

# AMENDED FINAL P.A.D. BROWNSTONE AT HYDE PARK

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 16,  
 TOWNSHIP 1 NORTH, RANGE 4 EAST,  
 GILA & SALT RIVER BASE & MERIDIAN,  
 MARICOPA COUNTY, ARIZONA.

### LEGAL DESCRIPTION

Final Plat of "Brownstone at Hyde Park", recorded in Book 557 of Maps, Page 10, Office of the Maricopa County Recorder, being situated in a portion of the southeast quarter of section 16, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

### LOT & TRACT AREA

LOT	SQ. FT.	AC.
1	2,505	0.06
2	1,535	0.04
3	2,359	0.05
4	1,575	0.04
5	1,997	0.05
6	1,210	0.03
7	1,580	0.04
8	2,197	0.05
9	2,358	0.05
10	1,297	0.03
11	1,254	0.03
12	1,319	0.03
13	1,277	0.03
14	979	0.02
15	1,617	0.04
16	979	0.02
17	2,233	0.05
18	1,542	0.04
19	949	0.02
20	948	0.02
21	1,380	0.03
22	2,472	0.05
23	2,465	0.06
24	1,421	0.03
25	969	0.02
26	969	0.02
27	1,579	0.03
28	1,620	0.04
29	994	0.02
30	3,121	0.07
31	2,583	0.06
32	2,555	0.06
33	2,578	0.06
34	2,017	0.05
35	3,294	0.08
36	2,420	0.06
37	1,579	0.04
38	2,575	0.06
39	1,482	0.03
40	1,014	0.02
41	1,676	0.04
42	1,323	0.03
43	1,015	0.02
44	1,677	0.04
45	1,324	0.03
46	2,317	0.05
47	2,585	0.06
48	1,211	0.03
49	2,064	0.05
50	1,490	0.03
51	1,252	0.03
52	1,253	0.03
53	1,598	0.04
54	2,745	0.06
55	1,384	0.04
56	1,508	0.03
57	1,910	0.04
58	1,156	0.03
59	1,506	0.04
60	1,909	0.04
61	1,155	0.03
62	1,656	0.04
63	5,506	0.13

TRACT	SQ. FT.	AC.
A	7,215	0.17
B	3,280	0.08

### SITE DATA

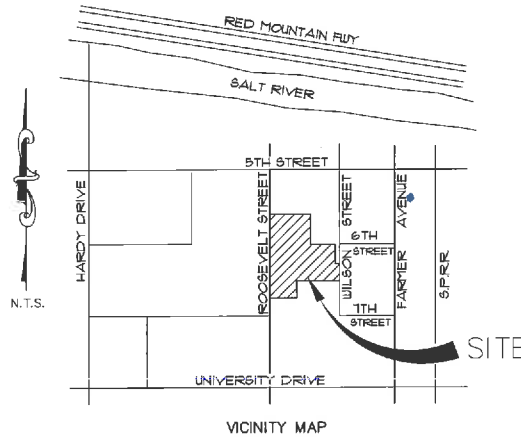
GROSS ACRES	4.00 AC
PUBLIC R/W	0.76 AC
NET ACRES	3.24 AC
EXISTING ZONING	R-3
PROPOSED ZONING	R-1 PAD
PROPOSED NUMBER OF LOTS	63
MINIMUM LOT SIZE	946 S.F.
MAXIMUM LOT SIZE	5,506 S.F.
GROSS DENSITY	17 DU/AC

### CONDITIONS OF APPROVAL: SPD-2000.83, SPD-2001.37

- The Amended Final PAD shall be recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department prior to building permits. The Planning Division staff, prior to recordation, shall review details of the document format.
- All applicable conditions approved by City Council on February 8, 2001 shall apply (#SPD-2000.83)

### NOTES

- Based on ALTA Surveys by Brody, Aulerich and Associates, Inc. Job Nos. 97101B, 981019 and 980416.
- All utilities shall be constructed underground.
- Electric lines to be constructed underground as required by the Arizona Corporation Commission.
- This subdivision is on the Town of Tempe water system which has a certificate of assured water supply.



### BASIS OF BEARINGS

The monument line of University Drive as S 89° 48' 42" E per City of Tempe horizontal control data.

