

**AMENDED  
GENERAL AND FINAL PLAN  
OF DEVELOPMENT FOR PHASE I OF  
FOUNTAIN  
GLEN  
RETAIL CENTER**

FORMERLY 'GUADALUPE PLAZA' 276/18 MOR.

**APPROVALS**

Approved by the Mayor and the City Council of the City of Tempe, Arizona this 22<sup>nd</sup> day of April 2018  
 By: *Shirley Mitchell* Mayor  
 By: *Deborah Pappas* City Engineer

Approved by the City Engineer of the City of Tempe, Arizona this 11<sup>th</sup> day of April 2018  
 By: *Deborah Pappas* City Engineer

Approved by the City Planning Department, City of Tempe, Arizona this 11<sup>th</sup> day of April 2018  
 By: *Deborah Pappas* City Engineer

**DEVELOPER IS REQUIRED TO PAY STREET LIGHT INVESTMENT COST.**

**LEGAL DESCRIPTION**

That part of the Northwest quarter of the Northwest quarter of Section 9, Township 1 South, Range 4 East of the Gila and Salt River Basins and Meridian, Maricopa County, Arizona, described as follows:  
 Commencing at the northeast corner of said Section 9;  
 Thence North 89° 45' 18" East along the North line of the Northwest quarter of said Section 9, 659.29 feet to the Northwest corner of the Northwest quarter of the Northwest quarter of said Section 9;  
 Thence South 0° 21' 15" East along the West line of the Northwest quarter of the Northwest quarter of said Section 9, 55.0 feet to the Point of Beginning;  
 Thence continuing South 0° 12' 55" East along the said West line 605.24 feet to the Southwest corner of the Northwest quarter of the Northwest quarter of the Northwest quarter of said Section 9;  
 Thence South 89° 48' 04" East along the South line of the Northwest quarter of the Northwest quarter of the Northwest quarter of said Section 9, 604.74 feet;  
 Thence North 0° 14' 41" West parallel with and 55.0 feet west of the East line of the Northwest quarter of said Section 9, 584.75 feet;  
 Thence North 89° 00' 01" West 28.41 feet;  
 Thence North 89° 45' 18" East parallel with and 55.0 feet South of the North line of the Northwest quarter of said Section 9, 544.42 feet to the Point of Beginning.

Described property being in and forming a part of the City of Tempe and comprising a net area of 303,528.3 square feet or 6.921 acres more or less.

**SITE DATA**

SITE AREA:	365,528.3 S.F.	8.3921 ACRES
SHOPS "A":	9,600 S.F.	
SHOPS "B":	29,800 S.F.	
MAJOR RETAIL:	34,500 S.F.	
PO-FOLKS RESTAURANT:	4,843 S.F.	
PAD:	2,900 S.F.	
CIRCLE K:	2,975 S.F.	
TOTAL BUILDING AREA:	88,800 S.F.	
SITE COVERAGE:	22.41%	
ALLOWABLE SITE COVERAGE:	25%	
<b>PARKING REQUIREMENTS:</b>		
ARTICIPATED RESTAURANT:	9,443 S.F. = 126 SPACES	
ARTICIPATED RETAIL:	34,500 S.F. = 429 SPACES	
<b>FRASE I:</b>	<b>FRASE II:</b>	
PARKING PROVIDED: 172 SPACES	PARKING PROVIDED: 419 SPACES	
PARKING PROVIDED: 87 SPACES	PARKING PROVIDED: 486 SPACES	
LANDSCAPE AREA REQUIRED: 104		
LANDSCAPE AREA PROVIDED:		

**AREA CALCULATIONS**

ITEM #	DESCRIPTION	AREA	PERCENT	REMARKS
01	ARTICULATED RESTAURANT	9,443	2.61%	
02	ARTICULATED RETAIL	34,500	9.44%	
03	MAJOR RETAIL	34,500	9.44%	
04	PO-FOLKS RESTAURANT	4,843	1.33%	
05	PAD	2,900	0.79%	
06	CIRCLE K	2,975	0.81%	
07	LANDSCAPING	104	0.03%	
08	BIKE PATH	104	0.03%	
09	SCREEN WALL	104	0.03%	
10	BIKE PATH	104	0.03%	
11	SCREEN WALL	104	0.03%	
12	BIKE PATH	104	0.03%	
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44	BIKE PATH	104	0.03%	
45	SCREEN WALL	104	0.03%	
46	BIKE PATH	104	0.03%	
47	SCREEN WALL	104	0.03%	
48	BIKE PATH	104	0.03%	
49	SCREEN WALL	104	0.03%	
50	BIKE PATH	104	0.03%	



