

ELEVENTH AMENDED PLANNED AREA DEVELOPMENT OVERLAY
FOR FOUNTAINHEAD CORPORATE PARK

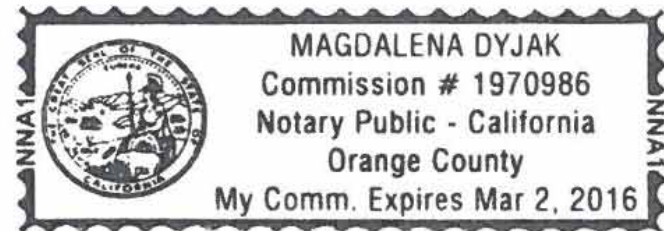
A PORTION OF THE NORTHEAST QUARTER, SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)
On October 5, 2015 before me, Magdalena Dyjak
Date Here Insert Name and Title of the Officer
personally appeared Robert M. Anderson
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.
Signature [Signature]
Signature of Notary Public

BIRTCHE ANDERSON REALTY, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature] 10/5/15
OWNER DATE

ITS: CEO

LEGAL DESCRIPTION

LOT 2, FOUNTAINHEAD APARTMENTS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 889 OF MAPS, PAGE 5.

APPROVAL

APPROVED BY THE CITY OF TEMPE COMMUNITY DEVELOPMENT DEPARTMENT ON THIS DAY OF , 2014

OWNER/DEVELOPER

BIRTCHE ANDERSON REALTY, LLC
31910 DEL OBISPO, SUITE 100
SAN JAUN CAPISTRANO, CA 92675

PROJECT DATA

ZONING:
MU-4 (EXISTING)

BUILDING HEIGHT:
MAX ALLOWED: 28'-6"

BUILDING LOT COVERAGE:
MAX. ALLOWED: 25%

SITE LANDSCAPE COVERAGE:
MIN. ALLOWED: 28%

BUILDING SETBACKS:
FRONT REQUIRED: 0'-0"

SIDE REQUIRED: 20'-0"

REAR REQUIRED: 15'-0"

STREET SIDE REQUIRED: 0'-0"

VEHICLE PARKING QUANTITY:
REQUIRED: 115 SPACES
RETAIL (3,000 SF @ 1/300 SF): 10 SPACES
RESTAURANT (7,757 SF @ 1/75 SF): 104 SPACES
PATIO > 300SF (150 SF @ 1/150 SF): 1 SPACE
PROVIDED: 122 SPACES

BICYCLE PARKING QUANTITY:
REQUIRED: 21 SPACES
PROVIDED: 22 SPACES

VICINITY MAP



CONDITIONS OF APPROVAL: PAD14008

- 1. A building permit application shall be made on or before September 4, 2016, or the Planned Area Development 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. A recorded cross access agreement is required for access to the drive off of 55th Street, prior to issuance of building permits.
3. The Planned Area Development for the additional corner lot is valid only with the purchase of property; failure to procure the property prior to issuance of Certificate of Occupancy will result in the existing approved 10th Amended PAD remaining the valid entitlement for the remainder of the site. (Modified by staff)
4. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits; if the plat is not able to be recorded prior to permit issuance, a Covenant and Agreement to hold the parcels as one shall be executed in the interim. (Modified by staff)
5. 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 October 6, 2014, or the amended Planned Area Development approval shall be null and void.
6. The 11th Amended Planned Area Development Overlay for FOUNTAINHEAD CORPORATE PARK shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.

