

# 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  
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BY \_\_\_\_\_ AS \_\_\_\_\_ OF SUNCOR DEVELOPMENT COMPANY

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IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

### 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

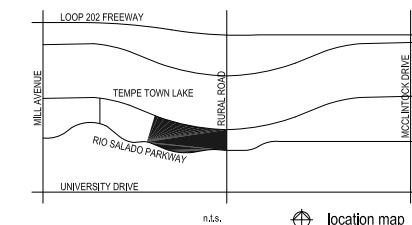
DEVELOPER: SUNCOR DEVELOPMENT COMPANY  
80 EAST RIO SALADO PARKWAY  
SUITE 410 TEMPE, AZ 85281  
PHONE: 480.317.6800 FAX: 480.317.6934

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
<b>TOTAL :</b>	<b>1,633,300 GSF</b>	<b>1,566,750 RSF</b>

**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

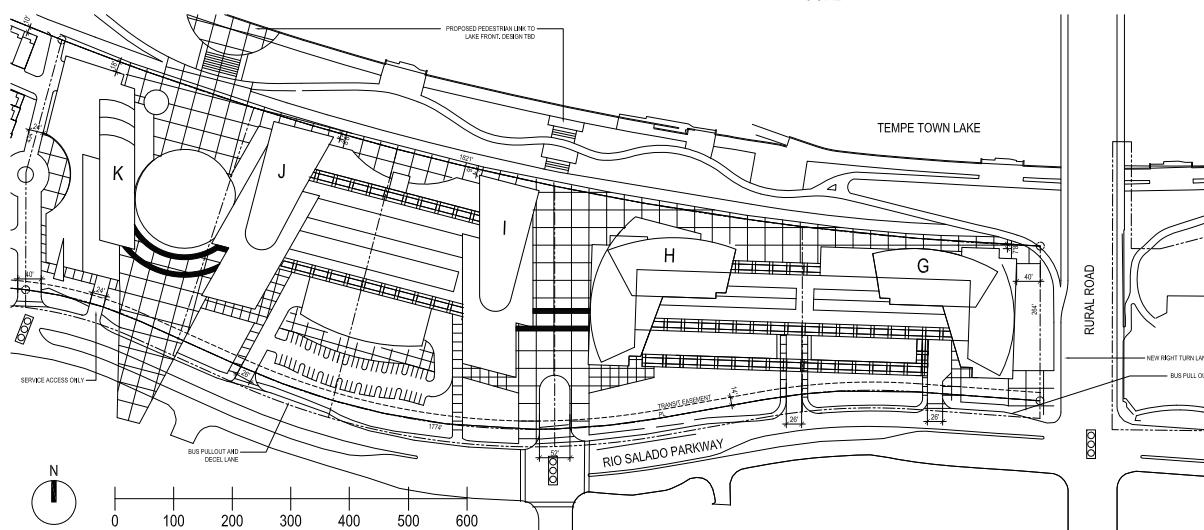
**LANDSCAPE:**

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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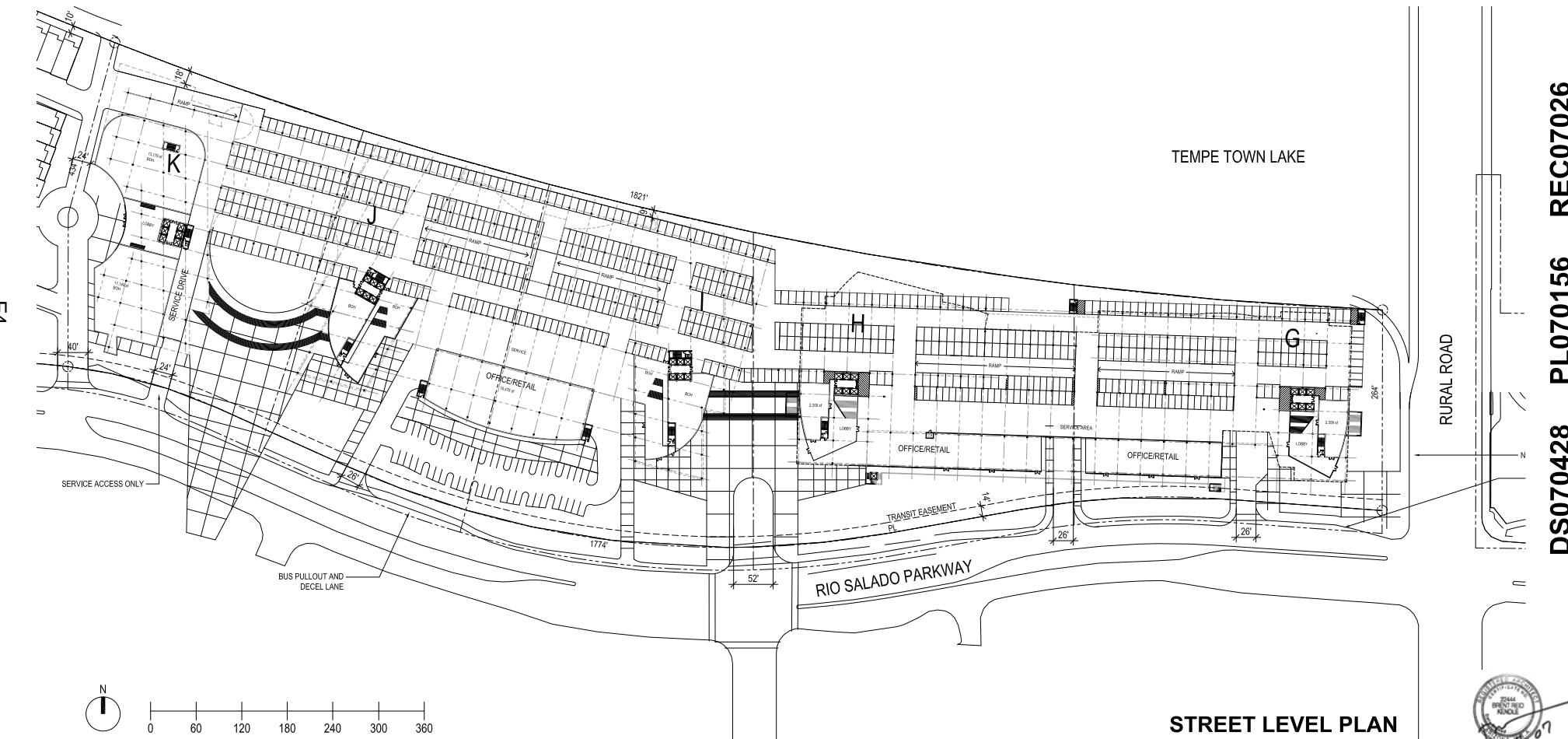
**PAD 2.1**



