

PLANNED AREA DEVELOPMENT OVERLAY FOR CRESCENT RIO

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

ACKNOWLEDGEMENT

ON THIS 29th DAY OF November, 2016 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JIM CAULEY, SENIOR VICE PRESIDENT CRESCENT COMMUNITIES, 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 HERETO SET MY HAND AND OFFICIAL SEAL

BY: [Signature]
NOTARY PUBLIC

May 20, 2018
MY COMMISSION EXPIRES

KRISTIN COLLIER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 2014402280
MY COMMISSION EXPIRES MAY 20, 2018

CRESCENT COMMUNITIES

BY: [Signature]

11/29/16
DATE

ITS: SENIOR VICE PRESIDENT

LEGAL DESCRIPTION

CITY-OWNED PORTION:

THAT 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 WHICH LIES BETWEEN THE NORTHERLY PROPERTY LINES OF LOTS 13E AND 14E OF STATE PLAT NO. 12 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 69 OF MAPS, PAGE 38 AND SOUTHERLY OF THE EXISTING WATER LINE EASEMENT RECORDED DOCKET 10150, PAGE 963, RECORDS OF MARICOPA COUNTY, ARIZONA AND WHICH ALSO LIES BETWEEN THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 13E AND THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 14E OF SAID STATE PLAT NO. 12 AMENDED.
EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SAID SECTION 16, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 16 BEARS NORTH 89 DEGREES 41 MINUTES 33 SECONDS EAST, A DISTANCE OF 2674.61 FEET;
THENCE NORTH 89 DEGREES 41 MINUTES 33 SECONDS EAST, ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 505.32 FEET;
THENCE NORTH 00 DEGREES 18 MINUTES 27 SECONDS WEST, DEPARTING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 40.00 FEET TO THE NORTHERLY RIGHT OF WAY OF 1ST STREET AND THE SOUTHWEST CORNER OF LOT 15E OF STATE PLAT NO. 12 AMENDED RECORDED IN BOOK 69 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE NORTH 89 DEGREES 41 MINUTES 33 SECONDS EAST, ON THE NORTHERLY RIGHT OF WAY OF 1ST STREET AND THE SOUTHERLY LINE OF LOT 15E OF SAID STATE PLAT NO. 12 AMENDED, A DISTANCE OF 100.11 FEET TO THE SOUTHWEST CORNER OF LOT 14E OF SAID STATE PLAT NO. 12 AMENDED;
THENCE NORTH 00 DEGREES 49 MINUTES 31 SECONDS WEST, DEPARTING THE NORTHERLY RIGHT OF WAY OF 1ST STREET AND ON THE WESTERLY LINE OF LOT 14E OF SAID STATE PLAT NO. 12 AMENDED, A DISTANCE OF 406.49 FEET TO THE NORTHWEST CORNER OF LOT 14E OF SAID STATE PLAT NO. 12 AMENDED AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.
THENCE CONTINUING NORTH 00 DEGREES 49 MINUTES 31 SECONDS WEST, ON THE NORTHERLY EXTENSION OF WESTERLY LINE OF LOT 14E OF SAID STATE PLAT NO. 12 AMENDED, A DISTANCE OF 58.34 FEET TO THE SOUTHERLY LINE OF THE EXISTING WATER LINE EASEMENT RECORDED DOCKET 10150, PAGE 963, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS EAST, DEPARTING THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 14E OF SAID STATE PLAT NO. 12 AMENDED AND ON SAID SOUTHERLY LINE OF THE EXISTING WATER LINE EASEMENT, A DISTANCE OF 300.24 FEET TO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 13E OF SAID STATE PLAT NO. 12 AMENDED;
THENCE SOUTH 00 DEGREES 50 MINUTES 29 SECONDS EAST, DEPARTING THE SAID SOUTHERLY LINE OF THE EXISTING WATER LINE EASEMENT AND ON THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 13E OF SAID STATE PLAT NO. 12 AMENDED, A DISTANCE OF 95.95 FEET TO THE NORTHEAST CORNER OF LOT 13E OF SAID STATE PLAT NO. 12 AMENDED;
THENCE NORTH 82 DEGREES 47 MINUTES 31 SECONDS WEST, ON THE NORTHERLY LINES OF LOT 14E AND 13E OF SAID STATE PLAT NO. 12 AMENDED, A DISTANCE OF 303.20 FEET TO THE THE NORTHWEST CORNER OF LOT 14E OF SAID STATE PLAT NO. 12 AMENDED AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.
SAID PARCEL CONTAINS 23,160 SQUARE FEET OR 0.532 ACRES, MORE OR LESS.

