

AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR "NEWBERRY TERRACE"

A PORTION OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 1 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

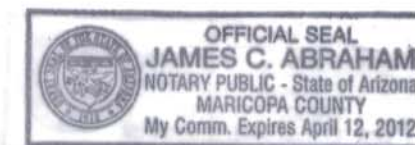
ACKNOWLEDGEMENT

ON THIS 11TH DAY OF JULY, 2011, BEFORE ME, THE UNDERSIGNED
PERSONALLY APPEARED PATRICK BARKER, AS PRESIDENT OF BARTON HOMES, INC.,
AN ARIZONA CORPORATION, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN AND WHO EXECUTED
THE FOREGOING INSTRUMENT FOR THE PURPOSED THEREIN CONTAINED.

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

NOTARY PUBLIC: James C. Abraham

MY COMMISSION EXPIRES: 4-12-2012



BARTON HOMES, INC., AN ARIZONA CORPORATION, AS OWNER

BY: Patrick Barker
PATRICK BARKER, ITS PRESIDENT DATE

OWNER/DEVELOPER

BARTON HOMES, L.L.C.
15615 NORTH 71ST STREET
SUITE #208
SCOTTSDALE, ARIZONA 85254
PAT BARKER
PHONE: (480) 948-1983
FAX: (480) 483-0813

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA,
STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

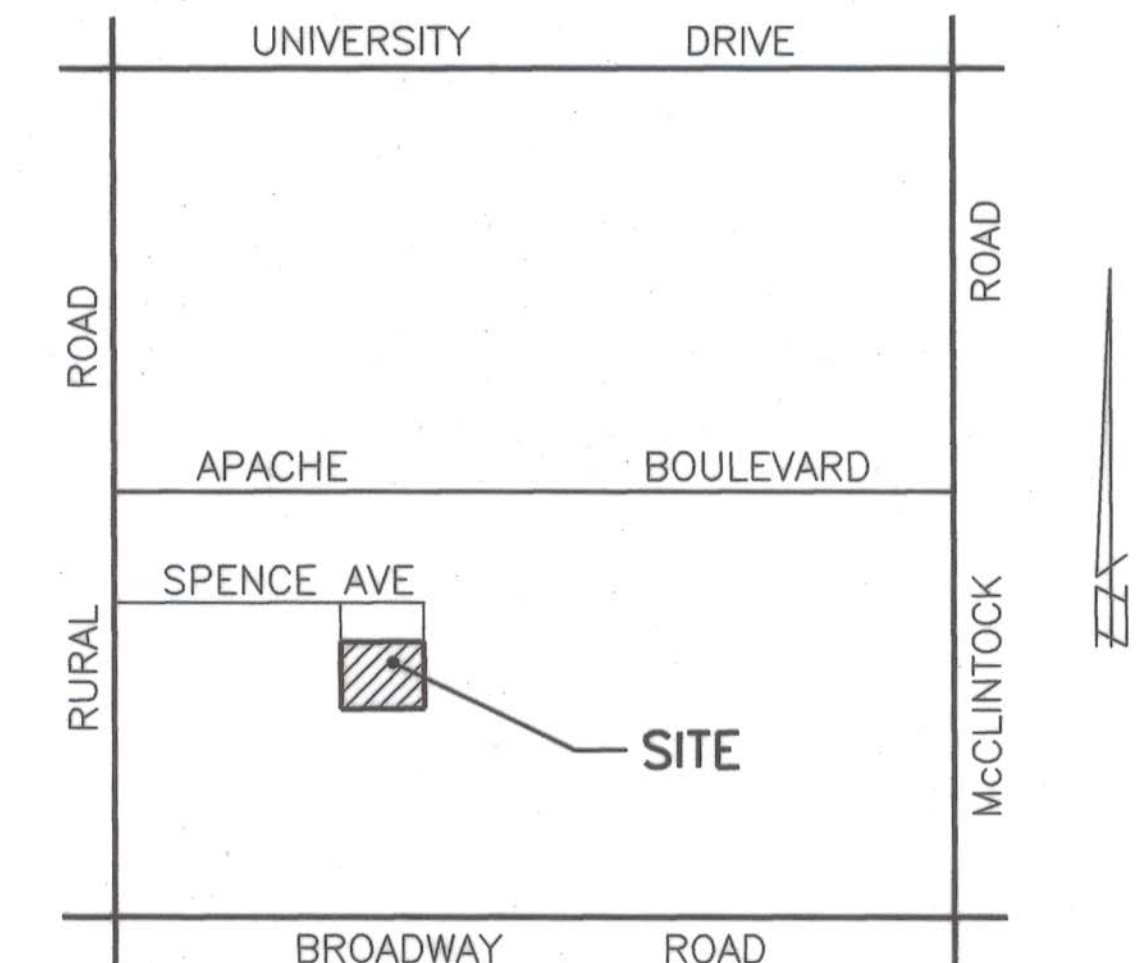
LOTS 1 THROUGH 44, INCLUSIVE, OF NEWBERRY TERRACE AS RECORDED IN BOOK 764
OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA.
TOGETHER WITH:
LOTS 3 AND 4, BLOCK 1, TERRACE TRACT, ACCORDING TO BOOK 37 OF MAPS, PAGE 13,
RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVAL:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
TEMPE, THIS 9TH DAY OF DECEMBER, 2010.

