

8141 E Indian Bend Rd, Suite 103
Scottsdale AZ 85250
Tel: (480) 443-8570
Fax: (480) 443-3736
www.westland-properties.com



EXCLUSIVE LISTING
1.47± ACRE INFILL SITE
N NEC OF JENTILLY & BROADWAY
TEMPE, ARIZONA

LOCATION: North of the Northeast corner of Jentilly Lane and Broadway Road in Tempe, Arizona.

ACRES: 1.47± Gross

NUMBER OF LOTS: (33) Pre-Plat Townhome Lots

CURRENT ZONING: Multi-Family, (R-4, City of Tempe)

APN #: 133-11-011B

SUGGESTED PRICE: **Submit, See Broker for Details**

SUGGESTED TERMS: Cash. 30-day feasibility period with a close of escrow 15-days thereafter.

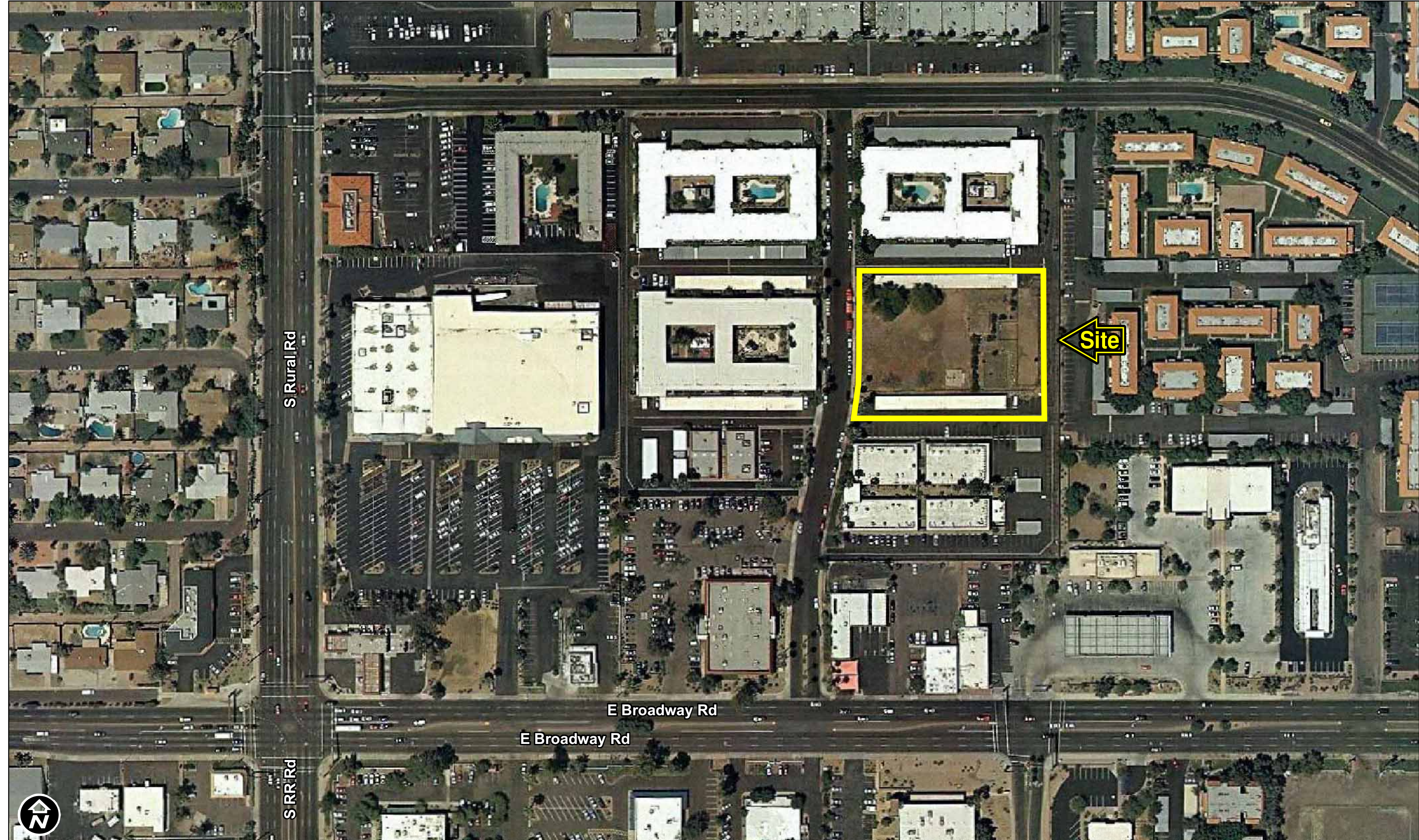
UTILITIES:
Water: City of Tempe
Sewer: City of Tempe
Electric: Salt River Project