PRIVATELY-OWNED PORTION:

LOTS 13E AND 14E, STATE PLAT 12 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 69 OF MAPS, PAGE 38.
EXCEPT ONE-SIXTEENTH OF ALL GAS, OIL, METAL AND MINERAL RIGHTS RESERVED IN PATENT BY THE STATE OF ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SAID SECTION 16, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 16 BEARS NORTH 89 DEGREES 41 MINUTES 33 SECONDS EAST, A DISTANCE OF 2674.61 FEET;
THENCE NORTH 89 DEGREES 41 MINUTES 33 SECONDS EAST, ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 505.32 FEET;
THENCE NORTH 00 DEGREES 18 MINUTES 27 SECONDS WEST, DEPARTING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 40.00 FEET TO THE NORTHERLY RIGHT OF WAY OF 1ST STREET AND THE SOUTHWEST CORNER OF LOT 15E OF STATE PLAT NO. 12 AMENDED RECORDED IN BOOK 69 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE NORTH 89 DEGREES 41 MINUTES 33 SECONDS EAST, ON THE NORTHERLY RIGHT OF WAY OF 1ST STREET AND THE SOUTHERLY LINE OF LOT 15E OF SAID STATE PLAT NO. 12 AMENDED, A DISTANCE OF 100.11 FEET TO THE SOUTHWEST CORNER OF LOT 14E OF SAID STATE PLAT NO. 12 AMENDED AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;
THENCE NORTH 00 DEGREES 49 MINUTES 31 SECONDS WEST, DEPARTING THE NORTHERLY RIGHT OF WAY OF 1ST STREET AND ON THE WESTERLY LINE OF LOT 14E OF SAID STATE PLAT NO. 12 AMENDED, A DISTANCE OF 406.49 FEET TO THE NORTHWEST CORNER OF LOT 14E OF SAID STATE PLAT NO. 12 AMENDED;
THENCE SOUTH 82 DEGREES 47 MINUTES 31 SECONDS EAST, ON THE NORTHERLY LINES OF LOT 14E AND 13E OF SAID STATE PLAT NO. 12 AMENDED, A DISTANCE OF 303.20 FEET TO THE NORTHEAST CORNER OF LOT 13E OF SAID STATE PLAT NO. 12 AMENDED;
THENCE SOUTH 00 DEGREES 50 MINUTES 29 SECONDS EAST, ON THE EASTERLY LINE OF LOT 13E OF SAID STATE PLAT NO. 12 AMENDED, A DISTANCE OF 366.84 FEET TO THE SOUTHEAST CORNER OF LOT 13E OF SAID STATE PLAT NO. 12 AMENDED AND THE NORTHERLY RIGHT OF WAY OF 1ST STREET.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 22ND DAY OF SEPTEMBER, 2016.

