

1st AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR EASTLINE VILLAGE

A PORTION OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER AUTHORIZATION

TN 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: CULDESAC OPPORTUNITY FUND I, LP, A DELAWARE LIMITED PARTNERSHIP
ITS: MANAGER

BY: CULDESAC O-FUND GP I, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER

BY: CDS TEMPE GP LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: CULDESAC, INC., A DELAWARE CORPORATION
ITS: MANAGER

 9-17-20
SIGNATURE DATE
NAME: RYAN JOHNSON
TITLE: CHIEF EXECUTIVE OFFICER

ACKNOWLEDGMENT

ON THIS 17th DAY OF September, 2020 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, RYAN JOHNSON, OWNER, WHO ACKNOWLEDGED 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 HEREBUTO SET MY HAND AND OFFICIAL SEAL.

 3/4/2021
NOTARY PUBLIC

MY COMMISSION EXPIRES



LEGAL DESCRIPTION

PORTIONS OF LOTS 13 THROUGH 24, TRACT C AND TRACT D, BUENA PARK PLAT 2, RECORDED IN BOOK 33, PAGE 38, MARICOPA COUNTY RECORDS (M.C.R.) AND LOTS 1 AND 2, DRAGO ESTATES, RECORDED IN BOOK 686, PAGE 45, M.C.R., LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF RIVER DRIVE AND WILDERMUTH DRIVE, A 3/4-INCH IRON PIPE WITH NO IDENTIFICATION, FROM WHICH THE INTERSECTION OF CLARK DRIVE AND WILDERMUTH DRIVE, A 3-INCH CITY OF TEMPE BRASS CAP FLUSH, BEARS SOUTH 89°57'40" WEST (BASIS OF BEARING), A DISTANCE OF 955.10 FEET; THENCE ALONG THE CENTERLINE OF SAID WILDERMUTH DRIVE, SOUTH 89°57'40" WEST, A DISTANCE OF 237.95 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 00°02'20" WEST, A DISTANCE OF 30.00 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF WILDERMUTH DRIVE AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°57'40" WEST, A DISTANCE OF 1,071.12 FEET, TO THE WEST LINE OF SAID BUENA PARK PLAT 2; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, ALONG SAID WEST LINE, NORTH 00°08'18" EAST, A DISTANCE OF 575.24 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF APACHE BOULEVARD; THENCE LEAVING SAID WEST LINE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°53'33" EAST, A DISTANCE OF 22.03 FEET; THENCE NORTH 89°54'39" EAST, A DISTANCE OF 236.64 FEET; THENCE NORTH 45°01'04" EAST, A DISTANCE OF 2.85 FEET, TO THE SOUTH LINE OF THE NORTH 55 FEET OF SAID SOUTHEAST QUARTER; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, ALONG SAID SOUTH LINE, NORTH 89°56'34" EAST, A DISTANCE OF 639.69 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF SAID APACHE BOULEVARD; THENCE LEAVING SAID SOUTH LINE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 87°44'45" EAST, A DISTANCE OF 113.50 FEET; THENCE NORTH 89°55'59" EAST, A DISTANCE OF 253.54 FEET; THENCE SOUTH 50°05'30" EAST, A DISTANCE OF 15.16 FEET, TO THE WEST RIGHT-OF-WAY LINE OF SAID RIVER DRIVE; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°07'15" WEST, A DISTANCE OF 280.80 FEET, TO THE NORTHEAST CORNER OF SAID TRACT C; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, ALONG THE NORTH LINE OF SAID TRACT C, SOUTH 89°56'46" WEST, A DISTANCE OF 208.02 FEET, TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT 2018-0207738, M.C.R.; THENCE LEAVING SAID NORTH LINE, ALONG THE EAST LINE OF SAID CERTAIN PARCEL OF LAND, SOUTH 00°07'24" WEST, A DISTANCE OF 282.66 FEET, TO THE POINT OF BEGINNING.

CONTAINING 677,901 SQUARE FEET OR 15.5625 ACRES, MORE OR LESS.

SUBJECT TO EXISTING RIGHT-OF-WAYS AND EASEMENTS.

THIS PARCEL DESCRIPTION IS BASED ON THE FINAL PLAT FOR BUENA PARK PLAT 2, RECORDED IN BOOK 33, PAGE 38, M.C.R. AND OTHER CLIENT PROVIDED INFORMATION. THIS PARCEL DESCRIPTION IS LOCATED WITHIN AN AREA SURVEYED BY WOOD, PATEL & ASSOCIATES, INC. DURING THE MONTH OF MARCH, 2019. ANY MONUMENTATION NOTED IN THIS PARCEL DESCRIPTION IS WITHIN ACCEPTABLE TOLERANCE (AS DEFINED IN ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS DATED 02/14/2002) OF SAID POSITIONS BASED ON SAID SURVEY.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 16TH DAY OF JANUARY, 2020.

OWNER / DEVELOPER

TN 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY
6720 NORTH SCOTTSDALE ROAD, NO. 250
SCOTTSDALE, ARIZONA 85253-4424
CONTACT: RYAN JOHNSON

