

Full Size or Largest Size
(site plan, landscape, elevations)



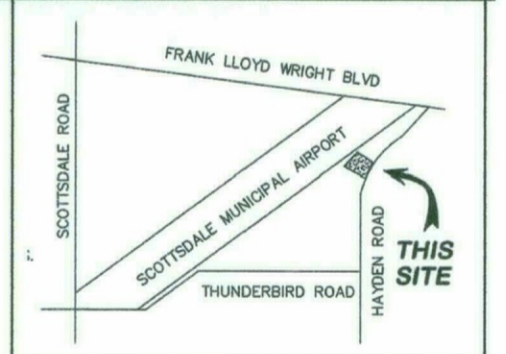
SITE DATA:

VICINITY MAP:

- LEGEND**
- EXISTING BUILDING TO REMAIN
 - - - SITE BOUNDARY

SITE INFORMATION
 ADDRESS: 15000 N. HAYDEN RD. SCOTTSDALE, AZ 85260
 SITE AREA (GROSS): 89,751 SF (2.1 AC)
 SITE AREA (NET): 67,402 SF (1.6 AC)
 EXISTING G.P.: EMPLOYMENT
 EXISTING ZONING: 1-I
 PROPOSED ZONING: C-4
 REFUSE COLLECTION: EXISTING (1) BIN
 PROVIDED PARKING: 31 (INCLUDES 3 ACCESSIBLE SPACES)

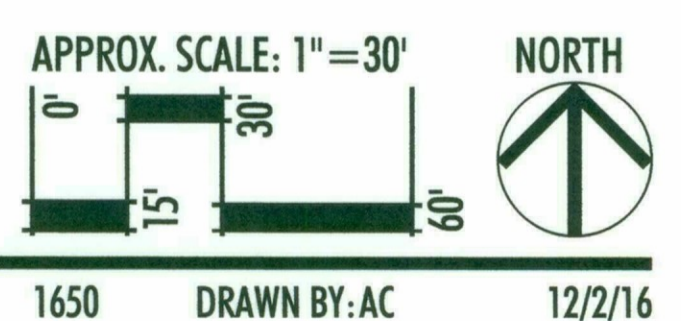
C-4 DEVELOPMENT STANDARDS
 FLOOR AREA RATIO: 0.80
 MAX. BLDG. HEIGHT: 36'
 REQUIRED OPEN SPACE: 7,145 SF (.16 AC)
 5% OF NET LOT AREA + .4% OF NET SITE AREA FOR EACH FOOT OF BLDG. HEIGHT ABOVE 12'
 PROVIDED: 11,948 SF (18% OF NET AREA)
 REQUIRED FRONTAGE OS: 3,573 SF (.08 AC)
 (50% OF TOTAL OS REQUIREMENT)
 PROVIDED: 11,948 SF (100% OF TOTAL OS)
 MIN. SIDE & REAR YARDS: 50' (ADJACENT TO SF RES.)
 MIN. SIDE & REAR YARDS: 25' (ADJACENT TO MULTI-FAMILY RES.)



LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south ash avenue • tempe, arizona 85281 • 480.994.0994

15000 N. HAYDEN RD.

CONCEPTUAL SITE PLAN



24-ZN-2016
 12/12/2016

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

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U:\1650-HAYDEN & RAIN TREE\CAD\PLANNING\LVA-1650-BASE-C4.dwg Dec 2, 2016

1650 DRAWN BY: AC

12/2/16



SITE DATA:

LEGEND

- SITE BOUNDARY
- PREVIOUSLY PROVIDED/PROPOSED OPEN SPACE (PER 66-DR-1992#2)
- ELIMINATED OPEN SPACE (PER ROUNDABOUT IMPROVEMENTS)
- BUILDING ENVELOPE

