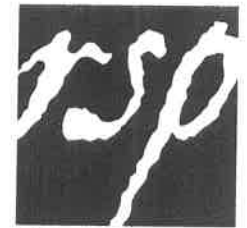


FINAL PLANNED AREA DEVELOPMENT FOR PLAYA DEL NORTE LOT 2

A PORTION OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



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M, P & E ENGINEER
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Fax: 480.443.2267

Seal/Stamp



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed A.C.E. and under the State of the State of Arizona.

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Project Address
LOT 2 OF PLAYA DEL NORTE
310 E. Playa del Norte Drive
TEMPE, AZ 85281

Project No 164700100
Drawn By JP, DT
Checked By MR, JP
Date 3.18.06

NOTES: The applicant has not provided details regarding the proposed driveway, which will require a separate application and permit. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The applicant is responsible for obtaining all necessary permits from the appropriate agencies.

Rev	Date	Description
00	03.06	RECORDATION
01	03.06	CITY COMMENTS

Playa del Norte - Lot 2 PAD

COVER SHEET

REC05062

SPD-2006.33

DS051092

CASE NUMBER

SPD-2006.33-RRC06007

PROJECT NAME

PLAYA DEL NORTE LOT 2

PROJECT ADDRESS

910 E. PLAYA DEL NORTE DR.
TEMPE, AZ 85281

SUBMITTED BY

GAMMAGE AND BURINHAM, P.L.C.
TWO NORTH CENTRAL AVENUE
EIGHTEENTH FLOOR
PHOENIX, AZ 85004
TEL: (602)258-4122
FAX: (602)258-4125
CONTACT: MANUELA VAZ

ZONING

MU-4

STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN.
SIGNED THIS 28th DAY OF August 2006
BY Roberta Barnett AS Manager OF
PLAYA DEL NORTE LLC.

OWNER/DEVELOPER

PLAYA DEL NORTE LLC
502 S. COLLEGE AVENUE
SUITE 201
TEMPE, AZ 85281
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FAX: (602)968-2828
CONTACT: ROBERTA BARNETT

ARCHITECT

RSP ARCHITECTS
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TEL: (480)868-2000
FAX: (480)868-2098
CONTACT: HASEUNG CHOI

ACKNOWLEDGEMENT

STATE OF ARIZONA COUNTY OF MARICOPA THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF Aug 2006 BY Roberta Barnett AS Manager PLAYA DEL NORTE LLC, OWNER IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC: Manuela Vaz
MY COMMISSION EXPIRES 7-15-09

APPROVAL

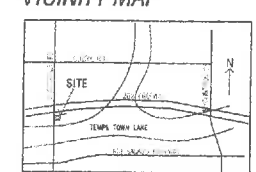
APPROVED BY THE CITY OF TEMPE, 8/28/06
BY [Signature] DATE: 8/28/06
DEVELOPMENT SERVICES



CONDITIONS OF APPROVAL : SPD-2006.33/RRC06007

- The Public Works Department shall approve all roadway, alley and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer connection drawings, refuse pickup, and off-site improvement, including:
 - On-site improvements to bring roadways to current standards include:
 - Water lines and the hydrants
 - sewer lines
 - Storm drains
 - Roadway improvements including street lights, curb, gutter, splashpad, sidewalk, bus shelter and related amenities
- Fees to be paid with the development of this project include
 - Water and sewer development fees
 - Water and/or sewer participation charges
 - Inspection and testing fees
- All street dedications shall be made within six (6) months of City Council approval
- Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department
- All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this redevelopment in accordance with the Code of the City of Tempe - Section 25.12D.
- The owner(s) shall provide a continuing care condition, covenant and restriction for all of the projects landscaping, required by Ordinance or located in any common area on site. The CC&Rs shall be in a form satisfactory to the Development Services Manager and City Attorney.
- The Applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
- The amended Planned Area Development for Playa del Norte Lot 2 shall be put into proper engineered format with appropriate signatory blanks and kept on file with the City of Tempe Development Services Department prior to issuance of building permits.
- For developments adjacent to the Rio Salado Town Lake, no improvements shown on this document shall be in conflict with City of Tempe Ordinance No. 808.9312 relating to flood control access zones unless specifically approved by the Flood Control District of Maricopa County (FCDMC). Nor shall any improvements adversely impact on or adjacent to FCDMC levee improvements. Construction activity on or adjacent to FCDMC facilities requires a permit from that agency.
- Developer shall resolve final details of Flood Control access along the entire south edge of the property, along the top of the levee, prior to issuance of a building permit.

