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**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

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**Meeting Date: 02/25/2020  
Agenda Item: 5**

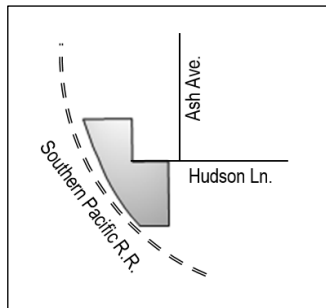
**ACTION:** Request a Preliminary Subdivision and Condominium Plat for HUDSON LANE CONDOMINIUMS, located at 55 West Hudson Lane. The applicant is David Timmons Architectural.

**FISCAL IMPACT:** There is no fiscal impact on City funds.

**RECOMMENDATION:** Approve, subject to conditions

**BACKGROUND INFORMATION:** HUDSON LANE CONDOMINIUMS (PL180192) currently consists of two vacant lots. On February 26, 2019, the Development Review Commission approved a Development Plan Review for an 11-unit, two-story condominium development. This request would combine the two lots into one and create 11 condominium units. The request includes the following:

SBD190024 Preliminary Subdivision and Condominium Plat consisting of one lot and 11 units.



Property Owner  
Applicant  
Zoning District  
Net site area

ACG-Hudson Lane LLLP  
Scott Merritt, David Timmons Architectural  
R-2 (Multi-Family Residential)  
1.14 acres / 49,730 s.f.

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Karen Stovall, Senior Planner (480) 350-8432

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Karen Stovall, Senior Planner

Reviewed by: Suparna Dasgupta, Principal Planner

**COMMENTS**

This 1.14-acre site is located just west of Mill Avenue, at the west end of the Hudson Lane cul-de-sac, and west of Ash Avenue. It is surrounded to the north by single-family residential and vacant properties, to the east by a single-family property (north of Hudson) and Tempe St. Luke’s Hospital (south of Hudson), to the south by the hospital, and to the west by the Southern Pacific Railroad.

On February 26, 2019, the Development Review Commission approved a Development Plan Review for a new two-story condominium development consisting of 11 units. The applicant requests to combine the two lots into one and condominiumize the units to facility the development of the site as approved by the DRC.

**Conclusion**

Based on the information provided and the above analysis, staff recommends approval of the requested Preliminary Subdivision Plat. The properties will have access to public streets and conform to the technical standards of the Tempe City Code for Subdivisions, Chapter 30.

**CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

- 1. A continuing care condition, covenant and restriction shall be provided (CC&R). An Administrative Application for CC&R Review shall be submitted to the Community Development Department, Planning Division and provided in a form satisfactory to the Community Development Director and City Attorney.
- 2. The Final Subdivision Plat shall be recorded prior to issuance of permits.

**HISTORY & FACTS:**

February 25, 2020	Development Review Commission approved a Development Plan Review for a new multi-family residential development consisting of 11 two-story condominium units for HUDSON LANE CONDOMINIUMS, located at 55 West Hudson Lane.
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**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-307, Subdivisions, Lot Splits and Adjustments



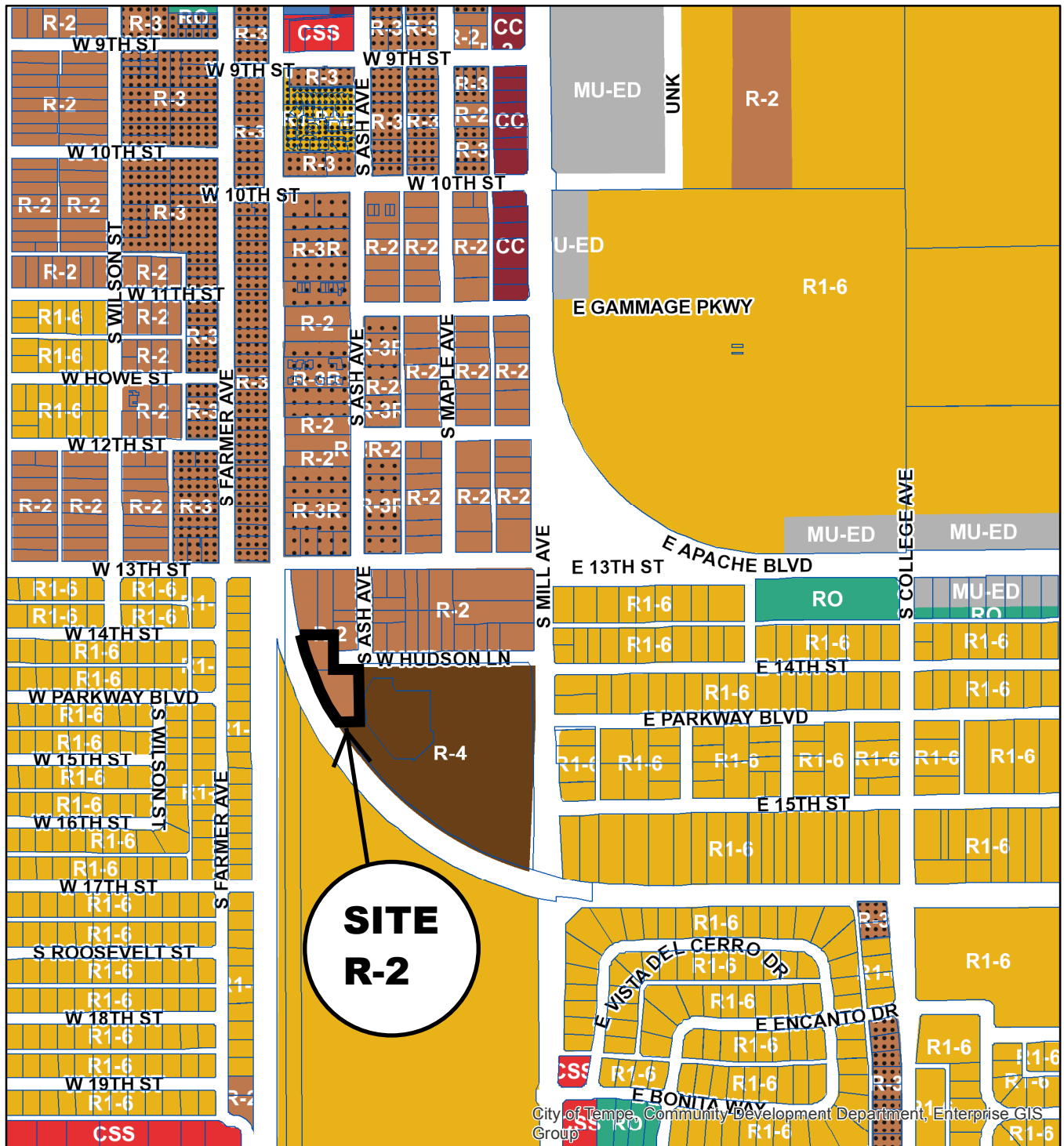
**DEVELOPMENT PROJECT FILE**  
for  
**HUDSON LANE CONDOMINIUMS**  
(PL180192)