PROJECT DATA

PROPOSED USE: SINGLE FAMILY HOMES
PROJECT ADDRESS: 1203 EAST SPENCE AVENUE
TEMPE, ARIZONA 85281
GROSS ACRES: 0.6110 AC. 26,616.80 S.F.
NET ACRES: 0.4503 AC. (3,152 SF PER LOT)
TOTAL BUILDING AREA: 10,314 S.F. (6 UNITS, 1,376 PER UNIT)
RESIDENTIAL DENSITY: 13.32 UNITS PER ACRE (MAXIMUM 25 DU/AC)
LOT COVERAGE: 40% (60% MAXIMUM ALLOWED)
BUILDING HEIGHT: 25' (40' MAXIMUM ALLOWED)
BUILDING SETBACKS: 10' FRONT, 5' SIDES, 14' REAR (20, 10, 10 MIN.)
LANDSCAPE AREA: 58% (25% MINIMUM REQUIRED)
EXISTING ZONING: R-4
PROPOSED ZONING: R-4 PAD
TOTAL LOTS: 6
VEHICLE PARKING: 2 SPACES PER UNIT (2 MIN. PER UNIT)
PARKING PROVIDED: 18



VICINITY MAP
SW 1/4 SECTION 23, T.1N., R.4E.
N.T.S.

CONDITIONS OF APPROVAL: PAD10010

1. 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 JANUARY 7, 2011, WITHIN 30 DAYS OF THE APPROVAL DATE, OR THE AMENDED PLANNED AREA DEVELOPMENT OVERLAY APPROVAL SHALL BE NULL AND VOID.
2. THE PLANNED AREA DEVELOPMENT FOR NEWBERRY TERRACE 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.
3. AN AMENDED SUBDIVISION PLAT IS REQUIRED FOR THIS DEVELOPMENT AND SHALL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS.

GENERAL NOTES

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES
HAS BEEN OBTAINED FROM EXISTING RECORDS, HOWEVER, THEY
MAY NOT NECESSARILY REFLECT THE EXACT LOCATION OF SUCH
FACILITIES. ANY EXCAVATION OR CONSTRUCTION ACTIVITY WITHIN
THE PROPERTY SHOULD BE DONE ONLY AFTER CONTACTING
BLUE STAKE FOR EXACT LOCATION OF FACILITIES ON THIS SITE.
PHONE 263-1100



DS030798

PL100294

PAD10010

REC10036



Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
1642 E. Orangewood Ave. Phoenix, Arizona 85020
Tel 602-395-9300 Fax 602-395-9310

