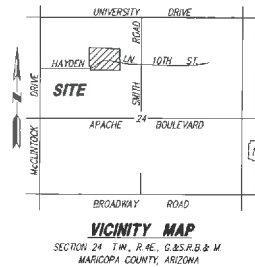


FINAL P.A.D. OF HAYDEN COVE TOWNHOUSES

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 1 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

CONDITIONS OF APPROVAL (SBD -2001.67)(SPD-2001.66)

1. A. 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.
 - B. OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
 1. WATER LINES AND FIRE HYDRANTS
 2. SEWER LINES
 3. STORM DRAINS
 4. ROADWAY IMPROVEMENTS INCLUDING STREET LIGHTS, CURB, GUTTER, BIKEPATH, SIDEWALK, BUS SHELTER, AND RELATED AMENITIES.
 - C. FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
 1. WATER AND SEWER DEVELOPMENT FEES
 2. WATER AND/OR SEWER PARTICIPATION CHARGES
 3. INSPECTION AND TESTING FEES
 - D. ALL APPLICABLE OFF-SITE PLANS SHALL BE APPROVED PRIOR TO RECORDATION OF FINAL SUBDIVISION PLAT.
2. A. ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF COUNCIL APPROVAL.
 - B. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
 - C. 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 (THE) DEVELOPMENT IN ACCORDANCE WITH THE CODE OF THE CITY OF TEMPE - SECTION 25.120.
 3. SINCE THE PROPERTY WILL BE SUBDIVIDED, THE OWNER(S) SHALL PROVIDE A CONTINUING CARE CONDITION, COVENANT AND RESTRICTION FOR ALL THE PROJECTS LANDSCAPING, REQUIRED BY ORDINANCE OR LOCATED IN COMMON AREA ON SITE. THE COAR'S SHALL BE IN A FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DIRECTOR AND CITY ATTORNEY.
 4. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
 5. THE FINAL PLANNED AREA DEVELOPMENT (PAD) AND AMENDED FINAL SUBDIVISION PLAT SHALL BE PUT INTO PROPER ENGINEERING FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND RECORDED WITH THE MARICOPA COUNTY RECORDERS' OFFICE THROUGH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT. (MUST BE RECORDED BY OCTOBER 11, 2002)
 6. ALL APPLICABLE COUNCIL CONDITIONS FROM #ZON-2000.11, #SPD-2000.66 AND SPD-2000.67 (DECEMBER 14, 2000) SHALL APPLY.



BUILDING INFORMATION

BUILDING HEIGHT: 24 FEET, 2 STORIES
 BUILDING TYPE: USE TYPE 0-N
 SPRINKLERED: NO - UNDER 2,000 S.F. PER UNIT WITH 1 HR. SEP. BETWEEN ADJACENT UNITS
 BUILDING USE: RESIDENTIAL
 ALLOWABLE AREA: UNLIMITED
 TYPE OF UNITS: 25 UNIT TOWNHOUSE COMPLEX
 PARKING REQUIRED: 26 X 2 = 52 PLUS 3 GUEST
 PARKING PROVIDED: 55 SPACES
 BICYCLE PARKING: 2 PER GARAGE = 52
 LANDSCAPING ON SITE: 26,204 S.F., 0.56 ACRES - COMMON PUBLIC AREAS & FRONT YARDS, DOES NOT INCLUDE PRIVATE BACK YARD LANDSCAPE
 DENSITY: 10 UNITS PER ACRE

UNIT DESCRIPTION

UNIT 1	1,203 S.F.	2 STORY, 2 BEDROOM, 1 CAR GARAGE
UNIT 2	1,303 S.F.	2 STORY, 3 BEDROOM, 1 CAR GARAGE
UNIT 3	1,482 S.F.	2 STORY, 3 BEDROOM, 1 CAR GARAGE



LANDMARK ENGINEERING, INC.
 7310 N. 16th STREET SUITE 265
 PHOENIX, ARIZONA 85020 (602) 851-2005

PROJECT DESCRIPTION

26 TOWNHOUSE UNITS IN PLANNED RESIDENTIAL COMMUNITY

OWNER

TETENWALL, L.L.C.
 C/O MARICOPA LAND CO., INC.
 8180 E. BUTHERUS DRIVE SUITE 5
 SCOTTSDALE, ARIZONA 85260
 CONTACT: MARK HARDY
 PHONE: (480) 948-9550

SUBMITTED BY

LANDMARK ENGINEERING, INC.
 7310 NORTH 16th STREET SUITE 265
 PHOENIX, ARIZONA 85020
 CONTACT: MICHAEL G. HANCOCK
 PHONE: (602) 851-2005

ARCHITECT

SABER DESIGN GROUP
 3415 EAST PASADENA AVENUE
 PHOENIX, ARIZONA 85018
 PHONE: (602) 958-6695

PROJECT NAME/ADDRESS

HAYDEN COVE TOWNHOUSES
 1930 & 1943 EAST HAYDEN LANE

PARCEL INFORMATION

ZONING: R-1 PAD
 AREA SIZE: GROSS = 113,712 S.F. 2.6 ACRES
 NET = 85,869 S.F. 1.97 ACRES
 PRIVATE STREETS TO INCLUDE AN EASEMENT FOR REFUSE COLLECTION, EMERGENCY AND SERVICE TYPE VEHICLES AND PUBLIC UTILITIES.

