

# PRELIMINARY PLANNED AREA DEVELOPMENT OVERLAY FOR CAMPUS SUITES ON THE RAIL

A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP  
1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN  
MARICOPA COUNTY, ARIZONA

## ACKNOWLEDGEMENT

ON THIS, THE 9 DAY OF Sept., 2009, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Henry Morton, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

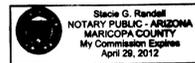
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: Henry S. Rendell April 29, 2012  
NOTARY PUBLIC MY COMMISSION EXPIRES

CAMPUS SUITES ON THE RAIL, A LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED ON THIS 9 DAY OF Sept., 2009.

BY: [Signature] DATE: Oct 14/09

ITS: Managing Partner of Campus Suites



## OWNER

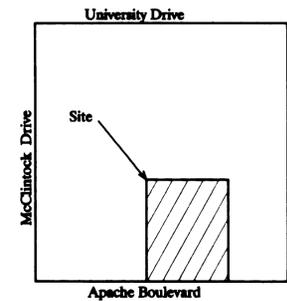
CAMPUS SUITES ON THE RAIL, L.L.P.  
1090 DON MILLS ROAD, SUITE 600  
TORONTO, ONTARIO M3C 3R6  
PHONE: (416) 849-3446  
CONTACT: HENRY MORTON

## DEVELOPER

CAMPUS SUITES ON THE RAIL, L.L.P.  
8501 N. SCOTTSDALE ROAD, SUITE 125  
SCOTTSDALE, ARIZONA 85253  
TELE: (602) 625-9052  
FAX: (480) 947-5335  
CONTACT: GARY JONES

## C.O.T. GENERAL NOTES

- ALL CONSTRUCTION UNDER THE PUBLIC WORKS PERMIT SHALL CONFORM TO THE MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD SPECIFICATIONS AND DETAILS (MAG SPECIFICATIONS AND DETAILS), CITY OF TEMPE SUPPLEMENTS TO THE MAG SPECIFICATIONS AND DETAILS, TEMPE TRAFFIC BARRICADE MANUAL.
- A PERMIT ISSUED BY THE ENGINEERING DIVISION SHALL BE REQUIRED FOR ALL WORK IN THE CITY OF TEMPE RIGHTS OF WAY. AN INVESTIGATION FEE, IN THE AMOUNT GREATER OF \$250.00 OR DOUBLE THE PERMIT FEE, NOT TO EXCEED \$2,500, WILL BE CHARGED FOR ANY WORK WITH THE CITY OF TEMPE RIGHTS-OF-WAY IN WHICH A PERMIT HAS NOT BEEN ISSUED PRIOR TO COMMENCEMENT OF WORK.
- THE ENGINEERING DIVISION SHALL BE NOTIFIED 24 HOURS PRIOR TO STARTING THE DIFFERENT PHASES OF CONSTRUCTION FOR SCHEDULING INSPECTIONS.
- RIGHT OF WAY IMPROVEMENT SHALL NOT BE ACCEPTED UNTIL 3 MIL MYLAR REPRODUCIBLE "AS-BUILT" PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE ENGINEERING DIVISION.
- LOCATION OF ALL WATER VALVES, MANHOLES, AND CLEANOUTS MUST BE REFERENCED AT ALL TIMES DURING CONSTRUCTION AND MADE AVAILABLE TO THE WATER AND WASTEWATER DIVISION.
- NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT, AND SIDEWALKS HAVE BEEN SWEEPED CLEAN OF ALL DIRT AND DEBRIS AND ALL SURVEY MONUMENTS ARE INSTALLED ACCORDING TO THE PLANS.
- THE CITY WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION, UTILITY RELOCATION, CONSTRUCTION STAKING, OR AS-BUILTS.
- THE CONTRACTOR SHALL CONTACT BLUE STAKE 602 (263-1100) 48 HOURS PRIOR TO CONSTRUCTION.
- ALL EXISTING STREET MONUMENTATION MUST BE PRESERVED. PRIOR TO CONSTRUCTION, MONUMENTS WILL BE REFERENCED HORIZONTALLY AND VERTICALLY. AFTER CONSTRUCTION, MONUMENTS SHALL BE RESET AND FIELD NOTES, INCLUDING NEW ELEVATION, SHALL BE FILED WITH THE CITY.