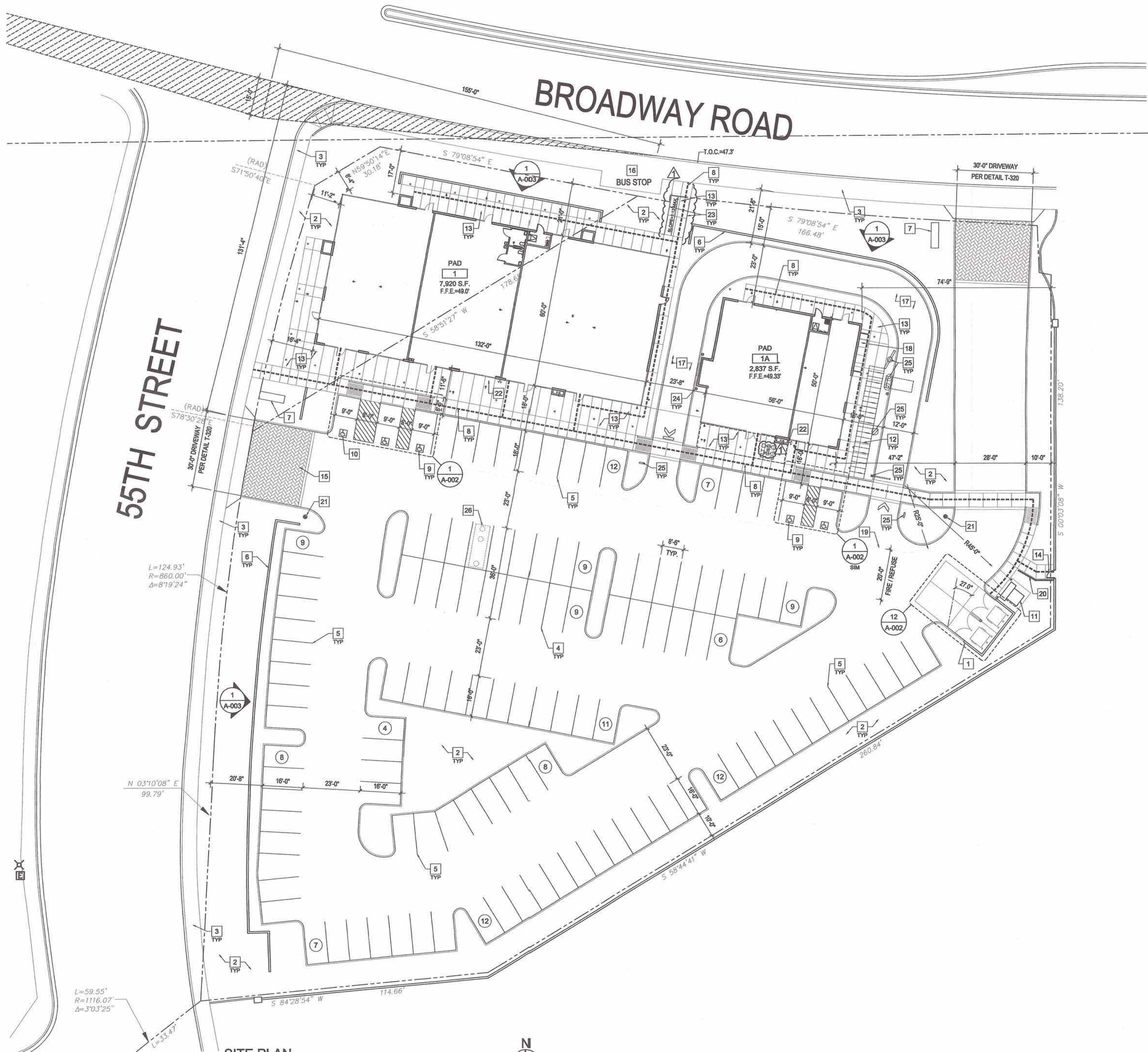
GENERAL NOTES:

REC14019

PAD14008

DS140255

ARCHITECT: VERTICAL DESIGN STUDIOS
CONSULTANT: BirtcherAnderson Realty, LLC
PROJECT DESCRIPTION: Shops at Fountainhead Retail Shops
1537 West Broadway Road Tempe, Arizona
DATE:
REVISIONS:
SHEET TITLE: COVER SHEET AND PROJECT INFO
PROJECT NUMBER: 14001.00
A-000



SITE PLAN
SCALE: 1"=20'-0"

SITE DATA

PARCEL NUMBER	: 12333062
SITE AREA	: 82,487 SF (1.89 AC)
ZONING	: MU-4 (EXISTING)
CONSTRUCTION TYPE	: VB W/ A.F.E.S.
PROPOSED USES	: RETAIL & RESTAURANT
ALLOWABLE BUILDING AREA	: 27,000 SF (9,000 SF x 300% FOR A.F.E.S. INCREASE)
BUILDING AREA	: 10,757 SF
RESTAURANT AREA	: 7,757 SF
RETAIL AREA	: 3,000 SF
LOT COVERAGE (ALLOW)	: 25%
LOT COVERAGE (ACTUAL)	: 10,757 SF (13%)
LANDSCAPE AREA	: 24,136 SF (30%)
FRONT YARD SETBACK (ALLOW)	: 0'-0"
FRONT YARD SETBACK (ACTUAL)	: 10'-0"
SIDE YARD SETBACK (ALLOW)	: 20'-0"
SIDE YARD SETBACK (ACTUAL)	: 75'-9"
REAR YARD SETBACK (ALLOW)	: 15'-0"
REAR YARD SETBACK (ACTUAL)	: 104'-0"
STREET SIDE YARD SETBACK (ALLOW)	: 0'-0"
STREET SIDE YARD SETBACK (ACTUAL)	: 1'-0"
BUILDING HEIGHT (ALLOW)	: 28'-6"
BUILDING HEIGHT (ACTUAL)	: 26'-2 1/2"
PARKING REQUIRED	
RETAIL	3,000 SF @ 1/300 = 10 SPACES
RETAIL OUTDOOR	(0' REQUIRED FOR FIRST 300 SF)
-SUITE 103	300 SF = 0 SPACES
-SUITE 105	300 SF = 0 SPACES
RESTAURANT	7,757 SF @ 1/75 = 104 SPACES
RESTAURANT OUTDOOR	(0' REQUIRED FOR FIRST 300 SF)
-SUITE 101	450 SF @ 1/150 > 300 SF = 1 SPACE
-SUITE 106	300 SF = 0 SPACES
-SUITE 107	300 SF = 0 SPACES
-SUITE 108	300 SF = 0 SPACES
TOTAL	= 115 SPACES
PARKING PROVIDED	
STANDARD (8.5X18')	= 117 SPACES
ACCESSIBLE (101-150)	= 5 SPACES
TOTAL	= 122 SPACES
BICYCLE PARKING REQUIRED	
RETAIL BICYCLE COMMUTE (INDOOR)	1/7,500 SF (4 MIN) = 4 SPACES
RETAIL BICYCLE COMMUTE (OUTDOOR)	(0' REQ. FOR FIRST 300 SF) = 0 SPACES
RESTAURANT BICYCLE COMMUTE (INDOOR)	1/500 = 16 SPACES
RESTAURANT BICYCLE COMMUTE (OUTDOOR)	(0' REQ. FOR FIRST 300 SF) = 1 SPACE
TOTAL	= 21 SPACES
BICYCLE PARKING PROVIDED	
TOTAL	= 22 SPACES

