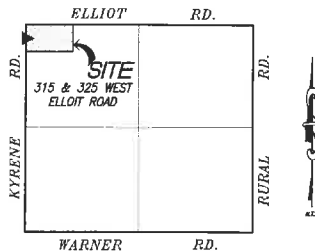


# AMENDED GENERAL PLAN OF DEVELOPMENT AND A FINAL PLAN OF DEVELOPMENT FOR LOT 2 AND 3 CROSSROADS OF TEMPE

A PORTION OF THE NORTHWEST QUARTER, SECTION 15, TOWNSHIP 1 SOUTH, RANGE 4 EAST  
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA

## VICINITY MAP



## FLOOD ZONE

THE SUBJECT PARCEL LIES WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04013C2630E DATED SEPTEMBER 30, 1995.

FLOOD ZONE "X" IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

## ZONING

PGC-1 (SOUTHWEST OVERLAY DISTRICT)

## GENERAL NOTE:

FIRST GENERAL PLAN OF DEVELOPMENT, SGP-99.81 WAS NOT RECORDED AND IS AMENDED BY THIS PLAN.

## VARIANCES-(SGF-99.82)

- REDUCE MINIMUM REQUIRED SIDE YARD BUILDING SETBACK FROM 40' TO 38' BETWEEN OFFICE "A" AND THE INTERIOR PROPERTY LINE.
- REDUCE MINIMUM REQUIRED REAR YARD BUILDING SETBACK FROM 50' TO 38' BETWEEN THE RETAIL BLDG. ON LOT #2 AND THE INTERIOR REAR YARD PROPERTY LINE.

## BENCHMARK

CITY OF TEMPE #269  
MONUMENT IN HANDSPOLE AT THE INTERSECTION OF  
KYRINE ROAD AND ELLIOT ROAD.  
ELEVATION = 1198.02, CITY OF TEMPE, DATUM.

## BASIS OF BEARING

ASSUMED EAST ALONG THE NORTH LINE OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

## SPECIAL USE PERMIT

OUTDOOR DINING ON LOT 2 AND LOT 3.

## OWNER/ DEVELOPER

GLIMCHER VENTURES SOUTH WEST  
2944 N. 44TH STREET, SUITE #200  
PHOENIX, AZ 85018  
(602) 867-1791  
(FX): (602) 868-3359  
CONTACT : NICK GLIMCHER

## STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN. SIGNED THIS DAY OF JUNE, 2004, BY DAVE LEWIN AS VIC PRESIDENT OF GLIMCHER VENTURES SOUTHWEST, AN OHIO LLC., AS OWNER.

## ACKNOWLEDGMENT

STATE OF ARIZONA  
COUNTY OF MARICOPA  
THE FORGING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF JUNE, 2004 BY DAVE LEWIN AS VIC PRESIDENT OF GLIMCHER VENTURES SOUTHWEST, AN OHIO LLC., AS OWNER.  
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.  
NOTARY PUBLIC:  
MY COMMISSION EXPIRES: JUNE 14, 2007

## APPROVALS

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THIS DAY 4th OF JUNE, 2004.

APPROVALS  
BY: Neil Kujawski DATE: 06/10/04  
BY: Ray Gade DATE: 06/15/04  
BY: Stephen Vander DATE: 6/17/04



## PROJECT DATA AND LEGAL DESCRIPTION FOR LOTS 1 - 4

LOT 1 - SITE DATA  
BUILDING HEIGHT 25'-6"  
LEGAL DESCRIPTION LOT 1 OF THE FINAL PLAT "CROSSROADS OF TEMPE" AS RECORDED IN BOOK 535, PAGE 29, MCR, ARIZONA

SITE AREA 5.30 ACRES (429,106 SF.)  
BUILDING AREA (GROSS) 94,781 SF.  
ALLOWABLE COVERAGE 25 %  
LOT COVERAGE 23.39% (94,781 SF / 405,120 SF)  
LANDSCAPE REQUIRED 15 %  
LANDSCAPE PROVIDED 20% (81,821 SF / 405,120 SF)  
REQUIRED PARKING  
PROPOSED USE BUILDING CAR GAR BIKE BIKE  
OFFICE 94,781 / 250 = 380 / 75000 38 38  
TOTAL PARKING REQUIRED = 380 CARS 38 BIKES  
TOTAL PARKING PROVIDED = 460 CARS 42 BIKES

