

AMENDED PRELIMINARY & FINAL PLANNED AREA DEVELOPMENT FOR RIO WEST BUSINESS PARK

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA

PROJECT DATA

PROJECT NAME: RIO WEST BUSINESS PARK
Site Address: W OF THE SWC RIO SALADO PARKWAY AND PRIEST ROAD
 TEMPE, AZ.
OWNER: CITY OF TEMPE
 P.O. BOX 5002
 TEMPE, AZ 85280
DEVELOPER: SUNCOR DEVELOPMENT COMPANY
 80 EAST RIO SALADO PARKWAY
 SUITE 410
 TEMPE, AZ 85281
 PHONE: 480.317.6800
 FAX: 480.317.6934
 MITCH ROSEN
ARCHITECT: PATRICK HAYES ARCHITECTURE
 15849 NORTH 71ST STREET
 SUITE 200
 SCOTTSDALE, AZ 85254
 PHONE: 480.556.9000
 FAX: 480.556.9490
 PATRICK C. HAYES, A.I.A.
 BRIAN FISH, A.I.A.



STATEMENT OF OWNER

THE CITY OF TEMPE, OWNER, HAS REVIEWED THIS PLAN
AND APPROVES THE DEVELOPMENT AS SHOWN.

[Signature]
 HUGH HALLMAN, MAYOR, CITY OF TEMPE
 SIGNED THIS 19th DAY OF Jan., 2006.

ACKNOWLEDGMENT

STATE OF ARIZONA, COUNTY OF MARICOPA
THE FOREGOING INSTRUMENT WAS SUBSCRIBED
AND SWORN BEFORE ME

THIS 19th DAY OF Jan., 2006.
 IN WITNESS WHEREOF I HAVE HEREUNTO
 SET MY HAND AND OFFICIAL SEAL.

[Signature]
 KAREN M. LILLMORE
 NOTARY PUBLIC
 MY COMMISSION EXPIRES

APPROVALS

BY *[Signature]* DATE 2/1/06
 DEVELOPMENT SERVICES

LANDSCAPING	NET SITE	REQUIRED	PROVIDED	LANDSCAPE IN EXPANSION PARKING		TOTAL PROVIDED	=	PERCENT
				PROVIDED	TOTAL PROVIDED			
FUTURE PARCEL 'A'	± 217,011 s.f.	x 10% = 21,701 s.f.	51,753 s.f.	6,258 s.f.	58,011 s.f.	58,011 s.f.	=	26.73%
FUTURE PARCEL 'B'	± 177,924 s.f.	x 10% = 17,792 s.f.	44,782 s.f.	1,621 s.f.	46,403 s.f.	46,403 s.f.	=	26.08%
FUTURE PARCEL 'C'	± 167,197 s.f.	x 10% = 16,737 s.f.	39,410 s.f.	3,448 s.f.	42,858 s.f.	42,858 s.f.	=	25.63%
FUTURE PARCEL 'D'	± 185,558 s.f.	x 10% = 18,556 s.f.	41,466 s.f.	3,890 s.f.	45,356 s.f.	45,356 s.f.	=	24.44%
FUTURE PARCEL 'E'	± 294,163 s.f.	x 10% = 29,416 s.f.	35,893 s.f.	7,543 s.f.	43,436 s.f.	43,436 s.f.	=	14.77%
SUB-TOTAL	± 1,041,853 s.f.	x 10% = 104,185 s.f.	213,304 s.f.	22,760 s.f.	236,064 s.f.	236,064 s.f.	=	22.66%
CENTER LSCP TRACT	± 39,885 s.f.	x 10% = 3,989 s.f.	13,345 s.f.	0 s.f.	13,345 s.f.	13,345 s.f.	=	33.46%
EAST LSCP TRACT	± 18,438 s.f.	x 10% = 1,844 s.f.	18,439 s.f.	0 s.f.	18,438 s.f.	18,438 s.f.	=	100.00%
TOTAL	± 1,100,176 s.f.	x 10% = 110,018 s.f.	245,088 s.f.	22,760 s.f.	267,848 s.f.	267,848 s.f.	=	24.35%

