

PLANNED AREA DEVELOPMENT FOR MARINA HEIGHTS

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

LEGAL DESCRIPTION



PARCEL NO. 1: (PARCEL 3A)

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

COMMENCING AT A FOUND MARICOPA COUNTY DEPARTMENT OF ENGINEERS BRASS CAP IN HAND HOLE AT THE EAST QUARTER CORNER OF SAID SECTION 15, FROM WHICH A FOUND REBAR WITH L.S. TAG NUMBER 15089 AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15 BEARS SOUTH 89 DEGREES 17 MINUTES 38 SECONDS WEST, A DISTANCE OF 2646.98 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 38 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1819.67 FEET; THENCE DEPARTING FROM SAID SOUTH LINE, NORTH 00 DEGREES 09 MINUTES 48 SECONDS EAST, A DISTANCE OF 95.59 FEET TO A POINT ON THE NORTHERLY LINE OF AN EASEMENT RECORDED IN DOCUMENT NO. 2002-1019659, MARICOPA COUNTY RECORDS, SAID POINT BEING ON A CURVE, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 06 DEGREES 48 MINUTES 07 SECONDS WEST, A DISTANCE OF 662.00 FEET, SAID POINT ALSO BEING A POINT ON THE COMMON LINE FOR ASU PARCELS 3A AND 3B AND THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF SAID EASEMENT, THE FOLLOWING FIVE COURSES; WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 88.18 FEET THROUGH A CENTRAL ANGLE OF 07 DEGREES 37 MINUTES 56 SECONDS; THENCE SOUTH 89 DEGREES 10 MINUTES 11 SECONDS WEST, A DISTANCE OF 179.35 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 532.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 383.78 FEET THROUGH A CENTRAL ANGLE OF 41 DEGREES 19 MINUTES 57 SECONDS; THENCE NORTH 49 DEGREES 29 MINUTES 52 SECONDS WEST, A DISTANCE OF 179.55 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 715.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 86.45 FEET THROUGH A CENTRAL ANGLE OF 6 DEGREES 55 MINUTES 40 SECONDS TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE AFOREMENTIONED SECTION 15, FROM WHICH THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER BEARS SOUTH 00 DEGREES 12 MINUTES 15 SECONDS WEST, A DISTANCE OF 403.83 FEET; THENCE DEPARTING FROM SAID EASEMENT LINE, NORTH 00 DEGREES 12 MINUTES 15 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 459.63 FEET TO THE SOUTH LINE OF A FLOOD CONTROL MAINTENANCE EASEMENT RECORDED IN BOOK 365 OF MAPS, PAGE 34, MARICOPA COUNTY RECORDS, SAID POINT BEING ON A CURVE, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 12 DEGREES 32 MINUTES 39 SECONDS WEST, A DISTANCE OF 2865.40 FEET; THENCE ALONG THE EASEMENT LINE, THE FOLLOWING THREE COURSES; SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 543.52 FEET THROUGH A CENTRAL ANGLE OF 10 DEGREES 52 MINUTES 05 SECONDS; THENCE SOUTH 66 DEGREES 35 MINUTES 16 SECONDS EAST, A DISTANCE OF 220.40 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 5165.75 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 181.50 FEET THROUGH A CENTRAL ANGLE OF 02 DEGREES 00 MINUTES 47 SECONDS TO THE AFOREMENTIONED COMMON LINE FOR ASU PARCELS 3A AND 3B; THENCE ALONG SAID COMMON LINE, SOUTH 15 DEGREES 09 MINUTES 51 SECONDS WEST, A DISTANCE OF 234.00 FEET; THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH 00 DEGREES 09 MINUTES 48 SECONDS WEST, A DISTANCE OF 207.57 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

A NON-EXCLUSIVE EASEMENTS AS SET FORTH IN EASEMENT AGREEMENT RECORDED JUNE 29, 2007 AS 2007-755485 OF OFFICIAL RECORDS.

PARCEL NO. 3:

NON-EXCLUSIVE RECIPROCAL EASEMENTS AS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 29, 2007 AS 2007-0755487 OF OFFICIAL RECORDS.

PARCEL NO. 4:

A PERMANENT, NON-EXCLUSIVE EASEMENT FOR DRAINAGE ON, UNDER, ACROSS AND OVER THAT AREA SHOWN THEREIN AS CREATED BY THAT CERTAIN DRAINAGE EASEMENT AGREEMENT DATED JUNE 29, 2007 AND RECORDED JUNE 29, 2007 IN DOCUMENT NO. 20070755488 AND MORE PARTICULARLY DESCRIBED THEREIN.

PARCEL NO. 5:

A PERMANENT, NON-EXCLUSIVE EASEMENT FOR SIGNAGE ON, UNDER, ACROSS AND OVER THAT AREA SHOWN THEREIN AS CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS DATED JUNE 29, 2007 AND RECORDED JUNE 29, 2007 IN DOCUMENT NO. 20070755487 AND MORE PARTICULARLY DESCRIBED THEREIN.

ACKNOWLEDGEMENT

ARIZONA STATE UNIVERSITY THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN. SIGNED THIS _____ DAY OF _____, 2013 BY AS _____ OF ARIZONA STATE UNIVERSITY

ACKNOWLEDGEMENT:

STATE OF ARIZONA COUNTY OF MARICOPA THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2013 BY AUTHORIZED REPRESENTATIVE, ON BEHALF OF THE ARIZONA BOARD OF REGENTS. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

RP HFL LLC THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN. SIGNED THIS _____ DAY OF _____, 2013 BY _____ AS _____ OF RP HFL LLC.

ACKNOWLEDGEMENT:

STATE OF ARIZONA COUNTY OF MARICOPA THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2013 BY AUTHORIZED REPRESENTATIVE, ON BEHALF OF THE COMPANY. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

OWNER / DEVELOPERS

OWNER: SUNBELT HOLDINGS
6720 N SCOTTSDALE ROAD, STE 160
SCOTTSDALE, ARIZONA 85253

DEVELOPER: RYAN COMPANIES US, INC.
3900 E CAMELBACK ROAD, STE 100
PHOENIX, ARIZONA 85018
PHONE: 602.322.6119
FAX: 602.322.6319

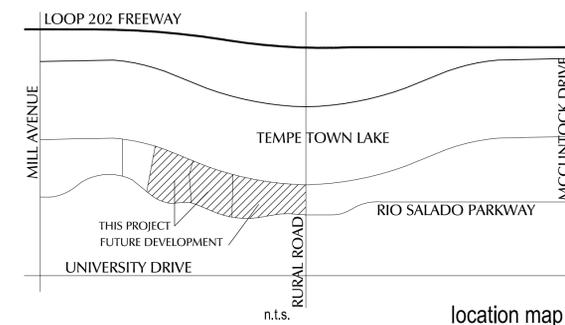
AGENT: DAVIS
60 E RIO SALADO PARKWAY, STE 118
TEMPE, ARIZONA 85281
PHONE: 480.638.1100
FAX: 480.638.1101

CIVIL ENGINEER: ERICKSON & MEEKS ENGINEERING
13444 N 32nd STREET, STE 5
PHOENIX, ARIZONA 85032
PHONE: 602.569.6593
FAX: 602.569.6493

TRAFFIC ENGINEER: CIVTEC
10605 N HAYDEN ROAD, STE 140
SCOTTSDALE, ARIZONA 85260
PHONE: 480.659.4250
FAX: 480.659.0566

PROJECT NAME AND ADDRESS

MARINA HEIGHTS AT TEMPE TOWN LAKE
300 EAST RIO SALADO PARKWAY - (MHW)
600 EAST RIO SALADO PARKWAY - (MHE)
TEMPE, AZ 85281



PROJECT DATA

SEE SHEET PAD2

CITY APPROVALS

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THIS _____ DAY OF _____, 2013

BY: _____
DEVELOPMENT SERVICES DATE

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CONDITIONS OF APPROVAL: PAD07015

1. THE PLANNED AREA DEVELOPMENT OVERLAY FOR MARINA HEIGHTS - EAST SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURES AND KEPT ON FILE WITH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS. **(COMPLETED)**
2. A FOURTEEN (14) FOOT TRANSIT EASEMENT SHALL BE INDICATED ON THE SOUTH PROPERTY LINE FOR FUTURE USE, SUBJECT TO REVIEW BY THE PUBLIC WORKS, LIGHT RAIL TRANSIT DIVISION. **(COMPLETED)**
3. UPDATES SHALL BE PROVIDED TO THE TRAFFIC IMPACT STUDY AS SUBMITTALS ARE MADE AND DEVELOPMENT PLANS ARE REFINED.
4. THE DRIVEWAYS AS DISCUSSED IN THE TRAFFIC STUDY SHALL BE REDUCED FROM THE 11 PROPOSED TO 8, INCLUDING THE FOLLOWING MODIFICATIONS, SUBJECT TO REVIEW BY THE PUBLIC WORKS, TRAFFIC ENGINEER:
 - A. RELOCATE DRIVEWAY D2 AT LEAST 150 FEET TO THE EAST;
 - B. CONSOLIDATE DRIVEWAYS D4 AND D5;
 - C. ELIMINATE DRIVEWAY D8; AND
 - D. ELIMINATE DRIVEWAY D10. **(COMPLETED)**
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR DESIGN AND CONSTRUCTION OF A SOUTHBOUND RIGHT-TURN LANE AT THE RIO SALADO AND RURAL ROAD INTERSECTION, AS RECOMMENDED IN THE TRAFFIC IMPACT STUDY DURING THE FIRST PHASE OF CONSTRUCTION, SUBJECT TO REVIEW BY THE PUBLIC WORKS, TRAFFIC.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH THE DESIGN AND CONSTRUCTION OF THE FUTURE TRAFFIC SIGNAL LOCATED AT DRIVEWAY D7, SUBJECT TO REVIEW BY PUBLIC WORKS, TRAFFIC ENGINEER.
7. MARINA HEIGHTS WEST SHALL PROVIDE A MAXIMUM BUILDING HEIGHT OF TWO HUNDRED NINETY-NINE FEET (299'-0") FOR BUILDINGS A AND B - APPROVED AS SHOWN WITH A MAXIMUM HEIGHT OF 251'.
8. IF THE F.A.A. DETERMINES THE BUILDING HEIGHT AS A POTENTIAL HAZARD OR IF U.S. AIRWAYS DETERMINES THE HEIGHT CREATES SIGNIFICANT OPERATIONAL CONSTRIANTS, THE PAD SHALL BE BROUGHT BACK THROUGH THE PUBLIC HEARING PROCESS, AS IT RELATES TO HEIGHT.