LOT 2 - SITE DATA  
BUILDING HEIGHT 25'-6"  
LEGAL DESCRIPTION LOT 2 OF THE FINAL PLAT "CROSSROADS OF TEMPE" AS RECORDED IN BOOK 535, PAGE 29, MCR, ARIZONA

SITE AREA 1.09 ACRES (93,240 SF.)  
BUILDING AREA (GROSS) 216,000 SF.  
ALLOWABLE COVERAGE 25 %  
LOT COVERAGE 23.63% (216,000 SF / 91,240 SF)  
LANDSCAPE REQUIRED 15 %  
LANDSCAPE PROVIDED 24% (21250 SF / 91,240 SF)  
REQUIRED PARKING  
PROPOSED USE BUILDING CAR GAR BIKE BIKE  
RETAIL 216,000 / 250 = 86 / 10000 86 86  
TOTAL PARKING REQUIRED = 86 CARS 8 BIKES  
TOTAL PARKING PROVIDED = 86 CARS 8 BIKES

## PROJECT DATA AND LEGAL DESCRIPTION FOR LOTS 2 AND 3

PROJECT INFORMATION TYPICAL TO LOT 2 AND 3  
PROJECT CROSSROADS OF TEMPE  
LOCATION 860 S KYRINE & ELLIOT TEMPE, ARIZONA  
DEVELOPER/OWNER GLIMCHER VENTURES SOUTH WEST PHOENIX, ARIZONA  
SCOPE NEW GROUND-UP BUILDINGS WITH SHELL INTERIORS & SITE IMPROVEMENTS  
ZONING PGC-1 SOUTHWEST OVERLAY DISTRICT WITH SPECIAL USE PERMIT FOR OUTDOOR DINING ON LOTS 2 AND 3 Y-N (AFES)  
CONSTRUCTION TYPE  
PROPOSED OCCUPANCY MIXED USE: M (MERCHANTILE, B (OFFICE), AND A-21 (RESTAURANT 300 OCCUPANTS OR LESS)  
OCCUPANCY SEPARATION NONE REQUIRED BETWEEN "M", "B" AND "A-3" OCCUPANCIES PER 94 USC, TABLE 3-4  
BLDG HEIGHT-ZONING (MAX) 30' BASIC "25' FOR OVERLAY" DISTRICT-55'-0"  
ZONING BLDG HEIGHT PROVIDED 28' (MAX) RELATIVE TO ELLIOT RD. CURB  
BLDG HEIGHT LIMIT BY USC ONE STORY (ONE STORY PROVIDED)

BUILDING "A" (LOT 2) SITE DATA  
ADDRESS 325 W. ELLIOT ROAD  
LEGAL DESCRIPTION LOT 2 OF THE FINAL PLAT "CROSSROADS OF TEMPE" AS RECORDED IN BOOK 535, PAGE 29, MCR, ARIZONA

SITE AREA 1.891 ACRES (80,150 SF.)  
BUILDING AREA (GROSS) 12,402 SF.  
ALLOWABLE COVERAGE 25 %  
LOT COVERAGE 15.47% (12,402 SF / 80,150 SF)  
LANDSCAPE REQUIRED 15 %  
LANDSCAPE PROVIDED 24% (171,090 SF / 80,150 SF)  
REQUIRED PARKING  
PROPOSED USE GROSS FLOOR AREA / RATIO CAR BIKE BIKE  
RESTAURANT #01 2386 / 75 = 3048 / 10000 228  
RETAIL SITE #02 1235 / 250 = 494 / 10000 041  
RESTAURANT SITE #03 2680 / 75 = 3573 / 10000 263  
RESTAURANT #04-104 95006 / 75 = 12667 / 10000 503  
OUTDOOR DINING 386 / 150 = 6.51 / 10000 049  
TOTAL AREAS = 13,075 SF  
TOTAL PARKING REQUIRED = 156.41 CARS 116.4 BIKES  
TOTAL PARKING PROVIDED = 111 CARS 12 BIKES  
ACCESSIBILITY PARKING ACCESSIBLE SPACES AND 1 VAN ACCESSIBLE SPACE REQUIRED IN TOTAL ( 4 ) PROVIDED:

BUILDING "B" (LOT 3) SITE DATA  
ADDRESS 315 W. ELLIOT ROAD  
LEGAL DESCRIPTION LOT 3 OF THE FINAL PLAT "CROSSROADS OF TEMPE" AS RECORDED IN BOOK 535, PAGE 29, MCR, ARIZONA

