PLANNED AREA DEVELOPMENT OVERLAY FOR THE VALOR ON EIGHTH

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

ACKNOWLEDGEMENT

ON THIS 29th DAY OF August, 2016 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, WHO ACKNOWLEDGE HIMESELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXCECUTED THE FOREGONG INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: _____ October 5th, 2018
NOTARY PUBLIC — MY COMMISSION EXPIRES

MARJORIE L DAVIS
Notary Public - Arizona
Maricopa County
My Comm. Expires Oct 5, 2018

CITY OF TEMPE

BY: _____ 8 29 16
OWNER — DATE

LEGAL DESCRIPTION

PARCEL NO. 1 AND PARCEL NO. 2 AS RECORDED IN SPECIAL WARRANTY DEED 2014-0161166

PARCEL NO. 1: **(APN 132-73-014)**

THAT PART OF LOTS 8 AND 9, BLOCK 1, SOTELO ADDITION TO TEMPE, ACCORDING TO BOOK 1 OF MAPS, PAGE 64, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS.
COMMENCING AT A POINT WHICH IS 50 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 8, AS MEASURED ALONG THE NORTHERLY LINE OF SAID LOT 8;
THENCE EAST, ALONG THE NORTH LINE OF SAID LOTS 8 AND 9 135 FEET;
THENCE SOUTH 150 FEET TO THE NORTH BANK OF THE KIRKLAND AND McKINNEY DITCH;
THENCE WEST ALONG THE NORTH BANK OF THE HAYDEN BRANCH OF THE TEMPE CANAL, SOMETIMES KNOWN AND REFERRED TO AS THE KIRKLAND AND McKINNEY DITCH, 135 FEET;
THENCE NORTH 150 FEET TO THE POINT OF BEGINNING;
EXCEPT ANY PORTION THEREOF WHICH MAY LIE WITHIN THE EAST 15 FEET OF SAID LOT 9.

PARCEL NO. 2: **(APN 132-73-013)**

THAT PART OF LOT 8, BLOCK 1, SOTELO ADDITION TO TEMPE, ACCORDING TO BOOK 1 OF MAPS, PAGE 64, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS.
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 8 50 FEET;
THENCE SOUTH TO THE NORTH BANK OF THE HAYDEN BRANCH OF THE TEMPE CANAL;
THENCE WESTERLY ALONG THE NORTH BANK OF THE HAYDEN BRANCH OF THE TEMPE CANAL TO THE WESTERN BOUNDARY OF SAID LOT 8;
THENCE NORTH ALONG THE WESTERN BOUNDARY OF SAID LOT 8 TO THE POINT OF BEGINNING.

LOT 7 AS RECORDED IN WARRANTY DEED 2001-0745754 (APN 132-73-012)

LOT 7, BLOCK 1, SOLELO ADDITION, A SUBDIVISION RECORD IN BOOK 1 OF MAPS, PAGE 64, RECORDS OF MARICOPA COUNTY, ARIZONA

(PART OF APN 132-73-536)

A PORTION OF LOT 1, ELLIS RODRIGUEZ PLACE RECORDED BOOK 556, PAGE 45, MARICOPA COUNTY RECORDS DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE ALONG THE EAST LINE OF SAID LOT 1 S00°57'08"W (ASSUMED BEARING), 161.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND A POINT ON THE NORTH LINE OF SALT RIVER PROJECT RIGHT OF WAY AS RECORDED 2015-0666473 MARICOPA COUNTY RECORDS;
THENCE ALONG THE NORTH LINE OF SAID SALT RIVER PROJECT RIGHT OF WAY N68°57'46"W 0.82 FEET TO THE NORTHWEST CORNER OF SAID RIGHT OF WAY AND THE NORTHEAST CORNER OF SALT RIVER PROJECT RIGHT OF WAY AS RECORDED 2010- 0505809 MARICOPA COUNTY RECORDER;
THENCE ALONG THE NORTH LINE OF SAID SALT RIVER PROJECT RIGHT OF WAY N69°08'00"W 92.99 FEET;
THENCE CONTINUING ALONG THE NORTH LINE OF SAID SALT RIVER PROJECT RIGHT OF WAY N62°38'42"W 92.30 FEET;
THENCE LEAVING SAID RIGHT OF WAY N21°41'51"E 59.58 FEET; THENCE S68°18'09"E 40.52 FEET;
THENCE N11°50'38"E 55.48 FEET;
THENCE N00°56'58"E 16.71 FEET TO THE NORTH LINE OF SAID LOT 1;
THENCE ALONG THE NORTH LINE OF SAID LOT 1 S75°35'21"E 104.24 FEET TO THE POINT OF BEGINNING;
SAID PARCEL CONTAINING 20,054 SQUARE FEET OR 0.4604 ACRES OF LAND, MORE OR LESS.

