

4TH AMENDED GENERAL & GENERAL PLAN OF DEVELOPMENT FOR BRADLEY MANOR PLANNED SHOPPING CENTER AND A FINAL PLAN OF DEVELOPMENT FOR TEMPE PAINT AND DECORATOR CENTER

FLOOD ZONE A PORTION OF THE NORTHWEST QUARTER, SECTION 11, TOWNSHIP 1 SOUTH, RANGE 4 EAST
GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY ARIZONA

THIS PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS ZONE "X" ON THE FLOOD INSURANCE RATE MAP NO. 04013C2635 G WITH DATE IDENTIFICATION OF MAY 19, 2001 FOR COMMUNITY #040054.

GENERAL NOTES

INFRASTRUCTURE IMPROVEMENTS:

- 1) 20 ADDITIONAL PARKING SPACES WILL BE ADDED, 3 SPACES ALONG RURAL ROAD AND 15 SPACES ALONG SOUTH SIDE OF THE EXISTING BUILDING AND 2 SPACES IN THE SOUTHEASTERLY CORNER OF PHASE 2.
- 2) THE SOUTHERLY DRIVEWAY ALONG RURAL WILL BE RELOCATED AND ADDITIONAL LANDSCAPE AND PLANTER CURBS WILL BE ADDED.
- 3) STORM WATER RETENTION WILL BE PROVIDED FOR A 1 HOUR DURATION STORM HAVING A RETURN FREQUENCY PROBABILITY OF 1% IN ACCORDANCE WITH CITY OF TEMPE REQUIREMENTS.

CURRENT VARIANCES APPROVED (SGF-87.27)
(SGF-96.85) (A-79-10.6)

- 1). REDUCE MINIMUM REQUIRED STREET FRONTAGE LANDSCAPING ALONG RURAL ROAD FROM 15' TO 7'.
- 2). REDUCE THE REQUIRED SIDE YARD SETBACK FOR NEW ADDITION FROM 40' TO 30' ALONG THE SOUTH PROPERTY LINE.
- 3). REDUCE THE REQUIRED REAR YARD SETBACK FROM 40' TO 10' ALONG THE EAST PROPERTY LINE.
- 4). REDUCE THE REQUIRED SIDE YARD SETBACK FROM 40' TO 4' ALONG THE NORTH PROPERTY LINE.
- 5). REDUCE THE REQUIRED OFF-STREET PARKING SPACES FROM 68 TO 57. TO ADD A NEW BANQUET ROOM FOR MINITTI'S ITALIAN RESTAURANT.

PROJECT DATA

PARCEL SIZE:
166,341 S.F. (3.82 NET ACRES)

ZONING: PCC-1
BUILDING AREA= 34,723 S.F. (BUILDINGS B THROUGH G)

LOT COVERAGE: (34,723 S.F. X 100) / 166,341 S.F.= 20.87%

BUILDING HEIGHT: 16'

NUMBER OF STORIES: 1 STORY

TYPE OF CONSTRUCTION: TYPE V, 1 HOUR

OCCUPANCY: B-2, OFFICE

PARKING REQUIRED	REQUIRED	PROVIDED
BUILDING B	4,780 S.F./300 = 16 SPACES	30 SPACES
BUILDING B1	8,314 S.F./300 = 28 SPACES	51 SPACES
BUILDING C	4,897 S.F./75 = 65 SPACES	26 SPACES
BUILDING D&E	5,381 S.F./300 = 18 SPACES	38 SPACES
BUILDING F	(RETAIL) 6,815 S.F./300 = 23 SPACES	
	(WAREHOUSE) 2,950 S.F./500 = 6 SPACES	
BUILDING G	1,586 S.F./500 = 3 SPACES	43 SPACES

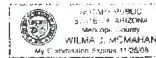
NOTE: CROSS ACCESS AGREEMENTS ARE ON FILE WITH CITY OF TEMPE.
REFER TO PARKING FILE FOR RECORDED PARKING COVENANT AGREEMENTS.

STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN. SIGNED THIS 1st DAY OF March 2005 BY John G. Bebling OWNER OF TEMPE PAINT AND DECORATOR CENTER

ACKNOWLEDGMENT

STATE OF ARIZONA, COUNTY OF MARICOPA THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF March, 2005 BY John G. Bebling AS OWNER OF TEMPE PAINT AND DECORATOR CENTER. IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL, NOTARY PUBLIC, Phoenix, Arizona MY COMMISSION EXPIRES: 11-25-08



APPROVAL:

BY: Dennis H. Brady DATE 3/4/05
DEVELOPMENT SERVICES

PLAT REFERENCE

3RD AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT OF PHASE 1 RECORDED IN BOOK 432 OF MAPS PAGE 22 M.C.R.
2ND AMENDED GENERAL FINAL PLAN OF DEVELOPMENT OF PHASE 1 RECORDED IN BOOK 313 OF MAPS PAGE 48 M.C.R.
AMENDED GENERAL PLAN AND FINAL PHASE 2 PLAN FOR BRADLEY MANOR PLANNED SHOPPING CENTER RECORDED IN BOOK 192 OF MAPS, PAGE 44 M.C.R.

BENCHMARK

TOP OF BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF RURAL ROAD AND GUADALUPE ROAD.
ELEVATION = 1181.86 FEET CITY OF TEMPE DATUM

OWNER/DEVELOPER

MR. JOHN G. BEBLING
TEMPE PAINT AND DECORATOR CENTER
6485 SOUTH RURAL ROAD
TEMPE, ARIZONA

LEGAL DESCRIPTION

TRACT C AND THE NORTH 77.99 FEET OF TRACT B, OF BRADLEY MANOR, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 149 OF MAPS, PAGE 42, AND RECORDED IN BOOK 151 OF MAPS, PAGE 46 AND RECORDED IN BOOK 159 OF MAPS, PAGE 6.

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASIN AND MERIDIAN, AS SHOWN ON THE SUBDIVISION PLAT OF BRADLEY MANOR, RECORDED IN BOOK 159 OF MAPS, PAGE 6, MARICOPA COUNTY RECORDS.

SAID BEARING = SOUTH 00°20'04" EAST

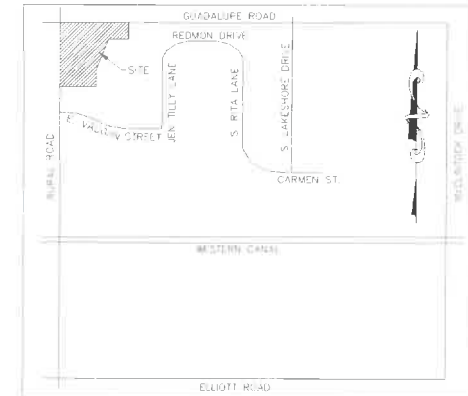
CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY PERFORMED UNDER MY DIRECTION DURING THE MONTH OF APRIL, 2004, AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Dennis H. Brady DATE 03/01/05
DENNIS H. BRADY
R.L.S. 6451

BOOK 733 PAGE 14
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2005-0276808

3/30/2005 11:22 AM
10/15/05



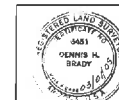
LOCATION MAP

SCALE: N.T.S.

