

PLANNED AREA DEVELOPMENT

FOR ASH COURT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1
NORTH, RANGE 4 EAST, G & S.R.B. & M.

BOOK 464 PAGE 37
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
98-0214806
03/20/98 11:07

CIVIL ENGINEER

Keogh Engineering, Inc.
15650 N Black Canyon Hwy #245
Phoenix, Arizona 85023
Phone: (602) 375-9363
Contact: Dennis Keogh

OWNER/DEVELOPER

B.R.R., L.L.C.
An Arizona Limited Liability Company
180 S Ash Avenue
Tempe, Arizona 85281
Phone: (602) 967-3392
Contact: John Benton

LAND SURVEYOR

APEX Precision Survey Co.
7010 N. 10th Place
Phoenix, Arizona 85020
Phone: (602) 906-0023
Contact: Randolph Bert

150251 Arizona, Inc.
(Contact: David Richter) - Co-managing Member
Benton-Robb Development Associates
(Contact: John D. Benton) - Co-managing Member

GRADING & DRAINAGE

- 100 year on site retention shall be provided.

PUBLIC UTILITIES

Water: City of Tempe
Sewer: City of Tempe
Telephone: US West
Gas: Southwest Gas
Elec: Arizona Public Service
Cable TV: COX Cable
Fire: City of Tempe

TRAFFIC

- Single driveway entrance to all new units (standard 30' wide) plus one existing unit driveway.
- On site one way only loop.

STATEMENT OF OWNER

B.R.R., L.L.C., an Arizona Limited Liability Company, as owner, by 150251 Arizona, Inc., an Arizona Corporation, Co-managing Member, has heretofore caused its Company name to be affixed and the same to be attested by the signature of the undersigned officer thereunto duly authorized this 3 day of March 1998.

B.R.R., L.L.C., an Arizona Limited Liability Company, as owner

By: 150251 Arizona, Inc., an Arizona Corporation, as Co-managing Member

By: *[Signature]*

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA} SS



On this 3 day of March 1998 before me the undersigned officer appeared David Richter who acknowledged himself to be the President of 150251 Arizona, Inc., an Arizona Corporation, as Co-managing Member for B.R.R., L.L.C., an Arizona Limited Liability Company, as owner, and acknowledged the he, as such officer, being duly authorized to do so, executed the foregoing instrument for the purpose contained therein by signing the name of the Company, as David Richter by himself as such officer.

In Witness Whereof I heretofore set my hand and official seal.

By: David Richter My Commission Expires 12/31/99

APPROVALS

Approved by the Mayor and the City Council of the City of Tempe, Arizona, this 10th day of June 1998.

By: *[Signature]* 5/19/98 Attest: *[Signature]* 5/19/98
Mayor Date City Clerk Date

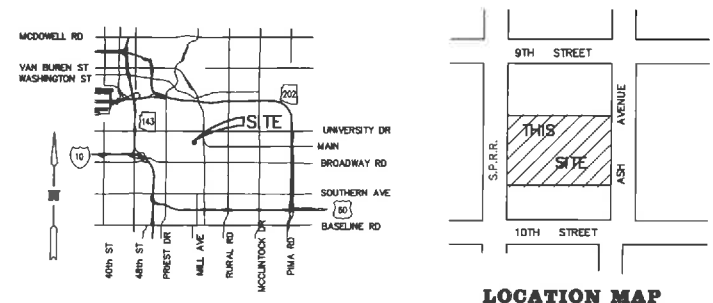
By: *[Signature]* 2/16/98
City Engineer Date

By: *[Signature]* 3-19-98
Development Services Director Date



ZONING HISTORY

- #ZON-97.02. ORDINANCE NO 808.9702 Zoning change from R-3, Multi-Family Residential Limited District to R1-PAD, Single Family Residential District on 1.36 net acres.
- #SPD-97.13. Planned Area Development for Ash Court consisting of 14 single family dwellings on 1.36 net acres.
- #SPD-97.14. Preliminary Subdivision Plat for Ash Court consisting of 14 lots on 1.36 net acres.



VICINITY MAP
N.T.S.

LOCATION MAP

PROJECT DATA

Owner: B.R.R., L.L.C.
180 S. Ash Avenue
Tempe, Arizona 85281
Contact: John Benton
TEL: 602.967.3392 ext. 3112

Project Address: 940-944 South Ash Avenue

Existing Zoning: R-3

Allowable Density: 20 units per acre x 1.36 net acres
= 27.2 units

Adjacent Zoning: R-3

Proposed Zoning: R1-PAD

Proposed Density: 14 units / 10.3 units per acre

Legal Description: Lots 4, 5, 6 & 7 of Blk. 30, Gage Addition
recorded in Book 3
of Maps page 58, Maricopa County
Records.