LOCATION MAP

## LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 24, FROM WHICH THE BRASS CAP IN HANDHOLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 24 BEARS NORTH 88°56'05" EAST, A DISTANCE OF 2,625.72 FEET;

THENCE SOUTH 00°15'44" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 2,622.62 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 24;

THENCE NORTH 89°56'53" EAST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24, A DISTANCE OF 1,315.53 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24 AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°11'50" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 661.46 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE NORTH 89°41'42" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 497.41 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 160.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE SOUTH 00°09'55" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 463.65 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 200.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24;

THENCE SOUTH 89°56'53" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 210.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE SOUTH 00°09'55" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 200.00 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24;

THENCE SOUTH 89°56'53" WEST, ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 447.76 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 7.339 ACRES, MORE OR LESS.

## PROJECT DATA

PARCEL SIZE: 7.338 GROSS ACRES, 6.824 NET ACRES,				ZONING: EXISTING CSS + R-4 PROPOSED MU-4 PAD WITH T.O.D. STANDARDS			
BLDG HEIGHT ALLOWED: 70'-0" MAX. BLDG HEIGHT PROVIDED: 70'-0"				GENERAL PLAN LAND USE: MIXED USE			
LANDSCAPING ONSITE: 54,325 SF 14%				DENSITY ALLOWED 26+			
LANDSCAPING ON R.O.W.: 1,070 SF 4.2%				DENSITY PROVIDED 40.74 DU / Gross Acre			
				OPEN & AMMENITY SPACE PROVIDED: 31,878 SF			
				LOT COVERAGE: 143,440 / 319,643.28 = 44.87%			
UNIT MIX	QUANTITY	%	OCC. TYPE	GROSS S.F.	# OF BEDROOMS	GROSS X QTY. S.F.	SPRINK.
B1 2 BED 2 BA	52	17.39%	R-2	1010	104	52,520	13
C1 3 BED 3 BA	128	42.8%	R-2	1300	384	166,400	13
D1 4 BED 4 BA	94	31.45%	R-2	1695	376	159,330	13
D2 4 BED 4 BA	25	8.36%	R-2	1618	100	40,450	13
TOTALS	299	100%			964	418,700	
BUILDING TYPES	QUANTITY	# OF LEVELS	OCC. TYPE	CONST. TYPE	FOOTPRINT S.F.	SPRINK.	GROSS BLDG. SF
TYPE I	2	4 W/ BASEMENT	R-2	V-A	32,569	13	162,845 X 2 = 325,690
TYPE II	1	4 W/ BASEMENT	R-2	V-A	20,082	13	105,212
TYPE II-A	1	3 OVER RETAIL	R-2	III-B	8,629	13	34,516
TYPE III	1	3 OVER RET./ PARKING	R-2/M/ S-2	V-A/ IIIA	10,802 (3292 IN RETAIL)	13	42,466
OFF / CLUB	1	4 W/ BASEMENT	B / AS	III-A	4,412	13	18,506
BRIDGES	1	3	R-2	II	NONE	13	900
TOTAL BLDGS = 5					*TOTAL FOOTPRINT SF = *78,068		*TOTAL PROJECT SF = 527,290*
*EXCLUDES PARKING GARAGE							
PARKING REQUIRED:	QUANTITY	MULTIPLIER	TOTAL	T.O.D. PARKING REQUIRED:	QUANTITY	MULTIPLIER	TOTAL
2 BD	52	2	104	2 BD	52	1.5	78
3 BD	128	2.5	320	3 BD	128	2.25	288
4 BD	119	3	357	4 BD	119	3	357
GUEST	299	2	60	GUEST	299	2	60
RETAIL 11,700 SF / 300 =			39	RETAIL 11,700 SF			20
RESTAURANT 2300 / 75 =			31	RESTAURANT 2300			16
BICYCLE SPACES:			357	BICYCLE SPACES:			357
TOTAL PARKING REQ'D = 911 (357 BICYCLE)				TOTAL PARKING REQ'D = 819 (357 BICYCLE)			
PARKING PROVIDED:	QUANTITY			QUANTITY			
ACCESSABLE GARAGE	17	RETAIL	16	PER UNIT	52 X .75		39
GARAGE	914	RETAIL COVERED	14	PER UNIT	247 X 1		247
ACCESSIBLE SURFACE	2% = 3	SURFACE, GUEST	55	GUEST	299 X 2		60
		RESTAURANT	16	OUTDOOR REST.	4000 / 2000		2
SUBTOTAL	934	SUBTOTAL	102	INDOOR REST.	2300 / 500		4.6
BICYCLE STORAGE	60	BICYCLE RACKS	90	RETAIL	4 MIN.		4 MIN.
TOTAL PARKING PROVIDED = 1035				TOTAL			357