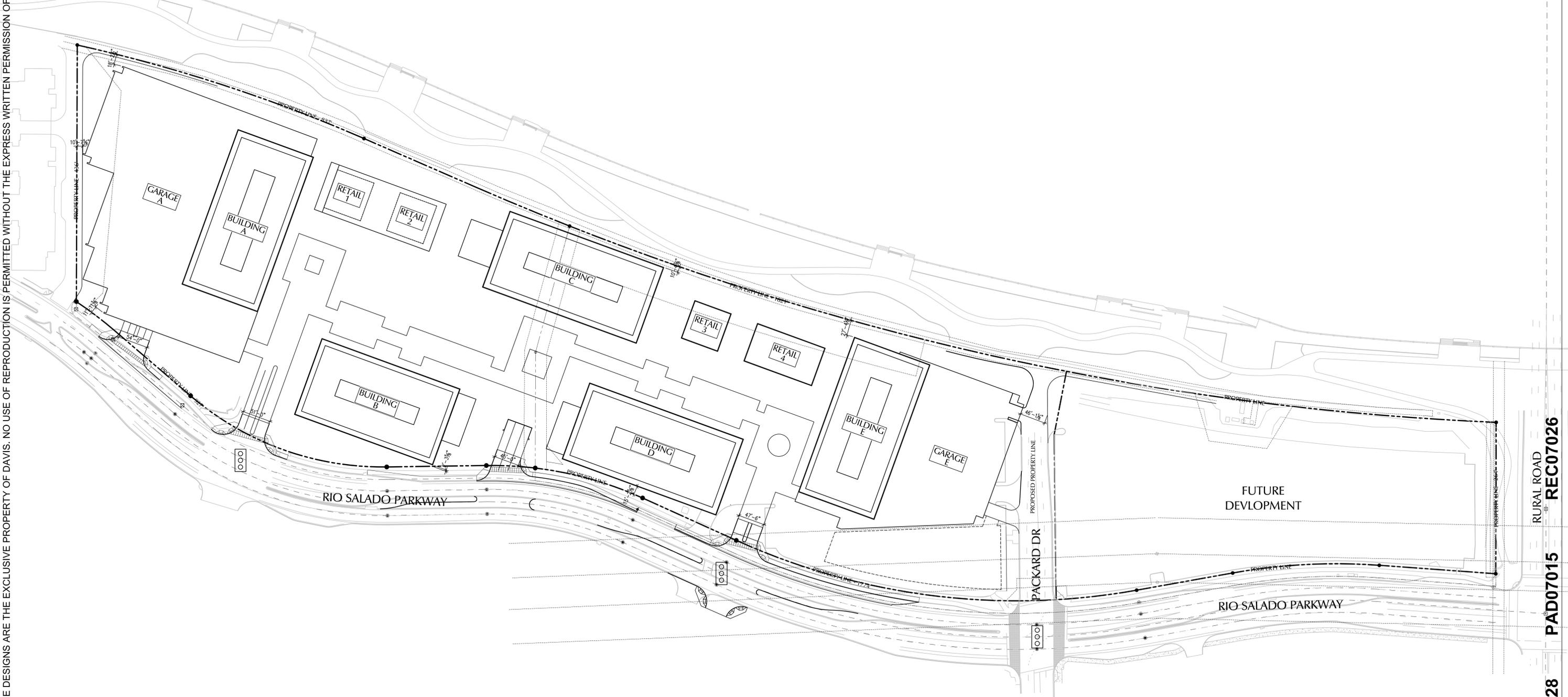
APPROVED PROJECT DATA:			APPROVED BUILDING DATA:				
ZONING: MU-4 EXISTING: MU-4/MU-ED SITE AREA (NET): ±10.6 ACRES (BLDG A-F) ±15.23 ACRES (BLDG G-K)			OPTION A 100% CONDO	OPTION B 75% CONDO 25% OFFICE	OPTION C 50% CONDO 50% OFFICE	OPTION D 100% OFFICE	
TYPE OF CONSTRUCTION:			BUILDING A BUILDING AREA: 470,000 RSF HT. OF BUILDING: 251' NO. OF STORIES: 22 OFFICE AREA: 0 DWELLING UNITS: 294 PKG REQ'D: 647 PKG PROV'D: 647				
ALL BUILDINGS TO BE TYPE 1-B PER 2003 IBC EQUIPPED WITH AUTOMATIC FIRE-EXTINGUISHING SYSTEMS ALL BUILDING HEIGHTS MEASURED FROM MIDPOINT TOP OF CURB			BUILDING B BUILDING AREA: 470,000 RSF HT. OF BUILDING: 251' NO. OF STORIES: 22 OFFICE AREA: 0 DWELLING UNITS: 294 PKG REQ'D: 647 PKG PROV'D: 647				
PARKING CALCULATIONS:			BUILDING C BUILDING AREA: 175,000 RSF HT. OF BUILDING: 175' NO. OF STORIES: 16 DWELLING UNITS: 125 PKG REQ'D: 275 PKG PROV'D: 275				
MINIMUM REQUIRED ^(1/2000) BLDGS A-F 2895 ^(max) BLDGS G-K 5222 PARKING PROVIDED BLDGS A-F 2895 BLDGS G-K 5511			BUILDING D BUILDING AREA: 175,000 RSF HT. OF BUILDING: 175' NO. OF STORIES: 16 DWELLING UNITS: 125 PKG REQ'D: 275 PKG PROV'D: 275				
BIKE PARKING CALCULATIONS:			BUILDING D.1 BUILDING AREA: 10,000 RSF INCLUDED W/ CONDO PARKING				
REQUIRED BLDGS A-F 79-2353 ^(max) BLDGS G-K 164 PROVIDED BLDGS A-F 40-177 ^(max) BLDGS G-K 82			BUILDING E BUILDING AREA: 74,100 RSF HT. OF BUILDING: 50' NO. OF STORIES: 4 DWELLING UNITS: 48 PKG REQ'D: 48 PKG PROV'D: 48				
LANDSCAPE CALCULATIONS:			BUILDING F BUILDING AREA: 50,700 RSF HT. OF BUILDING: 50' NO. OF STORIES: 4 DWELLING UNITS: 13 PKG REQ'D: 33 PKG PROV'D: 33				
ON SITE REQUIRED BLDGS A-F NS BLDGS G-K NS ON SITE PROVIDED BLDGS A-F 35% BLDGS G-K 40%			BUILDING G BUILDING AREA: 277,500 RSF HT. OF BUILDING: 174' NO. OF STORIES: 10 DWELLING UNITS: 1110 PKG REQ'D: 1110 PKG PROV'D: 1110				
LOT COVERAGE:			BUILDING H BUILDING AREA: 309,500 RSF HT. OF BUILDING: 186' NO. OF STORIES: 11 DWELLING UNITS: 1238 PKG REQ'D: 1238 PKG PROV'D: 1238				
REQUIRED BLDGS A-F NS BLDGS G-K NS PROVIDED BLDGS A-F 35% BLDGS G-K 55%			BUILDING I BUILDING AREA: 313,500 RSF HT. OF BUILDING: 198' NO. OF STORIES: 11 DWELLING UNITS: 1254 PKG REQ'D: 1254 PKG PROV'D: 1254				
BUILDING AREAS:			BUILDING J BUILDING AREA: 366,250 RSF HT. OF BUILDING: 210' NO. OF STORIES: 12 DWELLING UNITS: 1465 PKG REQ'D: 1465 PKG PROV'D: 1465				
BUILDING A: 553,000 GSF 470,000 RSF BUILDING B: 553,000 GSF 470,000 RSF BUILDING C: 190,500 GSF 175,000 RSF BUILDING D: 190,500 GSF 175,000 RSF BUILDING D.1: 10,000 GSF 10,000 RSF BUILDING E: 85,200 GSF 74,100 RSF BUILDING F: 58,300 GSF 50,700 RSF BUILDING G: 292,000 GSF 277,500 RSF BUILDING H: 325,800 GSF 308,500 RSF BUILDING I: 350,000 GSF 313,500 RSF BUILDING J: 385,500 GSF 366,250 RSF BUILDING K: 300,000 GSF 300,000 RSF TOTAL: 2,991,550 GSF 2,991,550 RSF			BUILDING K BUILDING AREA: 300,000 RSF HT. OF BUILDING: 170' NO. OF STORIES: 12 KEYS: 400 PKG REQ'D: 444 PKG PROV'D: 444 (TANDEM)				

