

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

STATEMENT OF OWNERS

WE HAVE REVIEWED THIS PLAN AND APPROVED THE
DEVELOPMENT AS SHOWN. SIGNED THIS 2nd 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 2nd
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 June 17, 2005

APPROVALS

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

BY: [Signature] MAYOR 12/3/03 DATE
ATTEST: [Signature] CITY CLERK 12/4/03 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

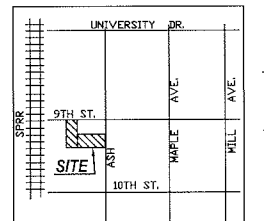
CERTIFICATION

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.

CONDITIONS OF APPROVAL: SPD - 2003.05

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

PROJECT DATA:

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

FLOOD ZONE

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
040054	2165 09-30-95	G	07-19-01	X	N/A

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

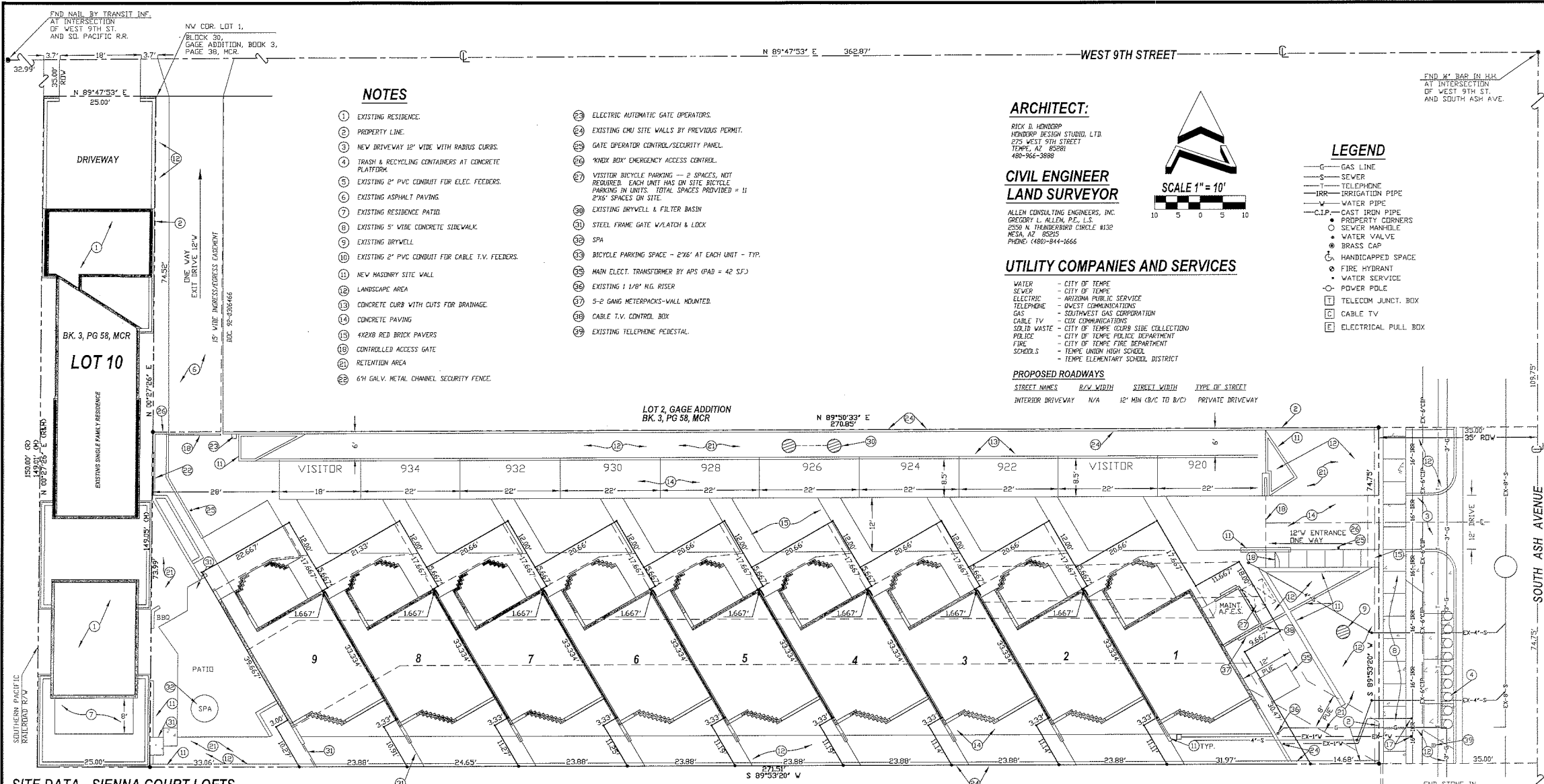


ALLEN CONSULTING ENGINEERS, INC.		2550 N. THUNDERBIRD CIRCLE #132 MESA, ARIZONA 85215 PHONE (480) 844-1666 FAX (480) 830-8453 E-MAIL: ace@allenconsulting.com	
SIENNA COURT LOFTS A TOWNHOME PLANNED AREA DEVELOPMENT 920-936 SOUTH ASH STREET TEMPE, ARIZONA			
JOB NUMBER	91383	SHEET	1 OF 2
DRAWING	LOFTS-COV	CHECKED BY	
DRAFTSMAN		DATE	11-25-03

