MARCOS DE NIZA PLAZA

2ND AMENDED GENERAL PLAN OF DEVELOPMENT & FINAL PLAN FOR BURGER KING PARCEL "B" A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA.

CERTIFICATION OF OWNERS:

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

SIGNED THIS 2 DAY OF October 2002

BY: Mitchell C. Laird

STATE OF ARIZONA

COUNTY OF MARICOPA

SUBSCRIBED AND SWORN BEFORE ME ON THIS 2 DAY OF October, 2002

BY: Beverly A. Davis NOTARY PUBLIC

OFFICIAL SEAL BEVERLY A. DAVIS NOTARY PUBLIC - ARIZONA MARICOPA COUNTY My Comm. Expires Sept. 21, 2005

MY COMMISSION EXPIRES: 9-21-05

SIGNED THIS _____ DAY OF _____

BY: _____

STATE OF ARIZONA

COUNTY OF MARICOPA

SUBSCRIBED AND SWORN BEFORE ME ON THIS _____ DAY OF _____

BY: _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS 31st DAY OF October, 2002.

BY: Neil G. Giuliano, MAYOR — 11/31/02 DATE

ATTEST: _____, CITY CLERK — 10/31/02 DATE

BY: Andy Siu, Asst. CITY ENGINEER — 10/3/02 DATE

BY: Fred Battista, DEVELOPMENT SERVICES — 10-01-02 DATE

SEAL

LEGAL DESCRIPTION

A portion of the Northeast quarter of Section 10, Township 1 South, Range 4 East of the Gila an Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the Northeast corner of said Northeast quarter: THENCE South 0 degrees 03 minutes 00 seconds East along the East line of said Northeast quarter, a distance of 225.00 feet: THENCE South 89 degrees 57 minutes 00 seconds West, parallel to the true North line of the said Northeast quarter, a distance of 55.00 feet to the TRUE POINT OF BEGINNING:
THENCE South 89 degrees 57 minutes 00 seconds West, parallel to the true North line of said Northeast quarter, a distance of 200.00 feet:
THENCE North 0 degrees 03 minutes 00 seconds West, parallel to the East line of said Northeast quarter, a distance of 200.00 feet
THENCE North 89 degrees 57 minutes 00 seconds East, parallel to and 55.00 feet South of the North line of said Northeast quarter, a distance of 180.00 feet:
THENCE South 45 degrees 03 minutes 00 seconds East, a distance of 28.28 feet:
THENCE South 0 degrees 03 minutes 00 seconds East, parallel to and 55.00 feet West of the East line of said Northeast quarter, a distance of 180.00 feet to the TRUE POINT OF BEGINNING.

PROJECT DATA

ZONING	PCC-1 (PLANNED COMMERCIAL CENTER)
PROPOSED USE	FAST FOOD RESTAURANT w/ DRIVE THRU WINDOW
SITE AREA	
BURGER KING	39,000 SF, 0.9137 AC
CENTER	310,795.5 SF, 7.12 AC
TOTAL SITE AREAS	349,795.5 SF GROSS
BUILDING AREA	
BURGER KING	3,450 SF
CENTER	66,826 SF
TOTAL BUILDING AREAS	70,276 SF GROSS
SITE COVERAGE	
BURGER KING	8.8%
CENTER	21.4%

PARKING	RATIO	SF, NET	SPACES	BIKES	ADA
BY USE					
RESTAURANT	1/75	3,450 SF	45.98	1/2000 = 1.7	2.0
TOTAL			46 SPACES	1.7 SPACES	2.0 SPACES
REQUIRED			46 SPACES	2 SPACES	2 SPACES
PROVIDED			46 SPACES	4 SPACES	2 SPACES

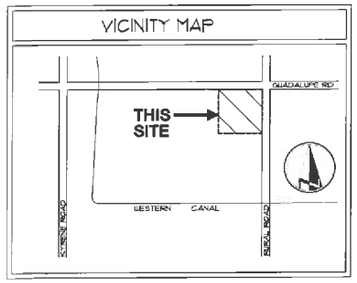
LANDSCAPE	REQUIRED	PROVIDED
BACK	12'-0"	12'-0"
SIDE	12'-0"	12'-0"
STREET	15'-0"	15'-0"

TREES	REQUIRED	PROVIDED
RURAL RD.	8	EXISTING
GUADALUPE RD.	8	EXISTING
LANDSCAPE AREA	15%	EXISTING

ONE TREE PER 25 L.F. FRONTAGE: MIN. 15 GAL. 50% = 24" BOX.
15% OF NET SITE SHALL BE LANDSCAPED.

