

# FIFTH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR EMERALD LOT 1B

A PORTION OF THE NORTHWEST QUARTER, SECTION 17, TOWNSHIP 1S, GILA AND SALT RIVER BASE AND MERIDIAN  
MARICOPA COUNTY ARIZONA

## ACKNOWLEDGEMENT

ON THIS 20<sup>th</sup> DAY OF December, 2016  
BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED  
Tom Tait WHO ACKNOWLEDGED HIMSELF TO  
BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT  
WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR  
THE PUPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEARUNTO SET MY HAND AND

OFFICIAL SEAL

BY: C Garcia  
NOTARY PUBLIC

November 1, 2019  
MY COMMISSION EXPIRES



EMERALD I-10, LLC

BY: Thomas Tait  
OWNER

12/20/16  
DATE

ITS: Managing Member

## LEGAL DESCRIPTION

LOT 1B, 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

## APPROVAL

APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION OF THE CITY OF TEMPE

ON THIS 2<sup>nd</sup> DAY OF DECEMBER, 2016

## OWNER/DEVELOPER

EMERALD I-10 LLC  
3131 E. CAMELBACK RD., SUITE 310  
PHOENIX, AZ. 85016  
CONTACT:  
TOM TAIT  
602.279.3999

LGE DESIGN BUILD  
740 NORTH 52ND STREET  
PHOENIX, AZ. 85008  
CONTACT:  
VINCE DALKE  
480.966.4001

## COMBINED SITE DATA

GROSS SITE AREA: 623,903 S.F. (14.322 AC.)  
NET SITE AREA: 595,813 S.F. (13.678 AC.)

BLDG. AREA:  
DICK'S SPORTING GOODS: 68,652 SF  
TOTAL WINE: 23,484 S.F.  
TEXAS ROAD HOUSE: 8,311 S.F.  
MATTRESS FIRM: 7,760 S.F.  
GUITAR CENTER: 15,321 S.F.  
FUTURE DEVELOPMENT: 35,472 S.F.  
TOTAL: 159,000 SF

LOT COVERAGE:  
DICK'S: 6% 37,053 S.F.  
TOTAL WINE: 4% 23,484 S.F.  
TEXAS ROAD HOUSE: 1.4% 8,311 S.F.  
MATTRESS FIRM: 1.3% 7,760 S.F.  
GUITAR CENTER: 2.5% 15,321 S.F.  
CURRENT TOTAL: 12.5%  
TOTAL ALL PHASES: 22.5%

LANDSCAPING REQ'D 10%: 59,581 S.F.  
LANDSCAPING PROVIDED: 104,683 S.F.  
LANDSCP. COVERAGE: 17.5%  
LDSCP. IN R.O.W. O.O S.F.

HEIGHT: MAX. ALLOWED 160' (RCC . PAD)

### PARKING REQUIREMENTS

SPACES REQUIRED:  
DICK'S PHASE 1: 68,652 S.F./300 = 229 SPACES  
TOTAL WINE PHASE 2: 23,484 S.F./300 = 79 SPACES  
TEXAS ROADHOUSE PHASE 3: = 95 SPACES  
NET FLOOR AREA: 7055 S.F./75 = 94  
OUTSIDE PATIO: 476 S.F./300 = 1  
MATTRESS FIRM: 7,000 S.F./300 = 23 SPACES  
GUITAR CENTER: 15,321 S.F./300 = 51 SPACES  
FUTURE ALLOWED: 35,472 S.F./300 = 119 SPACES  
TOTAL PHASES: 159,000 S.F./300 = 530 SPACES