STATE OF ARIZONA  
 County of Maricopa  
 I, *Deborah Pappas*, City Engineer of the City of Tempe, Arizona, do hereby certify that the above is a true and correct copy of the Amended General and Final Plan of Development for Phase I of Fountain Glen Retail Center, as shown on the attached plan.  
 City of Tempe  
 319  
 2  
*T. Stumpf*

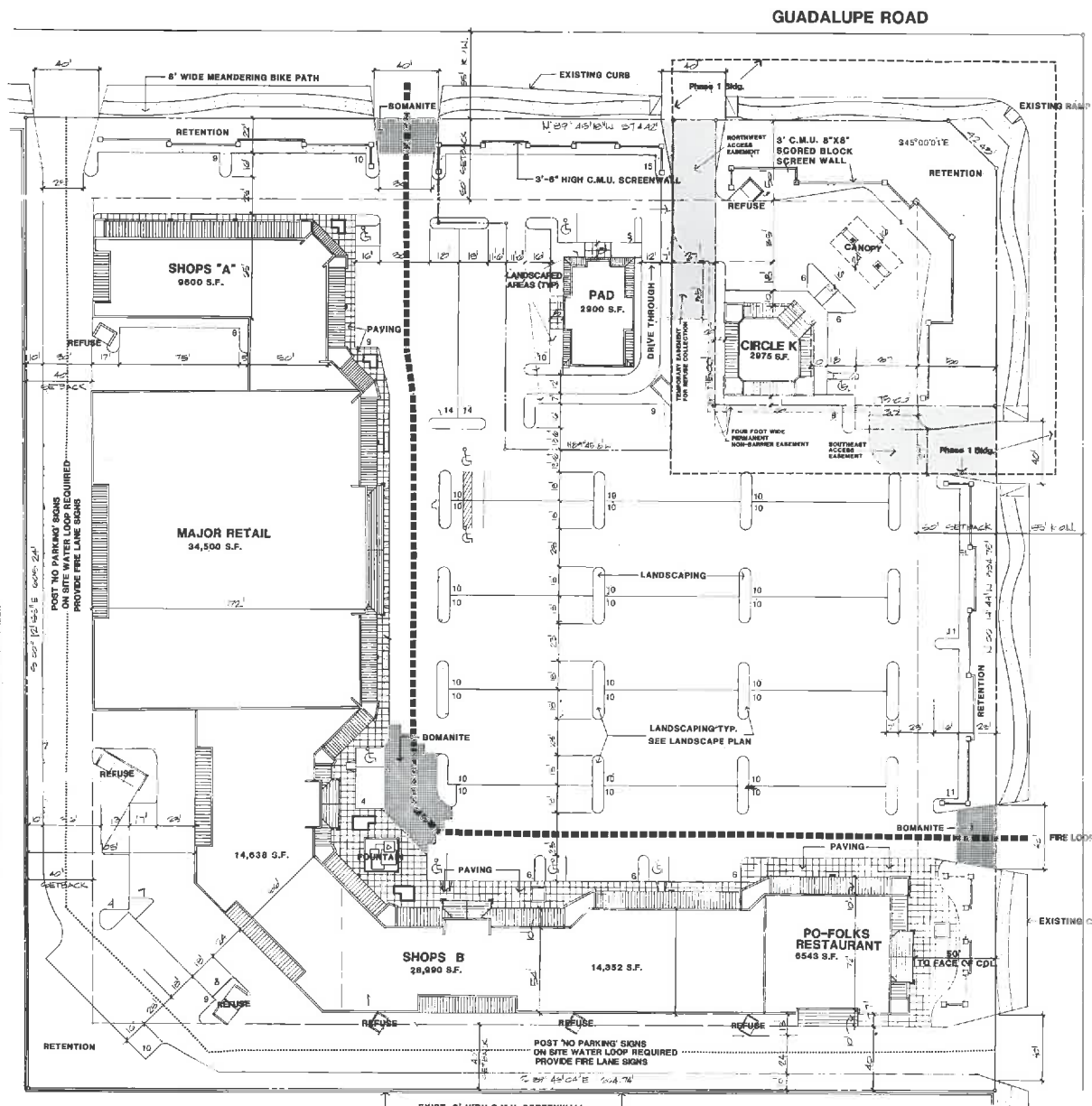
REVISION	DATE

**B E R N A R D**  
**Deutsch Associates**  
 1001 N. 44th Ave., Suite 100, Phoenix, Arizona 85018  
 PHONE: 602.998.8888 FAX: 602.998.8889

