

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 07/09/2019
Agenda Item: 3**

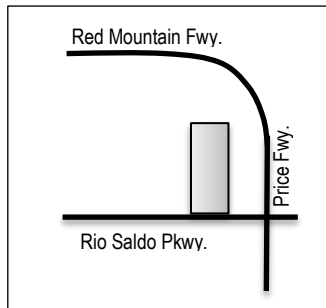
ACTION: Request a Preliminary Subdivision Plat to create three (3) lots for **RIO 2100 EAST**, located at 2132 East Rio Salado Parkway. The applicant is Hunter Engineering. **(PL180044)**

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: RIO 2100 EAST (PL180044) is an approved office development located within the larger Rio Salado development east of Tempe Marketplace. On November 27, 2018, the Development Review Commission approved a Development Plan Review for a new four-story office building that is currently being constructed on what is identified as Lot 1 of the proposed plat. Development plans for lots 2 and 3 have not yet been submitted. The request includes the following:

SBD180031 Preliminary Subdivision Plat consisting of three (3) lots.



Property Owner	Rio Sequel L.L.C. Boyer Rio 2100 East, L.C.
Applicant	James A. Brucci, Hunter Engineering
Zoning District	HID (Heavy Industrial District)
Net site area	15.58
Lot 1	6.65 acres
Lot 2	5.58 acres
Lot 3	2.08 acres

ATTACHMENTS: Development Project File

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

Department Director: Chad Weaver, Community Development Director
 Legal review by: Teresa Voss, Assistant City Attorney
 Prepared by: Karen Stovall, Senior Planner

COMMENTS

This site is located on the north side of Rio Salado Parkway and is south of the Red Mountain Freeway. The owners propose to create three lots and one tract, which will function as a private street, to facilitate development of the site.

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Preliminary Subdivision Plat. The properties will have access to public streets and conform to the technical standards of the Tempe City Code for Subdivisions, Chapter 30.

CONDITIONS OF APPROVAL:

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

1. If the subdivision plat contains common areas, a continuing care condition, covenant and restriction shall be provided (CC&R). The CC&Rs shall be reviewed and in a form satisfactory to the Community Development Director and City Attorney.
2. The Final Subdivision Plat shall be recorded prior to issuance of the first Certificate of Occupancy.

HISTORY & FACTS:

2132 E. Rio Salado Pkwy. 1992

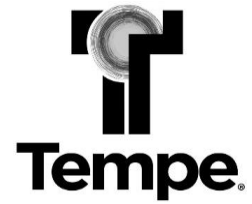
First Street Landfill closed, and site has remained vacant. The northern portion of the subject site (Freedom Rio Phase III) was part of the landfill. The southern portion (Rio 2100 East) was not.

2128 & 2132 E. Rio Salado Pkwy.

- October 16, 2018 Hearing Officer approved a variance to increase the permitted building height from 35 feet and 40 feet to 100 feet for FREEDOM RIO PHASE III & RIO 2100 EAST (PL180044), located at 2128 and 2132 East Rio Salado Parkway. By stipulation, the heights were limited to 85 feet (Freedom Rio Phase III) and 79 feet (Rio 2100 East).
- November 27, 2018 Development Review Commission approved a Development Plan Review for two new four-story office buildings for FREEDOM RIO PHASE III & RIO 2100 EAST (PL180044), located at 2128 and 2132 East Rio Salado Parkway.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-307, Subdivisions, Lot Splits and Adjustments



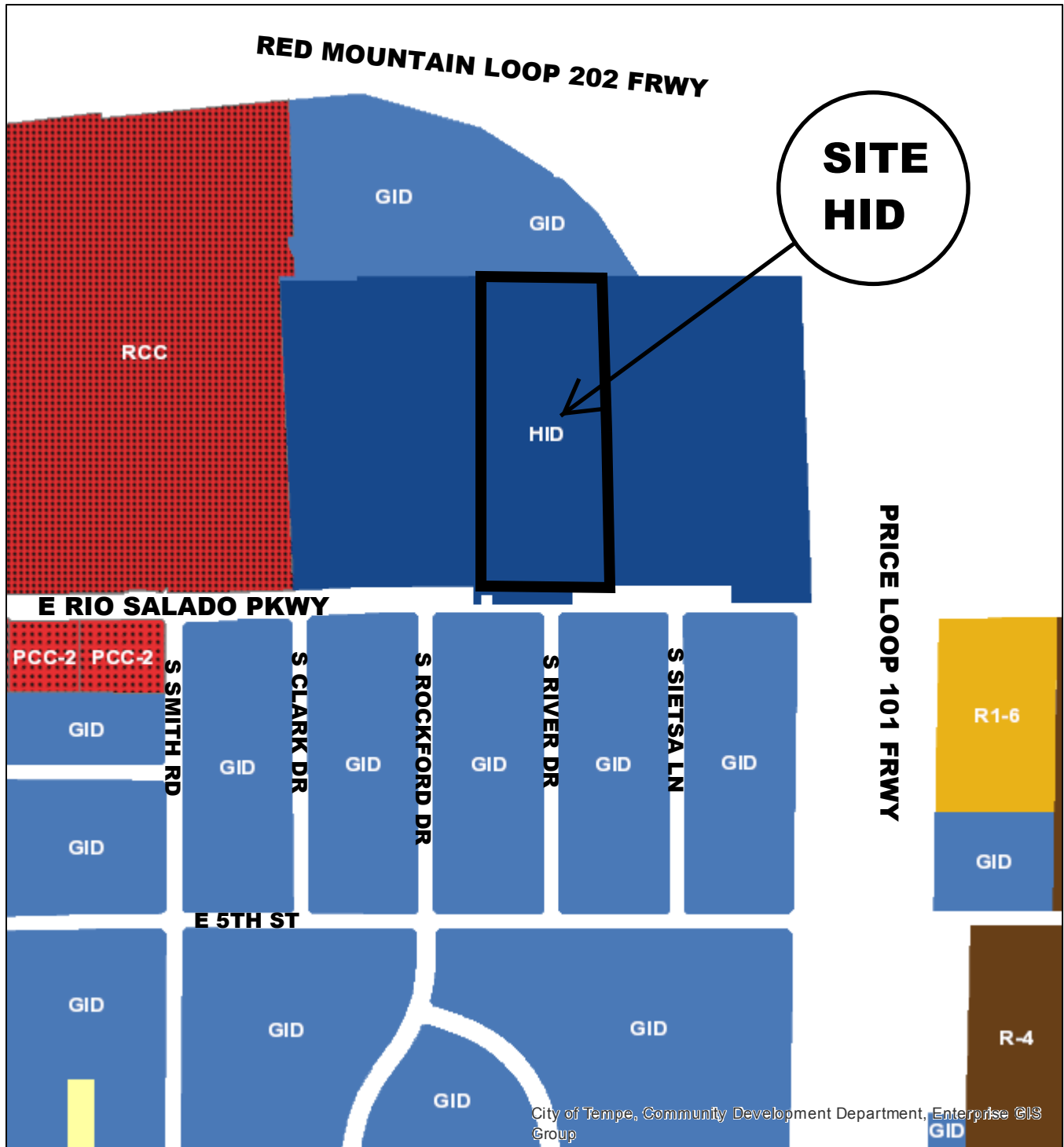
DEVELOPMENT PROJECT FILE








for

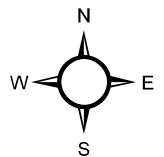
RIO 2100 EAST
(PL180044)

