

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 11/18/2014
Agenda Item: 3**

ACTION: Request for a Development Plan Review consisting of a new restaurant building for Chipotle/Mod Pizza within the DISCOVERY BUSINESS CAMPUS – SITE 5, located at 2020 East Elliot Road. The applicant is Schick & Bruno.

FISCAL IMPACT: The planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

RECOMMENDATION: Staff – Approval, subject to conditions.

BACKGROUND INFORMATION: Chipotle/Mod Pizza is proposed within the DISCOVERY BUSINESS CAMPUS – SITE 5 (PL140032). Chipotle/Mod Pizza will consist of a single-story, 4,500 square foot building with two restaurant tenants. The site previously received Use Permit approval to allow general retail and restaurant uses in the General Industrial District. The request includes the following:

DPR14077 Development Plan Review including site plan, building elevations, and landscape plan.



Property Owner	Tempe Campus SPV, LLC
Applicant	Larry Ellerman, Schick & Bruno
Current Zoning District	GID PAD (General Industrial District, Planned Area Development)
Net site area	39,716 sq. ft.
Total Building area	4,500 sq. ft. (2,200 s.f. Chipotle & 2,300 s.f. Mod Pizza)
Lot Coverage	11 % (100% max. allowed)
Building Height	22 ft. (30 ft. max. allowed)
Building Setbacks	127' front, 7' west side, 72' east side, 68' rear (25', 0', 0', 0' min. required)
Landscape area	16.2% (15% min. required)
Vehicle Parking	68 spaces (68 required)
Bicycle Parking	6 spaces (5 required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: Karen Stovall, Senior Planner

Reviewed by: Diana Kaminski

COMMENTS:

This site is located approximately 200 feet east of the northeast corner of Shutterfly Way (previously Country Club Way) and Elliot Road. The property is part of the Discovery Business Campus Planned Area Development, which extends from the Western Canal on the north to Elliot Road on the south and Shutterfly Way on the west to the Loop 101 Freeway on the east. The property will be accessed by a right-in/right-out driveway on Elliot Road as well as a full-access driveway on Shutterfly Way. To the south, across Elliot Road, is the ASU Research Park. Directly to the west is a recently developed retail building within the Discovery Business Campus. Farther west, across Shutterfly Way, is the Oasis at Anozira single-family subdivision. To the north is surface parking, and to the east is undeveloped land that recently received approval for a Kneaders restaurant.

This area of the Discovery Business Campus, Site 5, has received approval of a Use Permit to allow general retail and restaurant uses. All other uses that require a Use Permit, which are specifically listed in the Zoning and Development Code, require the applicant to apply for an additional Use Permit. The 4,500 square-foot building is proposed for two tenants: Chipotle restaurant located in the east suite is 2,200 square feet, and Mod Pizza located in the west suite is 2,300 square feet.

This request includes the following:

Development Plan Review approval, including site plan, building elevations, and landscape plan, for a new 4,500 square foot, single-story restaurant building.

PUBLIC INPUT

A neighborhood meeting was not required. As of the completion of this report, staff has not received any input from the public.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

This proposal will be the third development request on Site 5, as identified in the Discovery Business Campus PAD. The layout of the property has been designed to tie into the existing development, which wraps around the subject site. The original PAD site plan depicted surface parking in the area of the proposed building location. The proposed plan locates the building closer to the street to more closely match the setback of the existing building to the west. Vehicular access to the site will be provided by two existing driveways: one right-in/right-out driveway on Elliot Road and one full-access driveway on Shutterfly Way. Pedestrian access from Elliot is provided by a walkway that crosses the street frontage landscaping to connect to the walkway surrounding the building.

The development is required to provide 68 parking spaces; only 67 are provided on the site. The adjacent property has parking in excess of the ordinance requirement; the property owner of the subject site will use one parking space on the adjacent lot to count toward the required parking. A condition will require that a covenant and agreement regarding maintenance of off-street parking must be recorded prior to certificate of occupancy.

The building is split into two restaurant tenant suites with dining patios on the south side of the building. Mod Pizza, the tenant for the west suite, proposes to enclose the patio with metal railing and cover it with fabric sun shade material. Chipotle, the tenant for the east suite, proposes an open patio and shade umbrellas.

Building Elevations

The building design closely mimics the existing building to the west in height, colors, and materials. The design incorporates integral colored masonry with both smooth and split-face finishes. The parapet is wrapped with a painted metal cornice and a horizontal steel canopy extending over the south entrances that will also serve as backdrop for business signage. A

framed glass roll-up door will connect the interior and patio dining areas for the west tenant.

Landscape Plan

The street frontage landscaping was installed with the development to the west, so the landscape plan takes into account the new planters at the parking end rows and planters adjacent to the restaurant patios. Plant materials in the parking areas match those used in the surrounding development, including Desert Museum and Evergreen Elm trees. Low growing plants are proposed near the restaurant patios.

Section 6-306 D Approval criteria for Development Plan Review (in *italics*)

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;* the building has been designed closer to Elliot Road than originally planned, allowing the building and patio placement to provide variety in the streetscape.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* the building design will provide shade underneath the entrance canopy, and the proposed landscape plan will provide shade to the building entrances and patios.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* the proposed materials are compatible with the surroundings and match the new building directly to the west.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* the single-story building matches the height of the adjacent structure and will provide a transition for the taller development proposed farther north and east within the campus.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;* building design consists of a defined base and top with clear pedestrian connectivity to the entrances.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;* architectural details are appropriate to the scale and context of the development.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* site design provides for convenient vehicular access as well as direct and defined access from the public way to building entrances.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* the Discovery Business Campus was designed with direct access from the adjacent arterial streets. Additionally, Shutterfly Way is specifically designed for access to the development and prohibits vehicular access into the residential neighborhood to the west.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the design complies with CPTED principles.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* areas are delineated with the required landscape for the project as well as additional landscaping adjacent to the dining patios.
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;* while signs are not part of this review, the proposed steel canopy on the south elevation will provide an appropriate and well-proportioned area for signs.

12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects; all parking lot lighting has been completed with the development of Parcel 1. All wall-mounted lighting will comply with code requirements.*

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions proposed by staff.

REASONS FOR APPROVAL:

1. The project is consistent with the Planned Area Development for the Discovery Business Campus.
2. The project will conform to the general development standards required under the Zoning and Development Code.
3. A single-story restaurant building is appropriate in scale to the surround area and will complement the adjacent commercial uses.
4. The proposed project meets the approval criteria for a Development Plan Review.

DPR14077

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. An Administrative Amendment of the Planned Area Development Overlay for DISCOVERY BUSINESS CAMPUS is required and shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.
2. Pursuant to the conditions of PAD approval, each site shall provide a contribution to the overall required Art in Private Development for the Discovery Business Campus, subject to the building area submitted at the time of development when proposed for building permits.
3. Prior to issuance of Certificate of Occupancy, a Covenant and Agreement Regarding Maintenance of Off-Street Parking Spaces shall be recorded and a copy provided to the Community Development Department.

Site Plan

4. The site plan shall be modified so that no property lines cross individual parking spaces.
5. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
6. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
7. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Building Elevations

8. The "Cocoa Brown" CMU on the material sample board shall be split face instead of smooth face.

9. The materials and colors are approved as follows:
Smooth Face CMU – Superlite Integral color – “Purple Haze”
Split Face CMU – Superlite Integral color – “Cocoa Brown”
Metal Cornice Painted – Dunn Edwards – DE6215 “Wooden Peg”
EIFS above storefront – Dunn Edwards – DE6214 “Pigeon Gray”
Metal Trellis and slats – Painted to match storefront

Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.

10. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
11. Conceal roof drainage system within the interior of the building.
12. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
13. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

14. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

15. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
16. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½” feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½”. Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - f. Repair existing irrigation system (on site or in the adjacent public rights-of-way) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
17. Include requirement to de-compact soil in planting areas on site and in public right-of-way and remove construction debris from planting areas prior to landscape installation.
18. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2” uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
19. Trees shall be planted a minimum of 20’-0” from any existing or proposed public water or sewer lines. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6’-0” parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08” thick, installed 0’-2” above finish grade to a depth of 8’-0” below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Signage

20. Provide one address sign on all four building elevations.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
21. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: www.tempe.gov/index.aspx?page=2147 or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Building Safety forms at this link: www.tempe.gov/index.aspx?page=1033. The enclosure details are under Civil Engineering & Right of Way.
- **PUBLIC ART:** Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

- HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- SECURITY REQUIREMENTS:
 - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- FIRE:
 - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
 - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.
- ENGINEERING:
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578.

Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- LANDSCAPE:
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to "applications to move a native plant" to "notice of intent to clear land".
- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

September 27, 2011	Development Review Commission recommended approval for the request for DISCOVERY BUSINESS CAMPUS consisting of a Planned Area Development Overlay, Use Permits for Hotel and General Retail/Restaurant uses, and a Development Plan Review for this request.
October 20, 2011	City Council introduction and first public hearing for this request.
November 3, 2011	Original scheduled second hearing, continued by City Council to the November 17 th public hearing.
November 17, 2011	City Council approved DISCOVERY BUSINESS CAMPUS (PL110130) consisting of one (1) two-story office/industrial building, one (1) four-story office building, one (1) five-story office building, one (1) six-story office building, one (1) eight-story office building, two (2) six-story hotels with a combined total of 400 guest rooms, three (3) one-story restaurant/retail shop pads, one (1) three level parking structure, and eleven (11) existing industrial buildings with approximately 1,000,000 square feet of building area. The proposal has a total gross floor building area of approximately 2,580,000 square feet. The site is 135.62 net acres in size and is located at 2100 East Elliot Road, in the GID, General Industrial District and within the General Industrial Overlay District. The request includes the following: PAD11007 (ORDINANCE NO. 2011.47) – Planned Area Development Overlay modifying the general development standards for an increase in the maximum allowed building heights from 35 feet for Site 1 to 80 feet, for Site 2 to 80 feet, for Site 3 to 132 feet, and for Site #4 to 92 feet. ZUP11063 – Use Permit request to allow hotel uses on Site 1 and Site 2. ZUP11064 – Use Permit request to allow general retail/restaurant uses on Site 5. DPR11122 – Development Plan Review including site plan, building elevations and landscape for Sites 3, 4, and 6.

April 9, 2013 Development Review Commission approved a site plan, landscape plan, and building elevations for Site 5, Parcel 1 (DPR12229) consisting of an approximate 9,000 square foot, single-story multi-tenant commercial building.

July 22, 2014 Development Review Commission approved a Use Permit (ZUP14049) to allow a drive-through and a Development Plan Review (DPR14099) for a site plan, landscape plan, and building elevations for Site 5, Parcel 3 (Kneaders) consisting of an approximate 3,810 square foot, single-story restaurant building.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



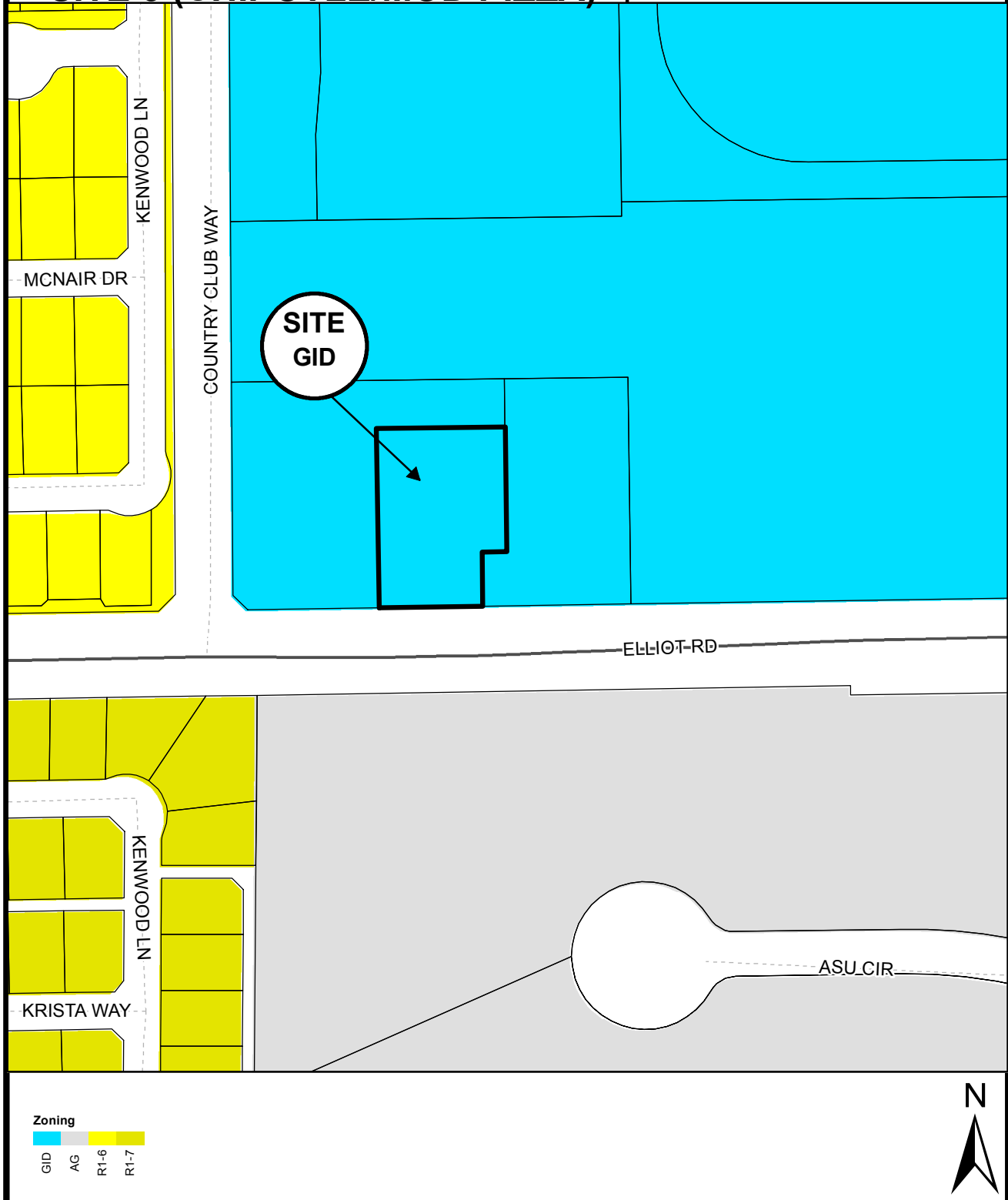
DEVELOPMENT PROJECT FILE
for
**CHIPOTLE/MOD PIZZA IN THE DISCOVERY BUSINESS
CAMPUS – SITE 5
(PL140032)**

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-4. PAD for Discovery Business Campus
5. Letter of Explanation
6. Site Plan
7. Building Elevations
8. Color Building Elevations
9. Landscape Plan
10. Material and Color Board

