

PLANNED AREA DEVELOPMENT OVERLAY FOR 675 SOUTH

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss.

ON THIS THE 18th DAY OF September, 2007 BEFORE ME, THE UNDERSIGNED,
PERSONALLY APPEARED JOSHUA A. CARLSON, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, BEING DULY AUTHORIZED TO DO SO AND
WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: [Signature] EXPIRES 7-8-10

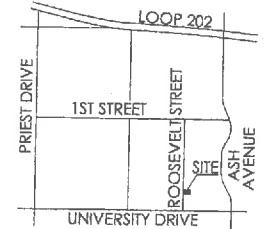


OWNER

OLEANDER LOFTS, LLC
7228 E. WHISTLING WIND WAY
SCOTTSDALE, AZ 85255
TEL: (480) 695-4841
CONTACT: JOSH CARLSON

DEVELOPER

ARC BILT DEVELOPMENT
675 S. ROOSEVELT STREET
TEMPE, AZ 85281
TEL: (480) 695-4841
CONTACT: ALAN CARLSON



SECTION 16, T.1N, R.4E, G&SRB&M
(NOT TO SCALE)

LOCATION MAP

LEGAL DESCRIPTION

BEING THE WEST HALF OF LOT 1, TRACT 11, SUPPLEMENTAL PLAT OF STATE PLAT NO. 4, SHOWING RESURVEY AND
SUBDIVISION OF TRACTS 2, 3, 6, 7, 11, AND 12, SECTION 16, TOWNSHIP 1 NORTH, RANGE 4, EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF
MARICOPA COUNTY, ARIZONA IN BOOK 20 OF MAPS, PAGE 35 THEREOF.

EXCEPT THE EAST 10.00 FEET OF THE WEST HALF OF SAID LOT 1

PROJECT DATA

PAD06012 - PLANNED AREA OF DEVELOPMENT OVERLAY TO MODIFY R-4 DEVELOPMENT STANDARDS TO
ALLOW A BUILDING 'B' HEIGHT INCREASE FROM 40 FEET TO 51 FEET TO THE TOP OF ROOF RAILING, TO
ALLOW A BUILDING 'A' FRONT SETBACK REDUCTION FROM 20'-0" TO 0'-0" AND BUILDING 'B' SIDE-YARD
AND REAR-YARD SETBACK REDUCTIONS FROM 10'-0" TO 0'-0" TO MINIMIZE THE BUILDING VOLUME
STEP-BACK.

APPROVAL

BY: [Signature], DATE 9/19/07
DEVELOPMENT SERVICE

CONDITIONS OF APPROVAL: PAD06012

THIS APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. A BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN TWO YEARS OF THE DATE OF CITY COUNCIL APPROVAL OF THE ZONING MAP AMENDMENT AND THE PLANNED AREA DEVELOPMENT. OTHERWISE THE ZONING SHALL REVERT TO THAT IN PLACE AT TIME OF THE APPLICATION, SUBJECT TO A PUBLIC HEARING.
2. THE PLANNED AREA OF DEVELOPMENT OVERLAY SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS. AFTER APPLICATION OF SIGNATURES, THE PLANNED AREA OF DEVELOPMENT OVERLAY SHALL BE KEPT ON FILE WITH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT. THIS PROCESS SHALL BE COMPLETE PRIOR TO ISSUANCE OF BUILDING PERMITS.
3. A CONDOMINIUM PLAT IS REQUIRED FOR THE RESIDENTIAL CONDOMINIUMS OF THIS DEVELOPMENT. THE CONDOMINIUM PLAT SHALL BE REVIEWED, SIGNED, AND RECORDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. A SUBDIVISION PLAT IS REQUIRED TO TIDY UP THE PREVIOUS SALE OF THE PROPERTY BY DSD. IF BUILDING 'A' IS DEVELOPED FOR TOWNHOUSES, INCLUDE IN THE SUBDIVISION PLAT A PROPERTY RECONFIGURATION TO CREATE A SEPARATE LOT FOR EACH TOWNHOUSE. THE SUBDIVISION PLAT SHALL BE REVIEWED, SIGNED, AND RECORDED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
5. THE APPLICANT MAY PROCESS A CONDOMINIUM PLAT AND SUBDIVISION PLAT SEPARATELY OR MAY ELECT TO PREPARE A COMBINED CONDOMINIUM PLAT AND SUBDIVISION PLAT. IF SUBDIVISION PLAT AND CONDOMINIUM PLAT ARE COMBINED IN A SINGLE DOCUMENT, THE DOCUMENT SHALL BE REVIEWED, SIGNED AND RECORDED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
6. THE CONDOMINIUM PLAT AND SUBDIVISION PLAT SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS, SHALL BE SIGNED, AND SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE THROUGH THE CITY OF TEMPE'S DEVELOPMENT SERVICES WITHIN ONE YEAR OF THE DATE OF THE CITY COUNCIL APPROVAL. FAILURE TO RECORD THE PLAN WITHIN ONE YEAR OF CITY COUNCIL APPROVAL SHALL MAKE THE PLAN NULL AND VOID.
7. THE OWNER(S) SHALL PROVIDE A CONTINUING CARE CONDITION, COVENANT AND RESTRICTION (CC&R'S) FOR FEATURES OF THIS DEVELOPMENT THAT ARE HELD IN COMMON, INCLUDING (BUT NOT LIMITED TO) THE PROJECT'S COMMON AREA LANDSCAPE AND IRRIGATION. THE "NEIGHBORHOOD WATCH" PROGRAM SHALL ALSO BE INCORPORATED INTO THE CC&R'S. THE CC&R'S SHALL BE REVIEWED AND CONFIGURED IN A FORM SATISFACTORY TO THE DEVELOPMENT SERVICES MANAGER AND CITY ATTORNEY. THE CC&R'S SHALL BE SIGNED AND RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