ATTACHMENTS:

- 1-2. Site Context (Location Map and Aerial)
- 3. Applicant's Letter of Explanation
- 4-8. Subdivision Plat
- 9-10. Supplemental Information
 - Approved Site Plan

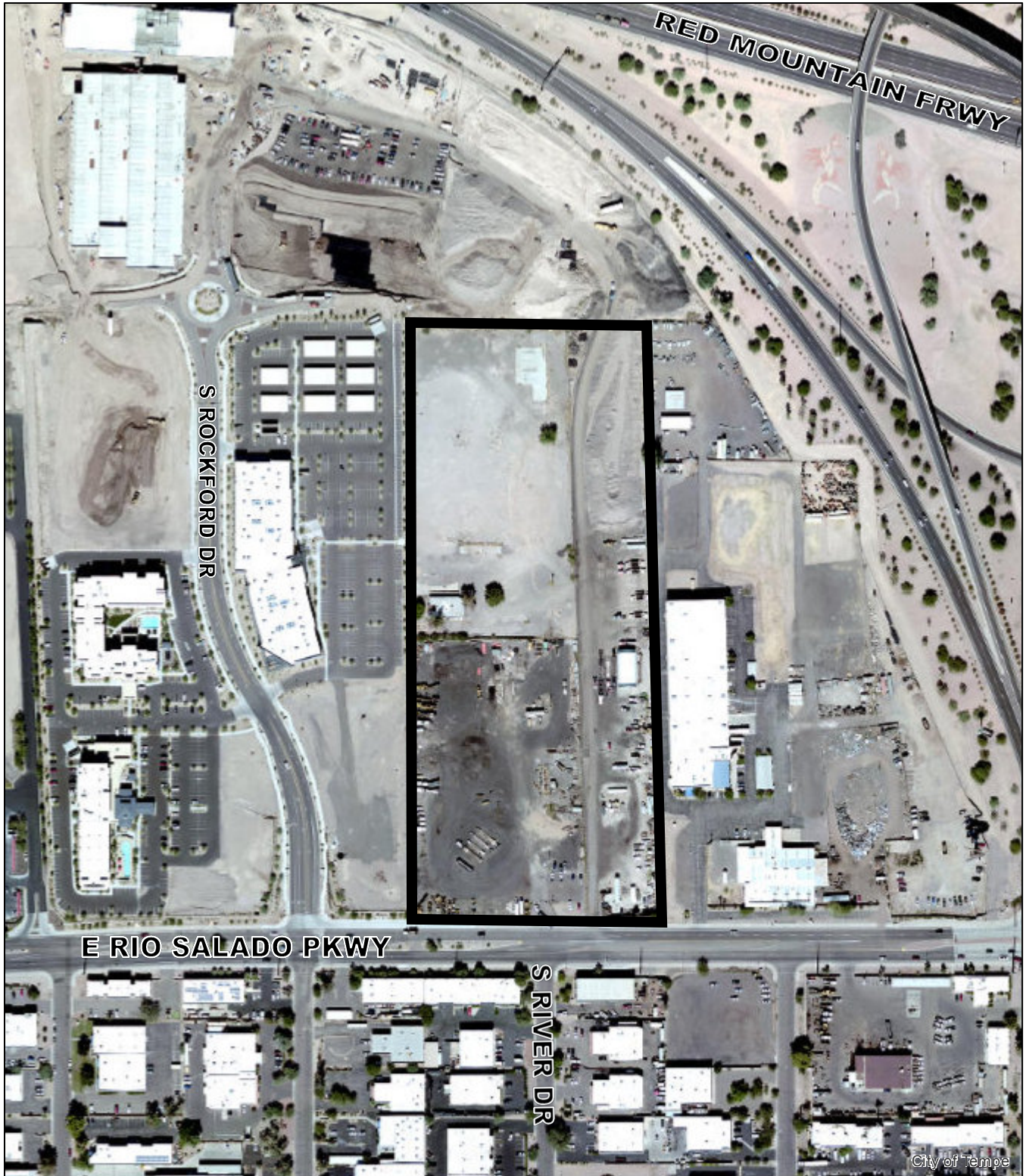


- | | | | |
|---|---|---|--|
|  | General Industrial District (GID) |  | Agricultural (AG) |
|  | Heavy Industrial District (HID) |  | Single-Family Residential (R1-6) |
|  | Planned Commercial Center General (PCC-2) |  | Multi-Family Residential General (R-4) |
|  | Regional Commercial Center (RCC) | | |

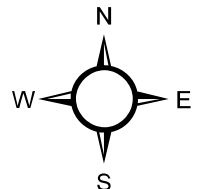


RIO 2100 EAST

PL 180044



Aerial Map



10450 N. 74th STREET
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

EXPLANATION LETTER TO CITY OF TEMPE
COMMUNITY DEVELOPMENT PLANNING:

TO:

FIRM: City of Tempe

FROM: James A. Brucci, R.L.S.

DATE: September 26, 2018

SUBJECT: **RIO 2100 EAST**

HE PROJ. #: BOYR006-SP

The purpose of this letter is to describe the intent of the attached submittal.

The intent of this plat is to subdivide APN'S 132-36-008D, 132-36-008E & 132-36-001A into 3 commercial lots and 1 private roadway tract, for future commercial development. The current zoning will be maintained.

Sincerely,



James A. Brucci, R.L.S.
Project Surveyor

SUBDIVISION PLAT FOR RIO 2100 EAST

A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION:

BOYER RIO 2100 EAST, L.C., A UTAH LIMITED LIABILITY COMPANY, AND THE RIO SEQUEL LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF RIO 2100 EAST, A SUBDIVISION OF THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF RIO 2100 EAST AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SAME; AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT; AND HEREBY DEDICATE TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS, TRACTS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

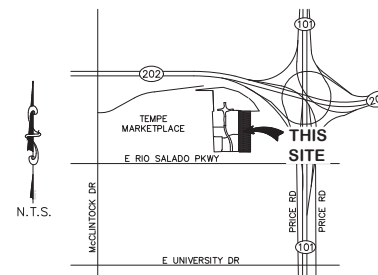
TRACT A IS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY THE PROPERTY MAINTENANCE COMMITTEE.