GOVERNING AGENCIES	
BUILDING DEPARTMENT:	CITY OF TEMPE
PLANNING DEPARTMENT:	CITY OF TEMPE
FIRE DEPARTMENT:	CITY OF TEMPE
PUBLIC WORKS DEPARTMENT:	CITY OF TEMPE
UNIFORM BUILDING CODE:	1994 w/ AMMENDMENTS
UNIFORM MECHANICAL CODE:	1991 w/ AMMENDMENTS
UNIFORM PLUMBING CODE:	1991 w/ AMMENDMENTS
UNIFORM FIRE CODE:	1997 w/ AMMENDMENTS
UNIFORM ELECTRICAL CODE:	1996 w/ AMMENDMENTS

BUILDING JUSTIFICATION	BURGER KING
OCCUPANCY TYPE:	A-3
TYPE OF CONSTRUCTION:	VN: AFES
ALLOWABLE AREA:	6,000 SF
SIDE YARD INCREASE	NONE
SPRINKLERS	300%
ALLOWABLE AREA	18,000 S.F.



PREVIOUSLY GRANTED VARIANCES: S-82-12

1. REDUCE THE SIDEYARD SETBACK FOR PAD 'A' FROM 40' TO 20' (NOTE: THIS IS AN INTERIOR SIDEYARD).

CONDITIONS OF APPROVAL: S6F-2002.22

AT THEIR REGULAR MEETING OF APRIL 25, 2002, THE CITY COUNCIL APPROVED THE REQUEST BY BURGER KING RESTAURANT (MCL ENTERPRISES, INC. PROPERTY OWNER) FOR AN AMMENDED GENERAL PLAN OF DEVELOPMENT FOR MARCOS DE NIZA PLAZA AND A FINAL PLAN OF DEVELOPMENT FOR BURGER KING RESTAURANT ALL CONSISTING OF 70,276 SF. ON 7.12 NET ACRES, LOCATED AT 6402 SOUTH RURAL ROAD. THE FOLLOWING APPROVAL IS REQUESTED FROM THE CITY OF TEMPE:

"SGF-2002.22 - AN AMMENDED GENERAL PLAN OF DEVELOPMENT FOR MARCOS DE NIZA PLAZA, A 70,276 S.F. COMMERCIAL CENTER AND A FINAL PLAN OF DEVELOPMENT FOR A 3,450 SF. BURGER KING RESTAURANT (2,653 SF. EXISTING PLUS 797 SF. FOR A NEW ADDITION) ON 0.914 NET ACRES, IN THE PCC-1 ZONING DISTRICT

THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITIONS:

1. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
2. THIS AMENDED GENERAL PLAN AND FINAL PLAN OF DEVELOPMENT SHALL BE RECORDED PRIOR TO THE ISSUANCE OF ANY PERMITS, AND SHALL SHOW CROSS ACCESS TO BE MAINTAINED THROUGHOUT THIS SITE OVER THE DRIVING AISLES. NO CHANGES OR MODIFICATIONS TO THE DRIVING AISLES WILL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEERING DEPARTMENT.
3. ANY INTENSIFICATION OR EXPANSION OF THE USE SHALL REQUIRE THE APPLICANT TO RETURN TO THE CITY COUNCIL FOR FURTHER REVIEW.
4. THIS AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH THE APPROPRIATE SIGNATURE BLOCKS AND RECORDED WITH THEN MARICOPA COUNTY RECORDER'S OFFICE THROUGH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT ON OR BEFORE APRIL 25, 2003. FAILURE TO RECORD THE PLAN WITHIN ONE YEAR OF COUNCIL APPROVAL SHALL MAKE THE PLAN NULL AND VOID.

