

3RD AMENDED GENERAL & FINAL PLAN OF DEVELOPMENT FOR PHASE II SAFeway SHOPPING CENTER

AN AMENDMENT OF TRACT 'A' PHEASANT RIDGE AS RECORDED IN BOOK 214, PAGE 48, M.C.R.
BEING A PORTION OF THE N.E. 1/4 OF SECTION 14, T. 1 S., R. 4 E. MARICOPA COUNTY, ARIZONA.

PREVIOUS CONDITIONS SGF-96.27

1. A. PUBLIC WORKS DEPARTMENT APPROVAL OF 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, BIKE PATH, 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 COUNCIL 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 UNDER GROUND PRIOR TO ISSUANCE OF OCCUPANCY PERMIT FOR THIS (RE)DEVELOPMENT IN ACCORDANCE WITH ORDINANCE NO. 88.B5.
3. IF NEW PROPERTY LINES ARE CREATED ON THIS SITE, APPROVAL OF COB'S IN A FORM ACCEPTABLE TO THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR MUST TAKE PLACE PRIOR TO RECORDATION OF THE PLAN OR PLAT. THESE COB'S SHOULD PROVIDE THAT A SINGLE ENTITY WILL ULTIMATELY BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING BOTH REQUIRED BY ORDINANCE AND IN THE COMMON AREA ON SITE ACCORDING TO THE LANDSCAPE PLAN APPROVED BY THE CITY, AND THAT SUCH PROVISION MAY NOT BE AMENDED WITHOUT PRIOR APPROVAL BY THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR.
4. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT PRIOR APPROVAL OF THE CITY OF TEMPE.
5. VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN ONE YEAR OF DATE OF COUNCIL APPROVAL OR VARIANCE(S) AND USE PERMIT(S) SHALL BE DEEMED NULL AND VOID.
6. THIS PLAN SHALL BE RECORDED PRIOR TO ISSUANCE OF PERMITS, AND SHALL REFLECT 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.
7. THE DEVELOPER SHALL PROVIDE THE CITY WITH SATISFACTORY EVIDENCE OF CROSS ACCESS ONTO ADJACENT EXON PROPERTY TO THE EAST AND NORTH, PRIOR TO ISSUANCE OF A BUILDING PERMIT.
8. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE.
9. SAFEWAY SHALL APPOINT AN INDIVIDUAL WITHIN THEIR COMPANY TO DIRECT NEIGHBORHOOD CONCERNS DURING CONSTRUCTION OF THE PROJECT.
10. NO DRIVE-THRU LANES, PARKING SPACES OR VEHICULAR CIRCULATION AREAS SHALL BE ALLOWED FOR ANY FUTURE DEVELOPMENT ALONG THE CENTER'S SOUTH PROPERTY LINE.
11. NO SURFACE DELIVERY TRUCKS SHALL BE ALLOWED TO ENTER THE SHOPPING CENTER SITE AFTER 10:00 P.M. OR BEFORE 7:00 A.M., MONDAY THRU FRIDAY; 7:00 P.M. TO 7:00 A.M., SATURDAY, SUNDAY AND HOLIDAYS. NO SUCH TRUCKS WILL BE ALLOWED TO RUN REFRIGERATION UNITS OR HAVE ITS ENGINES RUNNING.
12. ON-SITE ACTIVITIES NORMALLY GENERATED FOR THIS TYPE OF DEVELOPMENT SHALL NOT EXCEED STANDARD NOISE LEVEL REQUIREMENTS OUTLINED IN CHAPTER 20 OF THE TEMPE NOISE CODE.
13. MINOR ARCHITECTURAL DETAILS SHALL BE MADE TO THE OVERALL BUILDING DESIGN. DELIVERY AREAS SHALL BE SCREENED ALONG THE NORTH SIDES OF THE BUILDING. DETAILS TO BE APPROVED BY DESIGN REVIEW BOARD PRIOR TO COUNCIL ACTION.
14. ALL BUILDING MOUNTED LIGHT FIXTURES FACING THE RESIDENTIAL NEIGHBORHOOD SHALL BE NOT TO EXCEED A MAXIMUM OF 18' IN HEIGHT. DETAILS TO BE APPROVED BY THE DESIGN REVIEW BOARD STAFF PRIOR TO ISSUANCE OF BUILDING PERMITS.
15. NO OUTSIDE STORAGE SHALL BE ALLOWED ALONG THE NORTH, EAST OR SOUTH PROPERTY LINES OF THE GROCERY STORE. MERCHANDISE PALETTES, DISPLAY RACKS, MISC. STORE EQUIPMENT, BROKEN GROCERY CARTS, ETC. SHALL BE LOCATED WITHIN AN ENCLOSED SECURED STORAGE AREA ALONG THE WEST PROPERTY LINE ADJACENT TO THE BUILDING. WALLS OF STORAGE AREA SHALL CONSIST OF MASONRY CONSTRUCTION. DETAILS TO BE APPROVED BY THE DESIGN REVIEW BOARD STAFF.
16. AN AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT MUST BE APPROVED BY CITY COUNCIL PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR THIS PROJECT.
17. THE APPLICANT SHALL RESOLVE ALL LIGHTING AND SECURITY DETAILS WITH POLICE DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.
18. THE TRASH COMPACTOR SHALL BE LOCATED ON THE NORTH SIDE OF THE SUPERMARKET AND SHALL BE LOCATED WITHIN THE LOADING DOCK AREA AND HAVE THE ABILITY TO BE INTERNALLY SANITIZED FOR ODOR.