SITE AREA 2.82668 ACRES (81,556 SF.)  
BUILDING AREA (GROSS) 15,900 SF. (PLUS 4200 SF DRIVE-THROUGH COVER)  
ALLOWABLE COVERAGE 25 %  
LOT COVERAGE 19.68% (15,900 SF / 81,556 SF)  
LANDSCAPE REQUIRED 15 %  
LANDSCAPE PROVIDED 21% (124,026 SF / 81,556 SF)  
REQUIRED PARKING  
PROPOSED USE GROSS FLOOR AREA / RATIO CAR BIKE BIKE  
RETAIL SITE #01-102 3250 / 250 = 1300 / 10000 100  
RETAIL SITE #03-104 2939 / 250 = 1171 / 10000 294  
RETAIL SITE #05-106 1187 / 250 = 4.71 / 10000 051  
RETAIL SITE #07 1361 / 250 = 5.41 / 10000 046  
RESTAURANT #08 2438 / 75 = 3224 / 10000 242  
TOTAL AREAS = 11,681 SF  
TOTAL PARKING REQUIRED = 642.9 CARS 139 BIKES  
TOTAL PARKING PROVIDED = 119 CARS 8 BIKES  
ACCESSIBILITY PARKING 4 STD. ACCESSIBLE SPACES AND 1 VAN ACCESSIBLE SPACE REQUIRED IN TOTAL ( 4 ) PROVIDED:

PARKING FOR LOT 1 AND LOT 3 PROVIDED BY GROSS ACCESS AGREEMENT

TOTAL PARKING REQUIRED FOR LOT 2 + 156.41 CARS 116.4 BIKES  
TOTAL PARKING PROVIDED FOR LOT 3 = 6,923 CARS 139 BIKES  
TOTAL PARKING PROVIDED FOR LOT 2 & 3 228.76 CARS 150.9 BIKES  
TOTAL PARKING PROVIDED FOR LOT 2 = 111 CARS 12 BIKES  
TOTAL PARKING PROVIDED FOR LOT 3 = 115 CARS 8 BIKES  
TOTAL PARKING PROVIDED BY AFFADAVIT = 232 CARS 20 BIKES