REC06083

PAD06012

DS060956

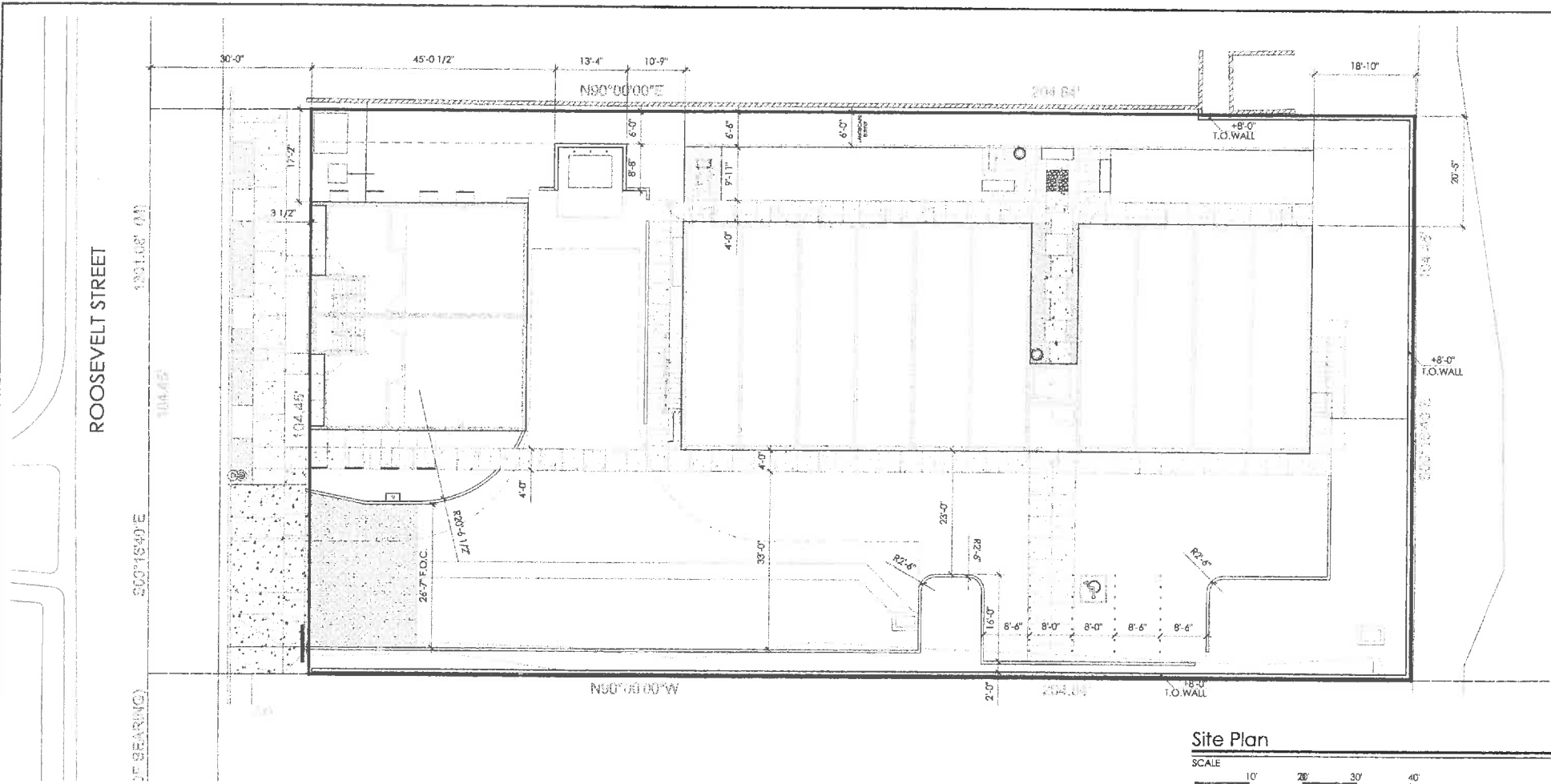
DS060956

PAD06012

REC06083



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Site Plan



REVISIONS

NO.	DESCRIPTION	BY
1		
2		
3		
4		
5		

REC06083



PAD06012

DS060956

Residential Infill Project:
675 South
 675 South Roosevelt Road, Tempe, AZ 85281
 Planned Area Development Overlay - Site Plan

