

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] 1/29/19
SIGNATURE ITS: MANAGER DATE
HOMSI ENTERPRISES LLC.
BY: [Signature] 1-29-19
SIGNATURE ITS: MANAGER 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: [Signature] 12/4/2022
NOTARY PUBLIC MY COMMISSION EXPIRES
[Notary Seal]

ON THIS 29th 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: [Signature] 12/4/2022
NOTARY PUBLIC MY COMMISSION EXPIRES
[Notary Seal]

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 HANDHOLE 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.

DEVELOPER

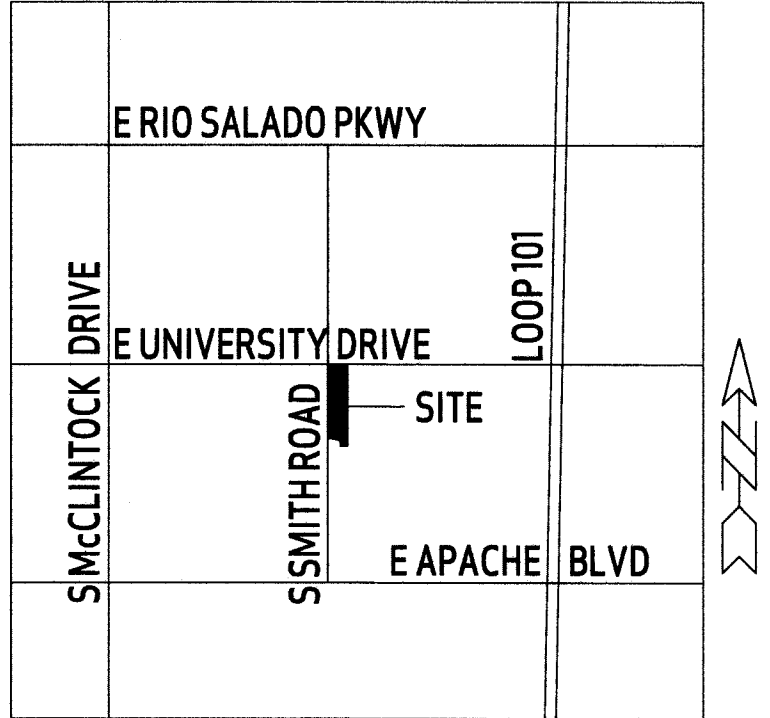
PORCHLIGHT HOLDINGS
2915 EAST BASELINE ROAD, SUITE 118
GILBERT, ARIZONA 85234

CONTACT: RYAN LARSEN
PHONE: 602.206.6211

PROJECT DATA

Table with 2 columns: ZONING DISTRIC(S) AND OVERLAY(S) TABLE 4-202B, PAD PROVIDED. Rows include General Plan Land Use, General Plan Density, Gross Site Area, Net Site Area, Dwelling Quantity, Density, Building Height, Building Lot Coverage, Site Landscape Coverage, Development Site, Front (North - University Drive), Side (East), Rear (South), Street Side (West - Smith Drive), Building Setbacks, Side, Rear, Front, Vehicle Parking Quantity, Bicycle Parking Quantity, Uses.

SITE VICINITY MAP



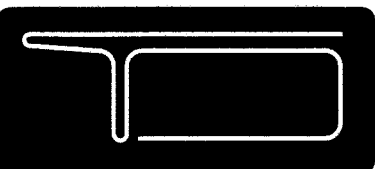
CONDITIONS OF APPROVAL: PL180235

- GENERAL
1. 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.
2. 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 ZONING MAP AMENDMENT, AND PLANNED AREA DEVELOPMENT APPROVAL SHALL BE NULL AND VOID.
3. THE PLANNED AREA DEVELOPMENT OVERLAY FOR THE LEVEL 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 AND PRIOR TO ISSUANCE OF BUILDING PERMITS.

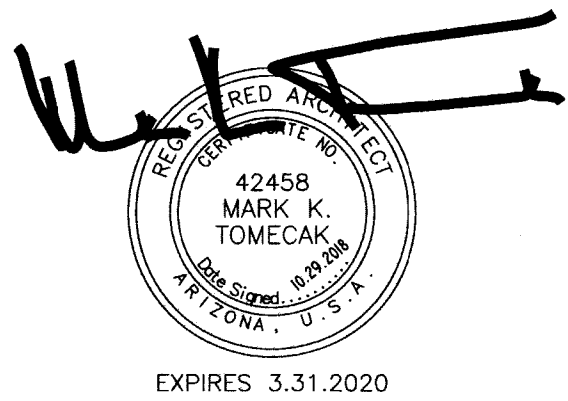
REC18131

PL180235

DS170403



T O M E C A K
D E S I G N
4368 NORTH CIVIC CENTER PLAZA SUITE 201
SCOTTSDALE, AZ 85251
TEL: 602. 619. 7751
FAX: 480. 718. 8387