PROPOSED PROJECT DATA:			PROPOSED BUILDING DATA:		
ZONING: MU-4 EXISTING: MU-4/MU-ED SITE AREA (GROSS/NET): ±20.12 ACRES			OFFICE	RETAIL	
TYPE OF CONSTRUCTION:			BUILDING A BUILDING AREA: 345,000 RSF HEIGHT OF BLDG: 253' NO. OF STORIES: 18 PARKING REQ'D: 1035 PARKING PROV'D: 1550		
ALL BUILDINGS TO BE TYPE 1-A PER 2009 IBC EQUIPPED WITH AUTOMATIC FIRE-EXTINGUISHING SYSTEMS ALL BUILDING HEIGHTS MEASURED FROM DATUM OF 1162'.00 MEASURED 253' BELOW AMSL OF +1415.00'			BUILDING B BUILDING AREA: 550,000 RSF HEIGHT OF BLDG: 253' NO. OF STORIES: 18 PARKING REQ'D: 1650 PARKING PROV'D: 2500		
PARKING CALCULATIONS:			BUILDING C BUILDING AREA: 230,000 RSF HEIGHT OF BLDG: 120' NO. OF STORIES: 6 PARKING REQ'D: 690 PARKING PROV'D: 1150		
MINIMUM REQUIRED ^(1/2000) OFFICE 5865 RESTAURANT 400 RETAIL 30 TOTAL REQUIRED 6295 9000 OFFICE 800 RETAIL TOTAL PROVIDED 9800			BUILDING D BUILDING AREA: 350,000 RSF HEIGHT OF BLDG: 175' NO. OF STORIES: 10 PARKING REQ'D: 1050 PARKING PROV'D: 1600		
BIKE PARKING CALCULATIONS:			BUILDING E BUILDING AREA: 480,000 RSF HEIGHT OF BLDG: 253' NO. OF STORIES: 18 PARKING REQ'D: 1440 PARKING PROV'D: 2200		
REQUIRED OFFICE (1/8,000SF) 235 RESTAURANT (1/500SF) 60 RETAIL (1/7,500SF) 4 TOTAL 299			BUILDING R1 (RESTAURANT) BUILDING AREA: 5,000 RSF HEIGHT OF BLDG: 30' NO. OF STORIES: 1 PARKING REQ'D: 67 PARKING PROV'D: 167		
PROVIDED OFFICE 235 RESTAURANT 60 RETAIL 4 TOTAL 299			BUILDING R2 (RESTAURANT) BUILDING AREA: 5,000 RSF HEIGHT OF BLDG: 30' NO. OF STORIES: 1 PARKING REQ'D: 67 PARKING PROV'D: 167		
LANDSCAPE CALCULATIONS:			BUILDING R3 (RESTAURANT) BUILDING AREA: 5,000 RSF HEIGHT OF BLDG: 30' NO. OF STORIES: 1 PARKING REQ'D: 67 PARKING PROV'D: 167		
ON SITE REQUIRED NS ON SITE PROVIDED 45.4%			BUILDING R4 (RESTAURANT) BUILDING AREA: 15,000 RSF HEIGHT OF BLDG: 50' NO. OF STORIES: 2 PARKING REQ'D: 200 PARKING PROV'D: 300		
LOT COVERAGE:			RETAIL BUILDING AREA: 10,000 RSF HEIGHT OF BLDG: 1 NO. OF STORIES: 30 PARKING REQ'D: 30 PARKING PROV'D: 30		
REQUIRED NS PROVIDED 36.3%			BUILDING R4 (RESTAURANT) BUILDING AREA: 15,000 RSF HEIGHT OF BLDG: 50' NO. OF STORIES: 2 PARKING REQ'D: 200 PARKING PROV'D: 300		
BUILDING AREAS:			BUILDING R4 (RESTAURANT) BUILDING AREA: 15,000 RSF HEIGHT OF BLDG: 50' NO. OF STORIES: 2 PARKING REQ'D: 200 PARKING PROV'D: 300		
BUILDING A: 365,000 GSF 345,000 RSF BUILDING B: 600,000 GSF 550,000 RSF BUILDING C: 250,000 GSF 230,000 RSF BUILDING D: 415,000 GSF 350,000 RSF BUILDING E: 480,000 GSF 400,000 RSF BUILDING R1: 5,000 GSF 5,000 RSF BUILDING R2: 5,000 GSF 5,000 RSF BUILDING R3: 5,000 GSF 5,000 RSF BUILDING R4: 15,000 GSF 15,000 RSF *RETAIL: 10,000 GSF 10,000 RSF TOTAL: 2,150,000 GSF 1,915,000 RSF			* DENOTES RETAIL SPACES DISPERSED THROUGHOUT PROJECT ON BUILDING 1ST FLOORS		

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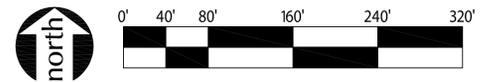


OVERALL SITE PLAN

DS070428

PAD07015

REC07026



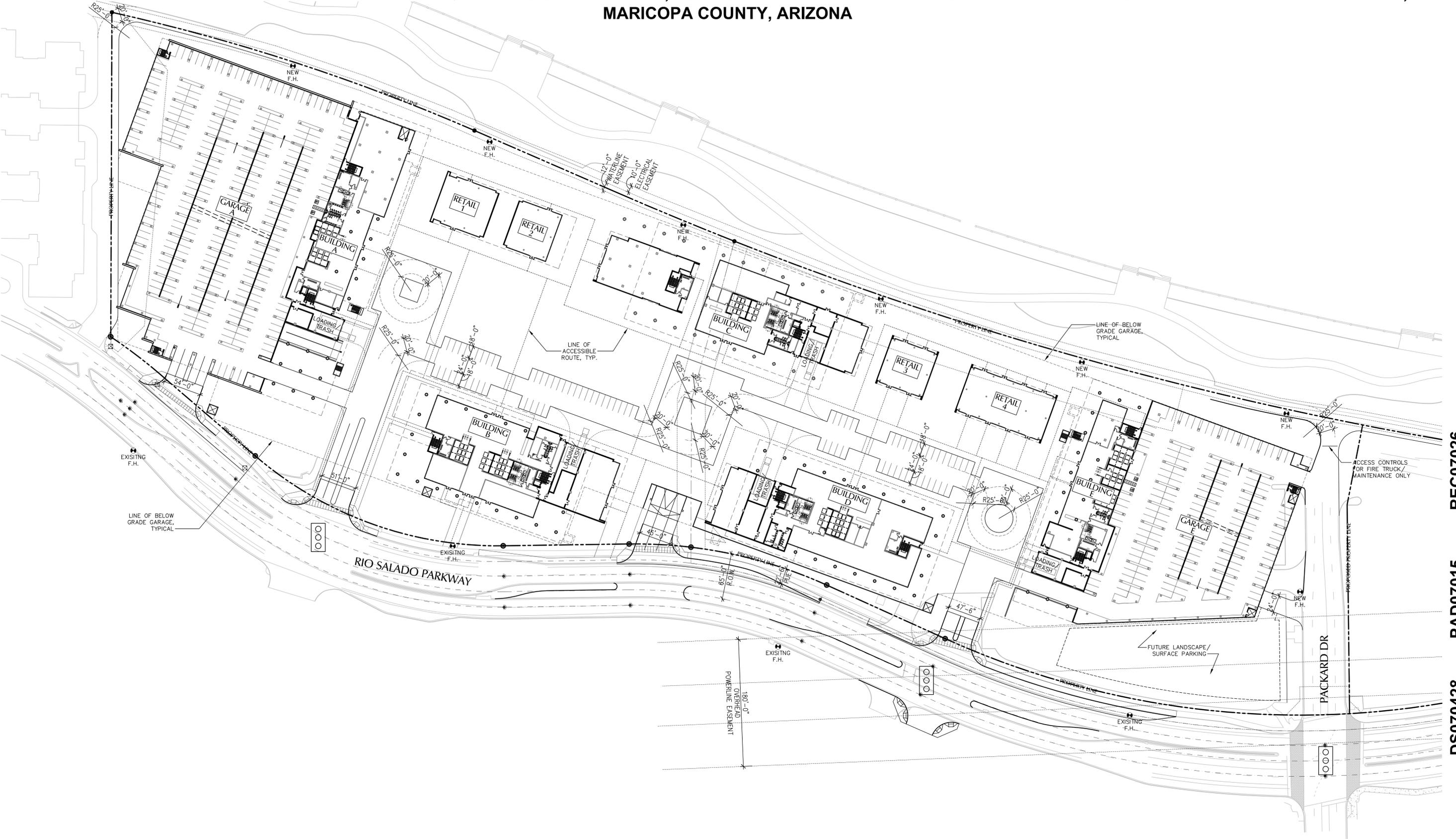
PAD 3

DS070428
PAD07015
REC07026
RURAL ROAD

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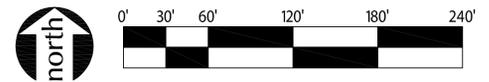


ENLARGED SITE PLAN

DS070428

PAD07015

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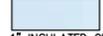
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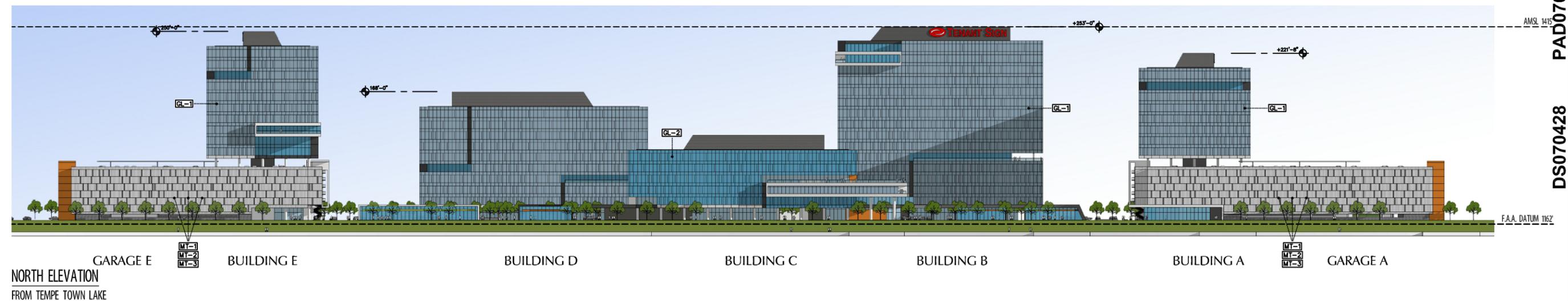
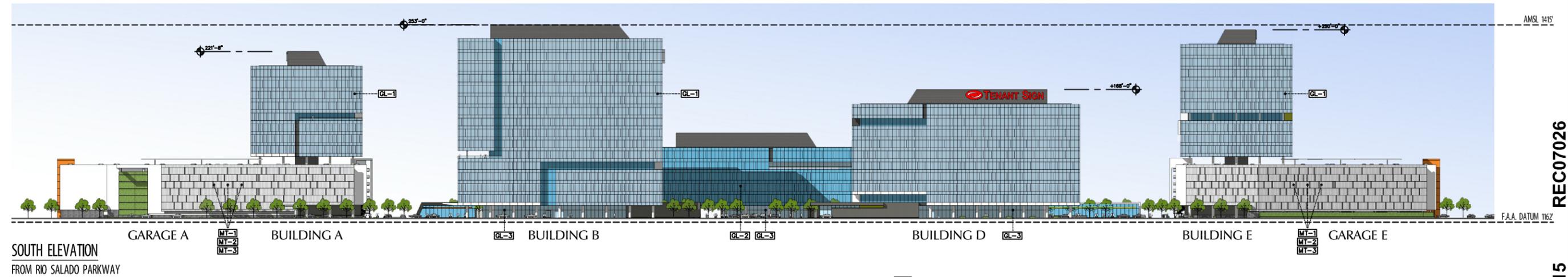
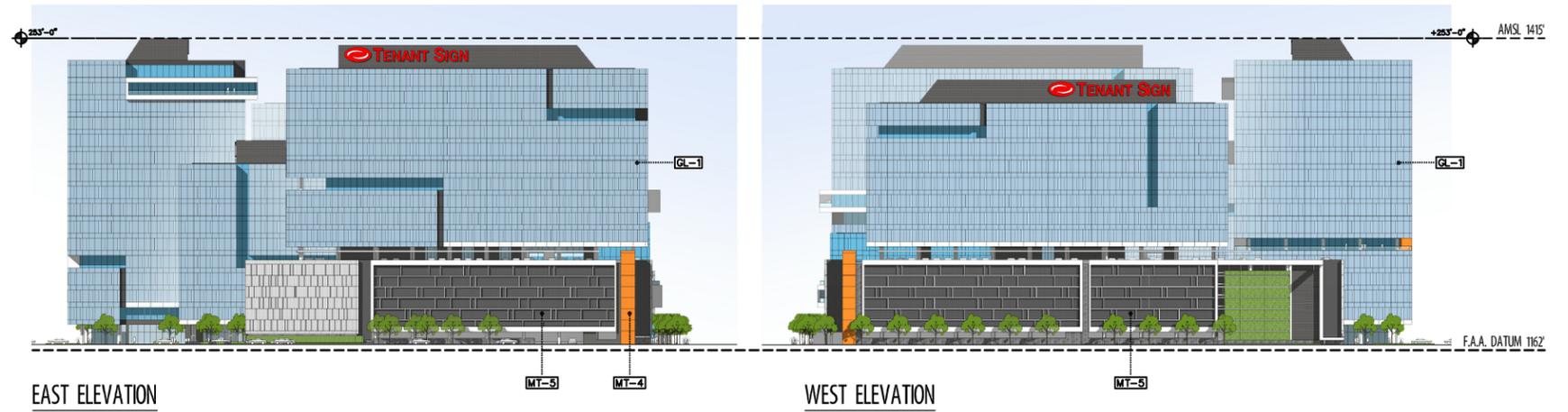
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Finish Legend

