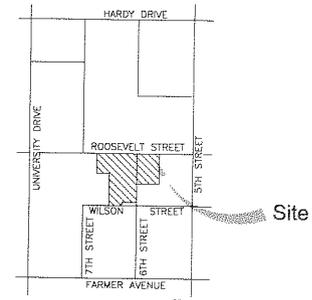
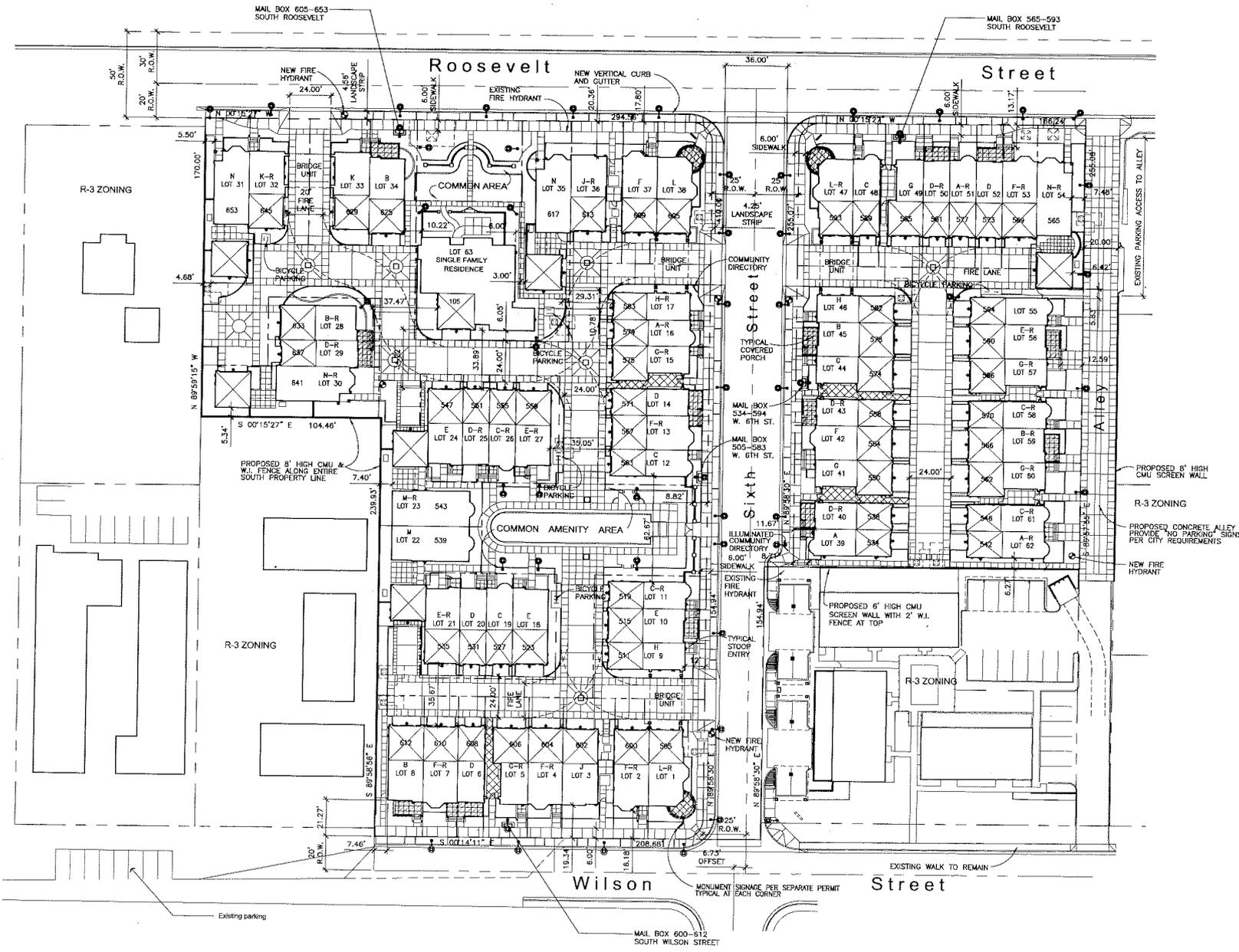