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

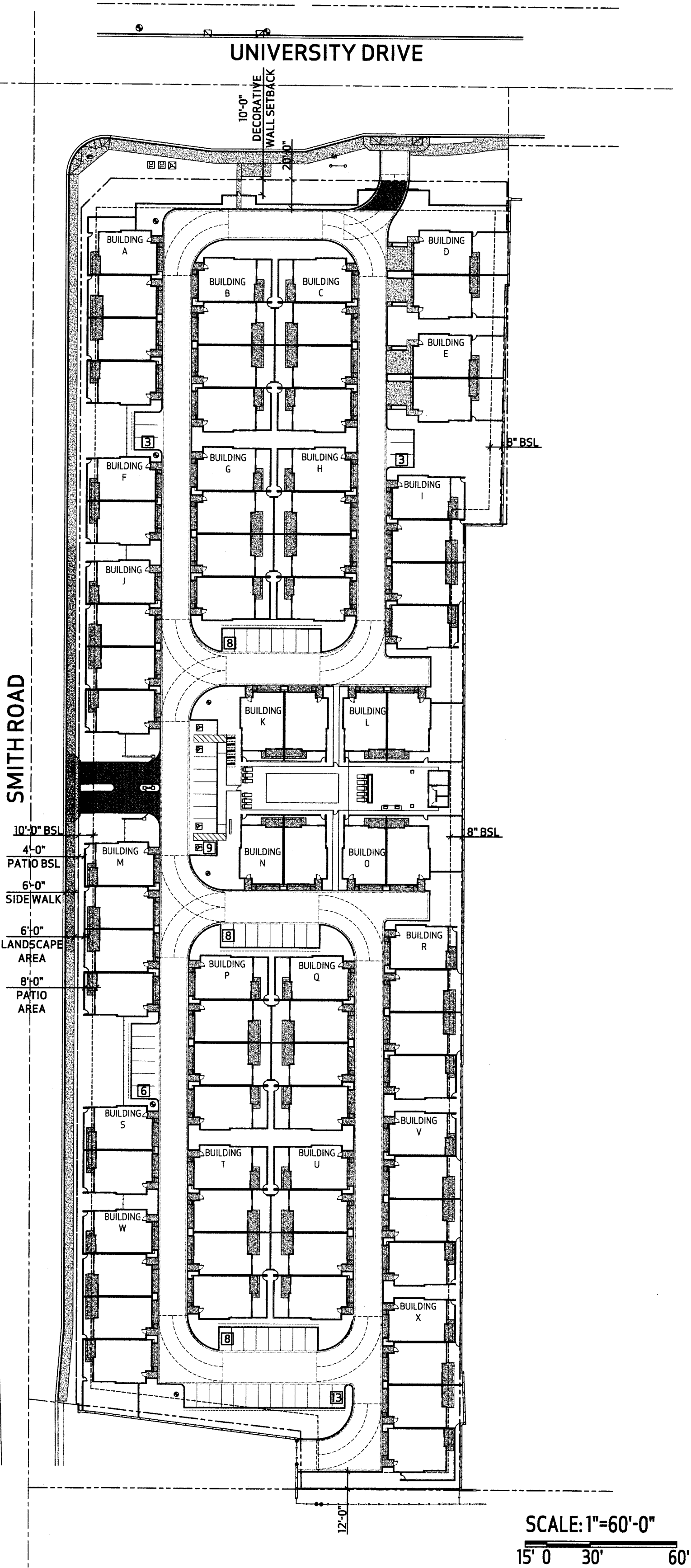
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PLANNED AREA DEVELOPMENT OVERLAY
FOR THE LEVEL TOWN HOMES
SITE PLAN

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

ZONING DISTRIC(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 0.2 = 16 G. PARKING					80 X 2.5 = 200 80 X 0.2 = 16 G. PARKING
PARKING QUANTITY PROVIDED	80 W/2 CAR GARAGE = 160 58 GUEST SPACES					80 W/2 CAR GARAGE = 160 58 GUEST SPACES
TOTAL PARKING SPACES REQUIRED	216					216
TOTAL PARKING SPACES PROVIDED	218					218
BICYCLE PARKING QUANTITY	80X0.75=60 80X0.2=16					80X0.75=60 80X0.2=16
TOTAL REQUIRED	76					76
TOTAL PROVIDED	84					84
USES	SINGLE FAMILY ATTACHED (80) 1,843 S.F. 147,440 S.F. TOTAL	COMMERCIAL/ RES.	RES./OFFICE	RESIDENTIAL	RESIDENTIAL	SINGLE FAMILY ATTACHED (80) 1,843 S.F. 147,440 S.F. TOTAL



DS170403

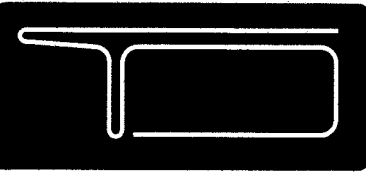
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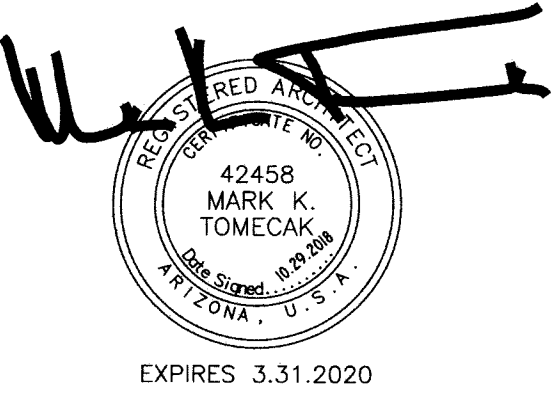
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