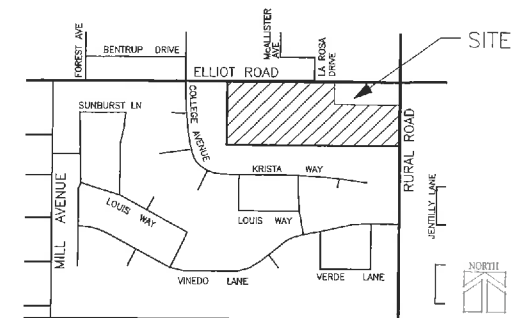


AMENDED FINAL PLANNED AREA DEVELOPMENT FOR ELLIOT ESTATES

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LOCATION MAP
N.T.S.

FLOOD ZONE

THE SUBJECT SITE IS LOCATED IN SECTION 15, TOWNSHIP 1 SOUTH, RANGE 4 EAST AT THE SOUTHWEST CORNER OF RURAL ROAD AND ELLIOT ROAD, TEMPE, ARIZONA. THE SITE IS WITHIN THE SHADED ZONE X DESIGNATION ON THE FLOOD INSURANCE RATE MAP, PANEL NUMBER 2635 OF 4350, MARICOPA COUNTY, ARIZONA REVISED JULY 19, 2001.

THE SHADED ZONE X DESIGNATION IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

PROJECT DATA

AREA CALCULATIONS:

GROSS OVERALL = 827,424 SF OR 18,995 AC
NET OVERALL = 713,485 SF OR 16,379 AC

GROSS COMMERCIAL = 170,181 SF OR 3,907 AC
NET COMMERCIAL = 119,759 SF OR 2,749 AC

GROSS RESIDENTIAL = 656,964 SF OR 15,062 AC
NET RESIDENTIAL = 593,573 SF OR 13.62 AC

PROPOSED USE: SINGLE FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION: RESIDENTIAL
PARKING: 2 SPACES PER UNIT MIN.

ZONING: EXISTING= AG PROPOSED= R1-7 PAD
AUTOMATIC FIRE EXTINGUISHING SYSTEM: NO
NUMBER OF RESIDENTIAL UNITS= 42
RESIDENTIAL DENSITY: GROSS= 2.79 D.U./AC.
NET= 3.08 D.U./AC.

SETBACKS: FRONT= 15' (*SEE TABLE 1 BELOW)
SIDE= 7'
REAR= 15'
STREET SIDE= 10'

OPEN SPACE (RESIDENTIAL):
ONSITE: 64,629 SF OR 1.48 AC (9.05% OF NET)

TABLE 1

DEVELOPMENT STANDARD	R1-7 STANDARD	ELLIOT ESTATES P.A.D. STANDARD
DENSITY (DU/AC)	3.75	NC
BUILDING HEIGHT (FT.)	30'	NC
LOT COVERAGE (%)	40%	50% (ALL LOTS)
NET SITE AREA (SQ.FT.)	7,000	NC
LOT WIDTH (FT.)	70'	NC
LOT DEPTH (FT.)	100'	NC
FRONT SETBACK (FT.)	25'	LOTS 1 TO 20 AND 23 TO 42 - 15' LOTS 21 AND 22 - 12'
SIDE SETBACK (FT.)	7'	NC
REAR SETBACK (FT.)	15'	NC
STREET SIDE SETBACK (FT.)	10'	NC

VARIANCES (SPD 2003.51)

- LOT COVERAGE FROM 40% TO 50% FOR ALL LOTS.
- FRONT SETBACK FOR LOTS 1-20 AND 23-42 FROM 25' TO 15' AND LOTS 21 AND 22 FROM 25' TO 12'.

