

PLANNED AREA DEVELOPEMENT OVERLAY FOR KENNETH PLACE TOWNHOMES

A PORTION OF KENNETH PLACE, AS RECORDED IN BOOK 51 OF MAPS, PAGE 28, RECORDS OF MARICOPA COUNTY, LOCATED IN THE SOUTHWEST QUARTER SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT:

ON THIS 13th DAY OF February, 2015 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED NEIL TANG, 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.

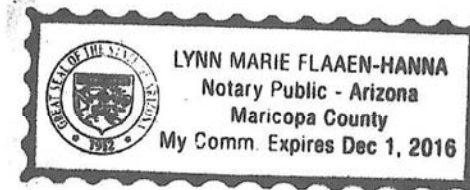
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: Lynn Marie Flaen-Hanna 1 December 2016
NOTARY PUBLIC MY COMMISSION EXPIRES

KENNETH PLACE, LLC, AN ARIZONA LIABILITY COMPANY

BY: [Signature] DATE: 2/13/15

ITS: MANAGER/MEMBER



LEGAL DESCRIPTION:

PARCEL NO. 1:

THE SOUTH HALF OF LOT 2, KENNETH PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, AS RECORDED IN BOOK 51 OF MAPS, PAGE 26.

PARCEL NO. 2:

THE NORTH HALF OF LOT 3 KENNETH PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, AS RECORDED IN BOOK 51 OF MAPS, PAGE 26.

EXCEPT THE WEST 7.5 FEET THEREOF.

APPROVALS:

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE, ARIZONA ON THIS 13th DAY OF FEBRUARY, 2015.

BY: [Signature] 2-13-2015
ZONING ADMINISTRATOR DATE

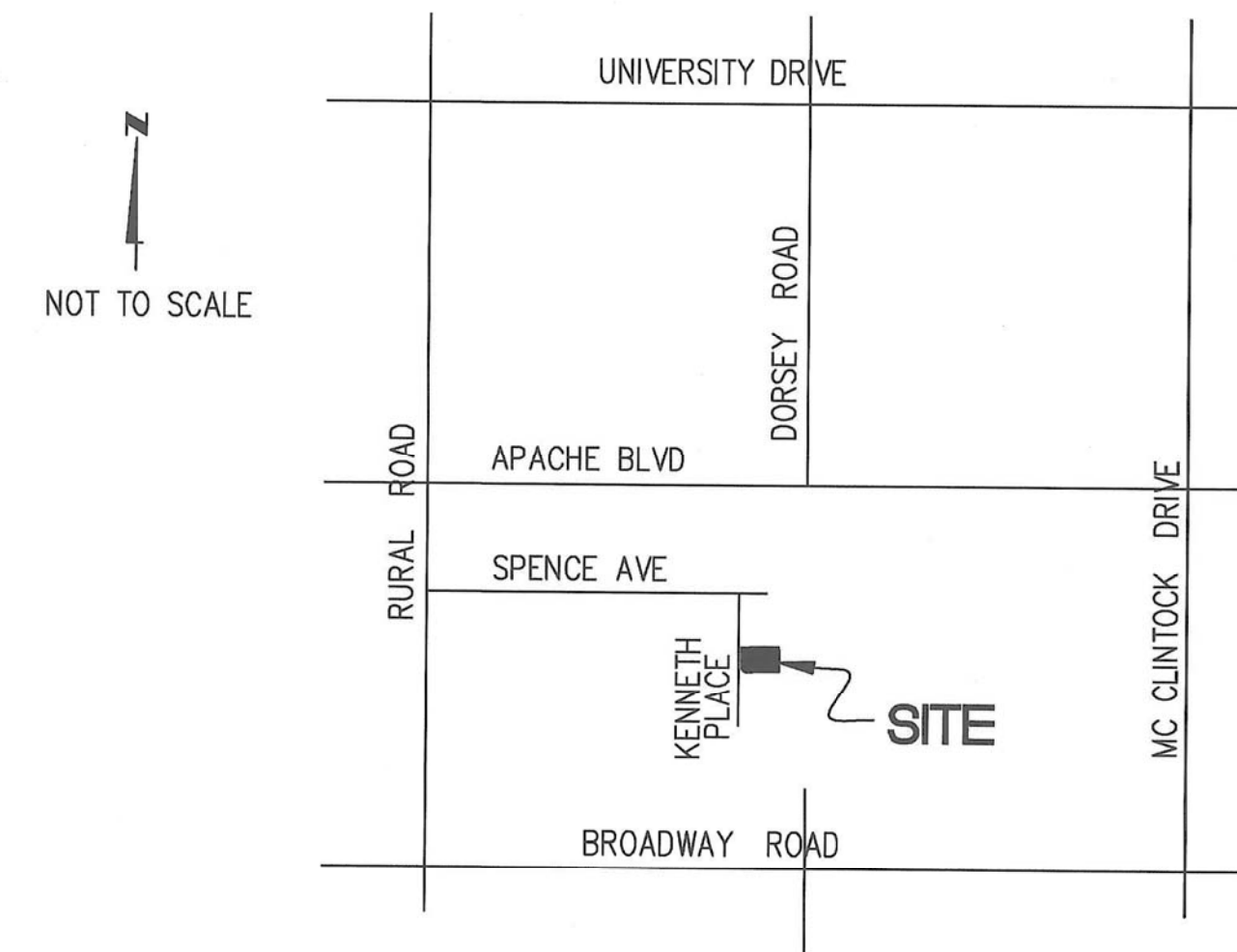
OWNER/DEVELOPER:

KENNETH PLACE, LLC
8840 EAST CHAPARRAL ROAD #185
SCOTTSDALE, AZ 85250

DEVELOPEMENT STANDARDS:

ZONING DISTRICT AND OVERLAY TABLE 4-202A	PAD PROVIDED
GENERAL PLAN USE	RESIDENTIAL - MEDIUM TO HIGH DENSITY
GENERAL PLAN DENSITY	UP TO 25 DU/AC
SITE AREA (SQFT) - GROSS	16,814 (0.387 ACRES)
SITE AREA (SQFT) - NET	16,395 (0.376 ACRES)
MINIMUM LOT AREA PER DWELLING UNIT (SQFT)	1,170
DWELLING QUANTITY	8
DENSITY (DU/AC)	21
BUILDING HEIGHT MAXIMUM (FEET) [EXCEPTION, SEE SECTION 4-205(A)]	30
BUILDING STEP-BACK REQUIRED ADJACENT TO SF OR MF DISTRICT, [SECTION 4-404, BUILDING HEIGHT STEP-BACK]	YES
MAXIMUM LOT COVERAGE DEVELOPMENT LOT COVERAGE (% OF NET SITE AREA)	51
INDIVIDUAL LOT COVERAGE (% OF NET SITE AREA)	100
SITE LANDSCAPE COVERAGE (% OF NET SITE AREA)	22
SETBACKS (FEET) [SETBACK EXCEPTIONS, SEE SECTION 4-205(B)]	
DEVELOPMENT SETBACKS (FEET)	
FRONT (WEST SIDE OF KENNETH PLACE)	13
SIDE (NORTH)	5
SIDE (SOUTH)	5
REAR (EAST)	10
INDIVIDUAL LOT SETBACKS (FEET)	
FRONT (NORTH & SOUTH) BUILDING WALLS	0
OPEN STRUCTURES (E.G. PORCH, TRELIS, PATIO WALL)	0
SIDE (EAST & WEST) BUILDING WALLS	0
PORCH, BALCONY, PATIO WALL	0
COMMON WALLS	0
REAR (NORTH & SOUTH-CONTIGUOUS TO COMMON DRIVE) BUILDING WALL, PORCH, BALCONY, OR PATIO WALL	0
COMMON WALLS	0
VEHICLE PARKING QUANTITY	16
BICYCLE PARKING QUANTITY	8
USES	RESIDENTIAL

VICINITY MAP:



CONDITIONS OF APPROVAL:

- A BUILDING PERMIT APPLICATION SHALL BE MADE ON OR BEFORE FEBRUARY 12, 2016, 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 MARCH 12, 2015, OR THE ZONING MAP AMENDMENT AND PLANNED AREA DEVELOPMENT APPROVAL SHALL BE NULL AND VOID.
- AN ENCRoACHMENT PERMIT MUST BE OBTAINED FROM THE ENGINEERING DEPARTMENT PRIOR TO SUBMITTAL OF CONSTRUCTION DOCUMENTS FOR BUILDING PERMIT. THE LIMITATIONS OF THIS ENCRoACHMENT INCLUDE:
 - A MINIMUM CLEAR DISTANCE OF TWENTY-FOUR (24) FEET BETWEEN THE SIDEWALK LEVEL AND ANY OVERHEAD STRUCTURE, AND
 - ANY OTHER REQUIREMENTS DESCRIBED BY THE ENCRoACHMENT PERMIT OR THE BUILDING CODE.
- THE PLANNED AREA DEVELOPMENT FOR KENNETH PLACE 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.
- AN AMENDED SUBDIVISION PLAT IS REQUIRED FOR THIS DEVELOPMENT AND SHALL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- THE SUBDIVISION PLAT SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE THROUGH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT ON OR BEFORE DECEMBER 4, 2015. FAILURE TO RECORD THE PLAT WITHIN ONE YEAR OF CITY COUNCIL APPROVAL, SHALL MAKE THE PLAT NULL AND VOID.
- ALL PROPERTY CORNERS SHALL BE SET AND VERIFIED WITH STAFF UPON FINAL RECORDATION OF THE SUBDIVISION PLAT, NO LATER THAN THREE (3) MONTHS FROM THE DATE OF COUNTY RECORDATION OR AS DETERMINED BY STAFF.

