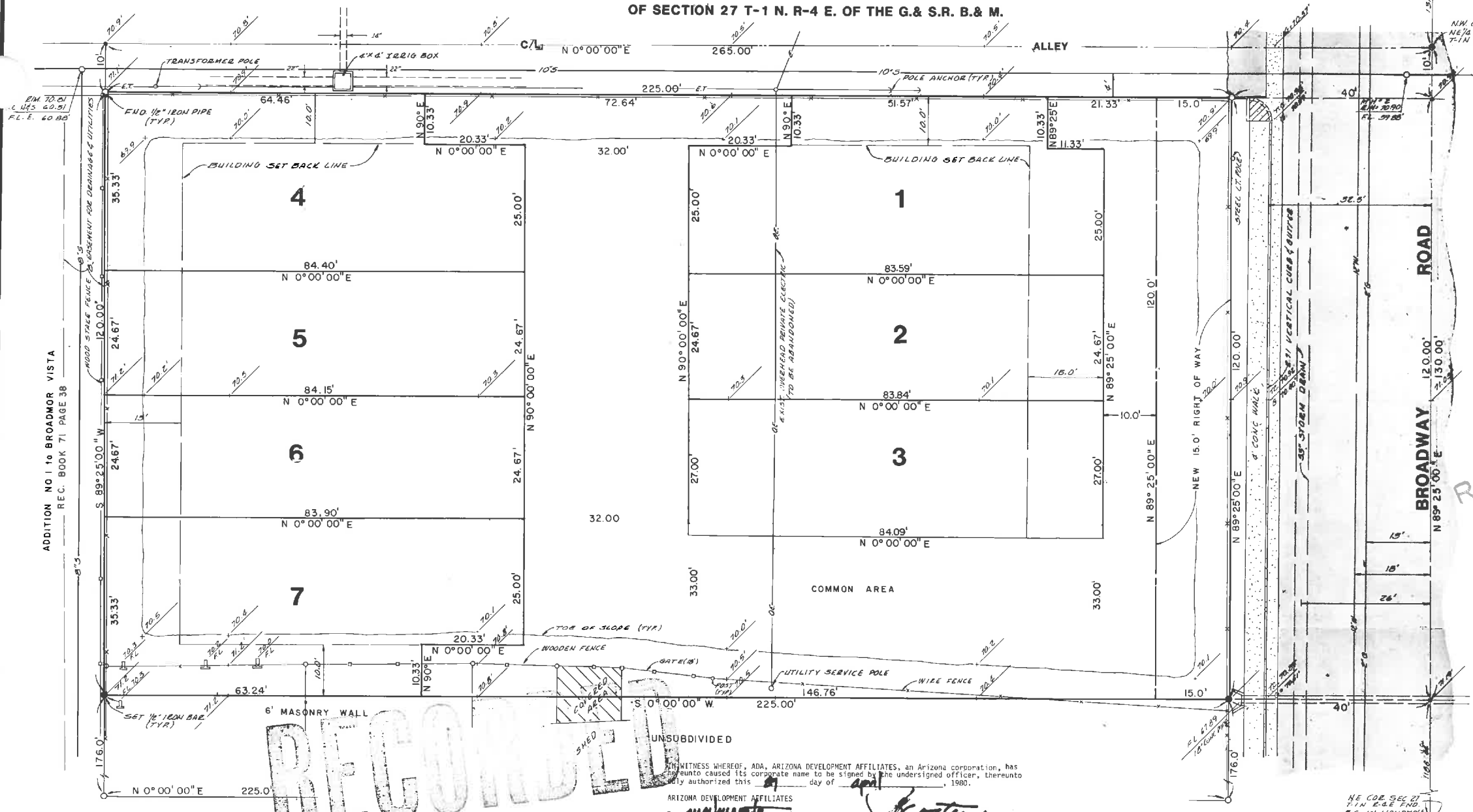




BROADWAY TOWNHOMES

A SUBDIVISION OF PART OF THE N.E. 1/4 OF THE N.E. 1/4
OF SECTION 27 T-1 N. R-4 E. OF THE G. & S.R. B. & M.



