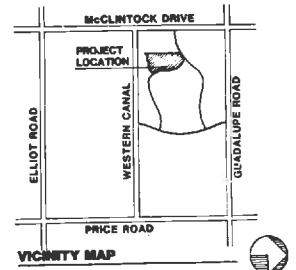


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6/21/2012

CITY OF TEMPE
PLANNING DEPT.



LEGAL DESCRIPTION

A subdivision of Camelot Village Unit IV as recorded in Book 187, Page 48, Maricopa County Recorder's Office, a subdivision of the NW 1/4, Section 17, T. 1 N., R. 4 E., S. 8 N., & 9 N., Maricopa County, Arizona

SITE DATA

EXISTING ZONING	R1-7
PROPOSED ZONING	R-7H
GROSS SITE AREA	9.8 AC 426,888 S.F.
NET SITE AREA	8.9 AC 387,884 S.F.
DENSITY	5.6/AC
TOTAL NO. OF LOTS	50

PARKING REQUIRED

50 UNITS x 2	100
1 GUEST PER 5 UNITS	10
1 R.V. PER 5 UNITS	10
PARKING SHOWN	
PARKING	100
GUEST PARKING	10
R.V. PARKING	10

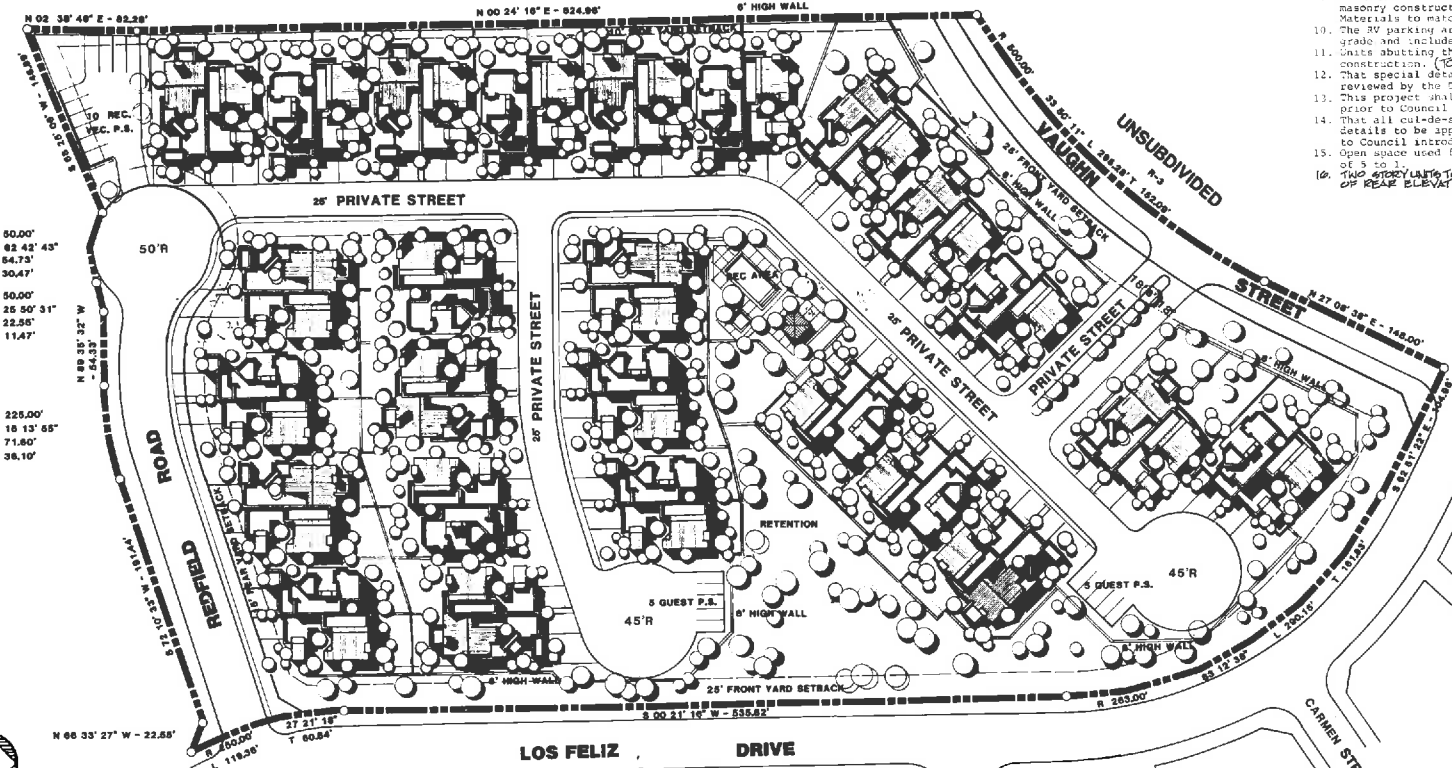
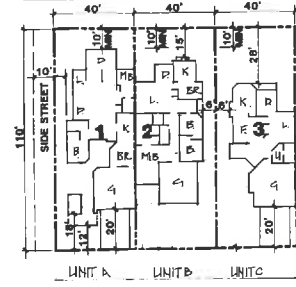
GROSS BLDG. AREA