OPEN SPACE INFORMATION

- PREVIOUSLY PROVIDED OPEN SPACE: 13,803 SF (.32 AC)
(PER 66-DR-1992#2)
- C-4 REQUIRED OPEN SPACE: 7,145 SF (.16 AC)
(5% OF NET LOT AREA (67,402SF) + .4% OF NET LOT AREA (67,402SF) FOR EACH FOOT OF BLDG. HEIGHT OVER 12'(14'))
- PROPOSED MIN. OPEN SPACE: 11,948 SF (.27 AC)
- C-4 REQUIRED FRONTAGE OPEN SPACE: 3,573 SF (.08 AC)
(50% OF TOTAL OPEN SPACE REQUIREMENT (7,145 SF))
- PROPOSED FRONTAGE OPEN SPACE: 11,948 SF (.27 AC)

SITE INFORMATION

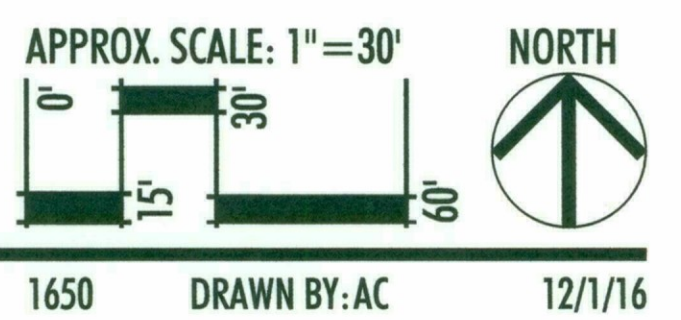
- SITE AREA (NET): 67,402 SF (1.6 AC)
- BLDG. HEIGHT: 26.5'

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15000 N. HAYDEN RD.

OPEN SPACE PLAN



1650 DRAWN BY: AC 12/1/16

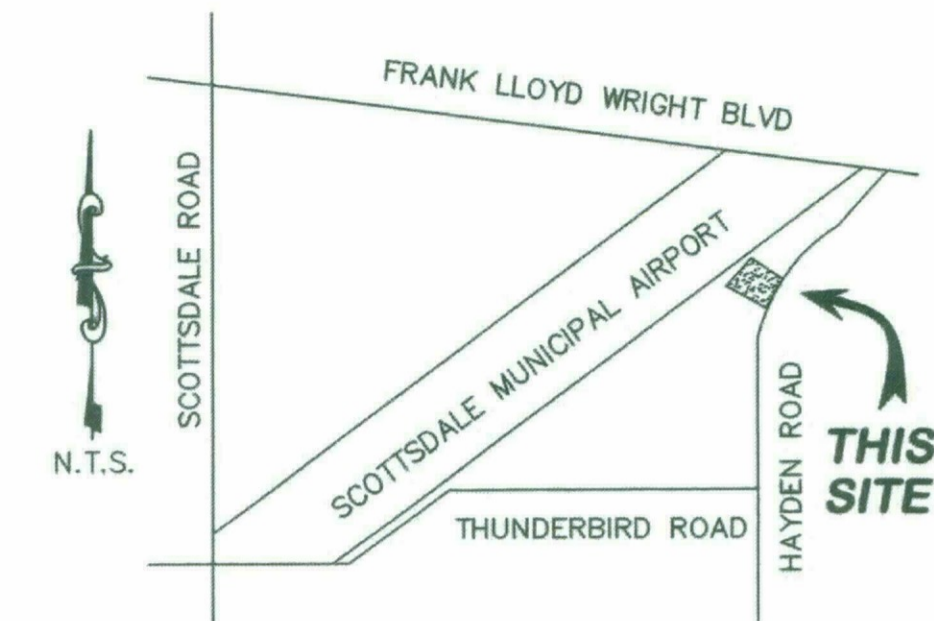
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U:\1650-HAYDEN & RAIN TREE\CAD\PLANNING\LVA-1650-OPEN SPACE-C4.dwg Dec 1, 2016

ALTA/NSPS LAND TITLE SURVEY

LOT 3, SCOTTSDALE INDUSTRIAL AIRPARK NO. 7, AS RECORDED IN BOOK 234 OF MAPS, PAGE 27 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 11, & THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP:
SECTION 11 & 12
T.3 N., R.4 E.

