

FOURTH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR THE WATERMARK, TEMPE

AN AMENDMENT OF LOT 7 FOR HUNDRED MILE BREWERY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER AUTHORIZATION

EL FENIX, LLC, AN ARIZONA LIMITED LIABILITY CORPORATION

BY: [Signature] DATE: 8/30/22
SIGNATURE DATE

NAME: DAVID NOROUZI

ITS: Manager

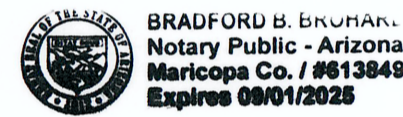
ACKNOWLEDGEMENT

ON THIS 30TH DAY OF AUGUST, 2022, BEFORE

ME, THE UNDERSIGNED, PERSONALLY APPEARED DAVID NOROUZI, WHO ACKNOWLEDGED HIM/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: [Signature] 09/01/2025
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

LOT 7 OF WATERMARK AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1425 OF MAPS, PAGE 48.

APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE ON THIS 29TH DAY OF JULY 2022.

OWNER/DEVELOPER

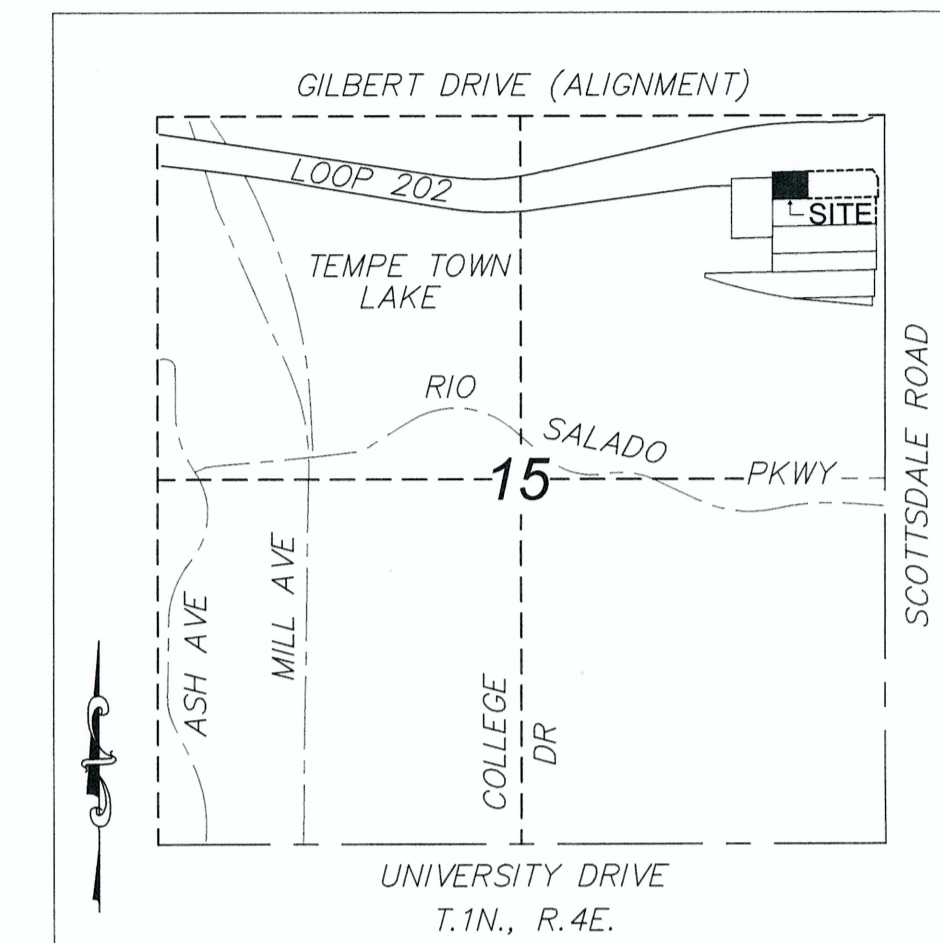
EL FENIX, LLC
10866 WILSHIRE BLVD., SUITE 400
LOS ANGELES, CA 90024

PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-203(B)	PAD PROVIDED
GENERAL PLAN LAND USE	Mixed-Use
GENERAL PLAN DENSITY	High Density Core (>65 DU/ACRE)
SITE AREA	1.19 acres (51,775 sqft)
BUILDING HEIGHT	30'-0" Max. (Top-Of-Top)
BUILDING LOT COVERAGE	No Limit
SITE LANDSCAPE COVERAGE	16% min
BUILDING SETBACKS	
Front (East) - Not Required	31' Min.
Side (North) - Not Required	29' Min.
Side (South) - Not Required	88' Min.
Rear (West) - 20' Required	48' Min.
VEHICLE PARKING QUANTITY*	45 spaces
BICYCLE PARKING QUANTITY*	14 spaces
USES	
Dining - Interior	1,729 sqft
Bar - Interior	941 sqft
Outdoor Bar	312 sqft
Retail	226 sqft
Brewery	2,796 sqft
Leasable Area (Retail / Service)	1,831 sqft
Total	10,600 sqft

Note: Parking calculations per relief afforded through the Adaptive Reuse Program for PL210210/DPR210091

SITE VICINITY MAP (NTS)



PREVIOUS APPROVALS

MARCH 24, 2011 - PAD08010
APRIL 20, 2017 - PL160224
APRIL 20, 2017 - PL160311
JULY 31, 2018 - PL170217

CONDITIONS OF APPROVAL: PAD220008

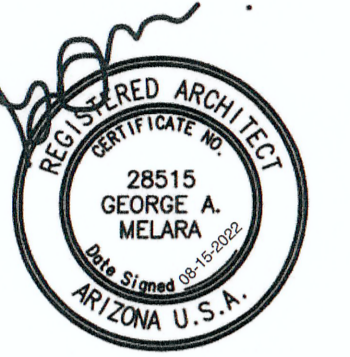
1. The 4th Amended Planned Area Development for WATERMARK TEMPE shall be put into proper engineered format that is sealed by an Arizona registered architect or registered professional engineer, fitted with appropriate signatures, and kept on file with the City of Tempe's Community Development Department.

2. All previous conditions of approval established by the Planned Area Development Overlay approved by City Council shall apply to this request.

**NELSEN
PARTNERS**
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.949.6800
nelsonpartners.com



REC22049

PAD220008

DS211165

THE WATERMARK | TEMPE
Fenix Development
430 N SCOTTSDALE RD, TEMPE AZ

Date
AUGUST.15. 2022

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2014 NELSEN PARTNERS, INC.

Project No.
315029

A100
COVER SHEET

DS211165

PAD220008

REC22049

FOURTH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR THE WATERMARK, TEMPE