PROJECT DATA

ZONING DISTRICT AND OVERLAY(S) TABLE 4-202-B	PAD PROVIDED MU-4 (REQ. PAD OVERLAY) TOD STATION & CORRIDOR OVERLAY
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY
SITE AREA	61,524 SF OR 1.41 ACRES

DWELLING QUANTITY	50 DWELLING UNITS
	15- 1 BEDROOM/1 BATH 5- 2 BEDROOM L/W LOFT 14- 2 BEDROOM/ 2 BATH 16- 3 BEDROOM/ 2 BATH
TOTAL BEDROOM QUANTITY	101 BEDROOMS

DENSITY	35.46 DU/AC
= DWELLING QUANTITY/GROSS SITE AREA	
BUILDING HEIGHT	60 FT
BUILDING STEPBACK	N/A
BUILDING LOT COVERAGE	47%
= BUILDING FOOTPRINT AREA/ NET SITE AREA MAX. ALLOWED (REF.ZDC, SECTION 7-113 AND SECTION 4-202)	
SITE LANDSCAPE COVERAGE	35%
= LANDSCAPE AREA/NET SITE AREA MIN. ALLOWED (REF.ZDC, SECTION 7-113 AND SECTION 4-202)	
BUILDING SETBACKS	
FRONT (8TH STREET)	10'-3"
SIDE EAST	38'-3"
SIDE WEST	105'-2"
REAR	9'-11"

VEHICLE PARKING

TYPE	RATIO	UNITS	REQUIRED	
1-BED	.75	15	11.25	
2-BED	1.50	19	28.50	
3-BED	2.25	16	36.00	
GUEST	.20	50	10.00	PROVIDED
			85.75	44

NOTE: ADDITIONAL 11 OFF-SITE PARKING STALLS ALSO PROVIDED.

BICYCLE PARKING

TYPE	RATIO	UNITS	REQUIRED	
1-BED	.75	15	11.25	
2-BED	.75	19	14.25	
3-BED	1.00	16	16.00	
GUEST	.20	50	10.00	PROVIDED
			51.50	60

NOTES: RESIDENT BIKE PARKING PROVIDED IN SECURE BIKE STORAGE ROOM
VISTOR BIKE PARKING PROVIDED IN SITE BIKE RACKS AT FRONT OF BUILDING

USES

TOTAL BUILDING AREA	110,254	S.F.
TOTAL RESIDENTIAL USE FLOOR AREA	47,568	S.F.
TOTAL WORKSPACE FLOOR AREA	1,965	S.F.
LEASING OFFICE FLOOR AREA	742	S.F.
COMMON AREA	18,450	S.F.
PARKING	20,376	S.F.

OWNER/DEVELOPER

VALOR ON EIGHTH, LLC

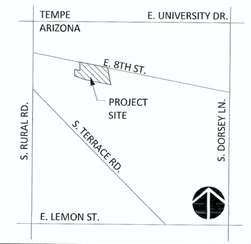
ADDRESS: 200 N. MAIN ST.
OREGON, WI 53575

CONTACT: BRIAN SWANTON

PHONE: 602-708-4889

EMAIL: BSWANTON@GORMANUSA.COM

VICINITY MAP



CONDITIONS OF APPROVAL PAD150424

General

1. A building permit application shall be made within two years of the date of City Council approval, February 11, 2018, 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, March 11, 2016, or the General Plan Amendment, Zoning Map Amendment and Planned Area Development approval shall be null and void.

3. The Planned Area Development Overlay for THE VALOR ON EIGHTH 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, April 11, 2016.

4. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.

5. 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 no later than one year from the date of City Council approval, February 11, 2017. Failure to record the plat within one year of City Council approval shall make the plat null and void.

6. 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.

APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE ON THIS FIRST **DAY OF** SEPTEMBER **, 20** 16.

DS150752 PL150424 REC15129

GORMAN & COMPANY, INC.

