

FINAL P.A.D. FOR "EMERALD LOT 1C"

LOT 1C OR THE REPLAT OF LOT 1 "AMENDED FINAL PLAT FOR "THE EMERALD"", AS RECORDED IN BOOK 660 OF MAPS, PAGE 12 OF MARICOPA COUNTY RECORDS, ARIZONA, LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION:

PARCEL NO. 1

LOT 1C, A REPLAT OF LOT 1, AMENDED FINAL PLAT FOR THE EMERALD, A REPLAT OF LOT 1, ACCORDING TO BOOK 660 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2

A NON-EXCLUSIVE EASEMENT FOR DRAINAGE AND FLOOD CONTROL PURPOSES AS CREATED AND SET FORTH IN COMPREHENSIVE SETTLEMENT AGREEMENT IN DOCUMENT NO. 89-175639 AND CITY OF TEMPE EMERALD CENTER DEVELOPMENT AGREEMENT RECORDED IN DOCUMENT NO. 03-1093161, MARICOPA COUNTY RECORDS.

PARCEL NO. 3

NON-EXCLUSIVE EASEMENTS FOR STORM WATER DRAINAGE PURPOSES AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 99-1131629 AND FIRST AMENDMENT RECORDED IN DOCUMENT NO. 01-771127, MARICOPA COUNTY RECORDS.

FLOOD ZONE INFORMATION:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C2630F (EFFECTIVE REVISED DATE JULY 19, 2001), DESIGNATES THE PROPERTY WITHIN A FLOOD HAZARD ZONE X. ZONE "X" IS DEFINED BY THE FEDERAL EMERGENCY AGENCY (FEMA) AS AREAS DETERMINED TO BE AREAS OF 500 YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT; DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

BASIS OF BEARING:

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°22'26" EAST, ALONG THE EAST-WEST MID SECTION LINE OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE REPLAT OF LOT 1, "AMENDED FINAL PLAT FOR "THE EMERALD"", A REPLAT OF LOT 1, RECORDED IN BOOK 660 OF MAPS, PAGE 12, MARICOPA COUNTY RECORDS, ARIZONA.

BENCHMARK:

CITY OF TEMPE BRASS CAP IN HANDHOLE
EAST QUARTER CORNER, SECTION 17
ELEVATION= 1226.14' (CITY OF TEMPE DATUM)

ENGINEER:

I HEREBY CERTIFY THAT THE CONCEPTS SHOWN ON THESE PLANS WERE PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORM TO ALL APPLICABLE ORDINANCES AND REQUIREMENTS.



JEFF HUNTER, P.E.

SITE DATE:

PARCEL SIZE: 5.736 ACRES±
249,868 S.F.±

ZONING: RCC

BUILDING AREA: 72,264 S.F.

LOT COVERAGE: 29%

BUILDING HEIGHT: 37'-8"

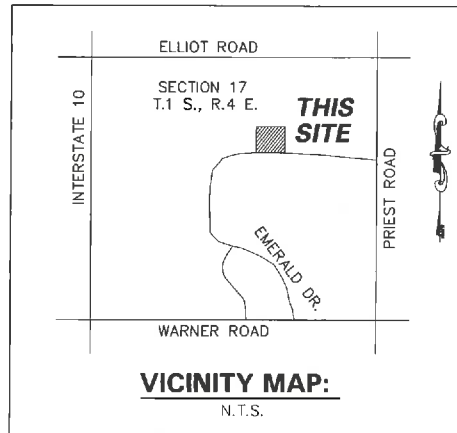
NUMBER OF STORIES: 1

AUTOMATIC EXTINGUISHING SYSTEM: YES

REQUIRED PARKING CALC (BIKE IN PARENTHESIS)	SQUARE FTG.	FACTOR	TOTAL
OCCUPANCY	72,264 S.F.	300(10,000)	241 (8)
RETAIL (50%)			
TOTAL:			241 (8)

PARKING PROVIDED (BIKE IN PARENTHESIS)	TOTAL ACCESSIBLE SPACES
TOTAL COVERED SPACES	7
TOTAL REGULAR SPACES	20
TOTAL SPACES ON SITE	223
PARKING RATIO (STALLS PER 1,000 S.F.)	250 (8)
	3.47

LANDSCAPE AREA 50,882 S.F. (20%)