PARKING (BASED ON PROPOSED USE)	SPACES REQUIRED	SPACES PROVIDED	SPACES IN EXPANSION PARKING		TOTAL SPACES PROVIDED
			PROVIDED	TOTAL PROVIDED	
BUILDING 'A' (ON PROPOSED FUTURE PARCEL 'A')					
AUTOMOBILE PARKING					
{(WAREHOUSE) + (OFFICE)}					
{(1:500 FOR 1ST 10,000 + 1:5000 FOR REMAINING) + (1:300)}					
{(20 + 7,996/5,000) + (35,732/300) =	141	207 (3.79/1000)	106	313 (5.73/1000)	
ACCESSIBLE PER USD OFJ =	7	8	0	8	
BICYCLE PARKING					
{(WAREHOUSE @ 1:10,000) + (OFFICE @ 1:8,000)}					
{(17,996/10,000) + (35,732/8,000) =	7	12			
BUILDING 'B' (ON PROPOSED FUTURE PARCEL 'B')					
AUTOMOBILE PARKING					
{(20 + 7,437/5,000) + (28,667/300) =	117	211 (4.50/1000)	37	248 (5.29/1000)	
ACCESSIBLE PER USD OFJ =	7	8	0	8	
BICYCLE PARKING					
{(17,437/10,000) + (28,667/8,000) =	6	10			
BUILDING 'C' (ON PROPOSED FUTURE PARCEL 'C')					
AUTOMOBILE PARKING					
{(20 + 2,469/5,000) + (26,525/300) =	109	198 (4.98/1000)	27	225 (5.66/1000)	
ACCESSIBLE PER USD OFJ =	6	6	1	7	
BICYCLE PARKING					
{(12,469/10,000) + (26,525/8,000) =	5	10			
BUILDING 'D' (ON PROPOSED FUTURE PARCEL 'D')					
AUTOMOBILE PARKING					
{(20 + 13,819/5,000) + (22,999/300) =	100	187 (3.93/1000)	77	264 (5.54/1000)	
ACCESSIBLE PER USD OFJ =	6	6	2	8	
BICYCLE PARKING					
{(23,819/10,000) + (22,999/8,000) =	6	10			
BUILDING 'E' (ON PROPOSED FUTURE PARCEL 'E')					
AUTOMOBILE PARKING					
{(20 + 52,230/5,000) + (33,946/300) =	144	326 (3.35/1000)	174	500 (5.14/1000)	
ACCESSIBLE PER USD OFJ =	8	8	4	12	
BICYCLE PARKING					
{(62,230/10,000) + (33,946/8,000) =	11	20			
TOTAL AUTOMOBILE PARKING	611	1129 (3.94/1000)	421	1550 (5.41/1000)	
TOTAL ACCESSIBLE AUTOMOBILE PARKING	34	36	7	43	
TOTAL BICYCLE PARKING	35	62			
		62 PER VARIANCE #2			

BUILDING SETBACKS	REQUIRED	PROVIDED
STREET SIDE	30'-0"	± 88'-2"
REAR (S)	12'-0"	± 60'-9"

LANDSCAPE SETBACKS	REQUIRED	PROVIDED
STREET SIDE	30'-0"	30'-0"
REAR (S)	12'-0"	± 12'-11"

BUILDING AREAS	GROSS AREAS		TOTAL
	B OCC.	\$ OCC.	
BUILDING 'A'	36,172 s.f.	18,498 s.f.	54,670 s.f.
BUILDING 'B'	29,106 s.f.	17,800 s.f.	46,906 s.f.
BUILDING 'C'	26,944 s.f.	12,800 s.f.	39,744 s.f.
BUILDING 'D'	23,308 s.f.	24,308 s.f.	47,616 s.f.
BUILDING 'E'	97,341 s.f.	34,433 s.f.	62,908 s.f.
TOTAL	149,963 s.f.	136,314 s.f.	286,277 s.f.
NET AREAS		\$ OCC.	TOTAL
B OCC.			
BUILDING 'A'	35,732 s.f.	17,996 s.f.	53,728 s.f.
BUILDING 'B'	28,667 s.f.	17,437 s.f.	46,104 s.f.
BUILDING 'C'	26,525 s.f.	12,469 s.f.	38,994 s.f.
BUILDING 'D'	22,999 s.f.	23,819 s.f.	46,818 s.f.
BUILDING 'E'	33,946 s.f.	62,230 s.f.	96,176 s.f.
TOTAL	149,963 s.f.	133,951 s.f.	281,820 s.f.