## CONDITIONS OF APPROVAL: PAD07026

- A BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED ON OR BEFORE JANUARY 10, 2010 OR THE PROPERTY SHALL REVERT TO A PREVIOUS ZONING DESIGNATION-SUBJECT TO A FORMAL PUBLIC HEARING.
- PRIOR TO THE EFFECTIVE DATE OF THIS ORDINANCE, THE PROPERTY OWNER(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES PURSUANT TO A.R.S. 15/64 12-1154, RELEASING THE CITY FROM ANY POTENTIAL CLAIMS UNDER ARIZONA'S PRIVATE PROPERTY RIGHTS PROTECTION ACT, OR THE ZONING APPROVAL SHALL BE NULL AND VOID.
- AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT PRIOR TO SUBMITTAL OF CONSTRUCTION DOCUMENTS FOR BUILDING PERMIT. THE LIMITATIONS OF THIS ENCROACHMENT INCLUDE:
  - A MAXIMUM PROJECTION OF EIGHT (8) FEET FOR ANY UPPER LEVEL BALCONIES OR DECORATIVE ARCHITECTURAL FEATURES OF THE BUILDING,
  - A MINIMUM CLEAR DISTANCE OF TWENTY-FOUR (24) FEET BETWEEN THE SIDEWALK LEVEL AND ANY OVERHEAD STRUCTURE, AND
  - ANY OTHER REQUIREMENTS DESCRIBED BY THE ENCROACHMENT PERMIT OR THE BUILDING CODE.
- THE PLANNED AREA DEVELOPMENT FOR CAMPUS SUITES ON THE RAIL SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- AN AMENDED SUBDIVISION PLAT IS REQUIRED FOR THIS DEVELOPMENT AND SHALL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- THE SUBDIVISION PLAT FOR CAMPUS SUITES ON THE RAIL SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE THROUGH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT ON OR BEFORE JANUARY 10, 2009. FAILURE TO RECORD THE PLAN WITHIN ONE YEAR OF CITY COUNCIL APPROVAL SHALL MAKE THE PLAN NULL AND VOID.
- THE DEVELOPER MUST RECEIVE APPROVAL OF THE FINAL TRAFFIC IMPACT STUDY FROM THE TRAFFIC ENGINEERING PRIOR TO ISSUANCE OF A BUILDING PERMIT.