**ATTACHMENTS:**

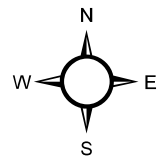
1. Location Map
2. Aerial
3. Letter of Explanation
4. Approved Site Plan for Hudson Lane Condominiums
- 5-11. Subdivision and Condominium Plat

# HUDSON LANE CONDOMINIUMS

PL180192



- |  |   |
|--|---|
| General Industrial District (GID)      | Single-Family Residential Planned Area Dev (R1-PAD) |
| City Center (CC)                       | Multi-Family Residential (R-2)                      |
| Mixed Use Educational (MU-ED)          | Multi-Family Residential Restricted (R-3R)          |
| Commercial Shopping and Services (CSS) | Multi-Family Residential Limited (R-3)              |
| Residential/Office (RO)                | Multi-Family Residential General (R-4)              |
| Single-Family Residential (R1-6)       |   |

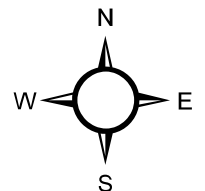


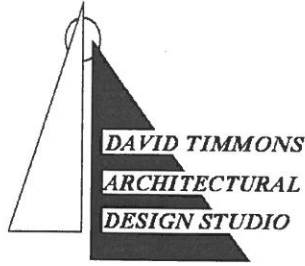
# HUDSON LANE CONDOMINIUMS

PL180192



Aerial Map





2830 E. Tracy Lane, Suite 4  
Phoenix, Arizona 85032  
Phone: (480) 596-3408  
Email: [TimmonsStudio@cox.net](mailto:TimmonsStudio@cox.net)  
Web: [timmonsdesignstudio.com](http://timmonsdesignstudio.com)

## LETTER OF EXPLANATION

City of Tempe  
Development Plan Review  
Planning and Zoning Department

RE: Condo Plat  
Hudson Lane Condominiums  
55 & 61 W. Hudson Lane  
Tempe, Arizona

This Letter of Explanation briefly defines the Plat Application for the new Hudson Lane condominium project located at 55 & 61 W. Hudson Lane. Hudson Lane Condominiums will be constructed as a new contemporary 11-unit, 2-story, multi-family project consisting of five individual structures that require a plat for ownership of the individual condominiums. The condominium project will be developed on approximately 1.1 acres.

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NEW CONDOMINIUM PROJECT FOR  
**HUDSON LANE LLC**  
 35216 N. 36TH PLACE  
 CAVE CREEK AZ. 85331

65 & 61 W. HUDSON LANE  
 TEMPE, ARIZONA 85281  
 APN: 133-18-030 & 133-18-03



**FINE LINE DESIGNS**  
 RESIDENTIAL DESIGN SERVICE  
 (480) 921-0529  
 4215 N. BROWN AVE. SUITE E  
 SCOTTSDALE, AZ. 85251

2880 East Tracy Lane #4  
 Phoenix, Arizona 85032  
 Phone: (480) 530-5408  
 email: Timmons@studiofine.net  
 web: TimmonsDesignStudio.com

REVISIONS	DATE	BY
1		
2		
3		
4		

DRAWN: M/S/M  
 CHECKED: DT  
 DATE: 1/11/19  
 SCALE: 1" = 20'  
 JOB NUMBER: 201712  
 TITLE: ARCHITECTURAL SITE PLAN

SHEET  
**A-2**  
 OF SHEETS

**OWNER:**  
 AGC-HUDSON LANE LLC  
 3078 N. 36TH PLACE CAVE CREEK AZ. 85331  
 1-908-872-2118

**PROJECT DESCRIPTION:**  
 DEMOLISH EXISTING BUILDINGS  
 CONSTRUCT 11 NEW THREE BEDROOM TWO STORY CONDOMINIUMS

**SITE INFORMATION:**  
 APN# 133-18-030 AND 133-18-034

**LEGAL DESCRIPTION:**  
 1075' COLLISION VIEW BOOK 36 OF MAPS PAGE 4  
 RECORDS OF MARICOPA COUNTY, ARIZONA AND A PORTION OF THE NORTHWEST QUARTER OF THE SOUTH-EAST QUARTER OF SECTION 22 TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN MARICOPA COUNTY, ARIZONA.

**ZONING:** R-2  
**OCCUPANCY TYPE:** R-2  
**CONSTRUCTION TYPE:** SB NON-SPRINKLED  
**CODE:** 2012 IRC

**BUILDING SETBACK:**

	REQUIRED	PROPOSED
FRONT	10'-0"	20'-10"
REAR	10'-0"	10'-0"
SIDE	10'-0"	10'-0" 12'/11'-1"

**PORCH, BALCONY, PATIO:** 5'-0"

**BUILDING HEIGHT:**

	REQUIRED	PROPOSED
HEIGHT	30'-0" MAX.	26'-2" (2-LEVELS)

**PROJECT DATA:**

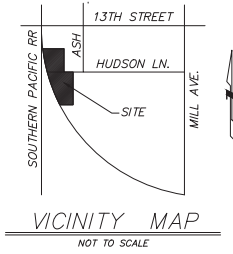
10 THREE BEDROOM 1825 SQ. FT. LIVABLE PER UNIT  
 11 THREE BEDROOM 2025 SQ. FT. LIVABLE PER UNIT  
**TOTAL UNITS:** 11  
**DENSITY:** 10 UNITS PER AC X 1.03 GROSS AC. = 11 ALLOWED  
**LOT:** NET: 4824 SQ. FT. (110 AC.)  
 GROSS: 4824 SQ. FT. (110 AC.)  
**LOT COVERAGE:** 48% MAX. (4824 X .48 = 2315)  
**TOTAL COVERAGE:** 10 UNITS AT (175 GROUND FLOOR LIV+482 GARAGE + 261 SQ. FT. PER UNIT)  
 1 UNIT AT (61 GROUND FLOOR LIV+484 GARAGE+175 SQ. FT. PER UNIT)  
 10(261+175) SQ. FT. + 1( 61+175 SQ. FT.)  
**TOTAL COVERAGE:** 13,855 SQ. FT. (13,855/ 4824 = 28.5%)

**LANDSCAPE AREA:** REQUIRED: 30% MIN.  
 1176/4824 = 24% SQ. FT.  
 INCLUDING OPEN GRAVE AREAS.

**REFUSE PICK UP:**  
 REFUSE CONTAINER PICK UP AT EACH UNIT.  
 10 PLACARD INSTALLED IN CONCRETE CURB AT 4' O.C. TO I.D. CONTAINER LOCATION FOR EACH UNIT.