**DISCOVERY BUSINESS CAMPUS
SITE 5 (CHIPOTLE/MOD PIZZA)**

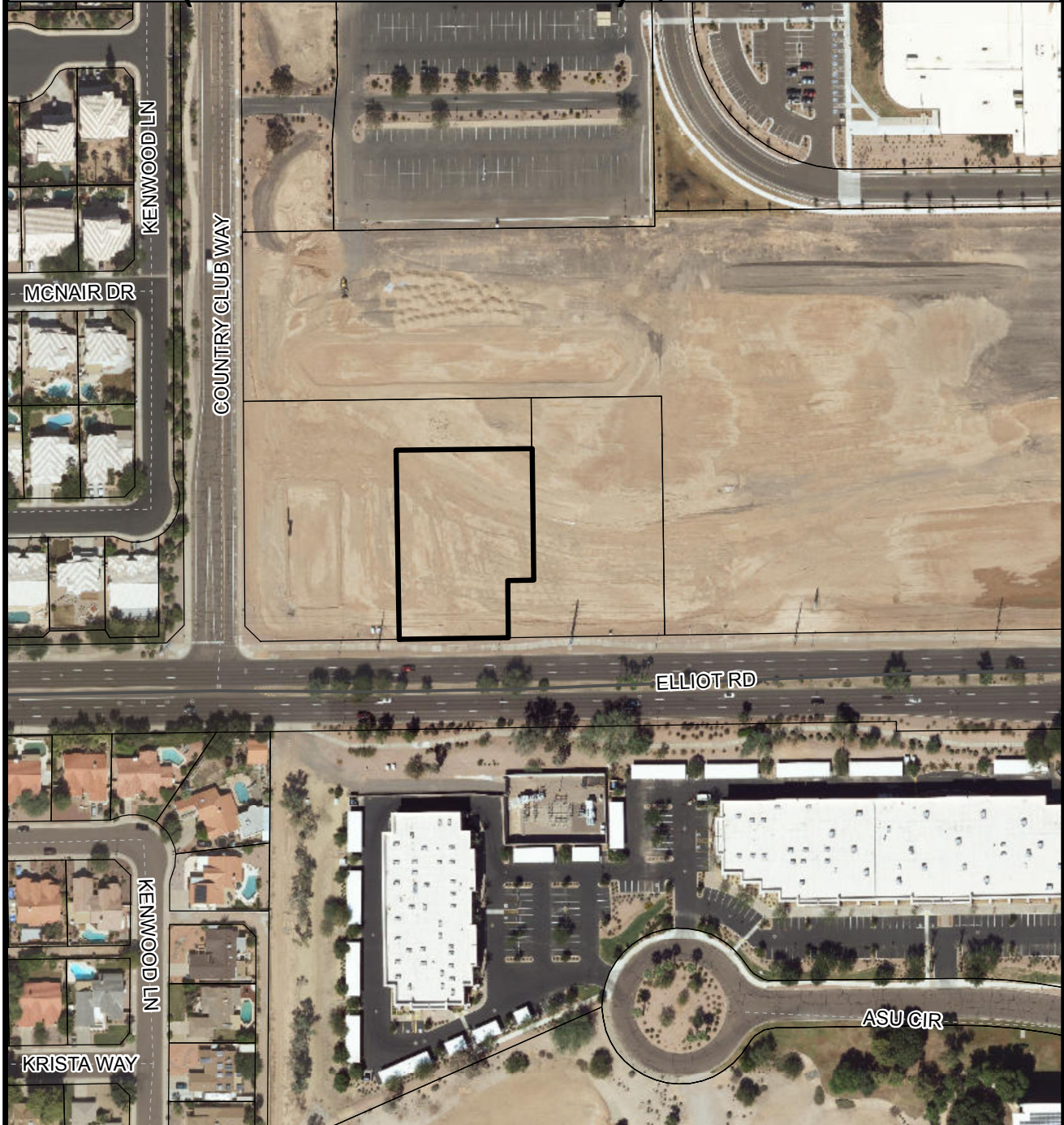
PL140032



Location Map

**DISCOVERY BUSINESS CAMPUS
SITE 5 (CHIPOTLE/MOD PIZZA)**

PL140032



Aerial Map

PLANNED AREA DEVELOPMENT OVERLAY FOR DISCOVERY BUSINESS CAMPUS

THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS 10th DAY OF November, 2011, BE-FOR ME, THE UNDERSIGNED, PERSONALLY APPEARED James A. Hester, WHO ACKNOWLEDGED HIMSELF 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 HERETO SET MY HAND AND OFFICIAL SEAL

BY: James A. Hester
NOTARY PUBLIC



TEMPE CAMPUS SPV L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY:

BY: James A. Hester 11-20-11
OWNER AUTHORIZED SIGNATORY DATE

ITS: OWNER

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 55 FEET; AND
EXCEPT THE SOUTH 55 FEET; AND
EXCEPT THE WEST 33 FEET; AND

EXCEPT ANY PORTION OF SAID SOUTHEAST QUARTER LYING WITHIN THE WESTERN CANAL AS SET FORTH IN PLAT RECORDED IN BOOK 181 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THOSE PORTIONS SET FORTH IN INSTRUMENT RECORDED IN RECORDING NO. 93-0631576, AMENDED IN INSTRUMENT RECORDED IN RECORDING NO. 97-0703528, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 55.00 FEET WEST OF AND 55.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 12;
THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 20.00 FEET;

THENCE NORTHEASTERLY TO AN INTERSECTION WITH A LINE PARALLEL TO AND 55.00 FEET WEST OF THE EAST LINE OF SAID SECTION 12, SAID INTERSECTION BEING 20.00 FEET NORTH OF THE POINT OF BEGINNING;

THENCE SOUTH 20.00 FEET TO THE POINT OF BEGINNING IN DOCKET 13239, PAGE 67, RECORDS OF MARICOPA COUNTY, ARIZONA; AND
EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 55.00 FEET NORTH OF AND 33.00 FEET EAST OF THE SOUTH QUARTER CORNER OF SAID SECTION 12;

THENCE NORTH ALONG A LINE PARALLEL TO AND 33.00 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY TO AN INTERSECTION WITH A LINE PARALLEL TO AND 55.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SAID INTERSECTION BEING 20.00 FEET EAST OF THE POINT OF BEGINNING;

THENCE WEST 20.00 FEET TO THE POINT OF BEGINNING IN DOCKET 13239, PAGE 67; AND
EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, DESCRIBED AS FOLLOWS:

THE WEST 87 FEET OF THE EAST 410 FEET OF THE SOUTH 17 FEET OF THE NORTH 34.5 FEET AND THE WEST 59 FEET OF THE EAST 745 FEET OF THE SOUTH 17 FEET OF THE NORTH 34.5 FEET AS MEASURED ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 12;

THE NORTH LINE OF THE ABOVE DESCRIBED PARCELS ARE COINCIDENT WITH THE SOUTH LINE OF THE WESTERN CANAL.

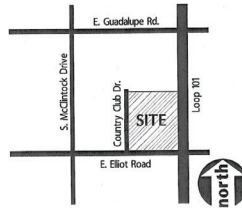
APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 11TH DAY OF NOVEMBER, 2011.

OWNER/DEVELOPER

Tempe Campus SPV LLC
2701 E. Camelback Road #185
Phoenix, AZ. 85016
Contact: Tim Chester
Phone: (602)296-1096
FAX: (602)296-0001
Email: tchester@wentprop.com

SITE VICINITY MAP



PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S)
G.I.D. PAD - GENERAL INDUSTRIAL DISTRICT

BUILDING HEIGHT
Maximum Proposed = 132'-0"
Maximum Allowed = 35 ft
(SEE SITE DATA FOR HEIGHT ALLOWANCES)

BUILDING LOT COVERAGE
Provided = 25%
Required = NS

SITE LANDSCAPE COVERAGE
40.69 AC / 135.62 AC = 30%
Minimum Required = 10%

BUILDING SETBACKS
FRONT 25 FT
PARKING 20 FT
SIDE 0 FT
REAR 0 FT
STREET SIDE 25 FT
PARKING 20 FT

VEHICLE PARKING QUANTITY

REQUIRED:
HOTEL USES: (1 PER ROOM+OFFICE) 420
OFFICE USES: (1 PER 300 SF) 3,333
RETAIL USES: (1 PER 300 SF) 100
INDUSTRIAL USES: 2,210
TOTAL REQUIRED: 6,096
PROVIDED: 7,600

BICYCLE PARKING QUANTITY

272 spaces provided

USE TOTALS:
HOTEL: 240,000 SF
OFFICE: 1,000,000 SF
RETAIL: 30,000 SF
INDUSTRIAL: 1,300,000 SF

SITE 4 (OFFICE):
SITE AREA: 12.30 NET ACRES
BUILDING AREA: 300,000 SF
BUILDING HEIGHT: 92'-0" / 5 STORY
LANDSCAPE AREA: (MIN. 15%) 80,347 SF

SITE 1 (HOTEL):
SITE AREA: 2.83 NET ACRES
BUILDING AREA: 123,355 SF
200 ROOMS
BUILDING HEIGHT: 80'-0" / 6 STORY
LANDSCAPE AREA: (MIN. 15%) 18,503 SF

SITE 5 (RETAIL):
SITE AREA: 3.75 NET ACRES
BUILDING AREA: 30,000 SF
BUILDING HEIGHT: 30'-0" / 1 STORY
LANDSCAPE AREA: (MIN. 15%) 24,472 SF

SITE 2 (HOTEL):
SITE AREA: 2.83 NET ACRES
BUILDING AREA: 123,355 SF
200 ROOMS
BUILDING HEIGHT: 80'-0" / 6 STORY
LANDSCAPE AREA: (MIN. 15%) 18,503 SF

SITE 6 (INDUSTRIAL):
SITE AREA: 12.40 NET ACRES
BUILDING AREA: 540,368 SF
BUILDING HEIGHT: 35'-0" / 2 STORY
LANDSCAPE AREA: (MIN. 15%) 81,055 SF

SITE 3 (OFFICE):
SITE AREA: 16.85 ACRES
BUILDING AREA: 734,149 SF
700,000 SF
BUILDING HEIGHT: 132'-0" / 8 STORY MAX.
LANDSCAPE AREA: (MIN. 15%) 110,122 SF

SITE 7 (INDUSTRIAL):
SITE AREA: 84.89 NET ACRES
BUILDING AREA: 3,697,871 SF
1,000,000 SF
APPROXIMATE EXISTING
BUILDING HEIGHT: 40'-0"
LANDSCAPE AREA: (MIN. 15%) 554,680 SF

CONDITIONS OF APPROVAL: PAD11007

PAD11007 (ORDINANCE NO. 2011-47) - PLANNED AREA DEVELOPMENT OVERLAY MODIFYING THE GENERAL DEVELOPMENT STANDARDS FOR AN INCREASE IN THE MAXIMUM ALLOWED BUILDING HEIGHTS FROM 35 FEET FOR SITE #1 TO 80 FEET, FOR SITE #2 TO 80 FEET, FOR SITE #3 TO 132 FEET, AND FOR SITE #4 TO 92 FEET.

ZUP11062 - USE PERMIT REQUEST TO ALLOW HOTEL USES ON SITE #1 AND SITE #2.

ZUP11064 - USE PERMIT REQUEST TO ALLOW GENERAL RETAIL/RESTAURANT USES ON SITE #5.