DS190065

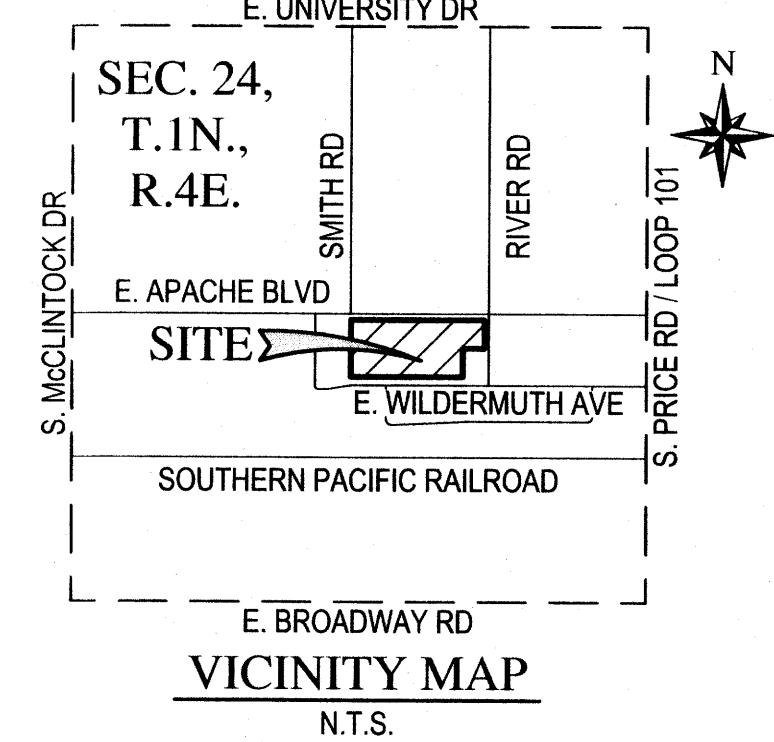
PAD190003

REC19069

PROJECT DATA

PROJECT DATA	
MU-4 PAD TOD Table 5-611 B	
PAD Proposed	
GENERAL PLAN LAND USE	Mixed-Use
GENERAL PLAN DENSITY (DU/Ac)	Up to 65
SITE AREA GROSS	680,788 SF / 15.63 Ac
SITE AREA NET	677,901 SF / 15.56 Ac
DWELLING QUANTITY	636 DU
BEDROOM QUANTITY	786
DENSITY	41 DU/Ac
BUILDING HEIGHT	55 ft max
BUILDING LOT COVERAGE	75% max (37% proposed)
SITE LANDSCAPE COVERAGE	25% min (56% proposed)
BUILDING SETBACKS *	
FRONT (APACHE BLVD.)	0 ft Min / 20 ft Max Typ (26' for up to 25%)
SIDE (RIVER DR.)	0 ft Min / 20 ft Max
REAR (WILDERMUTH AVE.)	0 ft Min / 20 ft Max
SIDE (WEST PROPERTY LINE)	10 ft Min
STREET SIDE - PARKING AND MANEUVERING	20 ft
VEHICLE PARKING QUANTITY	
RESIDENTIAL	
1 Bedroom (456 units / 456 bedrooms)	0 (0 SP/Bedroom)
2 Bedroom (134 units / 268 bedrooms)	0 (0 SP/Bedroom)
3 Bedroom (8 units / 24 bedrooms)	0 (0 SP/Bedroom)
Live-Work 1 Bedroom (38 units / 38 bedrooms)	Calculated in Live-Work Office below
Guest (636 units)	63.6 (0.1 SP/Unit)
TOTAL RESIDENTIAL REQUIRED	64
COMMERCIAL	
Restaurant (6,155 SF) / Café (1,047 SF) / Bar (1,188 SF) (indoor) / (8,390 SF total)	6.8 (Waived 1st 5,000 SF, 1 SP / 500 SF)
Restaurant / Café / Bar (outdoor seating) (3,216 SF)	
Gym / Yoga (7,812 SF)	Not Applicable_Amenity
Office (6,191 SF) / Retail (12,122 SF) / Live-Work (10,922 SF) / (29,235 SF total)	48.5 (Waived 1st 5,000 SF, 1 SP / 500 SF)
TOTAL COMMERCIAL REQUIRED	55
VEHICLE PARKING QUANTITY PROVIDED	152
SUPPLEMENTAL VEHICULAR PARKING	16 Delivery + 14 Rideshare + 19 Carshare
BICYCLE PARKING QUANTITY	
RESIDENTIAL (.75 SP/ 1-2 Bed) (1 SP/3-4 Bed)	
1 Bedroom (456 units)	342.0 (0.75 SP/Unit)
2 Bedroom (134 units)	100.5 (0.75 SP/Unit)
3 Bedroom (8 units)	8.0 (1.00 SP/Unit)
Live-Work 1 Bedroom (38 units)	28.5 (0.75 SP/Unit)
Guest (636 units)	127.2 (0.20 SP/Unit)
TOTAL RESIDENTIAL	606
COMMERCIAL	
Restaurant (6,155 SF) / Café (1,047 SF) / Bar (1,188 SF) / (8,390 SF total)	16.8 (1 SP / 500 SF)
Office (6,191 SF) / Retail (12,122 SF) / (18,313 SF total)	2.4 (1 SP / 7500 SF)
Live-Work (10,922 SF)	1.5 (1 SP / 7500 SF)
TOTAL COMMERCIAL	21
BICYCLE PARKING QUANTITY PROVIDED	627
USES (Building Areas) (SF)	537,567
Residential (includes LiveWork units)	480,331
Residential Amenity (not open to general public use)	23,544
Storage & Utility	6,989
Restaurant (6,155 SF) / Café (1,047 SF) / Bar (1,188 SF)	8,390
Office (6,191 SF) / Retail (12,122 SF) (excludes LiveWork, included in residential above)	18,313
Total Commercial	26,703

* This PAD defines the front property line as Apache Blvd., not River Dr.