Job No.
030401
SH. 1
OF 2

PRELIM1.DWG

REC10036

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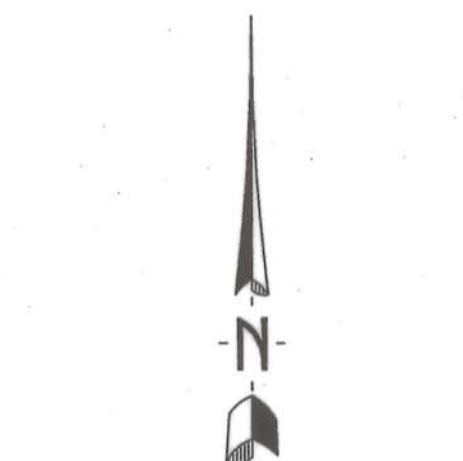
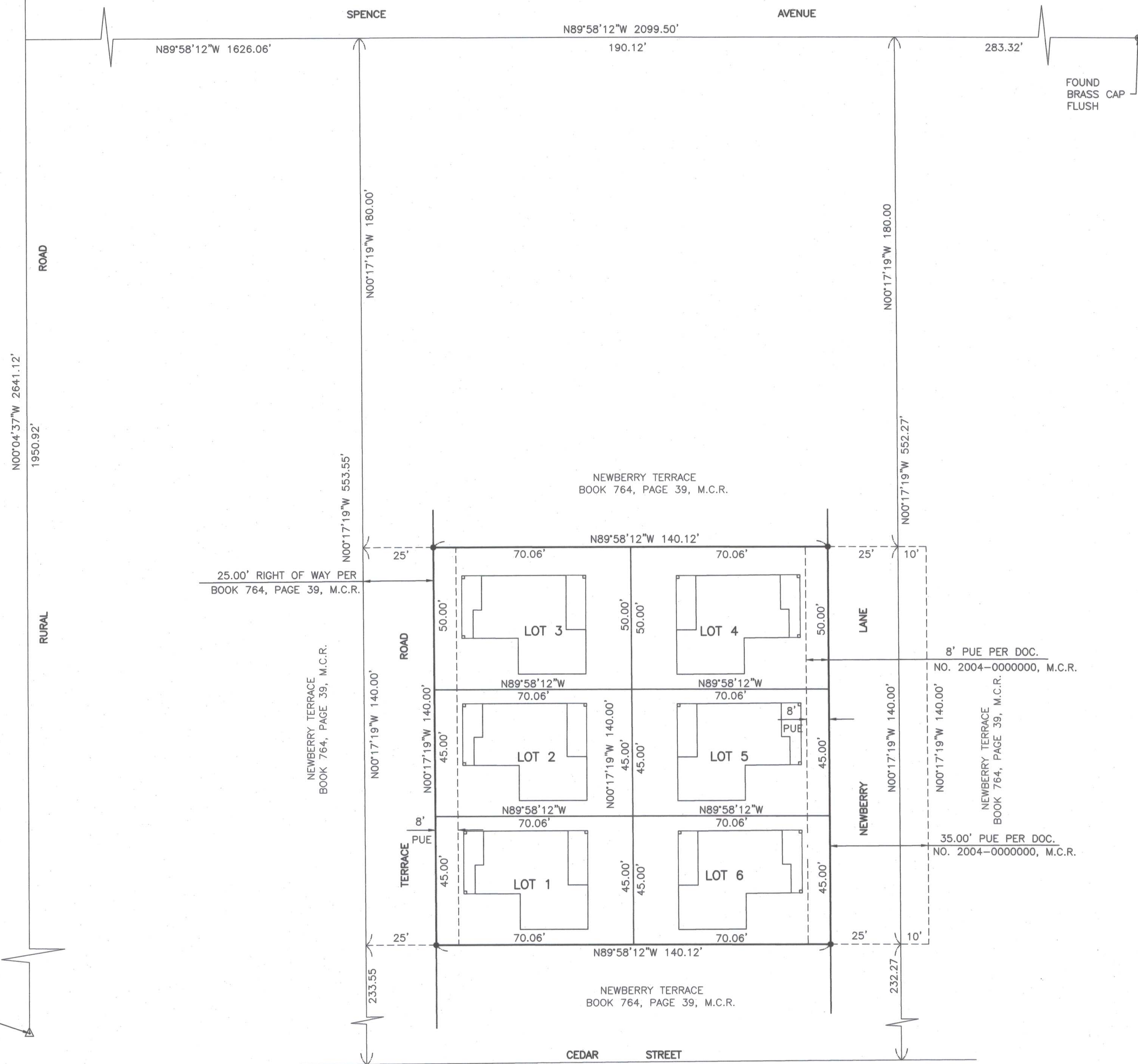
PL100294