Gross Lot Area: 66,318 s.f. = 1.52 acres

Net Lot Area: 59,334 s.f. = 1.36 acres

Lot Coverage: .31 coverage (includes existing 2 homes)

Proposed Parking: Tandem driveway and covered parking
provided on site - 2 spaces per unit.

Guest Parking: 4 spaces on site, permit only parking
on street.

Total Parking: 32 Spaces

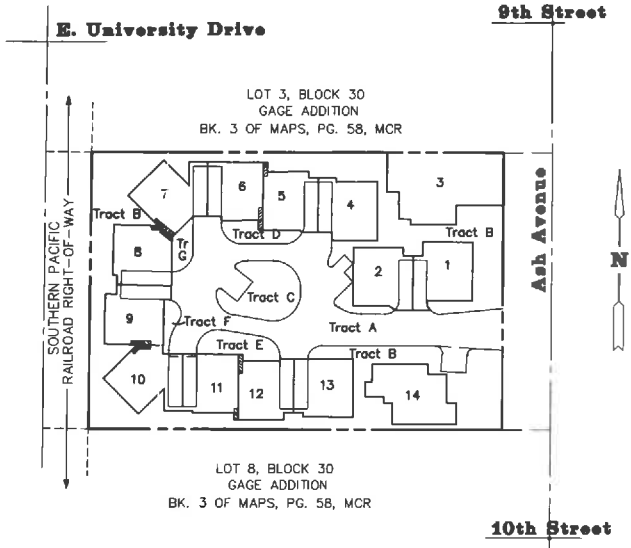
Bike Parking: 1 space per unit - 14 total

PROJECT DESCRIPTION

ASH COURT is envisioned as a neighborhood
within a neighborhood. The design draws heavily
from its surroundings while promoting a close
knit sense of community and security.

LEGAL DESCRIPTION

Lots 4, 5, 6, & 7, Block 30, GAGE ADDITION
TEMPE, ARIZONA, as recorded in Book 3 of Maps,
Page 58, Records of Maricopa County, Arizona.



Key Map
Scale 1"=50'

ARCHITECTURE

- Provide an architecture derivative of distinctive neighborhood examples - strongly bungalow and cottage style homes with friendly front porches.
- All units to be two-story with full basements optional.
- Two units types:
Unit A - 2 story with optional basement, 2 bedroom, 2 1/2 bath, den/office, shared covered parking and driveway - 1800 s.f. livable plus full basement (optional).
Unit B - 2 story with optional basement, 2 bedroom, 2 bath (powder room optional), computer alcove, shared covered parking and driveway - 1568 s.f. livable plus full basement (optional).
- Shared covered parking and driveway will create a breezeway effect between attached units allowing views to perimeter landscaping.
- Price range for new units will be \$150-185,000 depending on particular options.
- A model home will be built fronting Ash Avenue for pre-sale purposes (to be permitted separately).

LANDSCAPE/HARDSCAPE DESIGN

- Lush vegetation with strategic placement of screening materials to mitigate privacy issues. Seasonal blooming trees, shrubs, and flowers.
- Stabilized decomposed granite private street and driveways with a standard concrete apron and an upgraded cobble-type transition paving at the driveway entrance to soften the overall effect and environmental impact on the site.
- Narrow concrete walkways to individual front porches emulating existing examples.
- Irrigation shall be by automatic sprinkler system, existing flood irrigation will be discontinued.

UTILITIES

- Privately dedicated sewer and water lines with single taps at street.
- Electrical per Utility Co. All service lines underground.
- Telephone per U.S. West in tandem with electrical.
- Cable T.V. to all units (if available).
- Dedicated on site Fire Line to service sprinklering of individual units.

FIRE SAFETY

- On site fire line with individually sprinklered units.
- Add a new fire hydrant.
- Nearest existing Fire Hydrant at southwest corner of 9th Street and Ash Avenue.

POLICE / C.P.T.E.D.

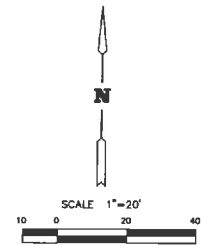
- Sense of security achieved through site design.
- Site lighting to be adequate meet standards recommended.
- 6 foot high perimeter wall and landscaping three sides.