PREVIOUS APPROVALS

PL160097 - EASTLINE VILLAGE
SEPTEMBER 22, 2016 - ORIGINAL APPROVAL
NOVEMBER 27, 2018 - TIME EXTENSION

CONDITIONS OF APPROVAL

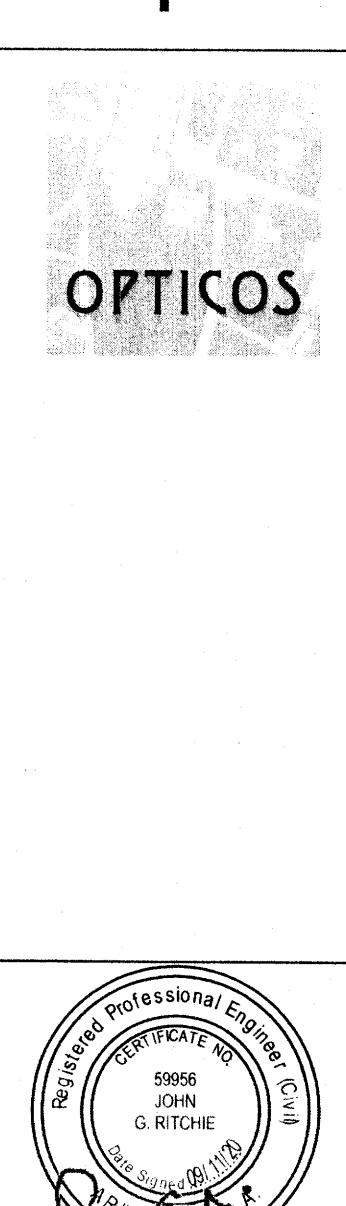
1. A BUILDING PERMIT APPLICATION SHALL BE MADE WITHIN TWO YEARS OF THE DATE OF CITY COUNCIL APPROVAL OR THE ZONING OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION. ANY REVERSION IS SUBJECT TO A PUBLIC HEARING PROCESS AS A ZONING MAP AMENDMENT.
2. THE PROPERTY OWNER(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM BY SIGNING THE FORM, THE OWNER(S) VOLUNTARILY WAIVE(S) ANY RIGHT TO CLAIM COMPENSATION FOR DIMINUTION OF PROPERTY VALUE UNDER A.R.S. §12-1134 THAT MAY NOW OR IN THE FUTURE EXIST, AS A RESULT OF THE CITY'S APPROVAL OF THIS APPLICATION, INCLUDING ANY CONDITIONS, STIPULATIONS AND/OR MODIFICATIONS IMPOSED AS A CONDITION OF APPROVAL. THE SIGNED FORM SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT NO LATER THAN 30 DAYS FROM THE DATE OF CITY COUNCIL APPROVAL, OR THE ZONING MAP AMENDMENT AND PAD APPROVAL SHALL BE NULL AND VOID.
3. THE 1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR EASTLINE VILLAGE SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT WITHIN SIXTY (60) DAYS OF THE DATE OF CITY COUNCIL APPROVAL AND PRIOR TO ISSUANCE OF BUILDING PERMITS.
4. AN AMENDED SUBDIVISION PLAT IS REQUIRED FOR THIS DEVELOPMENT TO COMBINE THE MULTIPLE PARCELS INTO ONE AND SHALL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS. ALTERNATIVELY, THE OWNER'S EXECUTION OF A COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL MAY BE PERMITTED IN LIEU OF RECORDING THE SUBDIVISION PLAT WHILE THE PLAT IS BEING FINALIZED. IF THIS OCCURS, THE PLAT MUST BE RECORDED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
5. DEDICATION OF ADDITIONAL RIGHT-OF-WAY ON APACHE BOULEVARD TO PROVIDE FOR A MINIMUM TOTAL HALF-STREET WIDTH OF 55 FEET SHALL BE MADE PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT.
6. PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR PHASE I - RESIDENTIAL, THE DEVELOPER SHALL CONSTRUCT THE PEDESTRIAN/LIGHT RAIL CROSSING ON APACHE BOULEVARD OR MONEY FOR THE CROSSING SHALL BE PLACED IN ESCROW. THE ESCROW DOLLAR AMOUNT SHALL BE DETERMINED BY A THIRD PARTY ENGINEER'S ESTIMATE. THE PEDESTRIAN/LIGHT RAIL CROSSING DESIGN PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEERING AND TRANSPORTATION DEPARTMENT.
7. THE DEVELOPMENT SHALL COMPLY WITH THE EASTLINE VILLAGE PARKING MANAGEMENT PLAN, DATED OCTOBER 8, 2019.
8. THE NUMBER OF ON-SITE VEHICLE PARKING SPACES SHALL NOT BE INCREASED MORE THAN ONE HUNDRED AND TEN PERCENT (110%) OF THE NUMBER CURRENTLY SHOWN ON THE SITE PLAN.
9. PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT, A LANDSCAPE PLAN FOR THE TEMPORARY TREATMENT OF THE ENTIRE PAD SITE SHALL BE SUBMITTED AND APPROVED BY THE PLANNING DIVISION. TEMPORARY LANDSCAPING SHALL BE PROVIDED PER THE PLAN PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

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REC19069
PAD190003
1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY
EASTLINE VILLAGE
2025 E. APACHE BLVD., TEMPE, ARIZONA



