

PLANNED AREA DEVELOPMENT OVERLAY FOR FIRST AND FARMER

A PORTION OF THE SOUTHWEST QUARTER, SECTION 16, TOWNSHIP 1 NORTH, RANGE 4, EAST OF GILA AND SALT RIVER BASE AND
MERIDIAN MARICOPA COUNTY ARIZONA

OWNER AUTHORIZATION

WEXFORD DEVELOPMENTS, LP:

BY: _____

SAM GORDON, PRINCIPAL

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED, PERSONALLY
APPEARED _____, WHO ACKNOWLEDGED HIM/HERSELF 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 HEREUNTO SET MY HAND AND OFFICIAL

SEAL

BY: _____

LEGAL DESCRIPTION

A parcel of land being a within a portion of Lot 21E as shown on the State Plat Number 21 Amended filed as Book 69 of Maps,
Page 38 and in Certificate of Correction filed as Docket 2605, Page 40 records of Maricopa County, Arizona also being
situated within the Southeast Quarter of Section 16, Township 1 North, Range 4 East of the Gila and Salt River Meridian,
Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at an aluminum cap accepted as the East Quarter corner of said Section 16 from which a brass cap in hand
hole accepted as the Center of said Section 16 thereof bears South 89°41'49" West, 2674.60 feet;

Thence South 89°41'49" West, 207.52 feet along the north line of the Southeast Quarter of said Section 16 to the centerline of
Farmers Avenue;

Thence leaving said north line, South 00°03'08" East, 241.94 feet along said centerline;

Thence leaving said centerline, South 89°43'46" West, 35.00 feet to the Northeast corner of said Lot 21E being the **POINT OF
BEGINNING**;

Thence South 00°03'08" East, 261.65 feet along the east line of said Lot 21E to the Southeast corner of said Lot 21E;

Thence North 89°47'00" West, 257.65 feet along the south line of said Lot 21E to the east line of the west 172.00 feet of said
Lot 21E;

Thence leaving said south line, North 00°02'13" West, 259.46 feet along last said east line to the north line of said Lot 21E;

Thence leaving last said east line, North 89°43'46" East, 257.58 feet along last said north line to the previously mentioned
Northeast corner of said Lot 21E being the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 67122 sq. ft. (1.541 acres) more or less and being subject to any
easements, restrictions, rights-of-way of record or otherwise.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE

ON THIS _____ DAY OF _____, 20____.

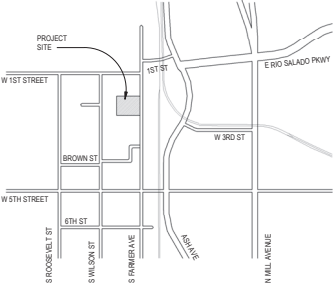
OWNER / DEVELOPER

TEMPE 206 S FARMER AVE., LLC
C/O SAM GORDON
WEXFORD DEVELOPMENTS, LP
700 6TH AVENUE SW, SUITE 290
CALGARY, ALBERTA, CANADA T2P 0T8

PROJECT DATA

| DEVELOPMENT STANDARDS | PAD PROVIDED (GID PAD TOD) |
|--------------------------|---|
| ZONING | GID PAD TOD (CORRIDOR) |
| GENERAL PLAN LAND USE | MIXED-USE |
| GENERAL PLAN DENSITY | MEDIUM DENSITY (<15 DUA) |
| SITE AREA (GROSS) | 67,124 SF (1.541AC) |
| SITE AREA (NET) | 67,124 SF (1.541AC) |
| DWELLING QUANTITY | 0.0 |
| DENSITY | 0.0 DUA |
| BUILDING HEIGHT | 4-STORIES / 65'-7" (ROOF) / 69'-10" (T.O. SKIN) |
| BUILDING STEPBACK | Y, SOUTH SIDE |
| BUILDING LOT COVERAGE | ±67.8% (45,480.0 SF/67,124 SF) |
| SITE LANDSCAPE AREA | ±14% (9,387.43 SF/67,124 SF) |
| BUILDING SETBACKS: | |
| FRONT (EAST) | ±0'-0" (±20' AT GROUND FLOOR) |
| SIDE (NORTH) | ±8'-0" |
| SIDE (SOUTH) | ±20'-0" |
| REAR (WEST) | ±8'-0" |
| VEHICLE PARKING QUANTITY | |
| OFFICE | ±319.28 (1:300SF-25% UP TO 10,000SF) |
| COFFEE SHOP | ±7.25 (1:75SF) |
| ROOF DECK | ±0.00 (TOD - NO STANDARD) |
| COFFEE-PATIO | ±0.00 (TOD - NO STANDARD) |
| TOTAL REQUIRED | ±326.53 |
| TOTAL PROVIDED | ±438 (±426 STRUCTURE/±12 SURFACE) |
| TOTAL COMPACT (C) | ±27 |
| TOTAL STACKED (S) | ±24 |
| BICYCLE PARKING QUANTITY | |
| OFFICE | ±13.2 (1:8,000SF - MIN 4) |
| COFFEE SHOP | ±1.08 (1:500SF) |
| ROOF DECK | ±0.00 (PRIVATE FOR TENANTS) |
| COFFEE-PATIO | ±0.25 (1:2,000) |
| TOTAL REQUIRED | ±14.3 |
| TOTAL PROVIDED | ±18 |
| USES | |
| OFFICE | ±105,784 SF |
| COFFEE BAR | ±544 SF |
| GARAGE/UTILITY/STOR. | ±146,426 SF |
| TOTAL BUILDING | ±252,753.87 SF |
| *ROOF DECK | ±5,707.39 SF |
| USE PERMITS | FOR RESTAURANT / RETAIL USE |

