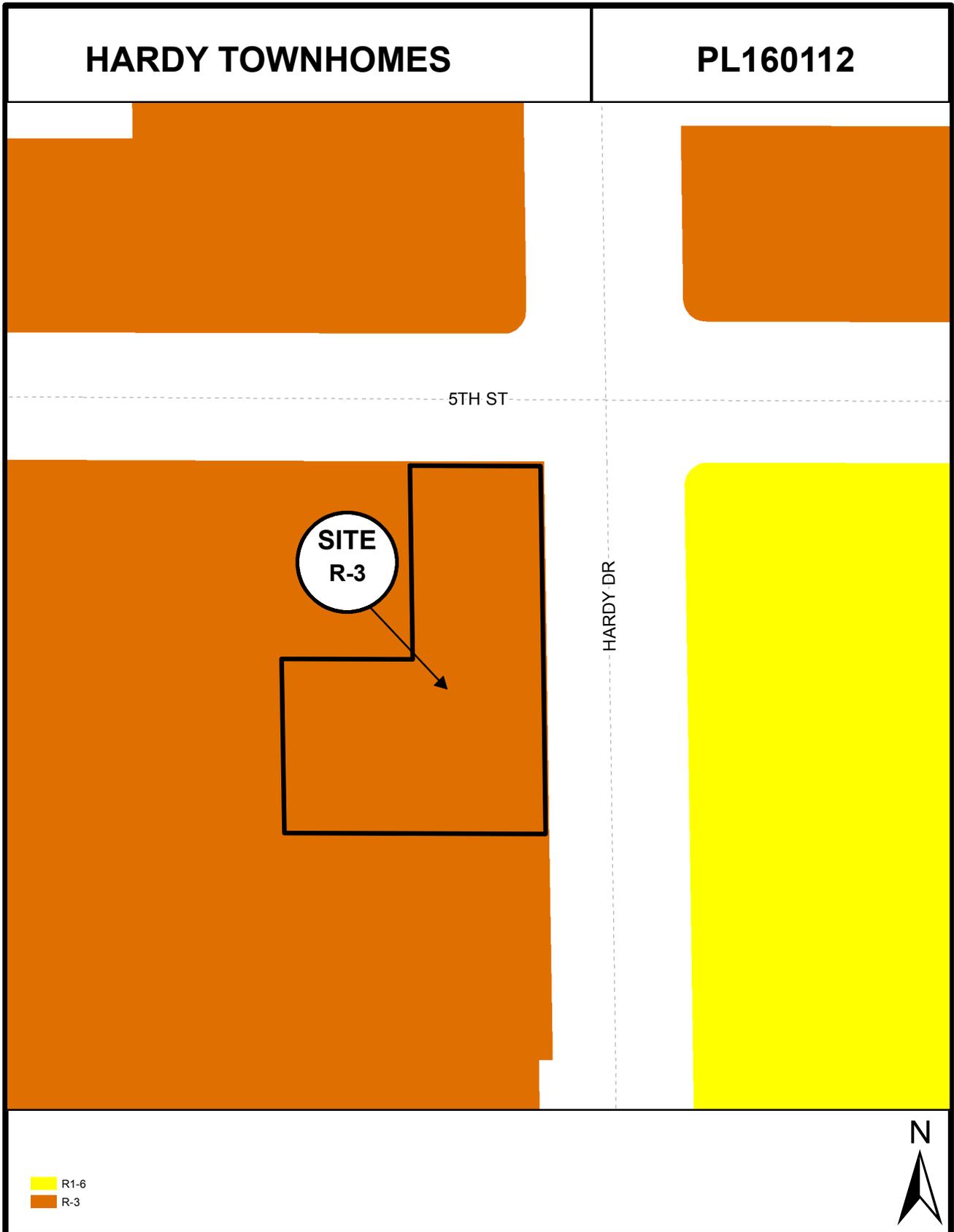




DEVELOPMENT PROJECT FILE
for
HARDY TOWNHOMES
(PL160112)

