

PLANNED AREA DEVELOPMENT OVERLAY FOR McCLINTOCK STATION

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

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED
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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

BY

BY: _____, DATE: _____
NAME: _____
TITLE: _____

LEGAL DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST
QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24, FROM
WHICH THE NORTHWEST CORNER OF SAID SECTION 24, BEING MONUMENTED BY
A BRASS CAP IN HANDHOLE, BEARS NORTH 00 DEGREES 15 MINUTES 34 SECONDS
EAST, 2822.74 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS
EAST, ALONG THE CENTERLINE OF APACHE BOULEVARD AND THE EAST-WEST
MID-SECTION OF SAID SECTION 24, 643.40 FEET; THENCE DEPARTING SAID
CENTERLINE, SOUTH 00 DEGREES 02 MINUTES 09 SECONDS WEST, 61.02 FEET TO
THE POINT OF BEGINNING; THENCE NORTH 86 DEGREES 34 MINUTES 10 SECONDS
EAST, 102.14 FEET TO A LINE 55 FEET SOUTH OF AND PARALLEL TO SAID
CENTERLINE; THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS EAST,
ALONG SAID PARALLEL LINE, 224.79 FEET TO THE WEST LINE OF LOT 1, AS
SHOWN IN TEMPE POLICE SUBSTATION, A FINAL PLAT, AS RECORDED IN BOOK
809, PAGE 35, MARICOPA COUNTY RECORDS (M.C.R.); THENCE DEPARTING SAID
PARALLEL LINE, SOUTH 00 DEGREES 06 MINUTES 41 SECONDS EAST,
ALONG SAID WEST LINE 1264.04 FEET TO THE NORTH RIGHT-OF-WAY LINE OF
SOUTHERN PACIFIC RAILROAD; THENCE DEPARTING SAID WEST LINE, SOUTH 89
DEGREES 39 MINUTES 33 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY
LINE, 480.88 FEET TO THE SOUTHERLY PROLONGATION OF AN EASTERLY LINE
OF LOT 1, AS SHOWN IN McCLINTOCK & APACHE PARK & RIDE, A SUBDIVISION, AS
RECORDED IN BOOK 933, PAGE 46, M.C.R.; THENCE DEPARTING SAID NORTH
RIGHT-OF-WAY LINE, NORTH 00 DEGREES 03 MINUTES 08 SECONDS WEST,
ALONG SAID EAST LINE AND ITS SOUTHERLY PROLONGATION, 1073.89 FEET TO A
SOUTHERLY LINE OF SAID LOT 1; THENCE DEPARTING SAID EAST LINE AND ITS
SOUTHERLY PROLONGATION, SOUTH 89 DEGREES
36 MINUTES 05 SECONDS EAST, ALONG SAID SOUTHERLY LINE AND THE SOUTH
LINE OF LOT 2, AS SHOWN IN SAID McCLINTOCK & APACHE PARK & RIDE, 152.62
FEET TO THE EAST LINE OF SAID LOT 2; THENCE NORTH 00 DEGREES 02
MINUTES 09 SECONDS EAST, ALONG SAID EAST LINE, 187.96 FEET TO THE POINT
OF BEGINNING. SAID PARCEL CONTAINS 574,914 SQUARE FEET OR 13.1982 ACRES
MORE OR LESS.

