

PLANNED AREA DEVELOPMENT OVERLAY FOR CLARENDON TOWNHOMES

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

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____ BE-
FORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____
_____, WHO ACKNOWLEDGED HIMSELF TO BE THE PER-
SON 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: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

SYMI DEVELOPMENTS LLC

BY: _____ DATE _____
OWNER

LEGAL DESCRIPTION

LOTS 4, 5, 6 AND 7, BLOCK 2, OF ORTH SUBDIVISION,
ACCORDING TO THE PLAT OF RECORD IN THE OFFICE
OF THE COUNTY RECORDER OF MARICOPA COUNTY,
ARIZONA, IN BOOK 33 OF MAPS, PAGE 40.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
TEMPE ON THIS _____ DAY OF _____,
20____.

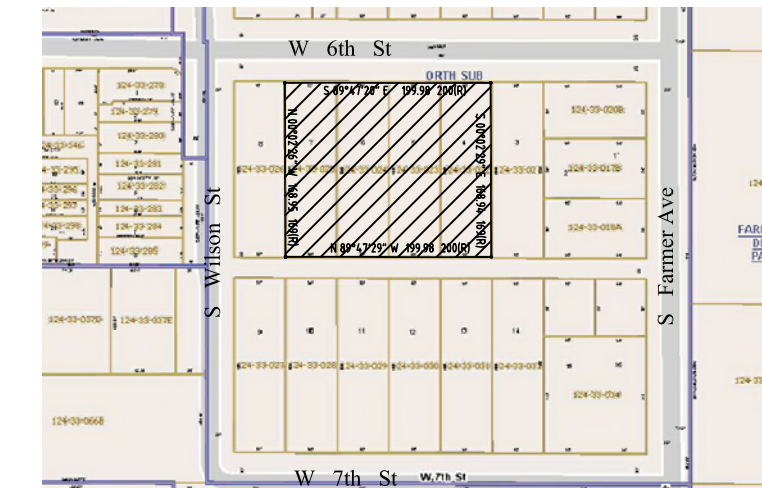
OWNER/DEVELOPER

SYMI DEVELOPMENTS LLC
IRENE CLARY
16221 N 91ST ST
SCOTTSDALE, AZ 85260
PH: 480-363-2396

PROJECT DATA

Zoning	R1-PAD, Single-Family
Gross Site Area (Includes R/W not dedicated)	33,784 Square Feet (0.7756 Acre)
Net Site Area (Excludes R/W to be dedicated)	33,784 Square Feet (0.7756 Acre)
Number of Total Lots	24
Number of Total Units	24
Number of Tracts	1
Density (DU/Acre)	31
Minimum Lot Area per Dwelling Unit (Square Feet)	
Building Height Maximum (Feet)	37 (3-Story) 48 (4-Story)
Building Height Step-Back Required Adjacent to SF or MF District	No
Maximum Lot Coverage (% of Net Site Area)	59.3%
Minimum Landscape Area (% of Net Site Area)	25%
Building Net Area (Square Feet)	56,803 sf
Lot Setback (Feet)	
Front Yard (6th St, North)	0 ft
Side (East + West)	8 ft
Rear Yard (Alley, South)	0 ft
Unit Setback (Feet)	
Front Yard (North)	0 ft
Side (East + West)	0 ft
Rear Yard (South)	0 ft
Total Parking: Cars	72 (Include 24 Guest Compact Parking at Driveway Patio)
Total Parking: Bicycles	Inside Units' Garages

SITE VICINITY MAP



CONDITIONS OF APPROVAL:

GENERAL NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES. 3-STORY UNITS WILL CONFORM 2009 IRC AND 4-STORY UNITS WILL CONFORM 2009 IBC.
- STRUCTURALLY INDEPENDENT 2-HR FIRE WALLS BETWEEN EACH UNITS WILL BE PLACED PER BUILDING SAFETY REQUIREMENT
- AUTOMATIC SPRINKLER SYSTEM IS INSTALLED FOR 4-STORY UNITS PER 2009 IBC.
- PLEASE SEE LANDSCAPE PLANS FOR LANDSCAPE DESIGN DETAILS.
- ALL NEW UTILITIES WILL BE PLACED UNDERGROUND. PLEASE SEE CIVIL DRAWINGS FOR DETAILS.
- ALL REFUSE/TRASH CONTAINERS WILL BE STORED INSIDE THE UNITS.
- ALL STORM DRAINS, SEWER LINES, WATER LINES, FIRE DEPARTMENT CONNECTION AND HYDRANTS, PROPOSED RENTION AREAS FOR 100 YEAR, AND ONE HOUR STORM WITH PRELIMINARY HYDROLOGY CALCULATIONS WILL BE SHOWN IN CIVIL DRAWING.
- ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC R18-9-E301) WHICHEVER IS APPLICABLE. PLEASE SEE CIVIL DRAWINGS FOR DETAILS.
- PLEASE SEE PHOTOMETRIC PLAN FOR LIGHTING AND ILLUMINATION DESIGN DETAILS.

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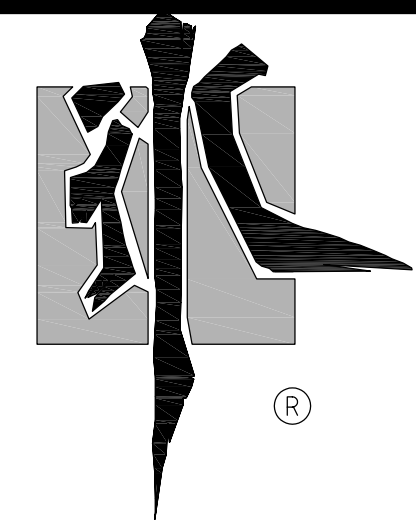
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REC13051

REC13051

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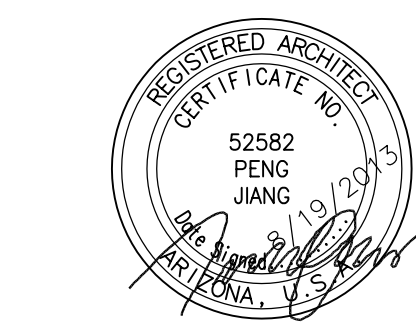
H&S International LLC.
15220 N. 78TH WAY
800 SCOTTSDALE HANGAR ONE
SCOTTSDALE, ARIZONA 85260
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Clarendon Townhomes