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
- 4-5. Subdivision Plat



Location Map

HARDY TOWNHOMES	PL160112
------------------------	-----------------



Aerial Map



RE: Letter of Explanation

June 5, 2016

Hardy Townhomes
506 South Hardy Drive
Tempe, Arizona 8528

To whom it may concern,

The owners of Hardy Townhomes, parcels 124-36-008 and 124-36-017, located on the southwest corner of Hardy Drive and West 5th Street, are requesting a plat of the vacant land in order to develop 8 townhomes. The proposed plat is appropriate and conforms to the Tempe Zoning and Development Code.

- a. *Every subdivision shall conform to the requirements and objectives of the general plan, or any part thereof, as adopted by the commission and the city council.*
The proposed plat allows for the development of the land in conformance with the General Plan and in conformance with the City of Tempe Zoning Map.
- b. *Every subdivision shall conform to the requirements of the Zoning and Development Code and to other ordinances and regulations of the city, and to the Arizona Revised Statutes.*
The proposed plat conforms to the requirements of the Zoning and Development Code, Tempe City ordinances and Arizona Revised Statutes.
- c. *Land which is subject to periodic flooding, land which cannot be properly drained, or other land which, in the opinion of the city, is unsuitable for any use shall not be subdivided; except that the city may approve subdivision of such land upon receipt of evidence from the city engineer that the construction of specific improvements can be expected to render the land suitable; thereafter, construction upon such land shall be prohibited until the specified improvements have been planned and construction guaranteed.*
The proposed development is not subject to flooding.

If you have any questions or require additional information, please feel free to contact us at 602.619.7751.

Sincerely,

Mark Tomecak, R.A.

A SUBDIVISION PLAT
FOR
HARDY TOWNHOMES
A PORTION OF SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

DIAMOND CONSTRUCTION BUILDING ENTERPRISES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER; HAS PLATTED UNDER THE NAME OF "HARDY TOWNHOMES", LOCATED WITHIN A PORTION OF SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "HARDY TOWNHOMES" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS, CONSTITUTING THE SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE PREMISES.

TRACTS "A", "B", AND "C" ARE TO BE OPERATED AND MAINTAINED BY HARDY TOWNHOMES HOMEOWNERS ASSOCIATION AS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PROPERTY.

ACKNOWLEDGMENT:

DIAMOND CONSTRUCTION BUILDING ENTERPRISES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY:
 BY: _____ DATE: _____
 ITS: _____
 BY: _____ DATE: _____
 ITS: _____
 BY: _____ DATE: _____
 ITS: _____

ON THIS _____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THEMSELVES TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT OF THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF; I HERETO SET MY HAND AND OFFICIAL SEAL.
 BY _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

PARCEL NO. 1:
 A PARCEL OF LAND IN THE NORTH HALF OF TRACT NO. 27, STATE PLAT NO. 9, SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO BOOK 23 OF MAPS, PAGE 48, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTH HALF OF TRACT NA. 27, A DISTANCE OF 100 FEET SOUTH OF THE NORTHEAST CORNER;
 THENCE WEST 135 FEET MORE OR LESS, PARALLEL WITH THE NORTH LINE TO A POINT IN A LINE WHICH IS 500 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID NORTH HALF OF TRACT NO. 27;
 THENCE SOUTH 90 FEET PARALLEL WITH THE EAST LINE;
 THENCE 135 FEET MORE OR LESS, PARALLEL WITH THE NORTH LINE OF THE EAST LINE OF SAID NORTH HALF OF TRACT NO. 27;
 THENCE NORTH 90 FEET ALONG THE EAST LINE TO THE POINT OF BEGINNING;
 EXCEPT ANY PORTION LYING WITHIN THE WEST 500 FEET OF SAID TRACT NO. 27;