EXPIRES 3-30-21
SCALE (HORIZ) N/A
SCALE (VERT) N/A
DATE 09/11/2020
JOB NUMBER 184931
SHEET 1 OF 4

1st AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR EASTLINE VILLAGE

A PORTION OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ZONING DISTRICT(S) AND OVERLAY(S)	R-4	R-4 / TOD	CSS / TOD	Existing Approved PAD	PAD Proposed
	Table 4-20B	Table 5-610A	Table 5-611A		
GENERAL PLAN LAND USE	Multi-Family	Multi-Family	Commercial	MU-4 / TOD / PAD	MU-4 / TOD / PAD
GENERAL PLAN DENSITY (DU/Ac)	Residential	Mixed-Use	Mixed-Use	Mixed-Use	Mixed-Use
SITE AREA - GROSS	Up to 25	Up to 65	Up to 65	Up to 65	Up to 65
SITE AREA - NET	13,600 SF / 0.31 Ac	123,275 SF / 2.83 Ac	11,761 SF / .27 Ac	590,673 SF / 13.56 Ac	680,788 SF / 15.63 Ac
DWELLING QUANTITY				590,673 SF / 13.56 Ac	677,901 SF / 15.56 Ac
BEDROOM QUANTITY				698 DU	636 DU
DENSITY (DU/Ac) - GROSS	25	40	25	51	41 DU/Ac
BUILDING HEIGHT	40 ft	60 ft	45 ft	90 ft	55 ft max
BUILDING LOT COVERAGE	60%	75%	75%	75%	75% max (37% proposed)
SITE LANDSCAPE COVERAGE	25%	25%	25%		25% min (56% proposed)
AT GRADE				19.60%	25% min (56% proposed)
AT DECK PARK (2nd Floor)				5.60%	Not Applicable
COMBINED				25.50%	Not Applicable
BUILDING SETBACKS a					
FRONT (APACHE BLVD.)	20 ft	10 ft / 20 ft Max	0 ft / 6 ft Max	0 ft Min / 20 ft Max	0 ft Min / 20 ft Max Typ (26' for up to 25%)
SIDE (RIVER DR.)	10 ft	10 ft	0 ft	0 ft Min / 20 ft Max	0 ft Min / 20 ft Max
REAR (WILDERMUTH AVE.)	10 ft	10 ft	10 ft	0 ft Min / 20 ft Max	0 ft Min / 20 ft Max
SIDE (INTERIOR LOT LINES)	10 ft	5 ft	0 ft	0 ft	0 ft
SIDE (WEST PROPERTY LINE)	10 ft	10 ft	10 ft	10 ft Min	10 ft Min
STREET SIDE - PARKING AND MANEUVERING	20 ft	20 ft	20 ft	20 ft	20 ft
VEHICLE PARKING QUANTITY					
RESIDENTIAL					
1 Bedroom (456 units / 456 bedrooms)			(0.75 SP/Bedroom)	0 (0 SP/Bedroom)	
2 Bedroom (134 units / 268 bedrooms)			(0.75 SP/Bedroom)	0 (0 SP/Bedroom)	
3 Bedroom (8 units / 24 bedrooms)			(0.75 SP/Bedroom)	0 (0 SP/Bedroom)	
Live-Work 1 Bedroom (38 units / 38 bedrooms)			(0.75 SP/Bedroom)	Calculated in Live-Work Office below	
Guest (636 units)			(0.20 SP/Unit)	63.6 (0.1 SP/Unit)	
TOTAL RESIDENTIAL REQUIRED					64
COMMERCIAL					
Restaurant (6,155 SF) / Café (1,047 SF) / Bar (1,188 SF) (indoor) / (8,300 SF total)			(1 SP / 75 SF)	6.8 (Waived 1st 5,000 SF, 1 SP / 500 SF)	
Restaurant / Café / Bar (outdoor seating) (3,216 SF)					
Gym / Yoga (7,812 SF)			(1 SP / 125 SF)	Not Applicable, Amenity	
Office (6,191 SF) / Retail (12,122 SF) / Live-Work (10,922 SF) / (29,235 SF total)			(1 SP / 300 SF)	48.5 (Waived 1st 5,000 SF, 1 SP / 500 SF)	
TOTAL COMMERCIAL REQUIRED					55
VEHICLE PARKING QUANTITY PROVIDED					152
SUPPLEMENTAL VEHICULAR PARKING					16 Delivery + 14 Rideshare + 19 Carshare
BICYCLE PARKING QUANTITY					
RESIDENTIAL (.75 SP/1-2 Bed) (1 SP/3-4 Bed)					
1 Bedroom (456 units)			(0.75 SP/Unit)	342.0 (0.75 SP/Unit)	
2 Bedroom (134 units)			(0.75 SP/Unit)	100.5 (0.75 SP/Unit)	
3 Bedroom (8 units)			(1.00 SP/Unit)	8.0 (1.00 SP/Unit)	
Live-Work 1 Bedroom (38 units)			(0.75 SP/Unit)	28.5 (0.75 SP/Unit)	
Guest (636 units)			(0.20 SP/Unit)	127.2 (0.20 SP/Unit)	
TOTAL RESIDENTIAL					606
COMMERCIAL					
Restaurant (6,155 SF) / Café (1,047 SF) / Bar (1,188 SF) / (8,300 SF total)			(1 SP / 500 SF)	16.8 (1 SP / 500 SF)	
Gym / Yoga (7,812 SF)			(1 SP / 2000 SF)	Not Applicable	
Office (6,191 SF) / Retail (12,122 SF) / (18,313 SF total)			(1 SP / 7500 SF)	2.4 (1 SP / 7500 SF)	
Live-Work (10,922 SF)				1.5 (1 SP / 7500 SF)	
TOTAL COMMERCIAL			38	21	
BICYCLE PARKING QUANTITY PROVIDED			736	627	
USES (Building Areas) (SF)			1,333,878 SF	537,567	
Residential (includes LiveWork units)			954,015 SF	480,331	
Residential Amenity (not open to general public use)				23,544	
Gym / Yoga			7,000 SF	In the residential amenity portion, not open to public	
Parking Garages			289,655 SF	None	
Storage & Utility			30,742 SF	6,989	
Commercial					
Restaurant (6,155 SF) / Café (1,047 SF) / Bar (1,188 SF)			11,800 SF	8,390	
Office (6,191 SF) / Retail (12,122 SF) (excludes LiveWork, included in residential above)			38,166 SF	18,313	
Total Commercial			59,466	26,703	

a This PAD defines the front property line as Apache Blvd., not River Dr.