LOT COVERAGE
 (GROSS AREA / NET SITE AREA) NS (NO STANDARD) PER TABLE 4-204

SITE AREA	PROPOSED FUTURE PARCELS	NET SITE AREA:
FUTURE PARCEL 'A'	± 217,011 s.f.	(± 4.98 ACRES)
FUTURE PARCEL 'B'	± 177,924 s.f.	(± 4.09 ACRES)
FUTURE PARCEL 'C'	± 167,373 s.f.	(± 3.84 ACRES)
FUTURE PARCEL 'D'	± 185,382 s.f.	(± 4.26 ACRES)
FUTURE PARCEL 'E'	± 294,163 s.f.	(± 6.75 ACRES)
SUB-TOTAL	± 1,041,853 s.f.	(± 23.92 ACRES)
CENTER LANDSCAPE TRACT	± 39,885 s.f.	(± .92 ACRES)
EAST LANDSCAPE TRACT	± 18,438 s.f.	(± .42 ACRES)
TOTAL	± 1,100,176 s.f.	(± 25.26 ACRES)

PROJECT DESCRIPTION:
 RIO WEST BUSINESS PARK IS A ±300,000 S.F. FLEX-OFFICE CAMPUS ON A ±25 ACRE LOT AT THE SOUTHWEST CORNER OF PRIEST DRIVE AND RIO SALADO PARKWAY IN TEMPE, ARIZONA. IT IS ENVISIONED AS A 5-BUILDING CLUSTER OF 1-STORY MEZZANINE-CAPABLE BUILDINGS FOR OFFICE AND LIGHT-INDUSTRIAL USES, TO BE CONSTRUCTED IN MULTIPLE PHASES. THE PROJECT WILL HAVE SURFACE PARKING.

APPLICABLE CODES: ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:
 1994 UNIFORM BUILDING CODE
 1991 UNIFORM MECHANICAL CODE
 1991 UNIFORM PLUMBING CODE
 1997 UNIFORM FIRE CODE
 1996 NATIONAL ELECTRICAL CODE
 ALL PRODUCTS LISTED BY I.C.B.O./U.L. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

QUATER SECTION: NE 1/4 SECTION 17
A.P.N.: 124-78-001
ZONING: GID (EXISTING) [FORMERLY I-1]
 RIO SALADO OVERLAY DISTRICT
PROPOSED USE: OFFICE/ LIGHT INDUSTRIAL
PROPOSED OCCUPANCY: B/S
CONSTRUCTION TYPE: V-N
FIRE SPRINKLERS: FULLY SPRINKLERED PER NFPA-13-1991
 (FIRE SPRINKLERS UNDER SEPERATE SUBMITAL)
BUILDING ALLOWABLE AREA: UNLIMITED AREA, PER UBC SEC. 505.2
BUILDING ROOF HEIGHT ALLOWABLE PROVIDED PER VARIANCE #2
 BUILDING 'A' 38'-0" 33'-9-3/4" AS RECORDED
 BUILDING 'B' 38'-0" 34'-9" ON SPD-2004.41
 BUILDING 'C' 38'-0" 35'-10-5/8"
 BUILDING 'D' 38'-0" 36'-10-5/8"
 BUILDING 'E' 38'-0" 35'-3-7/8"
BUILDING PARAPET HEIGHT ALLOWABLE PROVIDED AS RECORDED
 BUILDING 'A' 5'-0" 1'-9-3/4" ON SPD-2004.41
 BUILDING 'B' 5'-0" 2'-9"
 BUILDING 'C' 5'-0" 3'-10-5/8"
 BUILDING 'D' 5'-0" 4'-10-5/8"
 BUILDING 'E' 5'-0" 3'-3-7/8"

PROJECT NO: 03-004
 SHEETSCALE: 1"=40'
 DRAWING: 03064A0-0
 DRAWN / CHECKED: BF
 DATE: 5/3/2005
 SHEET TITLE: COVER SHEET
 SHEET NO: 17N
 SHEET 1 OF 3

SUNCOR
 RIO WEST BUSINESS PARK
 SWC Rio Salado Parkway & Priest Road
 Tempe, Arizona
 DS031326 SPD-2005.52 REC05084

