

PLANNED AREA DEVELOPMENT OVERLAY FOR THE LEVEL TOWNHOMES

A PORTION OF NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER AUTHORIZATIONS

TREEHOUSE GROUP LLC.

BY: 
SIGNATURE ITS: MANAGER

1/29/19
DATE

HOMSI ENTERPRISES LLC.

BY: 
SIGNATURE ITS: MANAGER

1-29-19
DATE

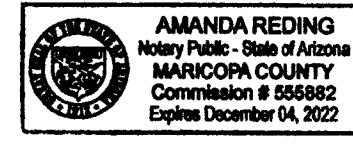
ACKNOWLEDGEMENT:

ON THIS 29th DAY OF January, 2019 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED TOM STAPLEY WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT OF THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF; I HEREBY SET MY HAND AND OFFICIAL SEAL

BY: 
NOTARY PUBLIC

12/4/2022
MY COMMISSION EXPIRES

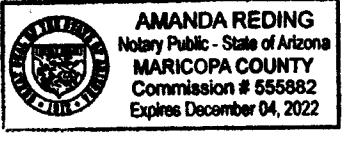


ON THIS 24th DAY OF January, 2019 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED ALI HOMSI WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT OF THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF; I HEREBY SET MY HAND AND OFFICIAL SEAL

BY: 
NOTARY PUBLIC

12/4/2022
MY COMMISSION EXPIRES



LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3 INCH CITY OF TEMPE BRASS CAP FLUSH MARKING THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, FROM WHICH A 3 INCH CITY OF TEMPE BRASS CAP IN HOLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 24 BEARS NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST 1,334.65 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST 430.15 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF NORTHEAST QUARTER TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST 586.75 FEET ALONG SAID WEST LINE.

THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS EAST 73.75 FEET;
THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS WEST 252.75 FEET TO THE SOUTH LINE;
OF THE NORTH 65.00 FEET OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER;
THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS EAST 103.72 FEET ALONG SAID SOUTH LINE;
THENCE SOUTH 89 DEGREES 43 MINUTES 57 SECONDS WEST 25.00 FEET TO THE SOUTH LINE
OF THE NORTH 40.00 FEET OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER;
THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS EAST 150.34 FEET ALONG SAID SOUTH LINE;
THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS WEST 57.79 FEET;
THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS EAST 1.00 FEET;
THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS EAST 37.51 FEET;
THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS WEST 2.00 FEET;
THENCE SOUTH 00 DEGREES 54 MINUTES 42 SECONDS WEST 165.15 FEET;
THENCE SOUTH 89 DEGREES 48 MINUTES 30 SECONDS WEST 25.31 FEET;
THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS EAST 664.81 FEET;
THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS WEST 109.70 FEET;
THENCE SOUTH 00 DEGREES 43 MINUTES 57 SECONDS WEST 40.00 FEET;
THENCE SOUTH 83 DEGREES 30 MINUTES 25 SECONDS WEST 189.41 FEET TO THE POINT OF BEGINNINGS.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE
ON THIS 10TH DAY OF JANUARY, 2019.

DS170403

PL180235

DEVELOPER

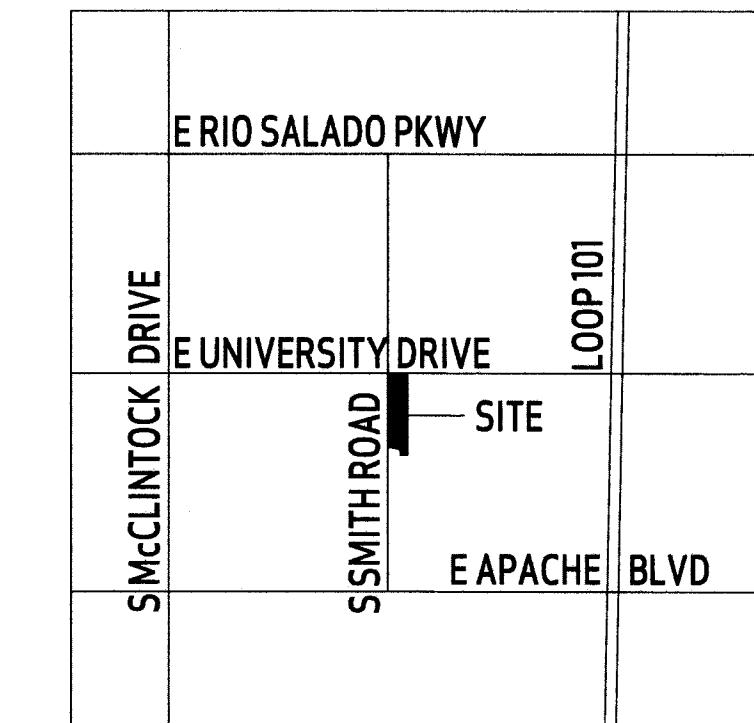
PORCHLIGHT HOLDINGS
2915 EAST BASELINE ROAD, SUITE 118
GILBERT, ARIZONA 85234