OWNER/DEVELOPER:

THE RIO SEQUEL LLC
2201 E. CAMELBACK RD. SUITE 620
PHOENIX, ARIZONA 85016
PHONE: (702) 498-5457
CONTACT: TOM LECLAIR

OWNER/DEVELOPER:

BOYER RIO 2100 EAST, L.C.
4350 E CAMELBACK ROAD, SUITE A-250
PHOENIX, AZ 85018
PHONE: (602) 499-4333
CONTACT: ADRIAN EVARKIOU



VICINITY MAP:
SECTION 13 T.1N., R.4E.

ACKNOWLEDGMENT:

SEE SHEET 2

LEGAL DESCRIPTION:

LEGAL DESCRIPTION ON SHEET 2.

BENCHMARK:

BRASS CAP IN HANDHOLE AT THE INTERSECTION OF RIO SALADO PARKWAY AND McCLINTOCK DRIVE, BEING THE WEST QUARTER CORNER OF SEC. 13, T.1N., R.4E., ELEVATION= 1171.73 (CITY OF TEMPE DATUM)

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°51'53" EAST, AS MEASURED ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE CITY OF TEMPE SURVEY CONTROL PLAT.

SHEET INDEX:

SHEET 1	COVER SHEET
SHEET 2	ACKNOWLEDGEMENTS AND LEGAL DESCRIPTIONS
SHEET 3	FINAL PLAT PLAN VIEW AND LEGEND
SHEET 4	FINAL PLAT PLAN VIEW, CROSS ACCESS DETAIL LOT LINE TABLE AND LOT AREA TABLE

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF CITY OF TEMPE, ARIZONA, ON THIS _____ DAY OF _____, 20____

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

BY: _____ CITY ENGINEER _____ DATE _____

BY: _____ COMMUNITY DEVELOPMENT _____ DATE _____

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2018; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED;

JAMES A. BRUCCI, R.L.S. 29865



5/30/19
DATE

NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. LOT CORNERS TO BE SET WITH 1/2" REBAR & CAP STAMPED, "RLS 29865".
3. ALL NEW AND EXISTING, AS WELL AS, ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
4. ANY RETENTION SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL RETAIN THE RUNOFF VOLUME FROM THE 100-YEAR DESIGN STORM AND SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY) AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSIPATE THE VOLUME OF STORM WATER AS SHOWN ON THE DESIGN PLANS. THE FORGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE REFERENCED PROPERTY LIES WITHIN ZONE X AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 04013C 2245L DATED OCTOBER 16, 2013. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

RECORDER'S INFO.

NO.	DATE	REVISION
1		ISSUE/REVISIONS AND REUSE TRACT A

RECD 18163
DRAWN BY: JR
CHECKED BY: JAB

HUNTER ENGINEERING
10450 N. 70th ST. SUITE 200
SCOTTSDALE, AZ 85258
P: 480.991.3989
F: 480.991.3990

SBD180031
RIO 2100 EAST
A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 13
TOWNSHIP: 1N
RANGE: 4E

JOB NO.:
BOYR006-FP

SCALE:
1" = 40'

SHEET
1 OF 5

DS180142

SBD180031

REC18163

OWNER AUTHORIZATION:

BOYER RIO 2100 EAST, L.C. A UTAH LIMITED LIABILITY COMPANY

BY: _____

DATE: _____

ITS: _____

ACKNOWLEDGMENT:

ON THIS _____ DAY OF _____ 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES

OWNER AUTHORIZATION:

THE RIO SEQUEL LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

DATE: _____

ITS: _____

ACKNOWLEDGMENT:

ON THIS _____ DAY OF _____ 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES

LEGAL DESCRIPTION: (01889252-003-B64-SA) AMENDMENT NO. 2

PARCEL NO. 1

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE EAST 990 FEET;

AND EXCEPT THE SOUTH 40 FEET THEREOF; AND

EXCEPT THAT PORTION AS CONDEMNED TO THE CITY OF TEMPE BY INSTRUMENT RECORDED IN DOCUMENT NO. 98--0121427, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 13;

THENCE SOUTH 89 DEGREES 51 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER TO THE WEST LINE OF THE EAST 990 FEET OF SAID NORTHEAST QUARTER, A DISTANCE OF 990.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 51 MINUTES 53 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 334.29 FEET TO A POINT;

THENCE NORTH 02 DEGREES 05 MINUTES 30 SECONDS WEST TO A POINT 40.00 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 40.02 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 53 SECONDS WEST PARALLEL TO AND 40.00 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 46.92 FEET;

THENCE NORTH 02 DEGREES 05 MINUTES 39 SECONDS WEST A DISTANCE OF 37.02 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 53 SECONDS EAST TO THE WEST LINE OF THE EAST 990.00 FEET OF SAID NORTHEAST QUARTER, A DISTANCE OF 381.79 FEET;

THENCE SOUTH 01 DEGREES 39 MINUTES 31 SECONDS EAST A DISTANCE OF 77.03 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13;

THENCE ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER NORTH 02 DEGREES 43 MINUTES 55 SECONDS WEST, 681.06 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER;

THENCE ALONG THE NORTHERLY LINE THEREOF SOUTH 89 DEGREES 32 MINUTES 12 SECONDS WEST, 25.50 FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 55 SECONDS EAST, 680.55 FEET TO A POINT IN THE SOUTH LINE OF SAID SOUTHWEST QUARTER;
THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 31 MINUTES 00 SECONDS EAST, 48.87 FEET TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 40 FEET THEREOF; AND

EXCEPT THAT PORTION AS CONDEMNED TO THE CITY OF TEMPE BY INSTRUMENT RECORDED IN DOCUMENT NO. 98--0121427, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 13;

THENCE SOUTH 89 DEGREES 51 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER TO THE WEST LINE OF THE EAST 990 FEET OF SAID NORTHEAST QUARTER, A DISTANCE OF 990.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 51 MINUTES 53 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 334.29 FEET TO A POINT;

THENCE NORTH 02 DEGREES 05 MINUTES 30 SECONDS WEST TO A POINT 40.00 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 40.02 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 53 SECONDS WEST PARALLEL TO AND 40.00 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 46.92 FEET;