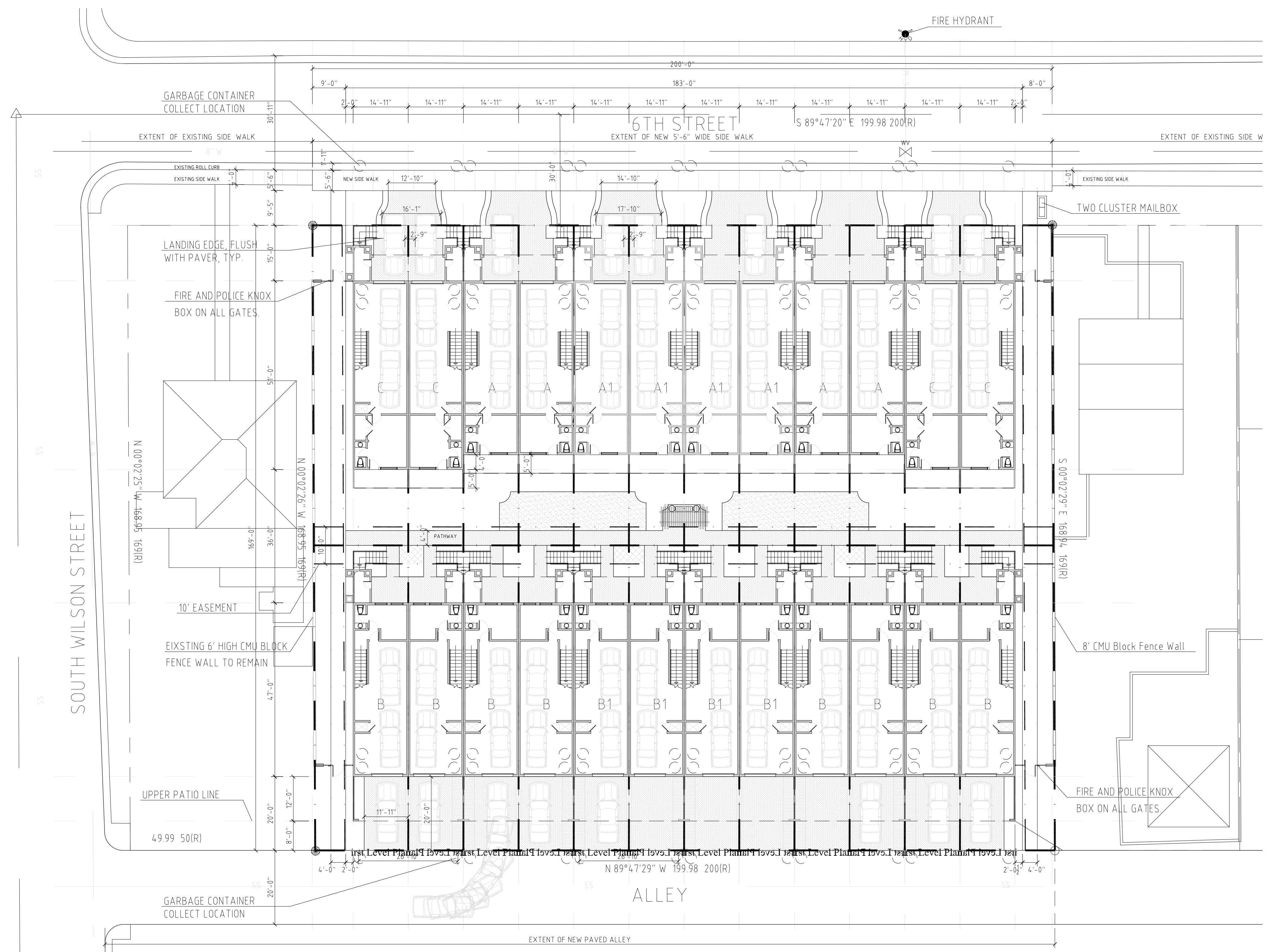
413, 417, 421, 425 W 6TH ST, TEMPE, AZ

PAD COVER SHEET



REVISION	12-02-2013
DATE	09-23-2013
PROJ. ARCHITECT	Bing Hu
PROJ. MANAGER	Peng Jiang
PROJ. NUMBER	1308
SCALE	1"=16'-0"
DRAWN BY	J. Zhang
CHECKED BY	P. Jiang
SHEET TITLE	

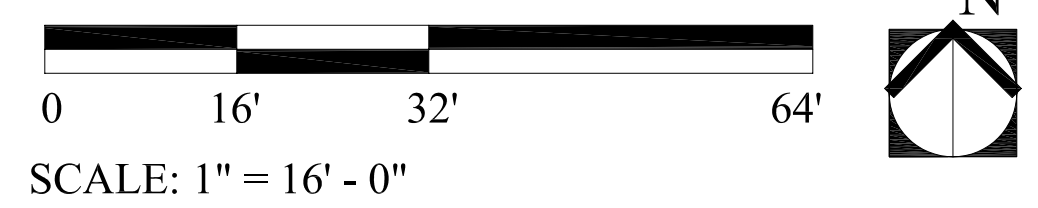
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GENERAL NOTES:

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4. PLEASE SEE LANDSCAPE PLANS FOR LANDSCAPE DESIGN DETAILS.
5. ALL NEW UTILITIES WILL BE PLACED UNDERGROUND. PLEASE SEE CIVIL DRAWINGS FOR DETAILS.
6. ALL REFUSE/TRASH CONTAINERS WILL BE STORED

- INSIDE THE UNITS.
7. ALL STORM DRAINS, SEWER LINES, WATER LINES, FIRE DEPARTMENT CONNECTION AND HYDRANTS, PROPOSED RENTION AREAS FOR 100 YEAR, AND ONE HOUR STORM WITH PRELIMINARY HYDROLOGY CALCULATIONS WILL BE SHOWN IN CIVIL DRAWING.
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 9. PLEASE SEE PHOTOMETRIC PLAN FOR LIGHTING AND ILLUMINATION DESIGN DETAILS.