NO.	DATE	REVISION	BY

DRAWN BY: JH
CHECKED BY: JDH

HUNTER ENGINEERING
 CIVIL AND SURVEY
 10460 N. 74TH ST., SUITE 200
 SCOTTSDALE, AZ 85228
 F 480 991 3985
 F 480 991 3986

ALTA/NSPS LAND TITLE SURVEY
 LOT 3, SCOTTSDALE INDUSTRIAL AIRPARK NO. 7, AS RECORDED IN BOOK 234 OF MAPS, PAGE 27 OF MARICOPA COUNTY, SCOTTSDALE, ARIZONA, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 11, & THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 11 & 12
TWN: 3N
RANGE: 4E

JOB NO.:
COLL006-SA

SCALE
1" = 20'

SHEET
1 OF **2**

SCHEDULE "B" ITEMS:

1. PROPERTY TAXES, WHICH ARE A LIEN NOW DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2016. (AFFECTS PARCEL BUT NOT THE SURVEY)
2. RESERVATIONS CONTAINED IN THE PATENT
 FROM: THE UNITED STATES OF AMERICA
 RECORDING DATE: 11/08/1913
 RECORDING NO: BOOK 106 OF DEEDS, PAGE 554
 WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
 SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS, AND THERE IS RESERVED A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA. (AFFECTS PARCEL BUT NOT THE SURVEY)
3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (AFFECTS PARCEL BUT NOT THE SURVEY)
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: UTILITIES
 RECORDING DATE: 07/23/1981
 RECORDING NO: DOCKET 15400, PAGE 574 (AS SHOWN ON THE SURVEY)
 THEREAFTER, PARTIAL RELEASE OF SAID EASEMENT RECORDED 08/19/1988 IN RECORDING NO. 1988-412803.
5. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLAT RECORDED IN BOOK 234 OF MAPS, PAGE 27 AND AFFIDAVIT OF STREET NAME CORRECTION RECORDED IN RECORDING NO. 2010-540731. (AS SHOWN ON THE SURVEY)
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: COMMUNICATION AND OTHER FACILITIES
 RECORDING DATE: 05/25/1982
 RECORDING NO: DOCKET 16046, PAGE 72 (AS SHOWN ON THE SURVEY)
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: DRAINAGE AND FLOOD CONTROL
 RECORDING DATE: 08/09/1985
 RECORDING NO: 1985-374189 (AS SHOWN ON THE SURVEY)
8. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
 RECORDING DATE: 11/17/1986
 RECORDING NO: 1986-634383 AND RE-RECORDED IN 1987-027270 (AS SHOWN ON THE SURVEY)
 LIENS AND CHARGES AS SET FORTH IN THE ABOVE MENTIONED DECLARATION
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 PURPOSE: UTILITIES
 RECORDING DATE: 07/12/1993
 RECORDING NO: 1993-451169 (AS SHOWN ON THE SURVEY)
10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
 ENTITLED: CROSS EASEMENT AGREEMENT
 DATED: 08/10/1994
 RECORDING DATE: 09/08/1994
 RECORDING NO: 1994-666848 (AS SHOWN ON THE SURVEY)
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
 ENTITLED: EASEMENT AGREEMENT
 RECORDING DATE: 10/29/1999
 RECORDING NO: 1999-1002906 (AS SHOWN ON THE SURVEY)
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
12. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW.
 AMOUNT: \$1,820,000.00
 DATED: 03-17-2016
 TRUSTOR/GRANTOR: DPMG HAYDEN, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP
 TRUSTEE: CHICAGO TITLE AGENCY, INC., AN ARIZONA CORPORATION
 BENEFICIARY: FIRSTBANK
 RECORDING DATE: 3-21-2016
 RECORDING NO.: 2016-0181788
 TAX NOTE:
 YEAR: 2016
 TAX PARCEL NO.: 201-55-025
 TOTAL TAX: \$36,855.98
 FIRST INSTALLMENT AMOUNT: \$18,427.99
 SECOND INSTALLMENT AMOUNT: \$18,427.99
13. NO MATTER SHOWING OF RECORD.

