

PLANNED AREA DEVELOPMENT OVERLAY FOR DORSEY LANE

A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

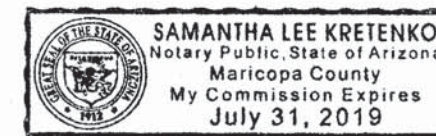
ACKNOWLEDGEMENT

ON THIS 19th DAY OF January 2017 BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED STEVEN PRITULSKY 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:  NOTARY PUBLIC

July 31, 2019
MY COMMISSION EXPIRES



WATT NEW LEAF DORSEY, LLC, BY NEW LEAF MANAGER, LLC ITS MANAGER, BY NEW LEAF COMMUNITIES, INC ITS MANAGER & MEMBER STEVEN M. PRITULSKY, PRESIDENT & DIRECTOR PAUL W. TIMM, VICE PRESIDENT

BY:  DATE: 1/19/18

LEGAL DESCRIPTION

PARCEL NO. 1:

LOTS 1 THROUGH 45, INCLUSIVE AND TRACTS A THROUGH I, INCLUSIVE, OF DORSEY CROSSING LIVE/WORK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 923 OF MAPS, PAGE 11.

PARCEL NO. 2:

THAT PORTION OF LOT 12, DORSEY CROSSING 2ND AMENDED, ACCORDING TO BOOK 250 OF MAPS, PAGE 50; AND AFFIDAVIT OF CORRECTION RECORDED IN INSTRUMENT NO. 83-143143 OF OFFICIAL RECORDS; AND IN INSTRUMENT NO. 88-382042 OF OFFICIAL RECORDS, RECORDS OF MARICOPA COUNTY, ARIZONA;

COMMENDING AT A POINT, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 1 NORTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEARS NORTH 89 DEGREES 50 MINUTES 06 SECONDS EAST, A DISTANCE OF 65 FEET AND NORTH 0 DEGREES 05 MINUTES 14 SECONDS EAST, A DISTANCE OF 55 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 06 SECONDS WEST, PARALLEL TO AND 55.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 464.33 FEET TO THE NORTHEAST CORNER OF SAID LOT 12 AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 234.74 FEET;

THENCE WEST, A DISTANCE OF 63.46 FEET;

THENCE NORTH 31 DEGREES 08 MINUTES 15 SECONDS WEST, A DISTANCE OF 46.71 FEET TO AN INSIDE CORNER POINT OF SAID LOT 12;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 194.69 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 12;

THENCE NORTH 89 DEGREES 50 MINUTES 06 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 87.50 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:

RECIPROCAL NON-EXCLUSIVE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS EASEMENT AS SET FORTH IN PLAT RECORDED AS BOOK 235 OF MAPS, PAGE 8, AND SECOND AMENDED IN BOOK 250 OF MAPS, PAGE 50, AND AN AFFIDAVIT OF CORRECTION RECORDED AS 88-382042, OF OFFICIAL RECORDS.

PARCEL NO. 4:

NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER DRIVEWAY AS SET FORTH IN EASEMENT AGREEMENT RECORDED SEPTEMBER 5, 2003 AS 2003-1248852, OF OFFICIAL RECORDS.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 31ST DAY OF JULY, 2014.