PARCEL NO. 2:
 A PARCEL OF LAND IN THE NORTH HALF OF TRACT NO. 27, STATE PLAT NO. 9, SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO BOOK 23 OF MAPS, PAGE 48, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID NORTH HALF OF TRACT NO. 27;
 THENCE WEST ALONG THE NORTH LINE 67 1/2 FEET;
 THENCE SOUTH 100 FEET PARALLEL WITH THE EAST LINE;
 THENCE EAST 67 1/2 FEET PARALLEL WITH THE NORTH LINE TO THE EAST LINE OF SAID NORTH HALF OF TRACT NO. 27;
 THENCE NORTH 100 FEET ALONG THE EAST LINE TO THE POINT OF BEGINNING.

OWNER/DEVELOPER:

DIAMOND CONSTRUCTION BUILDING ENTERPRISES, LLC
 1204 E. BASELINE RD.
 TEMPE, AZ 85283
 480-839-4856

BENCH MARK

SOUTH QUARTER CORNER OF SECTION 16, BEING MONUMENTED WITH A BRASS CAP IN HANDHOLE

ELEVATION=1149.69, NGVD 1929 DATUM PER THE TEMPE, ARIZONA SURVEY CONTROL.

BASIS OF BEARING

MEASURED
 THE MONUMENT LINE OF 5TH STREET
 N 89°46'43"W PER THE RECORD OF SURVEY RECORD IN BOOK 1211, PAGE 16, M.C.R.
 RECORD
 S 1/4 CORNER TO CENTER SECTION 16
 N 0°50'05" W BY C.O.T. CONTROL MAP
 MEASURED
 S 1/4 CORNER TO CENTER SECTION 16
 N 0°49'30" W.

APPROVALS

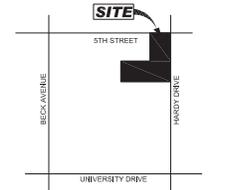
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF _____, 20____.

BY: _____ MAYOR _____ DATE _____
 ATTEST: _____ CITY CLERK _____ DATE _____
 BY: _____ CITY ENGINEER _____ DATE _____
 BY: _____ COMMUNITY DEVELOPMENT _____ DATE _____

CERTIFICATION

THIS IS TO CERTIFY THAT THIS SURVEY AND PLAT OF THE PREMISES DESCRIBED AND PLATTED HEREON, WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY 2016, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, AND THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____ 5/31/16
 DATE _____
 PAUL M. MILLER
 REGISTERED LAND SURVEYOR
 REGISTRATION NO. 34559, AZ.



VICINITY MAP
NTS

NOTES

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. LOT CORNERS TO BE SET WITH 1/2; REBAR. RLS#34559
3. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
4. ANY RETENTION SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY); AND (2) MAINTAIN THE SYSTEM A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSIPATE THE VOLUME OF STORM WATER AS SHOWN THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

FLOOD PLAIN CERTIFICATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2240L, DATED OCTOBER 16, 2013, 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