DPRI1122 - DEVELOPMENT PLAN REVIEW INCLUDING SITE PLAN, BUILDING ELEVATIONS AND LANDSCAPE FOR SITES #3, #4, AND #6.

THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION (S):

PAD11007

1. A BUILDING PERMIT SHALL BE OBTAINED FOR DEVELOPMENT OF THE SITE ON OR BEFORE NOVEMBER 3, 2016, OR THE OVERLAY FOR THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION, SUBJECT TO A PUBLIC HEARING.
2. THE PROPERTY OWNER (S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM. BY SIGNING THE FORM, THE OWNER (S) VOLUNTARILY WAIVE (S) ANY RIGHT TO CLAIM COMPENSATION FOR DIMINUTION OF PROPERTY VALUE UNDER A.R.S. 12-1134 THAT MAY NOW OR IN THE FUTURE EXIST, AS A RESULT OF THE CITY'S APPROVAL OF THIS APPLICATION, INCLUDING ANY CONDITIONS, STIPULATIONS AND/OR MODIFICATIONS IMPOSED AS A CONDITION OF APPROVAL. THE SIGNED FORM SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT NO LATER THAN DECEMBER 17, 2011, OR THE PLANNED AREA DEVELOPMENT OVERLAY APPROVAL SHALL BE NULL AND VOID.
3. EACH SITE SHALL PROVIDE CONTRIBUTION TO THE OVERALL REQUIRED ART IN PRIVATE DEVELOPMENT FOR THE DISCOVERY BUSINESS CAMPUS, SUBJECT TO THE BUILDING AREA SUBMITTED AT THE TIME OF DEVELOPMENT WHEN PROPOSED FOR BUILDING PERMITS.
4. THE PLANNED AREA DEVELOPMENT FOR DISCOVERY BUSINESS CAMPUS SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 4.1. THE FOLLOWING CONDITIONS OF APPROVAL SHALL APPLY TO THE RETAIL PADS LOCATED AT THE SOUTHWEST CORNER OF THE SITE:
 - A) THE FOLLOWING USES SHALL BE PROHIBITED:
 - ADULT-ORIENTED BUSINESSES;
 - AUTO BODY REPAIR SHOPS;
 - AUTO TITLE LOAN BUSINESSES;
 - GUN SHOPS;
 - LIQUOR STORES;
 - NIGHTCLUBS;
 - NON-CHARTERED FINANCIAL INSTITUTIONS (I.E. PAYDAY LOANS);
 - PAWN SHOPS;
 - TATTOO, BODY PIERCING ESTABLISHMENTS;
 - TIRE STORES;
 - TOBACCO RETAILERS;
 - VEHICLE REPAIR SHOPS AND/OR SERVICE STATIONS
 - B) THAT THE WESTERMOST RETAIL PAD SHALL BE SETBACK A MINIMUM OF 50 FEET FROM THE WEST PROPERTY LINE AND THAT ALL AREAS BETWEEN THE WESTERMOST RETAIL PAD AND THE WEST PROPERTY LINE SHALL BE LANDSCAPED.

5. THE USE PERMIT FOR GENERAL RETAIL AND RESTAURANT USES IS VALID ONLY FOR SITE #5 OF DISCOVERY BUSINESS CAMPUS PAD, WITHOUT EXPIRATION, AND MAY BE TRANSFERABLE TO SUCCESSORS IN INTEREST THROUGH AN ADMINISTRATIVE REVIEW WITH THE COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE. THE LIST OF USES ALLOWED FOR THIS USE PERMIT ARE LIMITED TO ALL RESTAURANTS AND GENERAL RETAIL AND SERVICE USES LISTED WITHIN THE ZONING AND DEVELOPMENT CODE, APPENDIX M. ALL OTHER USES SPECIFICALLY IDENTIFIED WITHIN THE CODE WILL REQUIRE A SEPARATE USE PERMIT.
6. THE USE PERMIT FOR HOTEL USES IS VALID ONLY FOR SITE #1 AND #2 OF DISCOVERY BUSINESS CAMPUS PAD, WITHOUT EXPIRATION, AND MAY BE TRANSFERABLE TO SUCCESSORS IN INTEREST THROUGH AN ADMINISTRATIVE REVIEW WITH THE COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE.
7. NEON LIGHTING, SUCH AS ACCENT LIGHTING ON THE BUILDING OR WITHIN WINDOWS, IS PROHIBITED WITHIN SITE #5.
8. ANY INTENSIFICATION OR EXPANSION OF THE USE, NOT DESCRIBED IN THIS REQUEST, SHALL REQUIRE THE APPLICANT TO RETURN TO AN APPROPRIATE DECISION-MAKING BODY FOR FURTHER REVIEW.

ZUP11063 AND ZUP11064
CONDITIONS OF APPROVAL:

5. THE USE PERMIT FOR GENERAL RETAIL AND RESTAURANT USES IS VALID ONLY FOR SITE #5 OF DISCOVERY BUSINESS CAMPUS PAD, WITHOUT EXPIRATION, AND MAY BE TRANSFERABLE TO SUCCESSORS IN INTEREST THROUGH AN ADMINISTRATIVE REVIEW WITH THE COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE. THE LIST OF USES ALLOWED FOR THIS USE PERMIT ARE LIMITED TO ALL RESTAURANTS AND GENERAL RETAIL AND SERVICE USES LISTED WITHIN THE ZONING AND DEVELOPMENT CODE, APPENDIX M. ALL OTHER USES SPECIFICALLY IDENTIFIED WITHIN THE CODE WILL REQUIRE A SEPARATE USE PERMIT.
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DS110333

PAD11007

REC11026

ATTACHMENT 3

DAVIS

60 East Rio Salado Parkway
Suite 118
Tempe, Arizona
85281

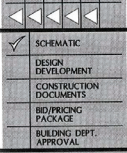
phone: 480.638.1100
fax: 480.638.1101
www.thedavisexperience.com

REC11026

DISCOVERY
BUSINESS CAMPUS
2100 East Elliot Road
TEMPE, AZ



PAD11007



DATE ISSUED: 19-Aug-11
DRAWN BY:
CHECKED BY:
PROJECT NO.: 10201
CADD FILE:
DRAWING NO.:

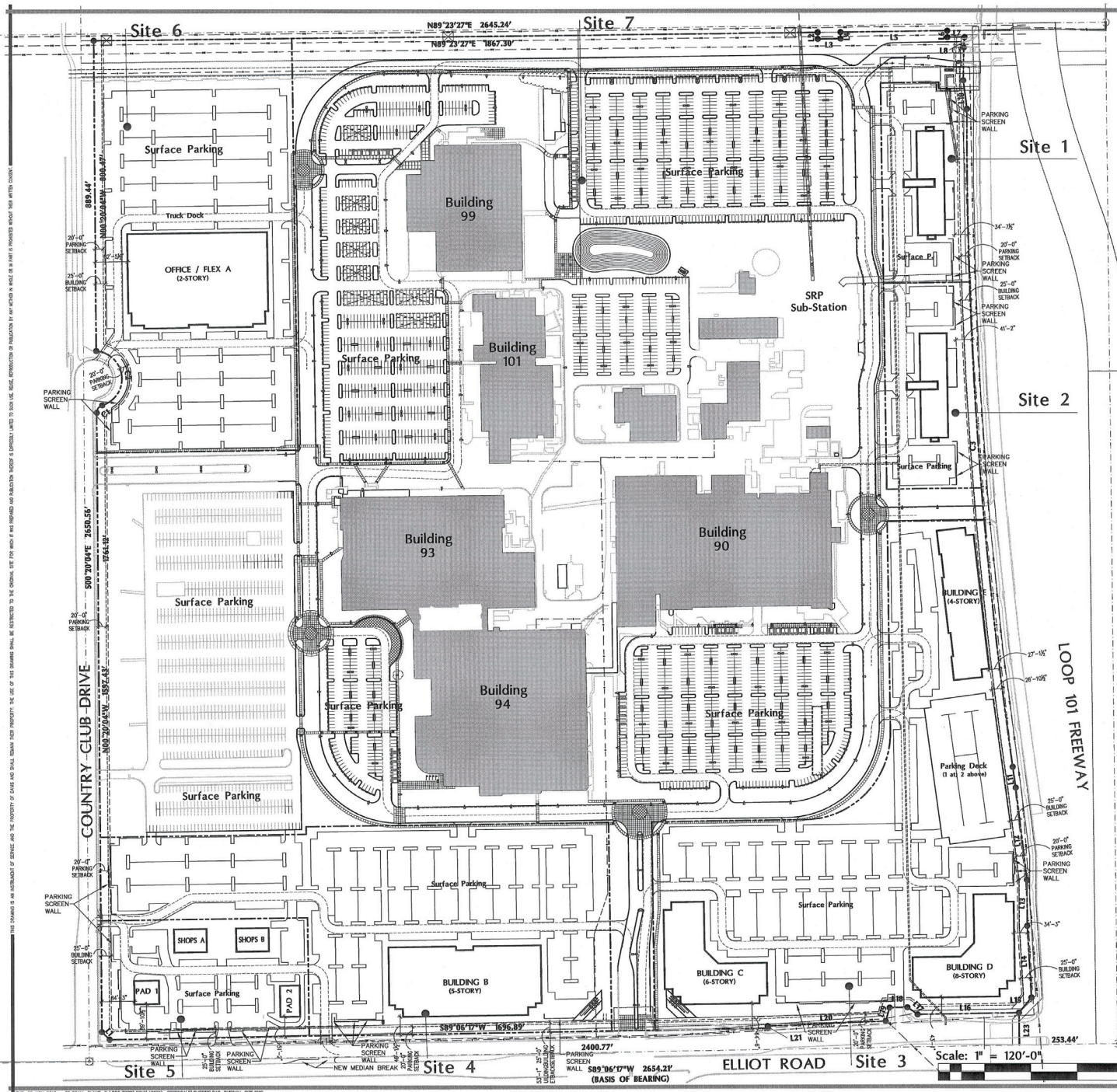
DS110333

A000
PAD
COVER
SHEET
SCALE: AS NOTED

REC11026

PAD11007

REC11026



PROJECT TEAM:
Applicant:
 Gammage & Burnham P.L.C.
 Two North Central Avenue, 15th Floor
 Phoenix, AZ 85004
 Contact: Maja Vaz
 Phone: (602)256-4461
 FAX: (602)256-4475
 Email: mvaz@gbllaw.com
Owner:
 Tempe Campus SPV LLC
 2701 E. Camelback Road #185
 Phoenix, AZ 85016
 Contact: Tim Chester
 Phone: (602)296-1096
 FAX: (602)296-0001
 Email: tchester@wentprop.com
Architect:
 DAVIS
 60 E. Rio Salado Blvd. #118
 Tempe, AZ 85281
 Contact: Mike Edwards
 Phone: (480)638-1100
 FAX: (480)638-1101
 Email: medwards@thedavisexperience.com
Civil Engineer:
 Erickson & Meeks Engineering, LLC
 13444 N 32nd Street, Suite 6
 Phoenix, AZ 85032
 Contact: Jeff Erickson
 Phone: (602)969-6993
 FAX: (602)569-6493
 Email: jerickson@emelc.com
Landscape Architect:
 The Design Element, PLLC
 1230 W Washington Street, #202
 Tempe, AZ 85281
 Contact: Jeff Anderson
 Phone: (480)244-1970
 FAX: (480)244-1971
 Email: jeff@thedesignelements.com

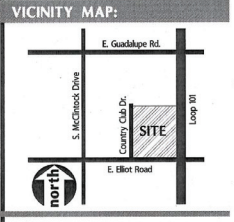
PROJECT DATA:
ADDRESS:
 2100 E. ELLIOT ROAD
GENERAL PLAN: PROJECTED LAND USE
 PROPOSED INDUSTRIAL/MANUFACTURING OFFICE HOTEL RETAIL
SITE AREA:
 NET SITE AREA: 135.62 NET ACRES
 5,907,580 SF
PARKING DATA:
 REQUIRED:
 HOTEL USES: (0 PER ROOM/OFFICE) 420
 OFFICE USES: (1 PER 300 SF) 3,333
 RETAIL USES: (1 PER 300 SF) 100
 INDUSTRIAL USES: 2,210
 TOTAL REQUIRED: 6,063
 PROVIDED: 7,600
SITE 1 (HOTEL):
 SITE AREA: 2.83 NET ACRES
 123,355 SF
 BUILDING AREA: 120,000 SF
 200 ROOMS
 BUILDING HEIGHT: 80'-0" / 6 STORY
 LANDSCAPE AREA: (MIN. 15%) 18,503 SF
SITE 2 (HOTEL):
 SITE AREA: 2.83 NET ACRES
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 BUILDING AREA: 120,000 SF
 200 ROOMS
 BUILDING HEIGHT: 80'-0" / 6 STORY
 LANDSCAPE AREA: (MIN. 15%) 18,503 SF
SITE 3 (OFFICE):
 SITE AREA: 16.85 ACRES
 734,149 SF
 BUILDING AREA: 700,000 SF
 BUILDING HEIGHT: 132'-0" / 8 STORY MAX.
 LANDSCAPE AREA: (MIN. 15%) 110,122 SF
SITE 4 (OFFICE):
 SITE AREA: 12.30 NET ACRES
 535,650 SF
 BUILDING AREA: 300,000 SF
 BUILDING HEIGHT: 92'-0" / 5 STORY
 LANDSCAPE AREA: (MIN. 15%) 80,347 SF
SITE 5 (RETAIL):
 SITE AREA: 3.75 NET ACRES
 163,146 SF
 BUILDING AREA: 30,000 SF
 BUILDING HEIGHT: 30'-0" / 1 STORY
 LANDSCAPE AREA: (MIN. 15%) 24,472 SF
SITE 6 (INDUSTRIAL):
 SITE AREA: 12.40 NET ACRES
 540,368 SF
 BUILDING AREA: 300,000 SF
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SITE 7 (INDUSTRIAL):
 SITE AREA: 84.89 NET ACRES
 3,697,871 SF
 BUILDING AREA: 1,000,000 SF
 APPROXIMATE EXISTING: 40'-0"
 APPROXIMATE EXISTING: 40'-0"
 LANDSCAPE AREA: (MIN. 15%) 554,680 SF

PROPERTY LINE DATA:

LINE	BEARING	LENGTH
L1	N45°36'53"W	28.15
L2	S00°31'38"E	17.00
L3	N89°23'27"E	59.00
L4	N00°31'38"W	17.00
L5	N89°23'27"E	276.00
L6	S00°31'38"E	17.00
L7	N89°23'27"E	44.54
L8	S04°25'29"W	27.30
L9	S01°03'15"W	84.47
L10	S07°20'43"E	74.26
L11	S08°09'48"E	54.08
L12	S05°47'55"E	240.00
L13	S00°11°09"E	119.47
L14	S03°17'41"E	184.55
L15	S39°42'39"W	50.97
L16	S89°08'17"W	262.54
L17	N55°11'24"W	32.18
L18	S89°08'17"W	46.01
L19	S16°41'18"W	36.18
L20	S87°49'34"W	304.83
L21	S00°53'43"E	5.24
L22	N89°37'28"E	26.07
L23	N00°53'43"W	83.55

CURVE	DELTA	RADIUS	ARC	CHORD
C1	73°35'02"	20.00	25.89	23.96
C2	158°48'13"	172.00	199.56	141.54

Notes:
 New buildings will be equipped with an automatic extinguishing system per City of Tempe IBC.
 Existing Buildings hatched in gray



DAVIS

60 East Rio Salado Parkway Suite 118
 Tempe, Arizona 85281
 Phone: 480.638.1100
 Fax: 480.638.1101
 www.thedavisexperience.com

DISCOVERY BUSINESS CAMPUS
 2100 E. ELLIOT ROAD
 TEMPE, AZ

Express 2/20/2014

 MICHAEL S. EDWARDS
 ENGINEER
 STATE OF ARIZONA

SCHEMATIC
 DESK DEVELOPMENT
 CONSTRUCTION DOCUMENTS
 BID/PACKAGE
 BUILDING DEPT. APPROVAL

DATE ISSUED: 19-Aug-11
 DRAWN BY:
 CHECKED BY:
 PROJECT NO: 10201
 CADD FILE:
 DRAWING NO:

A101
 OVERALL PHASE 1 SITE PLAN
 SCALE: 1"=120'-0"

DS10333 PAD11007 REC11026

**Letter of Explanation
Discovery Business Campus
2020 E. Elliot Road
Site 5, Lot 2**

The purpose of this letter is to explain the project goals, objectives and design concepts for the Discovery Business Campus Site 5 Lot 2. This two tenant retail/restaurant building will create an inviting feel and will be aesthetically pleasing through its blending of architecture features with front landscaped patio, ground level glass frontage, continuity with surrounding developments, traffic circulation and over all property layout.

The site will blend with the previously approved Lot 1 through its architectural elements and landscaping, while standing out with its patio and subtle design accents. The split patio design will include landscaping around the perimeter to break up the hard surface and to create a cooling effect for the building. The patios will also include canopies for further shading. The landscaping in the finger islands and the front landscape buffer are designed to follow the previously approved Lot 1 design. The front of the building will consist of glass doors and ground level windows. It will also feature a framed glass roll up door entrance into the patio for the west tenant. Building signage will be similar to Lot 1, where the signage will be attached to an open metal frame work connected to the building extending near the roof elevation.