CONDITIONS OF APPROVAL: SPD-2005.59

- 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 OFF-SITE IMPROVEMENTS.
 - OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
 - WATER LINES AND FIRE HYDRANTS
 - SEWER LINES
 - STORM DRAINS
 - ROADWAY IMPROVEMENTS INCLUDING STREETLIGHTS, CURB, GUTTER, BIKEPATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES.
 - FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
 - WATER AND SEWER DEVELOPMENT FEES
 - WATER AND/OR SEWER PARTICIPATION CHARGES.
 - INSPECTION AND TESTING FEES.
 - PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO 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 CODE OF THE CITY OF TEMPE - SECTION 25.120.
- THE OWNER(S) SHALL PROVIDE A CONTINUING CARE CONDITION, COVENANT AND RESTRICTION FOR ALL OF THE PROJECT'S LANDSCAPING, REQUIRED BY ORDINANCE OR LOCATED IN ANY COMMON AREA ON SITE. THE OWNER(S) SHALL BE IN A FORM SATISFACTORY TO THE DEVELOPMENT SERVICES MANAGER AND CITY ATTORNEY.
- NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
- THE APPLICANT SHALL PROCESS A HORIZONTAL REGIME (CONDOMINIUM MAP) TO THE CITY PRIOR TO ISSUANCE OF PERMITS.
- THE PLANNED AREA DEVELOPMENT FOR EMERALD CENTER LOT 1C SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- THE DESIGN REVIEW BOARD SHALL APPROVE A DEVELOPMENT PLAN PRIOR TO CITY COUNCIL APPROVAL OF THE PLANNED AREA DEVELOPMENT OVERLAY. (APPROVED 6/15/05)

ENGINEER:

HUNTER ENGINEERING AND SURVEYING
8283 N. HAYDEN ROAD, SUITE 275
SCOTTSDALE, AZ. 85258
PHONE: (480) 991-3985
FAX 480-991-3986

SURVEYOR:

HUNTER ENGINEERING AND SURVEYING
8283 N. HAYDEN ROAD SUITE 275
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
CONTACT: GARY R. BRANDT, R.L.S.

BUILDING CODE DATA:

GOVERNING BUILDING CODES. (SEC. 106.3.3 AS AMENDED)
ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES.

- 1994 UNIFORM BUILDING CODE - WITH TEMPE AMENDMENTS
- 1991 UNIFORM MECHANICAL CODE
- 1998 NATIONAL ELECTRICAL CODE
- 1991 UNIFORM PLUMBING CODE
- 1997 UNIFORM FIRE CODE
- 1990 AMERICAN DISABILITIES ACT-1992 ADAAG-CABO/ANSI A-117.1 1992.
- ALL CITY AMENDMENTS TO THE ABOVE CODES

CONSTRUCTION TYPE:

III A.F.E.S.

STATEMENT OF OWNERS:

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN.
SIGNED THIS 10th DAY OF December, 2005.

DSSA LLC

LLC CORPORATION

BY: *[Signature]*

12/10/05

ACKNOWLEDGMENT:

STATE OF ARIZONA)

COUNTY OF MARICOPA)

ON THIS 10th DAY OF December, 2005, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED *[Signature]* WHO ACKNOWLEDGED THEMSELVES TO BE THE OWNER, BEING AUTHORIZED SO TO DO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN.

[Signature]

IN WITNESS WHEREOF:

I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC:

My commission expires: 4/8/07

SURVEYORS CERTIFICATION:

I, GARY R. BRANDT, HEREBY CERTIFY THAT THE LEGAL DESCRIPTION SHOWN ON THIS DOCUMENT IS TRUE AND CORRECT.

BY: *[Signature]*

REGISTERED LAND SURVEYOR NO. 28218

APPROVALS:

APPROVED BY: *[Signature]*

DEVELOPMENT SERVICES DEPARTMENT

12/9/05

DATE

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE,

ARIZONA ON THE 21 DAY OF JULY, 2005.

RECORDER

NO.	DATE	REVISION	BY

DESIGN BY: CAD
DRAWN BY: CAD
CHECKED BY: GRB

CIVIL AND SURVEY

HUNTER ENGINEERING
8283 N. HAYDEN RD, SUITE 275
SCOTTSDALE, AZ 85258
F 480 991 3986



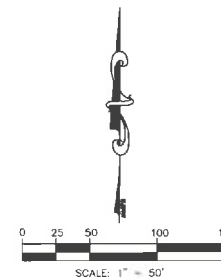
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SECTION: 17
TOWNSHIP: 1S
RANGE: 4E
JOB NO.: LGCC047-PAD
SCALE: 1"=80'
SHEET: 1 OF 2

