AMENDED AND GENERAL FINAL PLAN OF DEVELOPMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }
I hereby certify that the within instrument was duly filed and recorded at 9:00 o'clock A.M.
City of Tempe
JUN 17 1988 - 2 00
322
43
Witness my hand and official seal the day and year first above written.
Secretary
By Jennifer J. Ramsey
Deputy Secretary

CONDITIONS OF APPROVAL

1. a. Public Works Department approval of all roadway, alley and utility easement dedications, drainage, shows water retention and street drainage plans, water and sewer construction drawings, refuse pick-up, and off-site improvements.

   b. 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 curb, gutter, and either a bike-path along arterial streets or a sidewalk along other streets.

   c. Fees to be paid with the development of this project include:

   (1) Water and sewer development fees.
   (2) Street light development escrow.
   (3) Water and/or sewer participation charges.
   (4) Inspection and testing fees.

2. a. All street dedications shall be made within six (6) months of Council approval.

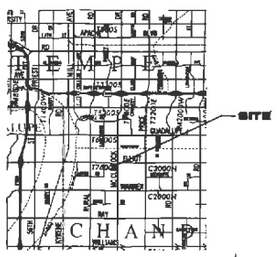
   b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.

3. Should this property be subdivided, CC&R's shall be approved by the City Attorney's Office and the Community Development Director prior to recordation of the plat. Any proposed future amendments shall also require approval by the City Attorney's Office.

4. Cross access easements shall be provided prior to recordation.

5. All Design Review Board conditions of approval of 10/7/87 shall be adhered to.

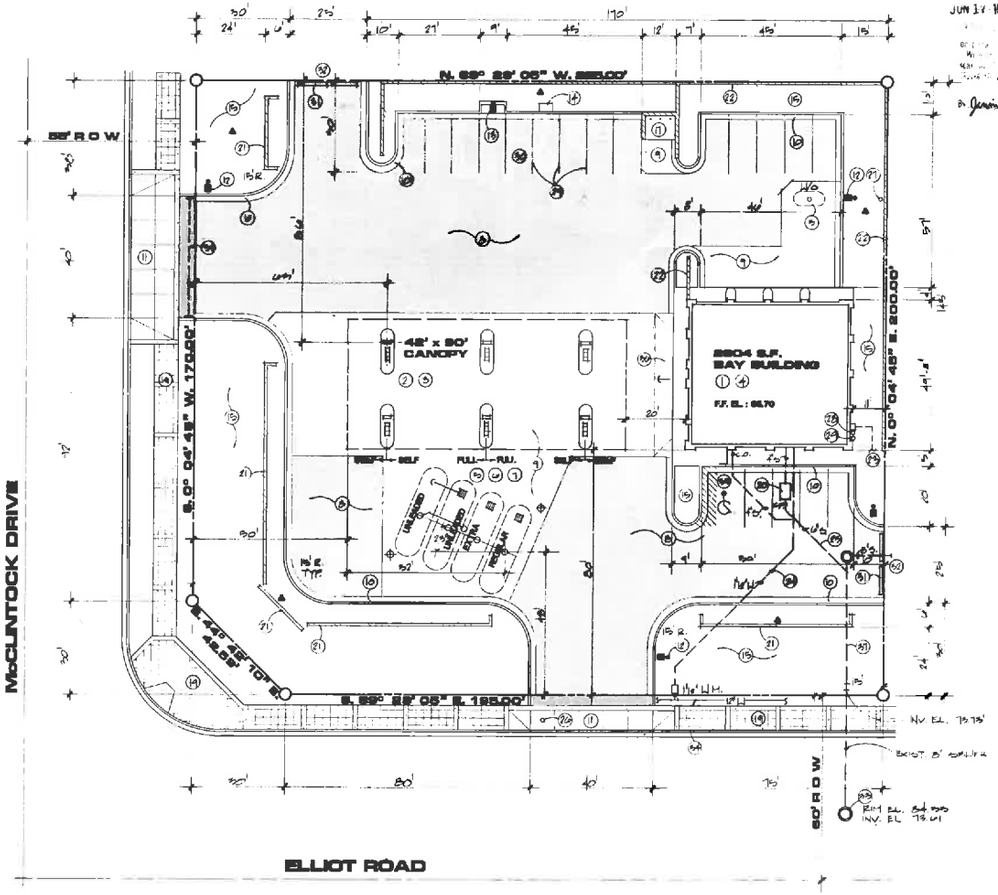
6. No testing of cars on residential streets in the area.