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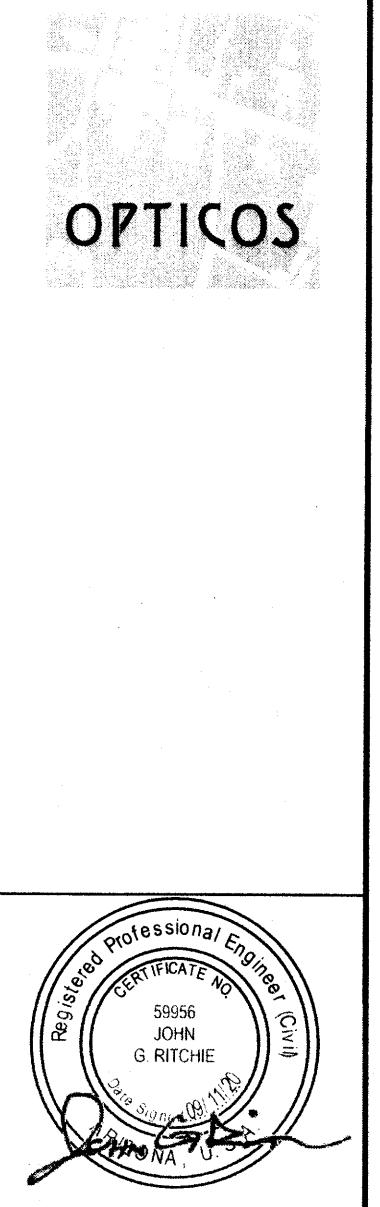
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Dial 811 or 1-800-362-8111
In Maricopa County (602) 955-1199

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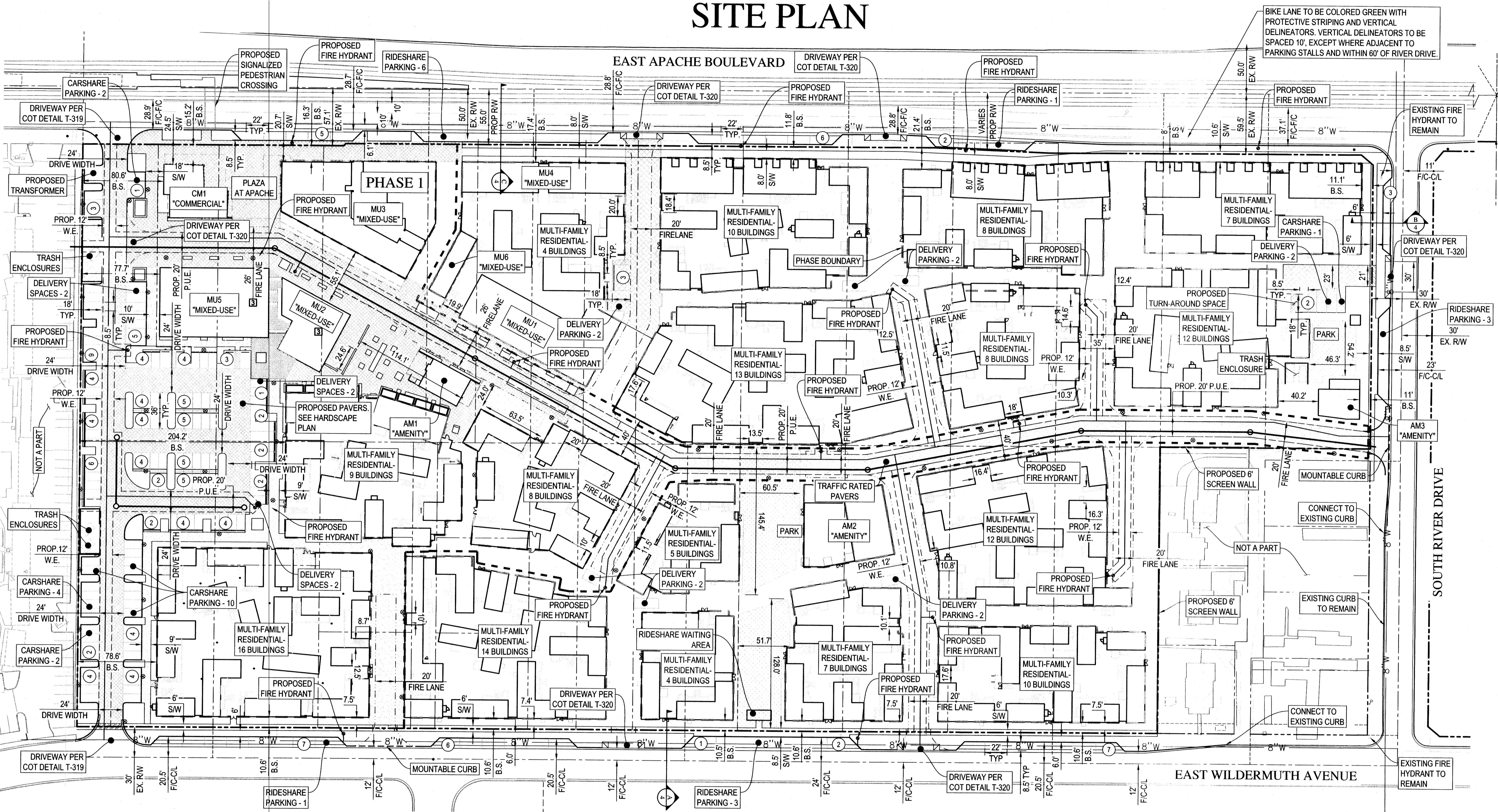
PAD190003

DS190065

EXPIRES 10-30-21
Scale (HORIZ.) N/A
Scale (VERT.) N/A
DATE 09/11/2020
JOB NUMBER 184931
SHEET 2 OF 4



1st AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR EASTLINE VILLAGE SITE PLAN



