

# PLANNED AREA DEVELOPMENT FOR MARINA HEIGHTS - EAST

## A PORTION OF THE NORTHEAST & SOUTHEAST QUARTERS OF SECTION 15, TOWNSHIP 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

### LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 15, FROM WHICH A BRASS CAP IN HAND HOLE FOUND AT THE SOUTHEAST CORNER OF SAID SECTION BEARS SOUTH 00° 08' 02" WEST, A DISTANCE OF 2667.46 FEET;

THENCE SOUTH 89° 17' 39" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 90.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF RURAL ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00° 08' 02" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 137.62 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RIO SALADO PARKWAY;

THENCE NORTH 85° 51' 36" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 211.80 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1042.50 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 259.28 FEET, THROUGH A CENTRAL ANGLE OF 14° 15' 00";

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 79° 53' 24" WEST, A DISTANCE OF 175.66 TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1252.50 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 750.60 FEET, THROUGH A CENTRAL ANGLE OF 34° 20' 10";

THENCE NORTH 65° 46' 26" WEST, A DISTANCE OF 184.97 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 639.50 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 191.85 FEET, THROUGH A CENTRAL ANGLE OF 17° 11' 21";

THENCE DEPARTING FROM THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF THE RIO SALADO PARKWAY, NORTH 00° 09' 48" EAST, A DISTANCE OF 230.22 FEET;

THENCE NORTH 15° 09' 51" EAST, A DISTANCE OF 234.00 FEET TO A POINT ON A CURVE, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 21° 23' 57" EAST, A DISTANCE OF 5165.75 FEET, SAID CURVE BEING ON THE SOUTHERLY LINE OF A FLOOD CONTROL MAINTENANCE EASEMENT RECORDED IN BOOK 365 OF MAPS, PAGE 34, MARICOPA COUNTY RECORDS;

THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE, A DISTANCE OF 1712.26 FEET, THROUGH A CENTRAL ANGLE OF 18° 59' 29" TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF RURAL ROAD;

THENCE SOUTH 00° 07' 01" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 156.14 FEET TO THE POINT OF BEGINNING.

### ACKNOWLEDGEMENT

ARIZONA STATE UNIVERSITY THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007 BY \_\_\_\_\_ AS \_\_\_\_\_ OF ARIZONA STATE UNIVERSITY

#### ACKNOWLEDGEMENT:

STATE OF ARIZONA COUNTY OF MARICOPA THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007 BY AUTHORIZED REPRESENTATIVE, ON BEHALF OF THE ARIZONA BOARD OF REGENTS. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

SUNCOR DEVELOPMENT COMPANY

NOTARY PUBLIC MY COMMISSION EXPIRES  
THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007 BY \_\_\_\_\_ AS \_\_\_\_\_ OF SUNCOR DEVELOPMENT COMPANY

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### OWNER / DEVELOPERS

OWNER: ARIZONA STATE UNIVERSITY  
PO BOX 877505  
TEMPE, AZ 85287-7505

CIVIL: CIVIL RESOURCES, LLC  
ENGINEER: PO BOX 2213  
LITCHFIELD PARK, AZ 85340  
PHONE: 623.935.2275 FAX: 623.535.0072

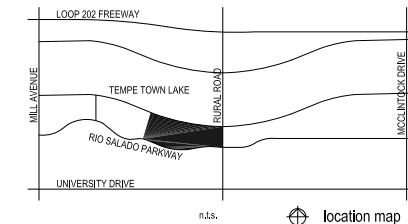
DEVELOPER: SUNCOR DEVELOPMENT COMPANY  
80 EAST RIO SALADO PARKWAY  
SUITE 410 TEMPE, AZ 85281  
PHONE: 480.317.6800 FAX: 480.317.6934

TRAFFIC: HEFFERNAN AND ASSOC.  
ENGINEER: 5025 NORTH 68TH ST.  
SCOTTSDALE, AZ 85253-7062  
FAX: 602.952.0135

AGENT: KENDLE DESIGN COLLABORATIVE  
6115 NORTH CATTLETRACK  
SCOTTSDALE, AZ 85250  
PHONE: 480.951.8558 FAX: 480.951.8559

### PROJECT NAME AND ADDRESS

MARINA HEIGHTS AT TEMPE TOWN LAKE - EAST  
600 EAST RIO SALADO PARKWAY  
TEMPE, AZ 85281



### PROJECT DATA

SEE SHEET PAD2

### CITY APPROVALS

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THIS DAY OF \_\_\_\_\_, 2007