**VEHICLE PARKING:**  
 PARKING REQ. = 11 UNITS - THREE BEDROOM+  
 25 SPACES PER UNIT (11 X 25 = 275 SPACES REQUIRED)  
 GUEST PARKING REQUIRED = 2 PER UNIT  
 2 X 11 = 22 GUEST SPACES  
 1715 X 224 = 281 TOTAL SPACES REQUIRED = 297 SPACES  
**TOTAL SPACES PROVIDED:** 21 COVERED GARAGE, 12 SITE PARKING  
 (= 34 SPACES PROVIDED)  
 INCLUDING 3 ADA PARKING SPACES= 34

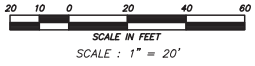
**BICYCLE PARKING:**  
 1. RESIDENT SPACE PER UNIT, 0.01=11  
 2. GUEST SPACE PER UNIT, 2 X 11 = 22  
 11 + 22 = 33  
**TOTAL BICYCLE SPACES REQUIRED:** 33  
 8 SPACES PROVIDED IN GARAGE STORAGE AREAS AND  
 4 EXTERIOR SPACES PROVIDED, TOTAL PROVIDED = 13



**SITE PLAN KEY NOTES:**

- ① 4' WIDE CONC. WALKWAY
- ② 42" HT. MASONRY WALL- STUCCO FINISH
- ③ 6" HT. MASONRY WALL- STUCCO FINISH
- ④ 8" HT. MASONRY WALL- STUCCO FINISH
- ⑤ INSTALL NEW 6" SIDEWALK AND CURB SEE CIVIL GRADING PLAN
- ⑥ 42" X 12" W/1. AND WOOD GATE
- ⑦ 36" X 12" W/1. AND WOOD GATE- FREE ACCESS REQUIRED AT THIS LOCATION
- ⑧ BIKE RACK W/ 1'-0" X 1'-0" CONC. PAD
- ⑨ MAIL BOX LOCATION
- ⑩ ON-SITE LIGHTING POLE LOCATION- SEE ELECTRICAL SITE PLAN AND SPECIFICATIONS
- ⑪ REFUSE CONTAINER PICK UP AT EACH UNIT. 10 PLACARD INSTALLED IN CONCRETE CURB AT 4' O.C. TO I.D. CONTAINER LOCATION FOR EACH UNIT.
- ⑫ 6" CONC. CURB
- ⑬ TRASH AND RECYCLE CONTAINER LOCATIONS
- ⑭ INDIVIDUAL UNIT CONC. PAVERS AT DRIVE WAY ENTRANCE
- ⑮ DASHED LINE REPRESENTS BALCONY OVERHANG OR CANOPY
- ⑯ PROVIDE SIDEWALK RAMP
- ⑰ PROVIDE "NO PARKING" SIGN

- SITE PLAN NOTES:**
1. NO PARKING SIGNS SHALL BE PROVIDED ALONG SIDES OF PRIVATE DRIVEWAY. VEHICLE PARKING IS ONLY PERMITTED IN DESIGNATED SPACES.
  2. ENHANCED PAVEMENT AT DRIVEWAY SHALL HAVE A SHARED MAINTENANCE AGREEMENT WITH THE CITY OF TEMPE.
  3. FIRE APPARATUS ACCESS ROADS SHALL HAVE A CLEAR HEIGHT OF 14 FEET. BE AN ALL WEATHER SURFACE THAT CAN SUPPORT 80,000 LBS. THE WIDTH OF THE ROAD DEPENDS ON BUILDING HEIGHT. FOR BUILDINGS WITH A HEIGHT GREATER THAN 30 FEET FROM THE CLOSEST FIRE APPARATUS ACCESS POINT, THE MINIMUM FIRE APPARATUS ACCESS ROAD WIDTHS WILL BE 36 FEET AND THE FIRE APPARATUS ACCESS ROADS SHALL MEET THE PROXIMITY TO THE BUILDING OR IS TO 50 FEET. OTHERWISE THE ROADWAY WIDTH SHALL BE A MINIMUM OF 20 FEET.
  4. FIRE APPARATUS ROADS SHALL EXTEND TO WITHIN 50 FEET OF ALL PORTIONS OF A FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS ON THE FIRST STORY OF THE BUILDING.
  5. TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL.



**SITE PLAN**

# A SUBDIVISION AND CONDOMINIUM PLAT FOR HUDSON LANE CONDOMINIUMS

**A REPLAT OF LOT 15 OF COLLEGE VIEW, BOOK 30 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA,  
AND A PORTION OF UNSUBDIVIDED LAND, ALSO BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**

**DEDICATION:**

ACG-HUDSON LANE, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER; HAS REPLATTED UNDER THE NAME OF "HUDSON LANE CONDOMINIUMS", [IN COMPLIANCE WITH CONDOMINIUM SECTION 33-1201 THROUGH 33-1270 OF THE ARIZONA REVISED STATUTES,] A REPLAT OF LOT 15 OF "COLLEGE VIEW", BOOK 30 OF MAPS, PAGE 4, MARICOPA COUNTY RECORDS, AND A PORTION OF SUBDIVIDED LAND, ALSO BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "HUDSON LANE CONDOMINIUMS", AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, 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 DESCRIBED PREMISES.

**OWNER AUTHORIZATION:**

ACG-HUDSON LANE, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
ITS: \_\_\_\_\_

**ACKNOWLEDGMENT:**

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2020, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIM/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING TO THE INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**LEGAL DESCRIPTION  
(PRIOR TO SUBDIVISION):**

(SEE SHEET 2 FOR LEGAL DESCRIPTION)

**OWNER / DEVELOPER:**

ACG-HUDSON LANE, LLLP,  
AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP  
315 S. 48TH STREET, SUITE 101  
TEMPE, AZ 85281

**BENCHMARK:**

THE BENCHMARK USED FOR THIS SURVEY IS THE WEST QUARTER CORNER OF SECTION 22, BEING MARKED BY A 2-INCH MARICOPA COUNTY ALUMINUM CAP IN HANDHOLE, HAVING AN ELEVATION OF 1161.06 FEET (NGVD29), CITY OF TEMPE DATUM.

**BASIS OF BEARINGS:**

THE BASIS OF BEARING IS THE MONUMENT LINE OF HUDSON LANE, USING A BEARING OF NORTH 89 DEGREES 25 MINUTES 00 SECONDS EAST PER THE SUBDIVISION MAP OF COLLEGE VIEW, BOOK 30 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA. THE BEARING OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22 IS NORTH 89 DEGREES 27 MINUTES 48 SECONDS EAST PER THE CITY OF TEMPE SURVEY CONTROL PLAT.

