

FINAL PLANNED AREA DEVELOPMENT FOR SIENNA COURT LOFTS

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

CONDITIONS OF APPROVAL: SPD - 2003.05

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 & 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 DEPT.
 - 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 (RE)DEVELOPMENT IN ACCORDANCE WITH THE CODE OF THE CITY OF TEMPE - SECTION 25.120.
3. THE APPLICANT/OWNER SHALL PROVIDE A CONTINUING CARE CONDITION, COVENANT AND RESTRICTION FOR ALL OF THE PROJECT'S LANDSCAPING, REQUIRED BY ORDINANCE OR LOCATED IN ANY COMMON AREA ON SITE. THE CC&R'S SHALL BE IN A FORM SATISFACTORY TO THE DEVELOPEMENT SERVICES DIRECTOR AND CITY ATTORNEY.
 4. NEW BUILDING PERMITS SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED ON OR BEFORE MARCH 27, 2005 OR THE ZONING SHALL REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION, SUBJECT TO A PUBLIC HEARING.
 5. THE PRELIMINARY AND FINAL PLANNED AREA DEVELOPMENT (PAD) AND FINAL SUBDIVISION PLAT SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE THROUGH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT ON OR BEFORE MARCH 27, 2004. FAILURE TO RECORD THE PLAN WITHIN ONE YEAR OF COUNCIL APPROVAL SHALL MAKE THE PLAN NULL AND VOID.
 6. THE FINAL SUBDIVISION PLAT SHALL BE RECORDED PRIOR TO THE ISSUANCE OF NEW PERMITS, AND SHALL SHOW CROSS ACCESS TO BE MAINTAINED THOUGHOUT THIS SITE OVER THE DRIVING AISLES. NO CHANGES OR MODIFICATIONS TO THE DRIVING AISLES WILL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEERING DEPARTMENT.

STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN. SIGNED THIS 20 DAY OF December, 2003.

BY: [Signature]
RICK D. HONDORP/RHOMBUS LLC, PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA, COUNTY OF MARICOPA, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF December, 2003 BY RICK D. HONDORP/RHOMBUS LLC, AS OWNER. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: [Signature]
MY COMMISSION EXPIRES July 17, 2005

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS 27 DAY OF March, 2003.

BY: [Signature] MAYOR 12/13/03 DATE

ATTEST: [Signature] CITY CLERK 12/14/03 DATE

BY: [Signature] CITY ENGINEER 12-9-03 DATE

BY: [Signature] DEVELOPMENT SERVICES 12/11/03 DATE



BENCH MARK

CITY OF TEMPE, ARIZ. DATUM
TOP OF ARROW ON FIRE HYDRANT
AT THE SOUTHWEST CORNER OF
WEST 9TH STREET AND SOUTH ASH AVE.
ELEV = 1164.70'

OWNER:

RICK D. HONDORP/RHOMBUS LLC
275 WEST 9TH STREET
TEMPE, AZ 85281
480-966-3888

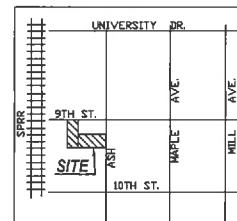
CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2003, ALSO THAT THE PLAT IS CORRECT AND ACCURATE; AND THAT THE MONUMENTS DESCRIBED HEREON HAVE BEEN LOCATED AS DESCRIBED.

BY: [Signature]
REGISTERED LAND SURVEYOR

BASIS OF BEARING

THE CENTERLINE OF SOUTH ASH AVENUE
WITH THE BEARING OF NORTH 00°03'01" WEST



LOCATION MAP
N.T.S.

PROJECT DATA:

GROSS LOT AREA 27459 SF = .6303 ACRE
NET LOT AREA 23965 SF = .5502 ACRE

FLOOD ZONE

COMMUNITY NUMBER	PANEL NUMBER PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
040054	2165 08-30-95	G	07-19-01	X	N/A

BOOK 663 PAGE 5
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2003 - 1688641
12/15/2003 12:05 PM



ALLEN CONSULTING ENGINEERS, INC.
2550 N. THUNDERBIRD CIRCLE #132
MESA, ARIZONA 85215
PHONE (480) 844-1666
FAX (480) 850-8463
E-MAIL: ace@allenconsulteng.com