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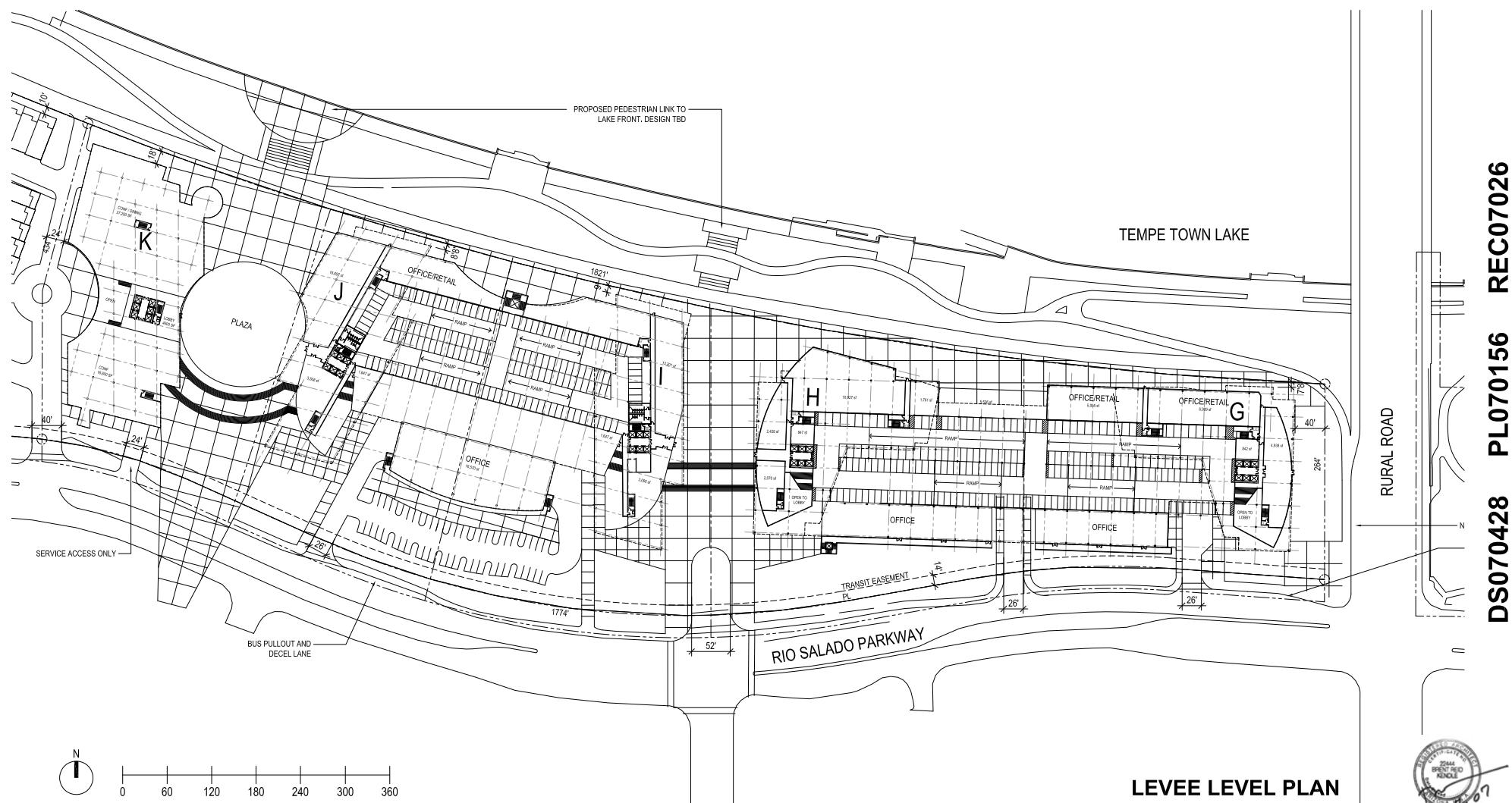