ACCESSIBLE REQUIRED: 603 @ 2% = 14 SPACES

SPACES PROVIDED (CURRENT): 683 SPACES  
STANDARD SPACES: 662 SPACES  
ACCESSIBLE SPACES: 21 SPACES

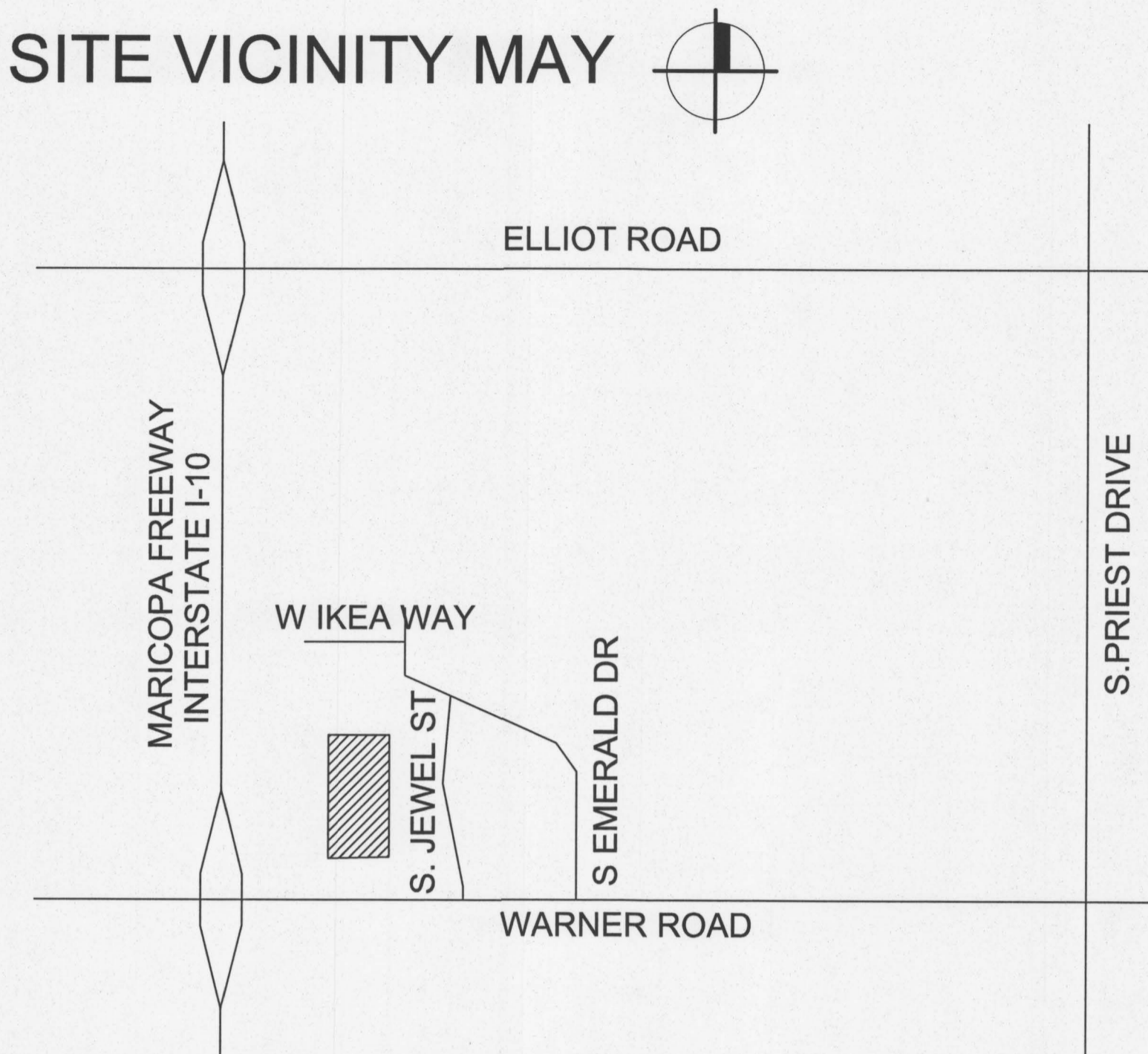
BICYCLE REQUIRED = 22 SPACES

DICK'S: 68,652/10,000 = 7 SPACES  
TOTAL WINE: 23,484/10,000 = 3 SPACES  
TEXAS ROADHOUSE: = 9 SPACES  
NET AREA 7240 S.F./1000 = 8 SPACES  
OUTDOOR AREA 801 S.F./2000 = 1 SPACE  
MATTRESS FIRM: 7000 / 5000 = 2 SPACES  
GUITAR CENTER: 15,321 / 10,000 = 2 SPACES