LEGAL DESCRIPTION:
The South 225 feet of the North 265 feet of the West 120 feet of the East 295 feet of the West 306 feet of the West half of the Northeast quarter of the Northeast quarter of Section 27, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

APPROVALS
Approved by the Planning Department of the City of Tempe this 1st day of Feb 1980.
By: *[Signature]*
Approved by the City Engineer of the City of Tempe this 27th day of Feb 1980.
By: *[Signature]*
Approved by the City Council of the City of Tempe this 2 day of Aug 1980.
By: *[Signature]* Mayor, *[Signature]* City Clerk.

RECEIVED
FEB 11 1981
CITY OF TEMPE
PLANNING DEPT.

GENERAL NOTES:
Gross Acreage: 27,000 sq. ft. or .62 acre
Net Acreage: 25,200 sq. ft.
Total Ground Blvd. Coverage: 10,350 sq. ft.
Coverage: 40%
No. of Units: 7 units @ 1100 sq. ft. each
Parking Provided: 16 car spaces & 1 Recreational Vehicle
Landscape Area: 9974 sq. ft.
Existing Zoning: R2
Common Area: 5,660 sq. ft.
Owner: Marley Porter, 1701 S. Mill, Suite C, Tempe, Arizona Ph: 966-7550

SUBDIVISION PLAN
1 OF 2
FINAL

RECORDED

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }
KNOW ALL MEN BY THESE PRESENTS that ADA, ARIZONA DEVELOPMENT AFFILIATES, an Arizona Corporation, has subdivided under the name Broadway Townhomes, that part of the West Half of the Northeast Quarter of the Northeast Quarter of Section 27, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, shown platted hereon, and hereby publishes this plat as and for the plat of said Broadway Townhomes and hereby declares that said plat sets forth the locations and gives the dimensions of the lots, streets, and common area constituting same and that each lot, street and common area shall be known by the number, name or designation given each respectively; and hereby dedicates to the public for use as such, the additional street right-of-way shown platted hereon. Easements are dedicated to the uses shown. The common area is hereby reserved to the private use and common ownership of the owners of Lots 1-7 shown hereon. Easement for extension of public utilities upon, under, and across the common area to serve Lots 1-7 is hereby dedicated.

UNSUBDIVIDED

IN WITNESS WHEREOF, ADA, ARIZONA DEVELOPMENT AFFILIATES, an Arizona corporation, has hereunto caused its corporate name to be signed by the undersigned officer, thereunto duly authorized this 29th day of April, 1980.

ARIZONA DEVELOPMENT AFFILIATES
By: *[Signature]*
Title: *President*

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }
On this the 29th day of April, 1980, before me the undersigned officer, appeared *Robert N. Hermon* and *B.C. Porter* who acknowledged themselves to be the *President* and *Secretary* of ADA, ARIZONA DEVELOPMENT AFFILIATES, an Arizona Corporation, and that they, being authorized so to do, executed the foregoing instrument for the purposes therein contained by causing the corporate name to be signed and the corporate seal to be attached thereto and attested by themselves as such officers.

IN WITNESS WHEREOF I hereunto set my hand and official seal.
April 24 1981
My commission expires: _____
[Signature]
Notary Public

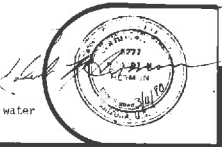
BENCHMARK:
Top brass cap in handhole in intersection of Rural Road and Broadway Road.
Elevation = 1171.15
Per City of Tempe Datum

SITE BENCHMARK:
Out "X" on headwall of catch basin near Northeast property corner
Elevation = 1170.75

ENGINEER'S CERTIFICATE:
I, Robert N. Hermon, hereby certify that I am a Registered Civil Engineer of the State of Arizona; That this map consisting of one sheet, correctly represents a survey made under my supervision during the Month of *April*, 1980; that the survey is true and complete as shown; That all monuments shown actually exist or will be set as shown; That their positions are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

CERTIFICATE OF ASSURED SUPPLY

BROADWAY TOWNHOMES is within an area designated as having an assured water supply pursuant to A.R.S. 45-576, Subsection E.