DS980170 SPD-2003.05 REC03004

REC03004

DS980170 SPD-2003.05 REC03004



NOTES

- EXISTING RESIDENCE.
- PROPERTY LINE.
- NEW DRIVEWAY 12' WIDE WITH RADIUS CURBS.
- TRASH & RECYCLING CONTAINERS AT CONCRETE PLATFORM.
- EXISTING 2" PVC CONDUIT FOR ELEC. FEEDERS.
- EXISTING ASPHALT PAVING.
- EXISTING RESIDENCE PATIO.
- EXISTING 5" WIDE CONCRETE SIDEWALK.
- EXISTING DRYWELL.
- EXISTING 2" PVC CONDUIT FOR CABLE T.V. FEEDERS.
- NEW MASONRY SITE WALL.
- LANDSCAPE AREA.
- CONCRETE CURB WITH CUTS FOR DRAINAGE.
- CONCRETE PAVING.
- 4X2X8 RED BRICK PAVERS.
- CONTROLLED ACCESS GATE.
- RETENTION AREA.
- 6" GALV. METAL CHANNEL SECURITY FENCE.
- ELECTRIC AUTOMATIC GATE OPERATORS.
- EXISTING CMU SITE WALLS BY PREVIOUS PERMIT.
- GATE OPERATOR CONTROL/SECURITY PANEL.
- "KNOX BOX" EMERGENCY ACCESS CONTROL.
- 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.
- EXISTING DRYWELL & FILTER BASIN.
- STEEL FRAME GATE W/LATCH & LOCK.
- SPA.
- BICYCLE PARKING SPACE - 2'X6' AT EACH UNIT - TYP.
- MAIN ELEC. TRANSFORMER BY APS (PAD = 42 SF).
- EXISTING 1 1/8" N.G. RISER.
- 5-2 GANG METERPACKS-WALL MOUNTED.
- CABLE T.V. CONTROL BOX.
- EXISTING TELEPHONE PEDESTAL.

ARCHITECT:

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

CIVIL ENGINEER LAND SURVEYOR

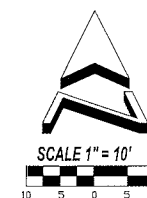
ALLEN CONSULTING ENGINEERS, INC.
GREGORY L. ALLEN, P.E., L.S.
2550 N. THUNDERBIRD CIRCLE #132
MESA, AZ 85205
PHONE: (480)-844-1666

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 - TEMPE UNION HIGH SCHOOL
SCHEDS. - TEMPE ELEMENTARY SCHOOL DISTRICT

PROPOSED ROADWAYS

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



LEGEND

- GAS LINE
- SEWER
- TELEPHONE
- IRRIGATION PIPE
- WATER PIPE
- 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 - SIENNA COURT LOFTS

ADDRESS:
920 THRU 936 SOUTH ASH AVENUE, TEMPE, ARIZONA

LEGAL DESCRIPTION
THE SOUTH HALF OF LOT 2 AND ALL OF LOT 3, BLOCK 30, OF GAGE ADDITION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 3 OF MAPS, PAGE 58, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 15' OF LOT 1 AND THE NORTH HALF OF LOT 2, BLOCK 30, GAGE ADDITION.

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

LOT AREA
271.18' X 74.64' = 20,240 S.F. = .465 ACRE

BUILDING SETBACKS
FRONT YARD 0 FT.
REAR YARD 0 FT.
SIDE YARD 0 FT.

BUILDING COVERAGE OF LOT
6,804 S.F. / 20,240 S.F. = 33.8%
ALLOWABLE COVERAGE = UNLIMITED

BUILDING AREAS
FOOTPRINT = 6,804 S.F. GROSS
FOOTPRINT = 5,940 S.F. NET

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

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

PARKING
19 VEHICLE PARKING SPACES REQUIRED / PROVIDED ON SITE
SIZE 6.5'X18' & 6.5'X22'

2 1 BRM = 3 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
ON SITE AREA = 5,700 S.F.
IN R/W AREA = 375 S.F.
TOTAL AREA = 6,075 S.F.

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

ADDRESS:
275 WEST 9TH STREET, TEMPE, ARIZONA

LEGAL DESCRIPTION:
PARCEL # 132-42-075C

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

LOT AREA
150' X 25' = 3,750 SF = .086 ACRE

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 R/W AREA = 69 S.F.
TOTAL AREA = 2,609 S.F.

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

JOB NUMBER	91383	SHEET	2 OF 2
DRAWING	LOFTS-SHT2		
DRAFTSMAN		CHECKED BY	DATE 11-25-03

REC03004