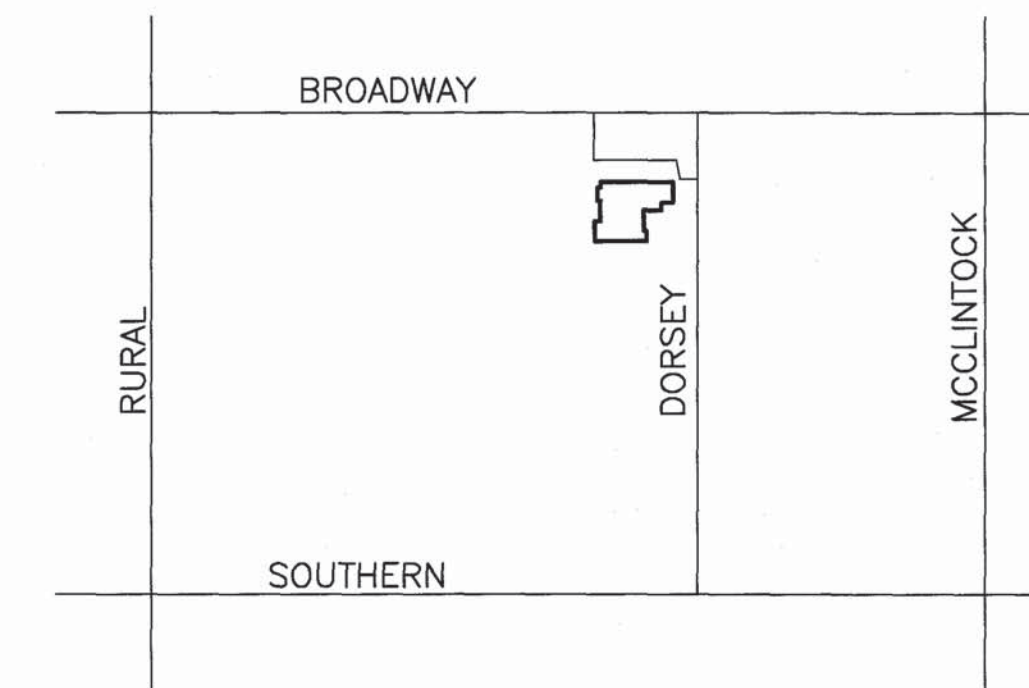
OWNER/DEVELOPER

WATT NEW LEAF DORSEY, LLC BY NEW LEAF MANAGER, LLC ITS MANAGER, BY NEW LEAF COMMUNITIES, INC ITS MANAGER & MEMBER
2716 OCEAN PARK BLVD, 2025
SANTA MONICA, CA 90405
PHONE: (480) 922-4590

PROJECT DATA

| ZONING DISTRICTS AND OVERLAYS TABLE 4-203(A) | PAD PROVIDED (PCC-2 PAD) |
|--|--------------------------------|
| GENERAL PLAN LAND USE | MIXED-USE |
| GENERAL PLAN DENSITY | MEDIUM DENSITY <15DUA |
| SITE AREA | 130,869SQFT (3.00AC) |
| DWELLING QUANTITY | 51 UNITS |
| DENSITY | 17 DUA (51 UNITS/3 AC) |
| BUILDING HEIGHT | ±36'-0" |
| BUILDING LOT COVERAGE | 30% (39,111SQFT / 130,869SQFT) |
| SITE LANDSCAPE COVERAGE | 23% (29,850SQFT / 130,869SQFT) |
| BUILDING SETBACKS | |
| FRONT: 0' | 0'-0" |
| SIDE: 0' | 0'-0" |
| REAR: 10'-0" | 10' (SOUTH) |
| VEHICLE PARKING QUANTITY | 134 SPACES PROVIDED |
| BICYCLE PARKING QUANTITY | 60 |
| USES | |
| RESIDENTIAL | 35,370SQFT |
| USE PERMITS | RESIDENTIAL IN PCC-2 ZONING |

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PL130438

- A BUILDING PERMIT APPLICATION SHALL BE MADE ON OR BEFORE JULY 31, 2016, OR THE PAD OF THE PROPERTY MAY REVERT TO THE ORIGINAL UNDERLYING ZONING. 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 THE 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 AND 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 AUGUST 30, 2014 OR THE PLANNED AREA DEVELOPMENT OVERLAY APPROVAL SHALL BE NULL AND VOID.
- THE PLANNED AREA DEVELOPMENT OVERLAY FOR DORSEY LANE TOWNHOMES 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 PAD SETBACKS FOR THE DEVELOPMENT SHALL PROVIDE 0' SETBACKS ON ALL SIDES, EXCEPT FOR THE SOUTHERN-MOST PROPERTY BOUNDARY SHALL PROVIDE A MINIMUM 10'-0" REAR YARD BUILDING SETBACK. (MODIFIED BY THE COMMISSION)
- THE PARKING IDENTIFIED IN THE PAD, SHALL PROVIDE 134 PARKING SPACES, INCLUDING 32 NON-DESIGNATED SPACES, SHALL BE PROVIDED BASED ON THE ANTICIPATED DEMAND FOR THE RATIO OF BEDROOM TYPES. THE DEVELOPMENT SHALL BE LIMITED TO 4 TWO-BEDROOM UNITS, 21 THREE-BEDROOM UNITS, AND 26 FOUR-BEDROOM UNITS, BASED ON THE POTENTIAL OF DENS CONVERTED TO BEDROOMS.