REFUSE

- Central collection point with six roll-out containers to be maintained and handled by the Home Owner's Association.
- (2) 300 gallon roll-out bins, (4) 90 gallon recycle containers, twice weekly pick-up or as needed, allowing room for extra containers if needed.

Date: 06/15/98 File: 14-32-03-02-MAP-1898 H:\MCD\14-32-03-02-MAP-1898-Ash Court\1898-map.dwg

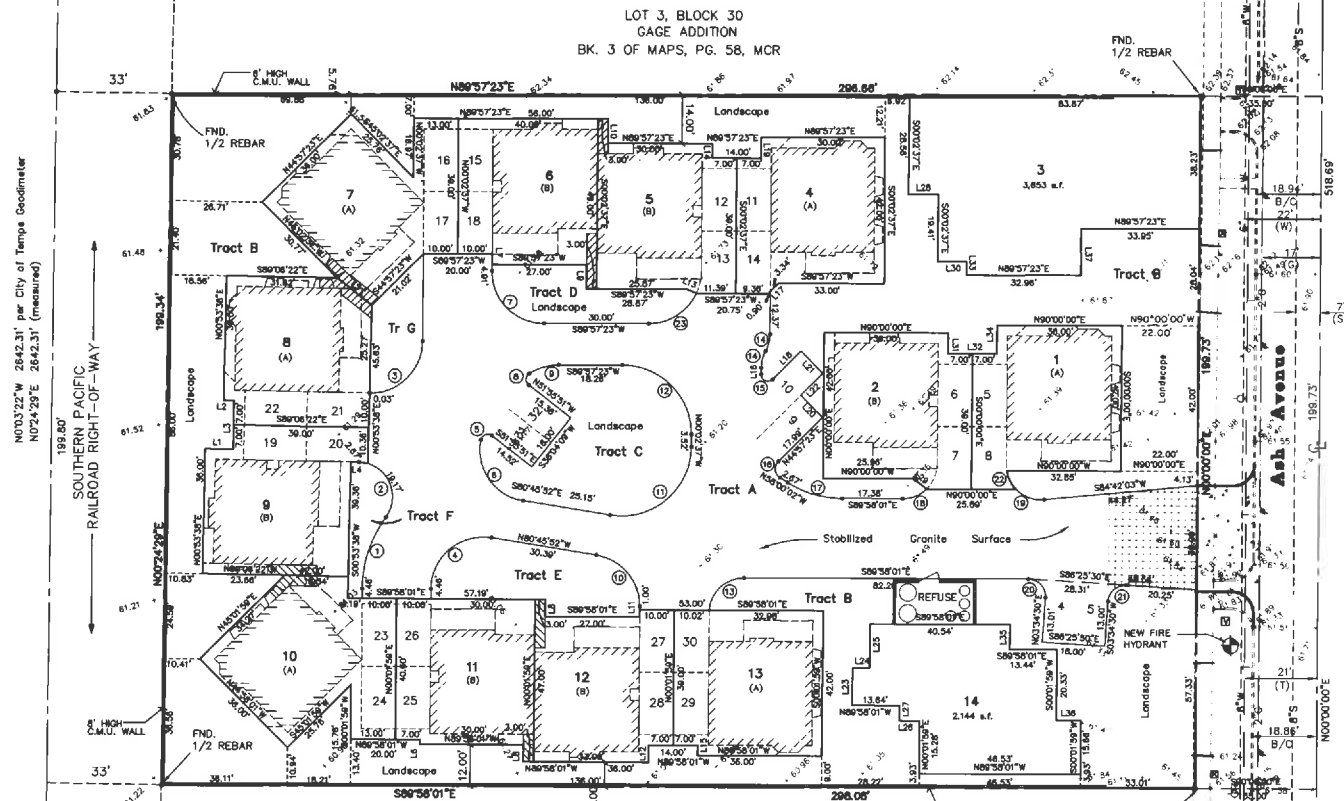
DRAWN BY: AM		CHECKED BY: DFK		DATE: Feb 1998	
FIELD WORK BY: QJ		JOB NO. 18660		MAP NO. E-18660	
<p>PREPARED FOR B.R.R., L.L.C.</p> <p>PLANNED AREA DEVELOPMENT ASH COURT</p> <p>A Portion of the Northwest quarter of Section 22 Township 1 North, Range 4 East, G & S.R.B. & M, Maricopa County, Arizona.</p> <p>Keogh Engineering, Inc. 15650 N. BLACK CANYON HWY. - SUITE 245 - PHOENIX, AZ 85023 PHONE (602) 375-9363 FAX (602) 375-9373</p>					