### OWNER & DEVELOPER

BROWNSTONE AT HYDE PARK, L.L.C.  
 602 WEST 1ST STREET  
 TEMPE, AZ 85281  
 PHONE: (480) 966-4400  
 ATTN: CORKY HOUGHARD

### ENGINEER

FLEET FISHER ENGINEERING, INC.  
 4250 E. CAMELBACK ROAD, SUITE 410K  
 PHOENIX, AZ 85018  
 PHONE: (602) 264-3335  
 ATTN: FRED E. FLEET, P.E.

### OWNERSHIP

BROWNSTONE AT HYDE PARK, L.L.C., An Arizona Limited Liability Company  
 This is to certify that we have reviewed this plan and hereby approve the development as shown.

### IN WITNESS WHEREOF:

BROWNSTONE AT HYDE PARK, L.L.C., an Arizona Limited Liability Company, as owner, has hereunto caused its name to be affixed and the same to be attested by the signature of the undersigned officer thereunto duly authorized this 18<sup>th</sup> day of DECEMBER, 2001.

By: C.P. Howard

### ACKNOWLEDGMENT

STATE OF ARIZONA }  
 COUNTY OF MARICOPA } SS:

On this the 18<sup>th</sup> day of December, 2001 before me the undersigned officer, personally appeared C.P. Howard, who acknowledged himself/herself to be the Authorized Representative of MCW Holdings, L.L.C., an Arizona Limited Liability Company, the manager of BROWNSTONE AT HYDE PARK, L.L.C., an Arizona Limited Liability Company, and acknowledged that he/she as such officer, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself/herself as Authorized Representative of MCW Holdings, L.L.C., an Arizona Limited Liability Company, the manager of BROWNSTONE AT HYDE PARK, L.L.C.

### IN WITNESS WHEREOF:

I hereunto set my hand and official seal.

By: Janel Lawson  
 Notary Public

August 19, 2003  
 My Commission Expires



### CERTIFICATION

This is to certify that the survey of the premises described and plotted hereon was made under my direction during the month of March, 2001, and that the plat is correct and accurate; and that monuments described hereon have been located as described.

Jimmy W. Springer 12-17-01  
 JIMMY W. SPRINGER R.L.S. NO. 34399 DATE

### PREPARED BY:

JIMMY W. SPRINGER, R.L.S. #34399  
 FLEET-FISHER ENGINEERING, INC.  
 4250 EAST CAMELBACK RD., SUITE 410K  
 PHOENIX, AZ 85018  
 PHONE: (602) 264-3335



### APPROVALS

Approved by the Mayor and City Council of the City of Tempe, Arizona on this 7<sup>th</sup> day of June, 2001.

