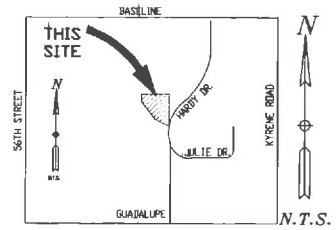


PRELIMINARY AND FINAL P.A.D. AND PRELIMINARY AND FINAL PLAT FOR ALTERRA TOWNHOMES CITY OF TEMPE, ARIZONA

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

BOOK 466 PAGE 12
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
98-0276404
04/07/98 09:03



VICINITY MAP

OWNERSHIP

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.

BY: TAJ SARHANGIAN, TRUSTEE
R&B SARHANGIAN FAMILY TRUST

BY: Taj Sarhangian
OWNER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 DAY
OF MARCH, 1998.

BY: [Signature]
NOTARY PUBLIC

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE,
ARIZONA, THIS 26th DAY OF February, 1998.

BY: Raul M. Giuliano 3/26/98
MAYOR DATE

ATTEST: Karen L. Buzingian 3/26/98
CITY CLERK DATE

BY: Abdul C. Naji 3/30/98
CITY ENGINEER DATE

BY: John Van der Horst 4/6/98
DEVELOPMENT SERVICES DIRECTOR DATE



OWNER:

R & B SARHANGIAN FAMILY TRUST
WEST COAST REALTY GROUP, INC.
3646 EAST RAY ROAD, #1680
PHOENIX, AZ 85044
(602) 460-3271
FX: (602) 460-3302

**CIVIL ENGINEER/
LAND SURVEYOR:**

ALLEN CONSULTING ENGINEERS, INC.
GREGORY L. ALLEN, P.E., L.S.
127 W. JUANITA, SUITE 212
MESA, AZ 85210
(602) 844-1666
FX: (602) 464-5711

ARCHITECT:

KLIEN & ASSOCIATES
WOLFGANG J. KLIEN, AIA
11976 EAST CASITAS DEL RIO DRIVE
SCOTTSDALE, AZ 85255
(602) 502-8510
503-9324

PROJECT ARCHITECT
DON SHERBANDY, RA
6018 N. 9TH AVE.
PHOENIX, AZ 85013
(602) 249-4442
FX: (602) 242-2264

PROPOSED ROADWAYS

STREET NAMES	R/W WIDTH	STREET WIDTH	TYPE OF STREET
INTERIOR STREETS	N/A	24' MIN (3/4 TO 8/4)	PRIVATE DRIVEWAYS

LAND USE TABLE

GROSS ACREAGE	2.284± AC.
P.A.D. 24 LOTS	1.138± AC.
BUILDING COVERAGE	0.659± AC.
P.A.D. TRACT "A" - PAVED	1.146± AC.

REVISIONS	DATE
△	
△	
△	
△	

BENCH MARK

BRASS CAP FLUSH WITH PAVEMENT AT THE
INTERSECTION OF BASELINE & HARDY
ELEV. 1192.02

BASIS OF BEARING

THE NORTH-SOUTH MID SECTION LINE OF SECTION 4,
TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA, WITH A BEARING OF N 00°00'19" W.

LEGAL DESCRIPTION

TRACT "C" OF MOOD PARK VILLAGE, ACCORDING TO THE PLAT OF RECORD
IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA,
RECORDED IN BOOK 198 OF MAPS, PAGE 24.

UTILITY COMPANIES AND SERVICES

- | | |
|-------------|----------------------------------------|
| WATER | - CITY OF TEMPE |
| SEWER | - CITY OF TEMPE |
| ELECTRIC | - SALT RIVER PROJECT |
| TELEPHONE | - U.S. WEST COMMUNICATIONS |
| GAS | - SOUTHWEST GAS CORPORATION |
| CABLE TV | - CDX COMMUNICATIONS |
| SOLID WASTE | - CITY OF TEMPE (CURB SIDE COLLECTION) |
| POLICE | - CITY OF TEMPE POLICE DEPARTMENT |
| FIRE | - CITY OF TEMPE FIRE DEPARTMENT |
| SCHOOLS | - TEMPE UNION HIGH SCHOOL |
| | - TEMPE ELEMENTARY SCHOOL DISTRICT |

ALLEN CONSULTING ENGINEERS, INC.
127 W. JUANITA AVE. #212
MESA, ARIZONA 85210
PHONE (602) 844-1888
FAX (602) 464-5711

**ALTERRA TOWNHOMES
5400 SOUTH HARDY
TEMPE, ARIZONA
COVER SHEET**

JOB NUMBER	90993	SHEET	1	OF	3
DRAWING	COVER				
DRAFTSMAN	CHECKED BY			DATE	12-12-97

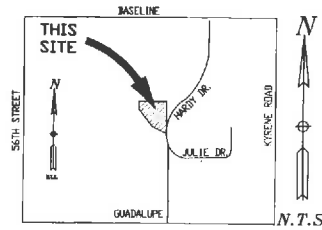
PRELIMINARY AND FINAL PLAT FOR ALTERRA TOWNHOMES THE CITY OF TEMPE, ARIZONA

SW COR SECTION 32
T15S, R. 4E.