CONTACT: RYAN LARSEN
PHONE: 602.206.6211

PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-202B	PAD PROVIDED
GENERAL PLAN LAND USE	RESIDENTIAL
GENERAL PLAN DENSITY	MEDIUM TO HIGH-DENSITY (UP TO 25 UNIT/ACRE)
GROSS SITE AREA	286,841 SF (6.585 ACRES)
NET SITE AREA	237,589 SF (5.454 ACRES)
DWELLING QUANTITY	80
DENSITY	14.0
BUILDING HEIGHT	30'-0"
BUILDING LOT COVERAGE	38% (86,208 SF)
SITE LANDSCAPE COVERAGE	26.2% (59,984 SF)
DEVELOPMENT SITE	
FRONT (NORTH - UNIVERSITY DRIVE)	10'-0"
SIDE (EAST)	8'-0"
REAR (SOUTH)	12'-0"
STREET SIDE (WEST - SMITH DRIVE)	10'-0"
BUILDING SETBACKS	
SIDE	0'-0"
REAR	0'-0"
FRONT	4'-0"
VEHICLE PARKING QUANTITY	(80) 3BD UNITS X 2.5/UNIT = 200 80 X 0.2/UNIT GUEST PRKING=16 REQUIRED: 216 PROVIDED: 218
BICYCLE PARKING QUANTITY	80X0.75=60.0 80X0.2=16.0
USES	SINGLE-FAMILY ATTACHED (80) 1,843 S.F. 147,440 S.F. TOTAL

SITE VICINITY MAP

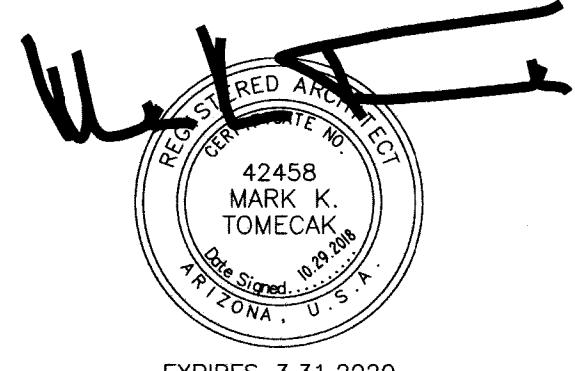


REC18131

PL180235

DS170403

PAD 1.0



THE LEVEL
915 SOUTH SMITH ROAD
TEMPE, ARIZONA 85281

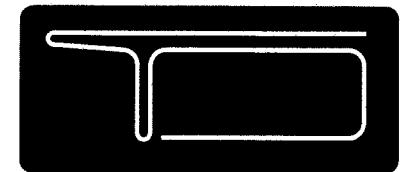
CONTENTS:
JOB #: 1802
DATE: 10.29.2018
REVISED:

SHEET NO:

TOMECAK
DESIGN
4368 NORTH CIVIC CENTER PLAZA SUITE 201
SCOTTSDALE, AZ 85251
TEL: 602.619.7751
FAX: 480.718.8387

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PLANNED AREA DEVELOPMENT OVERLAY FOR THE LEVEL TOWN HOMES SITE PLAN



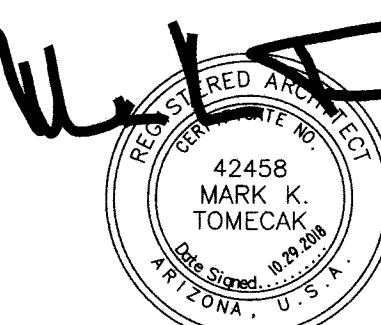
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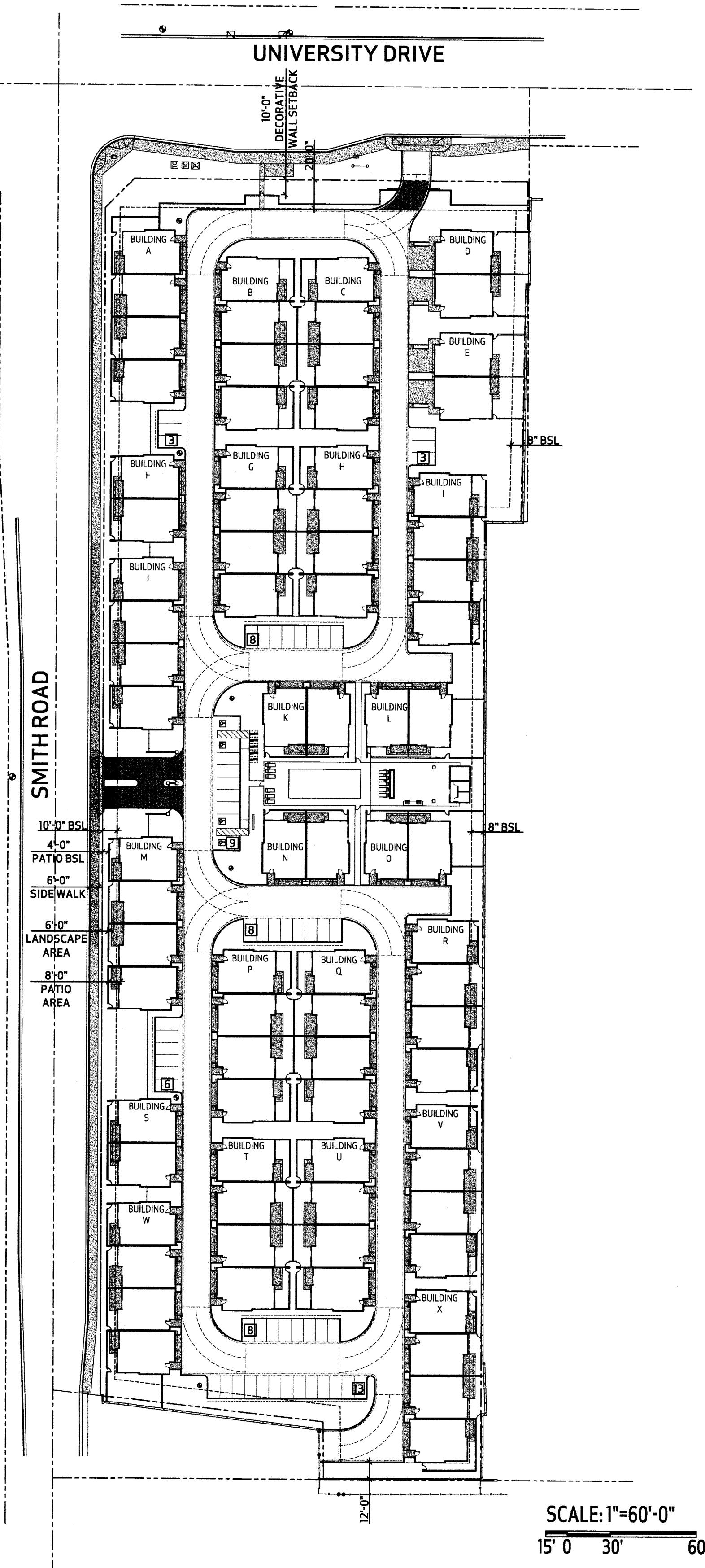
EXPIRES 3.31.2020

PROJECT: THE LEVEL
915 SOUTH SMITH ROAD
TEMPE, ARIZONA 85281
CONTENTS:
JOB #: 1802
DATE: 10.29.2018
REVISED:

SHEET NO: PAD 2.0

THE PROPOSED SITE PLAN MODIFIES THE EXISTING ENTITLEMENTS FOR THIS SITE WITH THE PLANNED AREA DEVELOPMENT.