SITE PLAN KEY NOTE TAGS

- # = KEY NOTE TAG
- 1 6' HIGH TRASH ENCLOSURE- SEE DETAIL 12/A-002
 - 2 LANDSCAPED AREA
 - 3 EXISTING CONCRETE SIDEWALK
 - 4 8'-6" X 18'-0" PARKING STALL, TYP.
 - 5 8'-6" X 16'-0" PARKING STALL W/ 2' OVERHANG, TYP.
 - 6 3'-0" HIGH MASONRY SCREEN WALL- SEE DETAIL 10/A-002
 - 7 PROPOSED MONUMENT SIGN (UNDER SEPERATE PERMIT & SUBMITTAL)
 - 8 ACCESSIBLE ROUTE PER ADA SECTION 4.3
 - 9 STANDARD ACCESSIBLE PARKING, TYP. (SEE DETAIL 1/A-002)
 - 10 VAN ACCESSIBLE PARKING, TYP. (SEE DETAIL 1/A-002)
 - 11 TRANSFORMER
 - 12 BICYCLE PARKING PER CITY OF TEMPE STANDARD DETAIL T-578
 - 13 INTEGRAL COLORED CONCRETE HARDSCAPE
 - 14 PROPOSED MAN GATE IN EXISTING MASONRY WALL- SEE DETAIL 2/A-003
 - 15 ENHANCED PAVING AT DRIVE ENTRANCE TO MATCH ADJACENT DEVELOPMENT- SEE DETAIL 3/A-003
 - 16 EXISTING BUS STOP
 - 17 DRIVE THRU LANE
 - 18 SERVICE ENTRANCE SECTION
 - 19 20' WIDE FIRE / TRASH VEHICLE MANEUVERING LANE PER CITY OF TEMPE STANDARD
 - 20 6' HIGH METAL PICKET VIEW FENCE
 - 21 NEW FIRE HYDRANT
 - 22 FIRE DEPARTMENT CONNECTION
 - 23 1 3/4" DIA. PAINTED HANDRAIL W/ 12" EXTENSIONS AT TOP & BOTTOM OF RAMP- SEE DETAIL 11/A-002
 - 24 6" DIA. CONCRETE FILLED PIPE BOLLARD- PAINTED
 - 25 PROVIDE FOOTINGS, ANCHOR BOLTS, & CONDUITS FOR FUTURE TENANT DRIVE-THRU ACCESSORIES
 - 26 2,500 GALLON GREASE INTERCEPTOR BY JENSEN PRECAST- SEE PLUMBING DWGS.

ARCHITECT



SEAL



CONSULTANT

OWNER



PROJECT DESCRIPTION

Shops at Fountainhead
Retail Shops
1537 West Broadway Road
Tempe, Arizona

DATE:
REVISIONS

NO.	DATE	ISSUE
1	10/22/14	1ST CITY COMMENTS
2	10/22/14	OWNER REVISIONS

THESE DRAWINGS ARE THE PROPERTY OF VERTICAL DESIGN STUDIOS AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VERTICAL DESIGN STUDIOS. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS IS PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

©COPYRIGHT 2014, VERTICAL DESIGN STUDIOS

SHEET TITLE

SITE PLAN

PROJECT NUMBER
14001.00

A-001