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 1760L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

ZONE: X IS DEFINED AS AREAS OF 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.

NOTES:

1. ALL TITLE INFORMATION IS BASED ON A CONDITION OF TITLE REPORT ISSUED BY CHICAGO TITLE TITLE INSURANCE COMPANY, ORDER NO. AZ-FWPY-IMP-N/A-1-16-C1608935, EFFECTIVE DATE: SEPTEMBER 26, 2016 AT 7:30 A.M.
2. THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON RECORDS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES WITHOUT VERIFICATION BY THE SURVEYOR; THEREFORE, NO GUARANTEE CAN BE MADE AS TO THE EXTENT OF THE UTILITIES AVAILABLE, EITHER IN SERVICE ABANDONED, NOR GUARANTEE TO THEIR EXACT LOCATION. PLEASE CALL "BLUE-STAKE" AT 602-263-1100, PRIOR TO ANY EXCAVATION OR TO DETERMINE WHAT UTILITIES FOR THE OPERATION OF THE PROPERTY ARE AVAILABLE AT THE LOT LINES, EITHER FROM CONTIGUOUS PROPERTY OR ADJOINING STREETS.
3. BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 00°38'15" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF SCOTTSDALE INDUSTRIAL AIRPARK NO. 7, RECORDED IN BOOK 234, PAGE 27, MARICOPA COUNTY RECORDS, ARIZONA.
4. THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT-OF-WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.
5. USE OF THE INFORMATION, CONTAINED IN THIS A.L.T.A./A.C.S.M. LAND TITLE SURVEY, FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED ("TITLE INSURANCE MATTERS"), IS FORBIDDEN, UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY HUNTER ENGINEERING, INC. AND THEREFORE SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE.
6. THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND LEVEL BASED ON FIELD MEASUREMENTS. THIS INFORMATION IS INTENDED TO DEPICT THE GENERAL CONFIGURATION OF THE BUILDING AT GROUND LEVEL AND MAY OR MAY NOT BE THE EXACT DIMENSIONS OF THE BUILDING FOUNDATION. THE BUILDING SQUARE FOOTAGE SHOWN IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASEABLE AREA OF ANY BUILDING. THE BUILDING OFFSET DISTANCES SHOWN ARE TO ACTUAL BUILDING CORNERS.
7. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
8. THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. THERE IS NO EVIDENCE TO SUGGEST THAT THERE IS A CEMETERY OR BURIAL GROUNDS ON THESE PREMISES

LEGAL DESCRIPTION:

LOT 3, SCOTTSDALE INDUSTRIAL AIRPARK NO. 7, ACCORDING TO BOOK 234 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA.

APN: 215-55-025

SITE INFORMATION:

OWNER: DPMG HAYDEN LLLP
 ADDRESS: 15000 N. HAYDEN RD, SCOTTSDALE, ARIZONA
 A.P.N.: 215-55-025
 DEED: 14-0678689
 NET AREA: 1.547 ACRES. (67,401.81 S.F.)±

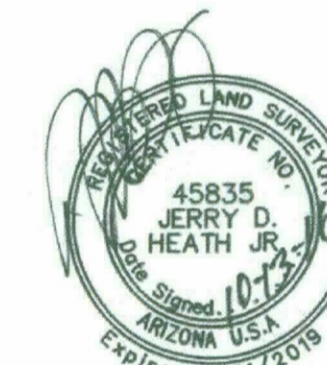
PARKING SPACES:

STANDARD PARKING SPACES	=	28
HANDICAPPED PARKING SPACES	=	3
TOTAL	=	31

SURVEYOR'S CERTIFICATION:

TO: DPMG HAYDEN LLLP AND
CHICAGO TITLE INSURANCE COMPANY;

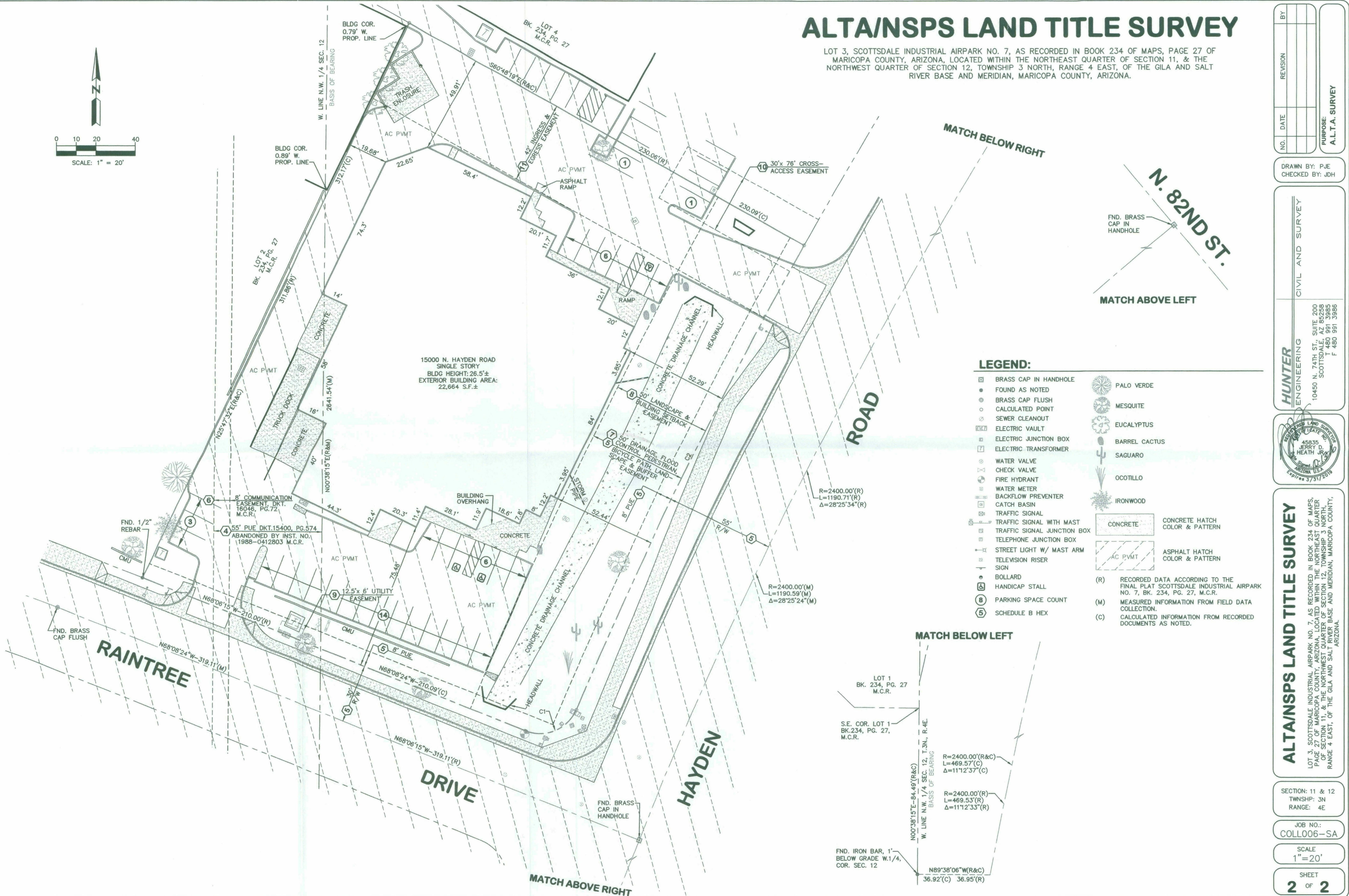
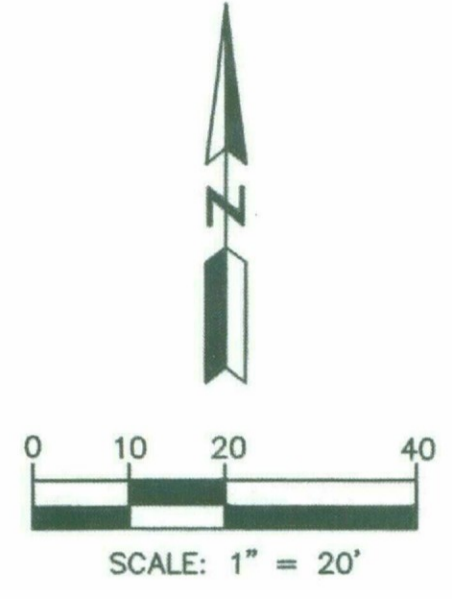
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 2,3,4,5,10, 11(a),14,15 & 16 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.