NEW CONDITIONS SGF-97.11

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, CURBS, 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 COUNCIL APPROVAL.
 - B. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS ANY PHASING SHALL BE APPROVED BY PUBLIC WORKS.
 - 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 ORDINANCE NO. 88.B5.
 3. THE APPROVAL OF A FORM ACCEPTABLE TO THE CITY ATTORNEY AND THE COMMUNITY DEVELOPMENT DIRECTOR MUST TAKE PLACE PRIOR TO RECORDATION OF THE PLAN AND PLAT. THESE COB'S SHOULD PROVIDE THAT A SINGLE ENTITY WILL ULTIMATELY BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING, BOTH REQUIRED BY ORDINANCE AND IN THE COMMON AREA ON SITE, ACCORDING TO THE LANDSCAPE PLAN APPROVED BY THE CITY, AND THAT SUCH PROVISION MAY NOT BE AMENDED WITHOUT PRIOR APPROVAL BY THE CITY ATTORNEY AND THE COMMUNITY DEVELOPMENT DIRECTOR.
 4. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
 5. A VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN ONE YEAR OF THE DATE OF COUNCIL APPROVAL OR THE VARIANCE SHALL BE DEEMED NULL AND VOID.
 6. THIS PLAN SHALL BE RECORDED PRIOR TO THE ISSUANCE OF 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.
 7. THE DEVELOPER SHALL PROVIDE THE CITY WITH SATISFACTORY EVIDENCE OF CROSS ACCESS AND PARKING ON ALL LOTS WITHIN THE CENTER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 8. THE APPLICANT SHALL RESOLVE ALL LIGHTING AND SECURITY DETAILS WITH THE POLICE DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 9. ALL PREVIOUS APPLICABLE CONDITIONS OF APPROVAL SHALL BE ADHERED TO.
 10. ALL DESIGN REVIEW BOARD CONDITIONS OF APPROVAL OF 1/15/96 SHALL BE ADHERED TO.
 11. SUGGESTION PLAT SHALL BE CONVERTED TO A FINAL PLAT PRIOR TO COUNCIL ACTION.
 12. DEVELOPMENT PLAN SHALL BE MODIFIED PRIOR TO RECORDING TO REFLECT THE FOLLOWING:
 - A. RETITLED AS "3RD AMENDED GENERAL AND FINAL PLAN" OF DEVELOPMENT FOR PHASE 2 - SAFEWAY SHOPPING CENTER.
 - B. SITE DATA SHALL BE BROKEN OUT FOR EACH LOT WITH A REFERENCE STATING CROSS ACCESS AND RECIPROCAL PARKING WILL BE PROVIDED FOR ALL LOTS.
- NOTE: CROSS ACCESS AND RECIPROCAL PARKING IS PROVIDED FOR ALL LOTS PER C.C.B.'S SECTION 6.1