CALL TWO WORKING DAYS BEFORE YOU DIG
CALL FOR THE BLUESTAKES
263-1100
BLUE STAKE CENTER
CALL COLLECT

DSN	DESCRIPTION	DATE
08S	FIRST DRAFT - CITY OF TEMPE SUBMITTAL	11/22/13
08S	FINAL DRAFT - CITY OF TEMPE SUBMITTAL	12/06/13
08S	FINAL DRAFT - CITY OF TEMPE SUBMITTAL	07/07/14
08S	FINAL DRAFT - CITY OF TEMPE PERMIT SUBMITTAL	06/11/14
08S	FINAL DRAFT - CITY OF TEMPE SUBMITTAL	08/18/14
08S	FINAL DRAFT - CITY OF TEMPE SUBMITTAL	11/16/14
08S	FINAL DRAFT - CITY OF TEMPE SUBMITTAL	01/12/15
08S	FINAL DRAFT - CITY OF TEMPE SUBMITTAL	02/12/15

55LAZ@COX.NET
(480) 225-4920

CIVIL - STRUCTURAL
S S E

RESIDENTIAL - COMMERCIAL
11826 NORTH WINCHESTER DRIVE
FOUNTAIN HILLS, ARIZONA 85269

CIVIL ENGINEER

PROJECT MANAGER
CLINT SCHERF (480) 225-4920

PLANNED AREA DEVELOPMENT
OVERLAY

FOR
KENNETH PLACE TOWNHOMES
1425 & 1419 SOUTH KENNETH PLACE - TEMPE, ARIZONA

SCALE:	N.T.S.