PROJECT INFORMATION

ADDRESS: 675 SOUTH ROOSEVELT STREET
 TEMPE, ARIZONA 85281

ASSESSORS PARCEL NUMBER: 124-33-066C
ZONING: R-4 PAD

NET LOT AREA: 21,395 SF
GROSS LOT AREA: 24,528 SF

UNIT BREAKDOWN:

Unit Type	# of Units	# of Stories	Unit Livable	Unit Gross	Unit Location
A	2	3	1641 SF	2218 SF	Bldg A
B	10	2	1573 SF	1632 SF	Bldg B
TOTAL	12				

BUILDING BREAKDOWN:

Building Number	Bldg Livable	Unit Gross	Bldg Footprint	Bldg Units	# of Stories
BUILDING A:	3282 SF	4436 SF	1680 SF	A	3
BUILDING B:	18876 SF	19584 SF	4677 SF	B	5
TOTAL:	22158 SF	24020 SF	6357 SF		

LOT COVERAGE:
 LOT COVERAGE SHALL MEAN THE AREA OF LAND WHICH IS COVERED BY A BUILDING ON A PARTICULAR SITE. LOT COVERAGE SHALL BE THE PERCENTAGE OF NET LOT AREA WHICH IS COVERED BY THE GROSS FLOOR AREA OF THE FIRST FLOOR. (TOTAL BUILDING FOOTPRINTS / NET LOT AREA) = LOT COVERAGE
 MAX LOT COVERAGE = 60%
 6357 SF / 21,395 SF * 100 = 29.7% < 60% = OK

DENSITY:
 DENSITY ALLOWED: 25 UNITS/ACRE
 DENSITY PROVIDED: 12 UNITS ON 0.49 ACRES = 24.49 UNITS/ACRE

ZONING CODE DATA:
 LANDSCAPE AREA REQUIREMENTS:
 25% MINIMUM PERCENTAGE OF NET LOT AREA TO BE LANDSCAPE AREA.
 6,400 SF / 21,395 SF * 100 = 30% > 25% = OK

DISTANCE BETWEEN BUILDINGS:
 THERE SHALL NOT BE LESS THAN 10 FEET BETWEEN AN ACCESSORY BUILDING AND A MAIN BUILDING OR BETWEEN TWO MAIN BUILDINGS

BUILDING HEIGHT: 51 FEET IN HEIGHT

SETBACKS:

- I. FRONT: 0'-0" REQUIRED (0'-0" PROVIDED)
- II. REAR: 0'-0" REQUIRED (19'-0" PROVIDED)
- III. SIDE: 0'-0" REQUIRED (10'-0" PROVIDED)
- IV. PARKING: 20'-0"

PARKING DATA:

REQUIRED:

PARKING SPACES PER DWELLING UNIT

- I. 1 BEDROOM: 1.5 - 0 UNITS X 1.5 = 0
- II. 2 BEDROOM: 2.0 - 12 UNITS X 2.0 = 24
- III. 3 BEDROOM: 2.5 - 0 UNITS X 2.5 = 0
- IV. GUEST: 0.2 - 12 UNITS X 0.2 = 3

TOTAL REQUIRED: 27 PARKING SPACES
TOTAL PROVIDED: 28 PARKING SPACES
ACCESSIBLE PROVIDED: 1 SPACE

BICYCLE PARKING DATA:

REQUIRED:

BICYCLE REQUIRED PER NUMBER OF UNITS

- I. 1 BEDROOM: 0.5 - 0 UNITS X 0.5 = 0
- II. 2 BEDROOM: 0.5 - 12 UNITS X 0.5 = 6
- III. 3 BEDROOM: 0.75 - 0 UNITS X 0.75 = 0
- IV. GUEST: 0.2 - 12 UNITS X 0.2 = 2

TOTAL REQUIRED: 8 BICYCLE SPACES
BICYCLE SPACES PROVIDED: 8 BICYCLE SPACES (REMAINING SPACES GARAGES PER CITY COMMENTS)

CITY PERMITS

Type	Number	Status
PLANNING	PL060525	APPROVED
REZONING	ZON06013	APPROVED
PLANNED AREA DEVELOPMENT	PAD06012	APPROVED
USE PERMIT	ZUP06012	APPROVED
DEVELOPMENT PLAN REVIEW	DP060107	APPROVED

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DRAWN: [Signature]
 CHECKED: [Signature]
 DATE: 09.05.2007
 SCALE: 1" = 10'
 JOB NO: 0603
 SHEET: [Blank]
 SHEETS: [Blank]

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