VICINITY MAP



BENCHMARK

CITY OF TEMPE DATUM
CITY OF TEMPE, ARIZONA STATE PLUMB NORTH AMERICAN DATUM OF 1983 GROUND _____ CENTRAL ZONE
NORTHWEST CORNER OF SECTION 14 T1N, R4E
BRASS CAP IN HARD HOLE
ELEV. = 1161.88'

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

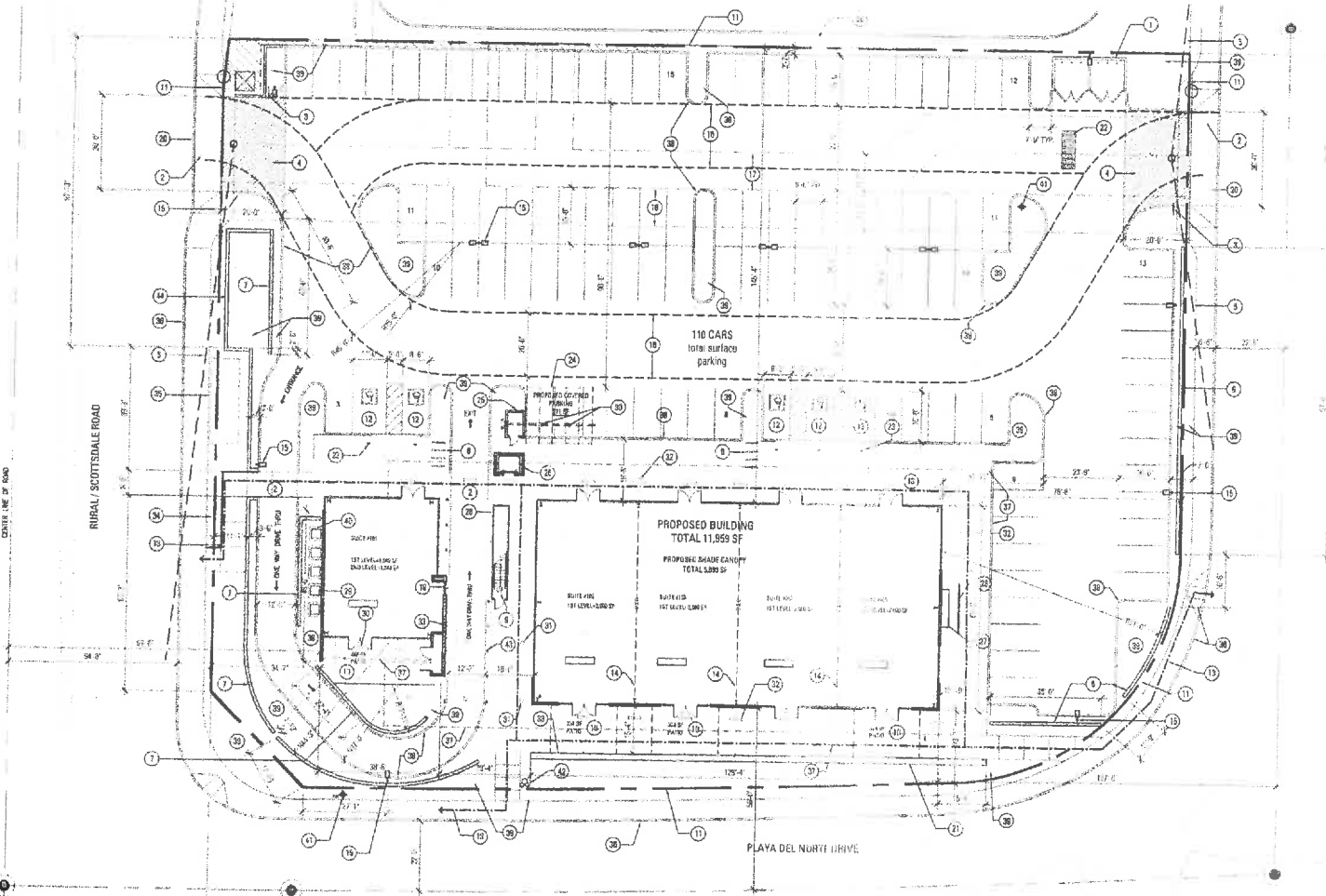
BASIS OF BEARING

CITY OF TEMPE VERTICAL CONTROL BASED ON THE NAVD 1983
RURAL ROAD - NORTH 60°07'02" EAST

GENERAL NOTES

- VARIANCE**
- TO REDUCE THE REQUIRED PARKING SETBACK OF THE EASTERN EDGE OF LOT 2 FROM 20 FEET TO 7 FEET.
 - EXISTING VARIANCE FROM PREVIOUS RRC0502 TO ALLOW DRIVE-THROUGH ADJACENT TO STREET RIGHT OF WAY (SEC. 3-406)