## APPROVAL

BY: [Signature], DATE: 10/24/09  
DEVELOPMENT SERVICES

DS060044

PAD07026

REC08003

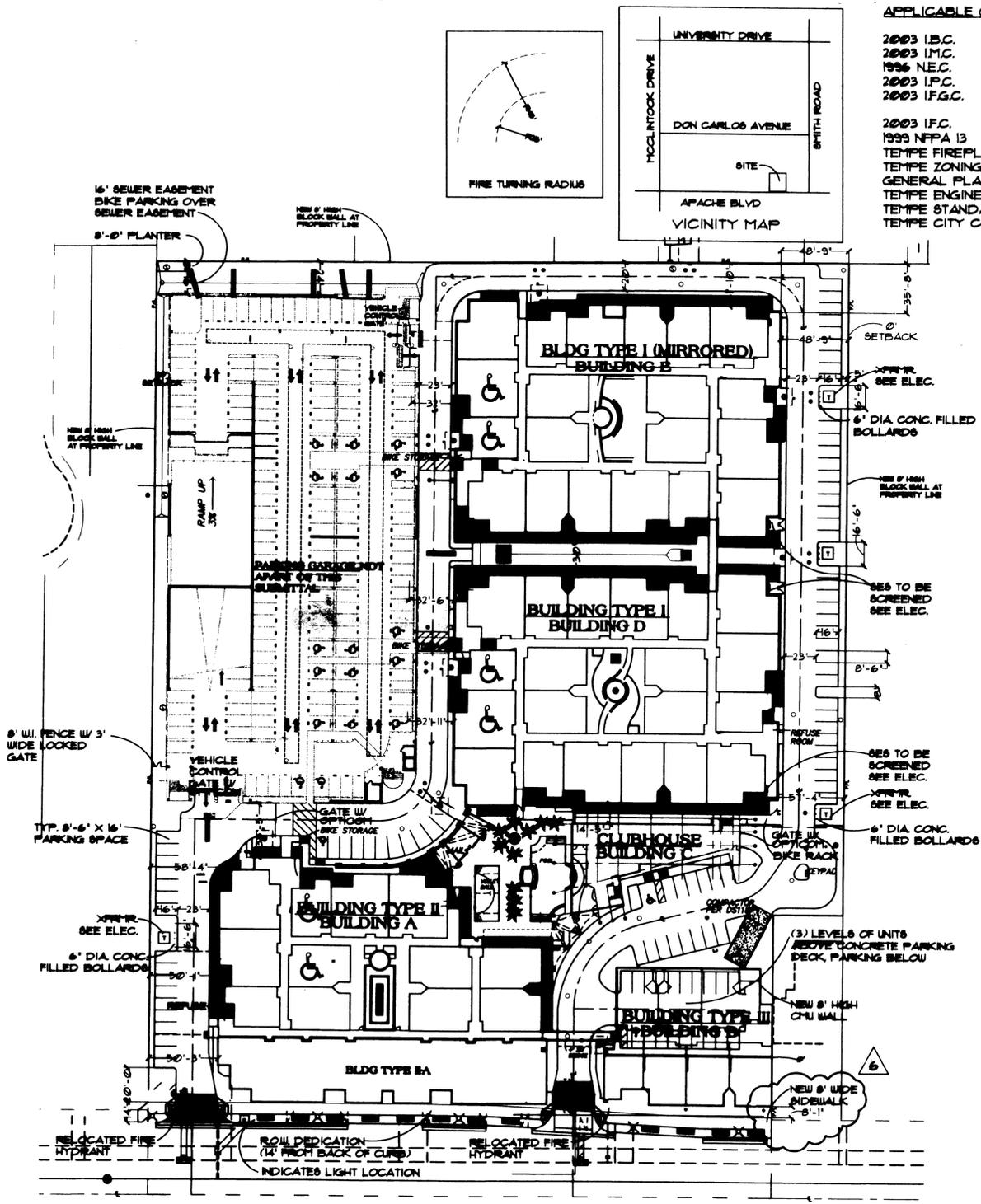


[Signature]

REC08003

PAD07026

DS060044



Site Plan  
1" = 40'-0"