DS030798

W 1/4 COR
SEC 23 T1N,R4E
FOUND
BRASS CAP
IN H.H.

APACHE BOULEVARD

AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR "NEWBERRY TERRACE"



SCALE 1" = 20'

LOT TABLE		
LOT 1	3153 S.F.	0.0724 AC.
LOT 2	3153 S.F.	0.0724 AC.
LOT 3	3503 S.F.	0.0804 AC.
LOT 4	3503 S.F.	0.0804 AC.
LOT 5	3153 S.F.	0.0724 AC.
LOT 6	3153 S.F.	0.0724 AC.



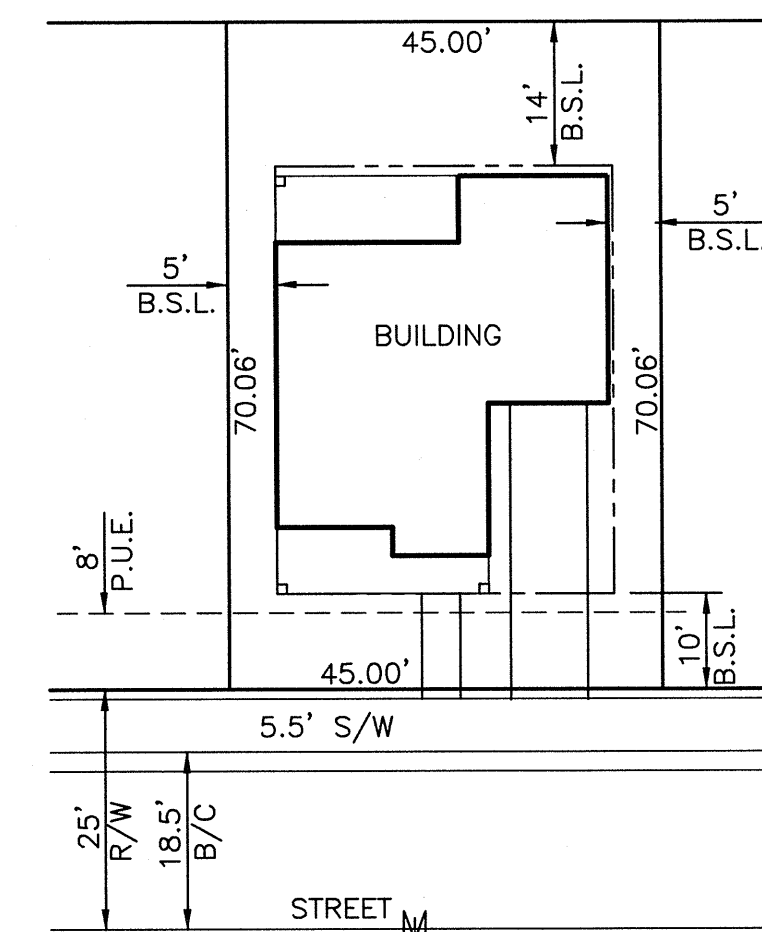
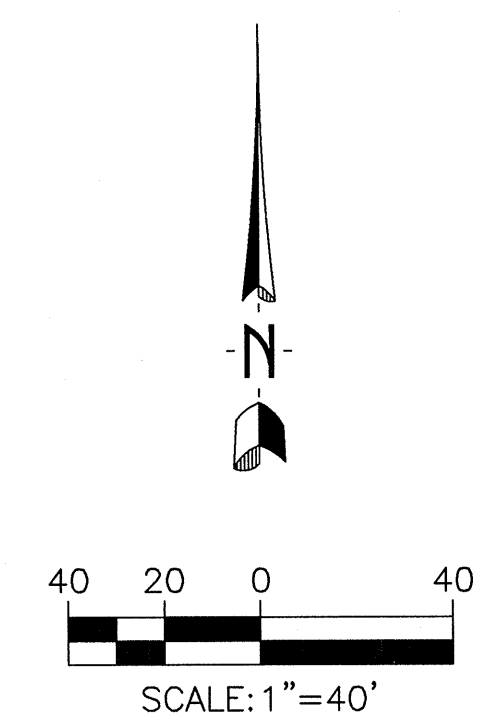
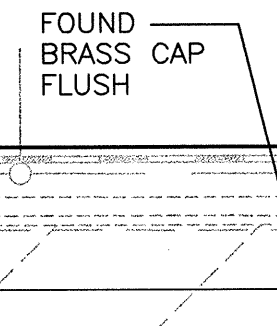
Clouse Engineering, Inc.
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Job No.
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SH. 2
OF 2