PROJECT VICINITY MAPS

PROJECT CONTACTS

OWNER:	SALT RIVER PROJECT TOM W. ELLIOT PE. TEMPE, AZ LOIS BAGLIO&SARIES 936-8418
TELEPHONE:	MOUNTAIN BELL 8350 S. MAPLE, RM. 238 TEMPE, AZ 85283 CRAIG HOFFMAN 881-4788
GAS:	NO GAS AVAILABLE
ARCHITECT:	HOODS ASSOCIATES ARCHITECTS, INC. 316 N. 1ST ST., SUITE 109 MESA, AZ 85201 GENE LANDRIGHT 833-7671
CIVIL ENGINEER:	ALLEN CONSULTING ENGINEERS 268 N. 3RD PLACE MESA, AZ 85201 844-1688
STRUCTURAL ENGINEER:	DLAMAR CORP. 80 WEST SMITH< GREENSBORO, N. C. 27401 (919) 271-6600
ELECTRICAL ENGINEER:	LOTZ ENGINEERING 328 S. RAROY DRIVE TEMPE, AZ 85281 ROBERT E. LOTZ - 966-1486
CITY DEPARTMENTS:	
ZONING:	GARY MEYER 731-8231
BUILDING SAFETY:	PAUL TELLER 731-8341
TRAFFIC ENG.:	BOB GARDNER 731-820
INSPECTIONS:	731-8243 (BLDG. DEPT.) 731-8200 (TRAFFIC ENG.)



SITE PLAN
120

NOTES

ITEM NO.	PERFORMED BY	FURNISHED BY	BUILDING	DRAWING NO.
1	BS	BS/ GC	BUILDING TYPE - B4-4SS, SERVICE STATION - 84'X 48' - 2604 S.F.	T-3328, S1-S26
			CANOPY/ISLAND	DRAWING NO.
2	BS	BS/ GC	CANOPY TYPE - 42'X 90' 18'-0" CLEARANCE - 3780 S.F.	T-3328, C1-C3
3	E	GC	DISPENSING EQUIPMENT (8) MPD-C	T-3329, C1-C3
4	E	GC	TRANSAC SYSTEM TCX-4	T-3329, C1-C3
			YARD AREA - TANKS	DRAWING NO.
5	E	GC	FIBERGLASS TANKS FOR MOTOR FUEL/ WASTE OIL. (8) 10 K GAL. UNLEADED (3 REQ'D.) (1) 10 K GAL. UNLEADED EXTRA (1) 10 K GAL. EXXON (1) 5 K GAL. WASTE OIL STP W/LEAK DETECTORS (3) 1-1/2 HP UNDERGROUND FUEL TANKS UNDER SEPARATE PERMIT.	T-3329, T1-T2
6	GC	GC	FIBERGLASS PRODUCT PIPING AND VENTING LINES	T-3329, T1-T2
7	GC	GC	VAPOR RECOVERY SYSTEM TYPE (STAGE 1)	T-3329, T1-T2
			YARD AREA - OTHER	DRAWING NO.
8	GC	GC	ASPHALT PAVING PER EXXON SPECS. (7" DEPTH).	T-3328, S01-S03
9	GC	GC	4" CONCRETE W/6X6-6/6 WWT	T-3328, S01-S03
10	GC	GC	4" CURB W/18" GUTTER	T-3328, S01-S02