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 17;

THENCE NORTH 89° 21' 28" WEST, 30.02 FEET ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION, TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89° 21' 28" WEST, ALONG SAID MID-SECTION LINE, 259.58 FEET;

THENCE NORTH 00° 38' 32" EAST, 24.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS POINT WHICH BEARS NORTH 01° 31' 44" WEST, 648.00 FEET;

THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, PARALLEL WITH AND 10.00 FEET SOUTH OF THE SOUTHERLY RIGHT OF WAY OF RIO SALADO PARKWAY, THROUGH A CENTRAL ANGLE OF 39° 13' 06", AN ARC DISTANCE OF 443.55;

THENCE SOUTH 35° 02' 07" WEST, 157.04 FEET;

THENCE NORTH 89° 21' 28" WEST, PARALLEL WITH AND 25.00 FEET NORTH OF SAID MID-SECTION LINE, 1751.26 FEET TO THE EASTERLY RIGHT OF WAY OF SAID RIO SALADO PARKWAY;

THENCE NORTH 00° 30' 19" WEST, 192.19 FEET, ALONG SAID EASTERLY RIGHT OF WAY TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 508.00 FEET;

THENCE NORTHEASTERLY 808.17 FEET ALONG SAID CURVE AND THE SOUTHERLY RIGHT OF WAY OF SAID RIO SALADO PARKWAY THROUGH A CENTRAL ANGLE OF 91° 09' 05";

THENCE SOUTH 89° 21' 14" EAST, 563.47 FEET, ALONG SAID RIGHT OF WAY, TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 508.00 FEET;

THENCE SOUTHEASTERLY 408.59 FEET, ALONG SAID RIGHT OF WAY AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 46° 05' 01";

THENCE SOUTH 43° 16' 13" EAST, 486.29 FEET, ALONG SAID RIGHT OF WAY, TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 638.00 FEET;

THENCE EASTERLY 697.73 FEET, ALONG SAID RIGHT OF WAY AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 62° 39' 35";

THENCE NORTH 74° 04' 12" EAST, 73.14 FEET, ALONG SAID RIGHT OF WAY;

THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY OF THE RIO SALADO PARKWAY, SOUTH 53° 42' 01" EAST, 36.75 FEET TO THE WEST LINE OF THE EAST 30.00 FEET OF SAID SECTION 17;

THENCE SOUTH 01° 28' 13" EAST, 59.76 FEET ALONG SAID WEST LINE TO THE **POINT OF BEGINNING**.

EXCEPT ANY PORTION THEREOF LOCATED WITHIN THE LIMITS OF 1ST STREET.

(THE ABOVE DESCRIBED PARCEL CONTAINING 25.26 ACRES, MORE OR LESS).

CERTIFICATION:

I, MARK A. LUOND, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THE INFORMATION CONTAINED WITHIN THE PARCEL DESCRIPTION SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



MARK A. LUOND
ARIZONA CERTIFICATE NO. 39783.

PREVIOUS VARIANCES: RRC03051 / SPD-2003.96

1. INCREASE THE MAXIMUM ALLOWED BUILDING HEIGHT FROM 30 FEET TO 38 FEET.
2. REDUCE THE REQUIRED BICYCLE PARKING SPACES BY 50% (FROM 123 TO 62).
3. WAIVE THE BUILDING ADDRESS ON A FREESTANDING MONUMENT SIGN LOCATED AT RIO SALADO PKWY AND PRIEST DRIVE. SIGN "A" ONLY.
4. TO EXCEED THE MAXIMUM ALLOWABLE SIGN AREA FOR THREE (3) FREE STANDING SIGNS FROM 24 SQUARE FEET TO 102 SQUARE FEET.
5. TO ALLOW THREE (3) MULTI-TENANT FREESTANDING BUSINESS IDENTIFICATION SIGNS IN THE I-1 ZONING DISTRICT.
6. ALLOW MORE THAN ONE (1) FREE STANDING SIGN ON THE SAME STREET FRONTAGE.