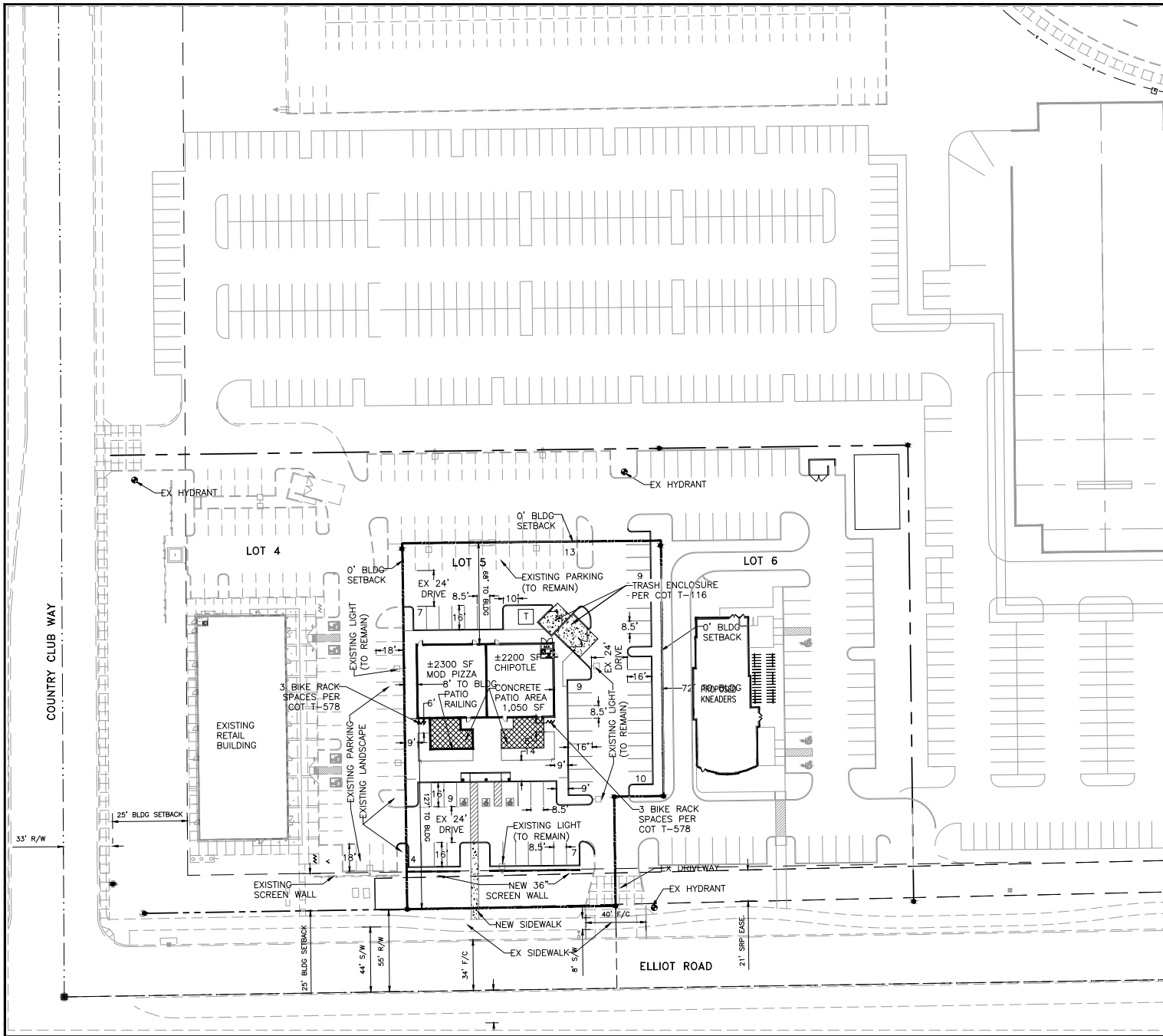
The building and surrounding layout is designed with pedestrian traffic in mind. Surrounding the building is a sidewalk, allowing customers to easily navigate from the parking lot to the building. This site also offers access to the public sidewalk along Elliot Road directly from the front of the building to the existing sidewalk in the right of way. All sidewalks and access areas are in conformance with ADA requirements.

Much of the parking, lighting, signage and utilities are existing or are currently being constructed by the developer of Lot 1. Therefore, all utilities are underground, with the stubs provided for the building. All lighting blends within the parking lot and with surrounding properties through strategic placement throughout the parking lot.

Regards,



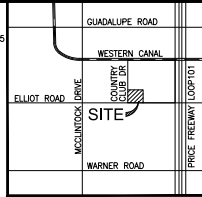
Larry Ellermann
Ellermann, Schick & Bruno



OWNER
 WENTWORTH PROPERTY COMPANY
 2701 E. CAMELBACK RD. STE 185
 PHOENIX, AZ 85016
 PH: (602) 296-0000
 FX: (602) 296-0001
 CONTACT: TIM CHESTER

ARCHITECT
 ELLERMAN, SHOCK, & BRUNO
 ARCHITECTURE AND PLANNING
 1555 E. ORANGEWOOD AVE.,
 PHOENIX, AZ 85020
 PH: (602) 266-6202
 FAX: (602) 265-6512
 CONTACT: LARRY ELLERMAN

ENGINEER
 ERICKSON & MEERS ENGINEERING, L.L.C.
 13444 N. 32ND ST., SUITE 6
 PHOENIX, ARIZONA 85032
 PH: (602) 569-6593
 FX: (602) 569-6493
 CONTACT: GREG BROWN



EME
 Erickson & Meers
 Engineering, L.L.C.
 13444 N. 32nd Street
 Suite 6
 Phoenix, Arizona 85032
 Phone: (602) 569-6593
 Fax: (602) 569-6493

PROJECT DATA

NET ZONING	GID W/ PAD OVERLAY
NET SITE AREA	±39,716 SF ±0.91 AC
LANDSCAPE AREA (required 15% of net site area)	±6,445 SF ±16.2%
PARKING AREA	±10,758 SF
PARKING AREA LANDSCAPE	±2,525 SF
PARKING AREA LANDSCAPE %	23.5%
BUILDING AREA	±4,500 SF
PATIO AREA	±1,050 SF
MAX LOT % COVERAGE FOR GID W/ PAD OVERLAY	100%
PROPOSED LOT % COVERAGE	11%
VEHICLE PARKING REQUIRED	
INDOOR (RESTAURANT @ 1/75 x 4,500 SF)	60 SP
OUTDOOR (RESTAURANT @ 1/150 x 1,230 SF) (NO PARKING PER FIRST 300')	8 SP
TOTAL REQUIRED	68 SP
PROVIDED (INCLUDES 3 HANDICAP SPACES)	68 SP
BICYCLE PARKING REQUIRED	
INDOOR (RESTAURANT @ 1/1000 x 4,500 SF)	5 SP
OUTDOOR (RESTAURANT @ 1/2000 x 1,230 SF)	1 SP
TOTAL REQUIRED	6 SP

PROJECT DESCRIPTION

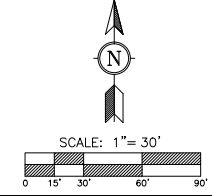
CONSTRUCT SINGLE 4,500 +/- SQUARE FOOT BUILDING TO SERVE TWO RESTAURANT TENANTS. CONSTRUCT ASSOCIATED LANDSCAPE, PARKING, GRADING, DRAINAGE, AND UTILITIES TO SUPPORT THE NEW FACILITY.

MAX BUILDING HEIGHT

22' FEET PROPOSED
 30' FEET MAXIMUM

BUILDING SETBACKS

FRONT 25' MINIMUM
 REAR 0' MINIMUM
 SIDE 0' MINIMUM
 FRONT 127' PROPOSED
 WEST SIDE 7' PROPOSED
 EAST SIDE 72' PROPOSED
 NORTH REAR 68' PROPOSED



DBC-CHIPOTLE MOD PIZZA
CIVIL SITE PLAN
 2020 E. ELLIOT ROAD, TEMPE, ARIZONA

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 10/22/14
 PROJ. NO: 214-008
 DESIGN: GMB
 DRAWN: GMB
 CHECK: JE
 SCALE: 1"=30'
 CAD FILE: 1408cgp1