Amended Final P.A.D. for Brownstone at Hyde Park 589 South Roosevelt Street



Issue Date: 11.27.2001
 Revisions:
 1
 2
 3
 4

Brownstone at Hyde Park
 A Brownstone Residential Community
 Tempe Arizona



Vicinity Map

Project Data

Project Description
 63 TOWNHOUSE / LOFT UNITS IN A PLANNED RESIDENTIAL COMMUNITY BASED UPON URBAN PLANNING PRINCIPLES THAT ENCOURAGE PEDESTRIAN USE OF THE STREET, A SENSE OF NEIGHBORHOOD, AND ENHANCED ARCHITECTURAL DESIGN AND MATERIALS.

Project Name / Address

BROWNSTONE AT HYDE PARK
 589 SOUTH ROOSEVELT

Owner

BROWNSTONE RESIDENTIAL
 602 WEST 1ST STREET
 TEMPE, ARIZONA 85281-2606
 CONTACT: CORKY HOUGHARD
 480.866.4400
 480.866.2299 (FAX)

Architect / Submitted by

ROBERTSON'S ASSOCIATES, INC.
 2525 EAST ARIZONA BILTMORE CIRCLE
 SUITE 237
 PHOENIX, ARIZONA 85016
 CONTACT: JONATHAN L. PEPPER, AIA
 602.955.7575
 602.955.6393 (FAX)

Parcel Information

ZONING: R1-PAD
 SIZE: GROSS: 3.71 ACRES (179,903 S.F.)
 NET: 3.29 ACRES (143,312 S.F.)

Building Information

BUILDING HEIGHT: 36 FEET (MAXIMUM), 3 & 2 STORIES
 BUILDING TYPE: V-N
 ALLOWABLE AREA: UNLIMITED
 APES PROVIDED: PROVIDED (NOT REQUIRED)
 OCCUPANCY: R1
 BUILDING USE: OWNER OCCUPIED TOWNHOUSE RESIDENCES
 PARKING PROVIDED: 102 SPACES IN GARAGES
 BYCYCLE PARKING: 63 IN GARAGES + 12 AT LARGE = 75
 SITE-BUILDING COVERAGE: 38.23%
 LANDSCAPING ON SITE: 50,389 S.F. (1.17 ACRES)

On Site Retention

ON SITE RETENTION TO BE ADDRESSED BY USING ALL OF THE AVAILABLE LANDSCAPE AREAS FOR RETENTION AND A SERIES OF UNDERGROUND PIPES DRAINING TO A COMMON UNDERGROUND RETENTION AREA IN THE COMMON AMENITY AREA. DESIGN OF ON SITE RETENTION SHALL BE SUFFICIENT FOR THE 100 YEAR STORM REQUIREMENTS.

Refuse/Recycle

ON SITE REFUSE/RECYCLE COLLECTION TO BE PROVIDED FOR INDIVIDUAL CONTAINERS LOCATED WITHIN UNIT GARAGES. ALL COLLECTION IS TO BE CURBSIDE PICKUP.

Unit Description

UNIT TYPE	# UNITS	SIZE	UNIT DESCRIPTION
A	4	976 S.F.	2 STORY, 1 BDR., 1 CAR GARAGE
B	5	1221 S.F.	2 STORY, 1 BDR., 2 CAR GARAGE
C	8	1528 S.F.	3 STORY, 1 BDR., 1 CAR GARAGE
D	8	1303 S.F.	3 STORY, 1 BDR., 1 CAR GARAGE
E	6	1697 S.F.	3 STORY, 2 BDR., 2 CAR GARAGE
F	7	1831 S.F.	3 STORY, 2 BDR., 2 CAR GARAGE
G	7	1752 S.F.	3 STORY, 2 BDR., 1 CAR GARAGE
H	3	1861 S.F.	3 STORY, 2 BDR., 1 CAR GARAGE
J	2	1581 S.F.	2 STORY, 2 BDR., 2 CAR GARAGE
K	2	2006 S.F.	3 STORY, 2 BDR., 2 CAR GARAGE
L	3	1517 S.F.	3 STORY, 2 BDR., 2 CAR GARAGE
M	2	2557 S.F.	3 STORY, 2 BDR., 2 CAR GARAGE
N	4	1965 S.F.	2 STORY, 1 BDR., 2 CAR GARAGE
O	1	2800 S.F.	2 STORY, 3 BDR., 2 CAR GARAGE