CONTACT: Grant D. Helgeson, Don McCaul
Westland Properties Group

COMMENTS: Preliminary approvals with the City of Tempe are in place to build (33) attached townhome units. Preliminary Plans are available for review.

The Seller has access to the current townhome plans which call for (3) different (3)-story townhome unit sizes of 1,231sf; 1,338sf; and 1,590sf.

A Preliminary Title Report exists for the site and is also available for review.



S Rural Rd

E Broadway Rd

E Broadway Rd

S RR Rd

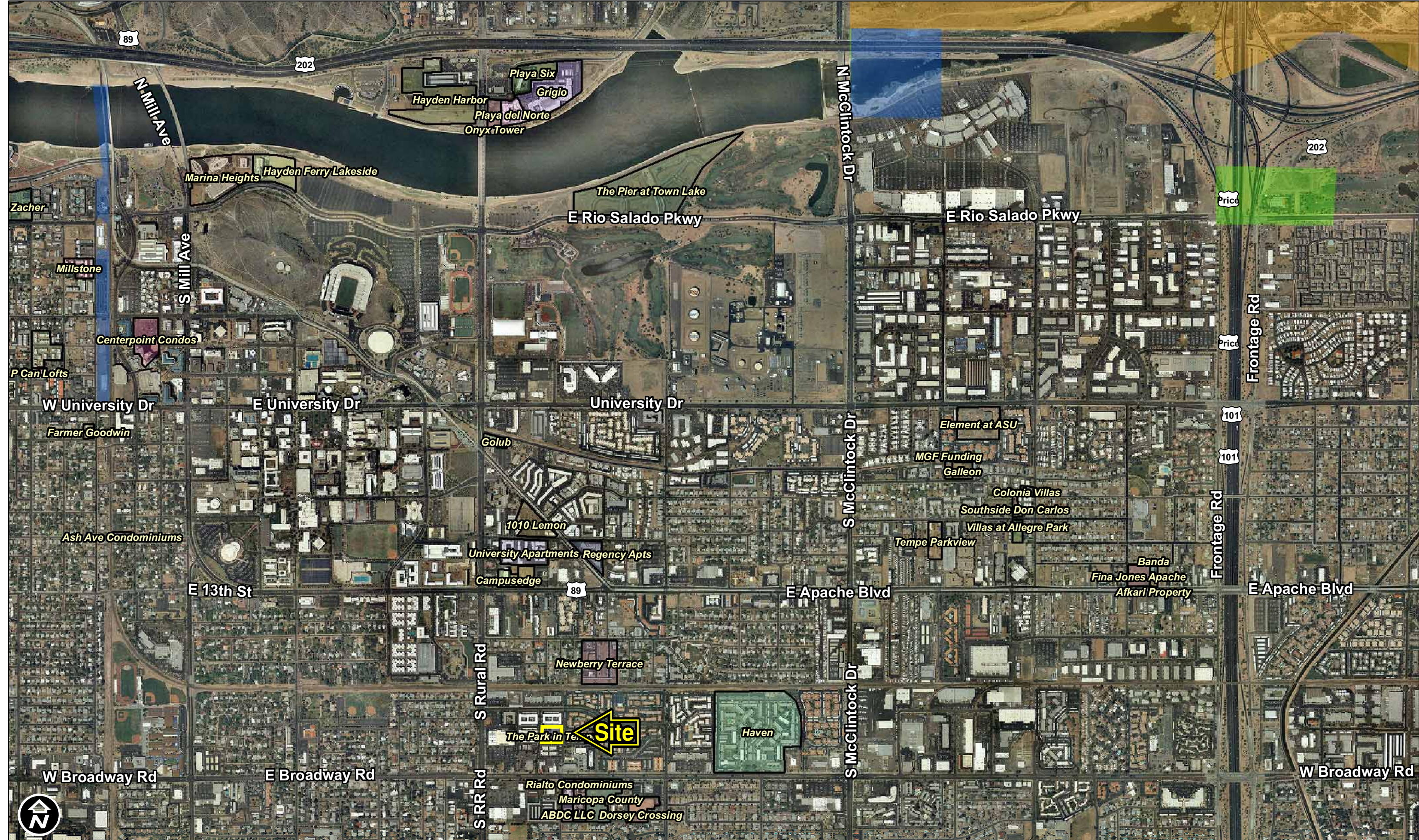
Site



**1.47 ACRE DEVELOPMENT OPPORTUNITY
BROADWAY RD & RURAL RD AREA
TEMPE, ARIZONA**

Grant D Helgeson, Designated Broker - Direct: (480) 675-5149
Don McCaul, Broker - Direct: (480) 675-5144
Ryan Arp, Agent - Direct: (480) 675-5145

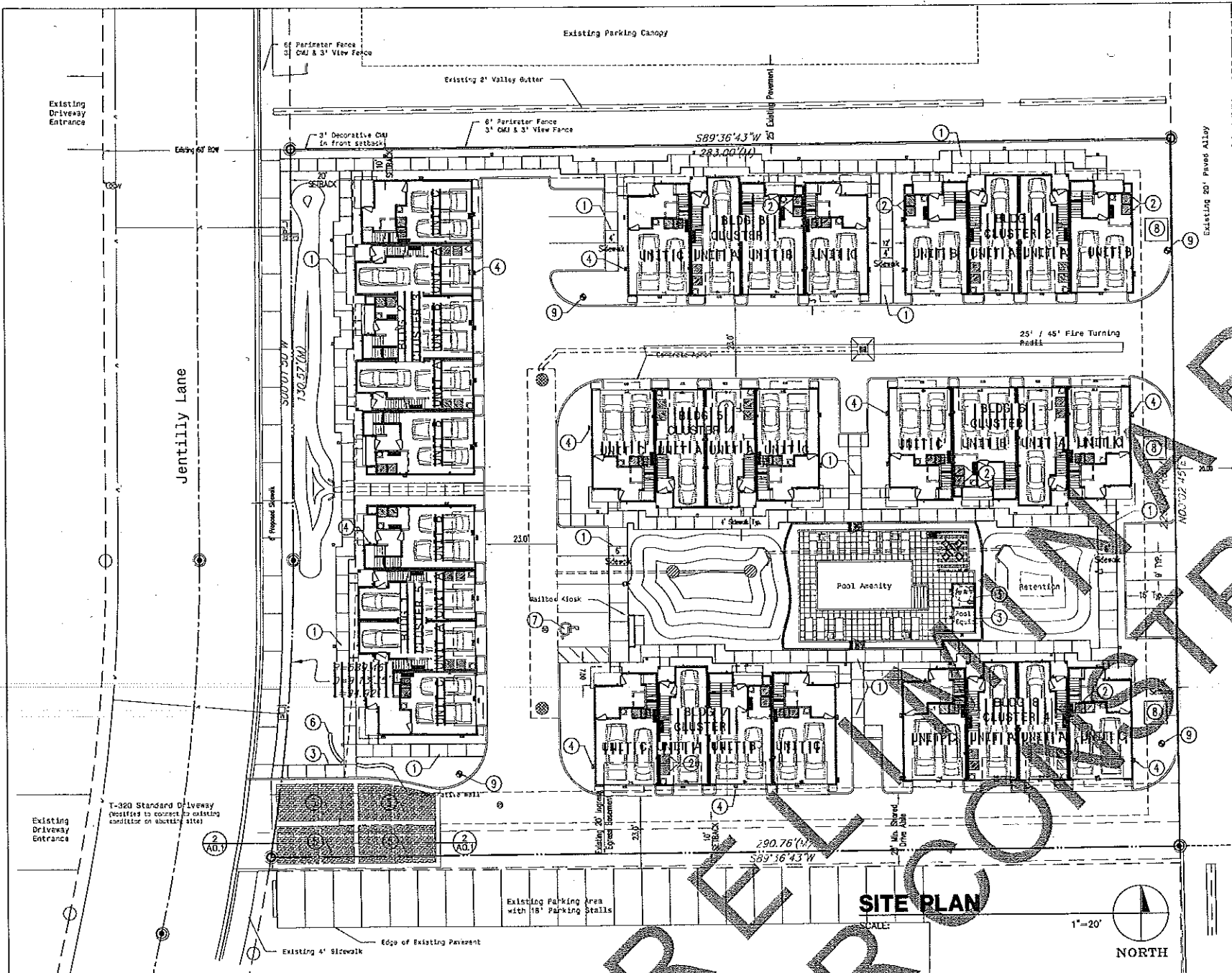
WPG WESTLAND PROPERTIES
GROUP
8141 E Indian Bend Rd, Ste 103 Scottsdale AZ 85250
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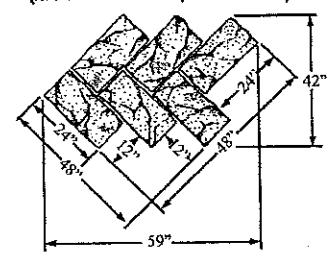
KEYNOTES:

- 4" THICK CONCRETE SIDEWALK, TYP. PER SOIL REPORT ALL ACCESSIBLE PATHS TO MEET CURRENT ADAAG + 2003 ICC/ANSI
- GARAGE CAN AND RECYCLE TYP. AT GARAGES
- POOL EQUIPMENT ROOM AND RESTROOM, SEE SHEET A1.4
- "L.F." LIGHT FIXTURE WALL MOUNTED, TYP.
- STAFFED CONCRETE, SEE DETAIL 1 AND 2 ON THIS SHEET
- 3" MONUMENT SIGN AND DECO WALL, SEE DETAIL 5 BELOW
- ACCESSIBLE PARKING, SEE DETAIL 3 AND 4 ON THIS SHEET
- ELECTRICAL TRANSFORMER, SEE ELEC DWGS.
- FIRE HYDRANT, SEE CIVIL DWGS.

SITE NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF TEMPE WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING COMMON AREAS NOTED AS "TRACKS" OR "EASEMENTS", INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USED IN THE AREA OUTSIDE OF THE SITE.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.

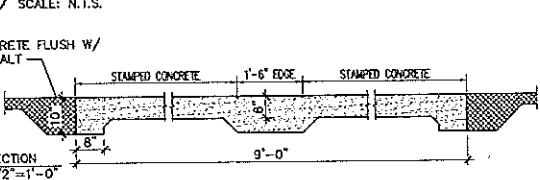
Herringbone Slate
(Rustic Slate Texture, Rustic Joints)



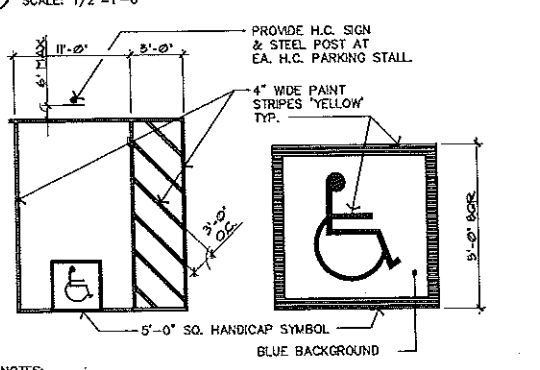
NOTES:

- MATERIAL: STAMPED CONCRETE, "BOMANITE" OR EQUAL. COLOR: BAJA RED
- ALL DRIVE ENTRIES TO HAVE SAME MATERIAL AND PATTERN. SEE SITE PLANS FOR LOCATIONS

1 BOMANITE CONCRETE
SCALE: N.T.S.



2 BOMANITE @ CROSS-DRIVEWAY
SCALE: 1/2"=1'-0"



- NOTES:**
- SIGNS SHOULD BE PROPERLY CENTERED WITHIN THE PARKING SPACE.
 - THE SIGN FACE SHOULD BE LOCATED NO FURTHER THEN 6 FEET FROM THE FRONT OF EACH PARKING SPACE.