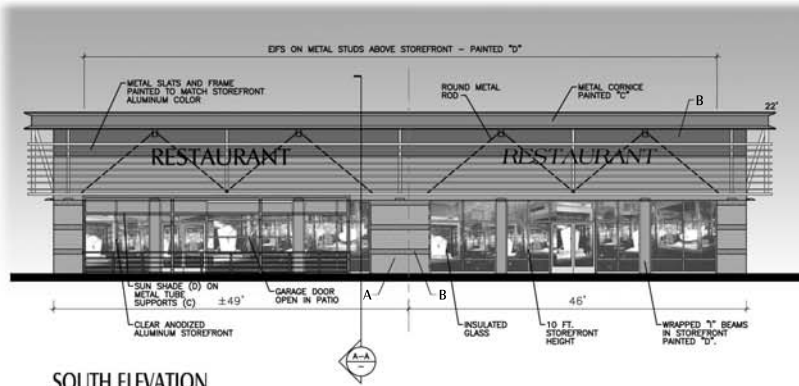
SP01
 1 of 1

DISCOVERY BUSINESS CAMPUS
 PARCEL 2, 2020 EAST ELLIOT ROAD
 TEMPE, ARIZONA

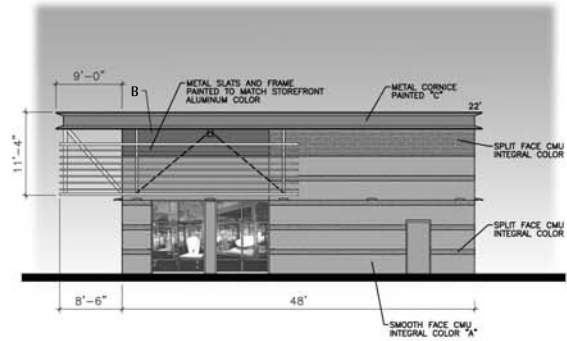
WENTWORTH PROPERTY COMPANY

COLOR SCHEDULE

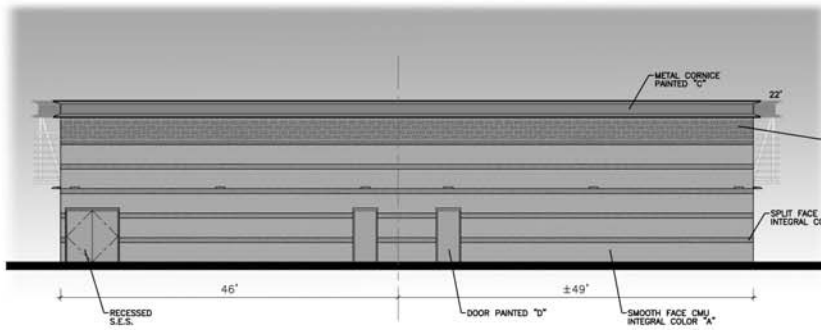
- A. CMU "PURPLE HAZE"
- B. CMU "COCOA BROWN"
- C. PAINT "WOODEN PEG"
- D. PAINT "PIGEON GRAY"



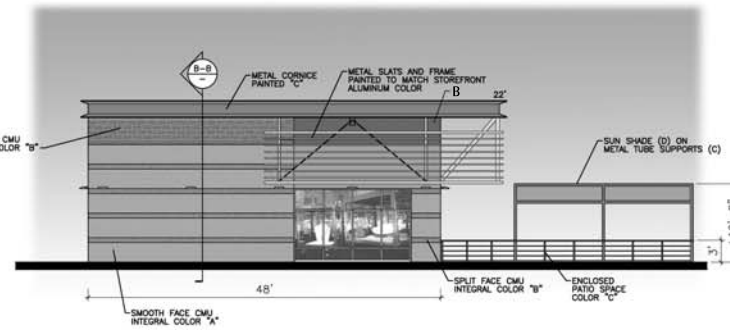
SOUTH ELEVATION



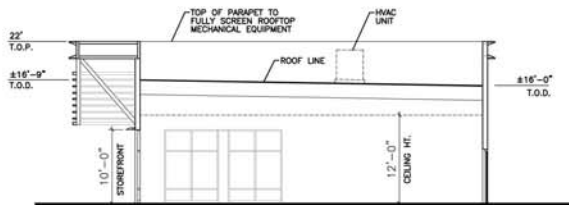
EAST ELEVATION



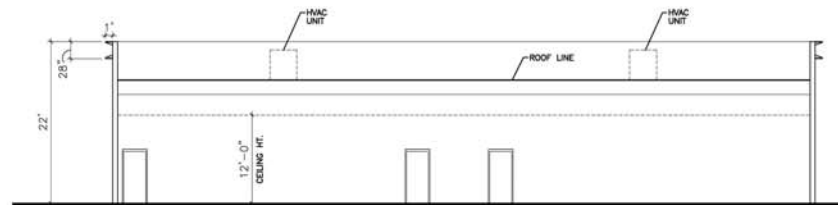
NORTH ELEVATION



WEST ELEVATION



SECTION A-A



SECTION B-B

CONCEPTUAL
 EXTERIOR ELEVATIONS

SCALE: 1/8"=1'-0"

- REVISED 20 OCTOBER 2014
- REVISED 1 OCTOBER 2014
- REVISED 8 MAY 2014
- REVISED 28 APRIL 2014
- 4 APRIL 2014
- 201405

NOTES:

1. ROOFTOP DRAINS TO BE INTERNALLY PIPED. EXPOSED DRAINS WILL NOT BE APPROVED.

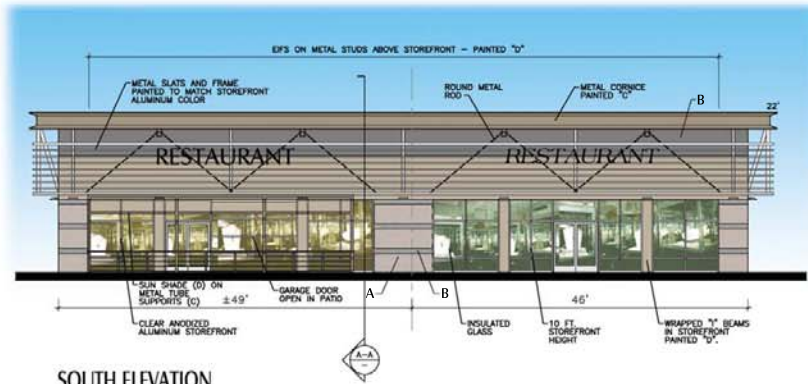


DISCOVERY BUSINESS CAMPUS
 PARCEL 2, 2020 EAST ELLIOT ROAD
 TEMPE, ARIZONA

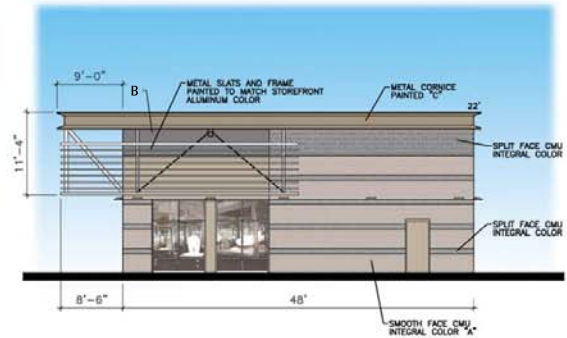
WENTWORTH PROPERTY COMPANY

COLOR SCHEDULE

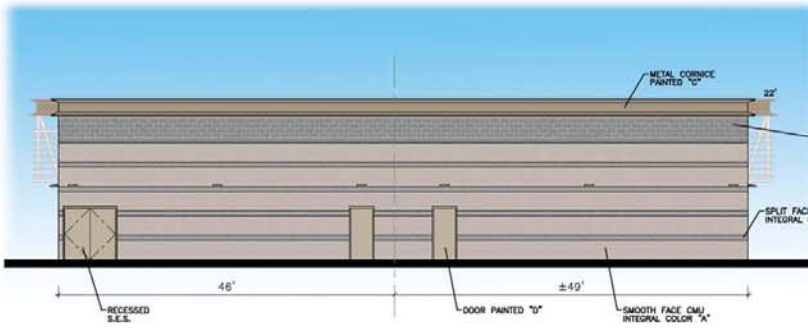
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- C. PAINT "WOODEN PEG"
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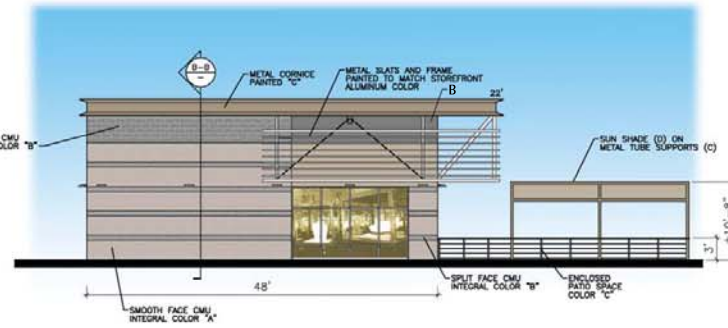
SOUTH ELEVATION