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OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL
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REVISIONS

at3 architectural team three planning
architecture 821 south forty-eighth street, suite 101 tempe arizona 85281
(480) 968-6282 FAX 968-5434

BURGER KING
6402 S. RURAL RD.
TEMPE AZ

DATE:
SCALE: AS NOTED
DWG. BY: A.T.3
JOB: 801-01
SHEET NO:
1 of 3
OF – SHEETS

SGF-2002.22 DS011219 REC02017

11/2/06 9/30/02 architectural team three voice (480)968-6282 fax (480)966-5434 e-mail: AzArtTeam@aol.com

MARCOS DE NIZA PLAZA

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& FINAL PLAN FOR BURGER KING PARCEL "B"
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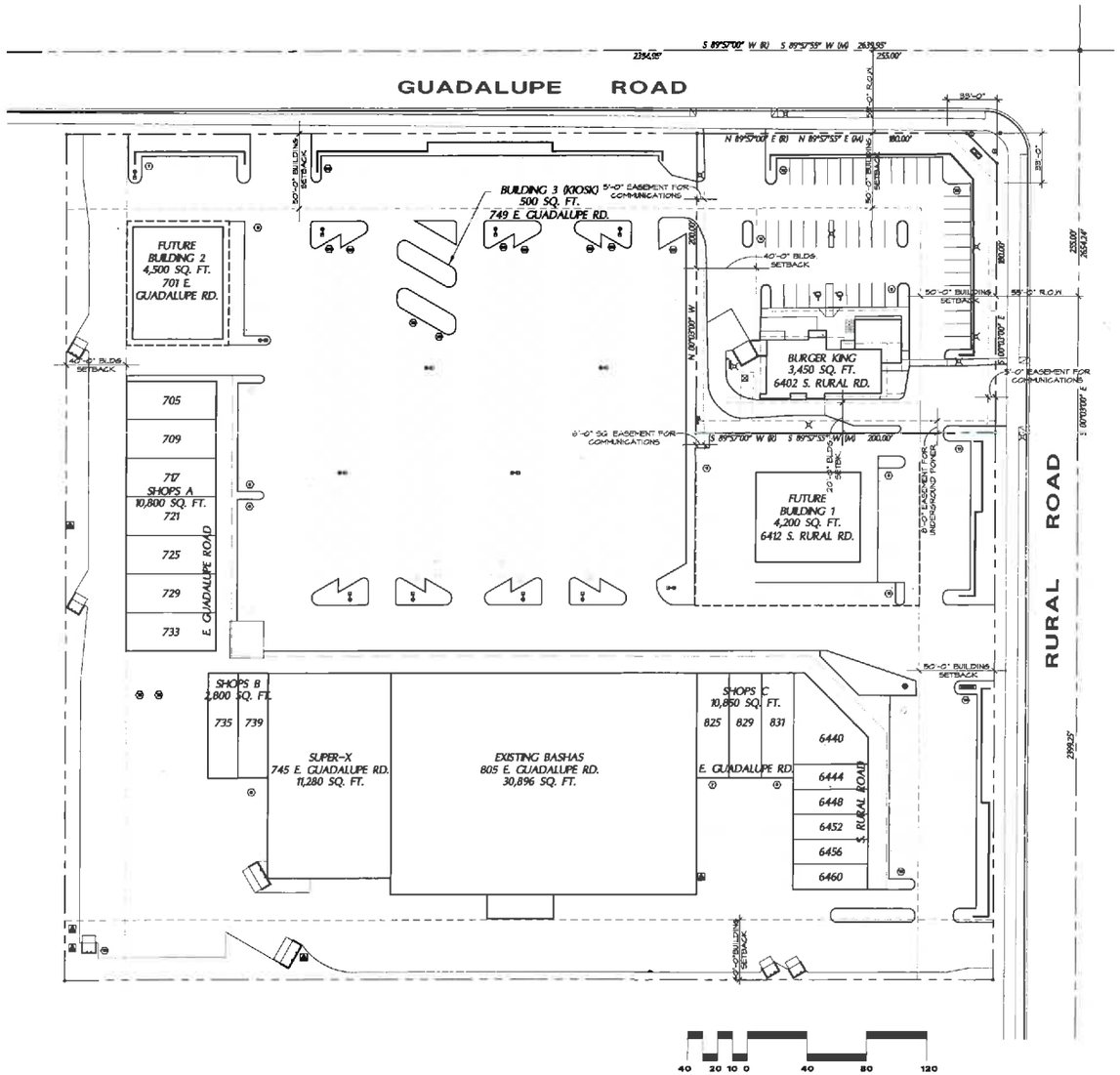