## CONDITIONS OF APPROVAL: SGF-2003.83

- THE PUBLIC WORKS DEPARTMENT SHALL APPROVE ALL ROADWAY, ALLEY, AND UTILITY BASICALLY DESIGNATIONS, DRIVEWAYS, STORM WATER RETENTION AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, AND OFF-SITE IMPROVEMENTS.
- OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:  
(1) WATER LINES AND FIRE HYDRANTS  
(2) SEWER LINES  
(3) STORM DRAINS  
(4) ROADWAY IMPROVEMENTS INCLUDING STREET LIGHTS, CURB, GUTTER, BIKE PATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES.
- 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.
- ALL APPLICABLE OFF-SITE PLANS SHALL BE APPROVED PRIOR TO RECORDED OF FINAL SUBDIVISION PLAN.
- ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF COUNCIL APPROVAL.
- PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- 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 DEVELOPMENT IN ACCORDANCE WITH THE CODES OF THE CITY OF TEMPE - SECTION 25.100.
- THE OWNER(S) SHALL PROVIDE A CONTINUING GATE CONDITION, COVENANT AND RESTRICTION FOR ALL OF THE PROJECT'S LANDSCAPING, REQUIRED BY ORDINANCE OR LOCATED IN ANY COMMON AREA ON SITE. THE COVENANT SHALL BE IN A FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DIRECTOR AND CITY ATTORNEY.
- NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHITECTURAL ATTRIBUTES ON THIS SITE.
- ANY INTERFERENCES OR EXPANSION OF THE USE REQUIRE THE APPLICANT TO RETURN TO THE CITY COUNCIL FOR FURTHER REVIEW.
- THIS PROPOSAL SHALL BE APPROVED BY THE DESIGN REVIEW BOARD PRIOR TO CITY COUNCIL APPROVAL.
- THE AMENDED GENERAL PLAN OF DEVELOPMENT AND FINAL PLAN OF DEVELOPMENT FOR LOTS 2 & 3 OF CROSSROADS OF TEMPE MUST BE MODIFIED TO REFLECT ADEQUATE PARKING ON LOTS 2 & 3 OR A PARKING COVENANT AGREEMENT BETWEEN LOTS 2 & 3 SHALL BE FILED WITH THE DEVELOPMENT SERVICES DEPARTMENT. DETAILS OF THE PARKING COVENANT TO BE RESOLVED WITH BUILDING SAFETY STAFF PRIOR TO RECORDED.
- THE AMENDED GENERAL PLAN OF DEVELOPMENT AND FINAL PLAN OF DEVELOPMENT FOR LOTS 2 & 3 OF CROSSROADS OF TEMPE SHALL BE RECORDED PRIOR TO THE ISSUANCE OF PERMITS, AND SHALL SHOW ACCESS TO BE MAINTAINED THROUGHOUT THE SITE OVER THE DRIVING ASILES. NO CHANGES OR MAINTAINED TO THE DRIVING ASILES WILL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEERING DEPARTMENT.
- THE AMENDED GENERAL PLAN OF DEVELOPMENT AND FINAL PLAN OF DEVELOPMENT FOR LOTS 2 & 3 OF CROSSROADS OF TEMPE SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLOCKS AND RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE THROUGH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT ON OR BEFORE DECEMBER 04, 2004. FAILURE TO RECORD THE PLAN WITHIN ONE YEAR OF COUNCIL APPROVAL SHALL MAKE THE PLAN NULL AND VOID.
- THESE SHALL BE NO OUTDOOR MUSIC OR SPEAKERS ON THE SITE
- ANY OUTDOOR DINING AREA SHALL BE SCREENED ON ITS SOUTHERN BOUNDARY BY A SOLID WALL NOT TO EXCEED EIGHT FEET IN HEIGHT FROM THE CURB ON THE FAR WEST SIDE OF THE BUILDING LOCATED ON LOT #2. THIS SCREENING WALL SHALL EXTEND TO THE PARK, OR APPROXIMATELY 19 FEET.
- FOR THE SUITE ON THE FAR WEST SIDE OF LOT #2, ACCESS TO ANY OUTDOOR PATIO AREA SHALL BE RESTRICTED SO THAT IT IS THROUGH THE RESTAURANT ONLY, EXCEPT FOR ANY ENTRY REQUIRED BY APPLICABLE BUILDING CODES.
- ALL DELIVERIES SHALL BE MADE MONDAY THROUGHOUT SATURDAY BETWEEN THE HOURS OF 8:00 A.M. AND 5:00 P.M. AND ALL TRASH REMOVAL FROM THE SITE SHALL CONFORM TO CITY OF TEMPE TRASH REMOVAL SCHEDULE.

## ARCHITECT:

ARCHICON, L.C.  
4041 N. CENTRAL AVE., STE. #0-100  
PHOENIX, AZ 85012

BOOK 692 PAGE 3  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2004 - 0707917

02/22/2004 02:07 PM

ARCHICON, L.C.  
Architecture & Interiors  
4041 N. CENTRAL AVE., STE. #0-100  
PHOENIX, ARIZONA 85012  
(602) 272-4005  
FAX (602) 275-4005  
WWW.ARCHICON.COM

**CROSSROADS OF TEMPE**  
325 & 315 W. ELLIOT ROAD  
TEMPE, ARIZONA 85282



|                |            |
|----------------|------------|
| JOB NO:        | 0707200    |
| PROJECT NO:    | MARITIN U  |
| DRAWN BY:      | QUENTIN G. |
| CHECKED BY:    | V. DALKE   |
| DATE:          |            |
| RECORDING SET: | 1-20-03    |
| RECORDING SET: | 06-09-04   |

THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL ALL FEES ARE PAID AND SIGNED.  
SUBMITTED TO CITY PH 16-5-04  
ISSUED FOR RECORDING  
PH 16-5-04  
WITH COMMENTS  
CITY APPROVAL  
SEEN FOR CONSTRUCTION  
CITY SHALL SIGN UP TO 12:00 PM  
FOR ANY COMMENTS  
OR APPROVALS