**FOUNTAIN GLEN RETAIL CENTER**  
**GLENMAC CAPITAL AND DEVELOPMENT CORPORATION**  
 ARIZONA  
 TEMPE

DRAWN  
 P.S.  
 CHECKED  
 B.J.P.  
 DATE  
 4.21.18  
 SCALE  
 AS NOTED  
 JOB NO.  
 87130

TITLE  
**1**  
 OF SHEETS



**BGF-87.66**  
**VARIANCES & CONDITIONS:**

**Use Permits**  
 1. All service stations/commercial stores with self-service gas pumps to the PCC-1 zoning district.

**Variations**  
 1. Increase building coverage from 25% to 25.7% (28.1% including covered walkways) for the center.

**Circle K Permit**  
 1. Water required 4" landscape strip and 6" wall between the service station (self-service gas pumps) and the rest of the development.  
 2. Reduce required rear yard setback from 40' to 6'.  
 3. Reduce required side yard setback from 10' to 6'.  
**Pad Permit**  
 1. Reduce required side yard setback from 40' to 20'.

The approval was made subject to the following conditions:  
 1. All public works department approval of all roadway, alley and utility easement dedications, driveway, storm water retention and street drainage plan, water and sewer construction drawings, refuse pick-up, and off-site improvements.  
 2. Off-site improvements to bring roadway to current standards include:  
 (1) Water lines and fire hydrants.  
 (2) Sewer lines.  
 (3) Storm drains.  
 (4) Roadway improvements including curbs, gutters, and either a bike path along arterial streets or a sidewalk along other streets.  
 3. Fees to be paid with the development of this project include:  
 (1) Water and sewer development fees.  
 (2) Street light investment cost.  
 (3) Water and/or sewer surcharge on charges.  
 (4) Inspection and testing fees.  
 4. All street dedications shall be made within six (6) months of Council approval.  
 5. Public improvements must be installed prior to the issuance of any occupancy permits. Any planning shall be approved by the Public Works Department.  
 6. Cross access agreement and CDM's are required and 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.  
 7. All retention and fence landscaping for the remainder of the site shall be installed within six months after construction of Phase I.  
 8. No deliveries shall be made to the Center along the south and west property lines between the hours of 11:00 p.m. and 6:00 a.m.  
 9. Site signs to the plan shall be modified to accurately reflect phase I data prior to recordation.  
 10. All Design Review Board conditions shall be adhered to.  
 11. The plan shall be modified to allow a view screen or reconstruction (subject to preconstruction approval).  
**BGF - 87.66**  
**PREVIOUS VARIANCES & CONDITIONS :**

**Use Permits**  
 1. Increase building coverage from 25% to 25.7% (28.1% including covered walkways) for the center.

**Circle K Permit**  
 1. Water required 4" landscape strip and 6" wall between the service station (self-service gas pumps) and the rest of the development.  
 2. Reduce required rear-yard setback from 40' to 6'.  
 3. Reduce required side yard setback from 10' to 6'.  
**Pad Permit**  
 1. Reduce required side yard setback from 40' to 20'.

The approval was made subject to the following conditions:  
 1. All public works department approval of all roadway, alley and utility easement dedications, driveway, storm water retention and street drainage plan, water and sewer construction drawings, refuse pick-up, and off-site improvements.  
 2. Off-site improvements to bring roadway to current standards include:  
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 4. All street dedications shall be made within six (6) months of Council approval.  
 5. Public improvements must be installed prior to the issuance of any occupancy permits. Any planning shall be approved by the Public Works Department.  
 6. Cross access agreement and CDM's are required and 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.  
 7. The plan shall be revised to meet fire loop and fire lane lines.  
 8. The site shall be revised to reflect 50' of landscaping at the corner details to be resolved by Design Review Board.  
 9. Elevation for the Circle K building shall be modified. Details to be resolved with the Design Review Board.  
 10. The plan shall be modified to include parking screen walls and correct building footprint on the Circle K site. Details to be resolved with the Design Review Board.  
 11. The landscape plan shall be made consistent with the General Final Plan.  
 12. Conditions #6, 8, 9, 7, 4, 9 and 12 shall be completed prior to City Council introduction.  
 13. All street front and perimeter landscaping shall be installed with the first phase of development.  
 14. Refuse containers along the south property line shall be moved up against the buildings. Details to be resolved with the Design Review Board.  
 15. No deliveries shall be made to the Center along the south and west property lines between the hours of 11:00 p.m. and 6:00 a.m.

**STATEMENT OF WORK:**  
 This is to certify that we have reviewed this plan and hereby approve the development as shown.  
*Chad K. Cameron*  
 City Engineer  
 City of Tempe

**STATE OF ARIZONA**  
 County of Maricopa  
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