REC17126

PL130438

DS131101

DORSEY LANE
PLANNED AREA DEVELOPMENT OVERLAY

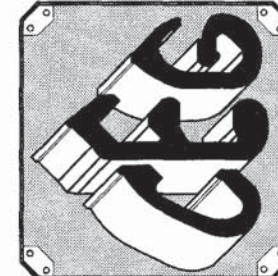
TEMPE, ARIZONA

OWNER
 WATT NEW LEAF DORSEY LLC
 2716 OCEAN PARK BLVD, 2025
 SANTA MONICA, CA 90405
 480.922.4590
 CONTACT: STEVE PRITULSKY

ENGINEER
 CEG APPLIED SCIENCES
 12409 W INDIAN SCHOOL ROAD
 AVONDALE, AZ 85392
 623.536.1993
 CONTACT: NATE COTTRELL

DRAWN BY: SMZ
 CHECKED BY: NUC
 DATE: 07/31/17
 SCALE:
 PROJECT #: 13-076
 LAST MODIFIED BY:

P.O. BOX 2368
 GLENDALE, AZ 85311
 PH: (623) 336-1993

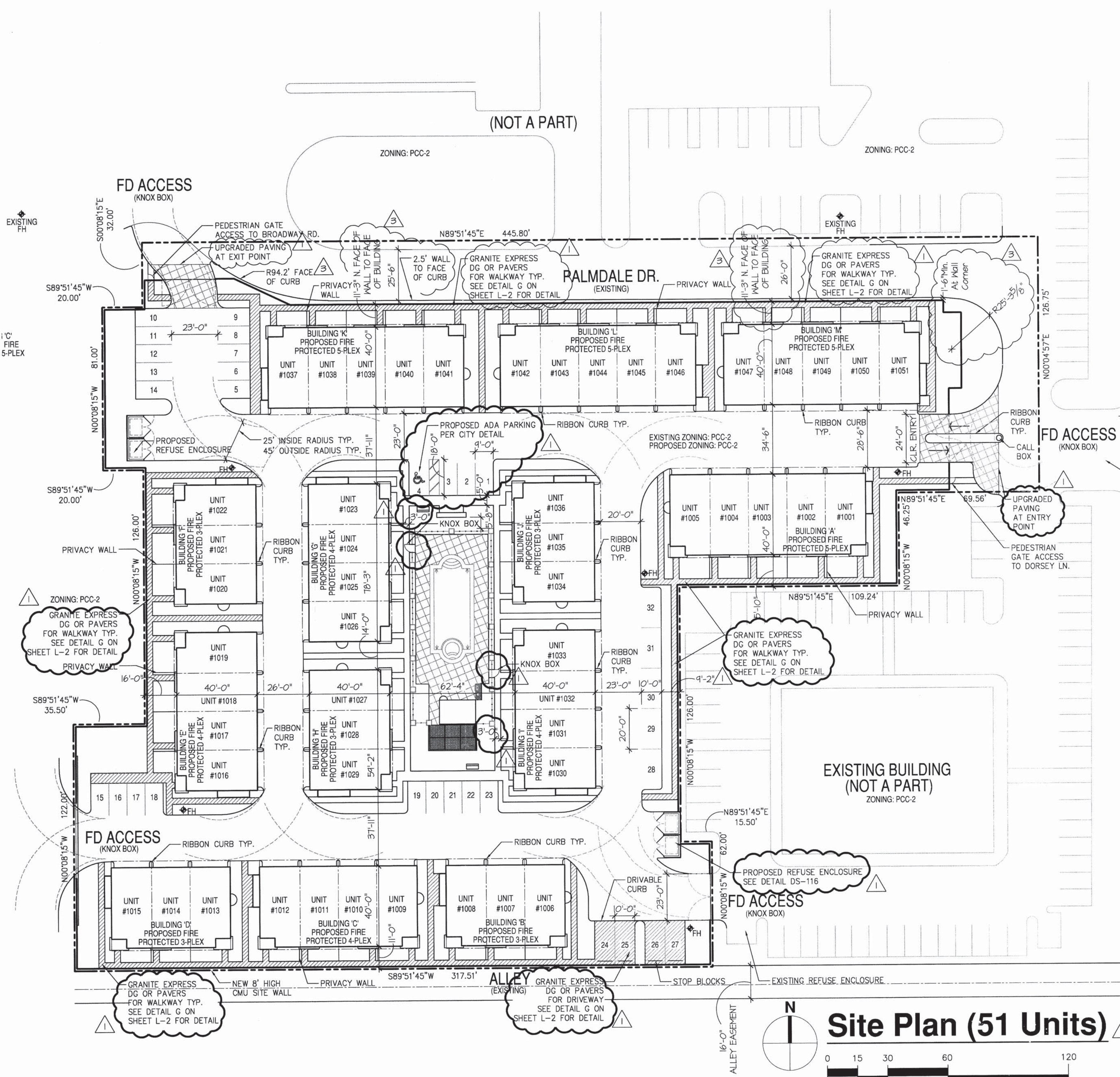
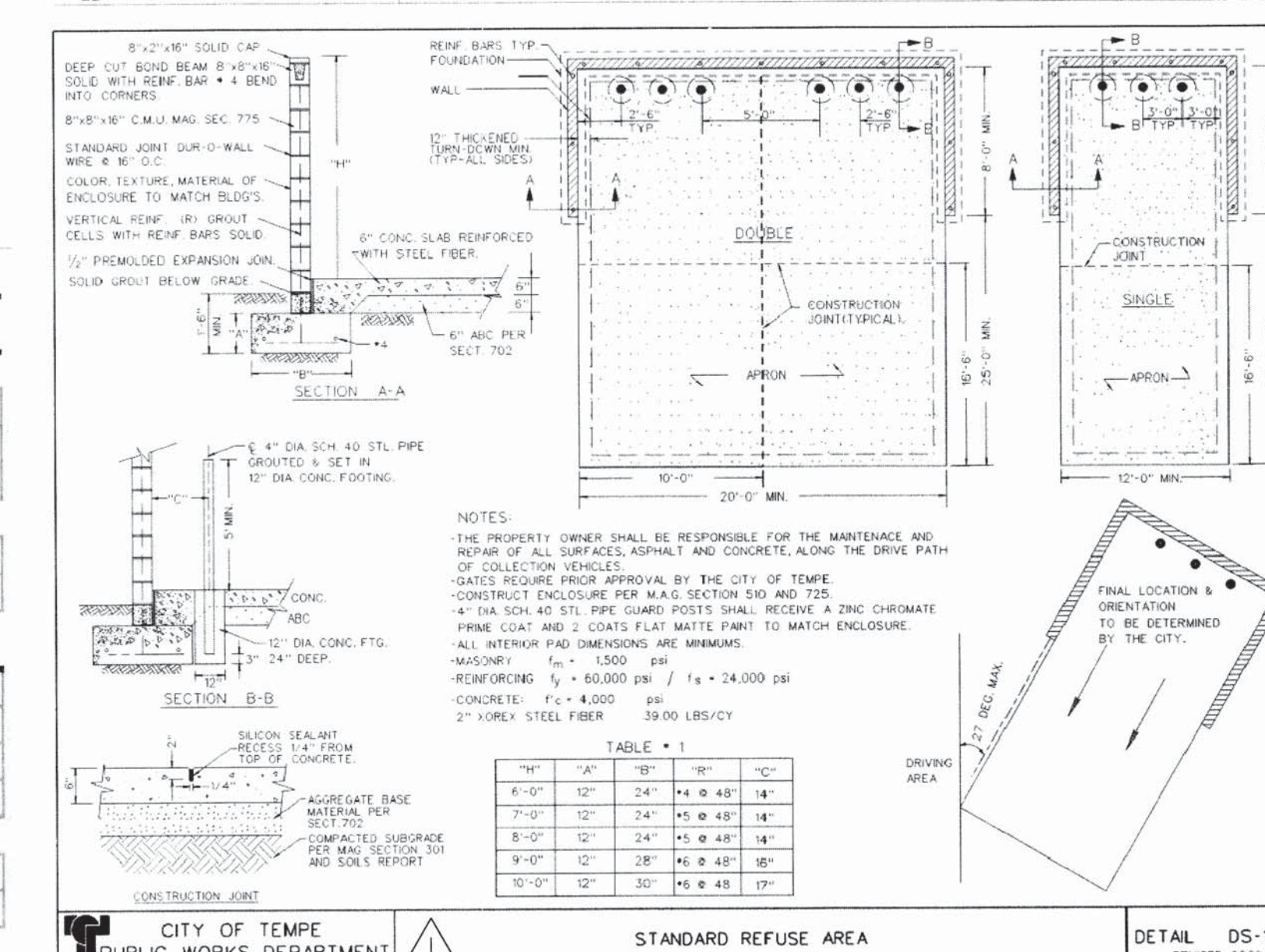
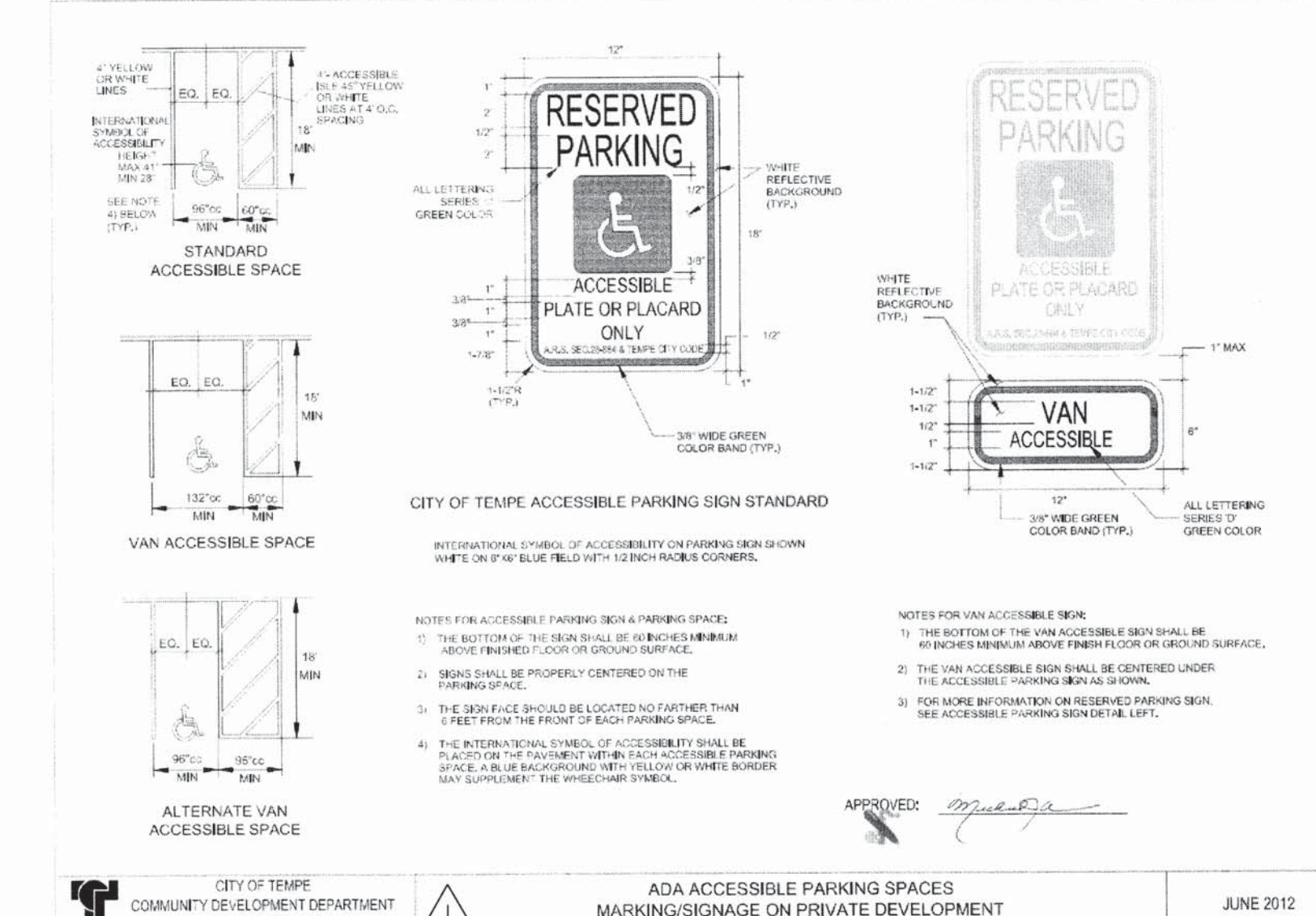