REAL ESTATE DEVELOPMENT & MANAGEMENT

200 N. MAIN STREET
OREGON, WI 53575

REGISTERED ARCHITECT
54826
PETER R. MEYER
Date Signed 9.1.16
ARIZONA U.S.A.
Expires: 9-30-16

REC15129

PL150424

THE VALOR ON EIGHTH

1001 E 8TH STREET
TEMPE AZ

Project No.	
Plot Date:	2016-06-07 14:11:16
Drawn by:	EG

Date	Issue Description
10-19-2015	CITY OF TEMPE PAD DRC SUBMITTAL
11-23-2015	CITY OF TEMPE PAD DRC RESUBMITTAL

DS150752

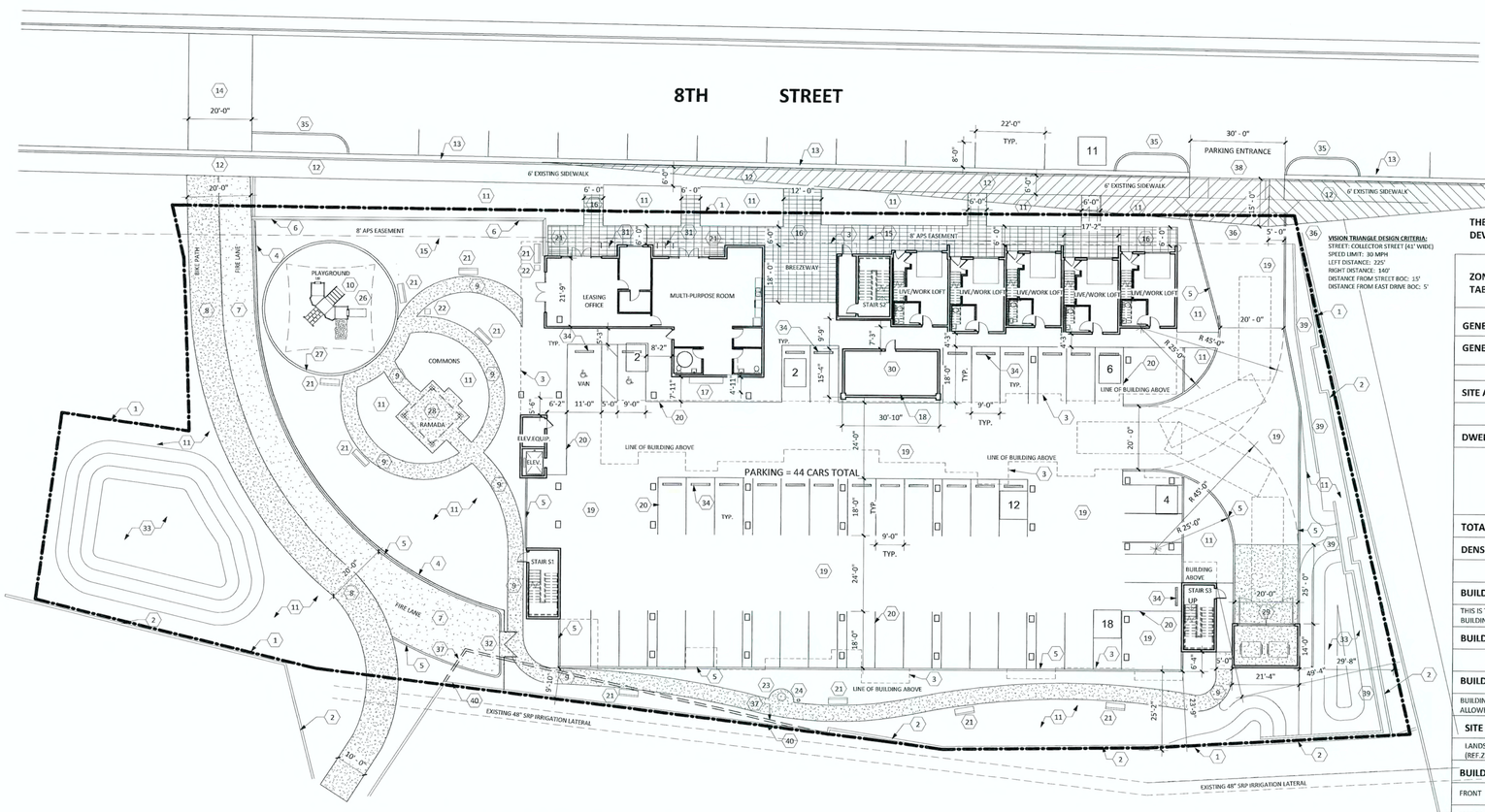
Sheet Title

PAD COVER SHEET

Sheet No.