THENCE NORTH 02 DEGREES 05 MINUTES 39 SECONDS WEST A DISTANCE OF 37.02 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 53 SECONDS EAST TO THE WEST LINE OF THE EAST 990.00 FEET OF SAID NORTHEAST QUARTER, A DISTANCE OF 381.79 FEET;

THENCE SOUTH 01 DEGREES 39 MINUTES 31 SECONDS EAST A DISTANCE OF 77.03 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: (TITLE REPORT 01896895-003-B64-SA)

THE WEST 165.00 FEET OF THE EAST 990.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT A WELL SITE 30 FEET IN DIAMETER AND LYING 59.00 FEET EAST OF THE WEST LINE AND 529.00 FEET NORTH OF THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY; AND

EXCEPT A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 13;

THENCE SOUTH 89 DEGREES 51 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER TO THE EAST LINE OF THE WEST 165.00 FEET OF THE EAST 990.00 FEET OF SAID NORTHEAST QUARTER, A DISTANCE OF 825.00 FEET;

THENCE NORTH 01 DEGREES 39 MINUTES 31 SECONDS WEST ALONG SAID EAST LINE TO A POINT 40.00 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 40.01 FEET THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 51 MINUTES 53 SECONDS WEST PARALLEL TO AND 40.00 FEET NORTH OF SAID SOUTH LINE TO A POINT ON THE WEST LINE OF SAID WEST 165.00 FEET, A DISTANCE OF 165.00 FEET;

THENCE NORTH 01 DEGREES 39 MINUTES 31 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 37.01 FEET;

THENCE NORTH 89 DEGREES 51 MINUTES 53 SECONDS EAST PARALLEL TO AND 77.00 FEET NORTH OF SAID SOUTH LINE TO A POINT ON THE EAST LINE OF SAID WEST 165.00 FEET, A DISTANCE OF 165.00 FEET;

THENCE SOUTH 01 DEGREES 39 MINUTES 31 SECONDS EAST, A DISTANCE OF 37.01 FEET TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION: (TITLE REPORT 01889251-003-B64-SA)

AMENDMENT NO. 6

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4, EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 13 FROM WHICH THE CENTER OF SAID SECTION BEARS SOUTH 89 DEGREES 52 MINUTES 03 SECONDS WEST, 2648.69 FEET (SOUTH 89 DEGREES 51 MINUTES 41 SECONDS WEST, 2648.62 FEET, RECORD);

THENCE SOUTH 89 DEGREES 52 MINUTES 03 SECONDS WEST, 1371.42 FEET ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 13 TO ITS INTERSECTION WITH THE EAST LINE OF THAT PROPERTY DESCRIBED IN PARCEL NO. 6 OF DOCUMENT NO. 92-0428142, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 15 MINUTES 16 SECONDS WEST, 679.70 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 15 MINUTES 16 SECONDS WEST, 679.66 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13;

THENCE NORTH 89 DEGREES 58 MINUTES 02 SECONDS EAST, 347.22 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE EAST 990.00 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13;

THENCE SOUTH 01 DEGREES 40 MINUTES 52 SECONDS EAST, 679.62 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13;

THENCE SOUTH 89 DEGREES 55 MINUTES 03 SECONDS WEST, 364.14 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

DS180142

SBD180031

REC18163

NO. DATE	REVISION	BY
1	1/24/2017 CORRECTIONS AND REUSE TRACT 1/4	JR

DRAWN BY: JAB
CHECKED BY: JAB

REC18163

CIVIL AND SURVEY

HUNTER ENGINEERING

10450 N. 70TH ST. SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3989
F 480 991 3989



SBD180031

DS180142

RIO 2100 EAST

A PARTIAL OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 13
TOWNSHIP: 1N
RANGE: 4E

JOB NO.:
BOYR006-FP

SCALE:
1" = 40'

SHEET
2 OF 5

TRACT 'A'
2100 RIO SALADO
BUSINESS PARK
1331/13 MCR

LOT 7
2100 RIO SALADO
BUSINESS PARK
1331/13 MCR

LOT 6
2100 RIO SALADO
BUSINESS PARK
1331/13 MCR

LOT 4
2100 RIO SALADO
BUSINESS PARK
1331/13 MCR

LOT 1
SHEET 5

APN
132-36-007L
070466715
MCR

**CROSS ACCESS
EASEMENT**

TRACT 'A'

TRACT 'A'

LOT 1
BROCK
655/38 MCR

LOT 3
2100 RIO SALADO
BUSINESS PARK
1331/13 MCR

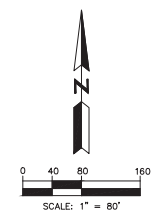
LOT 2

SHEET 4

LOT 3

RIO SALADO PARKWAY

KEY MAP:



DS180142

SBD180031

REC18163

NO.	DATE	REVISION	BY
1		ISSUE/REVISIONS AND REUSE TRACT 'A'	JR

RECD18163
DRAWN BY: JR
CHECKED BY: JAB

HUNTER
ENGINEERING
10450 N. 7TH ST., SUITE 200
SCOTTSDALE, AZ 85258
P 480.991.3989
F 480.991.3989



DS180142
RIO 2100 EAST
A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST, MARICOPA COUNTY, ARIZONA.