PROPOSED SITE PLAN		LEGEND	
		ABBREVIATIONS	
POD OUTLINE		TRAFFIC RATED PAVERS	CL CENTER LINE
PHASE BOUNDARY LINE		TRAFFIC RATED CONCRETE PAVEMENT	EE ELECTRICAL EASEMENT
BUILDING OUTLINE		TURF	F/C FACE OF CURB
FIRE LANE		PASSENGER CAR PARKING COUNT	FH FIRE HYDRANT
CURB			R/W RIGHT-OF-WAY
SIDEWALK			PUE PUBLIC UTILITY EASEMENT
			W.E. WATER EASEMENT
			S/W SIDEWALK
			B.S. BUILDING SETBACK

PARKING TOTALS

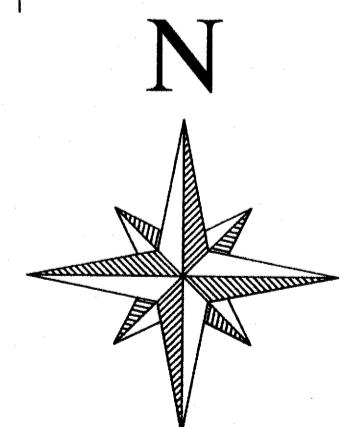
PASSENGER	DELIVERY	RIDESHARE	CARSHARE
TE	113	16	0
TE	39	0	14
-	152	16	14
			19

NOTES:
EXISTING SITE INFORMATION AND BOUNDARY WORK
SHOWN PER ALTA SURVEY COMPLETED BY HUNTER
ENGINEERING, DATED JULY 10, 2014.

TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL (IEC 503 4.1)

APPROVED BY THE FIRE CODE OFFICIAL. (W.C. 500.4.1).