PROJECT DATA

ZONING	PCC-1 (PLANNED COMMERCIAL CENTER)
PROPOSED USE	FAST FOOD RESTAURANT w/ DRIVE THRU WINDOW
SITE AREA	
BURGER KING	39,800 S.F., 0.9137 AC
CENTER	310,299.5 S.F., 7.12 AC
TOTAL SITE AREAS	350,099.5 S.F. GROSS
BUILDING AREA	
BURGER KING	3,450 S.F.
CENTER	66,626 S.F.
TOTAL BUILDING AREAS	70,076 S.F. GROSS
SITE COVERAGE	
BURGER KING	6.67%
CENTER	21.47%

PARKING	RATIO	SF, NET	SPACES	BIKES	ADA
BY USE					
RESTAURANT	1/75	3,450 SF	45.55	1/2000 = 1.7	2.0
TOTAL			46 SPACES	1.7 SPACES	2.0 SPACES
REQUIRED			46 SPACES	2 SPACES	2 SPACES
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LANDSCAPE AREA	15%	EXISTING

ONE TREE PER 25 L.F. FRONTAGE; MIN. 15 GAL., 50% @ 24" BOX.
15% OF NET SITE SHALL BE LANDSCAPED.

GOVERNING AGENCIES

BUILDING DEPARTMENT:	CITY OF TEMPE
PLANNING DEPARTMENT:	CITY OF TEMPE
FIRE DEPARTMENT:	CITY OF TEMPE
PUBLIC WORKS DEPARTMENT:	CITY OF TEMPE
UNIFORM BUILDING CODE:	1994 w/ AMMENDMENTS
UNIFORM MECHANICAL CODE:	1991 w/ AMMENDMENTS
UNIFORM PLUMBING CODE:	1991 w/ AMMENDMENTS
UNIFORM FIRE CODE:	1991 w/ AMMENDMENTS
UNIFORM ELECTRICAL CODE:	1996 w/ AMMENDMENTS

BUILDING JUSTIFICATION	BURGER KING
OCCUPANCY TYPE:	A-3
TYPE OF CONSTRUCTION:	VN/ AFES
ALLOWABLE AREA:	6,000 SF
SIDE YARD INCREASE	NONE
SPRINKLERS	300%
ALLOWABLE AREA	18,000 SF