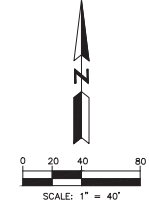
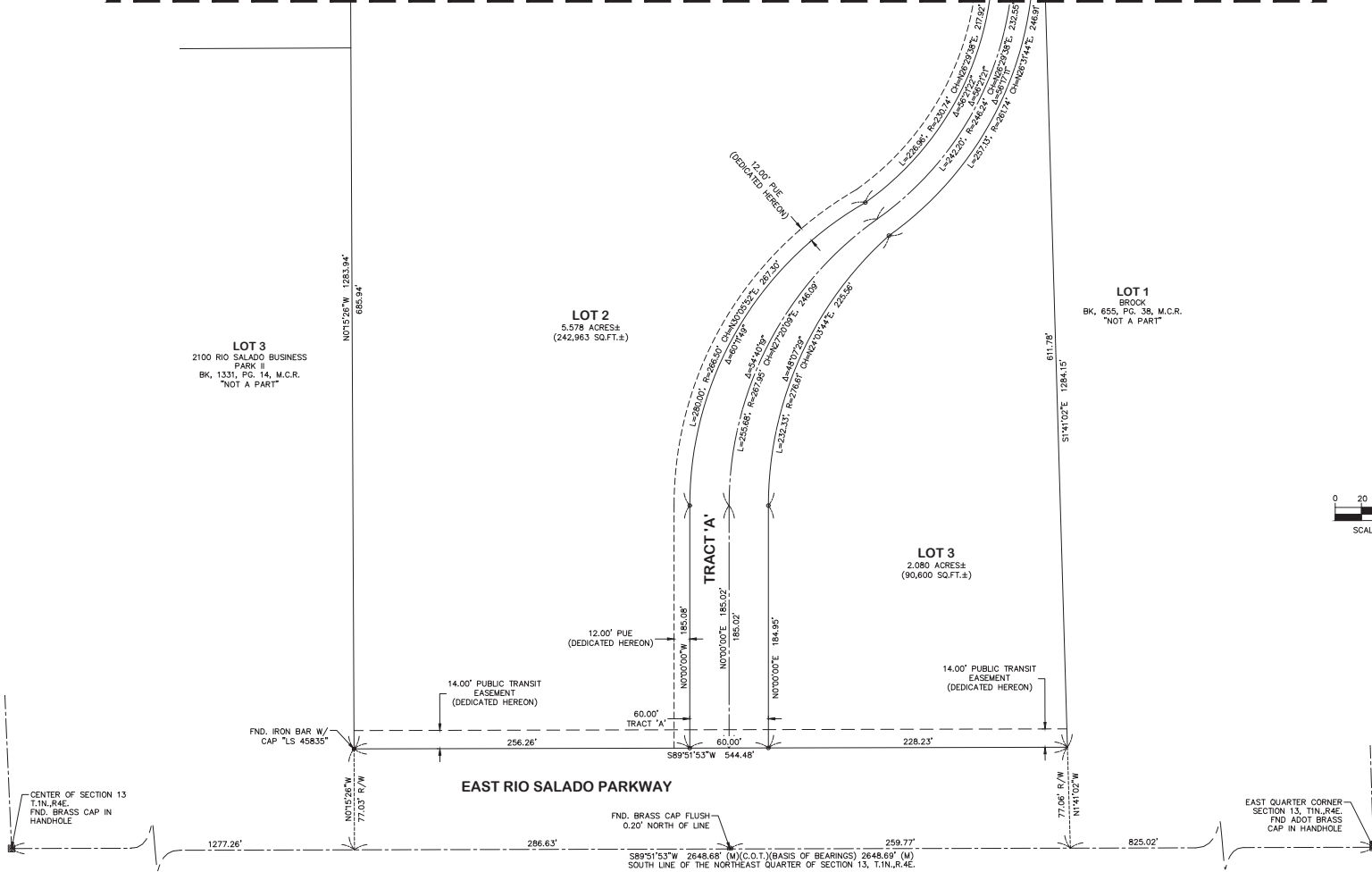
SECTION: 13
TOWNSHIP: 1N
RANGE: 4E

JOB NO.:
BOYR006-FP

SCALE:
1" = 40'

SHEET
3 OF 5

MATCH LINE SEE SHEET 4



LEGEND

- BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- BRASS CAP FLUSH
- ALUMINUM CAP FLUSH
- SET 1/2" REBAR & CAP "RLS 29865"
- MONUMENT LINE
- PROPERTY LINE
- - - EASEMENT LINE
- BOUNDARY OF SUBDIVISION
- (R) RECORDED DATA ACCORDING TO THE FINAL PLAT FOR SWD LOOP 101 & LOOP 202, AS RECORDED IN BOOK 1214, PAGE 34; OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- P.U.E. PUBLIC UTILITIES EASEMENT
- C.O.T. CITY OF TEMPE
- M.C.R. MARICOPA COUNTY RECORDS

DS180142

SBD180031

REC18163

NO.	DATE	REVISION	BY
1	1/24/2017	CORRECTIONS AND REUSE TRACT 'A'	JR

DRAWN BY: JR
CHECKED BY: JAB

REC18163

HUNTER ENGINEERING
CIVIL AND SURVEY

10450 N. 70TH ST., SUITE 200
SCOTTSDALE, AZ 85258
P: 480.991.3989
F: 480.991.3980



DS180142

RIO 2100 EAST

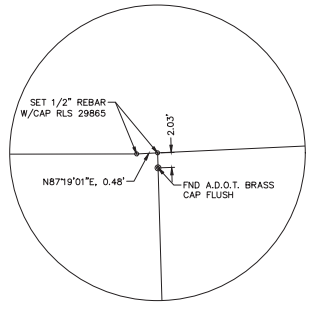
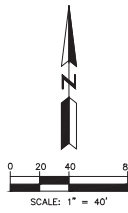
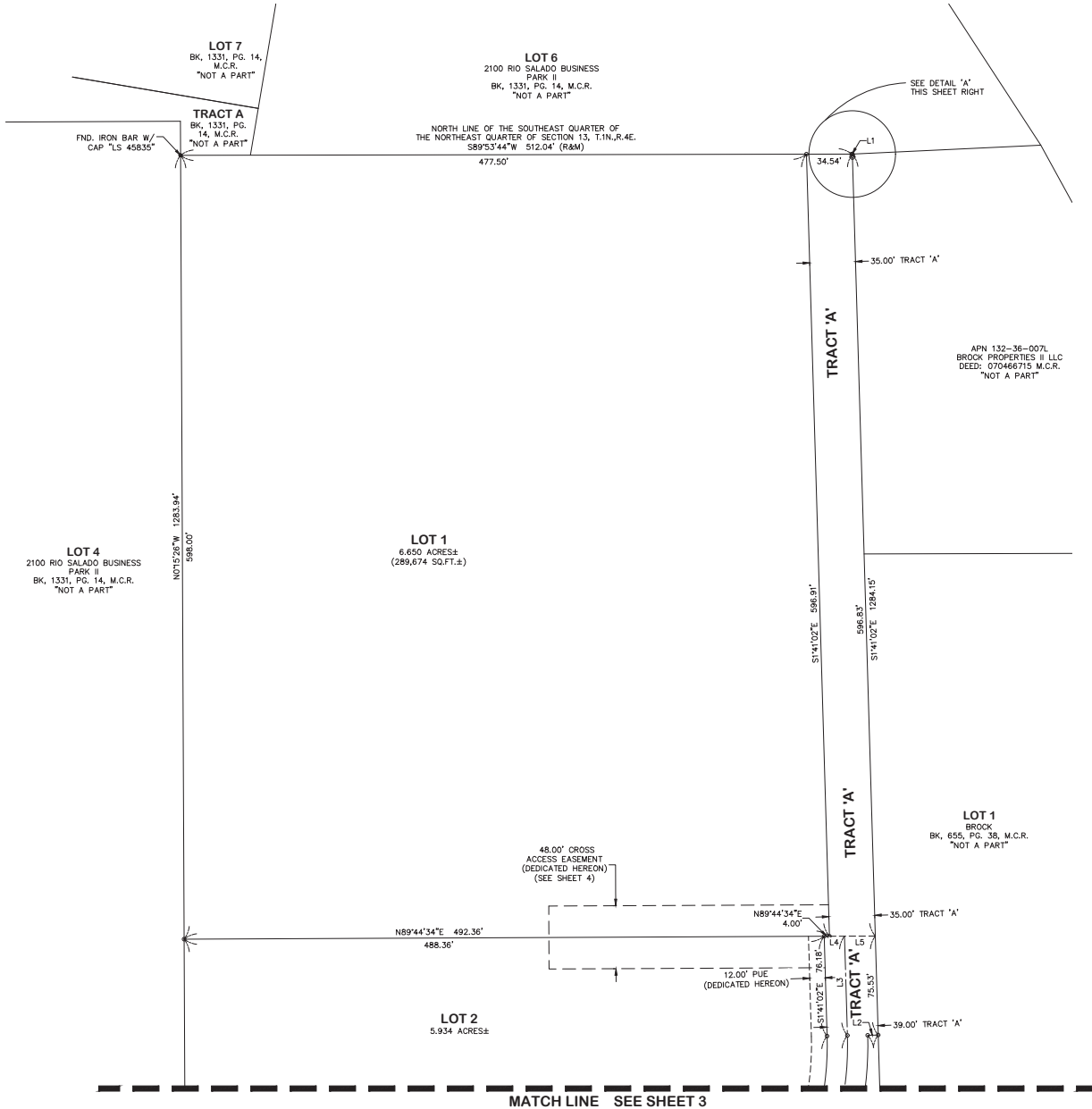
A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST, MARICOPA COUNTY, ARIZONA.

