

PROJECT SUMMARY

Site Zoning - PCC1
PHASE 1
TOTAL PROJECT BUILDING AREA = 29,362 SQUARE FEET

LAND AREA
 Net Land Area = 135,312 sq. ft. or 3.106 acres
 Total Landscaped Area = (Land area less building and parking) = 49,393 sq. ft. or 1.13 acres

REQUIRED PARKING CALCULATIONS:
 Offices: 26,350.64 @ 1:150 = 175.67 Spaces
 Pharmacy: 675.84 @ 1:250 = 2.70 Spaces
 Outside Storage: 456.85 @ 1:500 = .91 Spaces
TOTAL REQUIRED PARKING: 179.28 Spaces

Allowance for Compact Cars:
 (20% of no. above 20 may be reduced to 7'-4" x 15')
 80 = 20 x 100 x .20 = 32
 146 required to be 9' x 20'
 2 may be 7'-6" x 15'
 188

Provided:
 9' x 20' size = 188 spaces
 7'-6" x 15' size = 34 spaces
Total provided = 222 provided

MEDICAL SUITE SUMMARY

SUITE TYPE	QUANTITY	UNIT AREA	EXAM. - PVT. OFFICE	ROOMS	TOTAL AREA
A	10	1042	3	1	10420
B	4	1422	4	2	5688
C	4	1627	5	2	6508
D	1	1722	6	2	1722
E	1	688	1	1	688
F	1	733	1	1	733
G	1	2464	1	1	2464
Subtotal					656
Add'n					482
					1362

TOTAL PROJECT BUILDING AREA = 29,362 SQUARE FEET

TOTAL GROSS SF OFFICES 26,350.64 SF

'F' - Pharmacy 675.84 SF
 Outside Storage 456.85 SF

TOTAL GROSS FLOOR AREA 27,483.33 SF

Additional Conditions of Approval Per SFP-92.10

- Should this property be split into two or more parcels, approval of CCIR's in a form acceptable to the City Attorney and Community Development Director must take place prior to recordation of the plan or plat. These CCIR's should provide that a single entity will ultimately be responsible for maintaining all landscaping on the site, according to the landscape plan approved by the City, and that such provision may not be amended without prior approval by the City Attorney and Community Development Director.
- No variances may be created by future property lines without prior approval of the City of Tempe.
- Valid building permit shall be obtained and substantial construction commenced within one year of date of Council approval or plan shall be deemed null and void.
- This plan shall be recorded prior to issuance of permits.

LEGAL DESCRIPTION:
 Tracts 'E' and 'F' Hudson Place II
 A subdivision of part of the north 1/2, northwest 1/4, section 31, T-1-N, R-5-E, G & S.R.B. & M., Book 200, Page 16, Maricopa County, Arizona.

BOUNDARY SURVEY INFORMATION
 This is to certify that the boundary information is correct as shown on this plan, produced by Nulte, Judd, Richards & Johnson - Surveyors.

Nulte, Judd, Richards & Johnson
 Professional Engineer
 Date: 3/22/92

TYPE	QUANTITY	GROSS SF	TOTAL GROSS/UNIT TYPE
End 'A'	8	994.95	7,879.60 SF
Int 'A'	2	1,011.56	2,023.12 SF
'B'	4	1,321.64	5,286.56 SF
'C'	4	1,522.86	6,091.44 SF
'D'	1	1,638.01	1,638.01 SF
'E'	1	654.62	654.62 SF
'G'	1	2,306.59	2,306.59 SF
Add'n	1	470.70	470.70 SF

CONDITIONS OF APPROVAL

- Public Works Department approval of all street dedications, alleys, easements, driveways, drainage, water and sewer construction drawings, refuse pick-up, off-site improvements and bikeways are required.
- Full arterial street dedication shall be made prior to issuance of occupancy permits for the first phase of development.
 - Full arterial street improvements on all lands covered by this rezoning must be installed prior to the issuance of any occupancy permits for the first phase of development. Details shall be approved by the Public Works Department.
- All driveways must be approved by the Traffic Engineer prior to Council action.

VARIANCES GRANTED

- Reduce front yard setback from 50'-0" to 25'-0".
- Reduce interior yard setback from 40'-0" to 20'-0".

VARIANCES REQUESTED ON PHASE :

- Side yard setbacks to be reduced to 10'-0".
- Masonry screen walls, 4' and 5' high, also masonry posts and lattice may extend into 25'-0" front yard setback 12'-0" or 13'-0" from front property line.