GENERAL SITE PLAN

Legal Description

Lots 4, 5, 6 and 7, Block 2, of ORTH SUBDIVISION, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, in Book 33 of Maps, Page 40.

Project Team

Architect:
H & S International LLC
Attn: Bing Hu
P. O. Box 13720
Scottsdale, AZ 85267
Ph: 480-365-6898

Landscape Architect:
Vollmer & Associates
Attn: Jim Smith
1426 N 2nd St, Suite 200
Phoenix, AZ 85004
Ph: 602-358-7711

Civil Engineer:
SKG Enterprises Inc.
Attn: Michael Brungard
9260 E Raintree Dr, Suite 140
Scottsdale, AZ 85260
Ph: 480-998-5600

Land Planner:
Espiritu Loci
Attn: Trevor Barger
6625 N Scottsdale Rd, Suite E
Scottsdale, AZ 85250
Ph: 480-481-9100

Owner: Symi Developments LLC

Submitted by:
Cateclar Investments LLC
Irene Clary
16621 N 91st St
Scottsdale, AZ 85260
Ph: 480-363-2396

Project Data

	Existing/Required	Proposed
Zoning	R3, Multi-Family	R1-PAD, Single-Family
Gross Site Area (Includes R/W not dedicated)	33,784 Square Feet (0.7756 Acre)	
Net Site Area (Excludes R/W to be dedicated)	33,784 Square Feet (0.7756 Acre)	
Number of Total Lots	4	24
Number of Total Units	0	24
Number of Tracts	0	1
Density (DU/Acre)	20	31
Minimum Lot Area per Dwelling Unit (Square Feet)	2,180 sf	1,235 sf
Building Height Maximum (Feet)	30	37 (3-Story) 48 (4-Story)
Building Height Step-Back Required Adjacent to SF or MF District	No	No
Maximum Lot Coverage (% of Net Site Area)	50%	59.3%
Minimum Landscape Area (% of Net Site Area)	25%	25%
Building Net Area (Square Feet)		56,803 sf
Lot Setback (Feet)		
Front Yard (6th St, North)	20 ft	0 ft
Side (East + West)	10 ft	8 ft
Rear Yard (Alley, South)	15 ft	0 ft
Unit Setback (Feet)		
Front Yard (North)		0 ft
Side (East + West)		0 ft
Rear Yard (South)		0 ft

	Unit Building Area (Square Feet)	# OF Units	Building Height (Feet)
Unit A (3-Story)	2,103 sf	4	34
Unit A1 (4-Story)	2,804 sf	4	45
Unit B (3-Story)	2,103 sf	8	34
Unit B1 (4-Story)	2,804 sf	4	45
Unit C (3-Story)	2,282 sf	4	34

Parking Data

	Bedroom per Unit	# of Units	# of Spaces Required	
			R3 Required	R1-PAD Required
Residential	Unit A B C (3-Story): 2	16	2 per Unit, 32	2 per Unit, 48
	Unit A1 B1 (4-Story): 4	8	3 per Unit, 24	
	Guest	24	0.2 per Unit, 4.8	NS
Total Parking: Cars			R-IPAD Required	Proposed
		48 (Guest Parking Not Required)		72 (Include 24 Guest Compact Parking at Driveway Patio)
Total Parking: Bicycles		To Be Established with the PAD Overlay		Inside Units' Garages



SITE VICINITY MAP NTS

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Clarendon Townhomes
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Site Plan

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SHEET TITLE	

2nd. CITY SUBMITAL

S-101