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**PAD 2.2**

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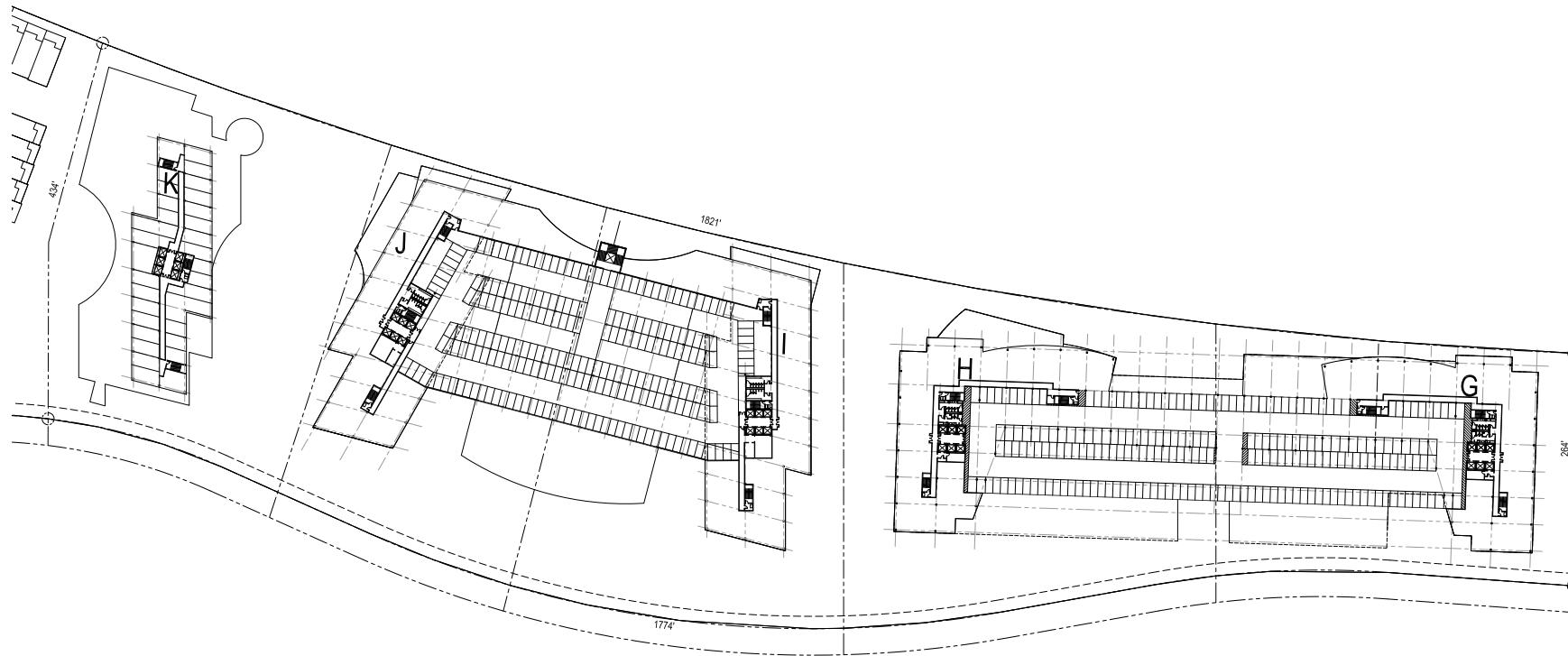
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## LEVEE LEVEL PLAN