**APPROVALS:**

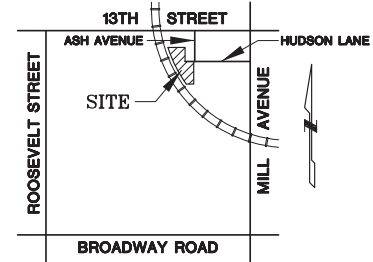
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY CLERK

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
COMMUNITY DEVELOPMENT



**VICINITY MAP**

NOT TO SCALE

**CERTIFICATION:**

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND REPLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY 2020; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DAVID S. KLEIN, R.L.S. 42137 DATE \_\_\_\_\_



**SHEET INDEX:**

- SHEET 1 - COVERSHEET
- SHEET 2 - NOTES
- SHEET 3 - LOT BOUNDARY
- SHEET 4 - LOT BOUNDARY/BUILDING BOUNDARIES
- SHEET 5 - UNIT 1, 2 & 3 BOUNDARIES
- SHEET 6 - UNIT 4, 5, 6, 7, 8, 9, 10 & 11 BOUNDARIES
- SHEET 7 - UNIT CROSS SECTIONS

REC 19177

SBD 190024

DS 170871

CONDOMINIUM PLAT OF  
HUDSON LANE CONDOMINIUMS  
COVERSHEET

2122 W. Lone Cone Drive, Suite 11  
Tempe, Arizona 85281  
623-869-0223 (office) 623-869-0726 (fax)  
www.superiorsurveying.com  
info@superiorsurveying.com



DATE: 1/21/2020  
JOB NO.: 190840

DS 170871

SBD 190024

REC 19177



**LEGAL DESCRIPTION  
(PRIOR TO SUBDIVISION):**

PARCEL NO. 1:  
LOT 15, OF COLLEGE VIEW, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 4;

EXCEPT THAT PORTION LYING WITHIN THE RIGHT OF WAY OF GEORGE DITCH, AS REFERENCED IN DOCKET 2362, PAGE 173, OF OFFICIAL RECORDS.

PARCEL NO. 2:  
THE SOUTH 145 FEET OF THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, IN THE CITY OF TEMPE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22 WITH THE EAST RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, FROM WHICH POINT OF BEGINNING THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22 BEARS SOUTH 89 DEGREES, 25 MINUTES WEST, 57.67 FEET, SAID CORNER BEING MARKED WITH AN IRON PIPE; THENCE FROM THE POINT OF BEGINNING RUN NORTH 89 DEGREES, 25 MINUTES EAST ALONG AFORESAID NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 177.98 FEET; THENCE SOUTH 0 DEGREES, 36 MINUTES EAST, 415.00 FEET; THENCE SOUTH 89 DEGREES, 25 MINUTES WEST, 93.14 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 1383.47 FEET; A TANGENT TO WHICH CURVE AT SAID POINT BEARS NORTH 20 DEGREES, 50 MINUTES WEST; THENCE IN A NORTHERLY DIRECTION ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 282.10 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT TANGENT TO SAID LAST MENTIONED CURVE AND HAVING A VARYING RADI AND DISTANCES TO FOLLOW:  
1. A RADIUS OF 1477.96 FEET AND A DISTANCE OF 29.0 FEET;  
2. A RADIUS OF 1587.09 FEET AND A DISTANCE OF 29.11 FEET;  
3. A RADIUS OF 1713.01 FEET AND A DISTANCE OF 29.2 FEET;  
4. A RADIUS OF 1859.91 FEET AND A DISTANCE OF 29.2 FEET;  
5. A RADIUS OF 2033.53 FEET AND A DISTANCE OF 26.67 FEET, TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION WHICH MAY LIE WITHIN THE 200 FOOT MARICOPA AND PHOENIX RAILROAD RIGHT OF WAY, SAID RIGHT OF WAY BEING 100 FEET ON THE EAST SIDE AND 100 FEET ON THE WEST SIDE OF THE NORTH AND SOUTH CENTER LINE OF THE SOUTH HALF OF SAID SECTION

DS 170871

**RATIFICATION:**

ACG-HUCOLONIAL CAPITAL, LLC

BY: ROB LEONARD, JR. DATE: \_\_\_\_\_  
ITS: BUSINESS DEVELOPMENT EXECUTIVE

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2020, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED ROB LEONARD, JR., WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING TO THE INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC

SBD 190024

**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" CAPPED REBAR, STAMPED R.L.S. 42137 (UNLESS OTHERWISE NOTED).
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 RETAIN THE RUNOFF FROM THE 100-YEAR DESIGN STORM AND SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY), AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSIPATE THE VOLUME OF STORM WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.
5. A CONDOMINIUM DECLARATION WILL BE RECORDED TO ACCOMPANY THIS CONDOMINIUM PLAT.

**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 04013C 2240 L, DATED OCTOBER 16, 2013. 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.