**BUILDING LAYOUT IS CONCEPTUAL
AND SUBJECT TO DEVELOPMENT
PLAN REVIEW APPROVAL.**



EXPIRES 6-30-21	
SCALE (HORIZ.)	1" = 50'
SCALE (VERT.)	N/A
DATE	09/11/2020
JOB NUMBER	184931
SHEET	
3	OF
4	

DS190065

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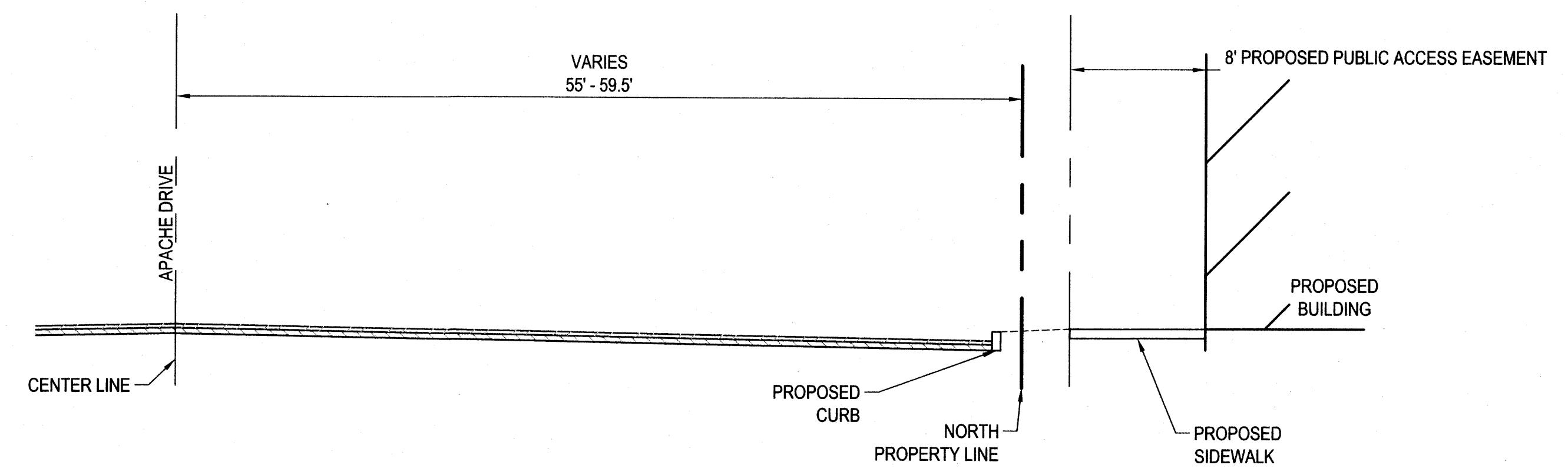
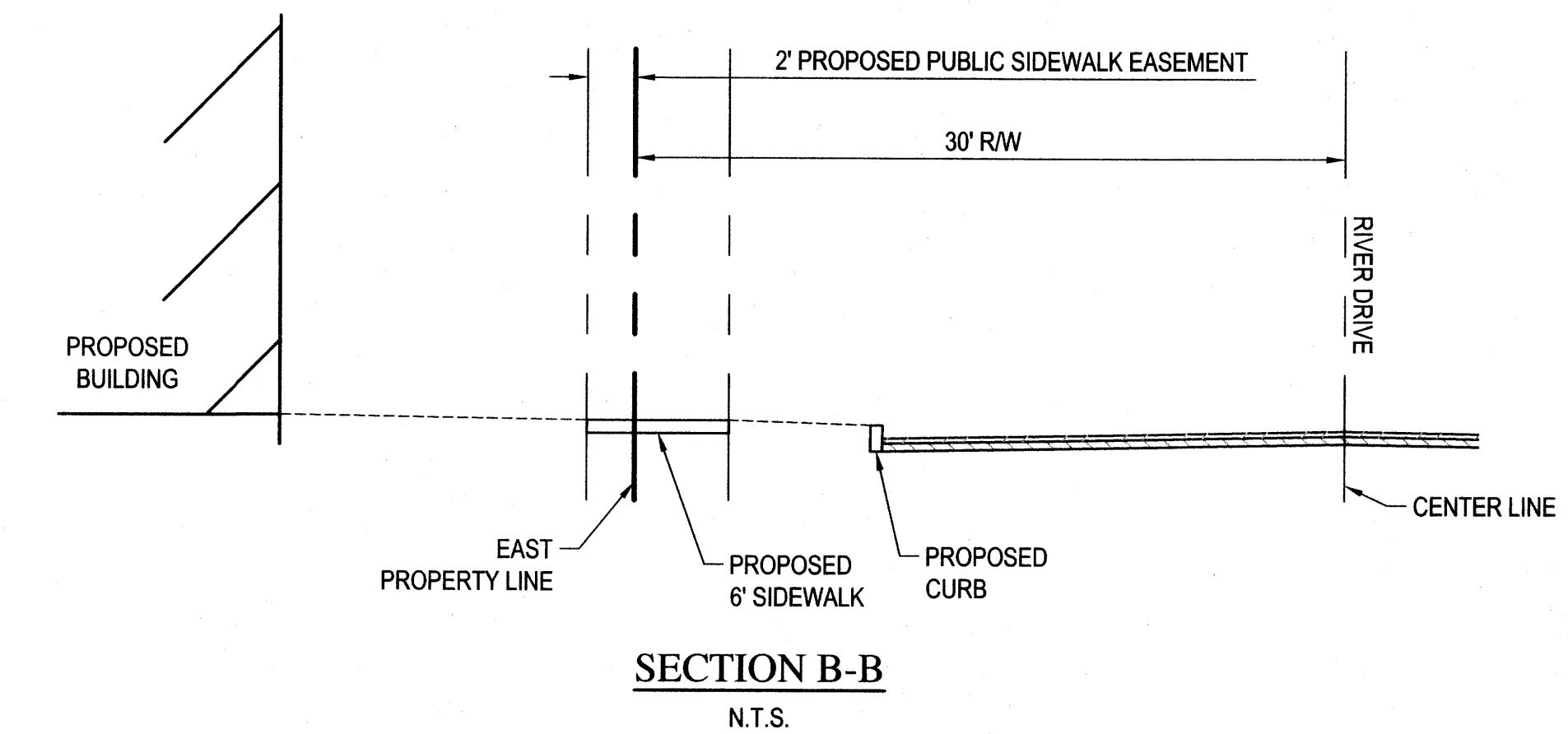
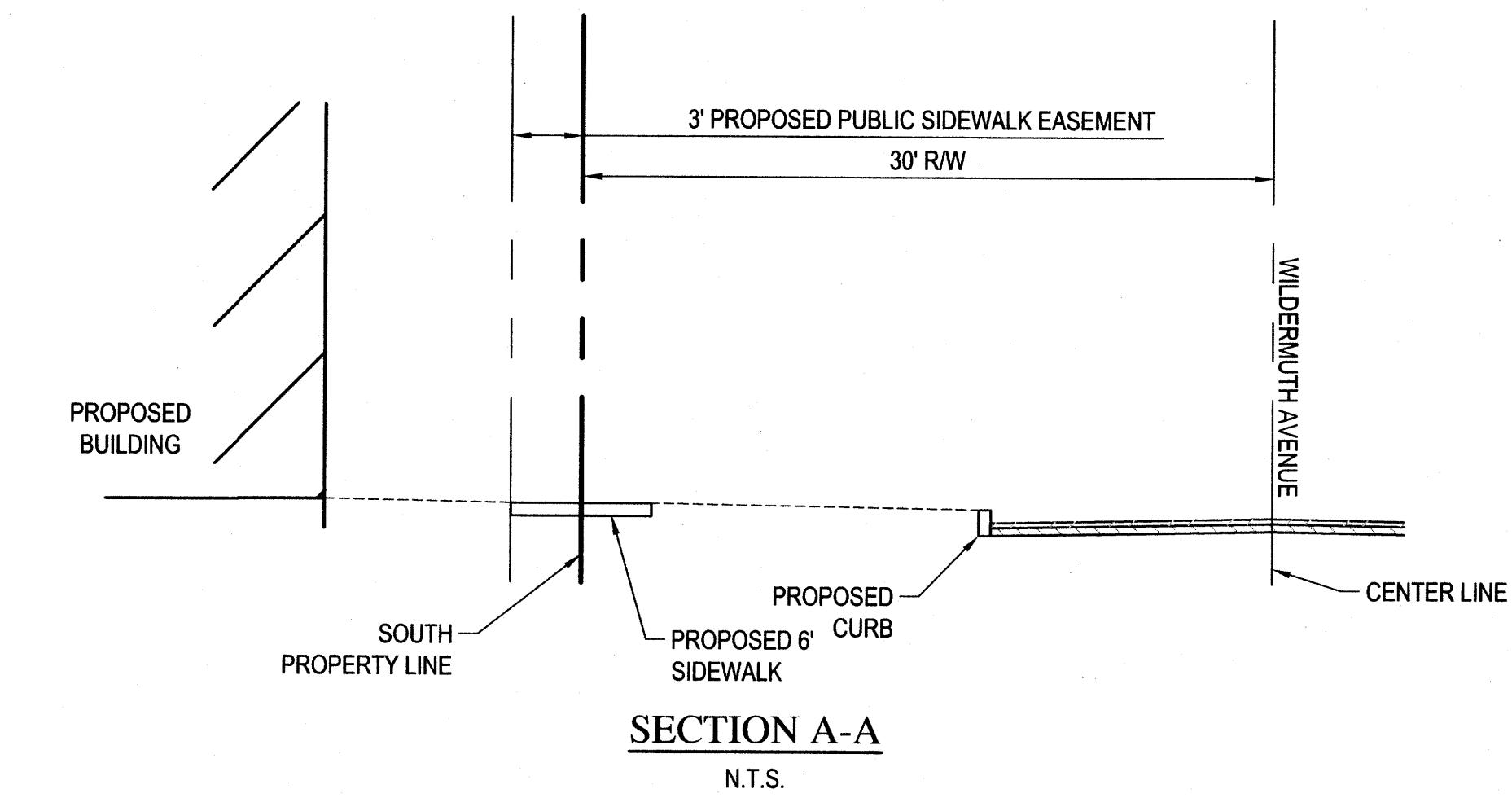
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**1ST AMENDED PLANNED AREA
DEVELOPMENT OVERLAY**

