

# PLANNED AREA DEVELOPMENT OVERLAY

## FOR CAMDEN TEMPE (A.K.A. "ARCHSTONE TEMPE")

A PORTION OF THE SOUTHEAST QUARTER, SECTION 10, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA



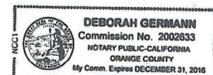
### ACKNOWLEDGEMENT

ON THIS 18 DAY OF June, 2013 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED GREG GOLICK FOR CAMDEN USA, INC, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: Deborah G. Germann  
NOTARY PUBLIC

December 31, 2016  
MY COMMISSION EXPIRES



GREG GOLICK  
BY: Gregory A. Golick  
OWNER

6/18/13  
DATE

### OWNER

CAMDEN USA, INC.  
3 GREENWAY PLAZA, SUITE 1300  
HOUSTON, TX. 77046

### DEVELOPER

CAMDEN USA, INC.  
3 GREENWAY PLAZA, SUITE 1300  
HOUSTON, TX. 77046  
ATTN: GREG GOLICK PH: (949) 427-4683 EMAIL: GGOLICK@CAMDENLIVING.COM

### PROJECT DATA

ZONING DISTRICT:  
EXISTING: GID  
PROPOSED: R-5 (PAD)

DWELLING QUANTITY: 234 UNITS  
DENSITY: (234 UNITS/ 7.8 ACRES) 30.0 DU/AC  
MINIMUM LOT AREA: 1,450 SF/DU X 234 UNITS = 339,300 SF  
LOT AREA PROVIDED: 1,452 SF/DU X 234 UNITS = 339,768 SF

BUILDING HEIGHT:  
ALLOWED: 50'  
PROVIDED: 61' (PER PAD, 4-STORY BUILDING ONLY)

BUILDING LOT COVERAGE:  
ALLOWED: 237,837 SF (70%)  
PROVIDED: 122,188 SF (36%)

SITE LANDSCAPE COVERAGE:  
MIN. REQUIRED: 25%  
PROVIDED: 31%

BUILDING SETBACKS:

	REQUIRED:	PROVIDED:
FRONT- SCOTTSDALE ROAD:	20'	12' (PER PAD)
STREET SIDE- CURRY ROAD:	10'	10'
SIDE- NORTH DRIVE:	10'	25'
REAR- WEST DRIVE:	10'	25'
PARKING - SCOTTSDALE ROAD:	20'	18' (PER PAD)
PARKING - CURRY ROAD:	20'	17' (PER PAD)

### PARKING SUMMARY

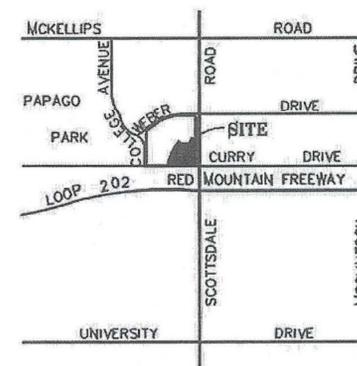
UNIT TYPES	UNITS	RATIO	QTY.
1 BDRM. UNITS	97	1.5	145.5
2 BDRM. UNITS	116	2.0	232
3 BDRM. UNITS	21	2.5	52.5
<b>TOTAL UNITS</b>	<b>234</b>		
GUEST - (1 STALL / 5 UNITS)	234	0.20	46.8
<b>TOTAL REQUIRED PARKING</b>			<b>476.8</b>

### PARKING SUMMARY TOTAL PROVIDED (PER PAD)

TOTAL PARKING PROVIDED	%	QTY.
TOTAL GARAGE	55.3%	239
TOTAL OPEN STALL	44.7%	193
<b>TOTAL PROVIDED PARKING</b>	<b>100%</b>	<b>432</b>
<b>PARKING TO UNIT RATIO</b>		<b>1.85</b>