REC 19177

SBD 190024

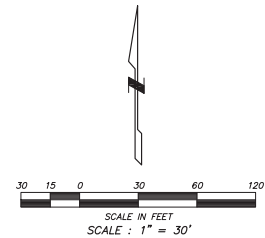
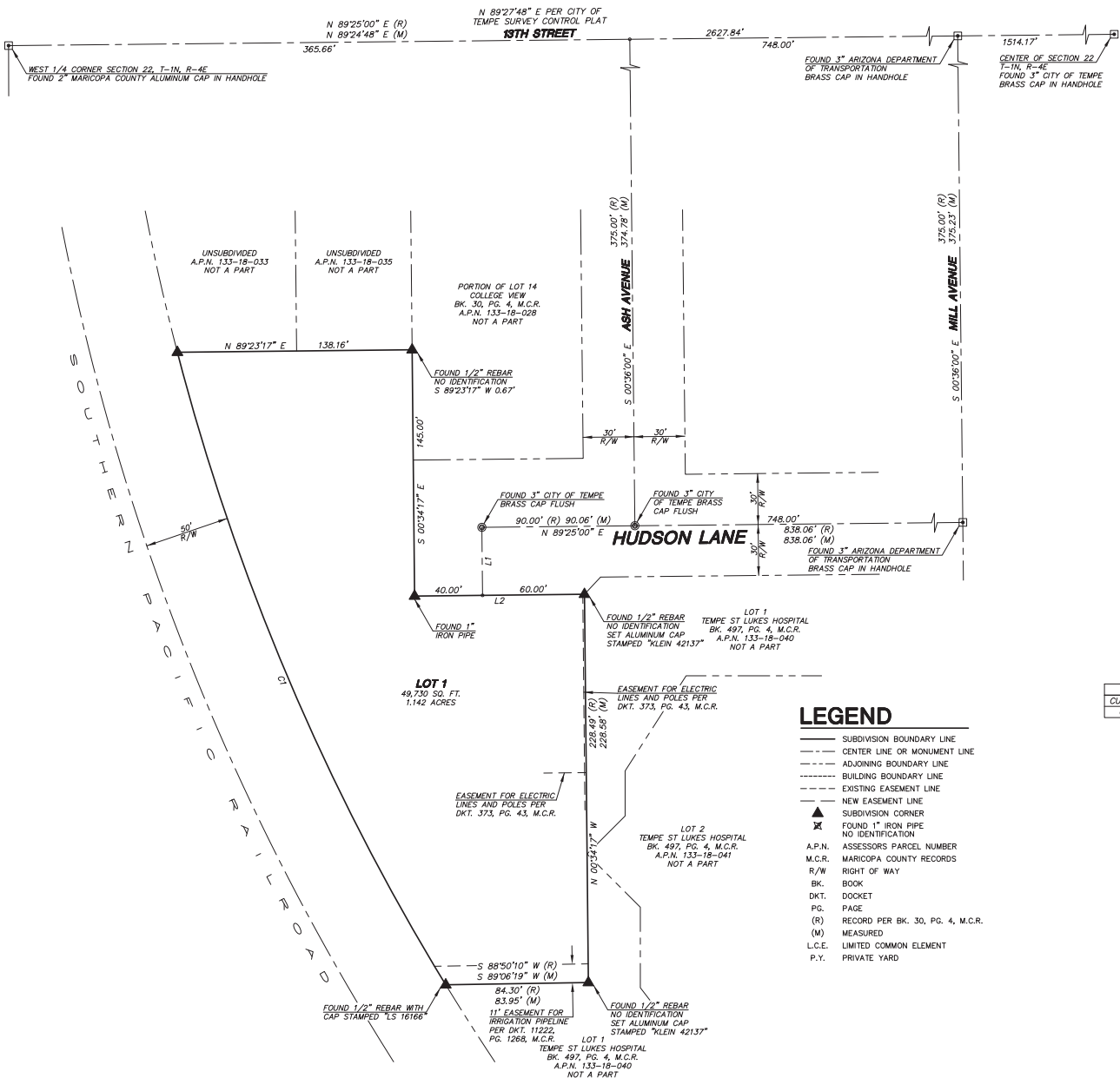
DS 170871

CONDOMINIUM PLAT OF  
HUDSON LANE CONDOMINIUMS  
NOTES

2122 W. Lone Cactus Drive, Suite 11  
Phoenix, Arizona 85024  
623-869-0223 (office) 623-869-0726 (fax)  
www.superiorsurveying.com  
info@superiorsurveying.com



DATE: 1/21/2020  
JOB NO.: 190840



LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 00°34'17" W	40.00' (R)
L2	N 89°23'17" E	40.05' (M)
		100.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1382.47'	16°49'20"	405.90'	S22°59'08"E	404.44'

- LEGEND**
- SUBDIVISION BOUNDARY LINE
  - - - CENTER LINE OR MONUMENT LINE
  - · - · - ADJOINING BOUNDARY LINE
  - - - - BUILDING BOUNDARY LINE
  - · - · - EXISTING EASEMENT LINE
  - - - - NEW EASEMENT LINE
  - ▲ SUBDIVISION CORNER
  - ✕ FOUND 1" IRON PIPE
  - NO IDENTIFICATION
  - A.P.N. ASSESSORS PARCEL NUMBER
  - M.C.R. MARICOPA COUNTY RECORDS
  - R/W RIGHT OF WAY
  - BK. BOOK
  - DKT. DOCKET
  - PG. PAGE
  - (R) RECORD PER BK. 30, PG. 4, M.C.R.
  - (M) MEASURED
  - L.C.E. LIMITED COMMON ELEMENT
  - P.Y. PRIVATE YARD

DS 170871

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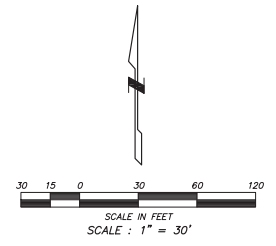
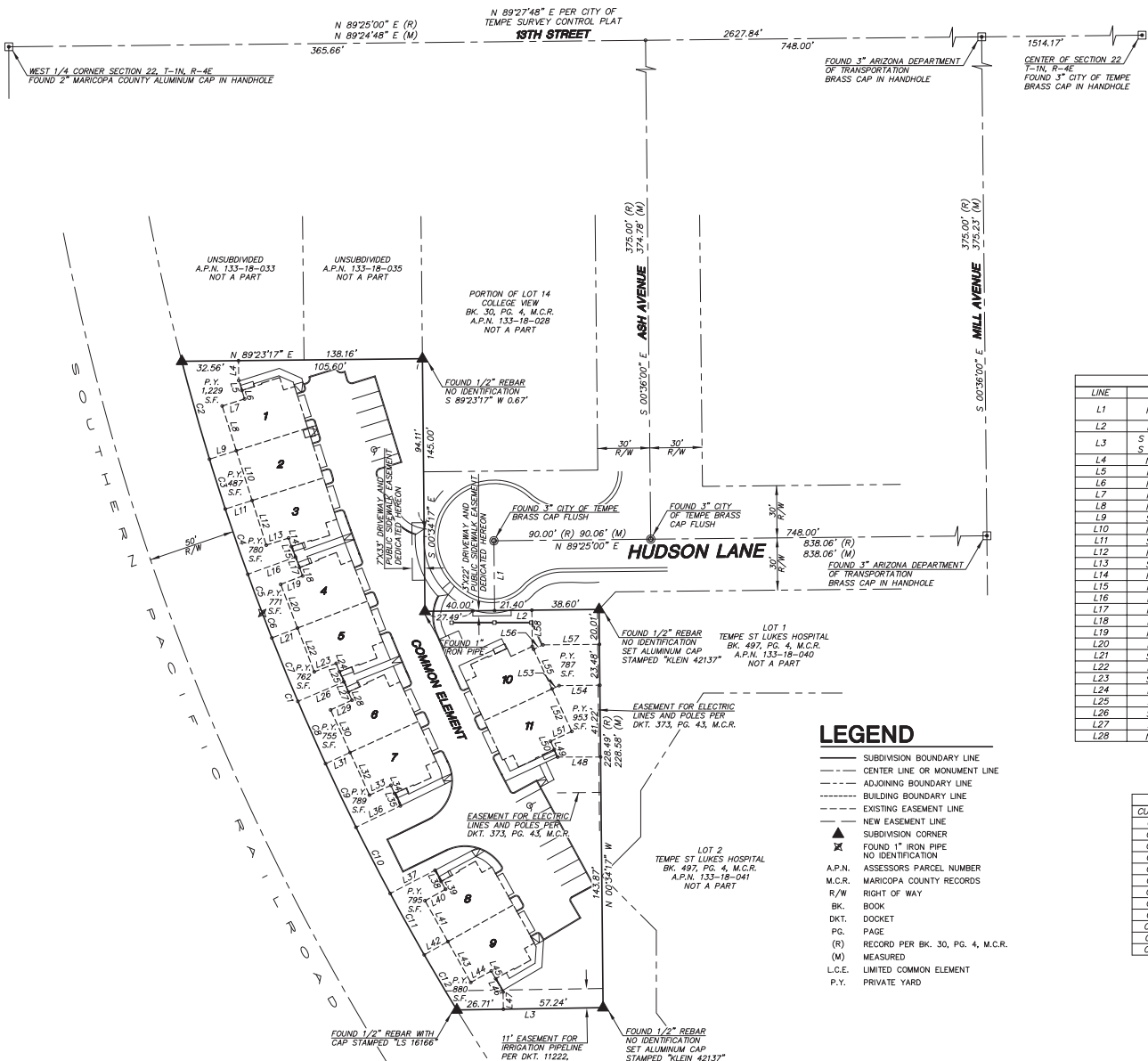
CONDOMINIUM PLAT OF  
HUDSON LANE CONDOMINIUMS  
LOT BOUNDARY