GROSS BLDG. AREA	113,222 S.F.
SQ. FOOTAGE OF BLDG. COVERAGE	100,522 S.F. 25.9%
SQ. FOOTAGE OF DRIVEWAYS	45,234 S.F.
WALKS & PATIOS	57,404 S.F.
SQ. FOOTAGE OF STREETS & SIDEWALKS	
TOTAL COVERAGE	203,158 S.F.
SQ. FOOTAGE OF SITE IN LANDSCAPING	330,280 S.F.
AREA OF LANDSCAPING ON SITE	313,580 S.F.
AREA OF LANDSCAPING IN PUBLIC R.O.W.	16,700 S.F.

VARIANCES GRANTED

MINIMUM LOT AREA	4400
MAX. SITE BLDG. COVERAGE	85%
FRONT SETBACK	20' to 12'
REAR SETBACK	20' to 10'
STREET SIDE SETBACK	25' to 10'
SEPTIC 14' No. 4000000000	10' to 0'

TYPICAL LOTS



NORTH
1" = 50'

FINAL P.A.D.:
CAMELOT VILLAGE PARK TOWN HOMES

OWNER: MARK HANCOCK DEVELOPMENT
6808 EAST CAMELBACK RD. SCOTTSDALE, ARIZONA 941-0488

ARCHITECT: LINDEROTH ASSOCIATES
6962 EAST FIRST AVE. SCOTTSDALE, ARIZONA 941-0840

- Conditions of Approval:
- Public Works Department approval of all street dedications, alleys, easements, driveways, drainage, water and sewer construction drawings, refuse pickup, off-site improvements and bikepaths.
 - Street improvements which extend beyond the boundaries of the subdivision to a specified length be installed prior to the issuance of any occupancy permits in the subdivision.
 - Full street dedication shall be made within six months of Council approval.
 - Full street improvements on all lands covered by this request must be installed prior to the issuance of any occupancy permits for the first phase of development. Details shall be approved by the Public Works Department.
 - The south half of Vaughn Street be extended to the west to provide access to McClintock Drive with the first phase of development.
 - CSR's shall be approved by the City Attorney and Planning Department prior to recordation. A clause shall be included to require any future modifications to be approved by these same departments.
 - Refuse pickup shall be approved by the Public Works Department prior to issuance of any building permit.
 - A preliminary plan check with Building Safety shall be completed prior to Council introduction.
 - A landscape plan reflecting future grades shall be submitted with the final PAD and subdivision prior to Council action.
 - The ground floor on lots along Los Feliz shall be no higher than 2' above street grade.
 - All exterior walls fronting public streets and park shall be masonry construction with mortar wash or stucco finish. Materials to match dwelling.
 - The 50' parking area shall be depressed two feet below adjacent grade and include 8' masonry wall (5' from grade.)
 - Units abutting the east property line be limited to one-story construction. (DO NOT INCLUDE LOTS 22, 23, 42, 43 ONLY)
 - That special details for side elevations along Los Feliz be reviewed by the Design Review Board.
 - This project shall be reviewed by the Design Review Board prior to Council introduction.
 - That all cul-de-sac turning radii conform to City standards, details to be approved by the Public Works Department prior to Council introduction.
 - Open space used for retention shall be sloped at a maximum of 5:1.
 - THAT ALL UNITS TO HAVE WINDOW TREATMENT AT UPPER FLOOR OF REAR ELEVATIONS AT STREET LOCATIONS.

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