GL-1		MT-1		MT-4	
--TYPE--	1" INSULATED CLEAR REFLECTIVE VISION	--TYPE--	ALUMINUM PANEL KYNAR FINISH DARK GREY	--TYPE--	METAL PANEL (ACCENT) KYNAR FINISH TBD
GL-2		MT-2		MT-5	
--TYPE--	1" INSULATED TINTED BLUE VISION	--TYPE--	ALUMINUM PANEL KYNAR FINISH MEDIUM GREY	--TYPE--	PERFORATED METAL PANEL KYNAR FINISH DARK GREY
GL-3		MT-3		NOTE: ALL GLAZING TO HAVE HARMONY SPANDREL MATCH	
--TYPE--	1" INSULATED CLEAR LOW E	--TYPE--	ALUMINUM PANEL KYNAR FINISH LIGHT GREY		



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REC07026

PAD07015

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BUILDING ELEVATIONS

DS070428

PAD07015

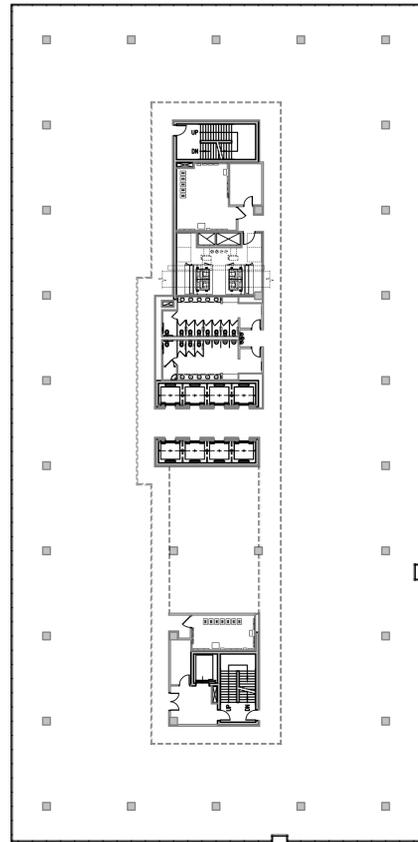
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PAD 5

PLANNED AREA DEVELOPMENT FOR MARINA HEIGHTS

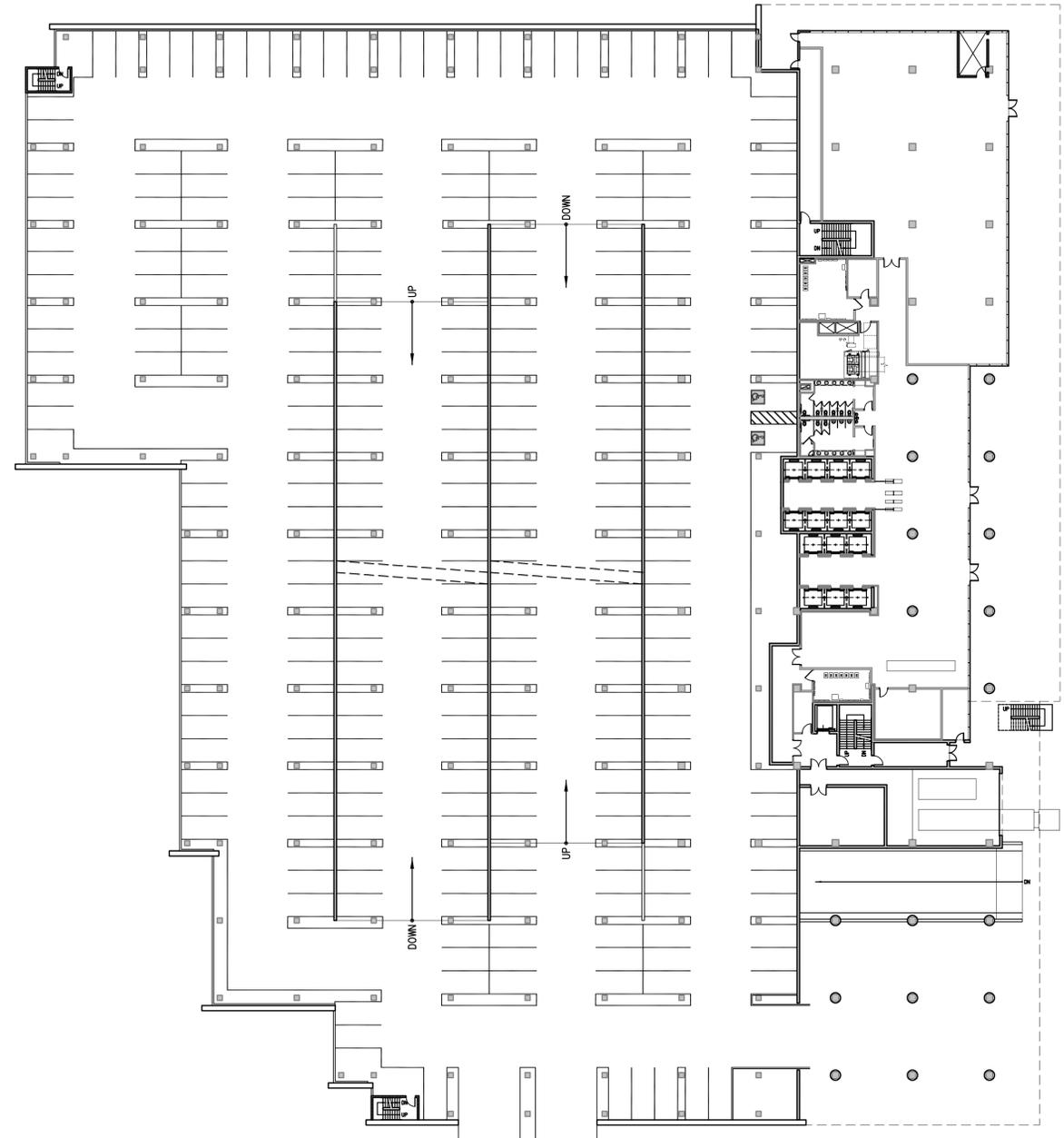
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TYPICAL OFFICE FLOOR
FLOORS 9 - 16



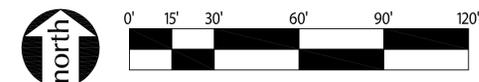
TYPICAL GARAGE FLOOR
FLOORS 2 - 8



1ST FLOOR

Garage Total		Building Total	
115,000 sf	1st Floor	25,000 sf	1st Floor
1,010,000 sf	Floors 2-8	340,000 sf	Floors 9-16
1,125,000 sf	TOTAL	365,000 sf	TOTAL