2122 W. Lone Cactus Drive, Suite 11  
Phoenix, AZ 85027  
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SURVEYING SERVICES, INC.

DRAWN: JWC CHK: DK  
SHEET 3 OF 7  
DATE: 1/21/2020  
JOB NO.: 190840



LINE	BEARINGS	LENGTH
L1	N 00°34'17\" W	40.00' (R)
L2	N 89°23'17\" E	100.00'
L3	S 88°50'10\" W (R)	84.30' (R)
L4	N 17°34'52\" W	11.33'
L5	N 17°34'52\" W	6.03'
L6	N 17°34'52\" W	5.12'
L7	N 72°25'08\" E	13.50'
L8	N 17°34'52\" W	26.88'
L9	S 72°25'08\" W	16.17'
L10	N 17°34'52\" W	30.00'
L11	S 72°25'08\" W	16.15'
L12	N 17°34'52\" W	26.88'
L13	S 72°25'08\" W	13.50'
L14	N 17°34'52\" W	5.12'
L15	N 21°01'56\" W	6.48'
L16	N 70°08'10\" E	29.04'
L17	N 21°01'56\" W	6.48'
L18	N 21°01'17\" W	5.12'
L19	N 68°58'43\" E	13.50'
L20	N 21°01'17\" W	26.88'
L21	S 68°58'43\" W	15.77'
L22	N 21°01'17\" W	26.88'
L23	S 68°58'43\" W	13.50'
L24	N 21°01'17\" W	5.12'
L25	S 23°32'12\" E	6.38'
L26	S 67°01'06\" W	28.67'
L27	S 23°32'12\" E	6.37'
L28	N 24°30'57\" W	5.12'

LINE	BEARINGS	LENGTH
L29	N 65°29'03\" E	13.50'
L30	N 24°30'57\" W	26.88'
L31	S 65°29'03\" W	15.45'
L32	N 24°30'57\" W	26.88'
L33	S 65°29'03\" W	13.50'
L34	N 24°30'57\" W	5.12'
L35	S 24°31'04\" E	7.96'
L36	S 64°14'52\" W	28.24'
L37	S 62°39'10\" W	28.98'
L38	N 28°45'42\" W	7.32'
L39	N 29°15'22\" W	5.12'
L40	N 60°44'38\" E	13.50'
L41	N 29°15'22\" W	26.88'
L42	S 60°44'38\" W	15.56'
L43	N 29°15'22\" W	26.88'
L44	S 60°44'38\" W	13.50'
L45	N 29°15'22\" W	5.12'
L46	S 29°15'20\" E	8.72'
L47	S 01°05'48\" E	9.89'
L48	S 90°00'00\" E	24.59'
L49	S 24°18'39\" E	4.80'
L50	S 23°00'14\" E	5.12'
L51	S 64°59'46\" W	13.50'
L52	S 25°00'14\" E	26.88'
L53	N 64°59'46\" E	4.46'
L54	S 89°24'00\" W	23.40'
L55	S 25°00'14\" E	25.13'
L56	S 64°59'46\" W	5.95'
L57	S 89°26'10\" W	32.45'
L58	N 00°36'43\" W	20.84'

- LEGEND**
- SUBDIVISION BOUNDARY LINE
  - CENTER LINE OR MONUMENT LINE
  - ADJOINING BOUNDARY LINE
  - BUILDING BOUNDARY LINE
  - EXISTING EASEMENT LINE
  - NEW EASEMENT LINE
  - ▲ SUBDIVISION CORNER
  - ⊗ FOUND 1\"/>

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1382.47'	16°49'20\"	405.90'	S22°58'08\" E	404.44'
C2	1382.47'	2°25'13\"	58.40'	S15°47'04\" E	58.40'
C3	1382.47'	174.36\"	30.00'	S17°36'59\" E	30.00'
C4	1382.47'	1°38'54\"	39.64'	S19°03'34\" E	39.64'
C5	1382.47'	0°59'04\"	23.75'	S20°22'23\" E	23.75'
C6	1382.47'	0°38'04\"	15.31'	S21°07'51\" E	15.31'
C7	1382.47'	1°37'54\"	39.37'	S22°18'56\" E	39.37'
C8	1382.47'	1°37'29\"	39.14'	S22°56'33\" E	39.14'
C9	1382.47'	1°40'39\"	40.48'	S23°33'32\" E	40.48'
C10	1382.47'	1°46'20\"	42.76'	S27°19'02\" E	42.76'
C11	1382.47'	1°40'11\"	40.29'	S29°02'18\" E	40.29'
C12	1382.47'	1°31'25\"	36.76'	S30°38'06\" E	36.76'