N.W. Corner Sec. 22
 T.1 N., R.4 E.
 Fd Drillhole in Rubber
 Track Crossing Pad
 281121.54 N
 292085.55 E

E. University Drive

9th Street



N003'22"W 2842.31' per City of Tempe Geodimeter
 N02'4'28"E 2842.31' (measured)

SOUTHERN PACIFIC
 RAILROAD RIGHT-OF-WAY

LOT 3, BLOCK 30
 GAGE ADDITION
 BK. 3 OF MAPS, PG. 58, MCR

LOT 8, BLOCK 30
 GAGE ADDITION
 BK. 3 OF MAPS, PG. 58, MCR

W 1/4 Corner Sec. 22
 T.1 N., R.4 E.
 Fd 12" Spike btwn 2
 Sets of Railroad Tracks
 278479.23 N
 292088.14 E

10th Street

Line Data

LINE	BEARING	DISTANCE
L1	S89°06'22"E	8.00'
L2	N89°06'22"W	3.00'
L3	N00°53'38"E	14.00'
L4	S89°06'22"E	2.36'
L5	N51°53'37"W	12.78'
L6	S00°01'59"W	1.40'
L7	S00°02'37"E	3.00'
L8	N00°01'59"E	5.00'
L9	N00°02'37"W	7.00'
L10	S00°02'37"E	7.00'
L11	N00°01'59"E	2.00'
L12	S00°01'59"W	5.00'
L13	S66°11'25"E	3.00'
L14	S00°02'37"E	4.21'
L15	N00°01'59"E	3.00'
L16	N00°02'37"W	1.84'
L17	S44°57'23"W	4.24'
L18	N44°57'23"E	11.45'
L19	N00°02'37"W	6.00'
L20	N45°02'37"W	9.00'
L21	S45°02'37"E	9.00'
L22	N44°57'23"E	9.01'
L23	N00°01'59"E	10.91'
L24	S89°58'01"E	4.99'
L25	N00°01'59"E	12.74'
L26	N89°58'01"W	5.89'
L27	N00°01'59"E	4.37'
L28	N89°57'23"E	15.54'
L29	S53°07'48"E	5.00'
L30	N89°57'23"E	8.39'
L31	S00°00'00"E	6.00'
L32	N90°00'00"E	14.00'
L33	S00°02'37"E	3.89'
L34	N00°00'00"E	8.26'
L35	S00°01'59"W	7.31'
L36	S89°58'01"E	7.09'
L37	S00°02'37"E	13.62'

Curve Data

CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	36°01'11"	35.00'	22.00'	11.38'
2	125°09'32"	10.00'	21.84'	19.28'
3	90°56'15"	15.00'	23.81'	15.25'
4	99°12'09"	15.00'	25.97'	17.63'
5	117°37'21"	2.00'	4.11'	3.30'
6	91°12'59"	15.00'	23.88'	15.32'
7	90°00'00"	15.00'	23.56'	15.00'
8	108°02'49"	2.00'	3.77'	2.76'
9	33°50'25"	15.00'	8.88'	4.56'
10	80°47'51"	15.00'	21.15'	12.77'
11	99°18'45"	20.00'	34.65'	23.53'
12	90°00'00"	20.00'	31.42'	20.00'
13	86°08'08"	10.00'	15.03'	9.35'
14	28°57'18"	10.00'	5.05'	2.58'
15	135°00'00"	2.00'	4.71'	4.83'
16	102°57'25"	3.00'	5.39'	3.77'
17	315°7'59"	30.00'	16.74'	8.59'
18	44°10'31"	10.00'	7.71'	4.06'
19	50°54'20"	10.00'	8.88'	4.78'
20	93°32'31"	5.00'	8.16'	5.32'
21	90°00'00"	5.00'	7.85'	5.00'
22	33°23'50"	10.00'	6.00'	3.10'
23	65°10'14"	15.00'	17.06'	9.59'

File Name: H:\MCDGN\16880-Ash Court\p-plot2.dwg
 Date/Time Plotted: 11/28/01 2:26-PM-1998



**Planned Area Development
 Ash Court**

Keough Engineering, Inc.
 15650 N. BLACK CANYON HWY. - SUITE 200 - PHOENIX, AZ 85033
 PHONE (602) 375-8363 FAX (602) 375-2073