SECTION: 13
TOWNSHIP: 1N
RANGE: 4E

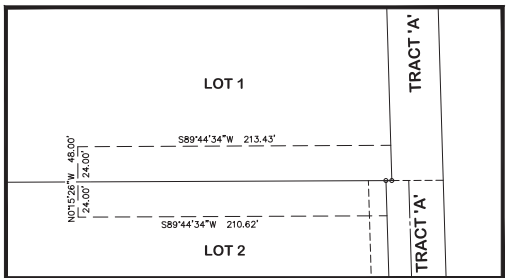
JOB NO.: BOYR006-FP

SCALE: 1" = 40'

SHEET 4 OF 5



DETAIL 'A'
N.T.S.



CROSS ACCESS EASEMENT DETAIL
SCALE: 1" = 40'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N87°19'01"E	0.48'
L2	N88°18'58"E	8.00'
L3	N01°41'02"W	75.80'

LOT AREA TABLE

LOT NO.	ACRES	SQ.FT.
LOT 1	6.650 AC±	289,674 SQ.FT.±
LOT 2	5.978 AC±	242,963 SQ.FT.±
LOT 3	2.080 AC±	90,600 SQ.FT.±

TRACT AREA AND USE TABLE

TRACT	ACRES	SQ.FT.±
TRACT A	1.289 AC±	55,257 SQ.FT.±

PRIVATE STREET FOR INGRESS AND EGRESS TO BE OWNED AND MAINTAINED BY THE PROPERTY MAINTENANCE COMMITTEE.

NO.	DATE	REVISION	BY
1	12/21/2017	CORRECTIONS AND REUSE TRACT 'A'	JR

REC18163
DRAWN BY: JR
CHECKED BY: JAB

HUNTER ENGINEERING
10400 N. 72ND ST. SUITE 200
SCOTTSDALE, AZ 85258
P 480.991.3989
F 480.991.3989



SBD180031
DS180142
RIO 2100 EAST
A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST MARICOPA COUNTY, ARIZONA.

SECTION: 13
TOWNSHIP: 1N
RANGE: 4E

JOB NO.:
BOYR006-FP

SCALE:
1" = 40'

SHEET
5 OF 5

DS180142

MATCH LINE SEE SHEET 3

SBD180031

REC18163

Approved site plan

GOVERNING CODES-TEMPE, AZ

2012 INTERNATIONAL BUILDING CODE
 2012 INTERNATIONAL MECHANICAL CODE
 2012 INTERNATIONAL PLUMBING CODE
 2011 NATIONAL ELECTRICAL CODE
 2012 INTERNATIONAL FIRE CODE WITH AMENDMENTS
 2012 INTERNATIONAL ENERGY CONSERVATION CODE
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND BIC
 CMP. 11 AMENDMENTS

PROJECT TEAM

OWNER:
 TELLURIAN DEVELOPMENT COMPANY
 4350 E. CAMELBACK RD. SUITE A-620
 PHOENIX, AZ 85018
 PH: (702) 498-5457
 CONTACT: TOM LECLAIR
 EMAIL: TOM@AMERICADOOR.NET

DEVELOPER:
 THE BOYER COMPANY
 4350 E. CAMELBACK RD. SUITE A-250
 PHOENIX, AZ 85018
 PH: (602) 498-4333
 CONTACT: ADRIAN EVARIKOU
 EMAIL: ADRIAN@BOYERCOMPANY.COM