DS150252

PL160112

REC16069

REC16069

PL160112

DS150252

MILLER & SONS SURVEYING
 15800 W. BIRL ES BLVD. SURPHREE, AZ 85387
 PH: (602) 875-2009 F: (602) 875-2772

HARDY TOWNHOMES
 FINAL PLAT
 TEMPE
 ARIZONA



REVISIONS:
REV. 1 5-10-16
REV. 2
REV. 3
DESIGN BY: NIA
DRAWN BY: CGJ
SCALE: NTS
DATE: 2-12-16
JOB NO.
0013
1 of 2

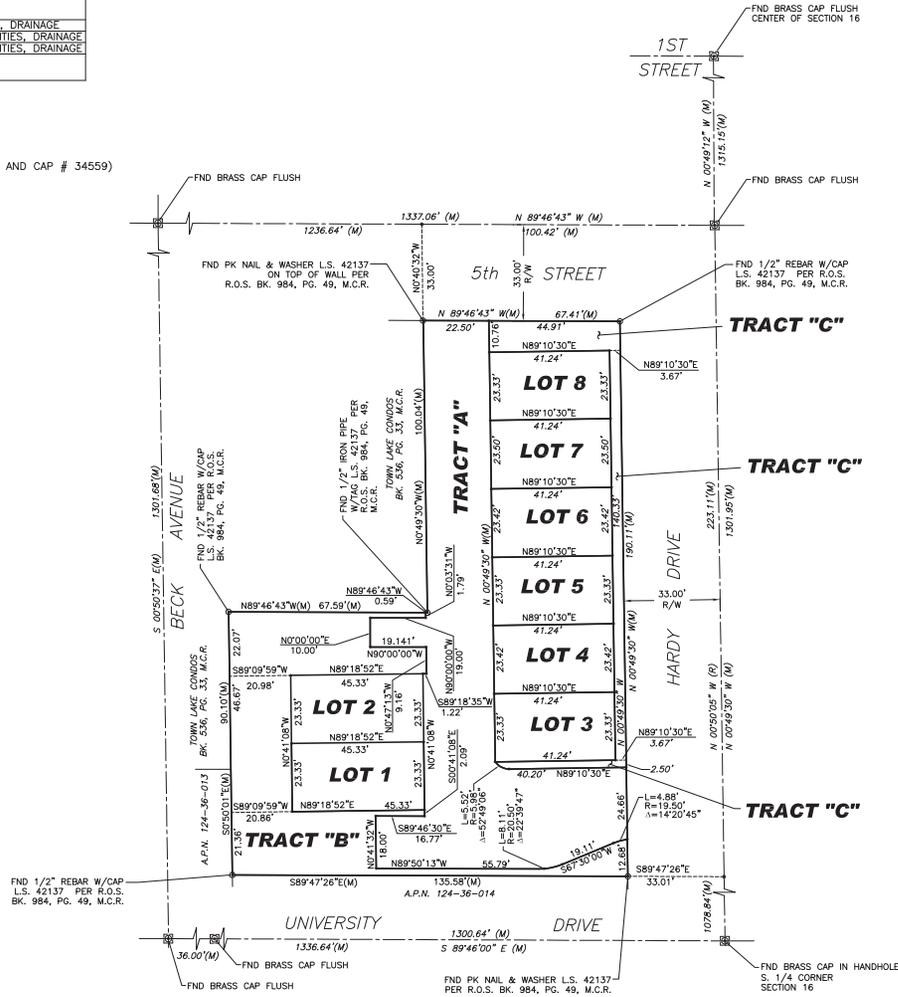
TRACT #	AREA SF	USE
A	6,266.6	ACCESS DRIVE, EMERGENCY VEHICLE USE, UTILITIES, DRAINAGE
B	3,696.3	PEDESTRIAN ACCESS, LANDSCAPE, COMMUNITY, UTILITIES, DRAINAGE
C	1,088.3	PEDESTRIAN ACCESS, LANDSCAPE, COMMUNITY, UTILITIES, DRAINAGE
TOTAL	11,053.2	

LOT #	AREA SF
1	1,057.7
2	1,057.7
3	962.2
4	962.2
5	962.2
6	962.2
7	962.2
8	962.2
TOTAL	7,902.0

LEGEND

- FOUND IRON BAR IN HAND HOLE
- PROPERTY CORNER (SET WITH 1/2" REBAR AND CAP # 34559)
- FOUND REBAR
- VNAE VEHICULAR NON-ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT

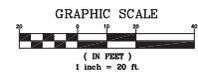
- PROPERTY LINE
- TIE LINE
- - - - - CENTER LINE



DS150252

PL160112

REC16069



REC16069

PL160112

DS150252



HARDY TOWNHOMES
FINAL PLAN
TEMPE
ARIZONA



REVISIONS:
REV. 1 5-10-16
REV. 2
REV. 3
DESIGN BY: NIA
DRAWN BY: CGJ
SCALE: 1"=20'
DATE: 2-12-16
JOB NO. 0013
2 of 2