PROJECT No.	SSE-199-2012
SHEET:	PAD 1

REC14056

PAD14018

DS130863

PROJECT INFO - PLEASE CONTACT PROJECT MANAGER CLINT SCHERF (480) 225-4920



project data

PROJECT NAME & ADDRESS
 KENNETH PLACE LLC
 1525 SOUTH KENNETH PLACE
 TEMPE, AZ 85281

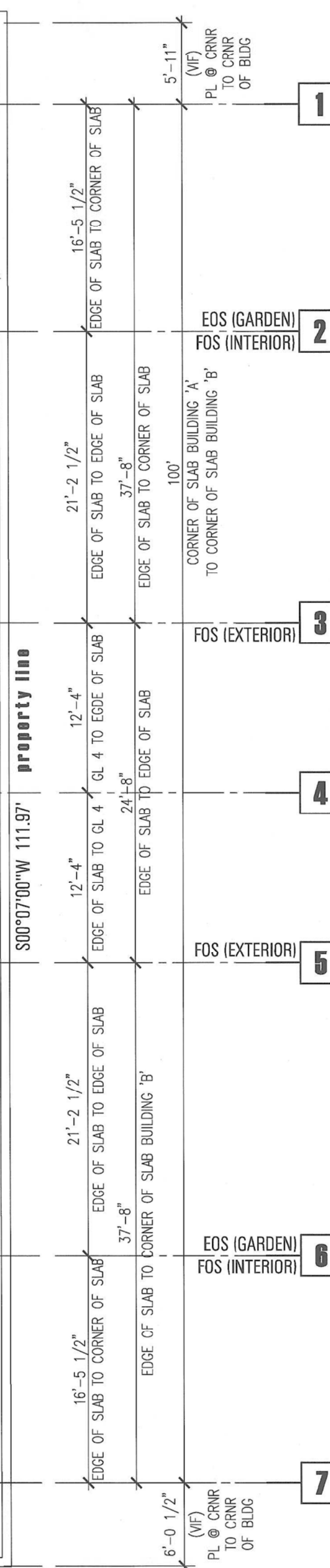
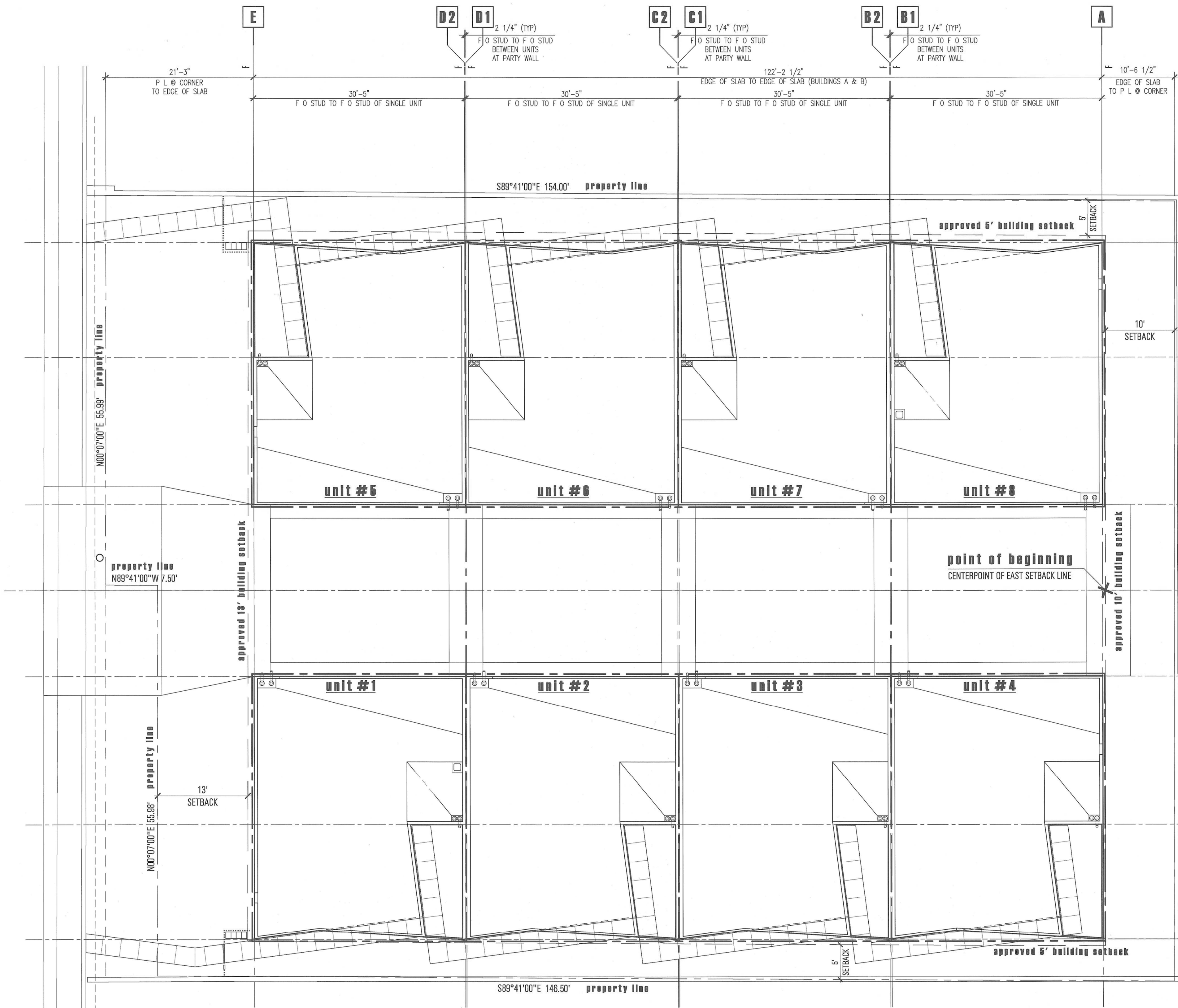
SUBMITTED BY (OWNER AND APPLICANT):
 KENNETH PLACE LLC
 CONTACT: NEIL TANG - 602.448.6345
 8840 EAST CHAPARRAL ROAD - SUITE 185
 SCOTTSDALE, AZ 85250
 EMAIL: NEILTANG211@GMAIL.COM

LEGAL DESCRIPTION:
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
 PARCEL NO. 1:
 THE SOUTH HALF OF LOT 2, KENNETH PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA, ARIZONA, RECORDED IN BOOK 51 OF MAPS, PAGE 26.
 PARCEL NO. 2:
 THE NORTH HALF OF LOT 3, KENNETH PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 51 OF MAPS, PAGE 26.
 EXCEPT THE WEST 7.5' THEREOF.

