

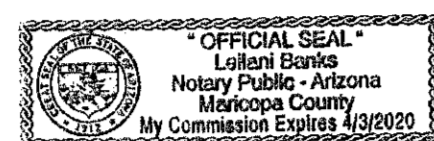
PLANNED AREA DEVELOPMENT OVERLAY FOR BROADSTONE LAKESIDE

A PORTION 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

ACKNOWLEDGEMENT

ON THIS 28TH DAY OF June, 2016 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED IAN SWERGOL, 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: Lutaw Banks 4/13/2020
NOTARY PUBLIC MY COMMISSION EXPIRES

BROADSTONE LAKESIDE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: BROADSTONE LAKESIDE ALLIANCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

BY: I. Swergol 6/28/2016
IAN SWERGOL / MEMBER DATE

LEGAL DESCRIPTION

PARCEL NO. 1:

LOTS 4E and 5E, STATE PLAT NO. 12 AMENDED, ACCORDING TO BOOK 69, OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPTING AN UNDIVIDED 1/16 OF ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED TO THE STATE OF ARIZONA IN PATENT OF SAID LAND.

PARCEL NO. 2:

A PORTION OF STATE PLAT NO. 12 AMENDED, AS RECORDED IN BOOK 69 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS, LOCATED IN A PORTION 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND 1/2" REBAR MARKING THE EAST QUARTER CORNER OF SAID SECTION 16, FROM WHICH THE BRASS CAP FLUSH MARKING THE CENTER OF SAID SECTION 16 BEARS SOUTH 89 DEGREES 28 MINUTES 08 SECONDS WEST 2674.79 FEET, SAID LINE BEING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, AND THE BASIS OF BEARING FOR THIS DESCRIPTION;
THENCE SOUTH 89 DEGREES 28 MINUTES 08 SECONDS WEST 617.23 FEET ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 4E;
THENCE NORTH 00 DEGREES 59 MINUTES 55 SECONDS WEST 513.10 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID LOT 4E AND THE POINT OF BEGINNING;
THENCE SOUTH 82 DEGREES 00 MINUTES 16 SECONDS WEST 100.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 4E;
THENCE NORTH 01 DEGREES 00 MINUTES 55 SECONDS WEST 63.34 FEET ALONG THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 4E;
THENCE SOUTH 88 DEGREES 22 MINUTES 55 SECONDS EAST 100.25 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 4E;
THENCE SOUTH 00 DEGREES 59 MINUTES 55 SECONDS EAST 46.47 FEET ALONG SAID NORTHERLY PROLONGATION TO THE POINT OF BEGINNING.

PARCEL NO. 3:

A PORTION OF STATE PLAT NO. 12 AMENDED, AS RECORDED IN BOOK 69 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS, LOCATED IN A PORTION 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND 1/2" REBAR MARKING THE EAST QUARTER CORNER OF SAID SECTION 16, FROM WHICH THE BRASS CAP FLUSH MARKING THE CENTER OF SAID SECTION 16 BEARS SOUTH 89 DEGREES 28 MINUTES 08 SECONDS WEST 2674.79 FEET, SAID LINE BEING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, AND THE BASIS OF BEARING FOR THIS DESCRIPTION;
THENCE SOUTH 89 DEGREES 28 MINUTES 08 SECONDS WEST 717.22 FEET ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 5E;
THENCE NORTH 00 DEGREES 01 MINUTE 55 SECONDS WEST 499.99 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID LOT 5E AND THE POINT OF BEGINNING;
THENCE SOUTH 82 DEGREES 00 MINUTES 16 SECONDS WEST 100.87 FEET TO THE NORTHWEST CORNER OF SAID LOT 5E;
THENCE NORTH 01 DEGREE 01 MINUTE 55 SECONDS WEST 75.81 FEET ALONG THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 5E;
THENCE NORTH 71 DEGREE 06 MINUTES 05 SECONDS EAST 12.53 FEET;
THENCE SOUTH 88 DEGREES 22 MINUTES 55 SECONDS EAST 88.32 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 5E;
THENCE SOUTH 01 DEGREE 00 MINUTES 55 SECONDS EAST 63.34 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