BY: \_\_\_\_\_ DEVELOPMENT SERVICES DATE

### CONDITIONS OF APPROVAL: PAD00000



PAD 1



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## PREVIOUSLY APPROVED VARIANCES & USE PERMITS:

NONE

## REQUESTED VARIANCES & USE PERMITS: *TO BE DETERMINED*

### BUILDING DATA:

#### BUILDING G

BUILDING AREA: 277,500 RSF  
HT. OF BUILDING: 174'  
NO. OF STORIES: 10  
PKG REQ'D: 1110  
PKG PROV'D: 1110

#### BUILDING J

BUILDING AREA: 366,250 RSF  
HT. OF BUILDING: 210'  
NO. OF STORIES: 12  
PKG REQ'D: 1465  
PKG PROV'D: 1465

### SITE DATA:

#### ZONING:

EXISTING: MU-ED  
PROPOSED: MU-ED

#### SITE AREA (NET):

+/- 15.23

#### BUILDING AREAS:

BUILDING G:	292,000 GSF	277,500 RSF
BUILDING H:	325,800 GSF	309,500 RSF
BUILDING I:	330,000 GSF	313,500 RSF
BUILDING J:	385,500 GSF	366,250 RSF
BUILDING K:	300,000 GSF	300,000 RSF
TOTAL :	1,633,300 GSF	1,566,750 RSF

#### BUILDING H

BUILDING AREA: 309,500 RSF  
HT. OF BUILDING: 186'  
NO. OF STORIES: 11  
PKG REQ'D: 1238  
PKG PROV'D: 1238

#### BUILDING K

BUILDING AREA: 300,000 RSF  
HT. OF BUILDING: 170'  
NO. OF STORIES: 12  
KEYS: 400  
PKG REQ'D: 444  
PKG PROV'D: 444(TANDEM)

#### BUILDING I

BUILDING AREA: 313,500 RSF  
HT. OF BUILDING: 198'  
NO. OF STORIES: 11  
PKG REQ'D: 1254  
PKG PROV'D: 1254

#### TYPE OF CONSTRUCTION:

ALL BUILDINGS ARE TO BE TYPE I-B PER 2003 IBC. EQUIPPED  
WITH AUTOMATIC FIRE-EXTINGUISHING SYSTEMS

ALL BUILDING HEIGHTS MEASURED FROM MIDPOINT TOP OF  
CURB

#### PARKING CALCULATION:

MINIMUM REQUIRED (1/300):	5222
PARKING PROVIDED:	5511

#### BICYCLE PARKING:

REQUIRED:	164
PROVIDED:	82

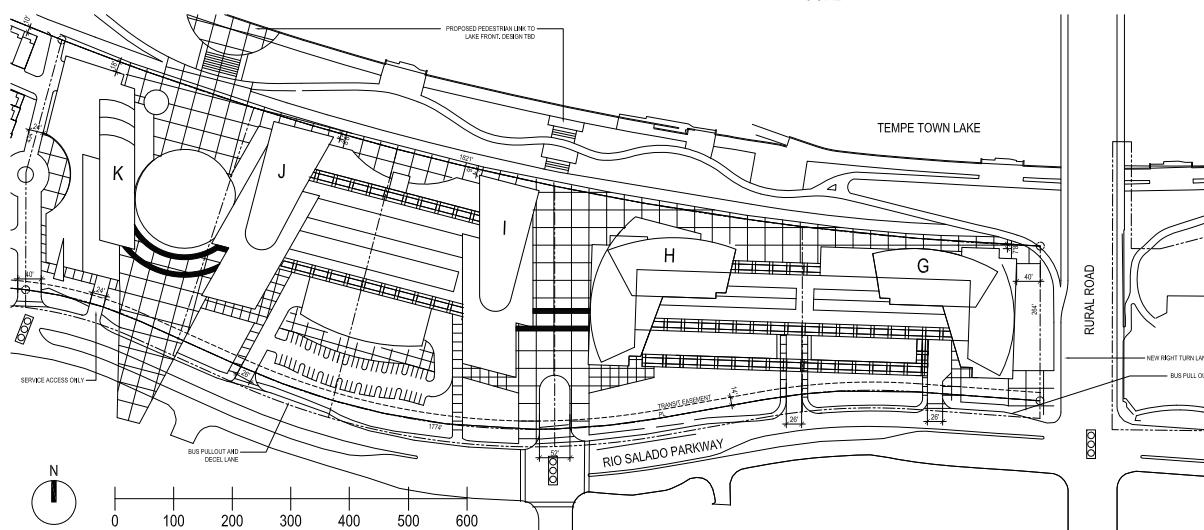
#### LANDSCAPE:

ON-SITE REQUIRED:	NS
ON-SITE PROVIDED:	40%

#### LOT COVERAGE:

ALLOWABLE:	NS
PROVIDED:	55%

RSF: RENTABLE SQUARE FOOTAGE  
GSF: GROSS SQUARE FOOTAGE



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**PAD 2**



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0 60 120 180 240 300 360

TYPICAL SUBGRADE PLAN

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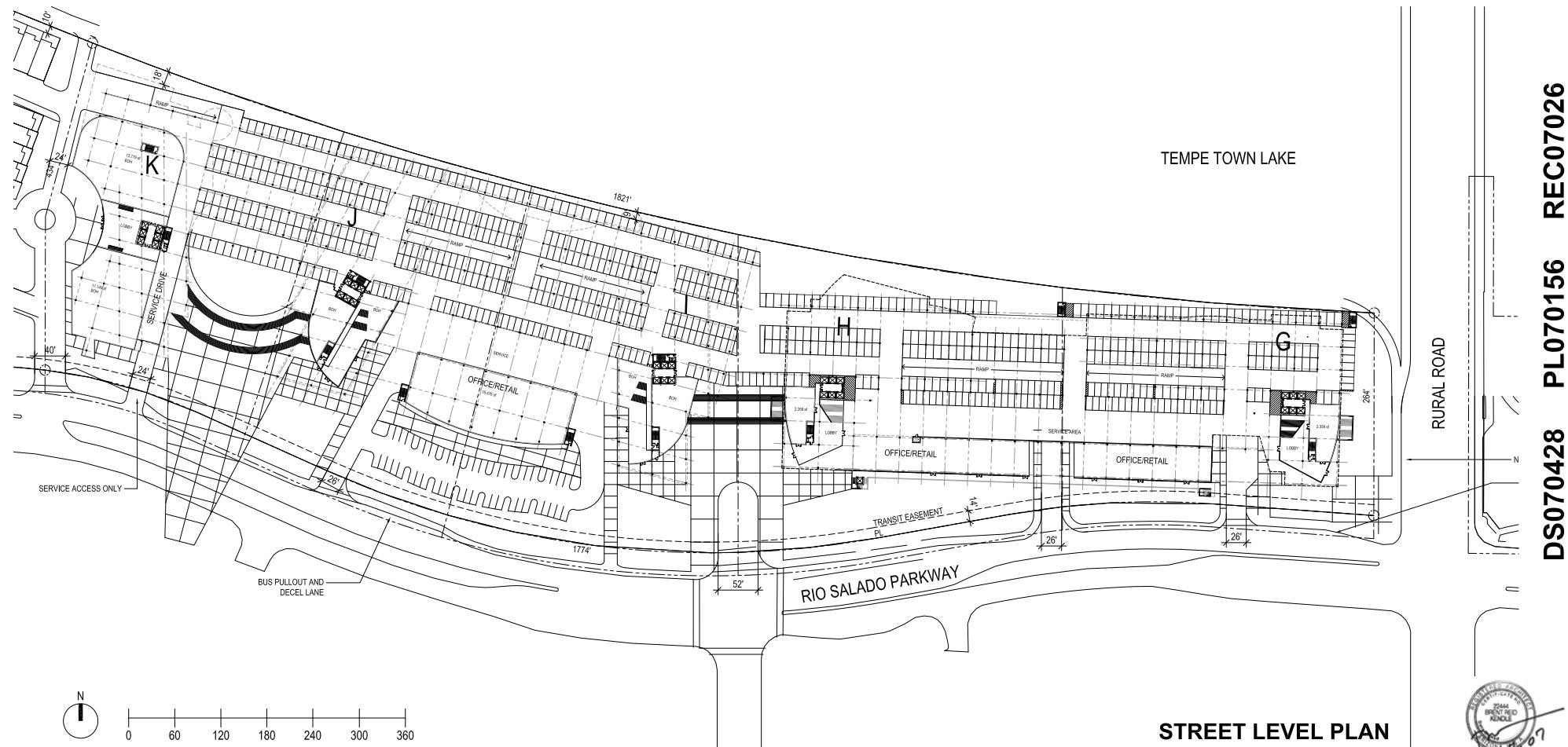
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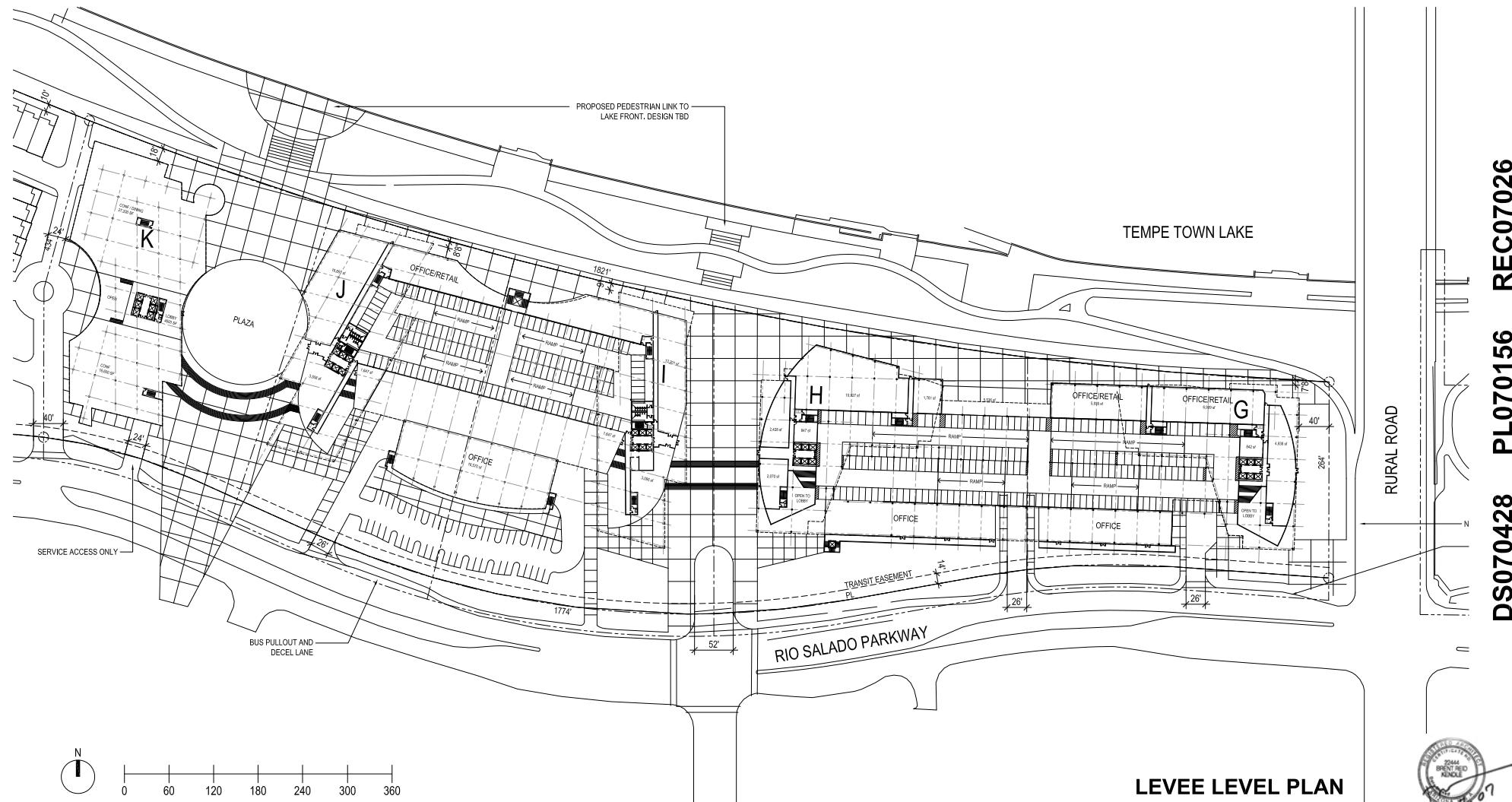
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## STREET LEVEL PLAN