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-202B	ZDC STANDARDS FOR EXISTING R-4 ZONING	ZDC STANDARDS FOR EXISTING CSS ZONING	ZDC STANDARDS FOR EXISTING RO ZONING	ZDC STANDARDS FOR EXISTING R-3 ZONING	ZDC STANDARDS FOR EXISTING RMH ZONING	PAD
GENERAL PLAN LAND USE	RESIDENTIAL (R-4)	COMMERCIAL	RES./OFFICE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
GENERAL PLAN DENSITY		MEDIUM TO HIGH DENSITY (UP TO 25 UNITS/ ACRE)	MEDIUM TO HIGH DENSITY (UP TO 25 UNITS/ ACRE)	MEDIUM TO HIGH DENSITY (UP TO 25 UNITS/ ACRE)	MEDIUM TO HIGH DENSITY (UP TO 25 UNITS/ ACRE)	MEDIUM TO HIGH DENSITY (UP TO 25 UNITS/ ACRE)
GROSS SITE AREA	286,841SF (6.585 ACRES)	286,841SF (6.585 ACRES)	286,841SF (6.585 ACRES)	286,841SF (6.585 ACRES)	286,841SF (6.585 ACRES)	286,841SF (6.585 ACRES)
NET SITE AREA	237,589SF (5.454 ACRES)	237,589SF (5.454 ACRES)	237,589SF (5.454 ACRES)	237,589SF (5.454 ACRES)	237,589SF (5.454 ACRES)	237,589SF (5.454 ACRES)
DWELLING QUANTITY	80	109	54	109	38	80
DENSITY	25	20 UNITS	10 UNITS	20 UNITS	7 UNITS	14 UNITS
DWELLING QUANTITY/GROSS SITE AREA (ACRES)						
LOT AREA PER DWELLING UNIT	1,740 SF					1,500 SF
BUILDING HEIGHT	40'-0"	35'-0"	30'-0"	30'-0"	30'-0"	30'-0"
BUILDING LOT COVERAGE	60%	50%	35%	50%	60%	38%
SITE LANDSCAPE COVERAGE	25%	15%	30%	25%	N/A	26.2%
BUILDING SETBACKS						
REAR (SOUTH)	10'-0"	0'-0"	15'-0"	20'-0"	5'-0"	12'-0"
STREET SIDE (WEST SMITH DRIVE)	10'-0"	0'-0"	10'-0"	10'-0"/5'-0" PORCH	5'-0"	10'-0"
FRONT (NORTH UNIVERSITY DRIVE)	20'-0"	10'-0"	10'-0"	15'-0"	5'-0"	10'-0"
SIDE (EAST)	10'-0"	0'-0" 20'-0" PLCS	10'-0" 20'-0" PLCS	10'-0" 20'-0" PLCS	20'-0"	8'-0"
BUILDING SETBACKS BY LOT						
SIDE		0'-0"	15'-0"	10'-0"/0'-0"	5'-0"	0'-0"
REAR		10'-0"	10'-0"	15'-0"/0'-0"	5'-0"	0'-0"
FRONT		0'-0"	10'-0"	20'-0"	5'-0"	4'-0"
VEHICLE PARKING QUANTITY						
PARKING QUANTITY REQUIRED	80 X 2.5 = 200					80 X 2.5 = 200
	80 X 0.2 = 16 G. PARKING					80 X 0.2 = 16 G. PARKING
PARKING QUANTITY PROVIDED	80 W/2 CAR GARAGE = 160					80 W/2 CAR GARAGE = 160
	58 GUEST SPACES					58 GUEST SPACES
TOTAL PARKING SPACES REQUIRED	216					216
TOTAL PARKING SPACES PROVIDED	218					218
BICYCLE PARKING QUANTITY	80X0.75=60					80X0.75=60
	80X0.2=16					80X0.2=16
TOTAL REQUIRED	76					76
TOTAL PROVIDED	84					84
USES	SINGLE FAMILY ATTACHED (80) 1,843 S.F.	COMMERCIAL/RES. 147,440 S.F. TOTAL	RES./OFFICE	RESIDENTIAL	RESIDENTIAL	SINGLE FAMILY ATTACHED (80) 1,843 S.F. 147,440 S.F. TOTAL



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PAD 2.0