PARCEL NO. 4:

A NON-EXCLUSIVE EASEMENT FOR STREET, SIDEWALK, LIGHTING, UTILITIES, INGRESS AND EGRESS AND LANDSCAPING PURPOSES AS MORE PARTICULARLY SET FORTH IN STREET, UTILITIES AND LANDSCAPE EASEMENT RECORDED MARCH 14, 2016 AS 2016-0161931 OF OFFICIAL RECORDS.

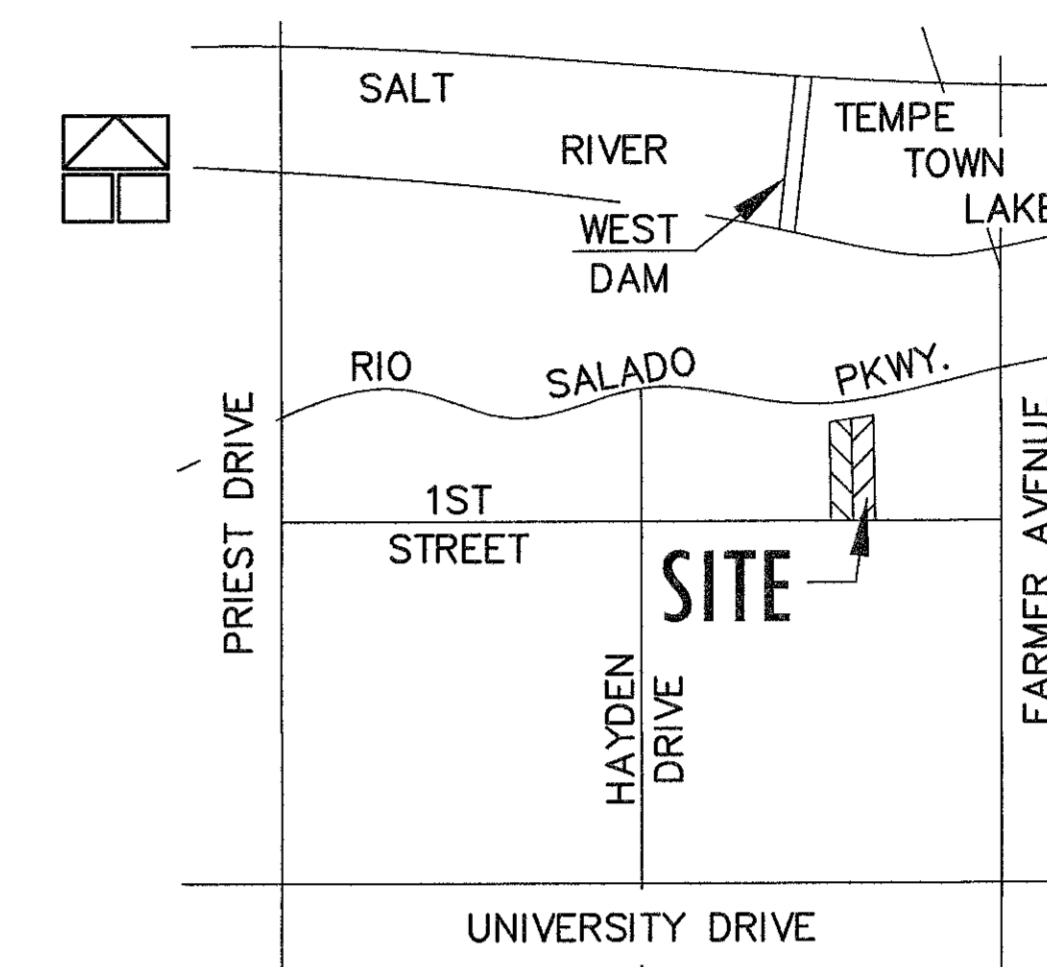
OWNER/DEVELOPER

BROADSTONE LAKESIDE, LLC
2415 E. CAMELBACK RD., STE 600
PHOENIX, AZ 85016
PH: 602-778-2800
CONTACT: IAN SWERGOL

PROJECT DATA

MU-4 (PAD) (RSOD)	PAD PROVIDED
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH
SITE AREA	104,711 SQ.FT. 2.404 ACRES
DWELLING QUANTITY	
STUDIO	24
1 BEDROOM	53
2 BEDROOM	71
3 BEDROOM	2
TOTAL	150
DENSITY (DU/ACRE)	62.4
BUILDING HEIGHT	60 FT.
BUILDING SETBACKS	
FRONT (SOUTH)	20'-5"
SIDE (EAST)	6'-8"
SIDE (WEST)	6'-10"
REAR (NORTH)	11'-9"
LOT COVERAGE	55 %
LANDSCAPE AREA (% OF NET AREA)	
R.O.W.	2%
ON-SITE GROUND	20%
ON-SITE DECK	8%
TOTAL	30%
VEHICLE PARKING REQUIRED	248
VEHICLE PARKING PROVIDED	249
VEHICLE PARKING RATIO PROVIDED	1.65 PER UNIT
BICYCLE PARKING REQUIRED	147
BICYCLE PARKING PROVIDED	147
USES	
GARAGE (S-2)	83,715 SQ.FT.
RESIDENTIAL (R-2)	166,618 SQ.FT.
REC (A-3)	2,310 SQ.FT.
FITNESS (A-3)	2,931 SQ.FT.
POOL HOUSE (A-3)	911 SQ.FT.
LEASING (B)	778 SQ.FT.
DECK (B)	654 SQ.FT.
CO-WORK (B)	1,695 SQ.FT.
TOTAL	259,612 SQ.FT.

SITE VICINITY MAP



CONDITIONS OF APPROVAL PL150188:

- A BUILDING PERMIT APPLICATION SHALL BE MADE ON OR BEFORE TWO YEARS FROM THE DATE OF CITY COUNCIL APPROVAL, 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.
- 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 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 OCTOBER 26, 2015, OR THE GENERAL PLAN MAP AMENDMENT, ZONING MAP AMENDMENT, AND PAD APPROVAL SHALL BE NULL AND VOID.
- AN EASEMENT ON THE PARCEL OWNED BY THE CITY OF TEMPE MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO SUBMITTAL OF CONSTRUCTION DOCUMENTS FOR A BUILDING PERMIT. THE EASEMENT SHALL INCLUDE A DRIVEWAY TO PROVIDE INGRESS AND EGRESS, PARKING, SIDEWALKS, LANDSCAPING, AND IRRIGATION.
- THE PLANNED AREA DEVELOPMENT OVERLAY FOR BROADSTONE LAKESIDE 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 DENSITY SHALL BE NO GREATER THAN 62.5 DU/AC AND 150 UNITS WITH AT LEAST 248 PARKING SPACES.
- THE DEVELOPER MUST RECEIVE APPROVAL OF THE REVISED PARKING ANALYSIS PRIOR TO SUBMITTAL FOR A BUILDING PERMIT.
- THE DEVELOPER MUST RECEIVE APPROVAL OF THE FINAL TRAFFIC IMPACT STUDY FROM THE TRAFFIC ENGINEERING PRIOR TO ISSUANCE OF A BUILDING PERMIT AND THE SITE PLAN MUST ALLOW FOR VEHICULAR GARAGE ACCESS ON 1ST STREET.
- USE OF THE CO-WORK OFFICE AREA IS LIMITED TO NON-RESIDENTIAL ACTIVITIES; THE CO-WORK SPACE MAY NOT BE OCCUPIED FOR RESIDENTIAL USE, INCLUDING DWELLINGS, CLUBHOUSE, STUDY, GYM, LOBBY, OR LEASING AREAS.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 24TH DAY OF SEPTEMBER, 2015.