BICYCLE PROVIDED: 24 SPACES

DICK'S: 8 SPACES  
TOTAL WINE: 4 SPACES  
TEXAS ROADHOUSE: 6 SPACES  
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## SITE VICINITY MAY



## CONDITIONS OF APPROVAL: PL160300

- 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, INCLUDING:
  - 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, BIKE PATH, 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.
  - ALL APPLICABLE OFF-SITE PLANS SHALL BE APPROVED PRIOR TO RECORDATION.
  - 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 (RE)DEVELOPMENT IN ACCORDANCE WITH THE CODE OF THE CITY OF TEMPE - SECTION 25.120.
- THE PLANNED AREA DEVELOPMENT SHALL INCLUDE ALL CHANGES TO THE SITE PLAN THAT MAY BE CONDITIONED THROUGH THE DEVELOPMENT PLAN REVIEW.
- THE PLANNED AREA DEVELOPMENT 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 OWNER(S) SHALL PROVIDE A CONTINUING CARE CONDITION, COVENANT AND RESTRICTION FOR THE ENTIRE PROJECT'S LANDSCAPING, REQUIRED BY ORDINANCE OR LOCATED IN ANY COMMON AREA ON SITE. THE CC&R'S SHALL BE REVIEWED AND IN A FORM SATISFACTORY TO THE DEVELOPMENT SERVICES MANAGER AND CITY ATTORNEY.
- ALL EXISTING EASEMENTS SHALL BE ABANDONED AND/OR RELOCATED, AS DEEMED NECESSARY.
- A BUILDING PERMIT APPLICATION SHALL BE MADE WITHIN TWO YEARS OF THE DATE OF APPROVAL OR THE PAD 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.
- 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 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 APPROVAL, OR THE PAD APPROVAL SHALL BE NULL AND VOID.
- THE PLANNED AREA DEVELOPMENT OVERLAY FOR EMERALD LOT 1B 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 APPROVAL AND PRIOR TO ISSUANCE OF BUILDING PERMITS.