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REVISIONS

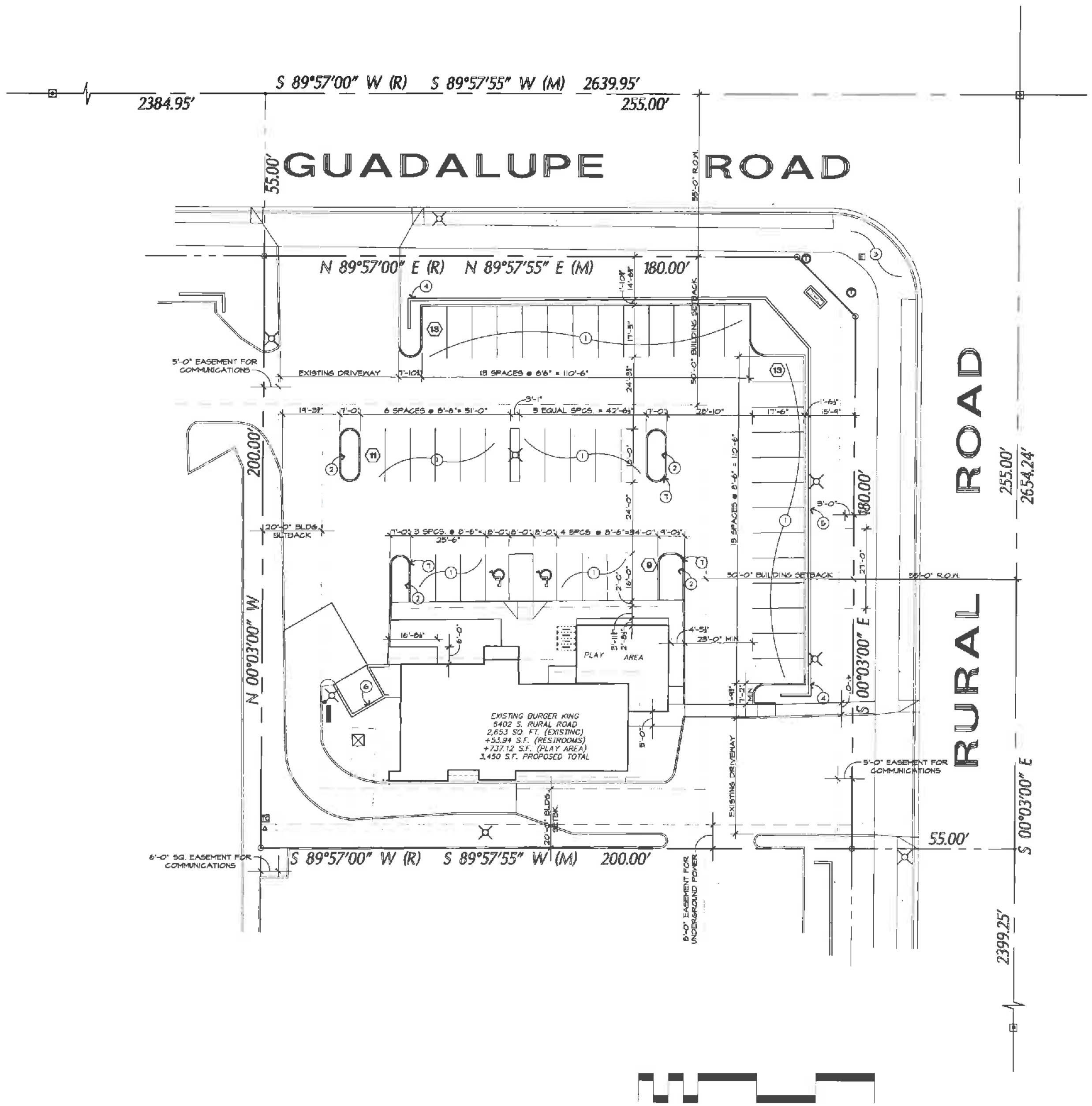
(480) 968-6282
FAX 968-5434
architectural team three
architecture
821 south forty-eighth street, suite 101
tempe arizona 85281

BURGER KING
6402 S. RURAL RD.
TEMPE AZ

DATE: –
SCALE: AS NOTED
DWG. BY: A.T.3
JOB: 801-01
SHEET NO.:
2 of 3
OF – SHEETS

SGF-2002.22 DS011219 REC02017

MARCOS DE NIZA PLAZA



KEYED NOTES

1. NEW PARKING
2. NEW LANDSCAPE AREA
3. EXISTING CONCRETE SIDEWALK
4. NEW 3'-0" PARKING SCREEN WALLS
5. EXISTING 3'-0" PARKING SCREEN WALLS
6. EXISTING REFUSE ENCLOSURE
7. NEW 6" P.I.P. CONC. CURB @ HIGH TRAFFIC AREAS

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  - ALLOWABLE AREA — 18,000 SF.

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