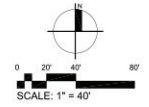
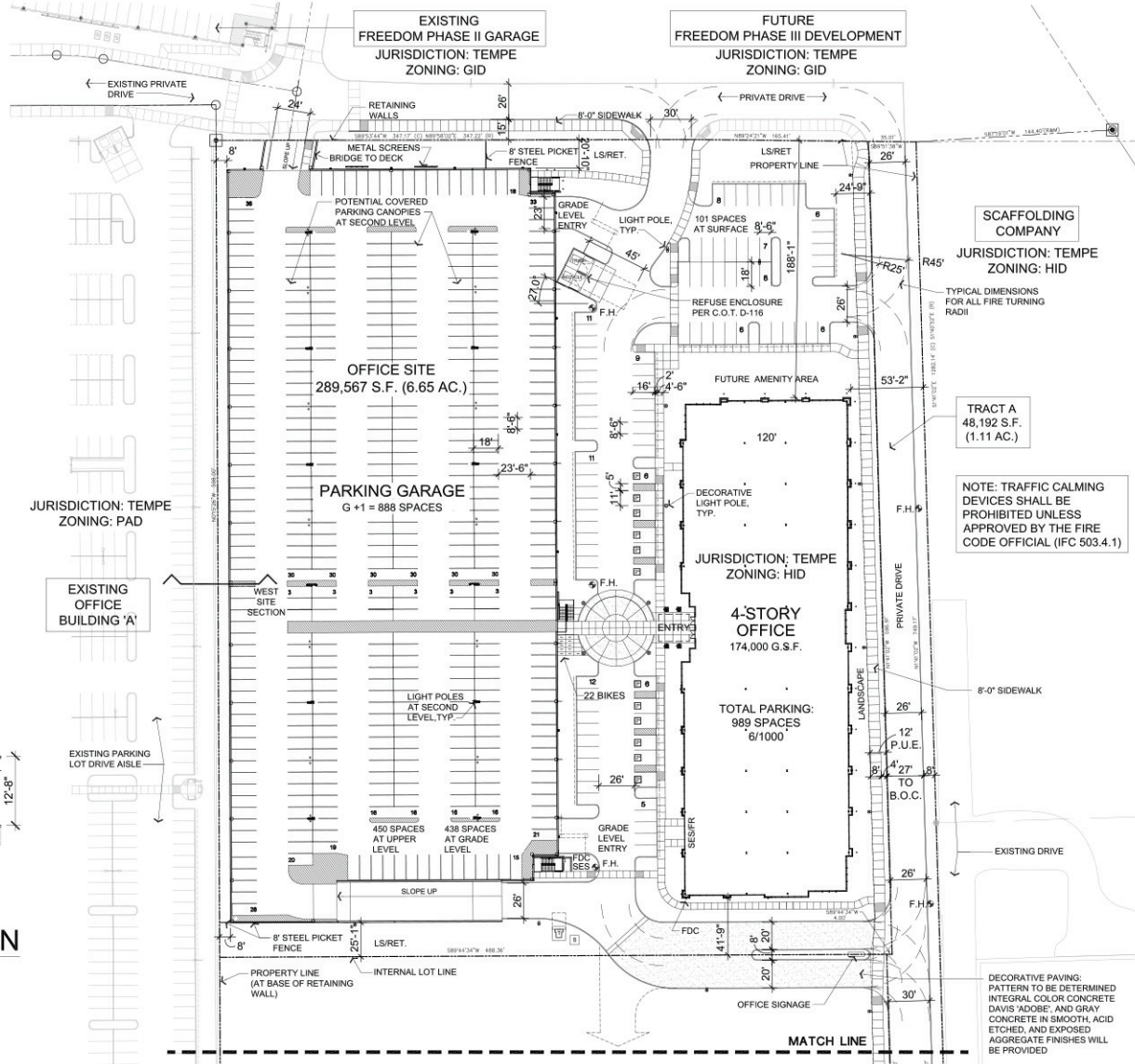
ARCHITECT:
 BUTLER DESIGN GROUP
 5017 E WASHINGTON ST.
 SUITE 107
 PHOENIX, AZ 85034
 PH: (602) 957-1800
 CONTACT: TODD LAWRENCE
 EMAIL: TODDL@BUTLERDESIGNGROUP.COM

ELECTRICAL ENGINEER:
 MCGREW CONSULTING ENGINEERS
 23046 N. 19TH AVE.
 BLDG. 10, SUITE 2
 PHOENIX, AZ 85027
 PH: (602) 331-0114
 CONTACT: JAMES FUNG
 EMAIL: JFUNG@MCGREWENG.COM

OWNER:
 THE BOYER COMPANY
 4350 E. CAMELBACK RD. SUITE A-250
 PHOENIX, AZ 85018
 PH: (602) 498-4333
 CONTACT: ADRIAN EVARIKOU
 EMAIL: ADRIAN@BOYERCOMPANY.COM

CIVIL ENGINEER:
 HUNTER ENGINEERING, INC.
 10450 N. 74TH STREET, SUITE 200
 SCOTTSDALE, AZ 85258
 PH: (480) 991-3985
 PH: (480) 991-3986
 CONTACT: LARRY TALBOT
 EMAIL: LTALBOT@HUNTERENGINEERINGPC.COM

LANDSCAPE ARCHITECT:
 LASKIN AND ASSOCIATES, INC.
 87 EAST WELDON AVENUE
 PHOENIX, AZ 85012
 PH: (602) 840-7771
 PH: (602) 840-9021
 CONTACT: HARDY LASKIN
 EMAIL: HARDY@LASKINDESIGN.COM



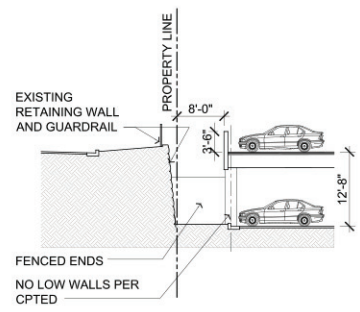
PROJECT DATA

ADDRESS:	2128 E. Rio Salado Blvd.
PARCEL NUMBER:	132-36-001A, 132-36-000D
EXISTING ZONING:	HID
PROPOSED ZONING:	HID
ALLOWABLE BUILDING HEIGHT:	40'-0"
PROPOSED BUILDING HEIGHT (OFC):	66'-0" (EXCL. MECH. SCREENS)
(HEIGHT VARIANCE REQUIRED - HEIGHT ABOVE DATUM AT TOP OF CURB AT MIDDLE OF SITE AT RIO SALADO = 1177.30)	
PROPOSED BUILDING HEIGHT (GAR.):	18'-0" (26' AT ELEV.)
SITE AREA:	285,040 S.F. (6.54 A.C.)
OFFICE BUILDING AREA:	174,000 G.S.F.
GARAGE BUILDING AREA:	257,840 G.S.F.
TOTAL BUILDING AREA:	427,840 S.F.
% COVERAGE (42,960 + 128,920 = 171,880 S.F.):	60.3 %
LANDSCAPE AREA REQUIRED 10%:	28,504 S.F.
LANDSCAPE AREA PROVIDED 18%:	51,987 S.F.
OCCUPANCY:	8 OFC, 5-2 GAR.
CONSTRUCTION TYPE:	II-B OFC, 1-B GAR.
REQ. BUILDING SETBACKS:	PROVIDED BUILDING SETBACKS:
FRONT (SOUTH): 25 FT.	FRONT: 25'-1"(G)
SIDE: 0 FT.	WEST SIDE: 8'-0"(G)
REAR: 0 FT.	EAST SIDE: 53'-2"(G)
REQ. PARKING SETBACKS:	REQ. PARKING SETBACKS:
FRONT: 20 FT.	FRONT: N/A
STREET SIDE: 20 FT.	STREET SIDE: N/A
PARKING DATA:	
OFFICE - 164,000 N.S.F. (1 PER / 300 S.F.)	547 STALLS
REQUIRED PARKING:	689 STALLS
PROVIDED PARKING:	(INCL. 20 ADA)
BICYCLE PARKING DATA:	
OFFICE - 164,000 N.S.F. (1 PER 4,000 S.F.)	21 STALLS
REQUIRED PARKING:	22 STALLS
PROVIDED PARKING:	

SCAFFOLDING COMPANY
 JURISDICTION: TEMPE
 ZONING: HID

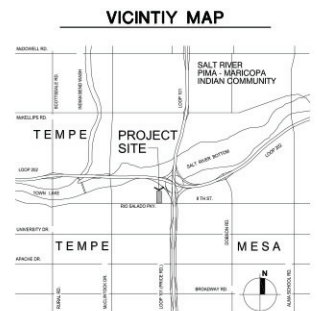
TRACT A
 48,192 S.F.
 (1.11 AC.)