BICYCLE PARKING QUANTITY:  
REQUIRED: 227.55  
PROVIDED: 10 STALLS + 239 GARAGE STALLS = 249 TOTAL

### SITE VICINITY MAP



### CONDITIONS OF APPROVAL - PAD 11017

- A BUILDING PERMIT SHALL BE OBTAINED ON OR BEFORE MARCH 8, 2014, OR THE ZONING OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION, SUBJECT TO A PUBLIC HEARING PROCESS (ZONING MAP AMENDMENT).
- THE PROPERTY OWNER(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM. BY SIGNING THE FORM, THE OWNER(S) VOLUNTARILY WAIVE(S) ANY RIGHT TO CLAIM COMPENSATION FOR DIMINUTION OF PROPERTY VALUE UNDER A.R.S. SECTION 12-1134 THAT MAY NOW OR IN THE FUTURE EXIST, AS A RESULT OF THE CITY'S APPROVAL OF THIS APPLICATION, INCLUDING ANY CONDITIONS, STIPULATIONS AND/OR MODIFICATIONS IMPOSED AS A CONDITION OF APPROVAL. THE SIGNED FORM SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT NO LATER THAN 30 CALENDAR DAYS AFTER THE DECISION (MARCH 8, 2012), OR THE PLANNED AREA DEVELOPMENT OVERLAY, ZONE MAP AMENDMENT AND GENERAL PLAN MAP AMENDMENT APPROVAL SHALL BECOME NULL AND VOID.
- THE PLANNED AREA DEVELOPMENT OVERLAY FOR ARCHSTONE TEMPE SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- THE MAXIMUM BUILDING HEIGHT OF 61'-0" IS FOR THE FOUR-STORY BUILDING ONLY. ALL OTHER BUILDINGS SHALL COMPLY WITH A MAXIMUM BUILDING HEIGHT OF 50'-0", EXCLUDING ANY MECHANICAL EQUIPMENT.
- PATHWAY SEPARATION REQUIREMENTS SHALL BE PROVIDED AT SLEEPING AREAS WHERE A BEDROOM WINDOW IS LOCATED, UPON APPROVAL OF A FINAL PAD SITE PLAN, SUBJECT TO PLANNING STAFF REVIEW.

### LEGAL DESCRIPTION

LOT 2 OF HAYDEN PLAZA EAST, AS RECORDED IN BOOK 296 OF MAPS, PAGE 49 MARICOPA COUNTY RECORDS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

### APPROVAL

APPROVAL BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 8TH DAY OF MARCH, 2012

REC11050

PAD11017

DS111150

CAMDEN TEMPE  
TEMPE, ARIZONA  
CAMDEN USA, INC.  
3 GREENWAY PLAZA SUITE 1300 HOUSTON, TX 77046

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JUNE 18, 2013 Date  
2011-328 Project Number



SHEET

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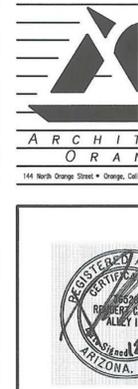
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# PLANNED AREA DEVELOPMENT OVERLAY FOR CAMDEN TEMPE

A PORTION OF THE SOUTHEAST QUARTER, SECTION 10, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA



**LEGAL DESCRIPTION:**

**Lot 2**

Lot 2 of HAYDEN PLAZA EAST, as recorded in Book 296 of Maps, Page 49 of Maricopa County records located in the Southeast quarter of Section 10, Township 1 North, Range 4 East, Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the East quarter corner of said Section 10, as shown in said Book 296 of Maps, Page 49;

THENCE South 00 degrees 52 minutes 00 seconds East, along the East line of the aforementioned Southeast quarter, 761.72 feet;

THENCE South 89 degrees 02 minutes 02 seconds West, 55.00 feet to the Northeast corner of said Lot 2 marking the POINT OF BEGINNING;

THENCE South 00 degrees 52 minutes 00 seconds East, 519.43 feet;

THENCE South 44 degrees 03 minutes 43 seconds West, 28.32 feet;

THENCE South 88 degrees 59 minutes 40 seconds West, 679.42 feet to the beginning of a non-tangent curve, the center of which bears South 89 degrees 20 minutes 35 seconds East, 704.00 feet;

THENCE northerly, along the arc of said curve to the right, through a central angle of 17 degrees 48 minutes 47 seconds for an arc distance of 218.87 feet to the beginning of a non-tangent line;

THENCE North 18 degrees 28 minutes 09 seconds East, 41.93 feet to the beginning of a curve with a radius of 704.00 feet to the right;

THENCE northerly, along the arc of said curve, through a central angle of 16 degrees 12 minutes 30 seconds, for an arc distance of 199.15 feet;

THENCE North 34 degrees 40 minutes 39 seconds East, 210.52 feet;

THENCE South 55 degrees 19 minutes 21 seconds East, 56.51 feet to the beginning of a curve with a radius of 150.00 feet to the left;

THENCE southeasterly, along the arc of said curve, through a central angle of 35 degrees 38 minutes 37 seconds, for an arc distance of 93.31 feet;

THENCE North 89 degrees 02 minutes 02 seconds East, 298.78 feet to the POINT OF BEGINNING, as shown on Exhibit "A" attached herewith as page 2 of 2. Subject parcel comprising 7.801 acres, more or less, and subject to all easements of record.