SHEET TITLE:  
COVER SHEET

61-PROJ 0202200 VARCH  
02-Amended Gen Plan A1.dwg



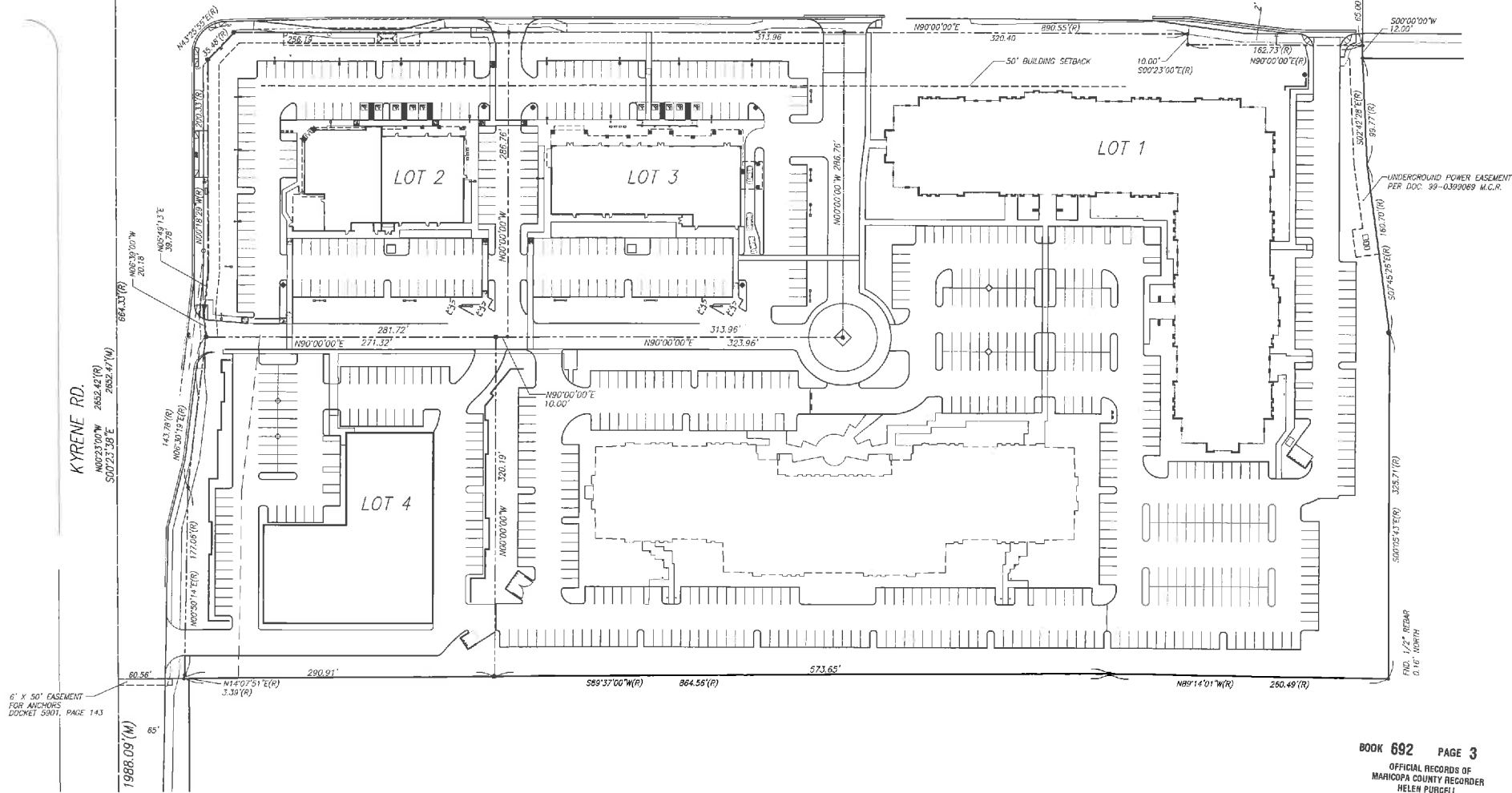
**A1**  
1 of 3

NORTHWEST CORNER  
SEC. 15, T15, R4E  
FD. B.C. IN. M.H.  
NE CORNER SECTION 16

ELLIOT RD.