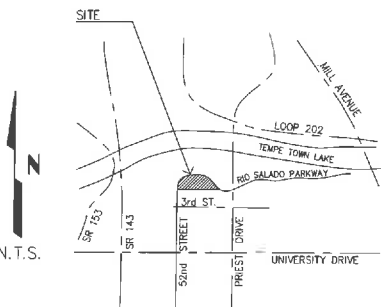
**CONDITIONS OF APPROVAL:
RRC05025 / SPD-2005.52**

1. A. THE PUBLIC WORKS DEPARTMENT SHALL APPROVE ALL ROADWAY, ALLEY, AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORM WATER RETENTION, AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, AND OFF-SITE IMPROVEMENTS.
B. OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
(1) WATER LINES AND FIRE HYDRANTS
(2) SEWER LINES
(3) STORM DRAINS
(4) ROADWAY IMPROVEMENTS INCLUDING STREET LIGHTS, CURB, GUTTER, BIKEPATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES.
C. FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
(1) WATER AND SEWER DEVELOPMENT FEES.
(2) WATER AND/OR SEWER PARTICIPATION CHARGES.
(3) INSPECTION AND TESTING FEES.
2. A. ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF REDEVELOPMENT REVIEW COMMISSION APPROVAL.
B. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
C. 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 (RE)DEVELOPMENT IN ACCORDANCE WITH THE CODE OF THE CITY OF TEMPE - SECTION 25.120.
3. SHOULD THE PROPERTY BE SUBDIVIDED, 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&R'S SHALL BE IN A FORM SATISFACTORY TO THE DEVELOPMENT SERVICES MANAGER AND CITY ATTORNEY.
4. NO VARIANCES SHALL BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
5. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE.
6. ALL PREVIOUS REDEVELOPMENT REVIEW COMMISSION CONDITIONS OF APPROVAL DATED DECEMBER 2, 2003 (RRC03051) SHALL BE ADHERED TO.
7. YOUR DRAWINGS MUST BE SUBMITTED TO THE DEVELOPMENT SERVICES BUILDING SAFETY DIVISION FOR BUILDING PERMIT BY JUNE 7, 2006, OR REDEVELOPMENT REVIEW APPROVAL WILL EXPIRE.

**CONDITIONS OF APPROVAL:
RRC04025 / SPD-2004.41**

1. A. THE PUBLIC WORKS DEPARTMENT SHALL APPROVE ALL ROADWAY, ALLEY, AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORM WATER RETENTION, AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, AND OFF-SITE IMPROVEMENTS.
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4. NO VARIANCES SHALL BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
5. REMOVE ALL PROPOSED AND OR FUTURE PROPERTY LINES PRIOR TO RECORDATION OF THE AMENDED PRELIMINARY PLANNED AREA DEVELOPMENT.
6. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE.

VICINITY MAP



N.T.S.