PAD 2.2

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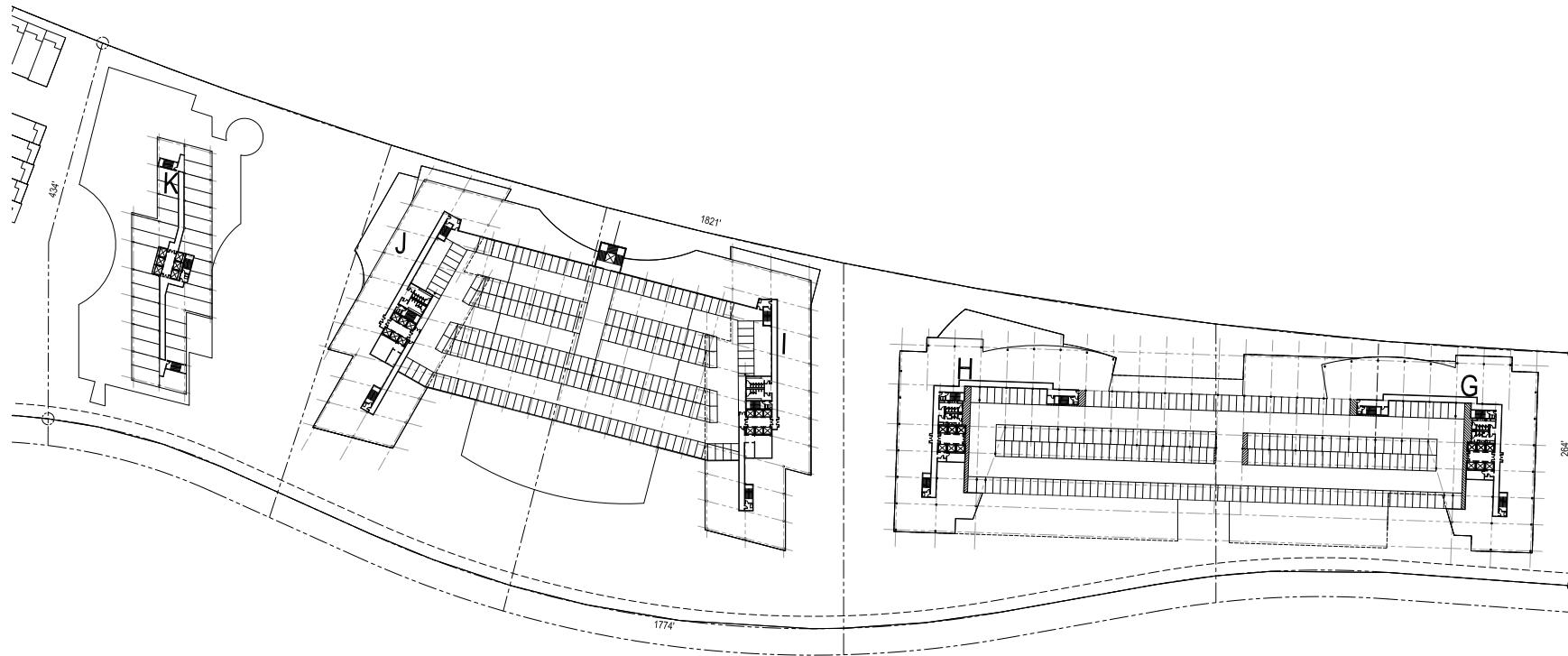
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**PAD 2.3**