APPROVAL

ADMINISTRATIVELY APPROVED BY THE COMMUNITY DEVELOPMENT
DEPARTMENT ON THIS _____ DAY OF _____ 2015

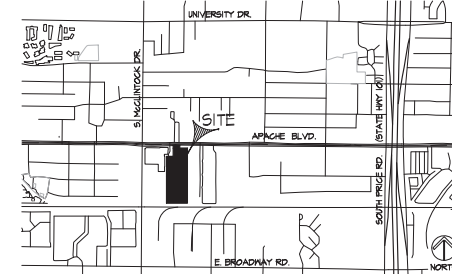
OWNER/DEVELOPER

FORE PROPERTY COMPANY
17470 N. PACESETTER WAY
SCOTTSDALE, AZ 85255
Phone: (480) 305-2126
Fax: (480) 305-2127

PROJECT DATA

	PAD PROVIDED
ZONING DISTRICT AND OVERLAY	MU-4 (PAD)
NET AREA OF SITE	13.198 ACRES
GROSS AREA OF SITE	13.466 ACRES
DWELLING QUANTITY	423
DENSITY	31.41 DU/ACRE
DWELLING QUANTITY/GROSS SITE AREA (ACRES)	
BUILDING HEIGHT	60 FT.
BUILDING STEPBACK	YES
PER ZDC, SECTION 4-404	
BUILDING LOT COVERAGE	35% MAX.
SITE LANDSCAPE COVERAGE	30% MIN.
BUILDING SETBACKS	
FRONT (BUILDING)	20 FT. MAXIMUM
FRONT (PARKING)	20 FT. MINIMUM
SIDE (EAST)	50 FT. MINIMUM
SIDE (WEST)	10 FT. MINIMUM
REAR (MAINTENANCE)	3 FT. MINIMUM
REAR (RESIDENTIAL)	50 FT. MINIMUM
STREET SIDE	N/A
VEHICLE PARKING QUANTITY	631
SURFACE PARKING	182
GARAGE PARKING	102
CARPORT PARKING	322
RETAIL PARKING	25
BICYCLE PARKING QUANTITY	416
USES	
MULTI-FAMILY COMMUNITY	
RETAIL/OFFICE/RESTAURANT	
OUTDOOR FLEX SPACE FOR RETAIL/OFFICE/RESTAURANT	

SITE VICINITY MAP



VICINITY MAP

CONDITIONS OF APPROVAL: PAD 15002

GENERAL NOTES

DS 141018

PAD 15002

REC 15029

REC 15029

PAD 15002

DS 141018

Fore Property Company

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Fax: (480) 305-2127

Womack+Hampton
ARCHITECTS, L.L.C.
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Phone: (602) 955-3000