AN AMENDMENT OF LOT 7 FOR HUNDRED MILE BREWERY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



REC22049

PAD220008

DS211165

THE WATERMARK | TEMPE
Fenix Development
430 N SCOTTSDALE RD, TEMPE AZ

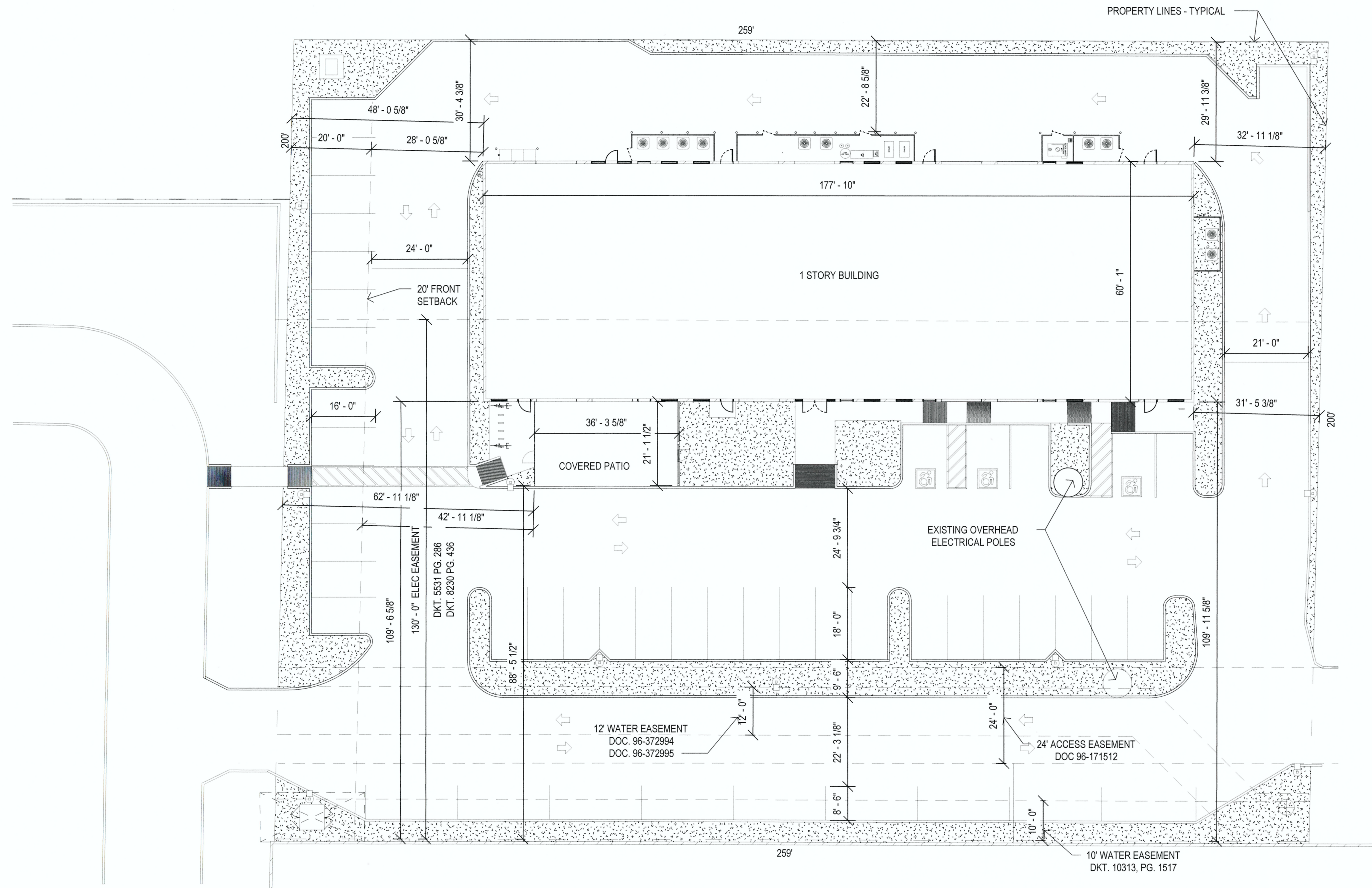
Date
AUGUST 10 2022

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2014 NELSEN PARTNERS, INC.

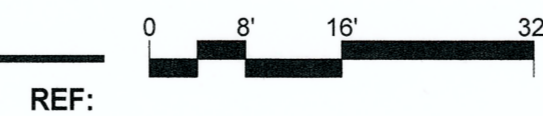
Project No.
315029

A101
PAD ENLARGED
SITE PLAN



01 PAD ENLARGED SITE PLAN

SCALE: 1/16"=1'-0"



REF:

DS211165

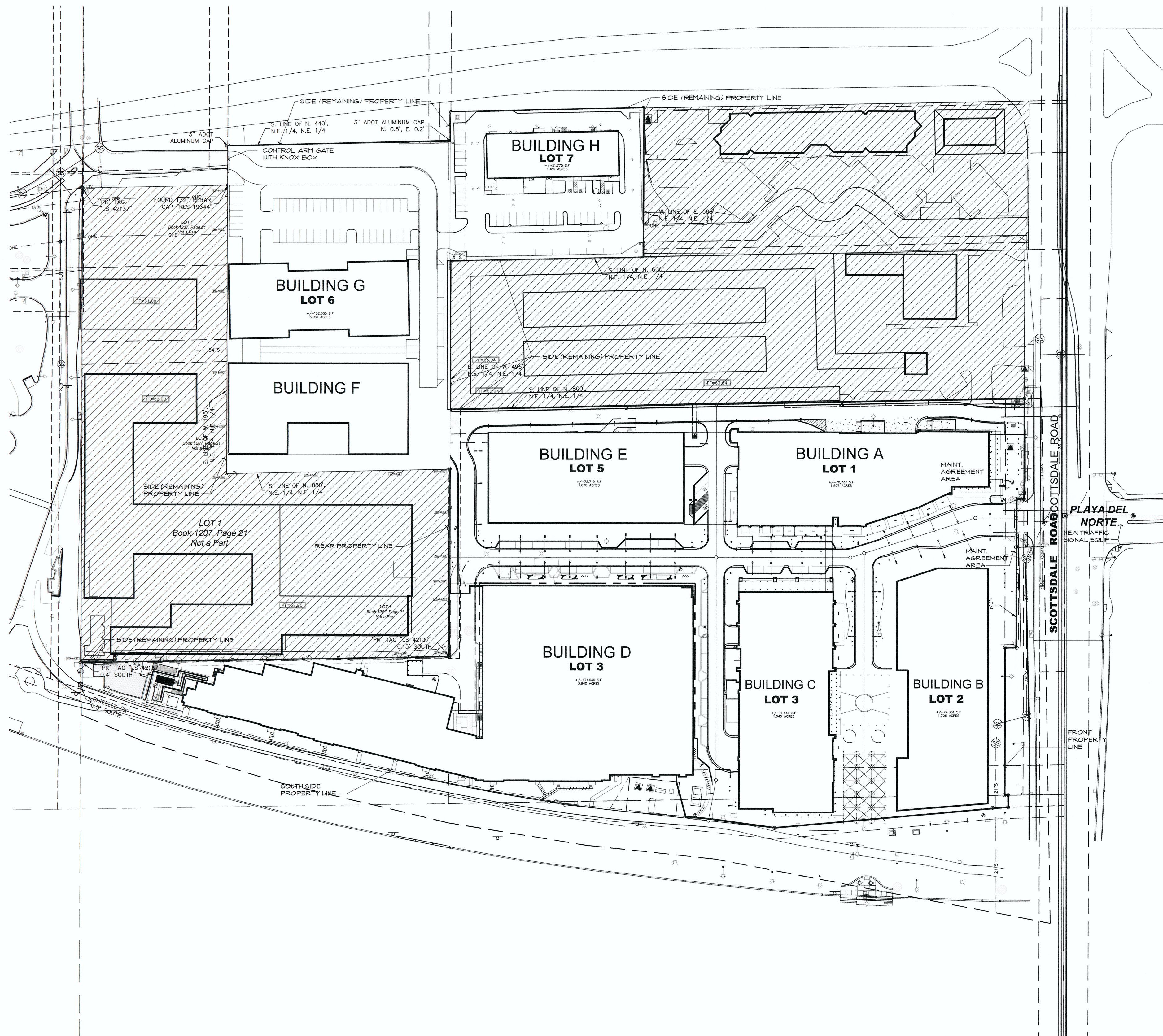
PAD220008

REC22049

FOURTH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR THE WATERMARK, TEMPE