3 ACCESSIBLE STALL
SCALE: 3/8"=1'-0"

OWNERSHIP OF DOCUMENTS: The design and specifications for the subject project are the property of the architect. The client is responsible for obtaining all necessary permits and approvals. The architect shall not be held responsible for any errors or omissions in the documents prepared by the architect.

LAND USE DATA

EXISTING ZONING:	R-4
GENERAL PLAN USE:	RESIDENTIAL
GENERAL PLAN DENSITY:	MEDIUM TO HIGH (UP TO 25 DU/AC)

PROJECT DATA

GROSS AREA:	1,47 AC
NET AREA:	1,47 AC
TOTAL UNITS:	33
# OF TRACTS:	3
1- COMMON AREA LANDSCAPE & AVENUE	
2- SHARED ACCESS	
3- PRIVATE ACCESS	

DENSITY:	22.4 DU/AC
LOT COVERAGE PROPOSED:	34% (.49 AC)
MAX. LOT COVERAGE ALLOWED:	80% (.88 AC)

LANDSCAPE AREA:

PROVIDED ON-SITE:	35% (.51 AC)
REQUIRED ON-SITE:	25% (.37 AC)
PROPOSED IN ROW:	.01 AC (.638 SF)

CONSTRUCTION TYPE:

V-8 IBC (MPPA 13)
3 STORY TOWN HOUSES
NOT TO EXCEED 40' MAX. HEIGHT
UNIT A: 18'0" X 38' (13)
UNIT B: 20'4" X 38' (8)
UNIT C: 20'4" X 38' (12)

BUILDING DATA

BUILDING 1 - CLUSTER 5	S.F. (FOOTPRINT)
BUILDING 2 - CLUSTER 3	2,688
BUILDING 3 - CLUSTER 1	3,414
BUILDING 4 - CLUSTER 2	2,812
BUILDING 5 - CLUSTER 4	2,670
BUILDING 6 - CLUSTER 1	2,700
BUILDING 7 - CLUSTER 1	2,812
BUILDING 8 - CLUSTER 4	2,812

ALLOWABLE BUILDING AREA PER BUILDING - IBC TABLE 503.5.600 S.F. + AFES (3) = 16,500 S.F.

PARKING

REQUIRED:	
3 BEDROOM (UNIT C):	12x2.5 = 30 SPACE
2 BEDROOM (UNITS A & B):	21x2.0 = 42 SPACE
GUEST: 33x0.2 =	7 SPACE
TOTAL SPACES REQUIRED:	79 SPACE

PROVIDED:

GARAGE SPACES:	66*
SURFACE SPACES:	13
TOTAL SPACES PROVIDED:	79

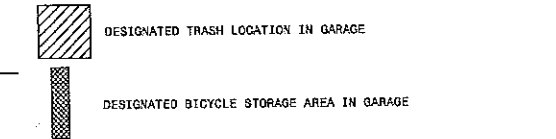
*USE PERMIT REQUIRED FOR TANDEM SPACES

REQUIRED BICYCLE PARKING:

3 BEDROOM UNITS: 12x1=	12 SPACES
2 BEDROOM UNITS: 21x.75=	16 SPACES
TOTAL SPACES REQUIRED:	28 SPACES*
TOTAL SPACES PROVIDED:	33 SPACES

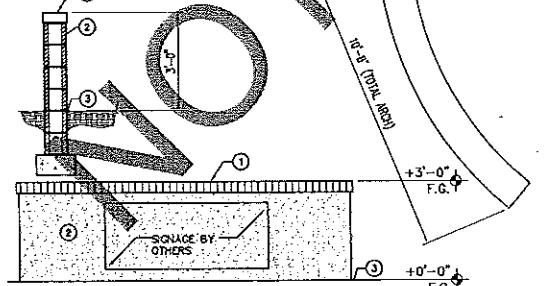
*BICYCLE STORAGE AREAS WILL BE PROVIDED IN INDIVIDUAL GARAGES.