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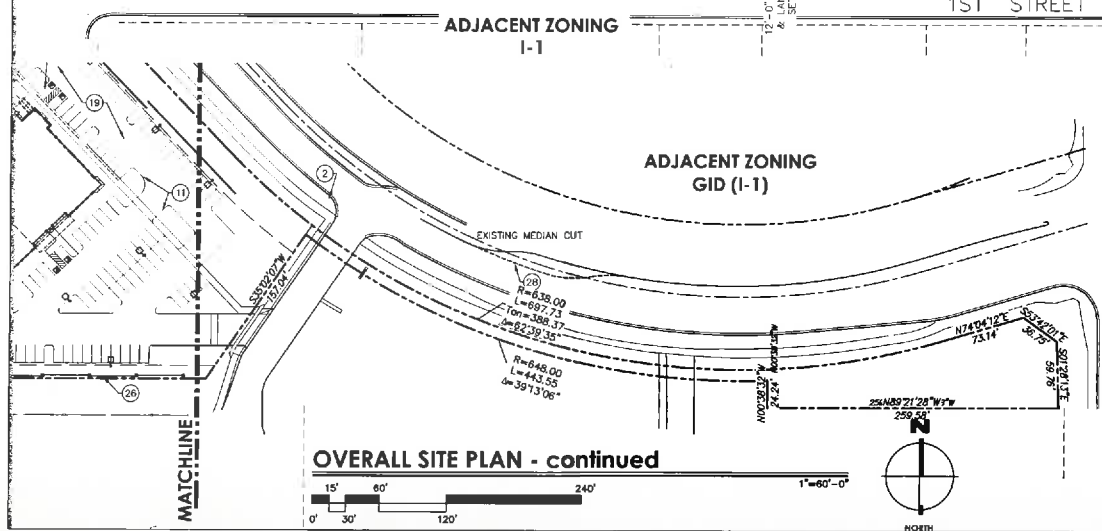
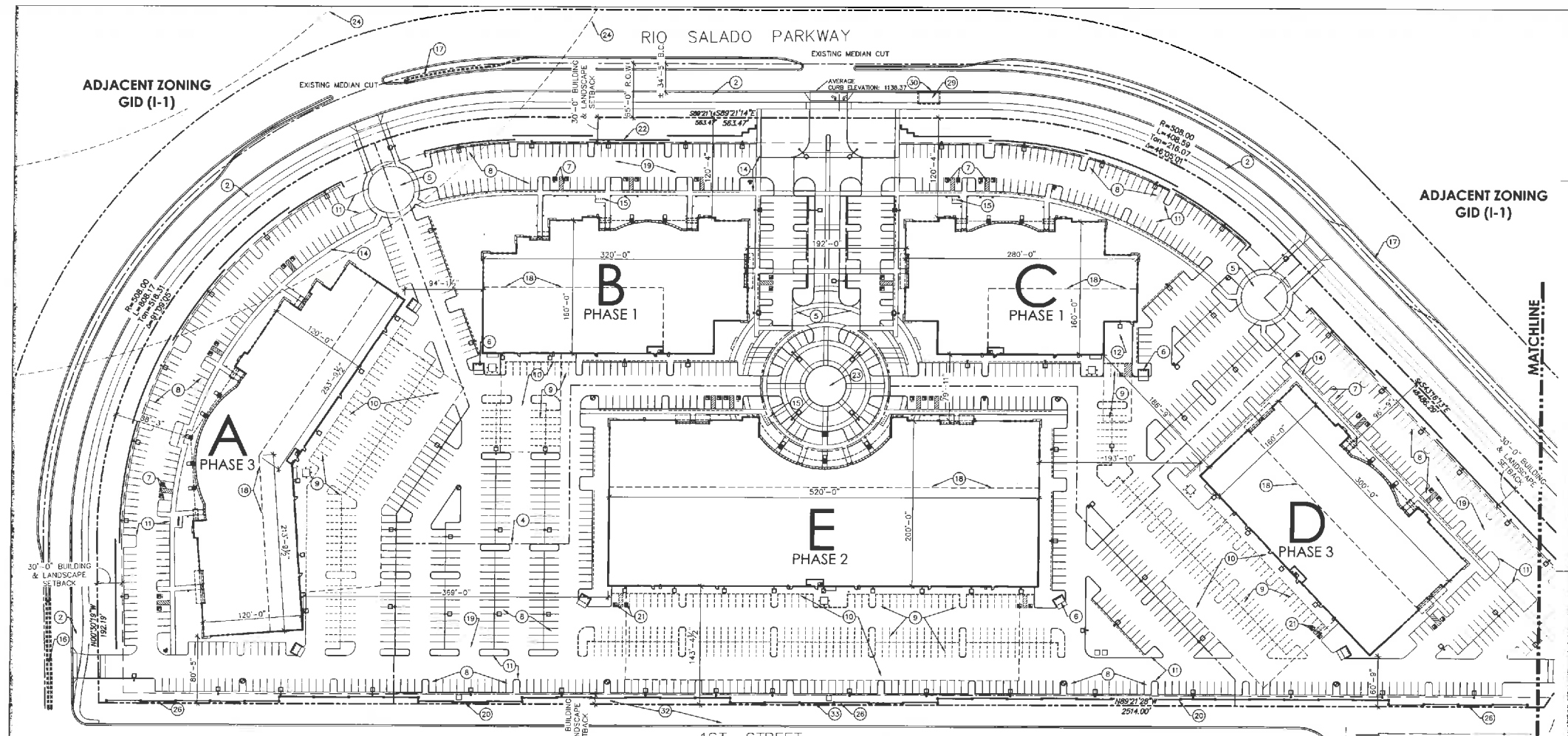


RIO WEST BUSINESS PARK
SWC Rio Salado Parkway & Priest Road
Tempe, Arizona

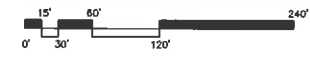
PROJECT NO.
03-064
SHEET SCALE
DRAWING NO.
ISSUED BY
DATE
5/3/2005
SHEET TITLE