EL PASO GAS LINE  
SRP LIC. NO. 00534-0  
2641.99'(M)

EAST (ASSUMED BEARING) 2642.04'(R)



6" X 50' EASEMENT  
FOR ANCHORS  
DOCKET 5901, PAGE 143

BOOK 692 PAGE 3  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2004-0707917  
04/22/2004 02:07 PM



**ARCHICON, L.C.**  
Architecture & Interiors  
494 N. CENTRAL AVE. #210  
TEMPE, ARIZONA 85282  
(602) 272-4855  
FAX (602) 272-4855  
WWW.ARCHICON.COM

**CROSSROADS OF TEMPE**  
325 & 315 W. ELLIOT ROAD  
TEMPE, ARIZONA 85282



|                |            |
|----------------|------------|
| JOB NO:        | 070700     |
| PROJECT MGR:   | MARTIN U.  |
| DRAWN BY:      | QUENTIN G. |
| CHECKED BY:    | V. DALKE   |
| DATE REVISION: |            |
| RECORDING SET: | 1-18-02    |
| RECORDING SET: | 06-09-04   |

|                          |          |
|--------------------------|----------|
| ISSUED FOR CONSTRUCTION  | DATE     |
| ISSUED FOR RECORDING     | 06-09-04 |
| ISSUED FOR CITY APPROVAL |          |
| ISSUED FOR CONSTRUCTION  |          |
| ISSUED FOR RECORDING     |          |
| ISSUED FOR CITY APPROVAL |          |