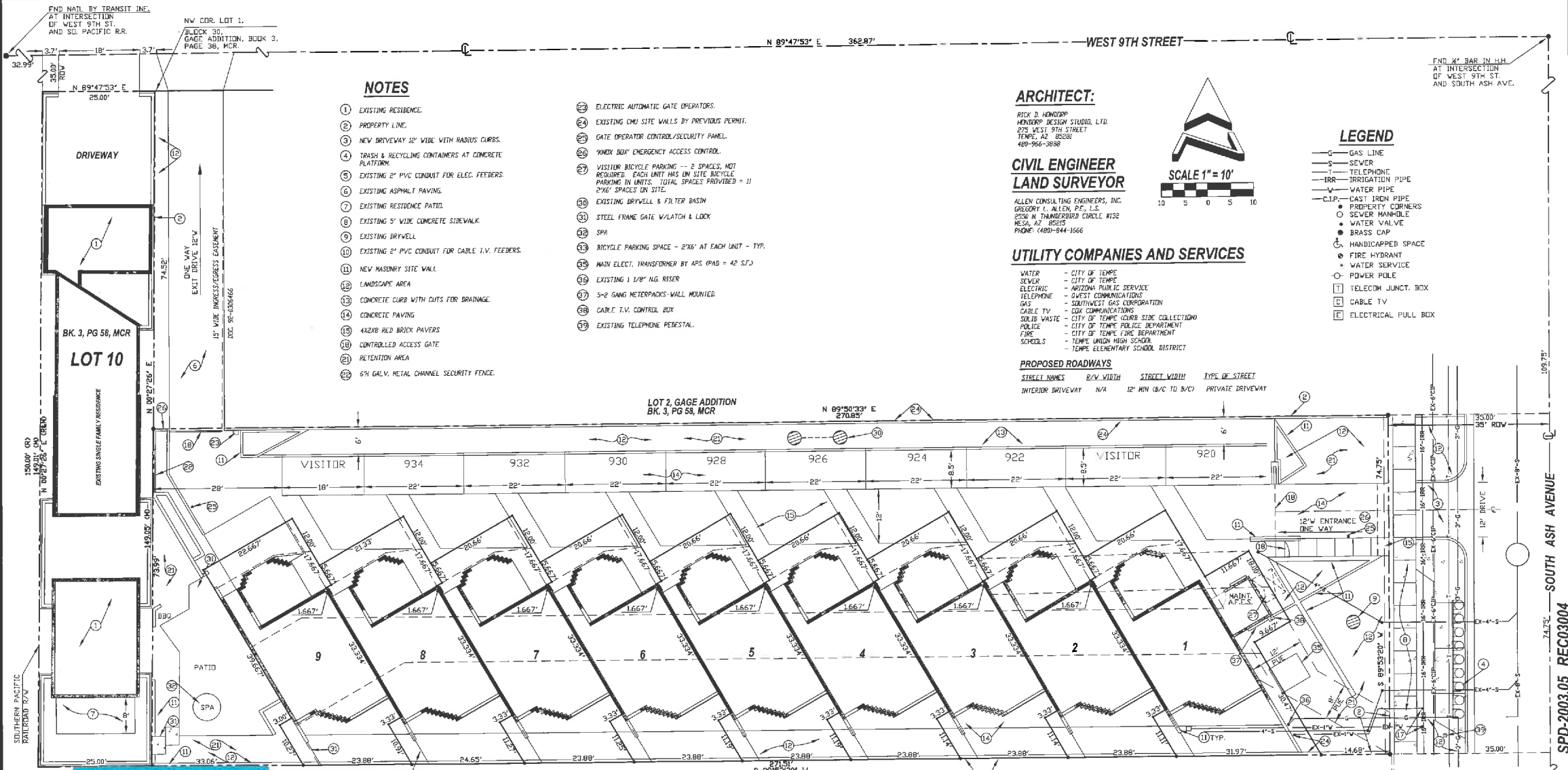
SIENNA COURT LOFTS
A TOWNHOME PLANNED AREA DEVELOPMENT
920-936 SOUTH ASH STREET
TEMPE, ARIZONA