DS031326 SPD-2005.52 REC05084

17N



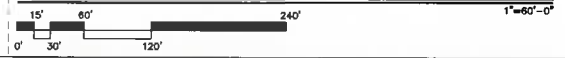
OVERALL SITE PLAN



KEYNOTES

21. FUTURE CITY OF TEMPE ACCESSIBLE PARKING STALL (TYP.)
22. 3' HIGH C.M.U. PARKING SCREEN WALL
23. LOCATION OF FUTURE ART FEATURE - SEE LANDSCAPE.
24. 750' & 1000' RADIUS FROM DVORAC.
25. not used.
26. 8" HIGH FENCE: 8x8x16 CENTER SCORE, PAINTED, STAGGERED C.M.U. TO 3'-0" A.F.G. W/ WROUGHT IRON FENCE ABOVE TO 8'-0" A.F.G. W/ 2"x2" DECORATIVE PIERS W/ CONCRETE CAP AT 42" O.C. (TYP.) FENCE TO BE LOCATED WITHIN THE 12' C.O.T. REQUIRED LANDSCAPE SETBACK.
27. not used.
28. PROPOSED MEDIAN MODIFICATION FOR ADDITIONAL QUEUING.
29. PROPOSED FUTURE LOCATION OF BUS TRANSIT SHELTER.
30. PROPOSED FUTURE BUS TRANSIT SHELTER EASEMENT.
31. not used.
32. D.G. COVER OVER VAL VISTA WATERLINE TO BACK OF EXISTING CURB
33. WALL FOOTINGS IN THIS SECTION OF C.M.U./WROUGHT IRON FENCE TO BE DESIGNED FOR POSSIBLE FUTURE REPLACEMENT OF WROUGHT IRON WITH C.M.U. (REPLACEMENT MAY BE NECESSARY IF O.H. DOORS ARE LOCATED ON BUILDING 'E' WITHIN PERPENDICULAR VIEW.)
1. not used.
2. SITE VISIBILITY TRIANGLE, PER C.O.T. STANDARDS.
3. not used.
4. PROPOSED FUTURE LOT LINE (TYP.)
5. DECORATIVE DRIVE ENTRY PAVING - SEE LANDSCAPE.
6. CITY OF TEMPE TRASH ENCLOSURE (TYP.)
7. CITY OF TEMPE STANDARD PARKING STALL (TYP.)
8. CITY OF TEMPE STANDARD PARKING STALL (TYP.)
9. FUTURE PARKING SHOWN DASHED (TYP.)
10. LOADING AREA.
11. 6" CONCRETE CURB (TYP.)
12. LOADING AREA OR FUTURE PATIO SEATING AREA. FUTURE PATIO SCREENING TO MATCH BUILDING ARCHITECTURE AND COLOR.
13. not used.
14. 6" WIDE CONCRETE SIDEWALK (TYP.)
15. BICYCLE RACK LOCATION (TYP.)
16. PROPOSED MEDIAN EXTENSION.
17. PROPOSED NEW LEFT TURN LANE.
18. EDGE OF FUTURE SECOND FLOOR MEZZANINE - FUTURE MEZZANINE OVER FRONT TWO BAYS OF ALL BUILDINGS.
19. 24" WIDE DRIVE AISLE (TYP.)
20. 8" HIGH SCREEN WALL: 8x8x16 CENTER SCORE, PAINTED, STAGGERED C.M.U. W/ 4" CAP BLOCK, W/ 2"x2" DECORATIVE PIERS W/ CONCRETE CAP AT 42" O.C. (TYP.) WALL TO BE LOCATED WITHIN THE 12' C.O.T. REQUIRED LANDSCAPE SETBACK.

OVERALL SITE PLAN - continued



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RIO WEST BUSINESS PARK
 SWC Rio Salado Parkway & Priest Road
 Tempe, Arizona

PROJECT NO: 03-064
 SHEET SCALE: 1"=60'-0"
 DRAWING NO: 03064A1-1
 DRAWN BY: BF
 DATE: 5/3/2005
 SHEET TITLE: OVERALL SITE PLAN
 SHEET NO: 17N
 SHEET TOTAL: SHEET 3 OF 3