Neil Skulianow 12/19/01  
 BY: MAYOR DATE

Kathy Dwyer 12/19/01  
 ATTEST: CITY CLERK DATE

Neil Mann 12-20-01  
 BY: CITY ENGINEER DATE

Fred Fleet 12-21-01  
 BY: DEVELOPMENT SERVICES DATE



16N

AMENDED FINAL P.A.D.  
 BROWNSTONE AT HYDE PARK

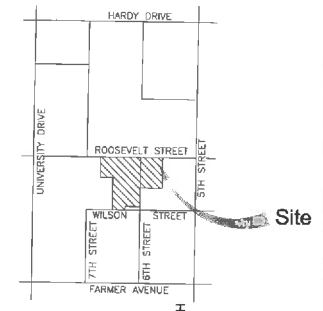
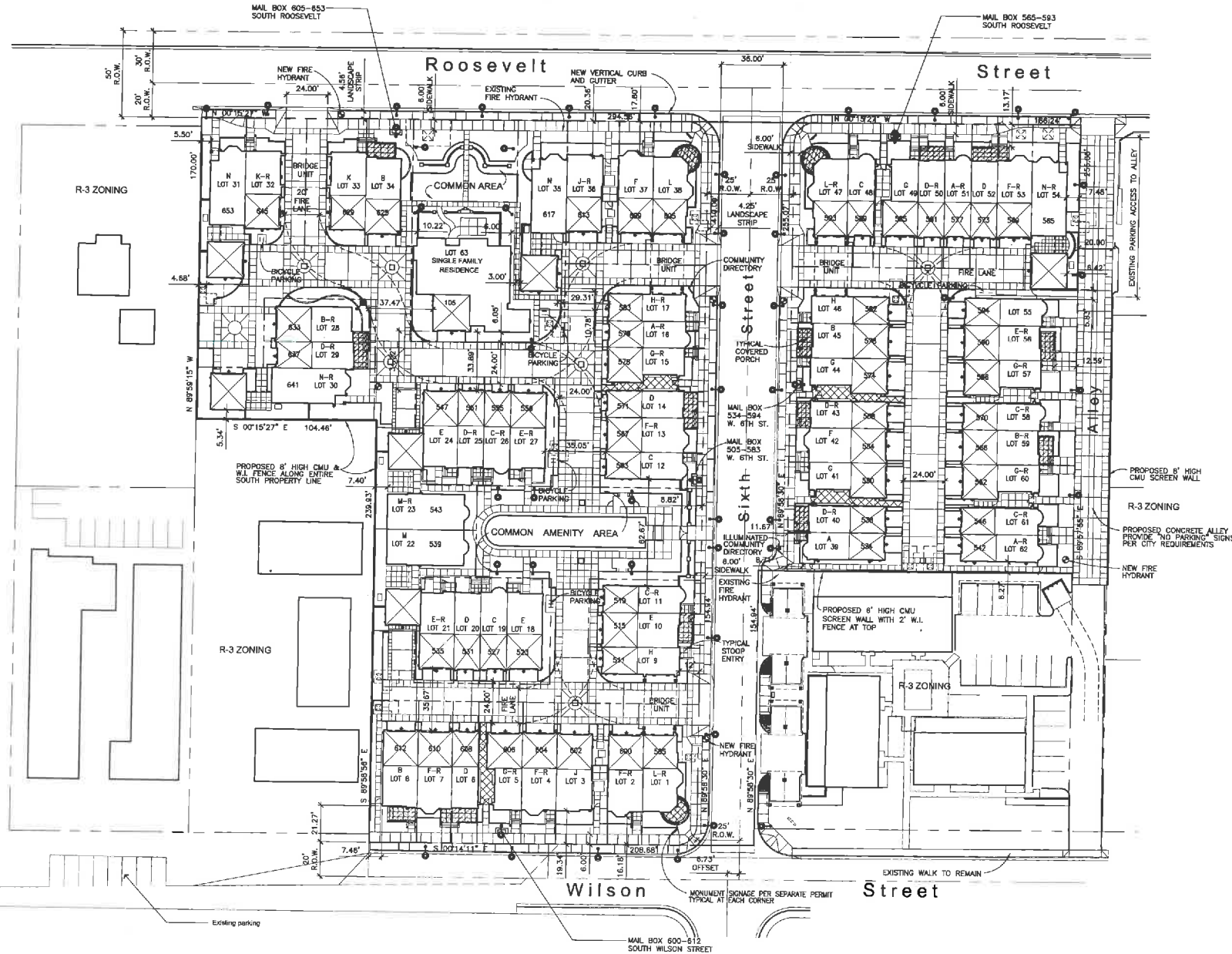
FLEET • FISHER  
 ENGINEERING INC.

4250 EAST CAMELBACK RD., SUITE 410K  
 PHOENIX, ARIZONA 85018 PH: (602) 264-3335

DATE 07-2001 JOB NO. 243-01 SHEET 1 OF 2

DS# 001193

# Amended Final P.A.D. for Brownstone at Hyde Park 589 South Roosevelt Street



### Vicinity Map

### Project Data

**Project Description**  
 63 TOWNHOUSE / LOFT UNITS IN A PLANNED RESIDENTIAL COMMUNITY BASED UPON URBAN PLANNING PRINCIPLES THAT ENCOURAGE PEDESTRIAN USE OF THE STREET, A SENSE OF NEIGHBORHOOD, AND ENHANCED ARCHITECTURAL DESIGN AND MATERIALS.