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PL190093

1ST & FARMER

WEXFORD DEVELOPMENT
206 S. FARMER AVE.
TEMPE, AZ 85281

NOT FOR CONSTRUCTION



PROJECT # 10114
DESIGN DATE: 05/20/19
DESIGN NAME: DESIGN PLAN REVIEW & PRO REVIEW
PROJECT NAME: DESIGN PLAN REVIEW

G000.1
PAD COVER SHEET

REC19075

PAD190006

DS181117

DS181117

PAD190006

REC19075

PLANNED AREA DEVELOPMENT OVERLAY FOR FIRST AND FARMER SITE PLAN

REC19075

PAD190006

1ST & FARMER
WEXFORD DEVELOPMENT
206 S. FARMER AVE.
TEMPE, AZ 85281

DELTA REVISIONS

NOT FOR CONSTRUCTION



EXPIRES 06/30/2019

PROJECT # 10114
DATE: 06/20/19
DESIGNER: JOHN F. KANE
CLIENT: WEXFORD DEVELOPMENT

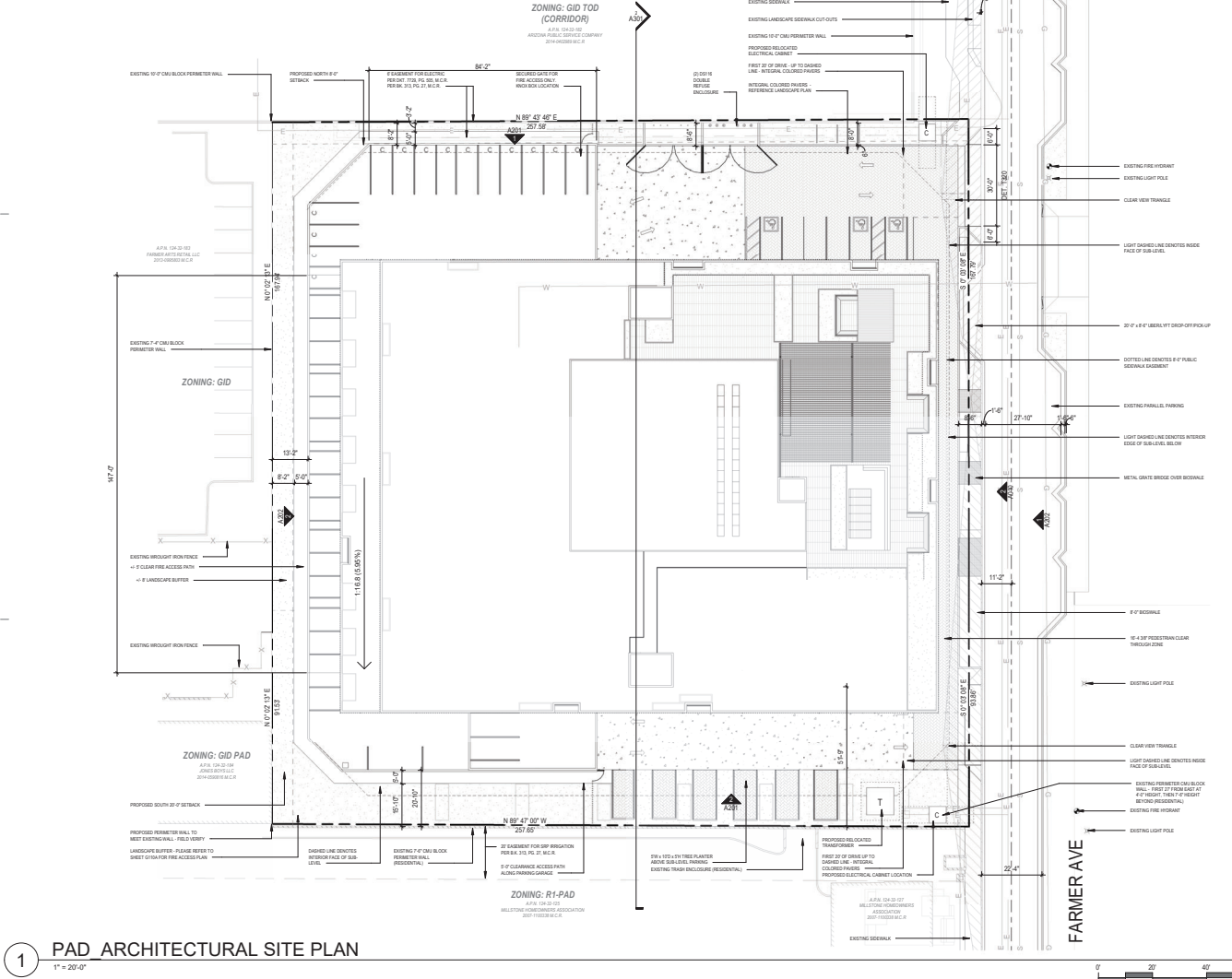
G000.2

PAD_ARCHITECTURAL SITE PLAN

DS181117

PROJECT DATA

| DEVELOPMENT STANDARDS | EXISTING ZONING (GID TOD) | PAD PROVIDED (GID PAD TOD) |
|--------------------------|---|---|
| ZONING | GID TOD (CORRIDOR) | GID PAD TOD (CORRIDOR) |
| GENERAL PLAN LAND USE | MIXED USE | MIXED USE |
| GENERAL PLAN DENSITY | MEDIUM DENSITY (1/5 DUA) | MEDIUM DENSITY (1/5 DUA) |
| SITE AREA (GROSS) | 87,124 SF (1.54 AC) | 87,124 SF (1.54 AC) |
| SITE AREA (NET) | 87,124 SF (1.54 AC) | 87,124 SF (1.54 AC) |
| DEVELOPMENT QUANTITY | 0.0 | 0.0 |
| DENSITY | 0.0 DUA | 0.0 DUA |
| BUILDING HEIGHT | 4-5 STORIES / 65'-2" (ROOF) / 69'-10" (T.O. SIGN) | 4-5 STORIES / 65'-2" (ROOF) / 69'-10" (T.O. SIGN) |
| BUILDING SETBACK | Y, SOUTH SIDE | Y, SOUTH SIDE |
