

PLANNED AREA DEVELOPMENT OVERLAY FOR JEFFERSON TOWN LAKE

A PORTION OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS 20 DAY OF MAY, 2015 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED TODD BOWDEN, 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: [Signature] NOTARY PUBLIC MY COMMISSION EXPIRES

JEFFERSON TOWN LAKE APARTMENTS, LLC A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature] OWNER DATE 5/20/16



LEGAL DESCRIPTION

PARCEL NO. 1
LOT 3, PLAYA DEL NORTE, ACCORDING TO BOOK 685 OF MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2
PERPETUAL NON-EXCLUSIVE EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS; AND PEDESTRIAN SIDEWALK; AND TEMPORARY NON-EXCLUSIVE EASEMENTS FOR MARKETING AND SIGN; AND VEHICULAR INGRESS AND EGRESS, PARKING OF CONSTRUCTION VEHICLES, FABRICATION AND STORAGE OF BUILDING MATERIALS, ALL AS CREATED BY INSTRUMENT RECORDED IN DOCUMENT NO. 2004-1165062 OF OFFICIAL RECORDS; AND RE-RECORDED IN DOCUMENT NO. 2004-1260419 OF OFFICIAL RECORDS; AND THEREAFTER FIRST AMENDMENT RECORDED IN DOCUMENT NO. 2007-127042 OF OFFICIAL RECORDS, OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3
LOT 3A, PLAYA DEL NORTE, ACCORDING TO BOOK 685 OF MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 8TH DAY OF JANUARY 2015.

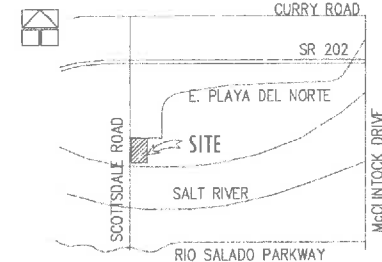
OWNER/DEVELOPER

JEFFERSON TOWN LAKE APARTMENTS, LLC
12250 EL CAMINO REAL, SUITE 380
SAN DIEGO, CA 92130
PH: 858-369-5676
CONTACT: HEIDI MATHER

PROJECT DATA

MU-4 PAD R50D (RIO SALADO OVERLAY DISTRICT)	PAD PROVIDED
GENERAL PLAN LAND USE	MIX-USE HIGH
GENERAL PLAN DENSITY	
SITE AREA	70,583 SQ.FT. 1.62 ACRES
DWELLING QUANTITY	
STUDIO	41
1 BEDROOM	113
2 BEDROOM	90
TOTAL	244
DENSITY (DU/ACRE)	151
BUILDING HEIGHT	85 FT
BUILDING LOT COVERAGE	83.5 %
LANDSCAPE AREA (% OF NET AREA)	
ON-SITE GROUND	4.9 %
ON-SITE DECK	2.9 %
TOTAL	7.8 %
BUILDING SETBACKS	
FRONT (NORTH)	0 FT
SIDE (EAST)	0 FT
SIDE (WEST)	0 FT
REAR (SOUTH)	0 FT
VEHICLE PARKING REQUIRED	432
VEHICLE PARKING PROVIDED	439
ACCESSIBLE PARKING REQUIRED (2%)	9
ACCESSIBLE PARKING PROVIDED	10
BICYCLE PARKING REQUIRED	244
BICYCLE PARKING PROVIDED	244
USES	
GARAGE (S-2)	177,189 SQ.FT.
RESIDENTIAL (R-2)	238,190 SQ.FT.
REC (A-3)	2,795 SQ.FT.
FITNESS (A-3)	1,594 SQ.FT.
LEASING (B)	2,685 SQ.FT.
ROOF DECK (B)	746 SQ.FT.