LEGAL DESCRIPTION

TRACT "A", OF PHEASANT RIDGE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 214 PAGE 48, EXCEPT THAT PART OF TRACT "A" PHEASANT RIDGE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST;

THENCE SOUTH 00°04'45" WEST ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 80 FEET TO A POINT;

THENCE NORTH 89°29'05" WEST, PARALLEL TO THE NORTH LINE OF SECTION 14, A DISTANCE OF 55 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MCCLINTOCK ROAD AND EAST LINE OF TRACT "A", SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°04'45" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, BEING 55 FEET WESTERLY OF AND PARALLEL TO THE EAST LINE OF SECTION 14, A DISTANCE OF 180 FEET TO A POINT;

THENCE NORTH 89°29'05" WEST ALONG A LINE PARALLEL TO AND 260 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 225 FEET TO A POINT;

THENCE NORTH 00°04'45" EAST ALONG A LINE PARALLEL TO AND 280 FEET WESTERLY OF THE EAST LINE OF SECTION 14, A DISTANCE OF 200 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ELLIOTT ROAD AND THE NORTH LINE OF TRACT "A", SAID POINT LIES 60 FEET SOUTHERLY OF THE NORTH LINE OF SECTION 14;

THENCE SOUTH SAID SOUTH RIGHT-OF-WAY LINE PARALLEL TO AND 60 FEET SOUTHERLY OF THE NORTH LINE OF SECTION 14, A DISTANCE OF 205 FEET TO A POINT;

THENCE SOUTH 44°42'10" EAST ALONG THE NORTHEAST LINE OF TRACT "A" A DISTANCE OF 20.39 FEET TO THE TRUE POINT OF BEGINNING.

OWNERS CERTIFICATION

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

SIGNED THIS 17th DAY OF March, 1996

BY: Beverly Wolfe
STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF March, 1996

BY: Juan D. Hogganbothem
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/27/98



ENGINEERS CERTIFICATION

I, TIMOTHY M. O'NEILL, R.L.S., HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA. THAT THE PROPERTY BOUNDARY AS SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT ALL THE MONUMENTS HAVE BEEN SET.

SIGNED: Timothy M. O'Neill
TIMOTHY M. O'NEILL
DATE: 2-18-97

OWNER/DEVELOPER

SAFEWAY, INC.
P.O. BOX 580
PHOENIX, ARIZONA 85001
ATTN: MARY SMITH
(602) 894-4257

ARCHITECT

REIC & ASSOCIATES
3040 E. CACTUS RD., SUITE A
PHOENIX, ARIZONA 85032
(602) 493-3001

ENGINEER

O'NEILL ENGINEERING, INC.
2001 W. CAMELBACK RD., SUITE 200
PHOENIX, ARIZONA 85015
(602) 242-0020

NEW VARIANCES (SGF-97.11)

REDUCE THE MINIMUM SIDE YARD SETBACKS OF RETAIL SHOP FROM 40' TO 0' FOR LOTS 2 AND 3 ALONG THE PROPOSED INTERNAL PROPERTY LINE.

PREVIOUS VARIANCES (SGF-96.27)

1. INCREASE ALLOWABLE BUILDING HEIGHT FROM 30' TO 34' (MEASURED TO THE HIGHEST POINT OF THE ENTRY ROOF CANOPY) FOR THE SAFEWAY BUILDING IN THE PCC-1 ZONING DISTRICT.
2. REDUCE REQUIRED SIDE YARD SETBACK FROM 40' TO 30' FOR THE PROPOSED RETAIL SHOP BUILDING ALONG THE SOUTH PROPERTY LINE IN THE PCC-1 ZONING DISTRICT.