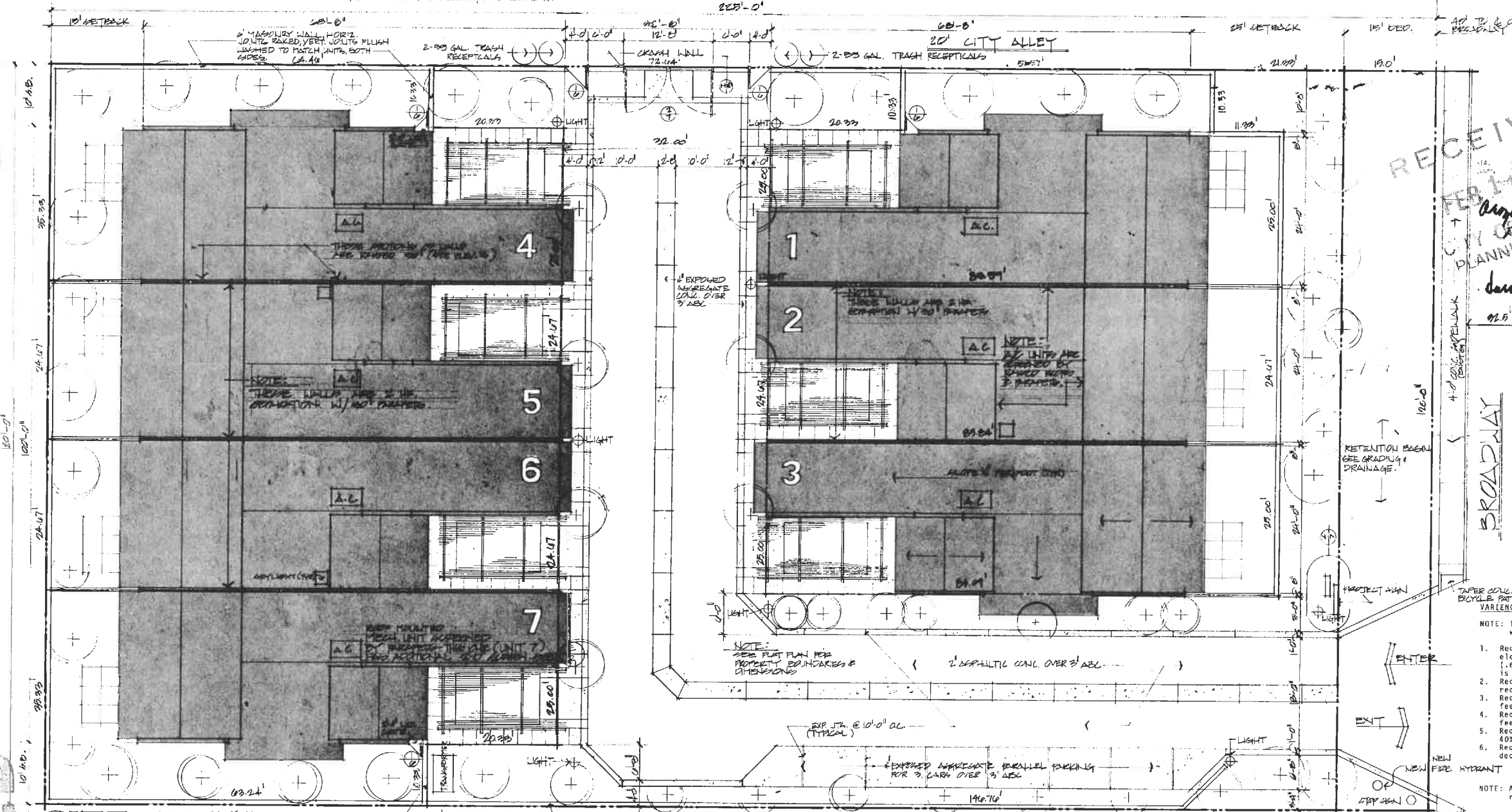


BRADY LAND SURVEYING
Robert N. Hermon P. E.
Dennis H. Brady L. S.
9203 S. Mesa Drive
Tempe, Arizona 85284
Phone: 839-4000

BROADWAY TOWNHOMES

DRN: DHB CHRD: B.J.H. JOB NO: B800220A

NOTE: POWER AND UTILITIES TO ADJACENT RESIDENT TO EAST TO BE MAINTAINED AND PROTECTED AND INCLUDED IN UNDERGROUND UTILITY TRENCHING AND EQUIPMENT.