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD14013

- EXCEPT AS MODIFIED BY CONDITIONS, DEVELOPMENT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE JEFFERSON TOWN LAKE SITE PLAN, FLOOR PLANS, AND BUILDING ELEVATIONS (RENDERINGS) DATED JANUARY 8, 2015, AND LANDSCAPE PLAN DATED DECEMBER 17, 2014.
- 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 SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM. BY SIGNING THE FORM, THE OWNER VOLUNTARILY WAIVES 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 FEBRUARY 9, 2015, OR THE PAD APPROVAL SHALL BE NULL AND VOID.
- THE PLANNED AREA DEVELOPMENT OVERLAY FOR JEFFERSON TOWN LAKE 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.
- AN AMENDED SUBDIVISION PLAT IS REQUIRED FOR THIS DEVELOPMENT AND SHALL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PRIOR TO SUBMITTAL OF THE FIRST BUILDING PERMIT, THE DEVELOPER MUST RECEIVE APPROVAL OF THE FINAL TRAFFIC IMPACT STUDY FROM THE PUBLIC WORKS DEPARTMENT.
- PRIOR TO SUBMITTAL OF THE FIRST BUILDING PERMIT APPLICATION, THE APPLICANT SHALL PROVIDE EVIDENCE THAT THE 'NO RESIDENTIAL USE' RESTRICTION ON LOT 3A OF THE FINAL PLAT OF PLAYA DEL NORTE HAS BEEN REMOVED. THE RESTRICTION IS IDENTIFIED AS NO. 9 IN BUREAU OF LAND MANAGEMENT (BLM) PATENT A2-02-97-0005 BETWEEN THE BLM AND CITY OF TEMPE.
- NEW CONSTRUCTION SHALL BE SOUND MITIGATED RESULTING WITH INDOOR NOISE LEVELS NOT EXCEEDING A DECIBEL DAY NIGHT-LEVEL (DNL) OF 45 DECIBELS.
- BUILDING PLANS SUBMITTED FOR COMPLIANCE REVIEW TO THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE SEALED AND SIGNED BY AN ENGINEER LICENSED IN ARIZONA WITH A PROFICIENCY IN SOUND MITIGATION OR NOISE CONTROL. THE ENGINEER SHALL NOTE ON THE BUILDING PLANS THAT THE BUILDING DESIGN IS CAPABLE OF ACHIEVING THE REQUIRED NOISE LEVEL REDUCTION.
- THE PROPERTY OWNER SHALL RECORD A NOTICE TO PROSPECTIVE PURCHASERS OF PROXIMITY TO AIRPORT IN ORDER TO DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF PHOENIX SKY HARBOR INTERNATIONAL AIRPORT TO FUTURE OWNERS OR TENANTS OF THE PROPERTY.
- THE DEVELOPER SHALL PROVIDE VEHICLE PARKING EQUAL TO OR GREATER THAN 432 SPACES.
- OWNER WILL NOT RENT BY THE BED OR BEDROOM.
- OWNER WILL NOT ACCEPT CO-SIGNERS FOR LESSEES WHO ARE UNDER 21 YEARS OF AGE.

