

LEGAL DESCRIPTION

Legal Description per ALTA Survey by Rick Engineering sealed 6/11/10

A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP-1-SOUTH, RANGE-4-EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DESCRIPTION
A portion of the North half of Section 3, Township 1 South, Range 4 East, Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the North quarter corner of Section 3;

THENCE South 89 degrees 56 minutes 33 seconds East, along the North line of said Section 3, a distance of 636.44 feet;

THENCE South 89 degrees 57 minutes 29 seconds East, continuing along said North line, a distance of 604.57 feet;

THENCE South 00 degrees 15 minutes 53 seconds East, a distance of 61.06 feet to the Southwesterly corner of Parcel No. 1 in the Quit Claim Deed recorded in Docket 11560, Page 543, records of Maricopa County, marking the POINT OF BEGINNING;

THENCE North 89 degrees 52 minutes 20 seconds East, along the southerly line of said Parcel No. 1, a distance of 373.61 feet;

THENCE South 08 degrees 14 minutes 44 seconds West, a distance of 14.26 feet;

THENCE South 00 degrees 15 minutes 53 seconds East, a distance of 702.95 feet to the Northerly boundary line of UNIVERSITY ROYAL GARDEN HOMES as recorded in Book 167 of Maps, Page 19 of Maricopa County records;

THENCE north 89 degrees 57 minutes 29 seconds West, along said Northerly line, a distance of 371.51 feet to the boundary line of UNIVERSITY ROYAL as recorded in Book 143 of Maps, Page 44 of Maricopa County records;

THENCE along said boundary line the following courses and distances:

North 00 degrees 15 minutes 53 seconds West, a distance of 408.95 feet;

THENCE North 89 degrees 52 minutes 20 seconds West, a distance of 565.28 feet;

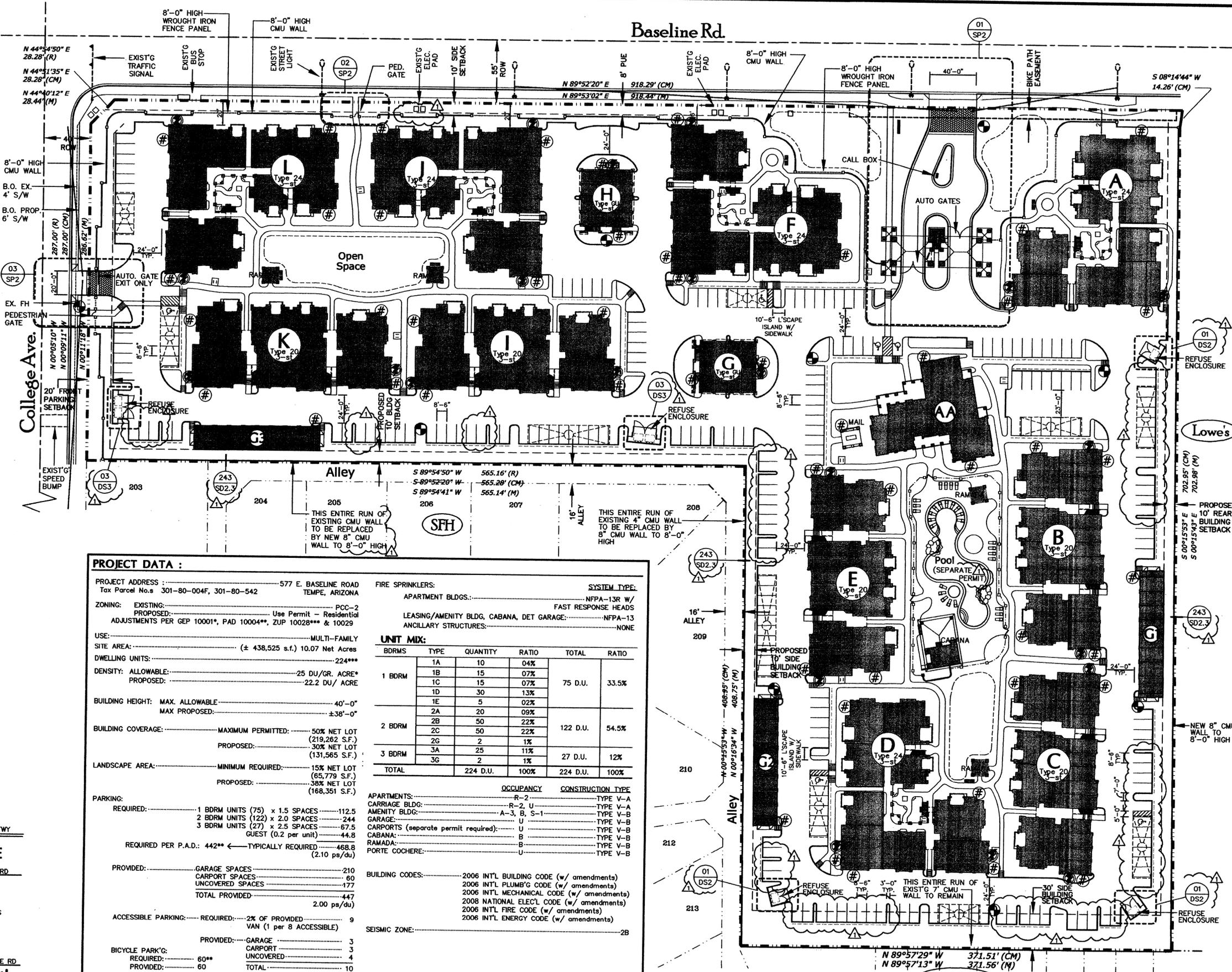
THENCE North 00 degrees 09 minutes 11 seconds West, a distance of 287.00 feet;

THENCE North 44 degrees 51 minutes 35 seconds East, a distance of 28.28 feet;

THENCE North 89 degrees 52 minutes 20 seconds East, a distance of 544.68 feet to the POINT OF BEGINNING.