DS150410

PL150188

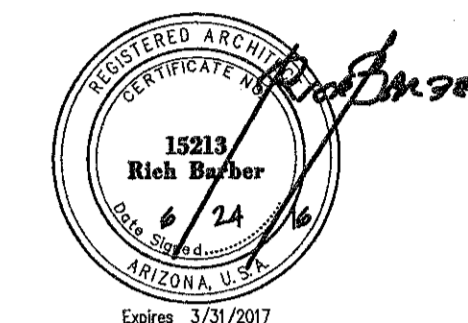
REC15065

**BROADSTONE
LAKESIDE**
500 WEST 1ST STREET
TEMPE, ARIZONA

REC15065



WorldHQ@ORBArch.com



PL150188

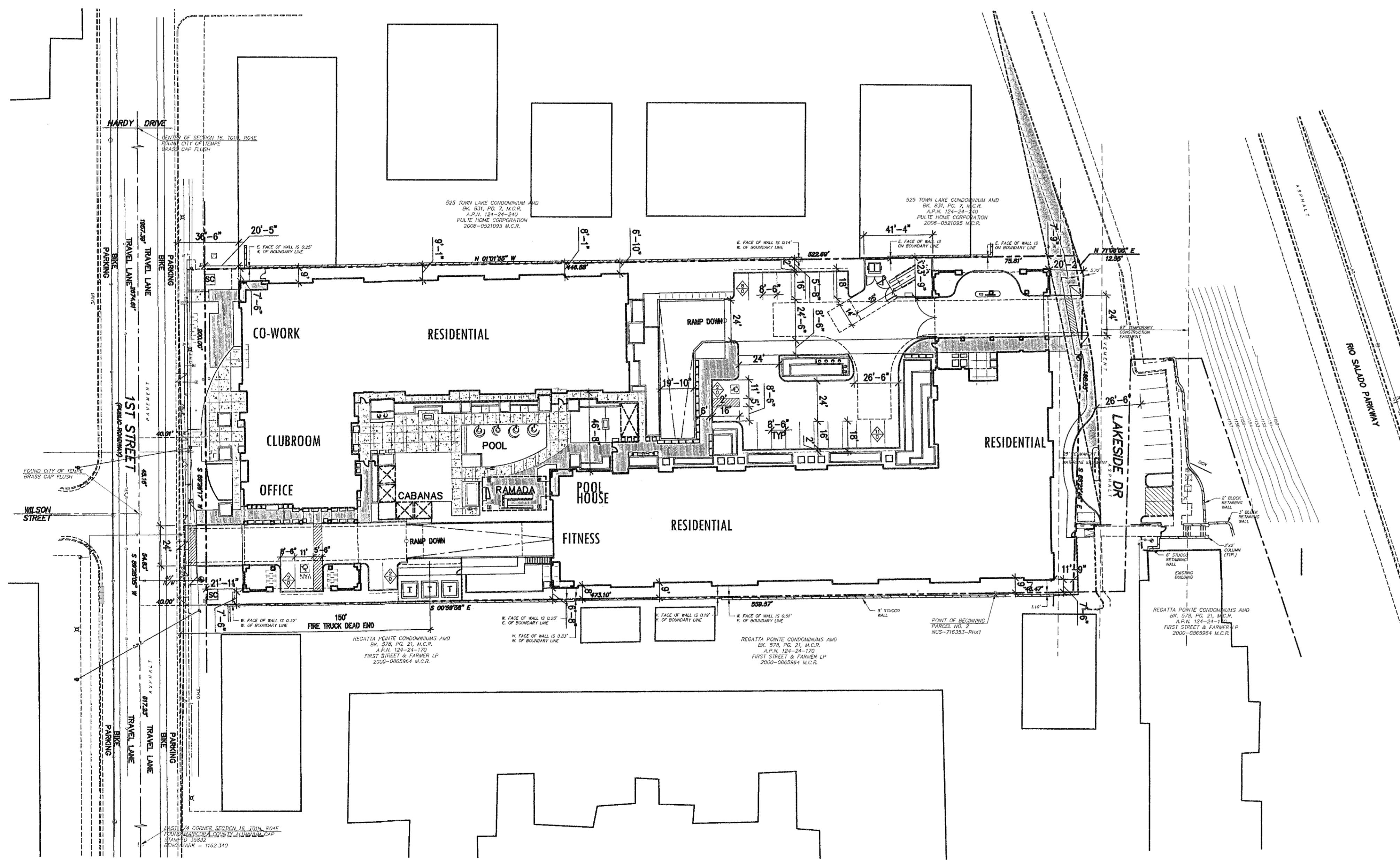
DS150410

DATE: JUNE 24, 2016 ORB # 14-214

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COVER SHEET

PLANNED AREA DEVELOPMENT OVERLAY FOR BROADSTONE LAKESIDE SITE PLAN



PRELIMINARY SITE PLAN

0' 20' 40' 80'
SCALE: 1" = 40'-0"

PROJECT DATA

MU-4 (PAD) (RSOD)	EXISTING GID	MU-4	MU-4 PAD PROVIDED
GENERAL PLAN LAND USE	MIXED-USE	MIXED-USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH	HIGH	HIGH
SITE AREA			104,711 SQ.FT. 2.404 ACRES
DWELLING QUANTITY			
STUDIO	NS	NA	24
1 BEDROOM			53
2 BEDROOM			71
3 BEDROOM			2
TOTAL			150
DENSITY (DU/ACRE)	NA	NS	62.4
BUILDING HEIGHT	35 FT.	NS	60 FT.
BUILDING SETBACKS		NS	
FRONT (SOUTH)	25'		20'-5"
SIDE (EAST)	0		6'-8"
SIDE (WEST)	0		6'-10"
REAR (NORTH)	0		11'-9"
LOT COVERAGE	NS	NS	55 %
LANDSCAPE AREA (% OF NET AREA)	10%	NS	
R.O.W.			2%
ON-SITE GROUND			20%
ON-SITE DECK			8%
TOTAL			30%
VEHICLE PARKING REQUIRED	NA	281	248
		STUDIO 1x24=24	(1.65 PER UNIT)
		1 BED 1.5x53=79.5	