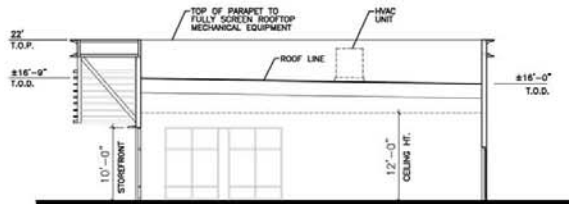
EAST ELEVATION



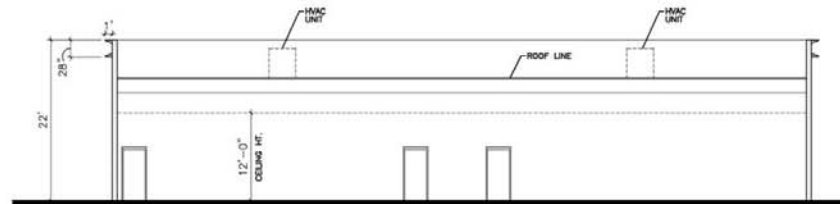
NORTH ELEVATION



WEST ELEVATION



SECTION A-A



SECTION B-B

CONCEPTUAL
 EXTERIOR ELEVATIONS

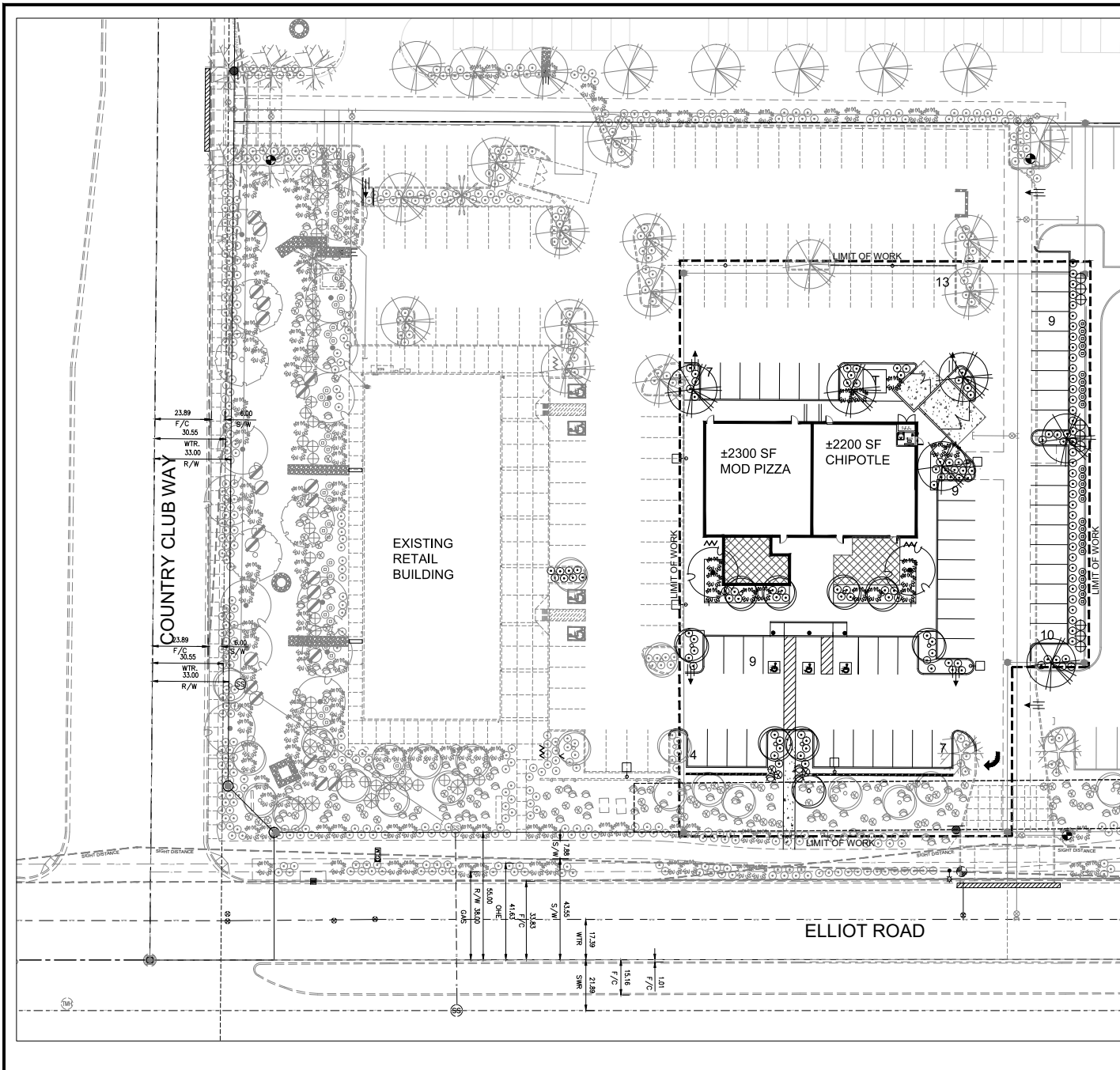
SCALE: 1/8"=1'-0"

- REVISED 20 OCTOBER 2014
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- 4 APRIL 2014
- 201405

NOTES:

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PLANT LEGEND VERIFY ALL QUANTITIES

SYMBOL	COMMON/Botanical	SIZE	QUANTITY
TREES (All trees are 36" Box unless noted otherwise on plan)			
	Evergreen Elm/Ulmus parvifolia	36" BOX 1.5' CAL	6
	Sisoo Tree/Dalbergia sissoo	36" BOX 1.5' CAL	2
	Cascadote/Caesalpinia cocalabo	36" BOX 1.5' CAL	5
SHRUBS (+ 5'-0" @ maturity)			
	Desert Rue/la Ruevella peninsularis	5 GAL	-
SHRUBS (Max. 2'-0" and Max. 3'-0")			
	Regal Mist/Muhlenbergia capillaris	5 GAL	-
	Dwarf Muller/Muhlenbergia rigida "Nashville" (3) 1 gal. per symbol	1 GAL	-
	Gold Trailing/Lantana camara	1 GAL	-
	Bursage/Ambrosia deltoidea	1 GAL	-
	Brittlebush/Encelia farinosa	1 GAL	-
INERTS			
	Soil Loc or D.G. to match existing at 1" depth for dust control in all areas to be demolished for future development		
	Decomposed Granite Topdressing 1/2" minus 2" Depth Min.	Match Existing	

- Notes:
- Sight Distance areas at intersections must be clear of obstructions that might block a Driver's view. Landscape to be 2'-0" or less in height. Trees with in sight distance areas are to be pruned to 8'-0" clear.
 - De-compact soil in planting areas on site and in public right-of-way and remove construction debris from planting areas prior to landscape installation.
 - Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on site. Trees near the main water or sewer lines located within the right-of-way shall be planted at least 20'-0" away.
 - The tree planting separation requirements may be reduced from the water line upon installation of a linear root barrier, a minimum of 6'-0" parallel from the water line, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade.
 - Quantities are approximate and shall be verified by contractor, in the case of conflict between the legend quantities and plan, install per the plan.



DISCOVERY BUSINESS CAMPUS
LOT 5, SITE 2
2100 EAST ELLIOT ROAD TEMPE, ARIZONA

PROJECT NUMBER:
ISSUED FOR:
DESIGN REVIEW
ISSUED DATE:
22 OCTOBER 2014
DRAWN BY: MB REVIEWED BY: JA



REVISIONS:

#	Date	Description

SHEET NAME:
CONCEPTUAL
LANDSCAPE PLAN

SHEET NUMBER:
L-101

A. SMOOTH FACE CMU
SUPERLITE INTEGRAL COLOR
"PURPLE HAZE"



B. SMOOTH FACE CMU
SUPERLITE INTEGRAL COLOR
"COCOA BROWN"



NWC LOOP 101 FRWY & ELLIOT ROAD
DISCOVERY BUSINESS CAMPUS
PARCEL 2, 2100 EAST ELLIOT ROAD
TEMPE, ARIZONA

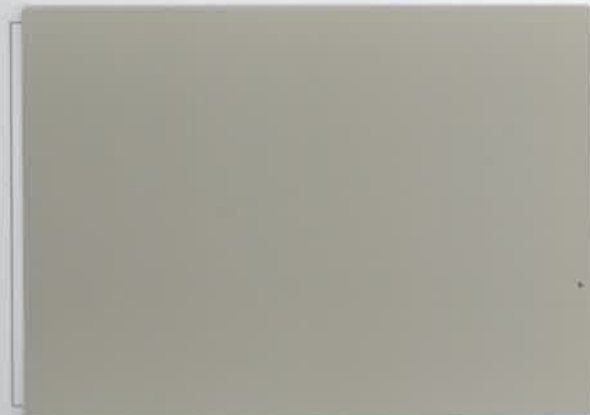
FOR

WENTWORTH
PROPERTY
COMPANY

C. DUNN EDWARDS PAINT
DE-6215 "WOODEN PEG"



D. DUNN EDWARDS PAINT
DE-6214 "PIGEON GRAY"



CONCEPTUAL
COLOR BOARD
NOVEMBER 12, 2012
201405