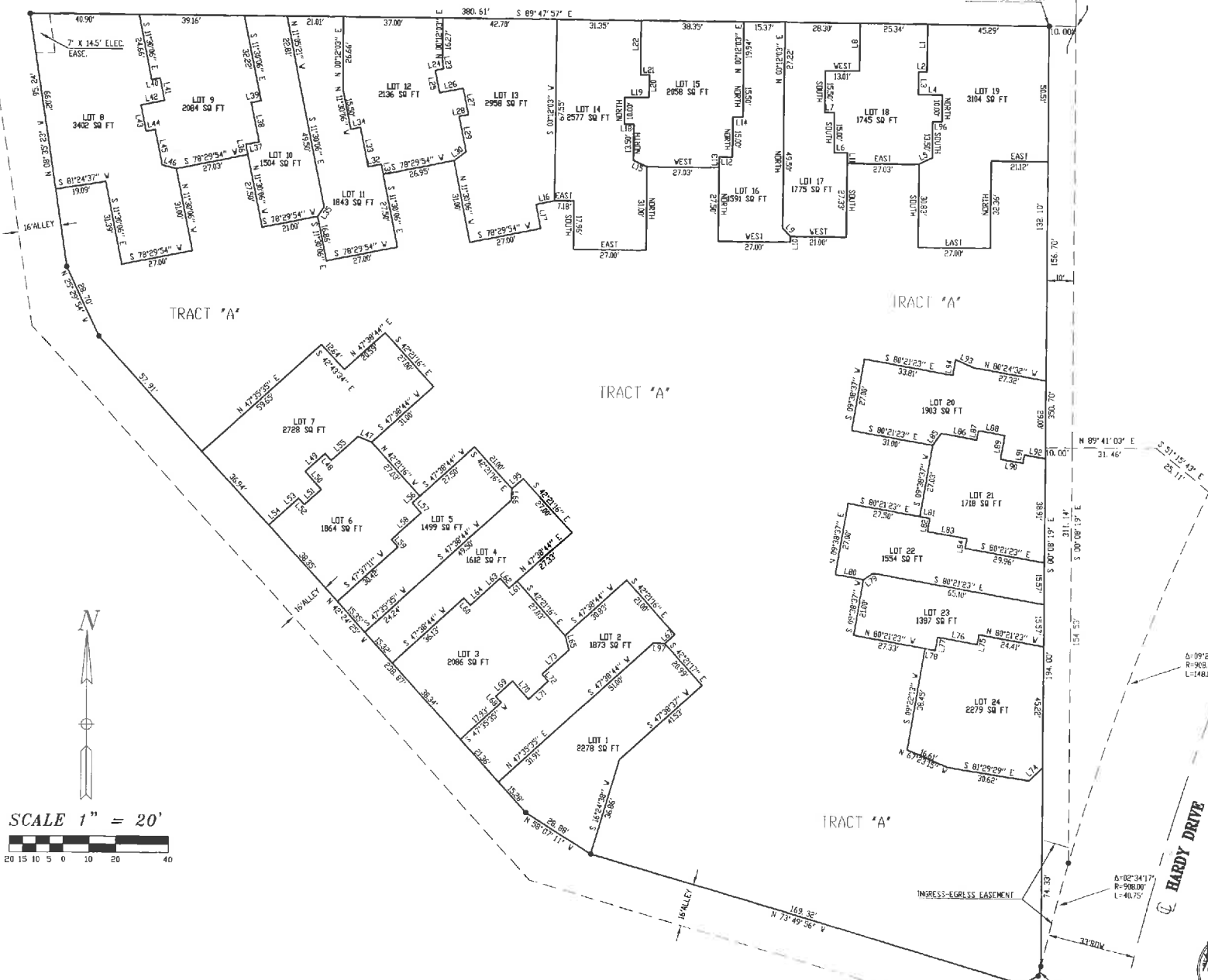
N 89°32'24" V
2006.92' (N)
2001.23' (R)