SHEET 1 OF 1
C1.01

PROJECT DATA - PROPOSED PAD DEVELOPMENT STANDARDS

| | PCC-2 ZONING DISTRICT | EXISTING PCC-2 PAD | PROPOSED PCC-2 PAD |
|---|--------------------------|----------------------------|----------------------------------|
| ZONING: | PCC-2 | PCC-2 PAD | PCC-2 PAD (amended) |
| GENERAL PLAN: PROJECTED LAND USE | Mixed-Use | Mixed-Use | Mixed-Use |
| GENERAL PLAN: PROJECTED DENSITY | Med Density <15dua | Med Density <15dua | Med Density <15dua |
| GROSS SITE AREA (INCL R/W NOT DEDICATED) | | 111,078sqft (2.55ac)* | 130,869sqft (3.00ac) |
| NET SITE AREA (EXCL R/W TO BE DEDICATED) | | 111,078sqft (2.55ac)* | 130,869sqft (3.00ac) |
| NUMBER OF TOTAL LOTS | | 53 | ±55 (TBD @ Plat filing) |
| NUMBER OF TOTAL UNITS | | 45 (7 2-br, 38 3-br) | 51 (4 2-br, 21 3-br, 26 4-br) |
| NUMBER OF TRACTS | | 9 (MCR BK 923 MAPS P11) | ±4 (TBD @ Plat filing) |
| BUILDING NET AREA (NET LEASABLE AREA) | | 87,425sqft | 83,844sqft |
| DENSITY (DUA) | 25dua (w/ use permit) | 17.6dua | 17dua (51units/3ac) |
| DENSITY (# UNITS) | 75 units (w/ use permit) | 45 units req. / 64* allow. | 51 units |
| BUILDING LOT COVERAGE | 50% | 16.8% | 30% (39,111sqft/130,869sqft) |
| BUILDING AREA (TOTAL) | | ± 87,425sqft | ± 117,386sqft |
| BUILDING AREA (3-PLEX) | | | ± 35,370sqft (5 @ ± 7,074sqft) |
| BUILDING AREA (4-PLEX) | | | ± 37,016sqft (4 @ ± 9,254sqft) |
| BUILDING AREA (5-PLEX) | | | ± 45,000sqft (4 @ ± 11,250sqft) |
| LANDSCAPE PERCENTAGE ON SITE | 15% | 16.5% | 23% (29,850sqft/130,869sqft) |
| BUILDING HEIGHT | 40' | 40'-0" (3-stories) | ± 35'-0" to ± 36'-0" (3-stories) |
| BUILDING STEPBACK | Yes | Yes | No |
| SETBACK: INTERNAL PROPERTY LINES | 20'-30' | 0'-0" | 0'-0" |
| SETBACK: PERIMETER FRONT YARD | 0'-0" | 0'-0" | 0'-0" |
| SETBACK: PERIMETER FRONT YARD PARKING | 20' | 0'-0" | 0'-0" |
| SETBACK: PERIMETER SIDE YARD | 30' | 0'-0" | 0'-0" |
| SETBACK: PERIMETER STREET SIDE YARD | 0' | -N/A- | -N/A- |
| SETBACK: PERIMETER STREET SIDE YARD PARKING | 20' | -N/A- | -N/A- |
| SETBACK: PERIMETER REAR YARD | 30' | 12'-0" | 11'-0" |