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P.O.C. EAST QUARTER CORNER SECTION 10, T-1-N, R-4-E

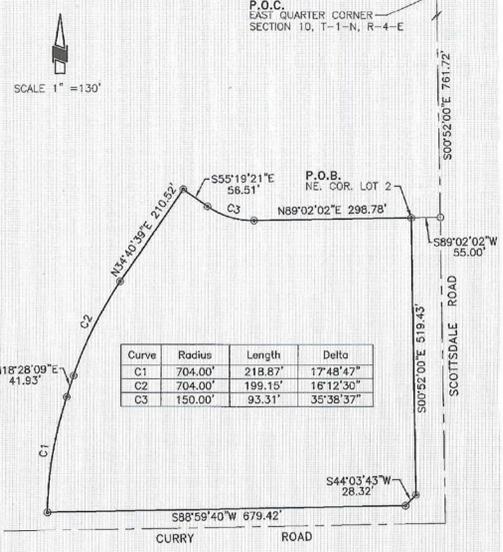
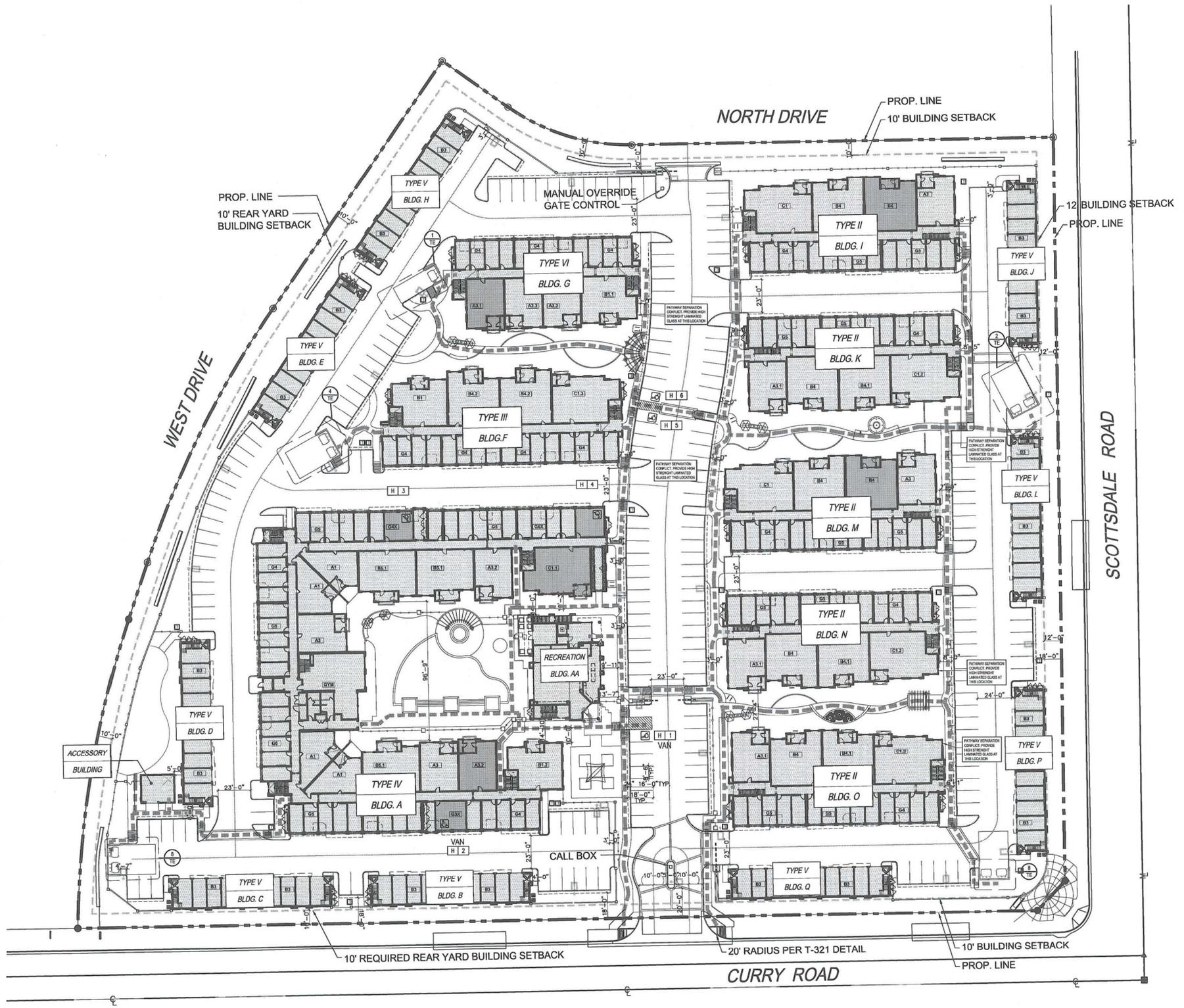


EXHIBIT "A"  
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CAMDEN TEMPE  
TEMPE, ARIZONA

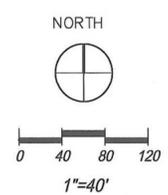
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JUNE 18, 2011



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