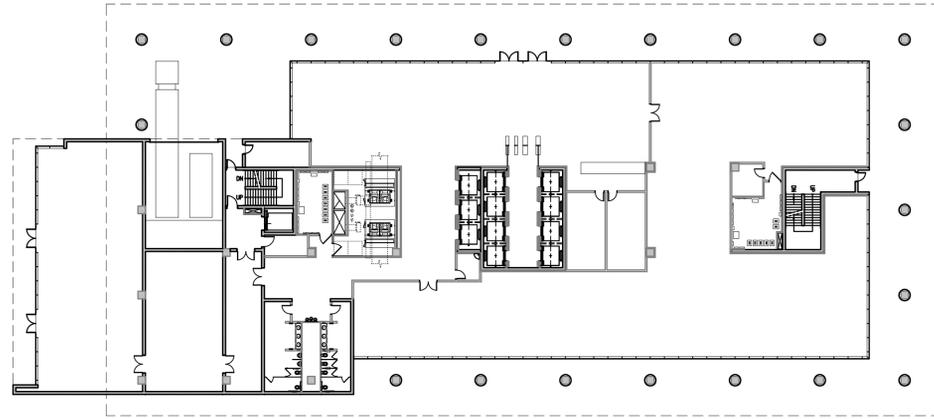
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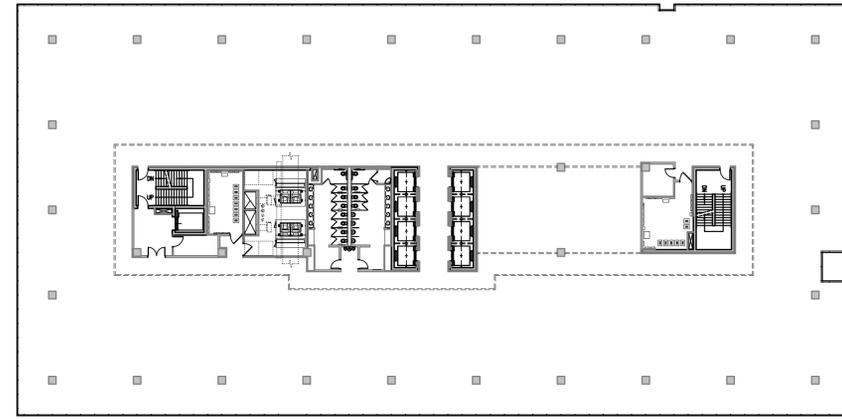
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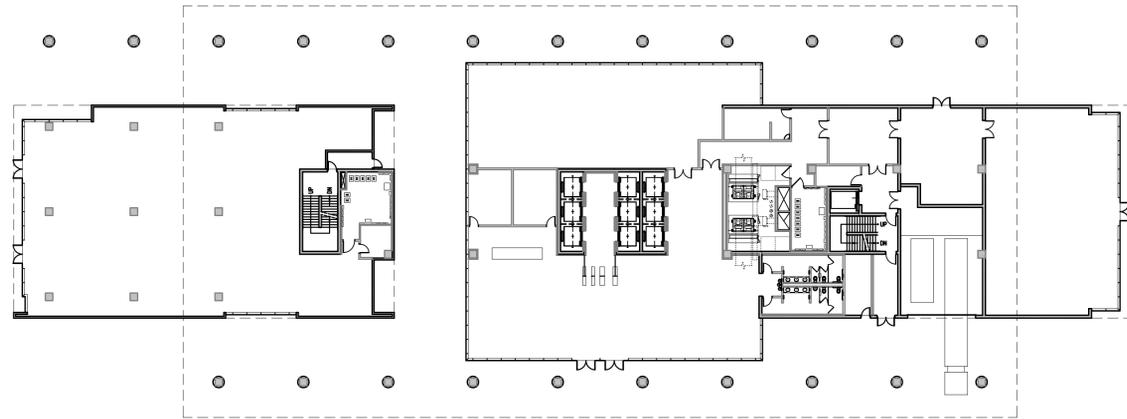
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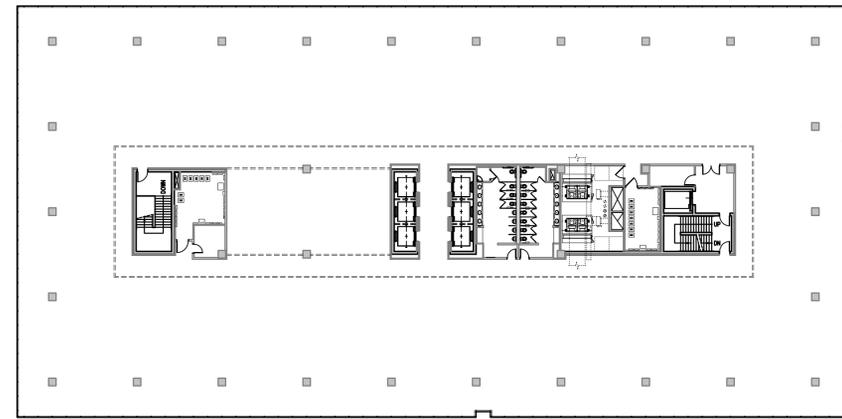
D - 1ST FLOOR



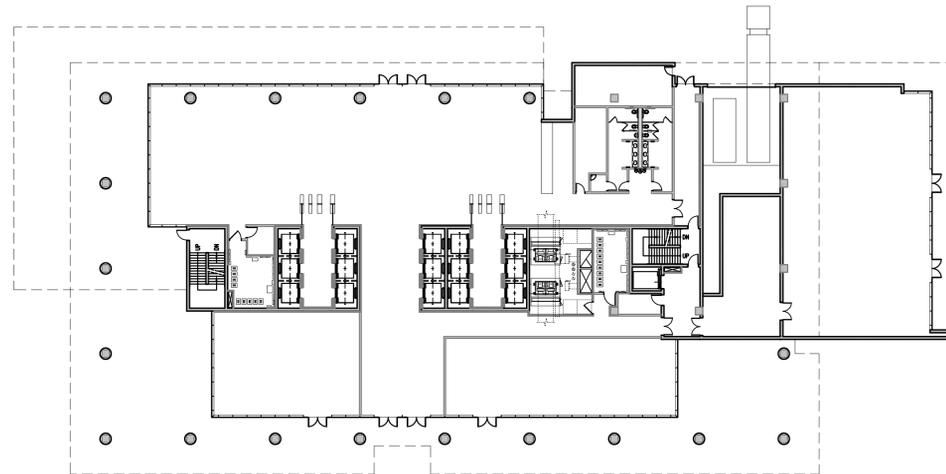
D - TYPICAL FLOOR
FLOORS 2-10



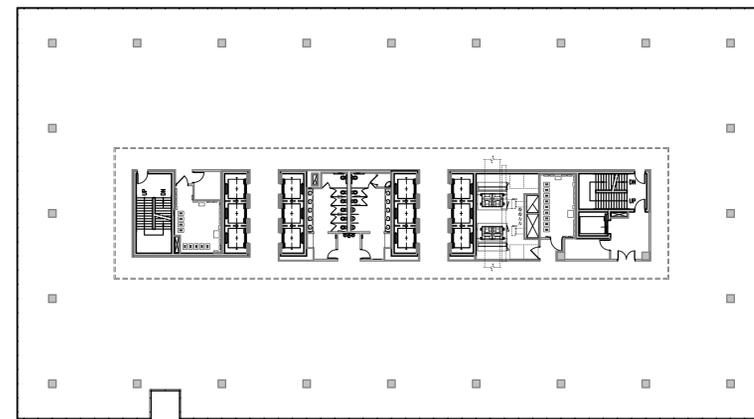
C - 1ST FLOOR



C - TYPICAL FLOOR
FLOORS 2-6



B - 1ST FLOOR

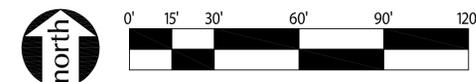


B - TYPICAL FLOOR
FLOORS 2 - 16

Building D Total	
30,000 sf	1st Floor
385,000 sf	Floors 2-10
415,000 sf	TOTAL

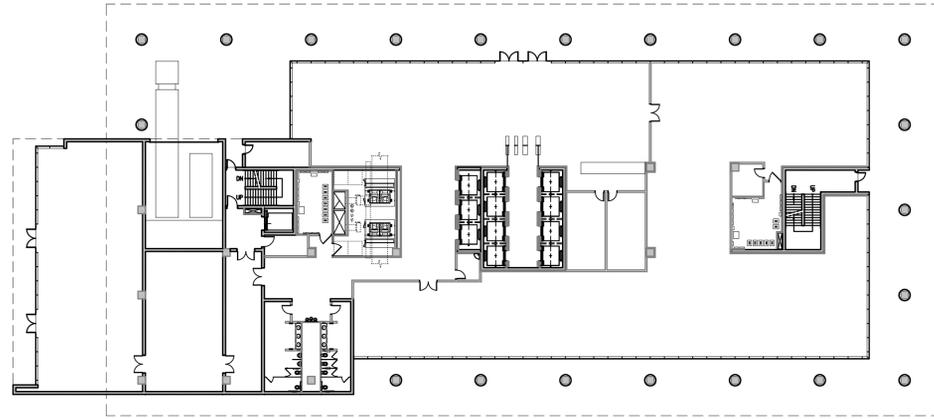
Building C Total	
30,000 sf	1st Floor
220,000 sf	Floors 2-6
250,000 sf	TOTAL

Building B Total	
28,000 sf	1st Floor
572,000 sf	Floors 2-16
600,000 sf	TOTAL

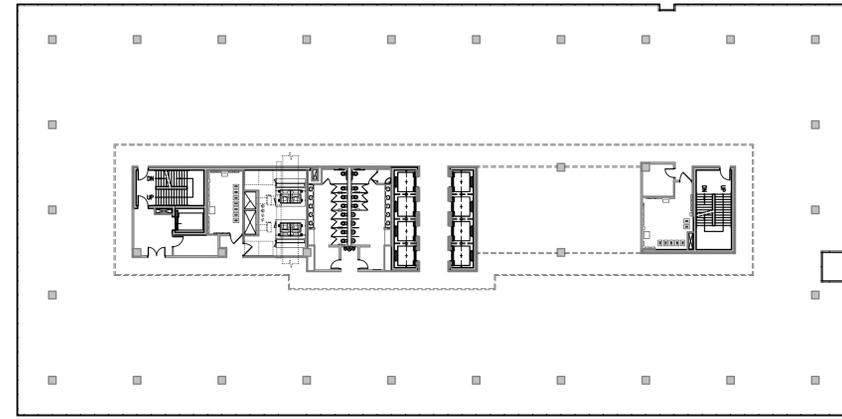


PLANNED AREA DEVELOPMENT FOR MARINA HEIGHTS

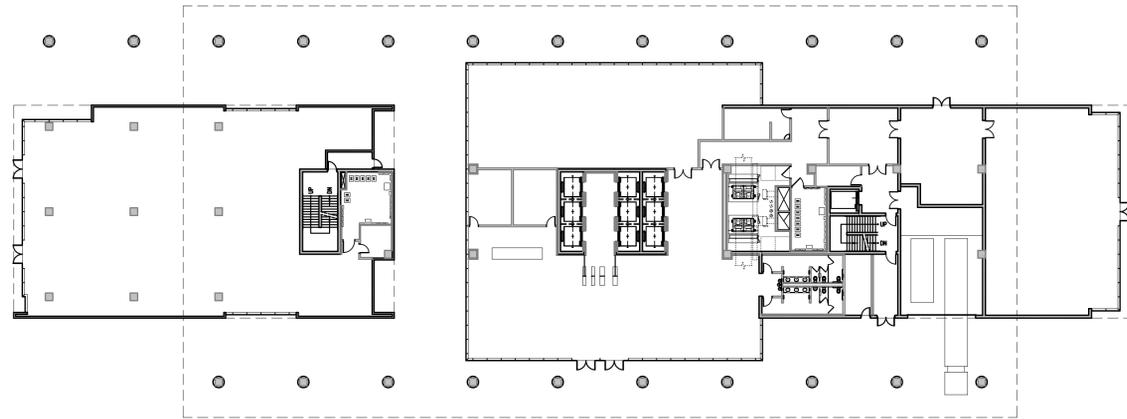
A PORTION OF THE NORTHEAST & SOUTHEAST QUARTERS OF SECTION 15, TOWNSHIP 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