JEFFERSON
TOWN LAKE
909 E. PLAYA DEL NORTE DRIVE
TEMPE, ARIZONA

REC14040



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PAD14013

DS140589

DATE: APRIL 28, 2016 ORB# 13-223

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COVER SHEET

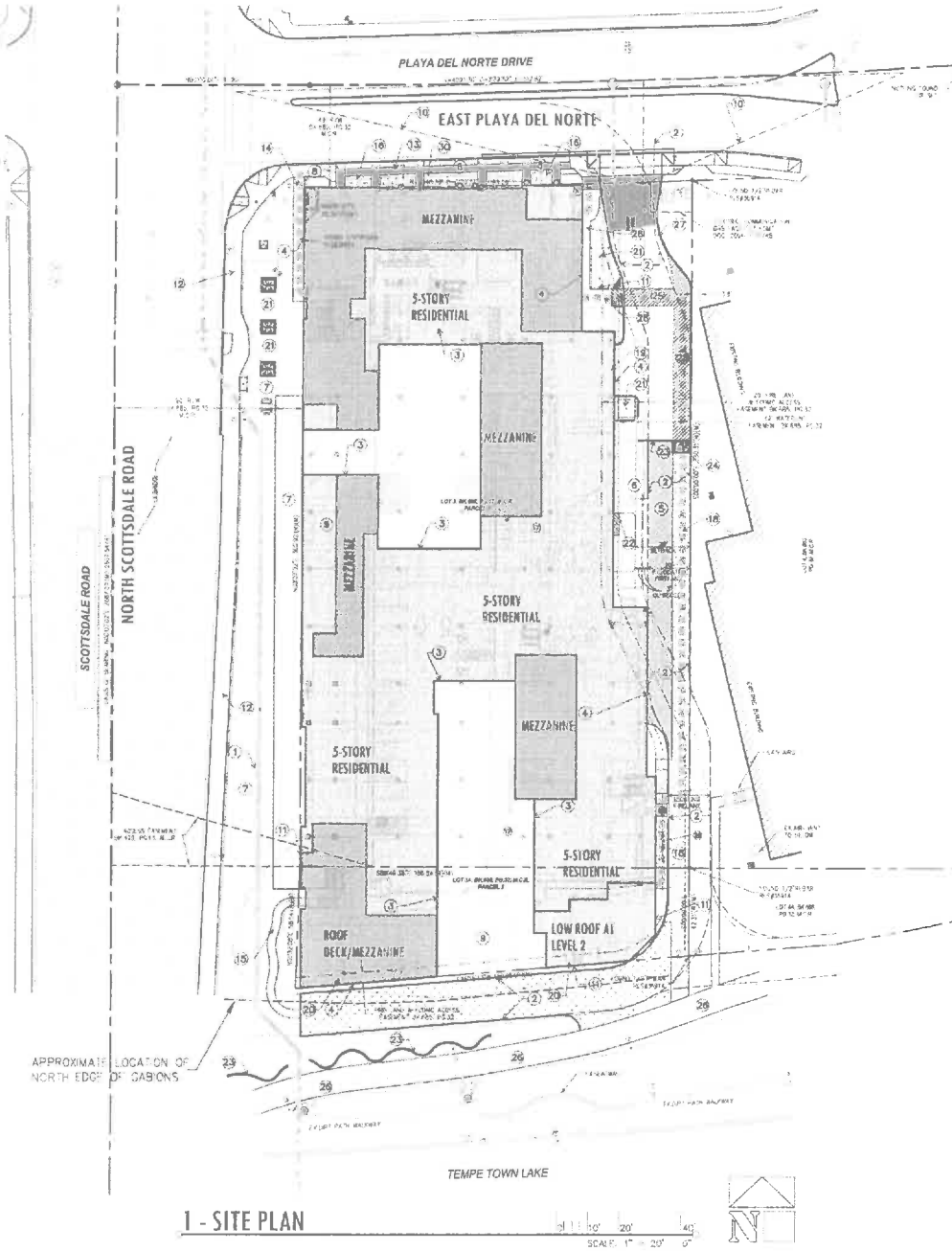
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PLANNED AREA DEVELOPMENT OVERLAY FOR JEFFERSON TOWN LAKE