MUNICIPAL APPROVAL
 Approved by the Mayor and City Council, at the City of Tempe, Arizona
 This 26th day of March, 1992
 By James E. Thibault Mayor Attest Aileen R. Powell City Clerk

Approved by the City Engineer, of the City of Tempe, Arizona:
 This 13 day of August, 1992.
 By John J. ... City Engineer

Approved by the City Planning Department, of the City of Tempe, Arizona:
 This 13 day of August, 1992.
 By Paul ... Planning Director

OWNER-DEVELOPER
John R. Hudson
 Full Rec. D. Hudson

Sworn to me this 25th day of June, 1992.
John J. ... Notary Public Date: 6/25/92

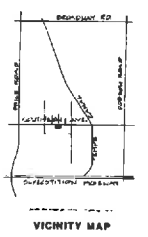
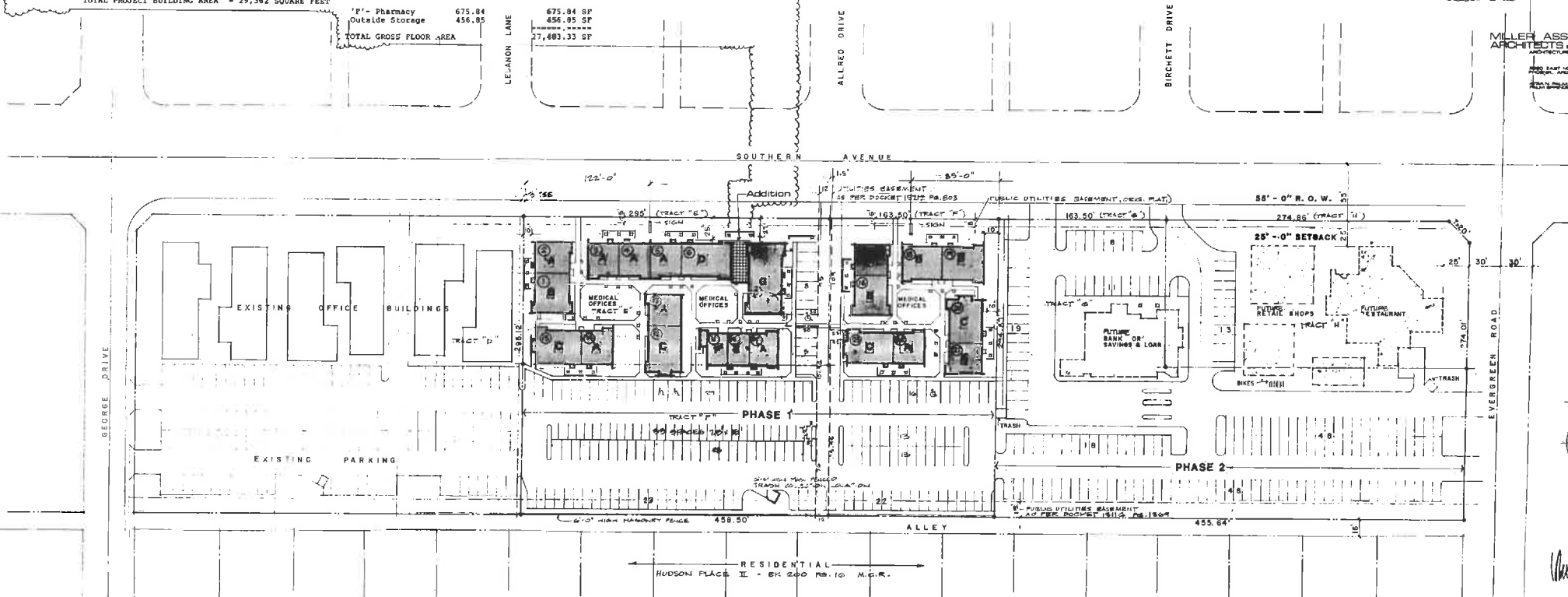


STATE OF ARIZONA
 County of Maricopa SS
 I hereby certify that the within instrument was filed and recorded as requested of John R. Hudson 8/14/92 9:43
 In Book 352
 on page 36
 Witness my hand and official seal the day and year first above said.
 Cheryl P. ...
 Deputy Recorder
 92-427289
 RECORDING NUMBER

INDICATES REVISIONS PER 2nd AMENDED GENERAL & FINAL PLAN OF DEVELOPMENT

PROJECT # 9205
 DATE: MAR 92

MILLER ASSOCIATED ARCHITECTS INCORPORATED
 ARCHITECTS
 1000 N. ...
 PHOENIX, ARIZONA 85004
 (602) 955-1100



AMENDED FOR FINAL PLAN OF DEVELOPMENT HUDSON PLACE OFFICES - PHASE ONE

SCALE 1" = 50'-0"

NOTE: SEE LARGE SCALE SITE PLAN SHEET # FOR ALL ITEMS NOT SHOWN ON THIS SITE PLAN

REVISED: 7-29-81
 8-5-81
 8-10-81
 11-9-81
 12-9-81
 1-12-81 EASEMENT - LOCAL

JOB NO. 9205

DATE 3/22/92

HUDSON PLACE MEDICAL OFFICES
 2801 EAST SOUTHERN AVENUE
 TEMPE, ARIZONA

SHULL, JUDD, RICHARDS & JOHNSON
 ARCHITECTS PLANNERS
 2811 EAST SOUTHERN AVENUE
 TEMPE, ARIZONA 85283

C.A. 12-31-81
 1-12-81

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