# PAD 2.3

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THIRD FLOOR PLAN

**PAD 2.4**



0 60 120 180 240 300 360

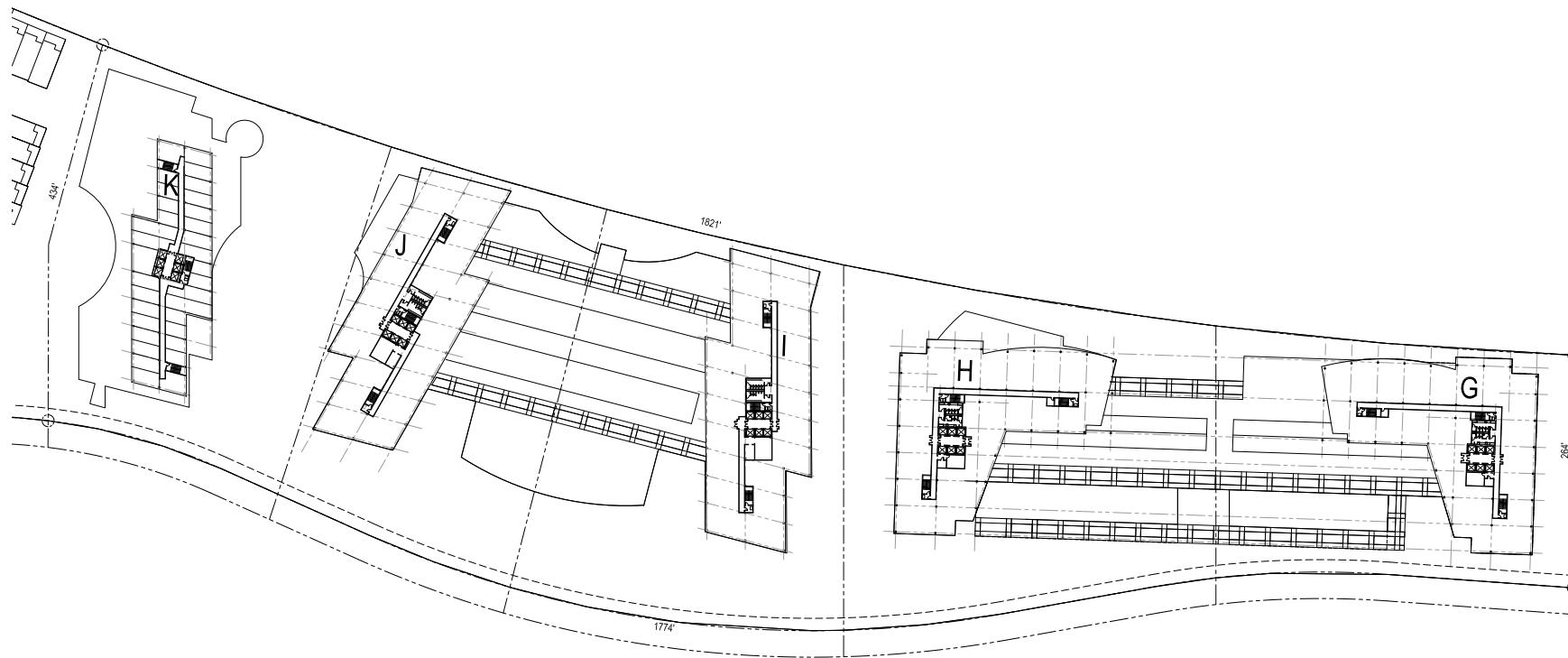
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FIFTH FLOOR PLAN