RECEIVED
 FEB 11 2008
 Planning Department
 City of Tempe
 455 E. BROADWAY TEMPE, ARIZONA
 PHONE 480-775-0000

2.6.81
 92.5 TO 6

BROADWAY ASSOCIATES
 planning consulting
 100 southern avenue tempe.ariz

- NOTE: The variances listed are in accord with the maximum non-conforming use.
- Request that Broadway Townhomes be developed on a lot less than one (.62 acres) when a minimum of one acre is required.
 - Request that the minimum net site be reduced from 2,200 sq ft to 2,070 sq ft.
 - Request that the minimum lot width of feet be reduced to 44.67 feet.
 - Request that the minimum lot depth of feet be reduced to 33.9 feet.
 - Request that the minimum lot coverage 40% be reduced to approximately 35%.
 - Request that the minimum yard setback decreased from:
 Front yard of 25 feet to 0 feet
 Side yard of 10 feet to 0 feet
- NOTE: All exterior units comply with all required setback and yard requirements.

SITE PLAN SCALE: 1/8" = 1'-0"

PAD #02

BROADWAY TOWNHOMES

455 E. BROADWAY ROAD
 TEMPE ARIZONA

ADA
 ARIZONA DEVELOPMENT AFFILIATES

LEGAL GEN. NOTES

SEE SHEET 1.

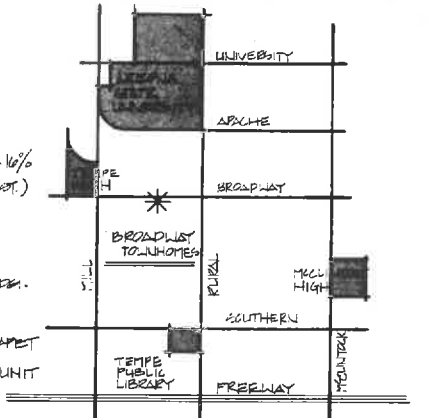
NET ACREAGE: 27,000 sq. ft. = .62 ACRES
 TOTAL GROUND COVER: 10,941 sq. ft. = 40%
 % COVERAGE: 40%
 # OF UNITS: 7 UNITS @ 1100 sq. ft. EA. 2400 sq. ft. SPACED 170' LATTICED CARPET PARKING PROVIDED: 10 CAR SPACES AND 1 REC. YEH. NO REQUIRED LANDSCAPED AREA: PRIVATE: 10,700 sq. ft. OR 39% PUBLIC: 4,300 sq. ft. OR 16%
 ZONING: R-2 **SEISMIC ZONE: 2** (SEE CIVIL CALC. FOR LAT. RESIST.)
 OWNER: MARLEY PORTER, 1701 S. MILL • SUITE 210 • 960-11990
 * CONSTRUCT ACCORDING TO DIMENSIONS, DO NOT SCALE.

CONSULTANTS

STRUCTURAL: DONN WOODRIDGE
 CIVIL: BRADY LAND SURVEY
 MECHANICAL: FRANK JEFFRIES
 ELECTRICAL: PEARSON ENGINEERING ASSOC.
 IRRIGATION: LORTON CORPORATION

NOTE: PROVIDE 2 HR. PARTY WALL AND EXTEND PARAPET TO 20" ABOVE ROOF OF EACH PARTY WALL. PROVIDE THE CORNER OF ALL CORNERS DWELLING UNIT AND PARTY WALLS.

VICINITY MAP



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title
SITEPLAN

PAD #02 FINAL

PAD PLAN

2 OF 2
 revisions

A B C

DATE: 1/14/08
 DRAWN BY: JOHN H. HARRIS
 CHECKED BY: JAMES R. HARRIS

by **1** of **14**

date