BASELINE RD

N 1/4 CORNER SEC. 4,
T15S, R. 4E
END BRASSCAP IN 14"

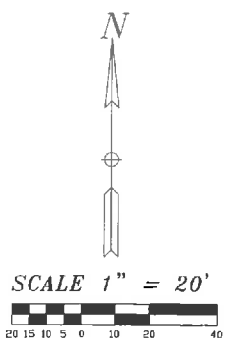


VICINITY MAP



NUMBER	DIRECTION	DISTANCE
L1	N 00°12'03" E	15.03'
L2	WEST	3.17'
L3	SOUTH	8.50'
L4	WEST	9.00'
L5	S 63°23'21" W	5.58'
L6	EAST	4.99'
L7	WEST	3.67'
L8	N 00°12'03" E	15.12'
L9	N 45°00'00" E	4.24'
L10	NORTH	2.00'
L11	SOUTH	4.00'
L12	EAST	4.17'
L13	SOUTH	3.83'
L14	WEST	3.67'
L15	S 64°36'32" E	5.51'
L16	S 78°13'25" W	7.14'
L17	N 11°30'06" W	9.08'
L18	WEST	3.58'
L19	WEST	9.00'
L20	NORTH	8.50'
L21	EAST	3.17'
L22	S 00°12'03" V	17.41'
L23	N 11°30'06" W	2.67'
L24	S 78°29'54" W	3.17'
L25	N 11°30'06" W	8.50'
L26	S 78°29'54" W	9.00'
L27	N 11°30'06" W	10.00'
L28	N 78°29'54" E	3.50'
L29	S 11°30'06" E	13.50'
L30	S 34°42'04" E	5.58'
L31	S 11°30'06" E	3.83'
L32	S 78°29'54" W	4.99'
L33	S 11°30'06" E	15.00'
L34	S 78°29'54" W	3.67'
L35	N 33°29'54" E	4.24'
L36	S 11°30'06" E	3.83'
L37	S 78°29'54" W	4.99'
L38	S 11°30'06" E	15.00'
L39	N 78°29'54" E	3.67'
L40	N 78°29'54" W	3.17'
L41	N 11°30'06" W	8.50'
L42	S 78°29'54" W	9.00'
L43	S 11°30'06" E	10.00'
L44	S 78°29'54" W	3.50'
L45	S 11°30'06" E	13.50'
L46	S 76°26'38" E	5.51'
L47	S 67°24'44" E	5.51'

NUMBER	DIRECTION	DISTANCE
L48	S 42°21'16" E	3.50'
L49	S 47°38'44" W	10.00'
L50	S 42°21'16" E	9.00'
L51	S 47°38'44" W	8.50'
L52	N 42°21'16" W	3.17'
L53	N 47°38'44" E	2.67'
L54	N 47°38'44" E	12.29'
L55	S 47°38'44" W	12.50'
L56	S 47°38'44" W	3.83'
L57	N 42°21'16" W	4.99'
L58	S 47°38'44" W	15.00'
L59	N 42°21'16" W	3.67'
L60	N 42°21'16" W	3.67'
L61	S 47°38'44" W	4.00'
L62	S 42°21'16" E	4.99'
L63	N 47°38'44" E	5.00'
L64	N 47°38'44" E	10.00'
L65	N 15°44'37" V	5.58'
L66	S 02°38'43" V	4.24'
L67	S 47°38'44" W	5.00'
L68	S 42°21'16" E	3.17'
L69	S 47°38'44" W	9.50'
L70	S 42°21'16" E	9.00'
L71	S 47°38'44" W	10.00'
L72	S 42°21'16" E	3.50'
L73	S 47°38'44" W	12.83'
L74	N 45°34'40" E	7.00'
L75	N 09°38'37" E	3.67'
L76	S 00°21'23" V	15.00'
L77	N 09°38'37" E	4.99'
L78	S 00°21'23" V	4.00'
L79	N 54°38'37" E	4.24'
L80	S 00°21'23" V	16.84'
L81	N 00°21'23" V	3.83'
L82	N 09°38'37" E	4.99'
L83	S 00°21'23" V	15.00'
L84	N 09°38'37" E	3.67'
L85	S 34°42'04" E	5.51'
L86	S 00°21'23" V	13.50'
L87	N 09°38'37" E	3.50'
L88	N 00°21'23" V	10.00'
L89	N 09°38'37" E	9.00'
L90	S 00°21'23" V	9.50'
L91	N 09°38'37" E	3.17'
L92	S 00°21'23" V	7.84'
L93	N 66°55'05" E	7.32'
L94	N 09°35'28" E	5.91'
L95	S 47°38'44" W	5.74'
L96	EAST	3.50'
L97	S 87°21'23" E	4.24'