JOB NUMBER 91383 SHEET 1 OF 2
DRAWING LUFTS-COV
DRAFTSMAN CHECKED BY DATE 11-29-03

DS980170 SPD-2003.05 REC03004

REC03004

DS980170 SPD-2003.05 REC03004



NOTES

- 1 EXISTING RESIDENCE.
- 2 PROPERTY LINE.
- 3 NEW DRIVEWAY 12' WIDE WITH RADIUS CURBS.
- 4 TRASH & RECYCLING CONTAINERS AT CONCRETE PLATFORM.
- 5 EXISTING 2" PVC CONDUIT FOR ELEC. FEEDERS.
- 6 EXISTING ASPHALT PAVING.
- 7 EXISTING RESIDENCE PATIO.
- 8 EXISTING 5' WIDE CONCRETE SIDEWALK.
- 9 EXISTING DRYWELL
- 10 EXISTING 2" PVC CONDUIT FOR CABLE I.V. FEEDERS.
- 11 NEW MASONRY SITE WALL
- 12 LANDSCAPE AREA
- 13 CONCRETE CURB WITH CUTS FOR DRAINAGE.
- 14 CONCRETE PAVING
- 15 4X2X8 RED BRICK PAVERS
- 16 CONTROLLED ACCESS GATE
- 17 RETENTION AREA
- 18 6" GALV. METAL CHANNEL SECURITY FENCE.
- 19 ELECTRIC AUTOMATIC GATE OPERATORS.
- 20 EXISTING CMU SITE WALLS BY PREVIOUS PERMIT.
- 21 GATE OPERATOR CONTROL/SECURITY PANEL.
- 22 "KNOX BOX" EMERGENCY ACCESS CONTROL.
- 23 VISITOR BICYCLE PARKING -- 2 SPACES, NOT REQUIRED. EACH UNIT HAS ON SITE BICYCLE PARKING IN UNITS. TOTAL SPACES PROVIDED = 11 2'X6' SPACES ON SITE.
- 24 EXISTING DRYWELL & FILTER BASIN
- 25 STEEL FRAME GATE W/LATCH & LOCK
- 26 SPA
- 27 BICYCLE PARKING SPACE - 2'X6' AT EACH UNIT - TYP.
- 28 MAIN ELEC. TRANSFORMER BY APS (PAD = 42 S.F.)
- 29 EXISTING 1 1/8" NG RISER
- 30 5-2 GANG METERPACKS-WALL MOUNTED.
- 31 CABLE I.V. CONTROL BOX
- 32 EXISTING TELEPHONE PEDESTAL.

ARCHITECT:

RICK D. HENNINGER
HENNINGER DESIGN STUDIO, LTD.
275 WEST 9TH STREET
TEMPE, AZ 85281
480-966-3888

**CIVIL ENGINEER
LAND SURVEYOR**

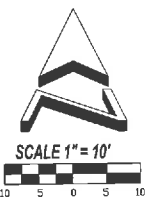
ALLEN CONSULTING ENGINEERS, INC.
GREGORY L. ALLEN, P.E., L.S.
2550 N. THUNDERBIRD CIRCLE #132
MESA, AZ 85205
PHONE: (480) 844-1666

UTILITY COMPANIES AND SERVICES

- | | |
|-------------|--------------------------------------|
| WATER | - CITY OF TEMPE |
| SEWER | - CITY OF TEMPE |
| ELECTRIC | - ARIZONA PUBLIC SERVICE |
| TELEPHONE | - QWEST COMMUNICATIONS |
| GAS | - SOUTHWEST GAS CORPORATION |
| CABLE TV | - COX COMMUNICATIONS |
| SOLID WASTE | - CITY OF TEMPE CURB SIDE COLLECTION |
| POLICE | - CITY OF TEMPE POLICE DEPARTMENT |
| FIRE | - CITY OF TEMPE FIRE DEPARTMENT |
| SCHOOLS | - TEMPE UNION HIGH SCHOOL DISTRICT |

PROPOSED ROADWAYS

STREET NAME	R/W WIDTH	STREET WIDTH	TYPE OF STREET
INTERIOR DRIVEWAY	N/A	12' MIN (B/C TO B/C)	PRIVATE DRIVEWAY



LEGEND

- G GAS LINE
- S SEWER
- T TELEPHONE
- IRR IRRIGATION PIPE
- W WATER PIPE
- CLIP CAST IRON PIPE
- PROPERTY CORNERS
- SEWER MANHOLE
- WATER VALVE
- BRASS CAP
- HANDICAPPED SPACE
- FIRE HYDRANT
- WATER SERVICE
- POWER POLE
- TELECOM JUNCT. BOX
- CABLE TV
- ELECTRICAL PULL BOX