G100

PLANNED AREA DEVELOPMENT OVERLAY
FOR THE VALOR ON EIGHTH
SITE PLAN



1 **PAD SITE PLAN**

SCALE: 1" = 20'-0"

VISION TRIANGLE DESIGN CRITERIA:
STREET: COLLECTOR STREET (62' WIDE)
SPEED LIMIT: 30 MPH
LEFT DISTANCE: 225'
RIGHT DISTANCE: 140'
DISTANCE FROM STREET BOC: 15'
DISTANCE FROM EAST DRIVE BOC: 5'

SITE PLAN KEYNOTES

1. PROPOSED PROPERTY LINE - SITE BOUNDARY TO BE APPROVED AND CONFIRMED BY THE CITY OF TEMPE PRIOR TO START
2. EXISTING NOMINAL 6-8' HIGH CMU SCREEN WALL TO BE RETAINED
3. DASHED LINE REPRESENTS SECOND FLOOR PODIUM LINE ABOVE
4. 72" HIGH METAL FENCE SIMILAR TO EXISTING ADJACENT - EXISTING CMU SCREEN WALL AT SOUTH PROPERTY LINE TO BE REMOVED (STUCCO COLOR #2 - "LATTE FROTH")
5. NEW 6" CONCRETE STRAIGHT CURB
6. 36" HIGH (NOMINAL) MASONRY GARDEN WALL - SEE DETAIL
7. 20' FIRE LANE- REINFORCED DECOMPOSED GRANITE
8. 10' WIDE CONCRETE BIKE PATH
9. 5' WIDE CONCRETE SIDEWALK
10. ACCESSIBLE PLAY AREA BARK MULCH
11. LANDSCAPE AREA TYPICAL- SEE LANDSCAPING PLANS
12. EXISTING 6' WIDE SIDEWALK TO BE RETAINED/REPAIRED BY CITY OF TEMPE 8TH STREET IMPROVEMENTS (NOT IN CONTRACT)
13. EXISTING CURB AND GUTTER TO BE RETAINED/REPAIRED BY CITY OF TEMPE 8TH STREET IMPROVEMENTS (NOT IN CONTRACT)
14. SPEED TABLE PER CITY OF TEMPE 8TH STREET IMPROVEMENT PLANS (NOT IN CONTRACT)
15. EXISTING 8' WIDE APS EASEMENT
16. CONCRETE BRICK PAVERS AT PEDESTRIAN PATH - SEE LANDSCAPING PLANS
17. PEDESTAL MAILBOXES
18. ELECTRIC METER LOCATIONS
19. CAST-IN-PLACE CONCRETE DRIVEWAY
20. PAINTED STRIPING
21. 4' PARK BENCH
22. WASTE RECEPTACLES
23. PET DRINKING FOUNTAIN
24. PET WASTE STATION
25. NOT USED
26. PLAY AREA EQUIPEMENT WITH 28'X 28' SHADE CANOPY
27. 40' DIAMETER 8" WIDE X 16" DEEP CONCRETE HEADER AT PLAY AREA
28. 14'X 14' METAL PICNIC PERGOLA SHADE STRUCTURE WITH 2 PICNIC TABLES, TWO CHARCOAL GRILLS, AND TWO WASTE RECETACLES
29. DOUBLE DUMPSTER ENCLOSUE PER CITY OF TEMPE STANDARD DETAIL DS116
30. SECURE BIKE PARKING ROOM - 50 BIKE CAPACITY
31. INVERTED U BIKE RACKS - 2 BIKE CAPACITY EACH
32. 8' WIDE GATE IN FENCE W/ KNOX BOX FOR FIRE DEPARTMENT ACCESS - VERIFY WIDTH W/ FIRE DEPARTMENT PRIOR TO START
33. STORM WATER RETENTION AREA
34. PRE-CAST CONCRETE WHEEL STOP
35. NEW CURB AND GUTTER BY CITY OF TEMPE 8TH STREET IMPROVEMENTS (NOT IN CONTRACT)
36. VISION TRIANGLE PER CITY OF TEMPE INTERSECTION SIGHT DISTANCE DESIGN CRITERIA - SEE PLAN NOTES
37. EXISTING BLOCK SCREEN WALL TO BE REMOVED
38. NEW CONCRETE DRIVE APRON PER CITY OF TEMPE STANDARD DETAIL T-320 - SEE CIVIL DRAWINGS
39. NEW RETAINING WALL- SEE CIVIL DRAWINGS
40. NEW NOMINAL 6-8' HIGH CMU SCREEN WALL TO MATCH EXISTING ADJACENT CMU SCREEN WALL

