

PLANNED AREA DEVELOPMENT OVERLAY THE ARGO AT TOWN LAKE

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

NO. 11-2050-01
THE ARGO
AT TOWN
LAKE

ACKNOWLEDGEMENT

EVERGREEN-LAKESIDE & RIO SALADO, L.L.C., an Arizona limited liability company
By: EVERGREEN DEVELOPMENT COMPANY-2011, L.L.C., an Arizona limited liability company
Its Manager
By: EVERGREEN DEVCO, INC., a California corporation
Its Manager
By: Jason A. Donkersley
Vice President - General Counsel
State of Arizona
COOK) ss.
County of Maricopa)
This instrument was acknowledged before me this 24 day of February, 2016 by
Jason A. Donkersley, the Vice President - General Counsel of Evergreen Devco, Inc., a
California corporation, the manager of Evergreen Development Company-2011, L.L.C., an
Arizona limited liability company, the manager of Evergreen-Lakeside & Rio Salado, L.L.C.,
an Arizona limited liability company, Lauren D. Hogan, the Manager of
TR Skywater LLC, as successor in interest to Evergreen-Lakeside & Rio Salado, L.L.C.
Notary Public
My Commission Expires: 1/27/2019
"OFFICIAL SEAL"
Jennifer Escobedo
Notary Public, State of Illinois
My Commission Expires 1/27/2019

Jennifer Escobedo
(Signature of Notary)

LEGAL DESCRIPTION

SEE SHEET PAD-2

OWNER/DEVELOPER

EVERGREEN-LAKESIDE & RIO SALADO, L.L.C.
2390 EAST CAMELBACK ROAD, STE 410
PHOENIX, ARIZONA 85016

602-808-8600 PHONE
602-808-9100 FAX

PROJECT DATA

ZONING DISTRICT AND OVERLAY MU-4 MIXED USE W/ PAD OVERLAY

	MU-4 PAD OVERLAY
STANDARD DU/ACRE)	63 D.U./ ACRE
MAXIMUM BUILDING HEIGHT	90'-0"
MAXIMUM LOT COVERAGE	75%
LANDSCAPE COVERAGE	43.2%
MINIMUM SETBACKS	
FRONT SETBACK (BLDG)	0'-0"
SIDE SETBACK (BLDG)	34'-0"
REAR SETBACK (BLDG)	0'-0"
PARKING SETBACK	0'-0"

PROPOSED UNIT MIX:

LIVE/WORK.....	9 DWELLING UNITS
STUDIO.....	32 DWELLING UNITS
1 BEDROOM.....	135 DWELLING UNITS
2 BEDROOM.....	136 DWELLING UNITS
3 BEDROOM.....	16 DWELLING UNITS
TOTAL UNITS.....	328 DWELLING UNITS

PARKING STANDARDS:

PARKING STALL.....	18'-0" X 8'-6"
[16'-0" X 8'-6" at 2'-0" OVERHANG]	

PARKING AISLE (FIRELANE).....	23'-0"
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REQUIRED PARKING :

REQUIRED PARKING.....	559 P.S.
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PER KIMLEY- HORN PARKING STUDY

DWELLING UNIT TYPE	QUANT.	REQUIRED PER TEMPE ORDINANCE	REC. PER PARKING STUDY	PARKING SPACES REQUIRED
LIVE/WORK (1-BED)	01	x (1.5)= 2	x (2.0)= 2	2
LIVE/WORK (2-BED)	08	x (2.0)= 16	x (2.65)= 22	22
STUDIO	32	x (1.0)= 32	x (1.0)= 32	32
1 BEDROOM	135	x (1.5)=203	x (1.25)=169	169
2 BEDROOM	136	x (2.0)=272	x (1.65)=225	225
3 BEDROOM	16	x (2.5)= 40	x (2.20)= 35	35
GUEST	328	x (0.2)= 66	x (0.2)= 66	66
SUB-TOTAL:	328	631	551	551
COFFEE SHOP	738 SF	1/150 S.F.=5	5	
BUSINESS CENTER	1,909 SF	1/600 S.F.=3	3	
TOTAL:		559	559	

PROVIDED PARKING SPACES:

COVERED (GARAGE).....	463 P.S.
UNCOVERED	85 P.S.
ADA- COVERED (GARAGE).....	9 P.S.
ADA- UNCOVERED	4 P.S.

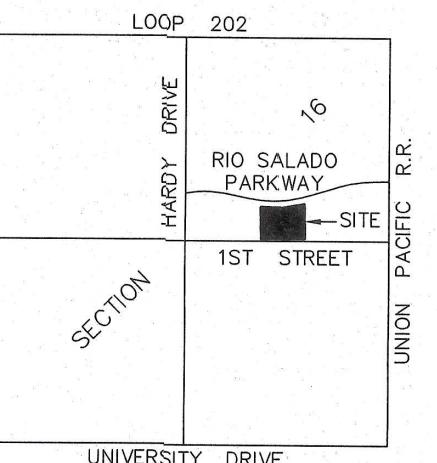
TOTAL PARKING PROVIDED 561 P.S.

PROVIDED BICYCLE SPACES:

STUDIO (.75 PER UNIT).....	24 B.S.
1 BEDROOM (.75 PER UNIT)	102 B.S.
2 BEDROOM (.75 PER UNIT).....	108 B.S.
3 BEDROOM (1 PER UNIT)	16 B.S.
TOTAL BICYCLE SPACES PROVIDED	250 B.S.

ACCESSORY USE SQUARE FOOTAGES:	
COFFEE SHOP.....	738 S.F.
VACANT SPACE/ TO BE DETERMINED.....	1,909 S.F.

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD12003

CONDITIONS:

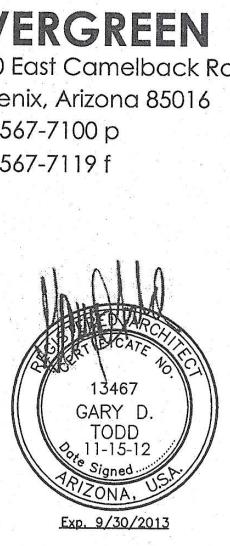
1. A building permit application shall be made on or before August 9, 2014, or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and 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. 12-1134 that may now or in the future exist, as a result of the City's approval or 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 September 10, 2012, or the General Plan Map Amendment, Zoning Map Amendment, and Planned Area Development approval shall be null and void.
3. An Encroachment Permit must be obtained from the Engineering Department prior to submittal of construction documents for building permit.
4. The Planned Area Development for Argo at Town Lake 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.
5. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
6. The developer must receive approval of the final Traffic Impact Study from the Traffic Engineering Prior to issuance of a building permit.

GENERAL NOTES

NO GENERAL NOTES

REC12013

SEAL



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DATE
NOVEMBER 15, 2012

Proj Mgr. BAF
Dwn By: BAF
Rev. Date: Description:
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