AN AMENDMENT OF LOT 7 FOR HUNDRED MILE BREWERY

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PLAN KEY:
 NOT IN PAD SCOPE

01 PAD SITE PLAN
 SCALE: 1"=80'
 NORTH

THE WATERMARK, TEMPE - OVERALL PROJECT DATA	
ZONING	MU-4 PAD
OVERLAY DISTRICT	Rio Salado
GENERAL PLAN LAND USE	Mixed-Use
GENERAL PLAN DENSITY	High Density Urban Core (>65 DU/acre)
SITE AREA - GROSS	652,838 gsf 14.99 acres
SITE AREA NET (in square feet and acres)	646,382 nsf 14.84 acres
DWELLING QUANTITY	1,003 units
DENSITY	67 du/acre
SITE LANDSCAPE COVERAGE	Landscape Area 235,723 sf Landscape Area/Gross Site Area 30% min
SITE LOT COVERAGE	No Limit
BUILDING SETBACKS	Front (Building Wall) 15 ft min Front (Parking) 15 ft min Side (Building Wall) 2 ft min Interior Property Lines 0 ft min Rear (Building Wall) 2 ft min South Side, From 25' Levee Setback (Building Wall) 6 ft min
VEHICLE PARKING QUANTITY REQUIRED	
COMMERCIAL	Retail @ 1/300nsf 102 spaces Restaurant @ 1/75nsf 407 spaces Office @ 1/300nsf 2,069 spaces Hotel (700sf room size, 251 rooms @ 1 car/room) 251 spaces
TOTAL COMMERCIAL REQUIRED	2,829 spaces
VEHICLE PARKING QUANTITY PROVIDED (Includes 112 temp parking in Ph 1A)	3,479 spaces
RESIDENTIAL	Total Units 1,003 units Total Beds 1,397 beds Studio 232 units 1 Bed 443 units 2 Bed 262 units 3 Bed 66 units 4 Bed 0 units
TOTAL RESIDENTIAL REQUIRED	1,787 spaces
VEHICLE PARKING QUANTITY PROVIDED	1,712 spaces
TOTAL COMM. + RES. VEHICLE PARKING REQD (PH 1A, 1B & 2)	4,616 spaces
TOTAL COMM. + RES. VEHICLE PARKING PROVD (PH 1A, 1B & 2)	5,079 spaces
BICYCLE PARKING QUANTITY REQUIRED	
COMMERCIAL	Retail NSF @ 1/7,500nsf 5 spaces Restaurant NSF @ 1/500nsf 62 spaces Offices NSF @ 1/8,000nsf 78 spaces Hotels (251 rooms @ 1/20 rooms) 13 spaces
TOTAL COMMERCIAL REQUIRED	158 spaces
BICYCLE PARKING QUANTITY PROVIDED	171 spaces
RESIDENTIAL	Residents 762 spaces Guests 201 spaces
TOTAL RESIDENTIAL REQUIRED	963 spaces
BICYCLE PARKING QUANTITY PROVIDED	968 spaces
TOTAL COMM. + RES. BIKE PARKING REQD (PH 1A, 1B & 2)	1,121 spaces
TOTAL COMM. + RES. BIKE PARKING PROVD (PH 1A, 1B & 2)	1,139 spaces
USES	
Retail	31,793 gsf
Restaurant	31,793 gsf
Office	627,508 gsf
Parking Garages	2,348,216 gsf
Hotel	205,943 gsf
Residential	1,156,730 gsf

Note: Overall project data is consistent with the third amended PAD for the Watermark, Tempe, and is provided for reference purposes only. Overall project data has not been updated to account for minor amendment for lot 7.



REC22049

PAD220008

DS211165

THE WATERMARK | TEMPE
Fenix Development
430 N SCOTTSDALE RD, TEMPE AZ

Date
AUGUST.10.2022

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2014 NELSEN PARTNERS, INC.

Project No.
315029

A102
PAD MASTER PLAN