THE PROPOSED SITE PLAN MODIFIES THE EXISTING ENTITLEMENTS FOR THIS SITE WITH A PROPOSED NEW PLANNED AREA DEVELOPMENT. BASED ON THE DESIGN PRESENTED WITHIN THIS PLAN DATED _____

ZONING DISTRICT AND OVERLAY(S) TABLE 4-202-B	ZDC EXISITNG STANDARDS CSS (TABLE 4-203A)	ZDC EXISTING STANDARDS TOD STATION & CORRIDOR OVERLAY* (TABLE 5-611A)	PAD PROVIDED MU-4 (REQ. PAD OVERLAY) TOD STATION & CORRIDOR AREAS
GENERAL PLAN LAND USE	RESIDENTIAL, CIVIC & NOT DESIGNATED	RESIDENTIAL, CIVIC & NOT DESIGNATED	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE & NO DENSITY	HIGH DENSITY URBAN CORE & NO DENSITY	HIGH DENSITY
SITE AREA (SQF & ACRE)	61,524 SF OR 1.41 ACRES	61,524 SF OR 1.41 ACRES	61,524 SF OR 1.41 ACRES
DWELLING QUANTITY	N/A	N/A	50 DWELLING UNITS
			15- 1 BEDROOM/1 BATH 5- 2 BEDROOM L/W LOFT 14- 2 BEDROOM/ 2 BATH 16- 3 BEDROOM/ 2 BATH
TOTAL BEDROOM QUANTITY			101 BEDROOMS
DENSITY (MAX.)	20 DU/AC	25 DU/AC	35.46 DU/AC
BUILDING HEIGHT (MAX.)	35 FT	35 FT	60 FT
THIS IS THE MAXIMUM ALLOWED BASED ON BUILDING ELEVTIONS & SECTIONS			
BUILDING STEPBACK	NO	YES	N/A
BUILDING LOT COVERAGE	50% (MAX.)	75%	47%
BUILDING FOOTPRINT AREA/ NET SITE AREA = MAX. ALLOWED (REF.ZDC, SECTION 7-113 AND SECTION 4-202)			
SITE LANDSCAPE COVERAGE	15% (MIN.)	25%	35%
LANDSCAPE AREA/NET SITE AREA= MIN. ALLOWED (REF.ZDC, SECTION 7-113 AND SECTION 4-202)			
BUILDING SETBACKS			
FRONT	0 FT (20 FT- PARKING)	10 FT MAX.	10'-3"
SIDE EAST	0 FT (20 FT- PARKING)	0 FT	38'-3"
SIDE WEST	0 FT (20 FT- PARKING)	0 FT	105'-2"
REAR	10 FT	10 FT MIN.	9'-11"
VEHICLE PARKING QUANTITY (ON-SITE)		RESIDENTS: 76 SPACES	RESIDENTS: 34 SPACES
		GUESTS: 10 SPACES	GUESTS: 10 SPACES
VEHICLE PARKING QUANTITY (OFF-SITE)			11 SPACES
BICYCLE PARKING QUANTITY		RESIDENTS: 42 SPACES	RESIDENTS: 50 SPACES
		GUESTS: 10 SPACES	GUESTS: 10 SPACES
USES			TOTAL BUILDING AREA 110,254 S.F.
			TOTAL RESIDENTIAL USE FLOOR AREA 47,568 S.F.
			TOTAL WORKSPACE FLOOR AREA 1,965 S.F.
			LEASING OFFICE FLOOR AREA 742 S.F.
			COMMON AREA 18,450 S.F.
			PARKING 20,376 S.F.

*** BUILDING TO BE CONSTRUCTED WITHIN TOD CORRIDOR ARE PORTION OF SITE. TOD CORRIDOR STANDARDS LISTED**

DS150752 PL150424 REC15129

GORMAN & COMPANY, INC.

REAL ESTATE DEVELOPMENT & MANAGEMENT

200 N. MAIN STREET
OREGON, WI 53575

REGISTERED ARCHITECT 54826 PETER R. MEYER Date Signed 9.1.16 ARIZONA U.S.A. Expires: 9.30.16

REC15129

PL150424

DS150752

THE VALOR ON EIGHTH

1001 E 8TH STREET
TEMPE AZ

Project No.
Plot Date: 2016-06-00 16:36:44
Drawn by: EG

Date	Issue Description
10-19-2015	CITY OF TEMPE PAD DRC SUBMITTAL
11-23-2015	CITY OF TEMPE PAD DRC RESUBMITTAL

Sheet Title
PAD SITE PLAN

Sheet No.
AS100