SITE DATA

ADDRESS: 920 THRU 936 S. WEST 9TH ST. TEMPE, AZ 85281
 LEGAL DESCRIPTION: THE SOUTH HALF GAGE ADDITION, OFFICE OF THE ARIZONA RECORDS WITH AN EASEMENT ACROSS THE WEST 1/2 BLK 30, GAGE ADDITION, BK 3, PG 58, MCR
 ZONING - EXISTING: R-3 MULTI-F
 LOT AREA: 2718' X 74.64'
 BUILDING SETBACKS: FRONT YARD 10', REAR YARD 10', SIDE YARD 5'
 BUILDING COVER: 6,804 S.F. / 20% ALLOWABLE COV
 BUILDING AREA FOOTPRINT: 6,804 S.F. / 20% ALLOWABLE COV



BUILDING HEIGHTS
 2 STORY = 21'-4"
 3 STORY = 30'-0"
 ALLOWABLE = UNLIMITED

BUILDING CODES
 THIS PROJECT COMPLIES WITH UBC 94 ED. WITH CITY OF TEMPE AMENDMENTS, UPC 91 ED. EMC 91 ED. & NEC 90 ED.

CONSTRUCTION TYPE
 V-N A.F.E.S.

OCCUPANCY GROUPS / BUILDING AREAS
 R-3 DWELLINGS, 3 STORY, UNLIMITED AREA ALLOWABLE 11,437 S.F. AREA W/ AREA SEPARATION WALLS BETWEEN UNITS = 2 HR. RATED

U-1 GARAGES, 1 STORY, 1,000 S.F. LIMITED AREA ALLOW 1,377 S.F. AREA W/ AREA SEPARATION WALLS BETWEEN GARAGE / DWELLING = 1 HR. RATED

S-2 MAINTENANCE, 1 STORY, UNLIMITED AREA ALLOW 80 S.F. AREA W/ AREA SEPARATION WALLS BETWEEN MAINT. RM. / DWELLING - 1 HR. RATED

AREA SEPARATION
 U-1/R-3 1 HR. RATED
 S-2/R-3 1 HR. RATED
 R-3/R-3 2 HR. RATED

PARKING
 19 VEHICLE PARKING SPACES REQUIRED / PROVIDED ON SITE SIZE 8.5'X18' & 8.5'X22'

2 1 BRM = 2 SPACES
 7 2 BRM = 14 SPACES
 9 VISITOR = 2 SPACES
 TOTAL = 19 SPACES PROVIDED

0 RECREATIONAL VEHICLE SPACES REQUIRED / PROVIDED LESS THAN 10 UNITS REQUIRES 0 SPACES

9 BICYCLE PARKING SPACES REQUIRED / PROVIDED ON SITE

9 UNITS = 9 SPACES
 2 VISITOR = 2 SPACES
 TOTAL = 11 SPACES

LANDSCAPE AREA
 ONSITE AREA = 5,700 S.F.
 IN R/W AREA = 375 S.F.
 TOTAL AREA = 6,075 S.F.

LOT 4, GAGE ADDITION
BK 3, PG 58, MCR

**SITE DATA - LOT #10
(EXISTING SINGLE FAMILY RESIDENCE)**

ADDRESS: 875 WEST 9TH STREET, TEMPE, ARIZONA
 PARCEL # 132-42-079C

LEGAL DESCRIPTION:
 PARCEL # 132-42-079C

ZONING - EXISTING
 R-3 MULTI-FAMILY RESIDENTIAL ZONING CLASSIFICATION

LOT AREA: 150' X 25' = 3,750 SF = 086 ACRES

BUILDING SETBACKS
 NONE

BUILDING COVERAGE OF LOT
 2,000 SF / 3,750 SF = 53%

BUILDING AREA
 2,000 GROSS
 1,826 SF NET

BUILDING HEIGHTS:
 2 STORY = 20'
 ALLOWABLE = UNLIMITED
 BUILDING = EXISTING RESIDENCE MASONRY & CONCRETE CONSTRUCTION

PARKING = 2 SPACES
 LANDSCAPE AREA:
 ON SITE AREA = 2,540 S.F.
 IN RDV AREA = 65 S.F.
 TOTAL AREA = 2,605 S.F.

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SIENNA COURT LOFTS
 A TOWNHOME PLANNED AREA DEVELOPMENT
 920-936 S. ASH ST.
 TEMPE, ARIZONA

JOB NUMBER: 91393 SHEET: 2 OF 2
 DRAWING: LOTS-SHT2 CHECKED BY: DATE: 11-25-03
 DRAFTSMAN: DATE: 11-25-03