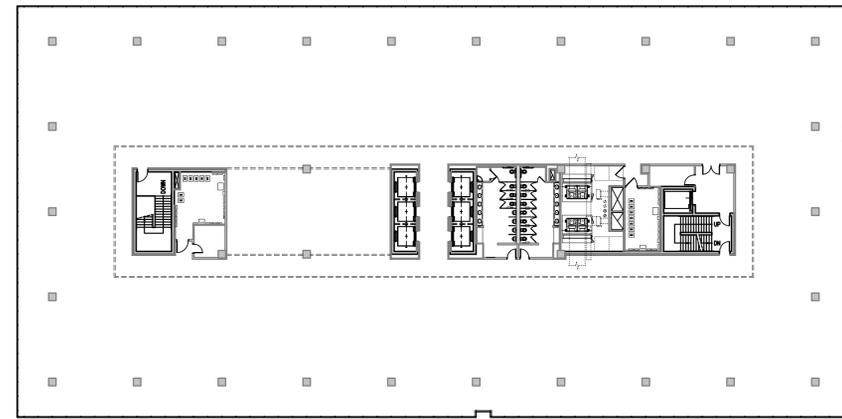
D - 1ST FLOOR



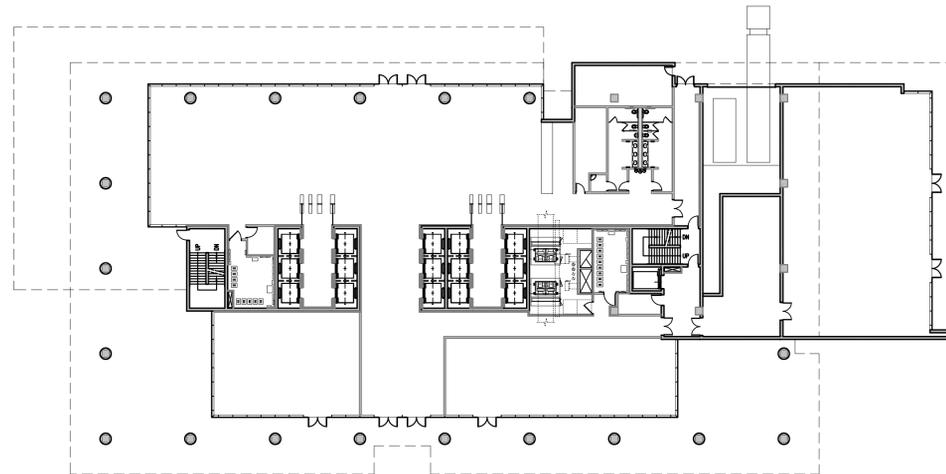
D - TYPICAL FLOOR
FLOORS 2-10



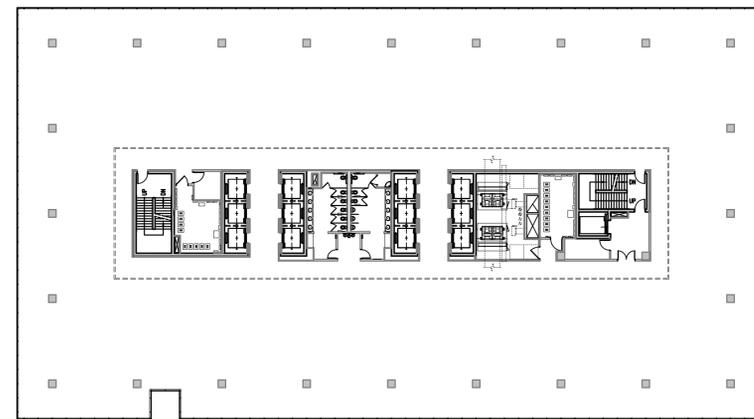
C - 1ST FLOOR



C - TYPICAL FLOOR
FLOORS 2-6



B - 1ST FLOOR



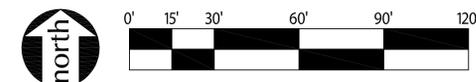
B - TYPICAL FLOOR
FLOORS 2 - 16

Building D Total	
30,000 sf	1st Floor
385,000 sf	Floors 2-10
415,000 sf	TOTAL

Building C Total	
30,000 sf	1st Floor
220,000 sf	Floors 2-6
250,000 sf	TOTAL

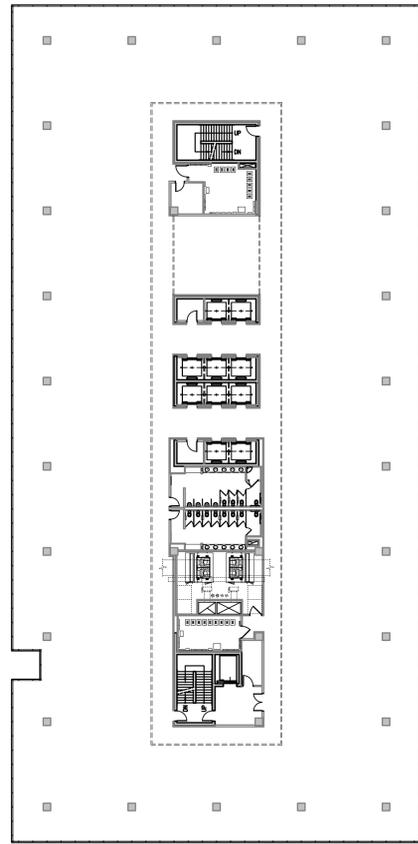
Building B Total	
28,000 sf	1st Floor
572,000 sf	Floors 2-16
600,000 sf	TOTAL

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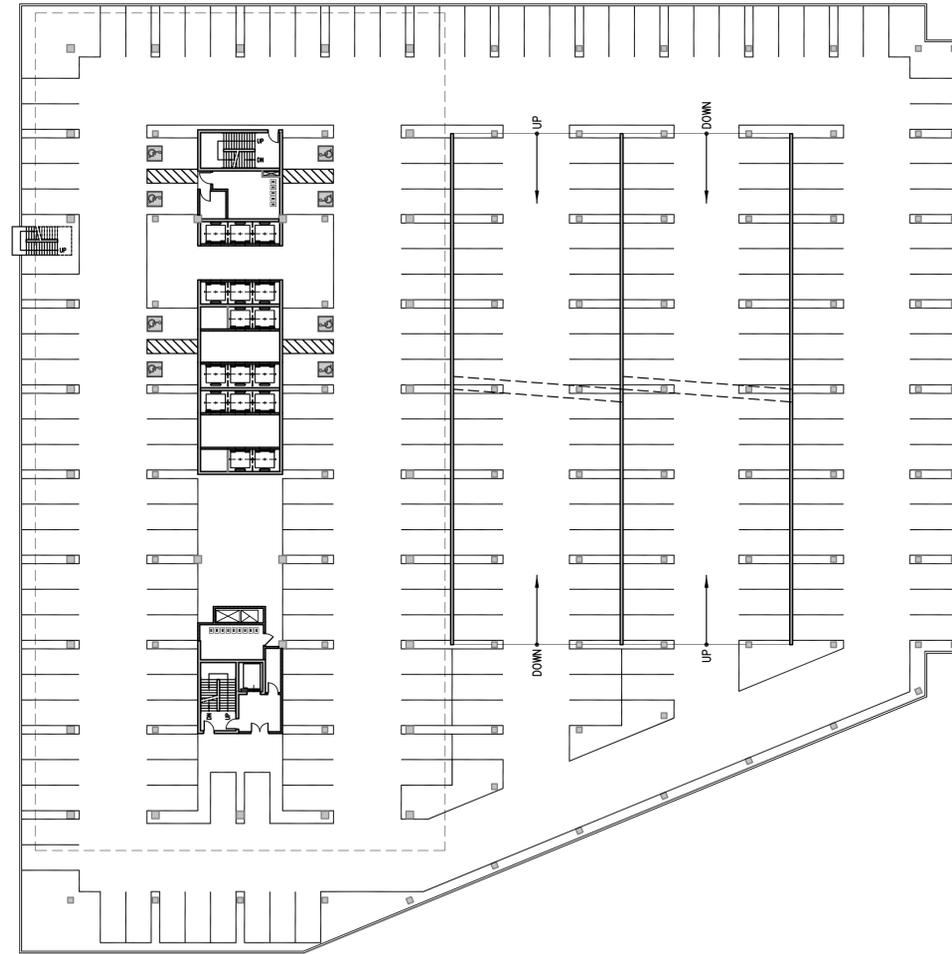