BOOK 580 PAGE 14
 OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 2001-1184625
 12/17/2001 11:14 AM

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 14th DAY OF DECEMBER, 2000.

BY: Paul H. Luciano 10/31/01
MAYOR
 DATE

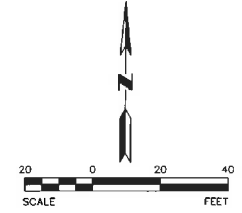
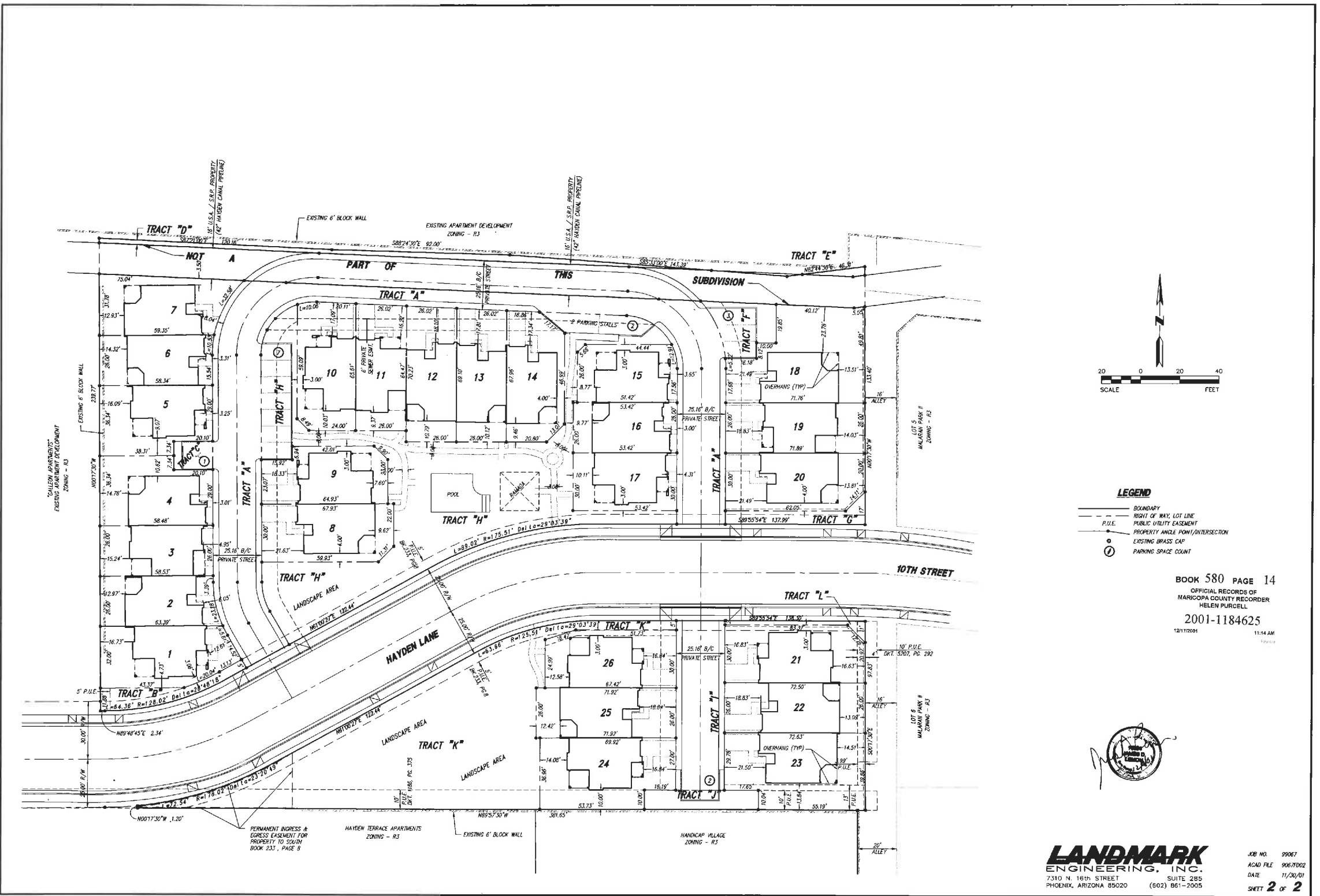
ATTEST: [Signature] 10/31/01
CITY CLERK
 DATE

BY: Neil Munn 11-2-01
CITY ENGINEER
 DATE

BY: Fred [Signature] 4-06-01
DEVELOPMENT SERVICES
 DATE



24N



- LEGEND**
- BOUNDARY
 - - - RIGHT OF WAY, LOT LINE
 - - - P.U.E. PUBLIC UTILITY EASEMENT
 - PROPERTY ANGLE POINT/INTERSECTION
 - ⊙ EXISTING BRASS CAP
 - Ⓟ PARKING SPACE COUNT

BOOK 580 PAGE 14
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LANDMARK
 ENGINEERING, INC.
 7310 N. 16th STREET SUITE 285
 PHOENIX, ARIZONA 85020 (602) 861-2005

JOB NO. 99067
 ACAD FILE 906/F002
 DATE 11/30/01
 SHEET 2 OF 2

PERMANENT INGRESS &
 EGRESS EASEMENT FOR
 PROPERTY TO SOUTH
 BOOK 233, PAGE 8

HAYDEN TERRACE APARTMENTS
 ZONING - R3

HANDICAP VILLAGE
 ZONING - R3