CONDITIONS OF APPROVAL

SGF-2005.19

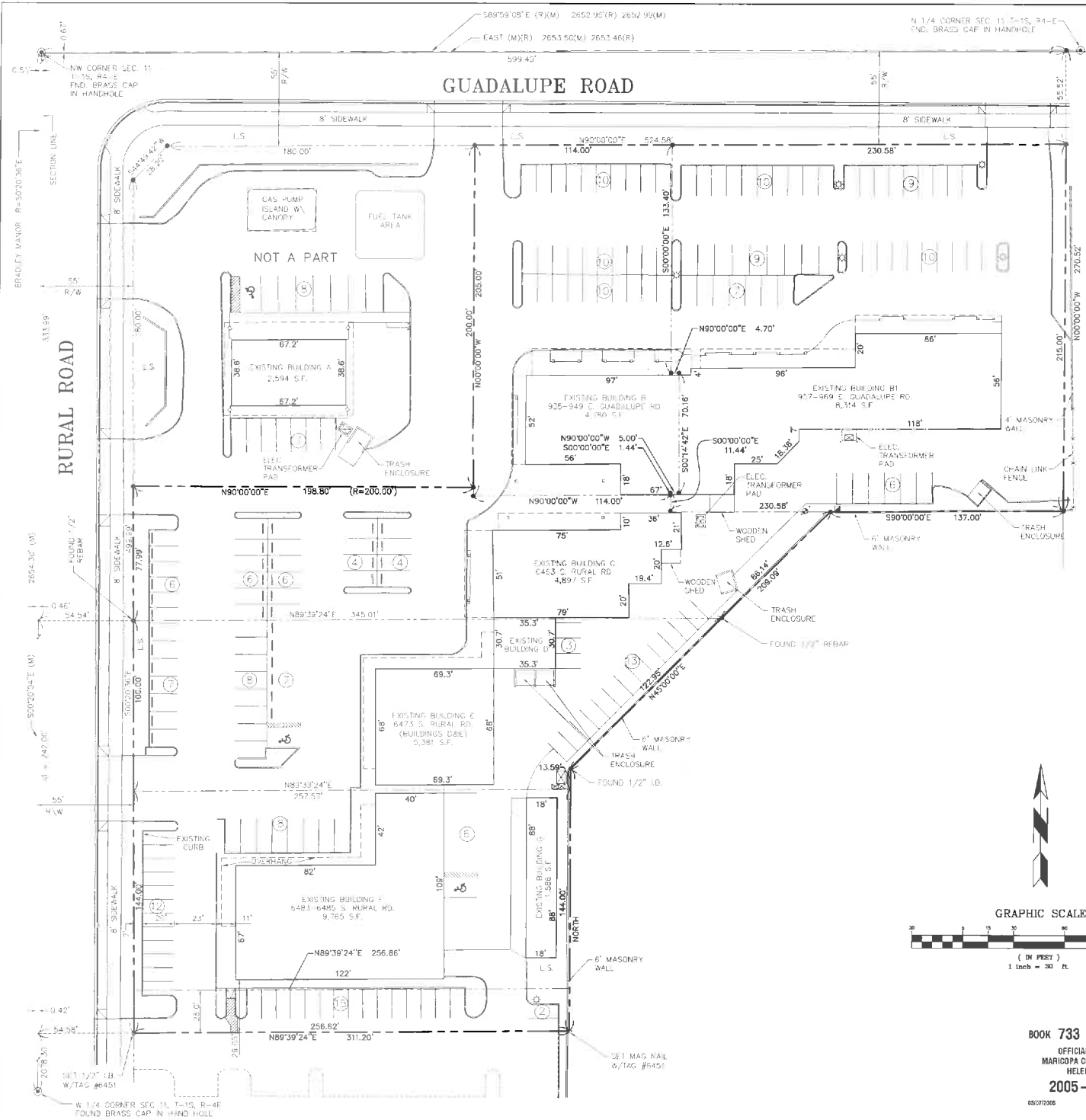
- 1). A PARKING COVENANT AGREEMENT FOR THE PARKING SPACES LOCATED ON THE ADJACENT SITE, JB PLACE, WHICH IS SOUTH OF BRADLEY MANOR/TEMPE DECORATING CENTER SHALL BE FILED WITH THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 2). THE AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT FOR BRADLEY MANOR 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.
- 3). NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE



BRADY-AULERICH & ASSOCIATES, INC.
CIVIL ENGINEERING - LAND SURVEYING
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Phone (480) 829-4000 Fax (480) 845-3256
DENNIS H. BRADY P.E.S. ROBERT N. HERMON P.E.
CHRISTOPHER F. AULERICH P.E.S.

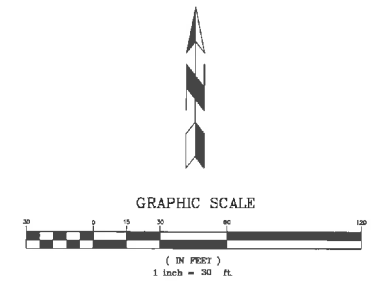
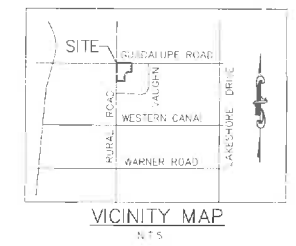
DATE 12-09-04
SCALE N.T.S.

T.D.C. INTERIORS
DRAWN BY REA CHECKED BY DHB JOB NO. 040410



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BRADLEY MANOR PLANNED SHOPPING CENTER
AND A FINAL PLAN OF DEVELOPMENT FOR
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BOOK 733 PAGE 14
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		BRADY-AULERICH & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING 1050 E. Guadalupe Road Tempe, Arizona 85283 Phone: (480) 839-4000 Fax: (480) 345-3266 DENNIS H. BRADY, P.E. ROBERT N. HERVON, P.E. CHRISTOPHER E. AULERICH, P.E.S.	
		DATE 12/08/04 SCALE 1" = 30'	TDC INTERIORS DRAWN BY HEA CHECKED BY SHB

DS040533 SGF-2005.19 REC05006