BOOK 466 PAGE 12
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

98-0276404
04/07/98 09:05

REVISIONS	DATE
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△	
△	

ALLEN CONSULTING ENGINEERS, INC.
127 W. JUANITA AVE. #212
MESA, ARIZONA 85210
PHONE (602) 644-1666
FAX (602) 464-5711

PRELIMINARY AND FINAL PLAT
FOR
ALTERRA TOWNHOMES
THE CITY OF TEMPE, ARIZONA

JOB NUMBER 90993 SHEET 2 OF 3
DRAWING PLAT
DRAFTSMAN CHECKED BY DATE

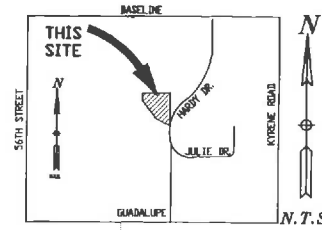


PRELIMINARY AND FINAL PLANNED AREA DEVELOPMENT FOR ALTERRA TOWNHOMES

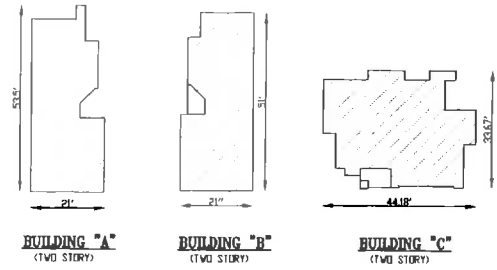
THE CITY OF TEMPE, ARIZONA

BASELINE RD

N 1/4 CORNER SEC. 4,
T15S, R. 4E.



VICINITY MAP



BUILDING FLOOR PLANS

SITE DATA:

PROJECT DESCRIPTION: 24 TOWNHOUSE UNITS
 SUBMITTED BY: KLIEN & ASSOCIATES
 ARCHITECT AND PLANNERS
 WOLFGANG J. KLIEN AIA
 TEMPE, AZ 85282
 PROJECT NAME: ALTERRA
 SITE ADDRESS: 3400 SOUTH HARDY DRIVE, TEMPE, AZ
 PARCEL SIZE: 2.28 AC.
 NET (GROSS) 99,488 SF. (229 AC.)
 228 AC. (229 AC.)
 *INDICATES THIS PROPERTY DOES NOT INCLUDE ANY PUBLIC RIGHT OF WAY
 ZONING: EXISTING R-1, PROPOSED R-1 PAD
 BUILDING AREA: 24,352 SF. - 0.56 AC (FOOTPRINT AREA)
 COVERAGE: 24.5%
 BUILDING HEIGHT: 25 FEET, 2 STORIES
 BUILDING TYPE: UBC TYPE S-N
 SPRINKLERED: NO
 BUILDING USE: RESIDENTIAL
 TYPE OR UNITS: 24 UNIT TOWNHOUSE COMPLEX
 DENSITY: 10.53 DU/AC
 PARKING REQUIRED: 48+ "X" SPACES
 PARKING PROVIDED: 56 SPACES
 LANDSCAPING ON SITE: 18,295 SF.
 UNITS: 24 UNITS = 24,352 SF.
 9 "A" UNITS = 8,442 SF.
 7 "B" UNITS = 6,678 SF.
 8 "C" UNITS = 9,232 SF.
 TOTAL = 24 UNITS = 24,352 SF.

P.A.D. ZONING

EXISTING R-1, PROPOSED R-1 PAD
 MAXIMUM BUILDING HEIGHT: 35'
 PROPOSED EXTERIOR SETBACKS:
 MINIMUM FRONT SETBACK (B.S.L.) = 15'
 MINIMUM REAR SETBACK (B.S.L.) = 15'
 MINIMUM SIDE SETBACK (B.S.L.) = 10'

BOOK 466 PAGE 12
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
98-0276404
 04/07/98 09:03
 H.C.