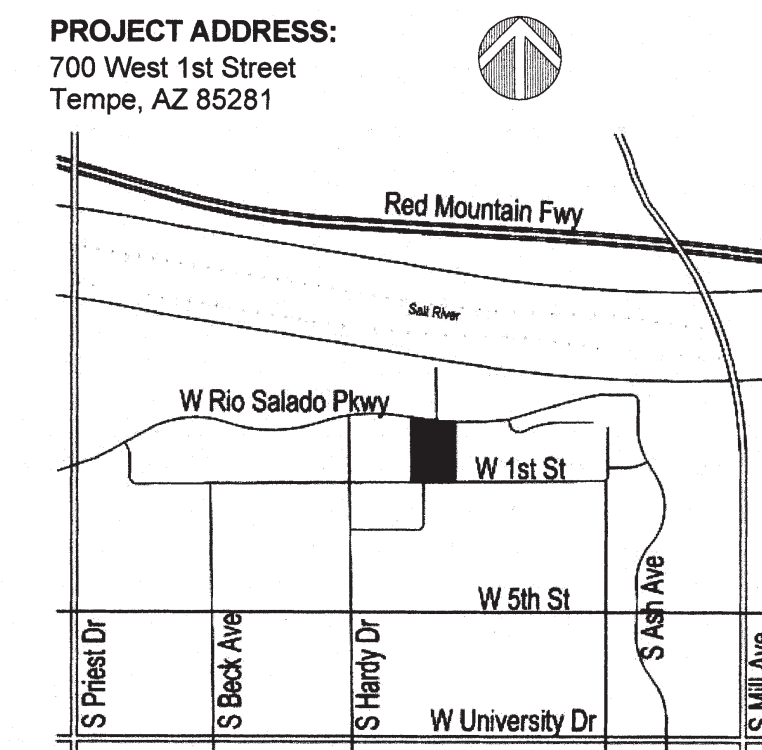
OWNER/DEVELOPER

CRESCENT COMMUNITIES
6400 S FIDDLERS GREEN CIRCLE, SUITE 1600
GREENWOOD VILLAGE, CO 80111
CONTACT: SCOTT MAKEE
PHONE: 720.360.3682
EMAIL: SMAKEE@CRESCENTCOMMUNITIES.COM
CRESCENTCOMMUNITIES.COM