PLANNED AREA DEVELOPMENT OVERLAY FOR PLAYA DEL NORTE LOT 2



- keynotes**
- 1 ACTUAL EXISTING
 - 2 PERMITS/CONSTRUCTION SET BACKS FOR DRIVEWAYS
 - 3 STRIP TREE PLANTING STANDARDS
 - 4 TEXTURED CONCRETE FINISH
 - 5 SITE VISIBILITY TRIANGULAR TRIANGLE T-CURVE
 - 6 3 FT CONCRETE PARKING STRIPS SMALL ST. MIN. 100' FROM SEE GARAGE
 - 7 4 FT CONCRETE PARKING STRIPS SMALL ST. MIN. 100' FROM SEE GARAGE
 - 8 4 FT CONCRETE PARKING STRIPS SMALL ST. MIN. 100' FROM SEE GARAGE
 - 9 BICYCLE PARKING PER CITY STANDARD DETAIL T-509
 - 10 EXISTING STRIP TREE PLANTING
 - 11 IMPROVED OUTDOOR DINING
 - 12 PROPERTY EASE
 - 13 REORGANIZED PARKING STRIPS (A, D, A)
 - 14 ANGLES PATH THROUGH ADJACENT PROPERTIES - SEE CIVIL ENGINEER FOR DETAILS
 - 15 LEASE LINE (CONCRETE) WALL
 - 16 LANDSCAPE (SOFT COPY)
 - 17 FIRE ACCESS ROUTE
 - 18 EXISTING PLANTING ASSESSMENT AREA
 - 19 EXISTING PLANTING ASSESSMENT AREA
 - 20 DRIVE IMPROVEMENTS/ALTERNATE DRIVEWAY
 - 21 DRIVEWAY IMPROVEMENTS FOR CONCRETE DETAIL T-509 - SEE CIVIL ENGINEER
 - 22 2 FT EMBANKMENT WALL SEE GARAGE
 - 23 CATCH BASIN - SEE CIVIL ENGINEER
 - 24 ACCESSIBLE PARKING SIGN - SEE GARAGE
 - 25 PARKING SIGN (REAR)
 - 26 ELEVATOR MECHANICAL ROOM
 - 27 DRIVE CURB IMPROVEMENTS/REVISIONS
 - 28 SIGNAGE (INTERMEDIATE)
 - 29 GREEN SIGNAGE (NEW)
 - 30 ARCHITECTURAL LIGHTING (SEE CIVIL ENGINEER)
 - 31 SIGNAGE (SEE CIVIL ENGINEER) AND ARCHITECTURAL LIGHTING
 - 32 SIGNAGE (SEE CIVIL ENGINEER) AND ARCHITECTURAL LIGHTING
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 - 50 SIGNAGE (SEE CIVIL ENGINEER) AND ARCHITECTURAL LIGHTING

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Professional Seal

1. I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Arizona.

Project For
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Project Address
LOT 2 OF PLAYA DEL NORTE
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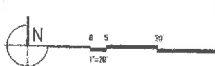
Project No: 164700100
Drawn By: JP, DT
Checked By: MR, JP
Date: 3.16.06

Rev	Date	Description
08.23.06		REVISIONS
03.03.06		CITY COMMENTS

PROJECT DATA

LOT #	RECORDED PLAT NAME AND #	PROJECT NAME	NET SITE AREA	P.A.R.	LOT COVERAGE	LAND USE	G.I.A. OF UNITS	HEIGHT (feet)	PARKING: BEAR FIELD (By Ordinance?)	PARKING REQUIRED (By Ordinance?)	PARKING PROVIDED (By Ordinance?)	BICYCLES REQUIRED*	BICYCLES PROVIDED	USCAPS REQUIRED	USCAPS PROVIDED
LOT 2		OFFICE/RETAIL/PAV 1ST LEVEL RESTAURANT ~ 7,349 S.F. OUTDOOR PATIO DINING ~ 1,477 S.F. 1ST LEVEL RETAIL ~ 2,000 S.F. 2ND LEVEL OFFICES ~ 1,549 S.F.	1.61 AC	0.17 (15%)	0.05	RETAIL	11,095 SF	30-40'	122	110	110	15	15	20	20

* REFER TO PARKING REPORT BY HEFFERMAN & ASSOCIATES



DS051092 SPD-2006.33 REC05062

Playa del Norte - Lot 2 PAD
SITE PLAN
SHEET 3 OF 3 14N