PLANNED AREA DEVELOPMENT FOR MARINA HEIGHTS

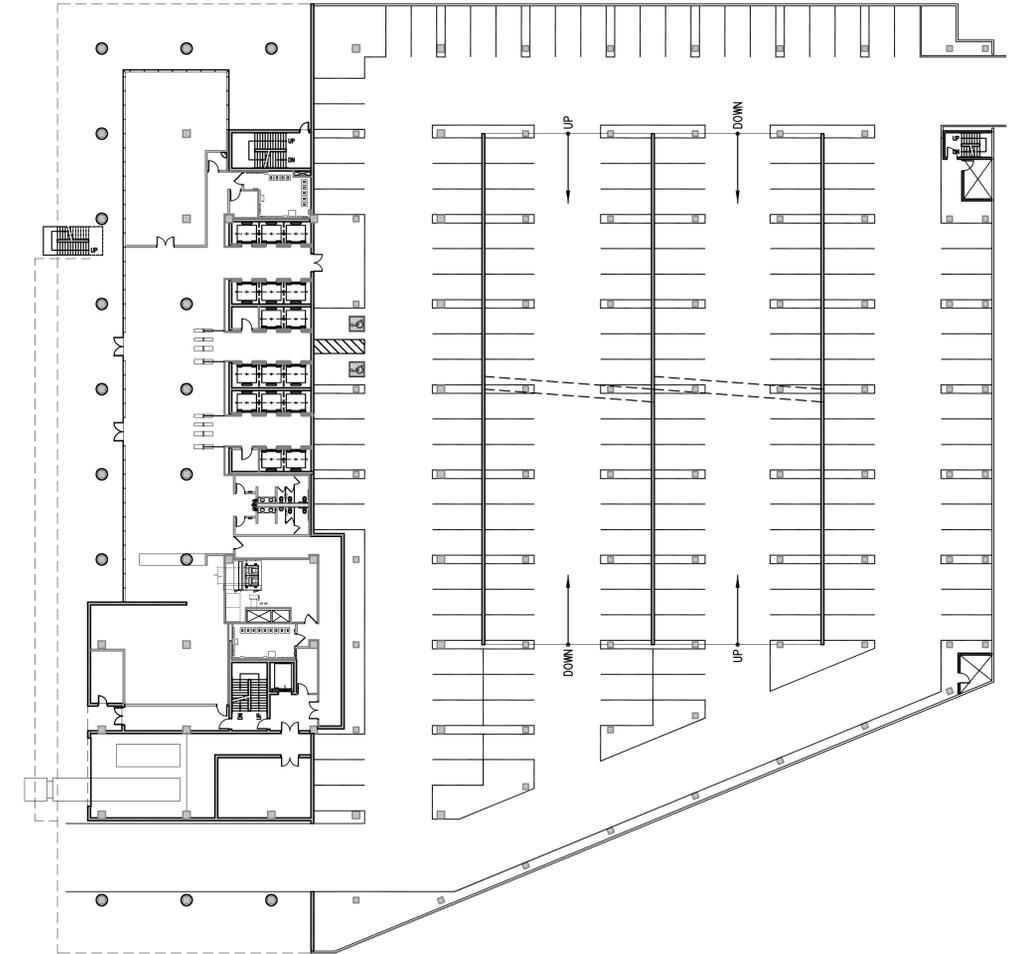
A PORTION OF THE NORTHEAST & SOUTHEAST QUARTERS OF SECTION 15, TOWNSHIP 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



TYPICAL OFFICE FLOOR
FLOORS 9 - 18

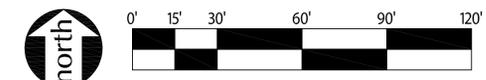


TYPICAL GARAGE FLOOR
FLOORS 2 - 8



1ST FLOOR

Garage Total		Building Total	
70,000 sf	1st Floor	20,000 sf	1st Floor
675,000 sf	Floors 2-8	460,000 sf	Floors 9-18
745,000 sf	TOTAL	480,000 sf	TOTAL



PLANNED AREA DEVELOPMENT FOR MARINA HEIGHTS

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

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Below Grade Total	
700,000 sf	Level B1
700,000 sf	Level B2
645,000 sf	Level B3
2,045,000 sf	TOTAL

Below Grade Typical Floor Plan (Level B1 - B3)

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PAD 9

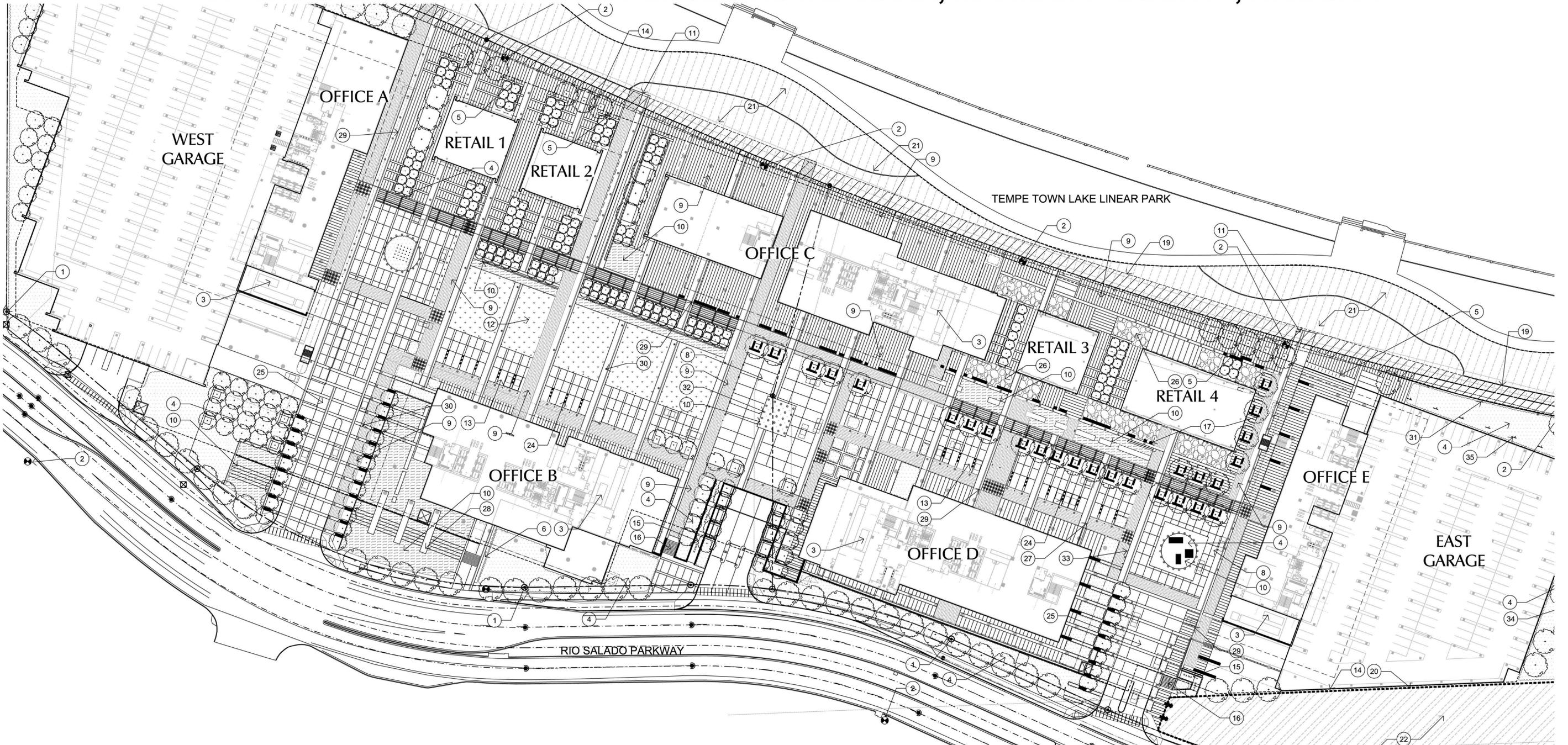
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PLANNED AREA DEVELOPMENT FOR MARINA HEIGHTS

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



LANDSCAPE LEGEND

TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	<i>CERCIDIUM X 'DESERT MUSEUM'</i>	DESERT MUSEUM PALO VERDE		ALL TREES SHALL BE A MINIMUM OF ONE AND ONE-HALF (1 1/2) INCH CALIPER. PLANT SIZES SHALL BE IN ACCORDANCE WITH THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
	<i>PYRUS CALLERYANA</i>	BRADFORD PEAR		
	<i>CHILTALPA TASHKENTENSIS</i>	CHITALPA HYBRID		
	<i>PINUS ELDARICA</i>	AFGHAN PINE		
	<i>ULMUS PARVIFOLIA</i>	EVERGREEN ELM		
	<i>OLEA EUROPAEA</i>	FRUITLESS OLIVE		
	<i>EUCALYPTUS MICROTHECA</i>	EUCALYPTUS MICROTHECA (COOLIBAH)		

ALL PLANT MATERIAL TYPES, SIZES AND LOCATIONS TO COMPLY WITH CPTED REGULATIONS

GROUNDCOVERS AND SHRUBS (MAX. 2'-0" @ MATURITY)		
	<i>BULBINE FRUTESCENS</i>	HALLMARK 5 GALLON
	<i>CARISSA GRANDIFLORA</i>	GREEN CARPET 5 GALLON
	<i>CONVOLVULUS CNEORUM</i>	BUSH MORNING GLORY 5 GALLON
	<i>CUPHEA HYSSOPIOLA</i>	MEXICAN HEATHER 5 GALLON
	<i>GAURA LINDEIMERI</i>	SISKIYOU PINK 5 GALLON
	<i>LIRIOPE JAPONICA</i>	GIANT LILYTURF 5 GALLON
	<i>MUHLBERGIA RIGENS</i>	DWARF MULLE 5 GALLON
	<i>OENOTHERA BERLANDIERI</i>	MEXICAN EVENING PRIMROSE 5 GALLON
	<i>ROSMARINUS OFFICINALIS</i>	HUNTINGTON BLUE CARPET 1 GALLON
	<i>VERBENA RIGIDA</i>	SANDPAPER VERBENA 1 GALLON
	<i>WEDELIA TRILOBATA</i>	WEDELIA 1 GALLON
	<i>CYNODON DACTYLON</i>	BURMUDA GRASS FROM SOD
SHRUBS (MAX. 3'-0" @ MATURITY)		
	<i>GAURA LINDEIMERI</i>	WHIRLING BUTTERFLIES 5 GALLON
	<i>RUELLIA BRITTONIANA 'ALBA'</i>	RUELLIA 5 GALLON

PLAN KEYNOTES

LARGE SHRUBS AND VINES (+5'-0" @ MATURITY)	MATERIALS
	GRANITE GROUNDCOVER: 3/4" MINUS SCREENED 2" MINIMUM THICKNESS IN ALL LANDSCAPE AREAS AS NOTED
	COLOR: MATCH EX.