DS160616

PL 160300

REC16177

REC16177

PL 160300

DS160616

LGE DESIGN GROUP  
740 N. 52nd Street • Phoenix, AZ • 85008  
P. 480.966.4001

FIFTH AMENDED PAD  
FOR EMERALD LOT 1B

N.W.C. OF JEWEL STREET & EMERALD DRIVE  
TEMPE, ARIZONA 85284



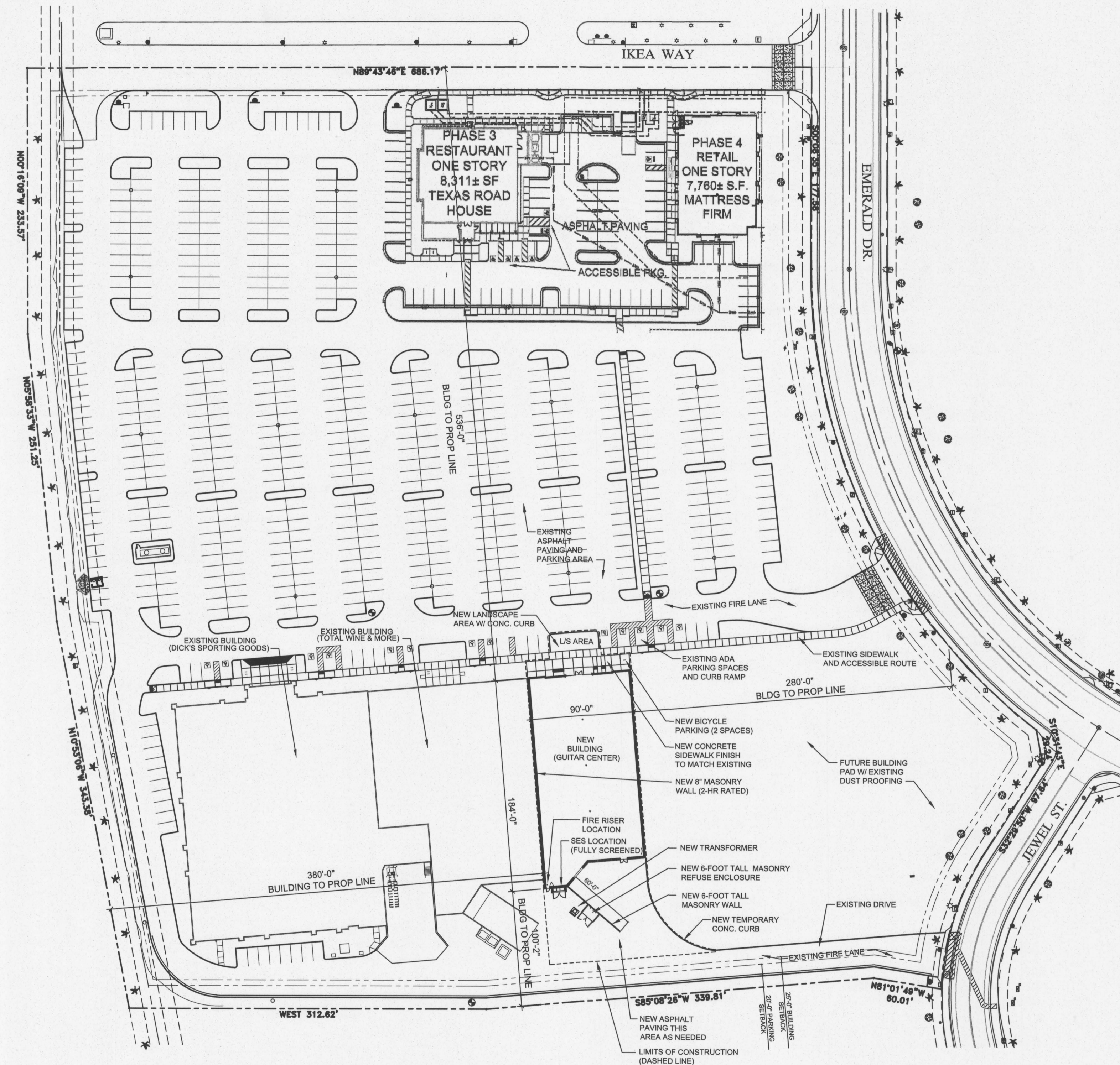
NUMBER REVISION DATE

PRELIMINARY  
NOT FOR  
CONSTRUCTION

SHEET TITLE:  
PAD - COVER SHEET  
ISSUE DATE: 11-23-16  
DRAWN BY: BCR / JPM  
CHECKED BY: VJD  
PROJECT No.: 000016

SHEET:

PAD-1

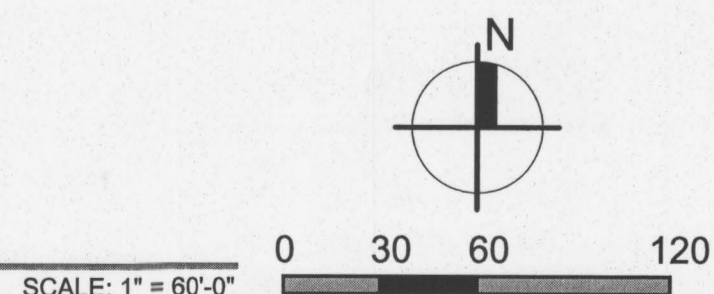


PRELIMINARY SITE PLAN

DS160616

PL 160300

REC16177



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REC16177

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 N.W.C. OF JEWEL STREET & EMERALD DRIVE  
 TEMPE, ARIZONA 85284



NUMBER REVISION DATE

PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE: PAD - SITE PLAN  
 ISSUE DATE: 11-23-16  
 DRAWN BY: BCR / JPM  
 CHECKED BY: VJD  
 PROJECT No.: 000016  
 SHEET:

**PAD-2**