TRACT TABLE

TRACT	DESCRIPTION	AREA (SF)
A	PUBLIC SERVICE AND EMERGENCY VEHICLE ACCESS, PUBLIC UTILITIES, PRIVATE STREET (INGRESS/EGRESS)	72,875.7
B	COMMON AREA (LANDSCAPE/RET'N, PUBLIC ACCESS, PUE)	25,391.3
C	COMMON AREA (LANDSCAPE/RET'N, PUBLIC ACCESS, PUE)	36,212.3
D	COMMON AREA (LANDSCAPE/RET'N, PUBLIC ACCESS, PUE)	8,519.0
E	COMMON AREA (LANDSCAPE/RET'N, PUBLIC ACCESS, PUE)	8,594.0
TOTAL AREA		151,592.35SF=3.48AC

STATEMENT OF OWNERS

SIGNED THIS 18th DAY OF October, 2005, BY Scott J. Jones AS VICE PRESIDENT OF SCOTT MANAGEMENT COMPANY, AN ARIZONA CORPORATION, AS MANAGER OF SCOTT HOMES II, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BENCHMARK

THE BENCHMARK IS THE BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF RURAL ROAD AND ELLIOT ROAD.
ELEVATION = 1179.25'

ACKNOWLEDGMENT

STATE OF ARIZONA, COUNTY OF MARICOPA, THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY OF 2005 BY

IN WITNESS THEREOF

I HAVE HERETO SET MY HAND AND OFFICIAL SEAL, NOTARY PUBLIC,

MY COMMISSION EXPIRES:



APPROVALS

BY: [Signature] DATE 10/18/2005
DEVELOPMENT SERVICES

OWNER/DEVELOPER

DEVELOPER

SCOTT HOMES DEVELOPMENT COMPANY
AN ARIZONA CORPORATION
2151 E BROADWAY, STE. 210
TEMPE, ARIZONA 85282
(480) 446-8800

PROPERTY OWNER

SCOTT HOMES II, L.L.C.
AN ARIZONA LIMITED LIABILITY COMPANY
2151 E BROADWAY, STE. 210
TEMPE, ARIZONA 85282
(480) 446-8800

ENGINEER

KNUDSEN-SMITH ENGINEERING, INC.
2525 W. GREENWAY RD. SUITE 302
PHOENIX, ARIZONA 85023
(602) 347-7447

LAND PLANNER

LVA URBAN DESIGN STUDIO, LLC.
7502 E. MAIN STREET
SCOTTSDALE, ARIZONA 85251
(480) 994-0994

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 1,060 FEET THEREOF; AND ALSO

EXCEPT THE NORTH 60 FEET THEREOF; AND ALSO

EXCEPT THE EAST 55 FEET THEREOF; AND ALSO

EXCEPT THAT PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS BEGINNING AT A POINT 75.00 FEET WEST OF AND 60.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;

THENCE EAST ALONG A LINE 60.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 20.00 FEET;

THENCE SOUTH ALONG A LINE PARALLEL TO AND 55.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY TO THE POINT OF BEGINNING; AND ALSO

EXCEPT ALL THAT PART KNOW AS COVENTRY TEMPE SUBDIVISION, RECORDED IN BOOK 429 OF MAPS, PAGE 11.

BASIS OF BEARING

THE BASIS OF BEARING IS THE CENTERLINE OF ELLIOT ROAD AND IS ALSO THE NORTH LINE OF THE NE QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 4 EAST WHICH IS SOUTH 89 DEGREES 44 MINUTES 30 SECONDS EAST.

CONDITIONS OF APPROVAL, SPD-2005.75

THE APPROVAL WAS SUBJECT TO THE FOLLOWING:

- THE PUBLIC WORKS DEPARTMENT SHALL APPROVE ALL ROADWAY, ALLEY, AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORM WATER RETENTION, AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, AND OFF-SITE IMPROVEMENTS.
- OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
 - WATER LINES AND FIRE HYDRANTS
 - SEWER LINES
 - STORM DRAINS.
 - ROADWAY IMPROVEMENTS INCLUDING STREETLIGHTS, CURB, CUTTER, BIKEPATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES.
- FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
 - WATER AND SEWER DEVELOPMENT FEES.
 - WATER AND/OR SEWER PARTICIPATION CHARGES.
 - INSPECTION AND TESTING FEES.
- ALL APPLICABLE OFF-SITE PLANS SHALL BE APPROVED PRIOR TO RECORDATION OF FINAL SUBDIVISION PLAT.
 - ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF COUNCIL APPROVAL.
 - PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
 - ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE, UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THIS (RE)DEVELOPMENT IN ACCORDANCE WITH THE CODE OF THE CITY OF TEMPE - SECTION 25.120.
 - NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.

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JOB NO. 105-02-02
DATE 10-07-05

DS021004 SPD-2005.75 CC050058

1 OF 2 SHEETS