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THIRD FLOOR PLAN



0 60 120 180 240 300 360

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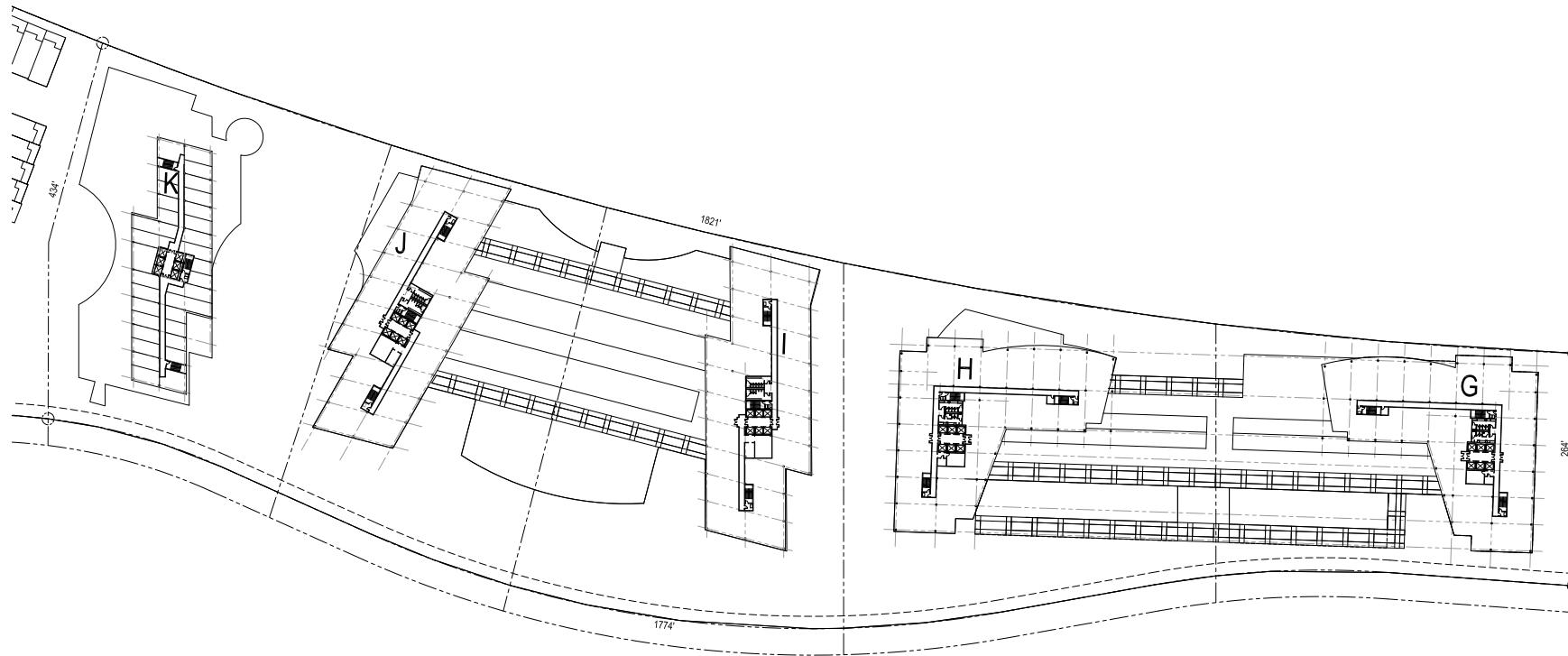
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FIFTH FLOOR PLAN



0 60 120 180 240 300 360

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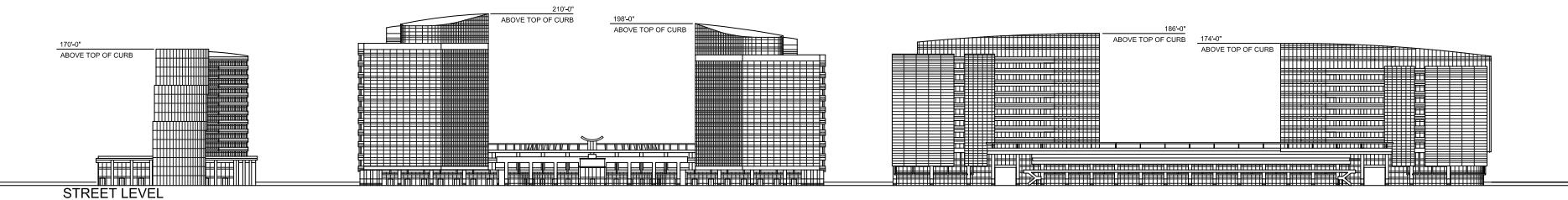
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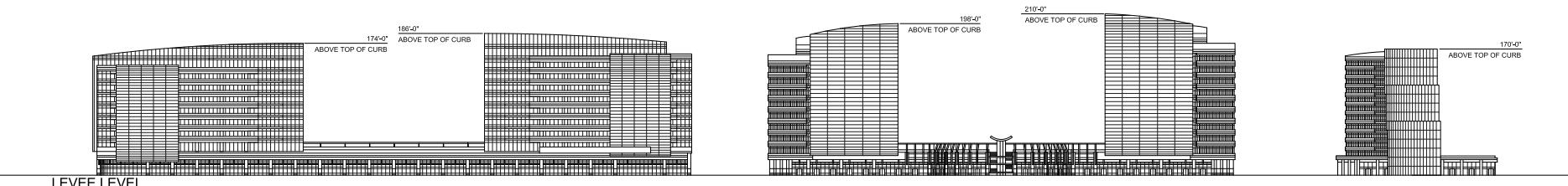
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SOUTH (STREET SIDE) ELEVATION



NORTH (LEVEE SIDE) ELEVATION

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PAD 3



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