SHEET TITLE:  
GENERAL PLAN

041-PRD-020200(V)RCH  
02-AMENDED C.P. 143-010

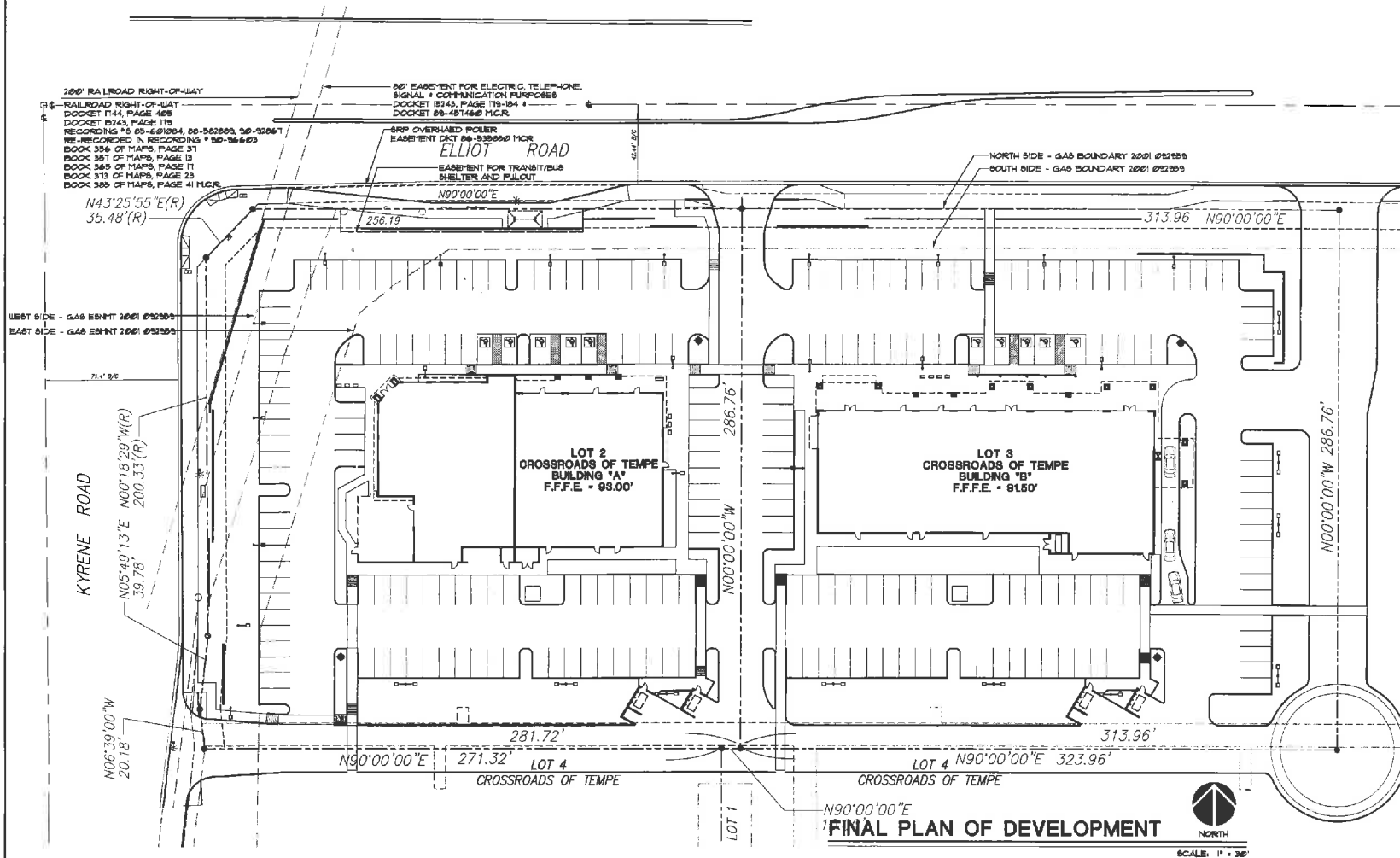


**A2**  
2 of 3

# AMENDED GENERAL PLAN OF DEVELOPMENT AND A FINAL PLAN OF DEVELOPMENT FOR LOTS 2 AND 3 CROSSROADS OF TEMPE

BOOK 692 PAGE 3  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2004-0707917  
01/22/2004 02:51 PM

A PORTION OF THE NORTHWEST QUARTER, SECTION 15, TOWNSHIP 1 SOUTH, RANGE 4 EAST  
GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY ARIZONA



## 6 PROJECT TEAM

**CLIENT / DEVELOPER:** GLIMCHER VENTURES SOUTH WEST  
3544 N. 47TH STREET, SUITE 1000  
PHOENIX, AZ 85018  
CONTACT: NICK GLIMCHER  
PHONE: (602) 808-6671-51  
FAX: (602) 808-3285

**ARCHITECT:** ARCHICON, L.C.  
4041 CENTRAL AVE., STE. 10-100  
PHOENIX, AZ 85009  
CONTACT: VINCENT DALKE  
TEL: (602) 272-4284  
FAX: (602) 272-4286  
E-MAIL: VINCE@ARCHICON.COM



## 12 PROJECT DATA / LEGAL

**PROJECT INFORMATION TYPICAL TO LOT 2 AND 3:**  
PROJECT: CROSSROADS OF TEMPE  
LOCATION: SEC OF KYRENE & ELLIOT  
TEMPE, ARIZONA  
DEVELOPER/OWNER: GLIMCHER VENTURES SOUTH WEST  
PHOENIX, ARIZONA  
SCOPE: NEW GROUND-UP BUILDINGS WITH  
SHELL, INTERIORS & SITE IMPROVEMENTS  
PCG-1/ SOUTHWEST TEMPE OVERLAY  
DISTRICT WITH SPECIAL USE PERMIT FOR  
OUTDOOR DINING ON LOTS 2 AND 3  
V-N (AFES)  
CONSTRUCTION TYPE: MIXED USE, M (RETAIL), B (OFFICE), AND  
A-2 (RESTAURANT 300 OCCUPANTS OR LESS)  
OCCUPANCY SEPARATION: NONE REQUIRED BETWEEN M, B AND A-2  
OCCUPANCIES PER 54 UBC, TABLE 3-A  
BLDG HEIGHT-ZONING (MAX): 30' BASIC + 20' FOR OVERLAY DISTRICT + 30'-0"  
ZONING BLDG HEIGHT PROVIDED 20' (MAX) RELATIVE TO ELLIOT RD. CURB  
BLDG HEIGHT LIMIT BY UBC: ONE STORY (ONE STORY PROVIDED)

**BUILDING "A" (LOT 2) SITE DATA**

ADDRESS: 325 W. ELLIOT ROAD  
LEGAL DESCRIPTION: LOT 2 OF THE FINAL PLAT "CROSSROADS OF TEMPE" AS RECORDED IN BOOK 538, PAGE 29, MCR, ARIZONA

**SITE AREA:** 1.2391 ACRES (60,750 SF)  
**BUILDING AREA (GROSS):** 12,931 SF  
**ALLOWABLE COVERAGE:** 25 %  
**LOT COVERAGE:** 15.41% (12,402 SF / 80,250 SF)  
**LANDSCAPE REQUIRED:** 15 %  
**LANDSCAPE PROVIDED:** 34% (21,025 SF / 60,250 SF)  
**REQUIRED PARKING:**

| FLOOR               | CAR                | BIKE        |
|---------------------|--------------------|-------------|
| RESTAURANT 901      | 2256 / 75 = 30.48  | 1/6000 225  |
| RETAIL SITE 902     | 1250 / 250 = 4.94  | 1/3000 0.41 |
| RESTAURANT SITE 103 | 2400 / 75 = 32.00  | 1/6000 2.63 |
| RESTAURANT 106-104  | 9004 / 75 = 120.05 | 1/3000 3.61 |
| OUTDOOR DINING      | 584 / 150 = 3.89   | 1/2000 0.45 |