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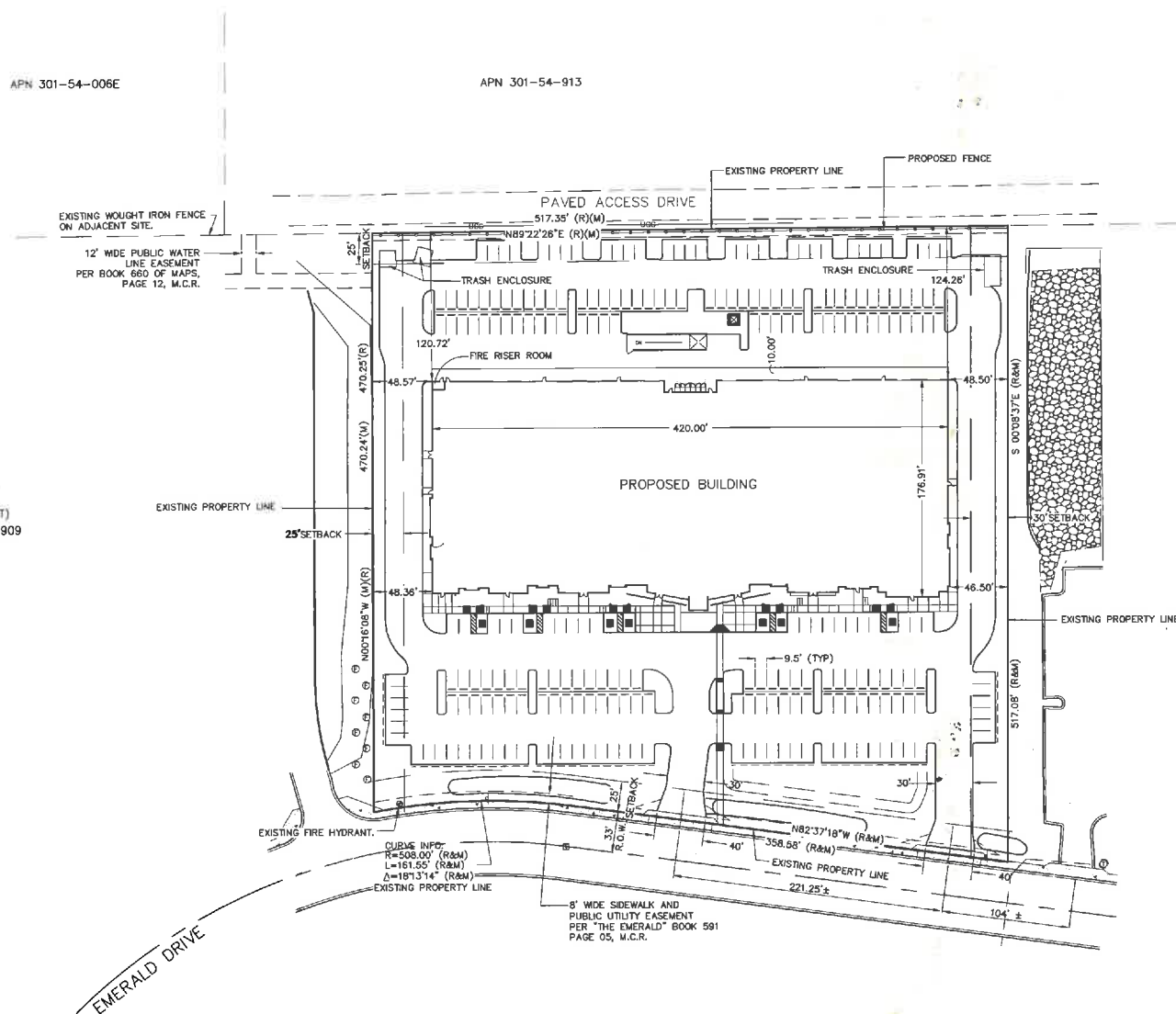
APN 301-54-008E

APN 301-54-913

IKEA
LOT 1A
(NOT A PART)
APN 301-54-909

"THE EMERALD" LOT 6
(NOT A PART)
APN 301-54-859

"THE EMERALD" LOT 2
(NOT A PART)
APN 301-54-806



NO.	DATE	REVISION	BY

DESIGN BY: GAD
DRAWN BY: GAD
CHECKED BY: GRB

CIVIL AND SURVEY

HUNTER
ENGINEERING
2833 N. HAYDEN RD. SUITE 276
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RECORDER

SECTION: 17
TOWNSHIP: 1S
RANGE: 4E

JOB NO.:
LGEC047-PAD

SCALE:
1" = 50'

SHEET
2 OF 2

DS050132 SPD-2005.59 CC050033

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