PROJECT DATA

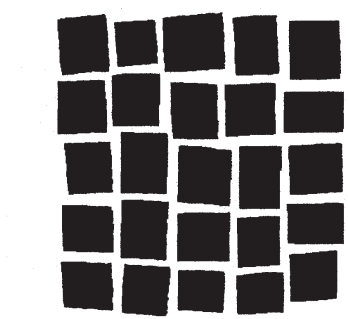
ZONING DISTRICT(S) AND OVERLAY(S)	PAD PROPOSED
MU4(PAD)(ROSD)	
GENERAL PLAN LAND USE	MIXED USE
GENERAL PLAN 2040 DENSITY	HIGH DENSITY (UP TO 65 DU/AC)
SITE AREA	139,263 SF OR 3.20 ACRES
SITE AREA TO R.O.W.	158,267 SF OR 3.63 ACRES
DWELLING QUANTITY	209 DWELLING UNITS
	Live-Work = 4
	Studio = 17
	1 Bedroom / 1 Bath = 118
	2 Bedroom / 2 Bath = 70
DENSITY	65 DU/AC
DENSITY TO R.O.W.	58 DU/AC
BUILDING HEIGHT	62'-6"
	Building height measured per IBC is 62'-0". Zoning height of 62'-6" is measured from curb to highest point of roof, including any parapet.
BUILDING LOT COVERAGE	89,410 SF BLDG. COVERAGE / 139,236 SF LOT AREA = 64% LOT COVERAGE
BLDG LOT COVERAGE TO R.O.W.	89,410 SF BLDG. COVERAGE / 158,267 SF LOT AREA = 57% LOT COVERAGE
LANDSCAPE COVERAGE	20,835 SF LANDSCAPE COVERAGE / 139,236 SF LOT AREA = 15% LANDSCAPE
LANDSCAPE COVERAGE TO R.O.W.	32,586 SF LANDSCAPE COVERAGE / 158,267 SF LOT AREA = 21% LANDSCAPE
BUILDING SETBACKS	
FRONT (North Property Line)	10'
SIDE WEST (Adjacent Parcel)	10'
SIDE EAST (Adjacent Parcel)	10'
REAR (South PL, First Street)	7'
VEHICLE PARKING QUANTITY	404 SPACES PROVIDED
	385 Structured Parking
	10 Off-Street Surface Parking
	9 On-Street Parallel Parking
	Live-Work Parking Required:
	3,909 SF of Live-Work 1 space per 300 sf = 14
	Residential Parking Required:
	Studio 17 units @ 1.0 per unit = 17
	1 Bed / 1 Bath 118 units @ 1.5 per unit = 177
	2 Bed / 2 Bath 70 units @ 2.0 per unit = 140
	Guest Parking 205 units @ 0.2 per unit = 41
	Total Parking Required: = 389
	Accessible Parking Required:
	Live-Work: 2% of 14 = 1 space (1 van)
	Resident: 2% of 334 = 7 spaces (5 + 2 van)
	Guest: 2% of 41 = 1 space (1 van)
	Total Required: = 9 spaces (5 + 4 van)
	Accessible Parking Provided:
	Live-Work = 1 space (1 van)
	Resident = 7 spaces (5 + 2 van)
	Guest = 1 space (1 van)
	Total Provided: = 9 spaces (5 + 4 van)
BICYCLE PARKING QUANTITY	248 SPACES PROVIDED
	Live-Work Parking Required:
	3,909 SF of Live-Work 1 space per 8000 sf or min. 4 spaces = 4
	Residential Bicycle Parking Required:
	Studio 17 units @ .75 per unit = 13
	1 Bed / 1 Bath 118 units @ .75 per unit = 89
	2 Bed / 2 Bath 70 units @ .75 per unit = 53
	Guest Parking 205 @ 0.2 per unit = 41
	Total Bicycle Parking Required: = 200
	First Street Bike Rack Spaces = 5
	Rio Salado Bike Rack Spaces = 8
	West Setback Bike Rack Spaces = 5
	Enclosed Common Bike Storage Room = 40
	Unit Bike Storage Racks = 190
	(All Unit Plans Except 1B-4, 2B-2, & Live-Work)
	Total Bicycle Parking Provided: = 248
USES	MULTI-FAMILY & LIVE-WORK
	Multi-Family = 249,342 Gross SF
	Live-Work = 3,909 Gross SF
	Parking Structure = 115,556 Gross SF

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PL160153

- A building permit application shall be made within two years of 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 30 days from the date of City Council approval, or the Planned Area Development Overlay, Zoning Map Amendment and General Plan Map Amendment approval shall be null and void.
- The Planned Area Development Overlay for CRESCENT RIO shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval.
- An easement on the remaining parcel(s) owned by the City of Tempe must be obtained from the City prior to submittal of construction documents for a building permit. The easement shall include a driveway to provide ingress and egress, parking, sidewalks, landscaping, irrigation and related maintenance.
- An amended Subdivision Plat is required for this development to consolidate the existing parcels, which includes the proposed city property for the purpose of developable land and density. The plat shall be recorded prior to issuance of building permits.



DAVIS PARTNERSHIP ARCHITECTS

2901 Blake Street, Suite 100
Denver, CO 80205
303.861.8555

Project No. 16504.00
Project Contact: Phil Fossen
Email: Phil.Fossen@davispartnership.com

Principal: Brit Probst

Developer

Crescent Communities

6400 S Fiddlers Green Circle,
Suite 1600
Greenwood Village, CO 80111
720.360.3685
crescentcommunities.com

Project Name

REC16093

PL160153

DS160372

CRESCENT RIO

700 WEST 1ST STREET
TEMPE, AZ 85281



Drawing Name

PAD COVER SHEET

Submission Date:

A0.01

CRESCENT RIO - PLANNED AREA DEVELOPMENT OVERLAY

DS160372

PL160153

REC16093