**TOTAL AREAS = 13,275 SF**  
**TOTAL PARKING REQUIRED = 156.41 CARS 116.4 BIKES**  
**TOTAL PARKING PROVIDED = 111 CARS 12 BIKES**  
**ACCESSIBILITY PARKING: ACCESSIBLE SPACES AND 1 VAN ACCESSIBLE SPACE REQUIRED IN TOTAL (4 + 1 PROVIDED)**

**BUILDING "B" (LOT 3) SITE DATA**

ADDRESS: 315 W. ELLIOT ROAD  
LEGAL DESCRIPTION: LOT 3 OF THE FINAL PLAT "CROSSROADS OF TEMPE" AS RECORDED IN BOOK 538, PAGE 29, MCR, ARIZONA

**SITE AREA:** 2.0068 ACRES (87,556 SF)  
**BUILDING AREA (GROSS):** 11,500 SF (PLUS 420 SF DRIVE-THROUGH COVER)  
**ALLOWABLE COVERAGE:** 28 %  
**LOT COVERAGE:** 13.68% (11,500 SF / 83,556 SF)  
**LANDSCAPE REQUIRED:** 15 %  
**LANDSCAPE PROVIDED:** 27% (24,026 SF / 87,556 SF)  
**REQUIRED PARKING:**

| FLOOR               | CAR                | BIKE        |
|---------------------|--------------------|-------------|
| RESTAURANT 102      | 3150 / 250 = 12.60 | 1/3000 1.09 |
| RETAIL SITE 103-104 | 2330 / 250 = 9.32  | 1/3000 2.54 |
| RETAIL SITE 105-106 | 1181 / 250 = 4.72  | 1/3000 0.91 |
| RETAIL SITE 107     | 1361 / 250 = 5.44  | 1/3000 0.46 |
| RESTAURANT 108      | 2418 / 75 = 32.24  | 1/6000 2.42 |

**TOTAL AREAS = 11,681 SF**  
**TOTAL PARKING REQUIRED = 63.28 CARS 136 BIKES**  
**TOTAL PARKING PROVIDED = 15 CARS 8 BIKES**  
**ACCESSIBILITY PARKING: 4 STD. ACCESSIBLE SPACES AND 1 VAN ACCESSIBLE SPACE REQUIRED IN TOTAL (4 + 1 PROVIDED)**

**PARKING FOR LOT 2 AND LOT 3 PROVIDED BY GROSS ACCESS AGREEMENT:**

**TOTAL PARKING REQUIRED FOR LOT 2 = 156.41 CARS 116.4 BIKES**  
**TOTAL PARKING PROVIDED FOR LOT 2 = 63.28 CARS 136 BIKES**  
**TOTAL PARKING REQUIRED FOR LOT 2 & 3 = 219.69 CARS 152.3 BIKES**  
**TOTAL PARKING PROVIDED FOR LOT 2 & 3 = 111 CARS 12 BIKES**  
**TOTAL PARKING PROVIDED FOR LOT 3 = 15 CARS 8 BIKES**  
**TOTAL PARKING PROVIDED BY AFFIDAVIT = 233 CARS 20 BIKES**

**CROSSROADS OF TEMPE**  
325 & 315 W. ELLIOT ROAD  
TEMPE, ARIZONA 85282



JOB NO: 0707917  
PROJECT NAME: MARTIN U  
DRAWN BY: QUENTIN G.  
CHECKED BY: Y. DALKE  
DATE: 06-05-04  
RECORDING SET: 11-05-04  
RECORDING SET: 06-05-04

THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL ALL IDEAS ARE REVIEWED AND DATED

SUBMITTED TO CITY OF PHOENIX FOR REVIEW: 6-9-04  
CITY APPROVAL: [ ]  
ISSUED FOR CONSTRUCTION: [ ]

SHEET TITLE: COVER SHEET  
SITE PLAN  
PROJECT DATA



A3

3 of 3