McClintock Station
1831 East Apache Boulevard
Tempe, Arizona

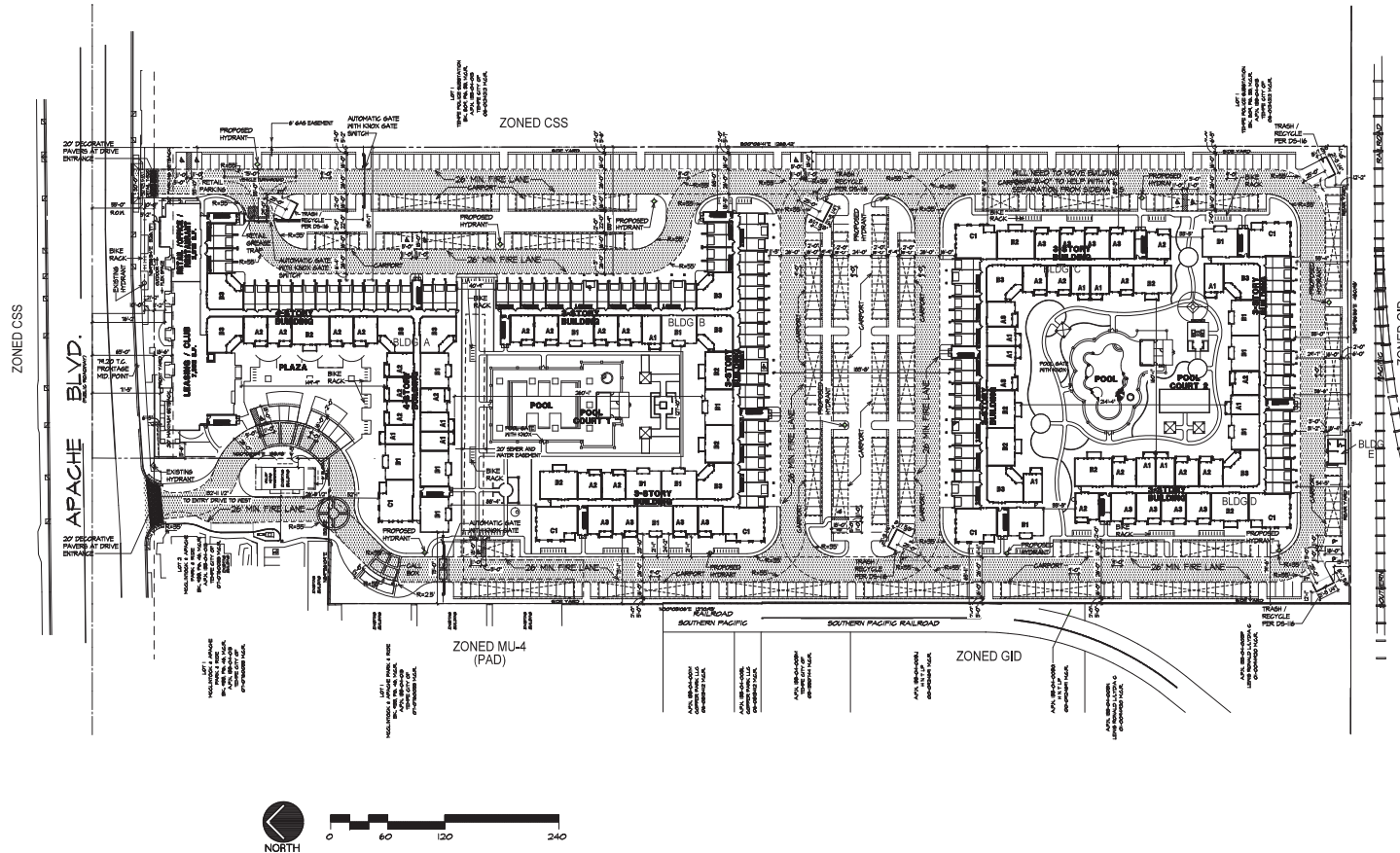


EXPIRES: 02-30-2015

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

SITE PLAN



ZONING DISTRICT AND OVERLAY, TABLE 4-203A & 5-610A	ZDC STANDARDS CSS	ZDC STANDARDS CSS (TOD)	PAD PROPOSED MU-4
GENERAL PLAN LAND USE	MIXED-USE HIGH-DENSITY	MIXED-USE HIGH-DENSITY	MIXED-USE HIGH-DENSITY
GENERAL PLAN DENSITY	20 DU/ACRE	25 DU/ACRE	65 DU/ACRE
SITE AREA	574,914 S.F. 13,188 ACRES (NET) 586,161 S.F. 13,468 ACRES (GROSS)		
DWELLING QUANTITY	N/A	N/A	423
DENSITY DWELLING QUANTITY/ GROSS SITE AREA (ACRES)	N/A	N/A	31.41 DU/ACRE
BUILDING HEIGHT	35 FT.	35 FT.	60 FT.
BUILDING STEPBACK	NO	YES	YES
BUILDING LOT COVERAGE	50%	75%	35% MAX.
SITE LANDSCAPE COVERAGE	15%	25%	30% MIN.
BUILDING SETBACKS			
FRONT	0 FT.	0 FT.	
BUILDING			20 FT. MAX.
PARKING	20 FT.	20 FT.	20 FT. MIN.
SIDE			
BUILDING (EAST)	0 FT.	0 FT.	50 FT. MIN.
BUILDING (WEST)	0 FT.	0 FT.	10 FT. MIN.
REAR (MAINTENANCE)			
BUILDING	10 FT.	10 FT.	3 FT. MIN.
REAR (RESIDENTIAL)			
BUILDING	10 FT.	10 FT.	50 FT. MIN.
STREET SIDE	0 FT.	0 FT.	N/A
BUILDING			N/A
PARKING	20 FT.	20 FT.	N/A
VEHICLE PARKING QUANTITY			
1 BEDROOM	x 15 = 359	x 0.75 = 180	x 0.75 = 180
2 BEDROOM	x 2.0 = 34	x 1.5 = 236	x 1.5 = 236
3 BEDROOM	x 2.5 = 96	x 1.89 = 46	x 1.89 = 46
GUEST	x 0.2 = 85	x 0.2 = 85	x 0.2 = 85
RETAIL/OFFICE/RESTAURANT	1/75 S.F. = 38	SUBTRACT FIRST 500 S.F. THEN 1/75 S.F. = 20	SUBTRACT FIRST 500 S.F. THEN 1/500 S.F. = 6
REQUIRED VEHICLE PARKING	865	567	567
PROVIDED VEHICLE PARKING			631
BICYCLE PARKING QUANTITY			
1 BEDROOM	x 0.75 = 180	x 0.75 = 180	x 0.75 = 180
2 BEDROOM	x 0.75 = 118	x 0.75 = 118	x 0.75 = 118
3 BEDROOM	x 1.0 = 27	x 1.0 = 27	x 1.0 = 27
GUEST	x 0.2 = 85	x 0.2 = 85	x 0.2 = 85
RETAIL/OFFICE/RESTAURANT	1/500 S.F. = 6	1/500 S.F. = 6	1/500 S.F. = 6
REQUIRED BICYCLE PARKING	416	416	416
PROVIDED BICYCLE PARKING			416
USES	MULTI-FAMILY COMMUNITY = 541,288 S.F. RETAIL/OFFICE/RESTAURANT = 2,815 S.F. OUTDOOR FLEX SPACE FOR RETAIL/OFFICE/RESTAURANT = 600 S.F.		

REC 15029

PAD 15002

DS 141018

DS 141018

PAD 15002

REC 15029

Womack + Hampton
ARCHITECTS, L.L.C.

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McClintock Station
1831 East Apache Boulevard
Tempe, Arizona



EXPIRES: 03-30-2015