NOTE: SEE SHEET 5 & 6 FOR FLOOR DETAILS

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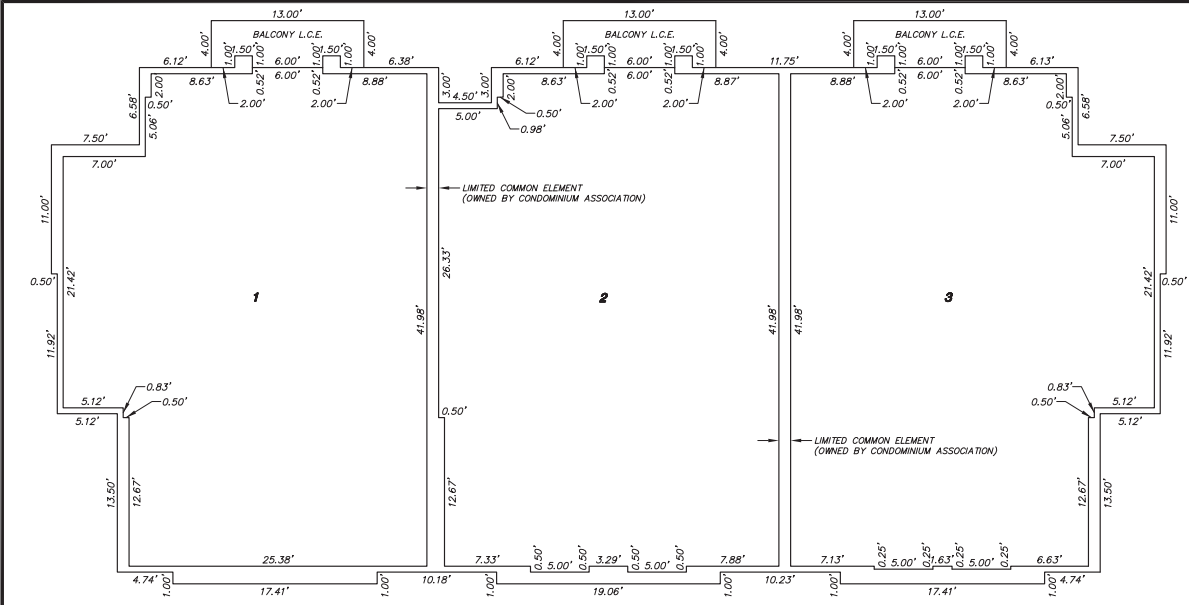
CONDOMINIUM PLAT OF HUDSON LANE CONDOMINIUMS LOT BOUNDARY/BUILDING BOUNDARIES

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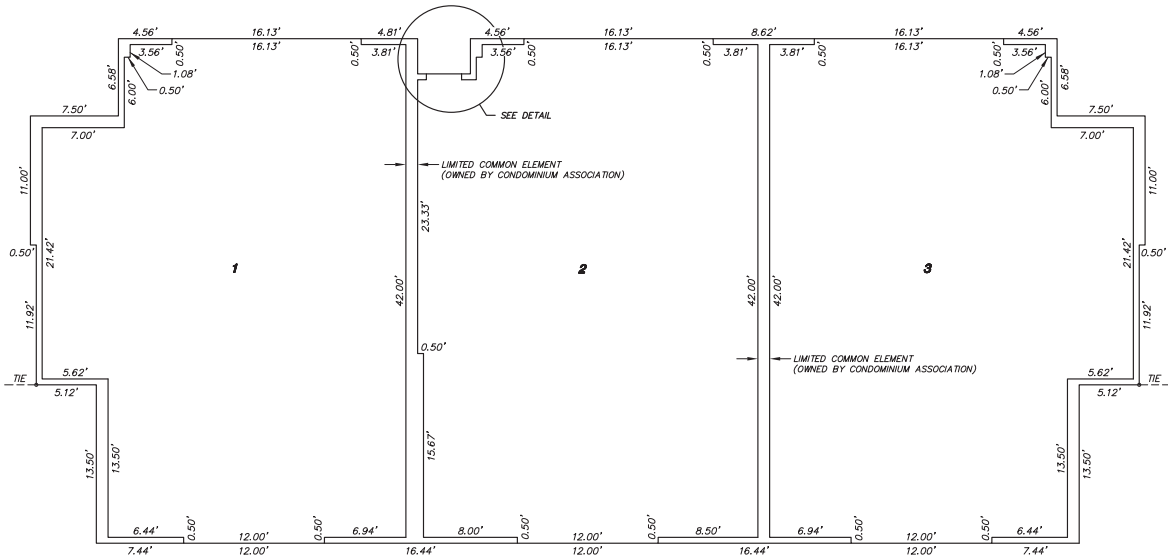
DWG: SW CHK: DK  
 SHEET 4 OF 7  
 DATE: 1/19/2020  
 JOB NO.: 190840



**SECOND LEVEL UNITS 1, 2 & 3**

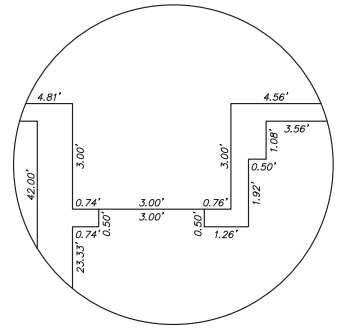
SCALE: 1" = 5'

VOLUMETRIC CALCULATIONS			
UNIT	INTERIOR AREA (FIRST FLOOR) SQ. FT.	INTERIOR AREA (SECOND FLOOR) SQ. FT.	FINISH FLOOR ELEVATION
1	1155.0	1668.0	1159.0
2	1194.0	1196.0	1159.0
3	1155.0	1668.0	1159.0
4	1155.0	1668.0	1159.5
5	1155.0	1668.0	1159.5
6	1155.0	1668.0	1160.0
7	1155.0	1668.0	1160.0
8	1155.0	1668.0	1160.5
9	1155.0	1668.0	1160.5
10	1155.0	1668.0	1160.0
11	1155.0	1668.0	1160.0



**FIRST LEVEL UNITS 1, 2 & 3**

SCALE: 1" = 5'



**DETAIL**  
NOT TO SCALE

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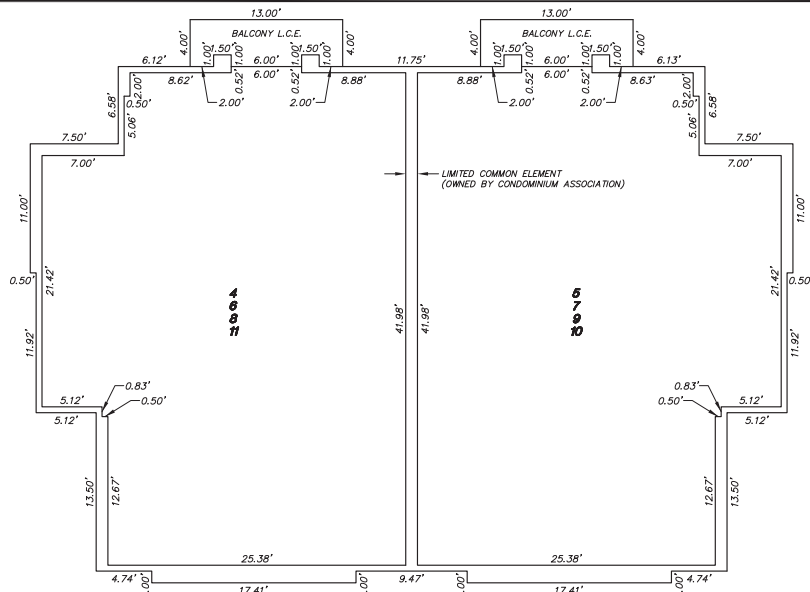
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CONDOMINIUM PLAT OF  
HUDSON LANE CONDOMINIUMS  
UNIT 1, 2 & 3 BOUNDARIES