### Project Name / Address

BROWNSTONE AT HYDE PARK  
 589 SOUTH ROOSEVELT

### Owner

BROWNSTONE RESIDENTIAL  
 602 WEST 1ST STREET  
 TEMPE, ARIZONA 85281-2608  
 CONTACT: CORY HOLLICHARD  
 480.966.4400  
 480.966.2299 (FAX)

### Architect / Submitted by

ROBERTSON'S ASSOCIATES, INC.  
 2525 EAST ARIZONA BILTMORE CIRCLE  
 SUITE 237  
 PHOENIX, ARIZONA 85016  
 CONTACT: JONATHAN L. PEIFFER, AIA  
 602.955.7575  
 602.955.6393 (FAX)

### Parcel Information

ZONING: R1-PAD  
 SIZE: GROSS: 3.71 ACRES (179,803 S.F.)  
 NET: 3.29 ACRES (143,312 S.F.)

### Building Information

BUILDING HEIGHT: 36 FEET (MAXIMUM), 3 & 2 STORIES  
 BUILDING TYPE: V-N  
 ALLOWABLE AREA: UNLIMITED  
 APES PROVIDED: PROVIDED (NOT REQUIRED)  
 OCCUPANCY: R1  
 BUILDING USE: OWNER OCCUPIED TOWNHOUSE RESIDENCES  
 PARKING PROVIDED: 102 SPACES IN GARAGES  
 BICYCLE PARKING: 63 IN GARAGES + 12 AT LARGE = 75  
 SITE-BUILDING COVERAGE: 38.23%  
 LANDSCAPING ON SITE: 50,889 S.F. (1.17 ACRES)

### On Site Retention

ON SITE RETENTION TO BE ADDRESSED BY USING ALL OF THE AVAILABLE LANDSCAPE AREAS FOR RETENTION AND A SERIES OF UNDERGROUND PIPES DRAINING TO A COMMON UNDERGROUND RETENTION AREA IN THE COMMON AMENITY AREA. DESIGN OF ON SITE RETENTION SHALL BE SUFFICIENT FOR THE 100 YEAR STORM REQUIREMENTS.

### Refuse/Recycle

ON SITE REFUSE/RECYCLE COLLECTION TO BE PROVIDED FOR INDIVIDUAL CONTAINERS LOCATED WITHIN UNIT GARAGES. ALL COLLECTION IS TO BE CURBSIDE PICKUP.

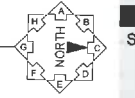
### Unit Description

UNIT TYPE	# UNITS	SIZE	UNIT DESCRIPTION
A	4	976 S.F.	2 STORY, 1 BDR, 1 CAR GARAGE
B	5	1221 S.F.	2 STORY, 1 BDR, 2 CAR GARAGE
C	8	1528 S.F.	3 STORY, 1 BDR, 1 CAR GARAGE
D	9	1303 S.F.	3 STORY, 1 BDR, 1 CAR GARAGE
E	6	1697 S.F.	3 STORY, 2 BDR, 2 CAR GARAGE
F	7	1831 S.F.	3 STORY, 2 BDR, 2 CAR GARAGE
G	7	1732 S.F.	3 STORY, 2 BDR, 1 CAR GARAGE
H	3	1661 S.F.	3 STORY, 2 BDR, 1 CAR GARAGE
J	3	1581 S.F.	2 STORY, 2 BDR, 2 CAR GARAGE
K	2	2206 S.F.	3 STORY, 2 BDR, 2 CAR GARAGE
L	2	1917 S.F.	3 STORY, 2 BDR, 2 CAR GARAGE
M	2	2557 S.F.	3 STORY, 2 BDR, 2 CAR GARAGE
N	1	1949 S.F.	2 STORY, 1 BDR, 2 CAR GARAGE
O	1	2800 S.F.	2 STORY, 3 BDR, 2 CAR GARAGE



### Site Plan

1" = 30'-0"



Issue Date: 11.27.2001

Revisions:

- 1
- 2
- 3
- 4

Brownstone at Hyde Park  
 A Brownstone Residential Community  
 Tempe Arizona



Robertson's Associates, Inc.  
 Architecture-Planning-Programming  
 2525 East Arizona Biltmore Circle  
 Phoenix, Arizona 85016  
 Phone: 602-955-7575  
 Fax: 602-955-6393



16N

Project Number: 2005  
 Drawing: Site Plan  
 Sheet: 2