NOTE: TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL (IFC 503.4.1)



WEST SITE SECTION

NORTH SITE PLAN



VICINITY MAP



RIO 2100 / EAST
 2128 E Rio Salado Parkway
 Tempe, Arizona



Approved site plan

GOVERNING CODES-TEMPE, AZ

2012 INTERNATIONAL BUILDING CODE
 2012 INTERNATIONAL MECHANICAL CODE
 2012 INTERNATIONAL PLUMBING CODE
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 2012 INTERNATIONAL FIRE CODE W/ AMENDMENTS
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 CMP. 11 AMENDMENTS

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 PHOENIX, AZ 85016
 PH: (702) 498-5457
 CONTACT: TOM LECLAIR
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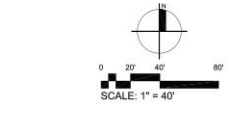
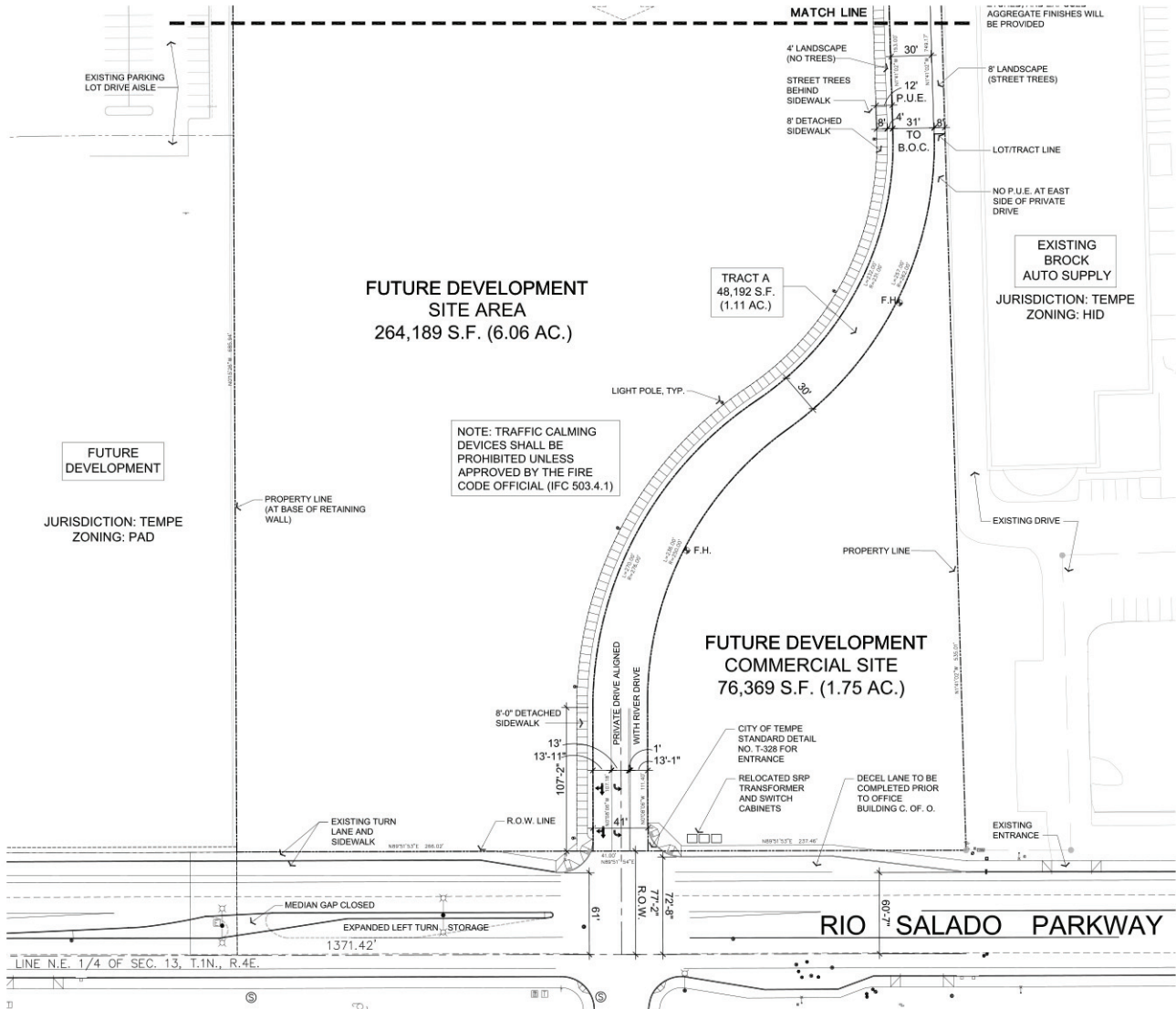
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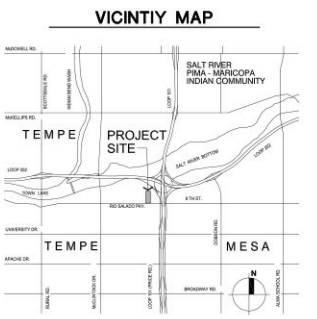
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 CONSTRUCTION TYPE: II-B OFC, I-B GAR.

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SIDE: 0 FT.	WEST SIDE: 8'-0" (G)
REAR: 0 FT.	EAST SIDE: 53'-2" (G)
REAR PARKING SETBACKS:	REAR: 20'-10" (G)
FRONT: 20 FT.	FRONT: N/A
STREET SIDE: 20 FT.	STREET SIDE: N/A

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 REQUIRED PARKING: 547 STALLS
 PROVIDED PARKING: 689 STALLS (INCL. 20 ADA)

BICYCLE PARKING DATA:
 OFFICE - 164,000 N.S.F. (1 PER 16,000 S.F.)
 REQUIRED PARKING: 21 STALLS
 PROVIDED PARKING: 22 STALLS



SOUTH SITE PLAN

RIO 2100 / EAST
 2128 E Rio Salado Parkway
 Tempe, Arizona