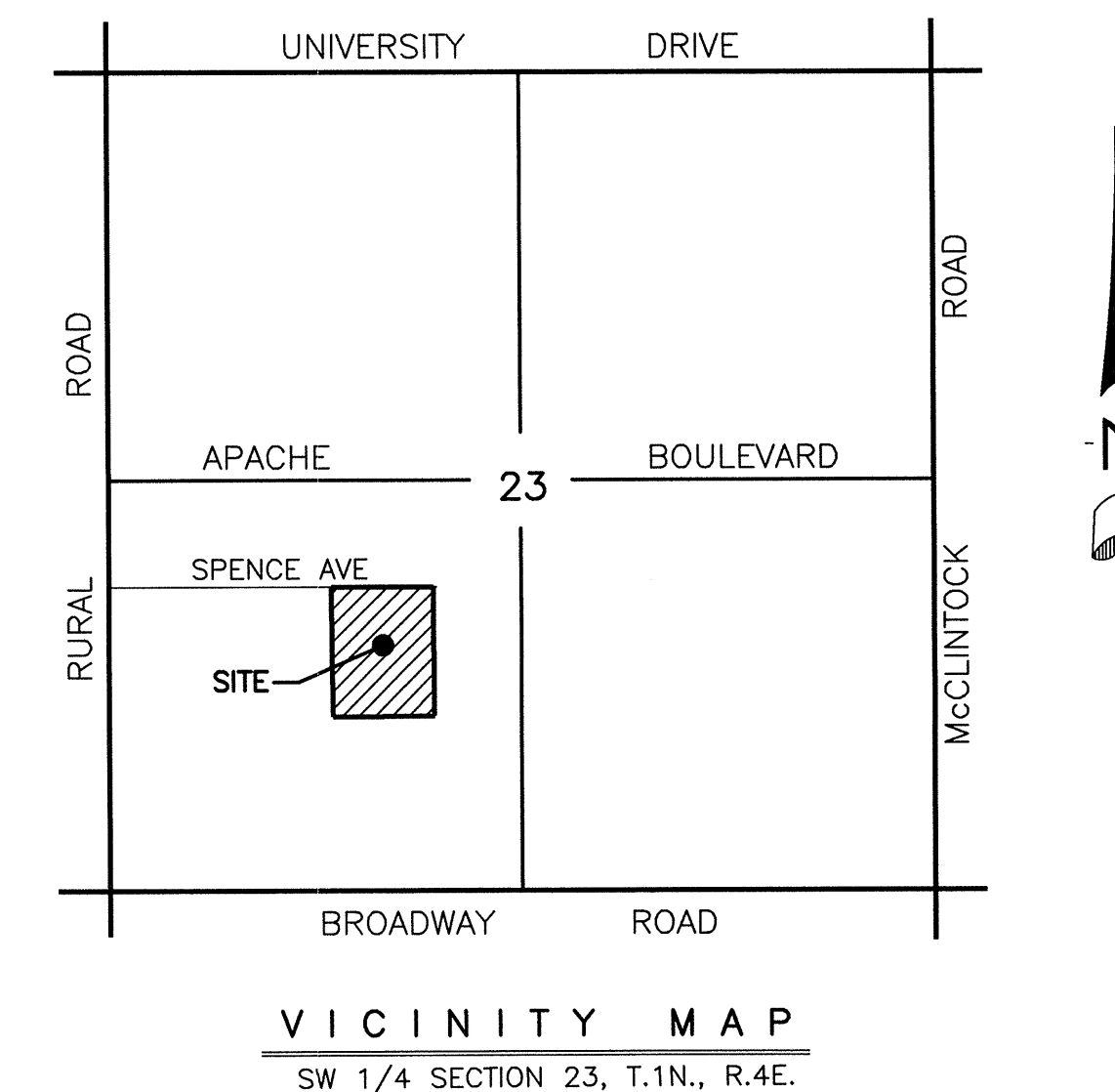
SW COR
SEC 23 T1N,R4E
FOUND
BRASS CAP
IN H.H.