11	GC	GC	40' SHIVER R/S' WINGS PER B.W. OVERLAY. SEE OFF-SITE PLANS.	G & S PLAN
12	E	GC	(4) NEW YARD LIGHT FIXTURES AND POLES: (PRE-FINISHED, TYP.)	T-3328, S1-S3
13	GC/ E	GC	AIR/WATER DISPENSER W/LIGHT	T-3328, S1-S3
14	GC	GC	3'X 4' REINF. CONC. W/TELEPHONE CONDUIT CONNECTIONS	T-3328, S1-S2
15	E	GC/ E	LANDSCAPING. SEE PLAN.	LANDSCAPE PLAN
16	GC	GC	USED TIRE STORAGE ENCLOSURE W/4" REINF. CONC. PAD - 6' HIGH	T-3328, S1-S3
17	GC	GC	TRASH ENCLOSURE 10'X 8' CLEAR 6' HIGH W/ 3 PIPE BOLLARDS	T-3328, S1-S3
18	GC	GC	8' CONC. SIDEWALK PER OFF-SITE PLANS.	G & S PLAN
20	GC	GC	OIL/WATER SEPARATOR - UNDERGROUND	T-3328, S1-S2
21	GC	GC	6' HIGH SCREEN WALL (TO MATCH BLDG) SEE LANDSCAPE PLAN FOR LENGTHS	LANDSCAPE PLAN
22	GC	GC	6' HIGH SCREEN WALL (TO MATCH BLDG) SEE LANDSCAPE PLAN FOR LENGTHS	LANDSCAPE PLAN
23	GC	GC	BUILDING ELECTRICAL SERVICE. ROUTE R.S. PER EXXON FIELD ENGINEER.	
24	GC	GC	1-1/2" WATER SUPPLY LINE & 1-1/2" TAP. ROUTE TO NEW 1-1/2" METER PER EXXON FIELD ENGINEER. 24" BELOW GRADE.	
25	GC	GC	6" PVC SEWER LINE. TIE TO NEW 8" SEWER LINE PER LOCAL CODE. 4" MIN. SLOPE.	
26	GC	GC	RELOCATE STEEL 6" DIA. LIGHT POLE.	
27	GC	GC	WASTE OIL VENT - SEE NOTE 5.	
28	GC	GC	FUEL TANK VENTS - SEE NOTE 5.	
29	GC	GC	PARKING LOT STRIPING. TYP.	
30			18 PARKING SPACES - 8'X 20' (ONE HANDICAP 14'X 20')	
31	GC	GC	NEW PRECAST BUMPER CURBS.	
32	E		OWNER HAS PROVIDE CROSS ACCESS AGREEMENT FOR SHOPPING CENTER ENTRANCE - ON FILE AT CITY OF TEMPE ENGINEERING DEPT.	
33			EXISTING SEWER MANHOLE.	
34			12" UNDERGROUND WATER LINE.	
36	GC	GC	14' X 20' HANDICAP PARKING PLACE WITH PRINTED LOGO AND HANDICAP SIGN AS REQUIRED.	
36	GC	GC	CONC. TO SLOPE 1:12 MAX. AT BLDG. ENTRANCE.	
37.	GC	GC	NEW 8" SEWER LINE FROM NEW ON SITE MANHOLE. SLOPE 1" PER FOOT MIN. TO EXIST. 8" SEWER TAP. (VER. LOCATION IN FIELD)	