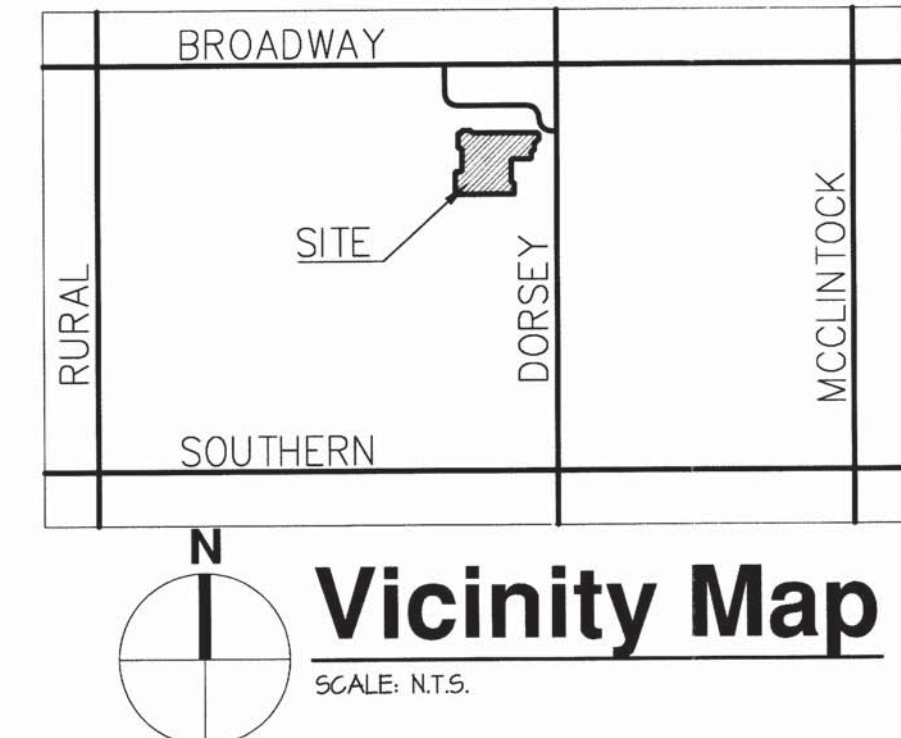
* Residential portion of prior approved PAD only (2.55 acres). Entire prior PAD encompassed larger 8.55ac area.



CONSTRUCTION INFORMATION

| BUILDING TYPE | DESCRIPTION | APPLICABLE CODE | OCCUPANCY TYPE | CONSTRUCTION TYPE | SPRINKLER TYPE | AREA ALLOWED | HEIGHT ALLOWED | STORIES ALLOWED |
|----------------------------|---------------|-----------------|-----------------------|-------------------|----------------|--------------|----------------|-----------------|
| TOWNHOUSE 5 PLEX (3 STORY) | SINGLE FAMILY | IBC 2009 | RESIDENTIAL GROUP P-2 | VB | YES | 11,250 SF | 40'-0" | 3 STORIES |
| TOWNHOUSE 4 PLEX (3 STORY) | SINGLE FAMILY | IBC 2009 | RESIDENTIAL GROUP P-2 | VB | YES | 9,254 SF | 40'-0" | 3 STORIES |
| TOWNHOUSE 3 PLEX (3 STORY) | SINGLE FAMILY | IBC 2009 | RESIDENTIAL GROUP P-2 | VB | YES | 7,074 SF | 40'-0" | 3 STORIES |

* UL = UNLIMITED



PROPOSED PAD PARKING DATA*

| VEHICLE PARKING | UNIT TYPE | # UNITS | REQUIRED |
|-----------------|-----------------|------------------------|------------|
| RESIDENTIAL | 2-br (2/unit) | 7 | 14 |
| | 3-br (2.5/unit) | 44 | 110 |
| | guest (.2/unit) | 51 | 10.2 |
| | | TOTAL REQUIRED: | 134 |
| | | TOTAL PROVIDED: | 134 |

| BICYCLE PARKING (Bicycle Commute Area) | UNIT TYPE | # UNITS | REQUIRED |
|--|-----------------|------------------------|-----------|
| RESIDENTIAL | 2-br (.75/unit) | 7 | 5.25 |
| | 3-br (1/unit) | 44 | 33 |
| | guest (.2/unit) | 51 | 10.2 |
| | | TOTAL REQUIRED: | 48 |
| | | TOTAL PROVIDED: | 48 |

* Using prior PAD Ratios - standard ordinance requirements.



ISSUE DATE: 08.26.14
 REVISIONS: NONE
 SHEET NO. 10 OF 10
 PROJECT NO. 12-91-15

WATT COMMUNITIES
 OF ARIZONA
 A Watt-Now Real Estate Venture

Dorsey Lane Condominiums
 New Leaf Communities
 2090 South Dorsey Lane
 Tempe, Arizona 85282

BSB DESIGN
 www.bsbdesign.co
 6125 E. Indian School Road
 Scottsdale, Arizona 8
 480 663 2100

JOB NO: 04P19057 PROJ: IER CHECK
 DRAWN: ER
 SITE PLAN
 VICINITY MAP
 PROJECT INFO

A1.0.1

3rd City of Tempe Submittal - 01.09.15
 RA150483
 DS131101
 2090 S DORSEY LN