**JEFFERSON
TOWN LAKE**
909 E. PLAYA DEL NORTE DRIVE
TEMPE, ARIZONA



I - SITE PLAN

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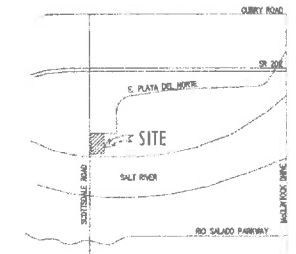
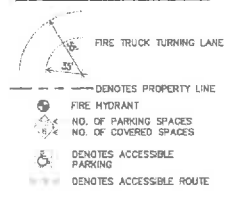
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PROJECT DATA	MU-4	EXISTING ENTITLED PAD06003	PAD PROPOSED
GENERAL PLAN LAND USE	MIX-USE	MIX-USE	MIX-USE
GENERAL PLAN DENSITY	HIGH	HIGH	HIGH
SITE AREA		64,512 SQ.FT. 1.481 ACRES	70,583 SQ.FT. 1.62 ACRES
DWELLING QUANTITY			
STUDIO		-	41
1 BEDROOM	N/A	38	113
2 BEDROOM		148	90
3 BEDROOM		10	-
TOTAL		196	244
DENSITY (DU/ACRE)	NO STANDARD	132	151
BUILDING HEIGHT	NO STANDARD	272 FT	85 FT
BUILDING LOT COVERAGE	NO STANDARD	65 %	83.5 %
LANDSCAPE AREA (% OF NET AREA)			
ON-SITE GROUND		36 %	4.9 %
ON-SITE DECK	NO STANDARD	29 %	2.9 %
TOTAL		65 %	7.8 %
BUILDING SETBACKS			
FRONT (NORTH)	NO STANDARD	0 FT	0 FT
SIDE (EAST)		0 FT	0 FT
SIDE (WEST)		0 FT	0 FT
REAR (SOUTH)		0 FT	0 FT
VEHICLE PARKING REQUIRED	N/A	417	432
VEHICLE PARKING PROVIDED		417	439
BICYCLE PARKING REQUIRED	N/A	189	244
BICYCLE PARKING PROVIDED		192	244
USES			
GARAGE (S-2)	N/A	160,072 SQ.FT.	179,142 SQ.FT.
RESIDENTIAL (R-2)		252,316 SQ.FT.	238,190 SQ.FT.
REC (A-3)			2,785 SQ.FT.
FITNESS (A-3)			1,594 SQ.FT.
LEASING (B)			2,685 SQ.FT.
ROOF DECK (B)		412,388 SQ.FT.	1,009 SQ.FT.
TOTAL		824,776 SQ.FT.	425,405 SQ.FT.

KEYNOTES - SITE PLAN

- RELOCATED 30" WATER LINE. SEE CIVIL DRAWINGS.
- NEW FIRE LANE & WATER LINE EXISTENCE LOCATIONS.
- OUTLINE OF BUILDING LEVELS ABOVE.
- OUTLINE OF CONCRETE PODIUM DECK ABOVE.
- HATCH INDICATES AREA OF SYNTHETIC TURF - SURFACE RATED FOR FIRDLANE. SEE -- LANDSCAPE PLANS.
- ENCLOSED REFUSE CONTAINER STORAGE.
- LANDSCAPE B.O.W.
- STREETSCAPE FRONTAGE AREA.
- AREA OF POOL AT "G" LEVEL.
- SITE VISIBILITY TRIANGLE (25 MPH -- 41' BACK OF CURB).
- SITE / BUILDING LIGHTING -- REFER TO ELECTRICAL PLANS.
- EXISTING 8' SIDEWALK ON SCOTTSDALE ROAD.
- NEW HARDSCAPE AT PLAYA DEL NORTE TO HAVE 6' MIN SIDEWALK.
- NEW 5' SIDEWALK CONNECTING TO PUBLIC WALK.
- NEW 4' SIDEWALK CONNECTING TO TEMPE TOWN LAKE.
- BICYCLE PARKING AT PLAYA DEL NORTE FRONTAGE (12 TOTAL SPACES).
- BICYCLE PARKING AT "G" LEVEL. SEE BUILDING PLANS.
- HATCH INDICATES CONC. SIDEWALK RATED FOR FIRELANE.
- NIGHT TIME ROLL-UP VEHICULAR GATE.
- CONC. STAIR TO GRADE @ "G" LEVEL, LAKE FRONT UNITS.
- LOCATION OF ELECTRICAL SWITCHING CABINETS/TRANSFORMERS.
- GAS METER LOCATION.
- ROLL CURB FOR FIRE DEPARTMENT ACCESS -- SEE LANDSCAPE.
- ACCESSIBLE RAMP.
- ACCESSIBLE PATH.
- EXISTING SIDEWALK.
- SPECIALTY PAVING AT VEHICLE ENTRY -- REFER TO HARDSCAPE PLANS.
- 8" WIDE SIDEWALK.
- 8" WIDE SIDEWALK.
- OVERHEAD SHADE STRUCTURE.
- RETAINING WALL TO MATCH EXISTING WALLS ALONG TOWN LAKE.

LEGEND



VICINITY MAP
NOT TO SCALE

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DATE: APRIL 28, 2015 ORB # 13-223

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SITE PLAN