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TYPICAL LOT SETBACKS



ENGINEER

CLOUSE ENGINEERING INC.
1642 E. ORANGEWOOD AVE.
PHOENIX, ARIZONA 85020
PHONE: (602) 395-9300
FAX: (602) 395-9310

DEVELOPER

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TEMPE, ARIZONA 85281
GROSS AREA: 0.6110 AC. 26,616.80 S.F.
NET ACRES: 0.4503 AC. 19,616.80 S.F.
EXISTING ZONING: R-4
PROPOSED ZONING: R-4 PAD
TOTAL LOTS: 6
AVERAGE LOT SIZE: 3,152 S.F.
GROSS DENSITY: 9.82 UNITS PER ACRE
NET DENSITY: 13.32 UNITS PER ACRE
PARKING REQUIRED: 12
PARKING PROVIDED: 18

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE MONUMENT
LINE OF RURAL ROAD USING A BEARING OF NORTH
00 DEGREES 04 MINUTES 37 SECONDS WEST.

BENCHMARK: (CITY OF TEMPE DATUM)

FOUND BRASS CAP IN HANDHOLE AT THE
INTERSECTION OF APACHE BLVD. AND
RURAL ROAD. ELEVATION 1171.85

UTILITIES

WATER SERVICE	CITY OF TEMPE
SEWER SERVICE	CITY OF TEMPE
REFUSE DISPOSAL	CITY OF TEMPE
ELECTRIC SERVICE	ARIZONA PUBLIC SERVICE
TELEPHONE SERVICE	QWEST
FIRE PROTECTION	CITY OF TEMPE
POLICE	CITY OF TEMPE
CABLE	COX CABLE

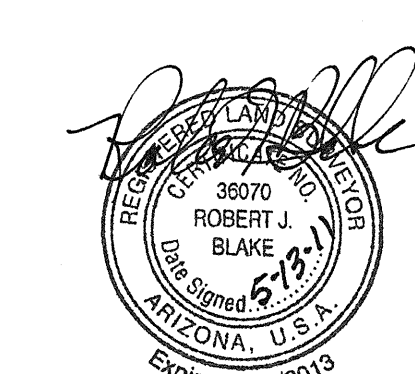
PROJECT DESCRIPTION:

RESIDENTIAL UNITS WITH STUCCO AND TILE
"MISSION CONCEPT" CONSISTING OF TWO STORY
DETACHED UNITS WITH ONE CAR GARAGES

LEGEND

 INDICATES A CORNER OF THIS DEVELOPMENT

LIMITS OF EXISTING PLANNED AREA DEVELOPMENT



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NEWBERRY TERRACE
1203 EAST SPENCE AVENUE

1

Revised
9-22-10
10-4-10
10-8-10
05-12-11

ate
-31-10
s-Built

Job No.
30401