**EASTLINE VILLAGE
2025 E. APACHE BLVD., TEMPE, ARIZONA**



DS190065

PAD190003

REC19069

DS190065

PAD190003

REC19069

OPTICOS



EXPIRES 5-30-21
PROFESSIONAL ENGINEER
REG. NO. 58955
JOHN G. RITCHIE
DATE 09/11/2020
JOB NUMBER 184931
SHEET 4 OF 4

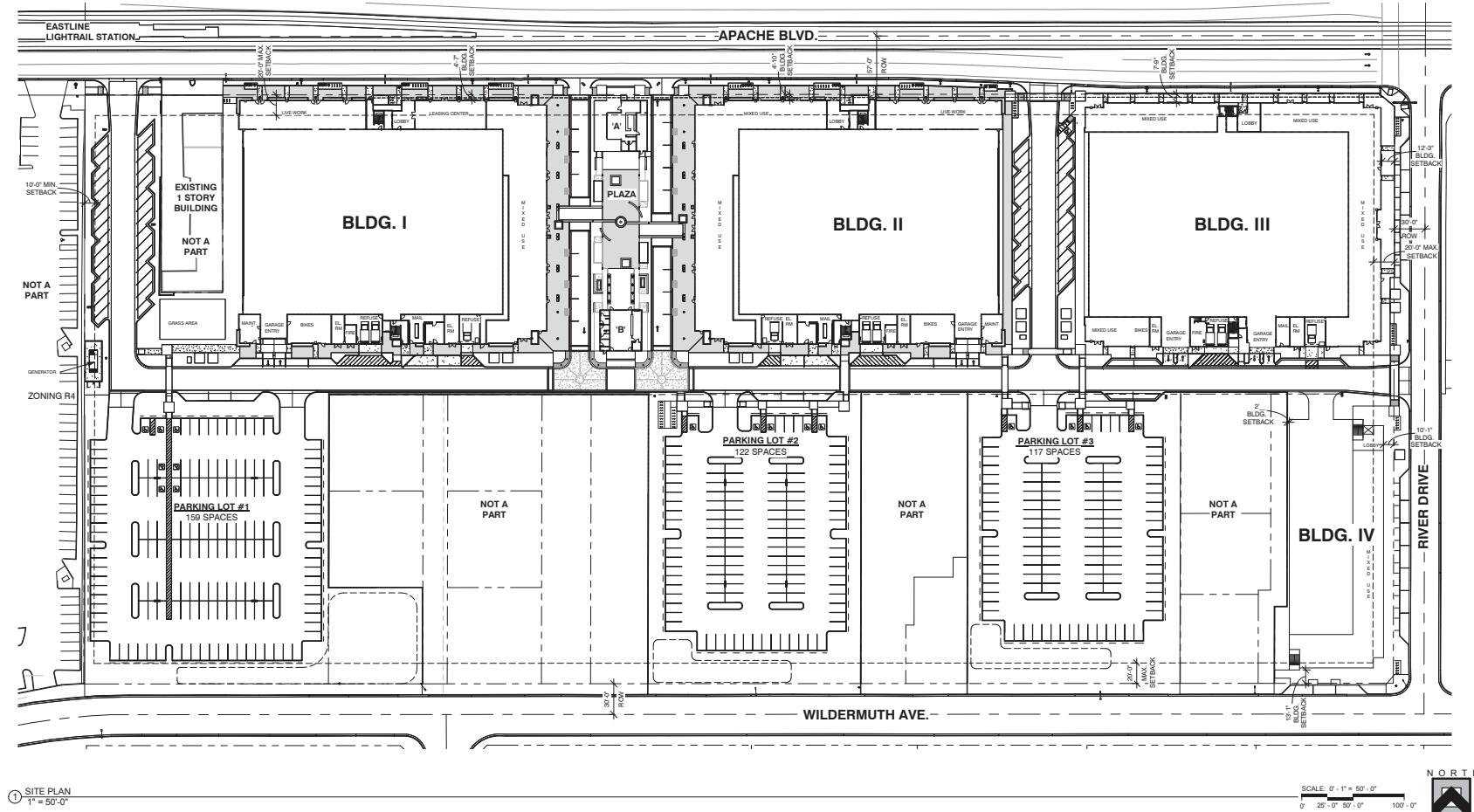
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**1ST AMENDED PLANNED AREA
DEVELOPMENT OVERLAY**
EASTLINE VILLAGE
2025 E. APACHE BLVD., TEMPE, ARIZONA

PLANNED AREA DEVELOPMENT OVERLAY FOR EASTLINE VILLAGE SITE PLAN



DS151102

PL160097

REC16057

ATTACHMENT 20

K & J HOMES, LLC
4422 N. CIVIC CENTER BLVD.
SUITE 202
SCOTTSDALE, AZ 85251
PH: 480-970-8900



uhdc
URBAN HOME DEVELOPMENT CORPORATION

DMB

EASTLINE
LIVE - WORK - PLAY
APACHE BLVD. REDEVELOPMENT
TEMPE, ARIZONA

Revisions		
#	Description	Date

OWNERSHIP OF DOCUMENTS

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JOB NUMBER:

DRAWN BY: AD

CHECKED BY: KS

ISSUE DATE: 07/13/2016

SHEET TITLE:
Site Plan

SHEET NUMBER:

PAD 3

PAD / DPR #4