# Campus Suites on the Rail

**APPLICABLE CODES**

- 2003 I.B.C.
- 2003 I.M.C.
- 1996 N.E.C.
- 2003 I.P.C.
- 2003 I.F.G.C.
- 2003 I.F.C.
- 1993 N.F.P.A. 13
- TEMPE FIREPLACE ORDINANCE
- TEMPE ZONING & DEVELOPMENT CODE, GENERAL PLAN 2030
- TEMPE ENGINEERING DESIGN CRITERIA,
- TEMPE STANDARD DETAILS
- TEMPE CITY CODE & CITY CHARTER

**Overall Site Project Data**

PARCEL SIZE: 1,338 GROSS ACRES, 6,824 NET ACRES,	ZONING: EXISTING C86 + R-4 PROPOSED MU-4 PAD WITH T.O.D. STANDARDS
BLDG HEIGHT ALLOWED: 10'-0" MAX. BLDG HEIGHT PROVIDED: 10'-0"	GENERAL PLAN LAND USE: MIXED USE
LANDSCAPING ON SITE: 54,325 SF 14% LANDSCAPING ON ROW: 1070 SF 4.2%	DENSITY ALLOWED 26+ DENSITY PROVIDED 40.14 DU / Gross Acre OPEN & AMENITY SPACE PROVIDED: 31,878 SF LOT COVERAGE: 143,440 / 319,643.28 = 44.87%

UNIT MIX	QUANTITY	%	OCC. TYPE	GROSS SF.	# OF BEDROOMS	GROSS x QUANTITY SF.	SPRINK.
B1 2 BED 2BA	52	17.39%	R-2	1010	104	52,520	13
C1 3 BED 3 BA	128	42.8%	R-2	1300	384	166,400	13
D1 4 BED 4 BA	94	31.45%	R-2	1635	376	159,330	13
D2 4 BED 4 BA	25	8.36%	R-2	1618	100	40,450	13
<b>TOTALS</b>	<b>299</b>	<b>100%</b>			<b>964</b>	<b>418,700</b>	

BUILDING TYPE	QUANTITY	# OF STORIES	OCC. TYPE	CONST. TYPE	FOOTPRINT SF.	SPRINK.	GROSS BLDG SF
TYPE I	2	4 W/ BASEMENT	R-2	V-A	32,569	13	162,845 x 2 = 325,690
TYPE II	1	4 W/ BASEMENT	R-2	V-A	20,082	13	105,212
TYPE II-A	1	3 OVER RETAIL	R-2	III-B	8,629	13	34,516
TYPE III	1	3 OVER RETAIL	R2/M/S2 V-A/III	III-A	10,802 (3752 IN RETAIL)	13	42,466
OFF / CLUB	1	4 W/ BASEMENT	B / A3	III-A	4,412	13	18,506
BRIDGES	1	3	R-2	II	NONE	13	900
<b>TOTAL BLDGS = 5</b>					<b>*TOTAL FOOTPRINT SF = 118,068</b>		<b>*TOTAL PROJECT SF = 521,920*</b>

\*EXCLUDES PARKING GARAGE

PARKING REQUIRED:	QUANTITY	MULTIPLIER	TOTAL	T.O.D. PARKING REQUIRED:	QUANTITY	MULTIPLIER	TOTAL
2 BD	52	2	104	2 BD	52	1.5	78
3 BD	128	2.5	320	3 BD	128	2.25	288
4 BD	119	3	357	4 BD	119	3	357
GUEST	299	2	60	GUEST	299	2	60
RETAIL 11,700 SF / 300 =			39	RETAIL 11,700 SF			20
RESTAURANT 2300 / 75 =			31	RESTAURANT 2300			16
BICYCLE SPACES: 357				BICYCLE SPACES: 357			
<b>TOTAL PARKING REQ'D = 911 (357 BICYCLE)</b>				<b>TOTAL PARKING REQ'D = 819 (357 BICYCLE)</b>			