PLAN KEYNOTES

- PROPERTY LINE
- FIRE HYDRANT
- REFUSE COMPACTOR
- LANDSCAPE AREA
- BIKE RACKS
- MONUMENT SIGN
- SHADE ARMATURE
- DECORATIVE CONCRETE PAVING
- DECORATIVE CONCRETE PAVERS
- ART / LANDSCAPE FEATURE
- LAKE OVERLOOK
- TURF
- SURFACE PARKING
- EDGE OF STRUCTURE BELOW
- ACCESSIBLE RAMP
- INTEGRAL COLOR CONCRETE STEPS WITH SANDBLAST FINISH
- SANDSTONE WALL ELEMENT
- EXISTING SIDEWALK
- LEVEE ACCESS ROAD
- EXISTING APS EASEMENT
- FUTURE PARK IMPROVEMENT
- LANDSCAPE OR FUTURE PARKING LOT
- ART FEATURE
- CHARCOAL ACCENT CONCRETE PAVING AT PARKING
- EXPOSED AGGREGATE - INTEGRAL COLOR CONCRETE WITH NATURAL GRAY BANDING
- FLAGSTONE
- RECYCLED TUMBLED GLASS AGGREGATE PAVING ACCENT
- BUSH HAMMER CONCRETE FINISH C.I.P. CONCRETE WALL
- 8" ZINC EXPANSION JOINT COVER
- POLE LIGHT
- RIO SALADO STANDARD POLE LIGHT
- HIGH TRAFFIC RATED DOME LIGHT
- CONCRETE BOLLARD
- FUTURE DEVELOPMENT
- VINE TRELLIS

SCALE: 1" = 50'-0"

ARCHITECT
 34184
 JEFFREY ANDERSON
 5.6.2013
 ARIZONA, U.S.A.

EXPIRES : 09/30/2014

PAD 11

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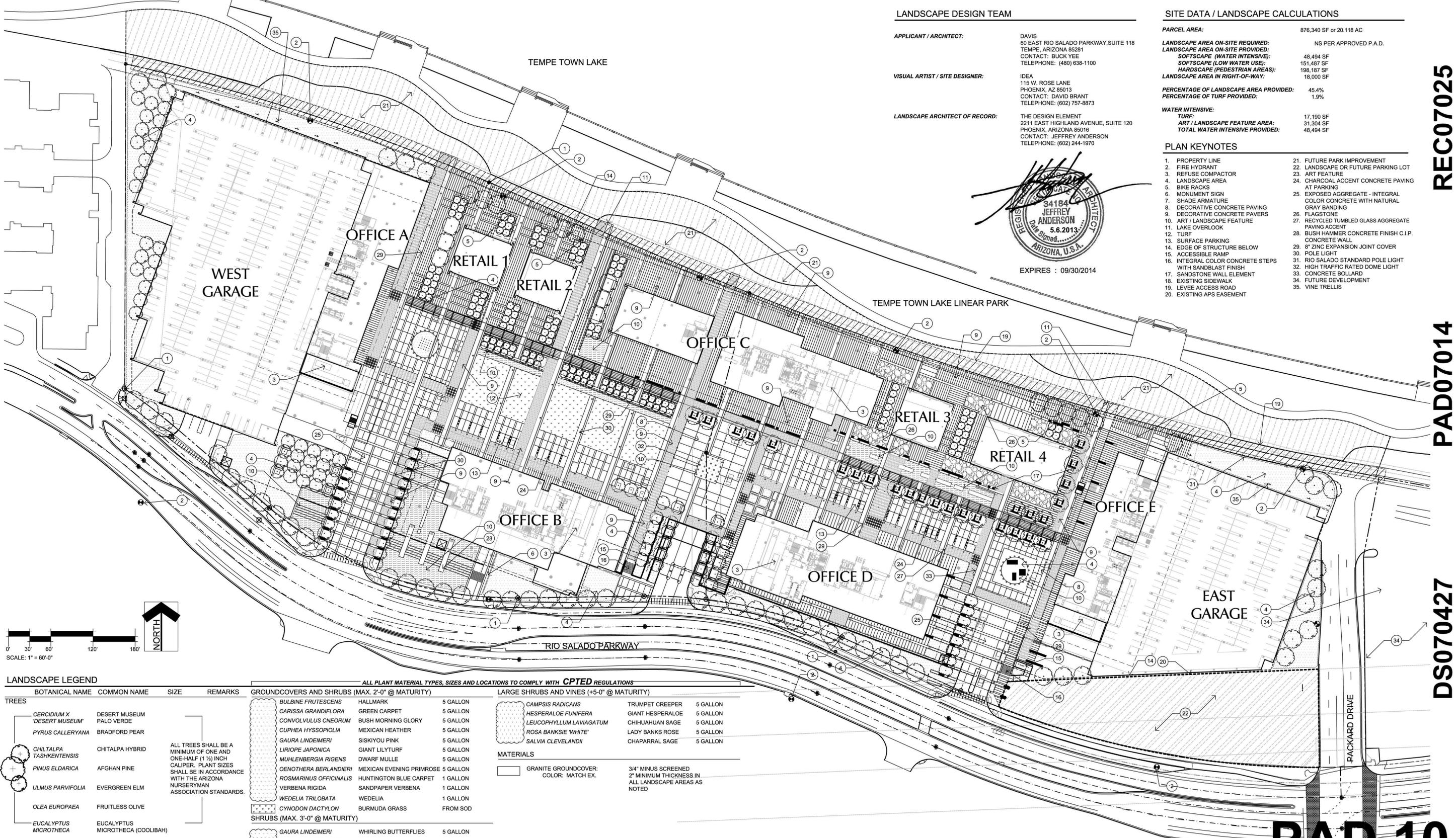
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PLANNED AREA DEVELOPMENT FOR MARINA HEIGHTS

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



LANDSCAPE DESIGN TEAM

APPLICANT / ARCHITECT: DAVIS
60 EAST RIO SALADO PARKWAY, SUITE 118
TEMPE, ARIZONA 85281
CONTACT: BUCK YEE
TELEPHONE: (480) 638-1100

VISUAL ARTIST / SITE DESIGNER: IDEA
115 W. ROSE LANE
PHOENIX, AZ 85013
CONTACT: DAVID GRANT
TELEPHONE: (602) 757-8873

LANDSCAPE ARCHITECT OF RECORD: THE DESIGN ELEMENT
2211 EAST HIGHLAND AVENUE, SUITE 120
PHOENIX, ARIZONA 85016
CONTACT: JEFFREY ANDERSON
TELEPHONE: (602) 244-1970



EXPIRES : 09/30/2014

SITE DATA / LANDSCAPE CALCULATIONS

PARCEL AREA: 876,340 SF or 20.118 AC

LANDSCAPE AREA ON-SITE REQUIRED: NS PER APPROVED P.A.D.

LANDSCAPE AREA ON-SITE PROVIDED:

- SOFTSCAPE (WATER INTENSIVE): 48,494 SF
- SOFTSCAPE (LOW WATER USE): 151,487 SF
- HARDSCAPE (PEDESTRIAN AREAS): 198,187 SF
- LANDSCAPE AREA IN RIGHT-OF-WAY: 18,000 SF

PERCENTAGE OF LANDSCAPE AREA PROVIDED: 45.4%

PERCENTAGE OF TURF PROVIDED: 1.9%

WATER INTENSIVE:

- TURF: 17,190 SF
- ART / LANDSCAPE FEATURE AREA: 31,304 SF
- TOTAL WATER INTENSIVE PROVIDED: 48,494 SF

PLAN KEYNOTES

- PROPERTY LINE
- FIRE HYDRANT
- REFUSE COMPACTOR
- LANDSCAPE AREA
- BIKE RACKS
- MONUMENT SIGN
- SHADE ARMATURE
- DECORATIVE CONCRETE PAVING
- DECORATIVE CONCRETE PAVERS
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- HIGH TRAFFIC RATED DOME LIGHT
- CONCRETE BOLLARD
- FUTURE DEVELOPMENT
- VINE TRELLIS

LANDSCAPE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	GROUNDCOVERS AND SHRUBS (MAX. 2'-0" @ MATURITY)	LARGE SHRUBS AND VINES (+5'-0" @ MATURITY)	MATERIALS
<i>CERCIDIUM X 'DESERT MUSEUM'</i>	DESERT MUSEUM PALO VERDE		ALL TREES SHALL BE A MINIMUM OF ONE AND ONE-HALF (1 1/2) INCH CALIPER. PLANT SIZES SHALL BE IN ACCORDANCE WITH THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.	<i>BULBINE FRUTESCENS</i>	HALLMARK	5 GALLON
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<i>ULMUS PARVIFOLIA</i>	EVERGREEN ELM			<i>GAURA LINDEIMERI</i>	SISKIYOU PINK	5 GALLON
<i>OLEA EUROPAEA</i>	FRUITLESS OLIVE			<i>LIRIOPE JAPONICA</i>	GIANT LILYTURF	5 GALLON
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				<i>OENOTHERA BERLANDIERI</i>	MEXICAN EVENING PRIMROSE	5 GALLON
				<i>ROSMARINUS OFFICINALIS</i>	HUNTINGTON BLUE CARPET	1 GALLON
				<i>VERBENA RIGIDA</i>	SANDPAPER VERBENA	1 GALLON
			<i>WEDELIA TRILOBATA</i>	WEDELIA	1 GALLON	
			<i>CYNODON DACTYLON</i>	BURMUDA GRASS	FROM SOD	
			SHRUBS (MAX. 3'-0" @ MATURITY)	<i>GAURA LINDEIMERI</i>	WHIRLING BUTTERFLIES	5 GALLON
				<i>RUELLIA BRITTONIANA 'ALBA'</i>	RUELLIA	5 GALLON
					TRUMPET CREEPER	5 GALLON
					GIANT HESPERALOE	5 GALLON
					CHIHUAHUAN SAGE	5 GALLON
					LADY BANKS ROSE	5 GALLON
					CHAPARRAL SAGE	5 GALLON
					MATERIALS	
					GRANITE GROUNDCOVER: COLOR: MATCH EX.	3/4" MINUS SCREENED 2" MINIMUM THICKNESS IN ALL LANDSCAPE AREAS AS NOTED

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