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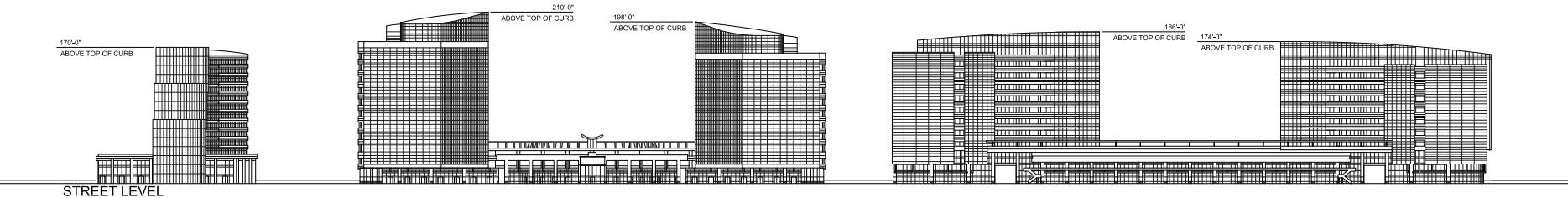
**PAD 2.5**



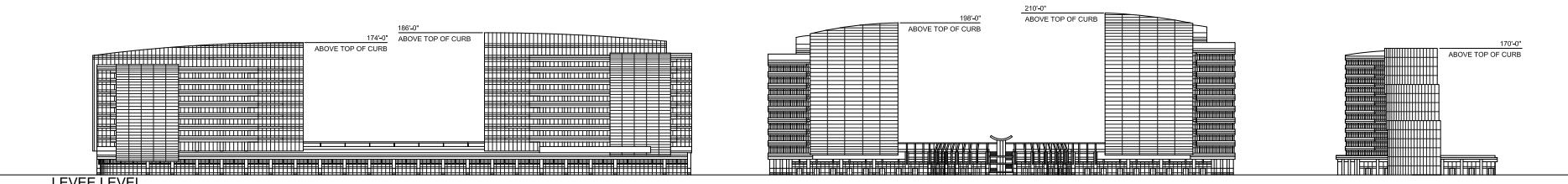
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SOUTH (STREET SIDE) ELEVATION



NORTH (LEVEE SIDE) ELEVATION

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**PAD 3**



REC07026

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