Robertson's Associates, Inc.
 Architecture-Planning-Programming
 2525 East Arizona Biltmore Circle
 Suite 237
 Phoenix, Arizona 85016
 602-955-7575
 602-955-6393 (FAX)



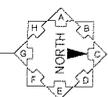
Project Number: 2005

Drawing: Site Plan
 Sheet: 2



Site Plan

1" = 30'-0"



AMENDED FINAL P.A.D. BROWNSTONE AT HYDE PARK

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 16,
 TOWNSHIP 1 NORTH, RANGE 4 EAST,
 GILA & SALT RIVER BASE & MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION

Final Plat of "Brownstone at Hyde Park", recorded in Book 557 of Maps, Page 10, Office of the Maricopa County Recorder, being situated in a portion of the southeast quarter of section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

LOT & TRACT AREA

LOT	SQ. FT.	AC.
1	2,505	0.06
2	1,538	0.04
3	2,359	0.05
4	1,575	0.04
5	1,997	0.05
6	1,210	0.03
7	1,580	0.04
8	2,197	0.05
9	2,158	0.05
10	1,287	0.03
11	1,254	0.03
12	1,319	0.03
13	1,277	0.03
14	979	0.02
15	1,617	0.04
16	978	0.02
17	2,233	0.05
18	1,542	0.04
19	949	0.02
20	946	0.02
21	1,380	0.03
22	2,472	0.06
23	2,469	0.05
24	1,421	0.03
25	959	0.02
26	969	0.02
27	1,579	0.03
28	1,620	0.04
29	994	0.02
30	3,121	0.07
31	2,593	0.06
32	2,555	0.06
33	2,576	0.06
34	2,077	0.05
35	3,294	0.08
36	2,420	0.06
37	1,976	0.04
38	2,575	0.06
39	1,482	0.03
40	1,014	0.02
41	1,676	0.04
42	1,323	0.03
43	1,015	0.02
44	1,677	0.04
45	1,324	0.03
46	2,317	0.05
47	2,585	0.06
48	1,211	0.03
49	2,084	0.05
50	1,250	0.03
51	1,252	0.03
52	1,253	0.03
53	1,598	0.04
54	2,745	0.06
55	1,584	0.04
56	1,508	0.03
57	1,910	0.04
58	1,156	0.03
59	1,508	0.03
60	1,909	0.04
61	1,155	0.03
62	1,656	0.04
63	5,506	0.13

TRACT	SQ. FT.	AC.
A	7,215	0.17
B	3,280	0.08

SITE DATA

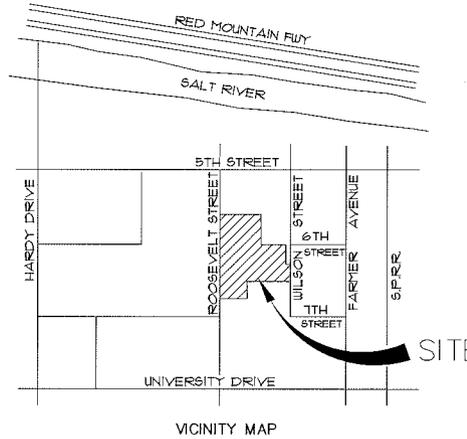
GROSS ACRES 4.00 AC
 PUBLIC R/W 0.76 AC
 NET ACRES 3.24 AC
 EXISTING ZONING R-3
 PROPOSED ZONING R-1 PAD
 PROPOSED NUMBER OF LOTS 63
 MINIMUM LOT SIZE 946 S.F.
 MAXIMUM LOT SIZE 5,506 S.F.
 GROSS DENSITY 17 DU/AC