THESE DRAWINGS ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER CONSTRUCTION EXCEPT FOR THE NAME ON THESE DRAWINGS. ANY OTHER USE OF THESE PLANS WILL BE WITH THE CONSENT OF THE DESIGNERS. THE DESIGN HEREIN SHALL NOT BE ALTERED BY THE OWNER OR ANY OTHER PARTY WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGNERS. ANY MAJOR CHANGE TO THE PROJECT THAT WILL OCCUR DURING THE CONSTRUCTION PHASE WILL REQUIRE THE WRITTEN APPROVAL OF:
CHEN + SUCHART STUDIO, LLC
 copyright 2014

KENNETH PLACE
 1425 S KENNETH PLACE
 TEMPE, AZ 85281

designers:
CHEN + SUCHART STUDIO, LLC
 11215 north 74th street
 scottsdale, arizona 85260
 phone : 480.664.6590
 fax : 480.664.6450
 mobile : 480.332.1704 (tommy)
 mobile : 480.332.1706 (patricia)
 email : thamarit@chensuchartstudio.com



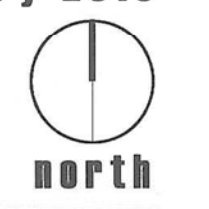
development standards

ZONING DISTRICT AND OVERLAY TABLE 4-202A	ZDC STANDARD R-4	EXISTING STANDARD R1-PAD	PROPOSED STANDARD R1-PAD
GENERAL PLAN LAND USE:	RESIDENTIAL -MEDIUM TO HIGH DENSITY	RESIDENTIAL -MEDIUM TO HIGH DENSITY	RESIDENTIAL -MEDIUM TO HIGH DENSITY
GENERAL PLAN DENSITY:	UP TO 25 DU/AC	UP TO 25 DU/AC	UP TO 25 DU/AC
SITE AREA (SQ. FT.) - GROSS:	16,814 (.387-ACRES)	16,814 (.387-ACRES)	16,814 (.387-ACRES)
SITE AREA (SQ. FT.) - NET:	16,395 (.376-ACRES)	16,395 (.376-ACRES)	16,395 (.376-ACRES)
MINIMUM LOT AREA PER DWELLING UNIT (SQUARE FEET):	1,740	1,315	1,170
DWELLING QUANTITY:	9	8	8
DENSITY (DU/ACRE):	25	21	21
BUILDING HEIGHT MAXIMUM (FEET): [EXCEPTIONS, SEE SECTION 4-205(A)]	40	30	30
BUILDING STEP-BACK [REQUIRED ADJACENT TO SF OR MF DISTRICT, (SECTION 4-404, BUILDING HEIGHT STEP-BACK):	YES	YES	YES
MAXIMUM LOT COVERAGE (% OF NET SITE AREA): DEVELOPMENT LOT COVERAGE (% OF NET SITE AREA): INDIVIDUAL LOT COVERAGE (% OF NET LOT AREA):	60 -- --	50 -- --	51 100
SITE LANDSCAPE COVERAGE (% OF NET SITE AREA):	25	22	22
SETBACKS (FEET): [SETBACK EXCEPTIONS, SEE SECTION 4-205(B)]			
DEVELOPMENT SETBACKS (FEET)			
FRONT (WEST SIDE OF KENNETH PLACE):	20	13	13
SIDE (NORTH):	10	5	5
SIDE (SOUTH):	10	5	5
REAR (EAST):	10	10	10
INDIVIDUAL LOT SETBACKS (FEET)			
FRONT (NORTH & SOUTH):	20	5	0
BUILDING WALLS	15	5	0
OPEN STRUCTURES (E.G. PORCH, TRELLIS, PATIO WALL)			
SIDE (EAST & WEST):			
BUILDING WALLS	10	0	0
PORCH, BALCONY, PATIO WALL	5	0	0
COMMON WALLS	0	0	0
REAR (NORTH & SOUTH - CONTIGUOUS TO COMMON DRIVE):	10	0	0
BUILDING WALL, PORCH, BALCONY, OR PATIO WALL	0	0	0
COMMON WALLS			
VEHICLE PARKING QUANTITY:	2 (PER UNIT)	16	16
BICYCLE PARKING QUANTITY:	0.75 (PER UNIT)	8	8
USES:	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL

project data
 site + roof plan
 scale : 1/8" = 1'-0"

PAD A0.1

2 february 2015



THIS PROJECT USES POST-TENSIONED CONCRETE. NO CORING OR CUTTING OF THE POST-TENSIONED CONCRETE SLAB SHALL BE PERMITTED. REF STRUCTURAL SPECIFICATIONS AND DRAWINGS.

SITE PLAN 1
 1/8" = 1'-0"