PROJECT SUMMARY

CONSTRUCTION CODE:	188 U.B.C. AS AMENDED
CONSTRUCTION TYPE:	GROCERY III-N (AFES) SHOPS V-N (AFES)
SITE AREA:	7.41 ACRES
FIRE SPRINKLERS:	YES
OCCUPANCY:	B-2
EXISTING ZONING:	PCC-1
BUILDING FLOOR AREA:	22,948 S.F.
SHOPS	54,552 S.F.
GROCERY	
ALLOWABLE AREA (B-2/III-N)	12,000 S.F.
BASE AREA	36,000 S.F.
SPRINKLER INCREASE 300%	55,800 S.F.
SEPARATION 4 SIDES (31 ft = 85%)	
OCCUPANT LOAD:	1,274 OCCUPANTS
SALES AREA (38,222/30)	7
OFFICE USE (700/100)	13.5
STOCKROOM (4,050/300)	45
LOUNGE (890/115)	35
WORK AREAS (3,500/100)	0
UNOCCUPIED (7,095)	1,375 OCCUPANTS
TOTAL	
EXITS:	
EXITS REQUIRED	4 * 22.9 UN. FT.
EXITS PROVIDED	4 * 28.0 UN. FT.
PARKING REQUIRED:	
LOT #1 - GROCERY	39 SPACES
LOT #2 - SHOPS	39 SPACES
LOT #3 - SHOPS	24 SPACES
RESTAURANT	67 SPACES
TOTAL	106 SPACES
PARKING PROVIDED:	347 SPACES
BIKE RACKS REQUIRED:	
GROCERY	18 BIKES
SHOPS	6 BIKES
TOTAL	24 BIKES

- NOTE:
1. INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM PER NFPA 13 AND APPROVED BY FACTORY MUTUAL.
 2. A TOTAL OF 30 BIKE SPACES SHALL BE PROVIDED ON SITE.

APPROVALS

APPROVAL OF CITY COUNCIL
THIS GENERAL PLAN OF DEVELOPMENT IS APPROVED BY THE CITY COUNCIL OF TEMPE, ARIZONA, THIS DAY 24th OF April, 1997.