AREA:
10.092 ACRES OR 439,617 +/- SQ. FT. (M)

Baseline Rd.



PROJECT DATA :

PROJECT ADDRESS : 577 E. BASELINE ROAD
 Tax Parcel No.s 301-80-004F, 301-80-542 TEMPE, ARIZONA

ZONING: EXISTING: PCC-2
 PROPOSED: Use Permit - Residential
 ADJUSTMENTS PER GEP 10001*, PAD 10004**, ZUP 10028*** & 10029

USE: MULTI-FAMILY

SITE AREA: (± 438,525 s.f.) 10.07 Net Acres
 DWELLING UNITS: 224***

DENSITY: ALLOWABLE: 25 DU/GR. ACRE*
 PROPOSED: 22.2 DU/ ACRE

BUILDING HEIGHT: MAX. ALLOWABLE: 40'-0"
 MAX PROPOSED: ±38'-0"

BUILDING COVERAGE: MAXIMUM PERMITTED: 50% NET LOT (219,262 S.F.)
 PROPOSED: 30% NET LOT (131,565 S.F.)

LANDSCAPE AREA: MINIMUM REQUIRED: 15% NET LOT (65,779 S.F.)
 PROPOSED: 38% NET LOT (168,351 S.F.)

PARKING:
 REQUIRED: 1 BDRM UNITS (75) x 1.5 SPACES - 112.5
 2 BDRM UNITS (122) x 2.0 SPACES - 244
 3 BDRM UNITS (27) x 2.5 SPACES - 67.5
 GUEST (0.2 per unit) - 44.8
 REQUIRED PER P.A.D.: 442** ← TYPICALLY REQUIRED - 468.8 (2.10 ps/du)
 PROVIDED: GARAGE SPACES - 210
 CARPORT SPACES - 60
 UNCOVERED SPACES - 177
 TOTAL PROVIDED - 447
 2.00 ps/du

ACCESSIBLE PARKING: REQUIRED: 2% OF PROVIDED - 9
 VAN (1 per 8 ACCESSIBLE)

PROVIDED: GARAGE - 3
 CARPORT - 3
 BICYCLE PARK'G: 60**
 UNCOVERED - 4
 PROVIDED: 60 TOTAL - 10

FIRE SPRINKLERS: SYSTEM TYPE:
 APARTMENT BLDGS.: NFPA-13R W/ FAST RESPONSE HEADS
 LEASING/AMENITY BLDG, CABANA, DET GARAGE: NFPA-13
 ANCILLARY STRUCTURES: NONE

UNIT MIX:

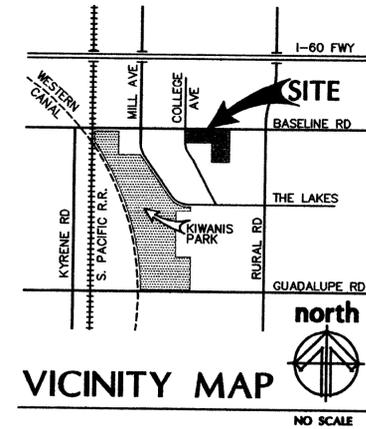
BDRMS	TYPE	QUANTITY	RATIO	TOTAL	RATIO
1 BDRM	1A	10	04%	75 D.U.	33.5%
	1B	15	07%		
	1C	15	07%		
	1D	30	13%		
	1E	5	02%		
2 BDRM	2A	20	09%	122 D.U.	54.5%
	2B	50	22%		
	2C	50	22%		
3 BDRM	3A	25	11%	27 D.U.	12%
	3B	2	1%		
	3C	2	1%		
TOTAL		224 D.U.	100%	224 D.U.	100%

APARTMENTS: R-2 TYPE V-A
 CARRIAGE BLDG: R-2, U TYPE V-A
 AMENITY BLDG: A-3, B, S-1 TYPE V-B
 GARAGE: U TYPE V-B
 CARPORTS (separate permit required): U TYPE V-B
 CABANA: B TYPE V-B
 RAMADA: B TYPE V-B
 PORTE COCHERE: U TYPE V-B

BUILDING CODES: 2006 INTL BUILDING CODE (w/ amendments)
 2006 INTL PLUMB'G CODE (w/ amendments)
 2006 INTL MECHANICAL CODE (w/ amendments)
 2008 NATIONAL ELECTR'G CODE (w/ amendments)
 2006 INTL FIRE CODE (w/ amendments)
 2006 INTL ENERGY CODE (w/ amendments)

SEISMIC ZONE: 2B

SYMBOL LEGEND:



FINAL SITE PLAN
 SEC Baseline Rd & College Ave
 Tempe, AZ



ARCHITECTURAL DESIGN GROUP
 6623 North Scottsdale Road
 Scottsdale, Az 85250
 480-991-9111

DATE	REVISIONS:	DATE	REVISIONS:
3/11/2011	CITY COMMENTS		

Mark - Taylor Development
San Marquis Apartments
 Tempe, Arizona
 577 E. Baseline Road



Job No: **9101**
 Date: 30 Nov 2010
 Scale: As Shown
 Drawn: **SP-1**
 Checked:
 Plan Check No:

2nd Submittal
 PAD10004 REC10014
 DS100147