GENERAL NOTES

E.P. = BUILDING SUPPLIER
G.C. = GENERAL CONTRACTOR
E = EXXON
O = OTHER

▲ = NOSE BIB BY G.C.

⊕ = OBSERVATION WELL BY G.C.

1. EXISTING EXXON OWNED IMPROVEMENTS WHICH ARE NOT NEEDED O THIS PROJECT ARE TO BE REMOVED BY AND BECOME THE PROPERTY C THE GENERAL CONTRACTOR EXCEPT AS FOLLOWS:

   A. PROPERTY/EQUIPMENT TO BE TRANSFERRED TO EXXON STORAG LOCATION BY G.C. (VERIFY WITH EXXON PROJECT ENGINEER)

   B. PROPERTY/EQUIPMENT TO BE REMOVED BY OTHERS (VERIF WITH EXXON PROJECT ENGINEER).

2. ALL UTILITY CONNECTIONS ARE TO BE AS PER LOCAL CODE BY G.C

3. G.C. TO PROVIDE CONDUIT & WIRING TO ALL EXXON I.D. SIGNS & CONDUIT ONLY TO PUBLIC TELEPHONE BOOTH.

4. SITE PLAN SUPERSEDES ALL WORKING DRAWINGS.

5. UNLESS OTHERWISE NOTED ALL PAINT TO BE FURNISHED BY G.C.

LEGAL DESCRIPTION

THAT PART OF TRACT "A" PHEASANT RIDGE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 214 OF MAPS, PAGE 49, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 14 T1S. R4E; THENCE S 0° 04' 48" W. ALONG THE EAST LINE OF SAID SECTION 14 A DISTANCE OF 90.00 FEET TO A POINT; THENCE N 89° 59' 05" W. PARALLEL TO THE NORTH LINE OF SECTION 14; A DISTANCE OF 56.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF McCLINTOCK ROAD AND EAST LINE OF TRACT "A", SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S 0° 04' 48" W. ALONG SAID WEST RIGHT-OF-WAY LINE, BEING 88.00 FEET WESTERLY OF AND PARALLEL TO THE EAST LINE OF SECTION 14, A DISTANCE OF 175.00 FEET TO A POINT; THENCE N 89° 59' 05" W. ALONG A LINE PARALLEL TO AND 265.00 FEET NORTHERLY OF THE SOUTH LINE OF SECTION 14 A DISTANCE OF 210.00 FEET TO A POINT; THENCE S 0° 04' 48" E. ALONG A LINE PARALLEL TO AND 300.00 FEET WESTERLY OF THE EAST LINE OF SECTION 14 A DISTANCE OF 200.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ELLIOT ROAD AND THE SOUTH LINE OF TRACT "A", SAID POINT LYING 60.00 FEET NORTHERLY OF THE SOUTH LINE OF SECTION 14; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE PARALLEL TO AND 60.00 FEET NORTHERLY OF THE NORTH LINE OF SECTION 14 A DISTANCE OF 195.00 FEET TO A POINT; THENCE S 44° 48' 10" E. A DISTANCE OF 42.84 FEET TO THE TRUE POINT OF BEGINNING.

NET AREA = 44,848.70 S.F. OR 1.029 AC.

CERTIFICATION OF ENGINEER

THIS IS TO CERTIFY THAT THE SURVEY AND PLAN OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JULY 1987.

Frank W. Sollars
FORT & GARDNER

7/7/87

VARIANCES

REDUCE REAR YARD SET BACK FROM 40' TO 30'. DESIGN REVIEW - 10/8/87.
REDUCED REAR YARD SET BACK FROM 30' TO 15'. HEARING OFFICER ADJUSTMENT - 12/1/87.

USE PERMIT

ALLOW SERVICE STATION IN PCC-1 ZONING DISTRICT.

PROJECT INFORMATION

OWNER:	EXXON COMPANY, U.S.A. 1200 SMITH ST., RM. 23109 HOUSTON, TX 77002 (713)416-5000
ZONING:	PCC-1
OCCUPANCY:	B-1
CONSTRUCTION:	5 A UBC
LOT AREA:	44,848.7 S.F. (1.027 ACRES)
LANDSCAPING REQUIRED:	25' STREET FRONT (WITHOUT DRIVES) 10% - 4,485 S.F.
LANDSCAPING PROVIDED:	ON SITE: 13,635 S.F. OR 33% TOTAL: 15,635 S.F.
BUILDING AREA:	BAY BUILDING: 2,604 S.F. CANOPY: 3,150 S.F. TOTAL: 5,854 S.F.
LOT COVERAGE	15%
ALLOWABLE COVERAGE:	25%
PARKING REQUIRED:	1 PER 250 S.F. OF BUILDING - 11 PARKING PLACES AND 1 BICYCLE RACK
PARKING PROVIDED:	20 PARKING PLACES AND 3 BICYCLE RACKS

STATEMENT OF OWNER

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN:

BY: EXXON COMPANY, U.S.A.
1200 SMITH ST., RM. 23109
HOUSTON, TX 77002

Robert G. Shield EXXON PROJECT COORDINATOR

SUBSCRIBED AND SWORN TO THIS 22nd DAY OF July 1988.

BY: Carolyn A. Mikolajczyk
NOTARY PUBLIC

NOTARY PUBLIC CAROLYN A. MIKOLAJCZYK STATE OF TEXAS EXPIRES 2/10/90

APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 23 DAY OF Oct 1988.

BY: Harry E. Mitchell ATTEST: Margaret Thompson
MAYOR CITY CLERK

APPROVED BY THE CITY ENGINEER OF THE CITY OF TEMPE, ARIZONA, THIS 16 DAY OF June 1988.

BY: Kenneth Sulzer
CITY ENGINEER

APPROVED BY THE CITY PLANNING DEPARTMENT OF THE CITY OF TEMPE, ARIZONA THIS 16 DAY OF June 1988.

BY: Terry L. Mullins
PLANNING DIRECTOR

Proj. No. 8816
Date 7-1-87
Drwn. By
Revisions

PROPOSED GAS / SERVICE STATION FOR
EXXON COMPANY U.S.A.
7808 S. McCLINTOCK DR.
TEMPE, AZ.

Hoods Associates Architects, Inc.
225 East First Street
Suite 109
Mesa, Arizona 85201
(602) 962-3672

SITE PLAN
1 SHEET

14s