| BUILDING LOT COVERAGE | NO STANDARD | 44% (44,440 SF OF 101,244 SF) |
| SITE LANDSCAPE AREA | 10% | 10% |
| GROUND LEVEL | | +14% (15,367 SF OF 101,244 SF) |
| 2ND LEVEL | | +1% (775.75 SF OF 101,244 SF) |
| 3RD LEVEL | | +1% (775.75 SF OF 101,244 SF) |
| 4TH LEVEL | | +1% (775.75 SF OF 101,244 SF) |
| ROOF LEVEL | | +20% (13,428 SF OF 101,244 SF) |
| TOTAL LANDSCAPE AREA | | +20% (13,428 SF OF 101,244 SF) |
| BUILDING SETBACKS: | | |
| FRONT (EAST) | 25' | 25' (25' AT GROUND FLOOR) |
| SIDE (NORTH) | 0'-0" | 25'-0" |
| SIDE (SOUTH) | 0'-0" | 25'-0" |
| REAR (WEST) | 0'-0" | 25'-0" |
| VEHICLE PARKING QUANTITY | | |
| OFFICE | | +315.38 (1,300SF - 20% UP TO 10,000SF) |
| COFFEE SHOP | | +7.25 (1,785SF) |
| ROOF DECK | | +0.00 (0.00 - NO STANDARD) |
| COFFEE PATIO | | +0.00 (0.00 - NO STANDARD) |
| TOTAL REQUIRED | | +322.63 |
| TOTAL PROVIDED | | +322.63 (STRUCTURE+12 SURFACE) |
| TOTAL COMPACT (C) | | +27 |
| TOTAL STACKED (S) | | +27 |
| BICYCLE PARKING QUANTITY | | |
| OFFICE | | +13.2 (1,800SF - MIN 4) |
| ROOF DECK | | +1.08 (1,300SF) |
| COFFEE PATIO | | +0.00 (0.00 - NO STANDARD) |
| TOTAL REQUIRED | | +14.28 |
| TOTAL PROVIDED | | +14.28 |
| USES | | |
| OFFICE | | +155,784 SF |
| COFFEE BAR | | +544 SF |
| CHARCUTERIE/RESTAURANT | | +146,428 SF |
| TOTAL BUILDING | | +252,756 SF |
| ROOF DECK | | +17,383 SF |
| USE PERMITS | | FOR RESTAURANT / RETAIL USE |



1 PAD_ARCHITECTURAL SITE PLAN

1" = 20'-0"

DS181117

PAD190006

REC19075