CONDITIONS OF APPROVAL: SPD-2000.83, SPD-2001.37

- The Amended Final PAD shall be recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department prior to building permits. The Planning Division staff, prior to recordation, shall review details of the document format.
- All applicable conditions approved by City Council on February 8, 2001 shall apply (#SPD-2000.83)

NOTES

- Based on ALTA Surveys by Brady, Aulerich and Associates, Inc. Job Nos. 971018, 981019 and 980416.
- All utilities shall be constructed underground.
- Electric lines to be constructed underground as required by the Arizona Corporation Commission.
- This subdivision is on the Town of Tempe water system which has a certificate of assured water supply.



BASIS OF BEARINGS
 The monument line of University Drive as S 89° 48' 42" E per City of Tempe horizontal control data.

OWNER & DEVELOPER

BROWNSTONE AT HYDE PARK, L.L.C.
 602 WEST 1ST STREET
 TEMPE, AZ 85281
 PHONE: (480) 966-4400
 ATTN: CORKY HOUGHARD

ENGINEER

FLEET FISHER ENGINEERING, INC.
 4250 E. CAMELBACK ROAD, SUITE 410K
 PHOENIX, AZ 85018
 PHONE: (602) 264-3335
 ATTN: FRED E. FLEET, P.E.

OWNERSHIP

BROWNSTONE AT HYDE PARK, L.L.C., An Arizona Limited Liability Company
 This is to certify that we have reviewed this plan and hereby approve the development as shown.

IN WITNESS WHEREOF:

BROWNSTONE AT HYDE PARK, L.L.C., an Arizona Limited Liability Company, as owner, has hereunto caused its name to be affixed and the same to be attested by the signature of the undersigned officer thereunto duly authorized this 18th day of DECEMBER, 2001.
 By C.P. Houchard

ACKNOWLEDGMENT

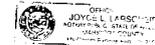
STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS:

On this the 18th day of December, 2001 before me the undersigned officer, personally appeared C.P. Houchard, who acknowledged himself/herself to be the Authorized Representative of MCW Holdings, L.L.C., an Arizona Limited Liability Company, the manager of BROWNSTONE AT HYDE PARK, L.L.C., an Arizona Limited Liability Company, and acknowledged that he/she as such officer, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself/herself as Authorized Representative of MCW Holdings, L.L.C., an Arizona Limited Liability Company, the manager of BROWNSTONE AT HYDE PARK, L.L.C.

IN WITNESS WHEREOF:

I hereunto set my hand and official seal.

By June L. Lancher August 19, 2003
 Notary Public My Commission Expires



CERTIFICATION

This is to certify that the survey of the premises described and platted hereon was made under my direction during the month of March, 2001, and that the plat is correct and accurate; and that monuments described hereon have been located as described.

By Jimmy W. Springer 12-17-01
 JIMMY W. SPRINGER R.L.S. NO. 34399 DATE

PREPARED BY:

JIMMY W. SPRINGER, R.L.S. #34399
 FLEET-FISHER ENGINEERING, INC.
 4250 EAST CAMELBACK RD., SUITE 410K
 PHOENIX, AZ 85018
 PHONE: (602) 264-3335



APPROVALS

Approved by the Mayor and City Council of the City of Tempe, Arizona on this 7th day of June, 2001.

By Neil Sullivan 12-19-01
 BY: MAYOR DATE
 By Kelly West 12-19-01
 ATTEST: CITY CLERK DATE
 By Neil Mann 12-20-01
 BY: CITY ENGINEER DATE
 By Fred E. Fleet 12-21-01
 BY: DEVELOPMENT SERVICES DATE



AMENDED FINAL P.A.D.
 BROWNSTONE AT HYDE PARK

FLEET • FISHER
 ENGINEERING INC.

4250 EAST CAMELBACK RD., SUITE 410K
 PHOENIX, ARIZONA 85018 TEL: (602) 264-3335
 DATE 07-2001 JOB NO. 243-01 SHEET 1 OF 2

DS# 001193