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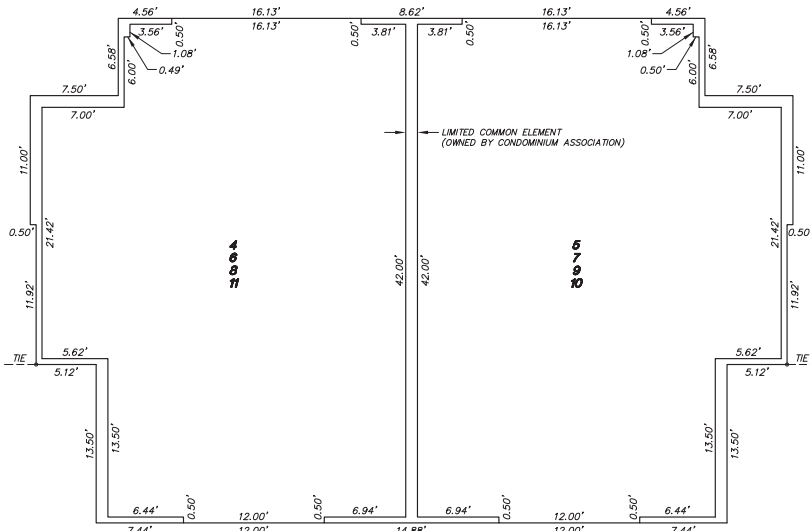
DATE: 1/21/2020  
JOB NO.: 190840



**SECOND LEVEL UNITS 4, 5, 6, 7, 8, 9, 10 & 11**

SCALE: 1" = 5'

VOLUMETRIC CALCULATIONS			
UNIT	INTERIOR AREA (FIRST FLOOR) SQ. FT.	INTERIOR AREA (SECOND FLOOR) SQ. FT.	FINISH FLOOR ELEVATION
1	1155.0	1668.0	1159.0
2	1194.0	1196.0	1159.0
3	1155.0	1668.0	1159.0
4	1155.0	1668.0	1159.5
5	1155.0	1668.0	1159.5
6	1155.0	1668.0	1160.0
7	1155.0	1668.0	1160.0
8	1155.0	1668.0	1160.5
9	1155.0	1668.0	1160.5
10	1155.0	1668.0	1160.0
11	1155.0	1668.0	1160.0



**FIRST LEVEL UNITS 4, 5, 6, 7, 8, 9, 10 & 11**

SCALE: 1" = 5'

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DATE: 1/21/2020  
 SHEET 6 OF 7  
 JOB NO.: 190840

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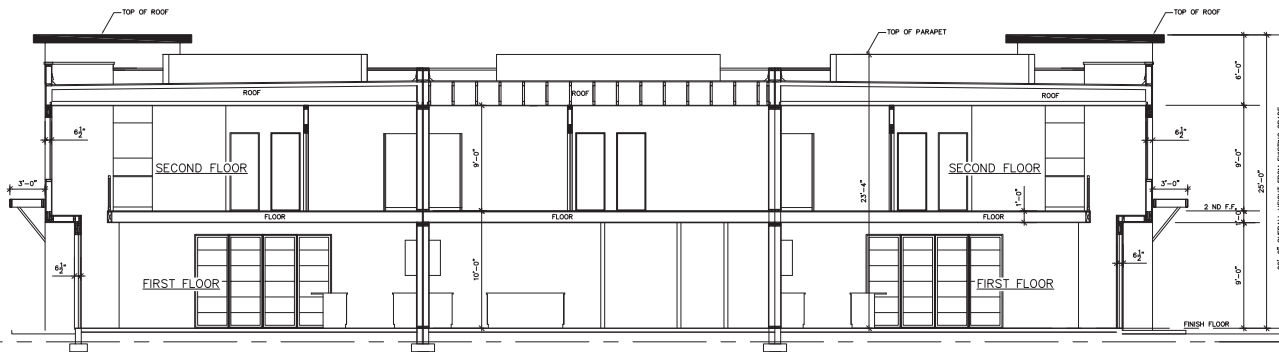
DS 170871

CONDOMINIUM PLAT OF  
 HUDSON LANE CONDOMINIUMS  
 UNIT 4, 5, 6, 7, 8, 9, 10 & 11 BOUNDARIES



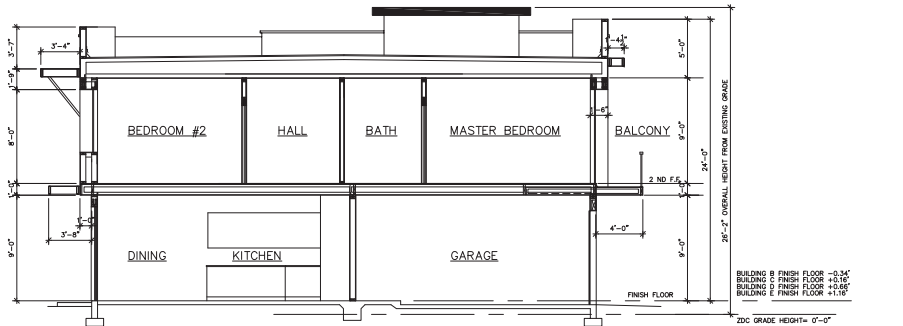
**CROSS SECTION B UNITS 4, 5, 6, 7, 8, 9, 10 & 11**

SCALE: 1" = 5'



**CROSS SECTION A UNITS 1, 2 & 3**

SCALE: 1" = 5'



**CROSS SECTION A & B UNITS 1 THROUGH 11**

SCALE: 1" = 5'

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REC 19177

REC 19177

SBD 190024

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CONDOMINIUM PLAT OF  
HUDSON LANE CONDOMINIUMS  
UNIT CROSS SECTIONS

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SHEET 7 OF 7  
DATE: 1/21/2020  
JOB NO.: 190840