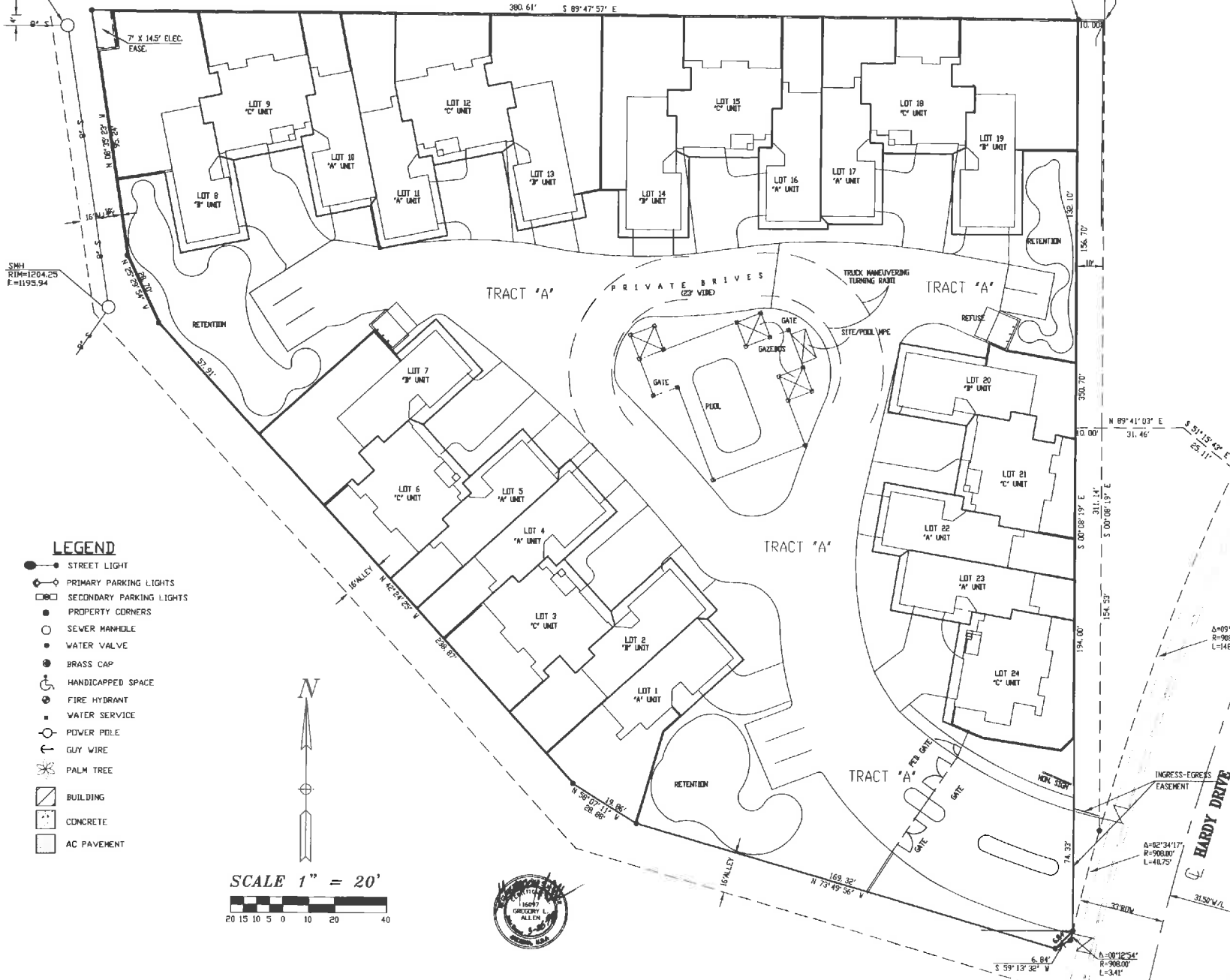
ALLEN CONSULTING ENGINEERS, INC.
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PRELIMINARY AND FINAL
 PLANNED AREA DEVELOPMENT PLAT FOR
 ALTERRA TOWNHOMES
 THE CITY OF TEMPE, ARIZONA

JOB NUMBER	90993	SHEET	3	OF	3
DRAWING	PAD	CHECKED BY		DATE	12-08-97
DRAFTSMAN					

REVISIONS	DATE
1	
2	
3	

RM=1206.77
 E=1195.38
 SMH
 N.P.



LEGEND

- STREET LIGHT
- PRIMARY PARKING LIGHTS
- SECONDARY PARKING LIGHTS
- PROPERTY CORNERS
- SEWER MANHOLE
- WATER VALVE
- BRASS CAP
- ♿ HANDICAPPED SPACE
- FIRE HYDRANT
- WATER SERVICE
- POWER POLE
- GUY WIRE
- PALM TREE
- ▭ BUILDING
- ▭ CONCRETE
- ▭ AC PAVEMENT