BY: Neil H. Hurlburt 4/10/97
MAYOR DATE

ATTEST: Helen R. Dowler 4-11-97
CITY CLERK DATE

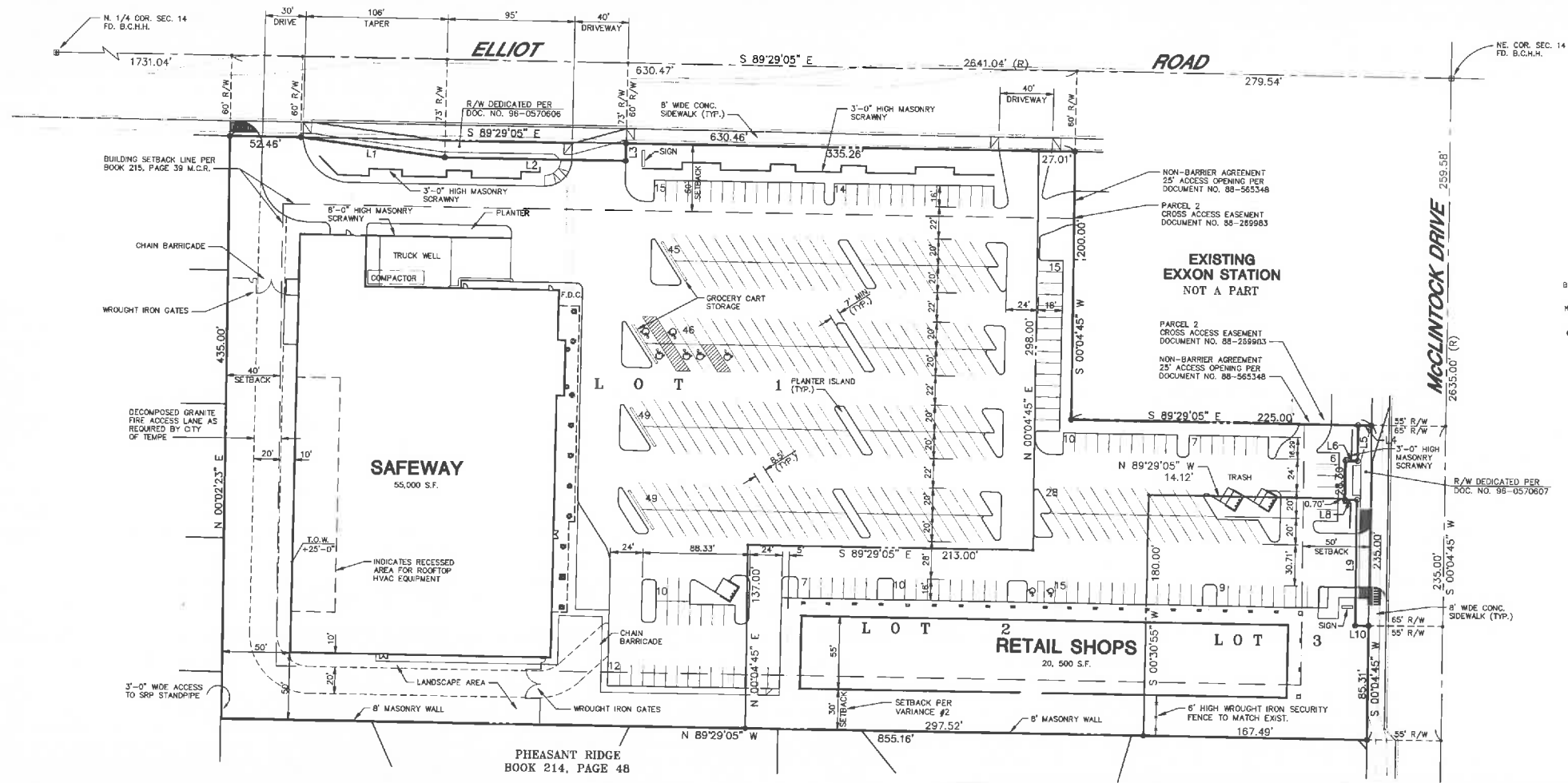
BY: Ken Shaw 4-10-97
CITY ENGINEER DATE

BY: Paul Battistone 4-22-97
DEVELOPMENT SERVICES DIRECTOR DATE



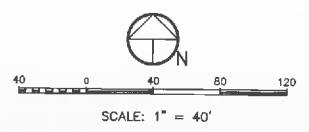
Revision Date		O'NEILL ENGINEERING, INC. 2001 West Camelback Road Suite 200 Phoenix, Arizona 85015 (602) 242-0020	AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT
Design:	TMO		
Drawn:	MOO		
Scale:	NONE		
Date:	JUNE 1998		
Job #:	2879		
Sheet #:	1 of 2		





BOOK 440 PAGE 25
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 97-0293617
 05/02/97 10:23

PROPERTY LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 82°36'18" E	108.52'
L2	S 89°29'05" E	135.00'
L3	N 00°30'55" E	13.00'
L4	S 89°29'05" E	10.00'
L5	S 00°04'45" W	26.77'
L6	N 89°55'15" W	9.00'
L7	S 00°04'45" W	29.00'
L8	S 89°55'15" E	9.00'
L9	S 00°04'45" W	94.00'
L10	S 89°55'15" E	10.00'



Revision Date	1-9-97 MD

O'NEILL ENGINEERING, INC.
 2001 West Camelback Road
 Suite 200
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 (602) 242-0020

AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT
 SAFEWAY
 SOUTHWEST CORNER
 ELLIOT RD. & MCCLINTOCK
 TEMPE, ARIZONA
 Date: JUNE 1998 Job #: 2879 Sheet 2 of 2