		2 BED 2x71=142	
		3 BED 2.5x2=5	
		GUEST 0.2x150=30	
VEHICLE PARKING PROVIDED			249
BICYCLE PARKING REQUIRED	NA	147	147
		STUDIO 0.75x24=18	
		1 BED 0.75x53=39.75	
		2 BED 0.75x71=53.25	
		3 BED 1x2=2	
		GUEST 0.2x150=30	
		OFFICE 1695/8000=4	
BICYCLE PARKING PROVIDED			147
USES	NA	NA	
GARAGE (S-2)			83,715 SQ.FT.
RESIDENTIAL (R-2)			166,618 SQ.FT.
REC (A-3)			2,310 SQ.FT.
FITNESS (A-3)			2,931 SQ.FT.
POOL HOUSE (A-3)			911 SQ.FT.
LEASING (B)			778 SQ.FT.
DECK (B)			654 SQ.FT.
CO-WORK (B)			1,695 SQ.FT.
TOTAL			259,612 SQ.FT.

REC15065

PL150188

DS150410

BROADSTONE LAKESIDE
500 WEST 1ST STREET
TEMPE, ARIZONA



WorldHQ@ORBArch.com



ALLIANCE
RESIDENTIAL COMPANY

Architect
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2944 North 42th St., SUITE 101
Phoenix, Arizona 85018
tel. 480.957.4530
fax 480.717.4038
Contact: Rich Barber

Owner/Developer
BROADSTONE LAKESIDE, LLC
2415 E. Camelback Rd., Suite 600
Phoenix, Arizona 85016
tel. 480.778.2800
fax 480.778.2850
Contact: IAN SWIERGOL

DATE: JUNE 24, 2016 ORB # 14-214

A1.10

SITE PLAN
PRELIMINARY

DS150410

PL150188

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