24-ZN-2016
10/21/16

ALTANSPS LAND TITLE SURVEY

LOT 3, SCOTTSDALE INDUSTRIAL AIRPARK NO. 7, AS RECORDED IN BOOK 234 OF MAPS, PAGE 27 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 11, & THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



15000 N. HAYDEN ROAD
SINGLE STORY
BLDG HEIGHT: 26.5'±
EXTERIOR BUILDING AREA:
22,664 S.F.±

LEGEND:

- | | |
|--|--|
| <ul style="list-style-type: none"> ⊠ BRASS CAP IN HANDHOLE ● FOUND AS NOTED ⊙ BRASS CAP FLUSH ○ CALCULATED POINT ⊖ SEWER CLEANOUT ⊞ ELECTRIC VAULT ⊞ ELECTRIC JUNCTION BOX ⊞ ELECTRIC TRANSFORMER ⊞ WATER VALVE ⊞ CHECK VALVE ⊞ FIRE HYDRANT ⊞ WATER METER ⊞ BACKFLOW PREVENTER ⊞ CATCH BASIN ⊞ TRAFFIC SIGNAL ⊞ TRAFFIC SIGNAL WITH MAST ⊞ TRAFFIC SIGNAL JUNCTION BOX ⊞ TELEPHONE JUNCTION BOX ⊞ STREET LIGHT W/ MAST ARM ⊞ TELEVISION RISER ⊞ SIGN ⊞ BOLLARD ⊞ HANDICAP STALL ⊞ PARKING SPACE COUNT ⊞ SCHEDULE B HEX | <ul style="list-style-type: none"> ☼ PALO VERDE ☼ MESQUITE ☼ EUCALYPTUS ☼ BARREL CACTUS ☼ SAGUARO ☼ OCOTILLO ☼ IRONWOOD |
| <ul style="list-style-type: none"> CONCRETE CONCRETE HATCH COLOR & PATTERN AC PVMT ASPHALT HATCH COLOR & PATTERN | <ul style="list-style-type: none"> (R) RECORDED DATA ACCORDING TO THE FINAL PLAT SCOTTSDALE INDUSTRIAL AIRPARK NO. 7, BK. 234, PG. 27, M.C.R. (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION. (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED. |

BY	
REVISION	
DATE	
NO.	
PURPOSE:	ALT.A. SURVEY

DRAWN BY: PJE
CHECKED BY: JDH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



ALTANSPS LAND TITLE SURVEY
LOT 3, SCOTTSDALE INDUSTRIAL AIRPARK NO. 7, AS RECORDED IN BOOK 234 OF MAPS, PAGE 27 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 11, & THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 11 & 12
TOWNSHIP: 3N
RANGE: 4E

JOB NO.:
COLL006-SA

SCALE:
1" = 20'

SHEET
2 OF 2