REFUSE COLLECTION WILL BE PROVIDED FOR EACH UNIT BY INDIVIDUAL ROLL-OUT CONTAINERS. ROLL-OUT CONTAINERS WILL BE STORED IN INDIVIDUAL GARAGES.



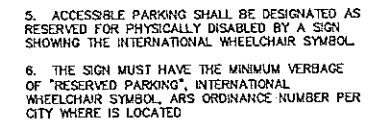
- KEY NOTES:**
- BRICK CAP - EL DORADO STONE ROMA BRICK, BRACCIANO (RED)
 - 8"x8"x18" CMU W/ SAND STUCCO PAINTED "PALE BEADINGS" (18" BRICK)
 - ADJACENT FINISH GRADE

OTHER NOTES:
SEE STRUCTURAL DWGS. FOR STRUCT. WALL RETENTION WALLS IF ANY.



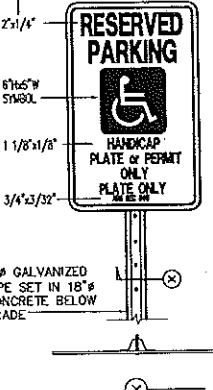
5 MONUMENT/DECO WALL DTL
SCALE: 3/8"=1'-0"

- THE SIGN SHOULD BE A MINIMUM OF 12"x18" WITH A THICKNESS OF 0.080 ALUMINUM CONSTRUCTION.
- THE SIGN FACE SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH BLUE LEGEND. (STANDARD 3M SCOTCHLITE SIGN FACE NUMBER R7-32 OR EQUIVALENT, WITH BLUE SCREEN PRINTED LETTER AS SHOWN ABOVE).
- ALL ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED BY A SIGN OF A CITY APPROVED WALL LOCATION. THESE SIGNS SHALL NOT BE OBSCURED.
- THE BOTTOM OF THE SIGN SHALL BE LOCATED NOT LESS THAN THREE (3) FEET NOR MORE THAN (6) FEET ABOVE GRADE (PARKING LOT SURFACE) AND SHALL BE VISIBLE DIRECTLY IN FRONT OF THE PARKING SPACE.
- ACCESSIBLE PARKING SHALL BE DESIGNATED AS RESERVED FOR PHYSICALLY DISABLED BY A SIGN SHOWING THE INTERNATIONAL WHEELCHAIR SYMBOL.
- THE SIGN MUST HAVE THE MINIMUM VERBAGE OF "RESERVED PARKING", INTERNATIONAL WHEELCHAIR SYMBOL, AND ORDINANCE NUMBER PER CITY WHERE IS LOCATED



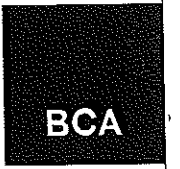
4 ACCESSIBLE SIGN
SCALE: 1 1/2"=1'-0"

RECOMMENDED LETTERING SIZES:



3 ACCESSIBLE STALL
SCALE: 3/8"=1'-0"

JENTILLY LANE
1717 S. JENTILLY LANE
TEMPE, ARIZONA



Bollinger + Cardenas Architects, Inc.
Architecture Planning Interiors Project Management
3428 E. Indian School Rd
Phoenix, Arizona 85018
Tel: (602) 957-9205 Fax: (602) 954-9577

REVISIONS:

SCALE: 1"=20'
DATE: 9/18/08
JOB #: 130408

SITE PLAN

<input type="checkbox"/> SCHEMATIC DESIGN	SHEET: A0.1
<input type="checkbox"/> DESIGN DEVELOPMENT	OF SHEETS
<input type="checkbox"/> CONST. DOCUMENTS	
<input type="checkbox"/> BID/PRICING PACKAGE	
<input type="checkbox"/> CONSTRUCTION ISSUE	