PARKING PROVIDED:	QUANTITY	RETAIL COVERED	PER UNIT	BICYCLE COMMUTE AREA
ACCESSIBLE GARAGE	17	16	52 x .75	39
GARAGE	914	14	247 x 1	247
ACCESSIBLE SURFACE 2% ~ 3		SURFACE, GUEST 55	GUEST 299 x 2	60
		RESTAURANT 16	OUTDOOR REST. 4000 / 2000 2	
<b>SUBTOTAL</b>	<b>934</b>	<b>SUBTOTAL 102</b>	<b>INDOOR REST. 2300 / 500 4.6</b>	
BICYCLE STORAGE 60		BICYCLE RACKS 90	RETAIL 4 MIN.	4 MIN.
<b>TOTAL PARKING PROVIDED = 1035</b>		<b>TOTAL</b>		<b>357</b>

(ASSUMES 2300 SF OF INDOOR RESTAURANT SPACE MAX.)  
90 BIKE RACK / 60 STORAGE PROVIDED, 207 OF THE BIKES TO BE STORED IN UNITS.

**DESCRIPTION**

**FILE NUMBER 0002282:**  
The Southeast quarter of the Southeast quarter of the Northwest quarter of Section 24, Township 1 North, Range 4 East of the 0th and Salt River Basins and Meridian, Maricopa County, Arizona;  
EXCEPT the East 480 feet thereof.

**FILE NUMBER 0002314:**  
The West 150 feet of the East 480 feet of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 24, Township 1 North, Range 4 East of the 0th and Salt River Basins and Meridian, Maricopa County, Arizona;  
EXCEPT the South 200 feet of the East 50 feet and

**FILE NUMBER 0002313:**  
The West 180 feet of the East 320 feet of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 24, Township 1 North, Range 4 East of the 0th and Salt River Basins and Meridian, Maricopa County, Arizona;  
EXCEPT the South 200 feet of the East 50 feet and

2004-126748, and located in the Northwest quarter of Section 24, Township 1 North, Range 4 East of the 0th and Salt River Basins and Meridian, Maricopa County, Arizona, more particularly described as follows:

**COMMENCE** at the intersection of Apache Boulevard and Smith Road, said point also being the Center of said Section 24;

**TENURE** South 88 degrees 55 minutes 54 seconds West, along the centerline of said Apache Boulevard and the East-West midsection line of said Section 24, a distance of 518.85 feet;

**TENURE** North 00 degrees 03 minutes 08 seconds West, a distance of 50.00 feet to the Point of Beginning;

**TENURE** South 89 degrees 56 minutes 34 seconds West, a distance of 58.08 feet;

**TENURE** North 00 degrees 08 minutes 28 seconds East, a distance of 3.89 feet;

**TENURE** South 87 degrees 07 minutes 21 seconds East, a distance of 38.22 feet;

**TENURE** South 00 degrees 03 minutes 08 seconds West, a distance of 0.82 feet to the Point of Beginning.

**NOTICE TO EXTENDED PAYMENT PROVISION**  
THIS CONTRACTOR AGREES TO HAVE THE OWNER TO HAVE PAYMENT WITHIN 30 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND RETAINAGE.

BY CITY PD ONLY DATE: 6/18/08  
BY CITY PD ONLY DATE: 7/18/08  
BY CITY PD ONLY DATE: 8/18/08  
BY CITY PD ONLY DATE: 9/18/08

Contractor must verify all dimensions, of code and all provisions of project before proceeding with the contract. The contractor shall be responsible for obtaining all necessary permits from the appropriate authorities and shall remain the property of the Architect. The contractor shall be responsible for obtaining all necessary permits from the appropriate authorities and shall remain the property of the Architect. The contractor shall be responsible for obtaining all necessary permits from the appropriate authorities and shall remain the property of the Architect.

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**Campus Suites on the Rail**  
1900 E. Apache Blvd., Tempe AZ

Site Plan



AS1

# L. R. Niemiec Architects

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SPR 010719