLE RAMP
 7. ACCESSIBLE PARKING STALLS W/ ADA RAMP
 8. 3'-0" HIGH CMU SCREEN WALL
 9. LINE OF 2'-0" PARKING OVERHANG
 10. CONCRETE SIDEWALK
 11. NEW BUILDING
 12. DRIVE THRU LANE
 13. NOT USED
 14. LINE OF CANOPY
 15. LOADING ZONE
 16. TRASH ENCLOSURE
 17. LANDSCAPE AREA
 18. RETENTION AREA
 19. BIKE RACK
 20. PROPOSED MONUMENT SIGN LOCATION, APPROVED SIZE AND LOCATION TO BE PROVIDED/VERIFIED UNDER SEPARATE PERMIT
 21. SHARED DRIVE W/ CROSS ACCESS
 22. 8'x27' BUS SHELTER EASEMENT
 23. 6' WROUGHT IRON FENCE

PROJECT PARTICIPANTS:

OWNER:	ARCHITECT:
UNICORP NATIONAL 3700 W. SANDLAKE ROAD ORLANDO, FL 32819 PHONE: (407) 999-9985 FAX: (407) 999-9961 CONTACT: LEE MAHER	ANDREWS DESIGN GROUP INC. 1425 W. SOUTHERN AVE. STE. 10-A TEMPE, ARIZONA 85282 PHONE: (480) 894-3344 FAX: (480) 894-5444 CONTACT: DONALD A. ANDREWS
LANDSCAPE ARCHITECT:	CIVIL ENGINEER:
CAMPBELL COLLABORATIVE 1500 E. MISSOURI, STE. 200 PHOENIX, ARIZONA 85014 PHONE: (602) 266-1644 FAX: (602) 266-1607 CONTACT: DON CAMPBELL	JMA ENGINEERING 745 E. MARYLAND, SUITE 200 PHOENIX, ARIZONA 85014 PHONE: (602) 248-0286 CONTACT: JAY MIHALEK

DS020865 SPD-2002-89 REC02079

**ECKERD
 1424 W BASELINE ROAD
 TEMPE, ARIZONA**



**PLANNED AREA
 DEVELOPMENT**



Job No: **A2302**

Date: 11-01-02 Sheet No:
 Scale: AS NOTED
 Drawn: S.N.
 Checked: D.A.A. **P.A.D. 2**

DS020865 SPD-2002-89 REC02079



3-2A

INTERSTATE 10



REV.	DATE	REVISIONS

ECKERD
1424 W BASELINE ROAD
TEMPE, ARIZONA



PLANNED AREA DEVELOPMENT

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Job No: **A2302**

Date: 11-01-02 Sheet No:
 Scale: AS NOTED
 Drawn: S.N.
 Checked: D.A.A. **P.A.D. 3**

BASELINE ROAD (6 LANES)

DARROW DRIVE (4 LANES)

PRIEST DRIVE (FUTURE 6 LANES)

BOOK 634 PAGE 37
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2003-0580076

PLANNED AREA DEVELOPMENT

SCALE: 1" = 100'-0"



DS020865 SPD-2002 89 REC02079

DS020865 SPD-2002-89 REC02079

72N