

PLANNED AREA DEVELOPMENT OVERLAY
THE DISTRICT ON APACHE

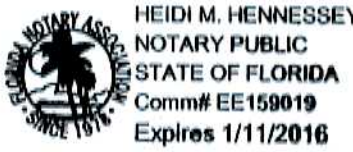
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT (TEMPE STUDENT HOUSING)

ON THIS 7th DAY OF March, 2012 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED NANNETTE GAMMON AUTHORIZED SIGNER, WHO ACKNOWLEDGED HERSELF 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: Heidi M. Hennessey 1/11/2016
NOTARY PUBLIC MY COMMISSION EXPIRES



TEMPE STUDENT HOUSING, LLC AN ARIZONA LIMITED LIABILITY COMPANY:

BY: Nannette Gammon, Vice President of Mgr
OWNER DATE March 7, 2012

ITS: OWNER

ACKNOWLEDGEMENT (BAER'S DEN)

ON THIS 6 DAY OF March, 2012 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED KEVIN C. BAER AUTHORIZED SIGNER, WHO ACKNOWLEDGED HERSELF 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: Suzanne R. Briggs 1/14/2016
NOTARY PUBLIC MY COMMISSION EXPIRES



BAER'S DEN:

BY: Kevin C. Baer 3-6-12
OWNER DATE

ITS: OWNER

LEGAL DESCRIPTION

THE DISTRICT ON APACHE AS RECORDED ACCORDING TO 1105 OF MAPS, AND PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 22ND DAY OF SEPTEMBER, 2011.

OWNER/DEVELOPER

TEMPE STUDENT HOUSING, LLC
NANNETTE GAMMON
RESIDENTIAL HOUSING DEVELOPMENT
1302 WAUGH DRIVE, #305, HOUSTON, TX 77019

BAER'S DEN
KEVIN C. BAER
P.O. BOX 976, MARBLEHEAD, MA 01945

PROJECT DATA

GENERAL PLAN 2030 PROJECTED LAND USE
MIXED USE 3.427 GROSS ACREAGE/3.364 NET ACREAGE
RESIDENTIAL 2.189 GROSS ACREAGE/2.146 NET ACREAGE

GENERAL PLAN 2030 PROJECTED RESIDENTIAL DENSITY
HIGH DENSITY (MORE THAN 25 D/AC)

ZONING DISTRICT(S) AND OVERLAY(S)
MU-4/PAD/TOD 3.427 GROSS ACREAGE/3.364 NET ACREAGE
R-5/PAD/TOD 2.189 GROSS ACREAGE/2.146 NET ACREAGE

DWELLING QUANTITY
OVERALL - 279 UNITS
R-5 DISTRICT - 64 UNITS
MU-4 DISTRICT - 215 UNITS

DENSITY
OVERALL - 49.7 UNITS/ACRE
R-5 DISTRICT - 30 UNITS/ACRE
MU-4 DISTRICT - 63 UNITS/ACRE

BUILDING HEIGHT
R-5 DISTRICT - 58'
MU-4 DISTRICT - 90'

BUILDING SETBACK
NORTH (MU DISTRICT) - 5'
WEST (R-5 DISTRICT, MU DISTRICT) - 30'
EAST (R-5 DISTRICT, MU DISTRICT) - 41'
SOUTH (R-5 DISTRICT) - 5'

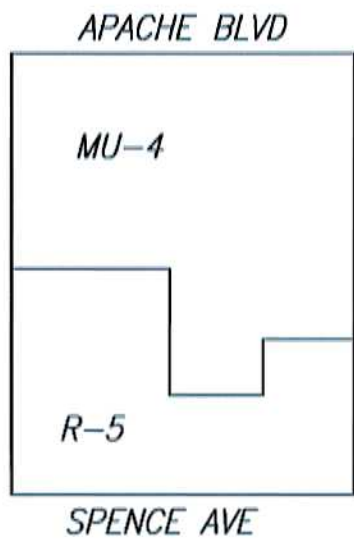
BUILDING STEP-BACK
BUILDING STEP-BACK ABOVE 30'-0" HEIGHT SHALL BE WAIVED ALONG COMMON PROPERTY LINE BETWEEN LOTS OF THE DEVELOPMENT. THE 1:1 BUILDING STEP-BACK IS MAINTAINED ON THE EAST AND WEST SITE PERIMETERS WHERE THE DEVELOPMENT IS ADJACENT TO MULTI-FAMILY RESIDENTIAL DISTRICTS FOLLOWING THE STANDARD STEP-BACK PROVISION OF THE ZONING AND DEVELOPMENT CODE. THE STEP-BACK PLANES SHALL BE ESTABLISHED AT FIVE FEET (5.0 FT.) FROM THE SIDE PERIMETER PROPERTY LINES.

BUILDING LOT COVERAGE
58%

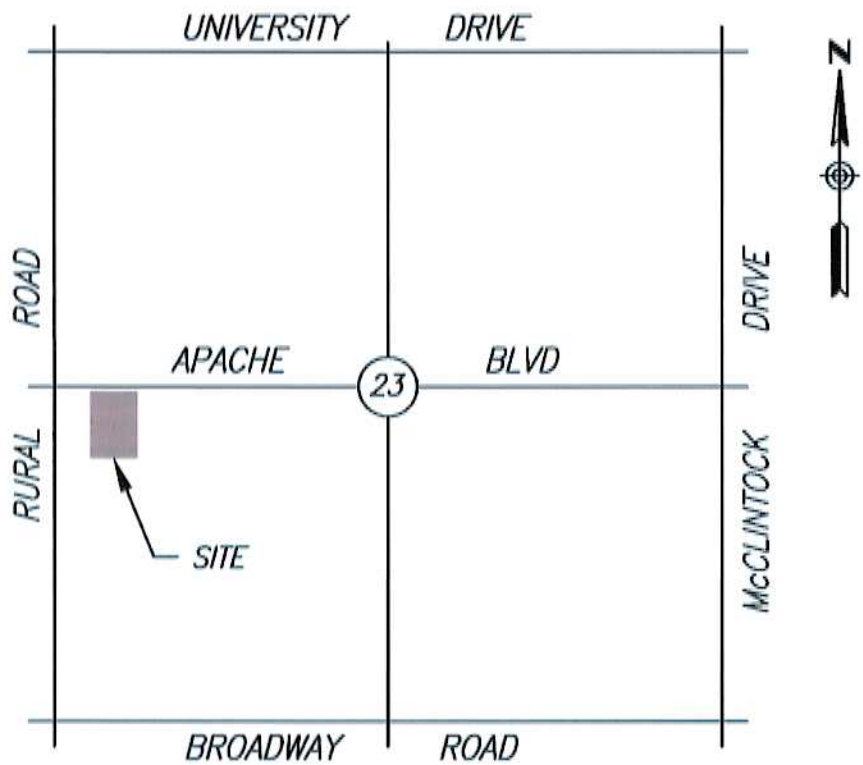
SITE LANDSCAPE COVERAGE
24%

VEHICLE PARKING QUANTITY
894 SPACES

BICYCLE PARKING QUANTITY
326 SPACES



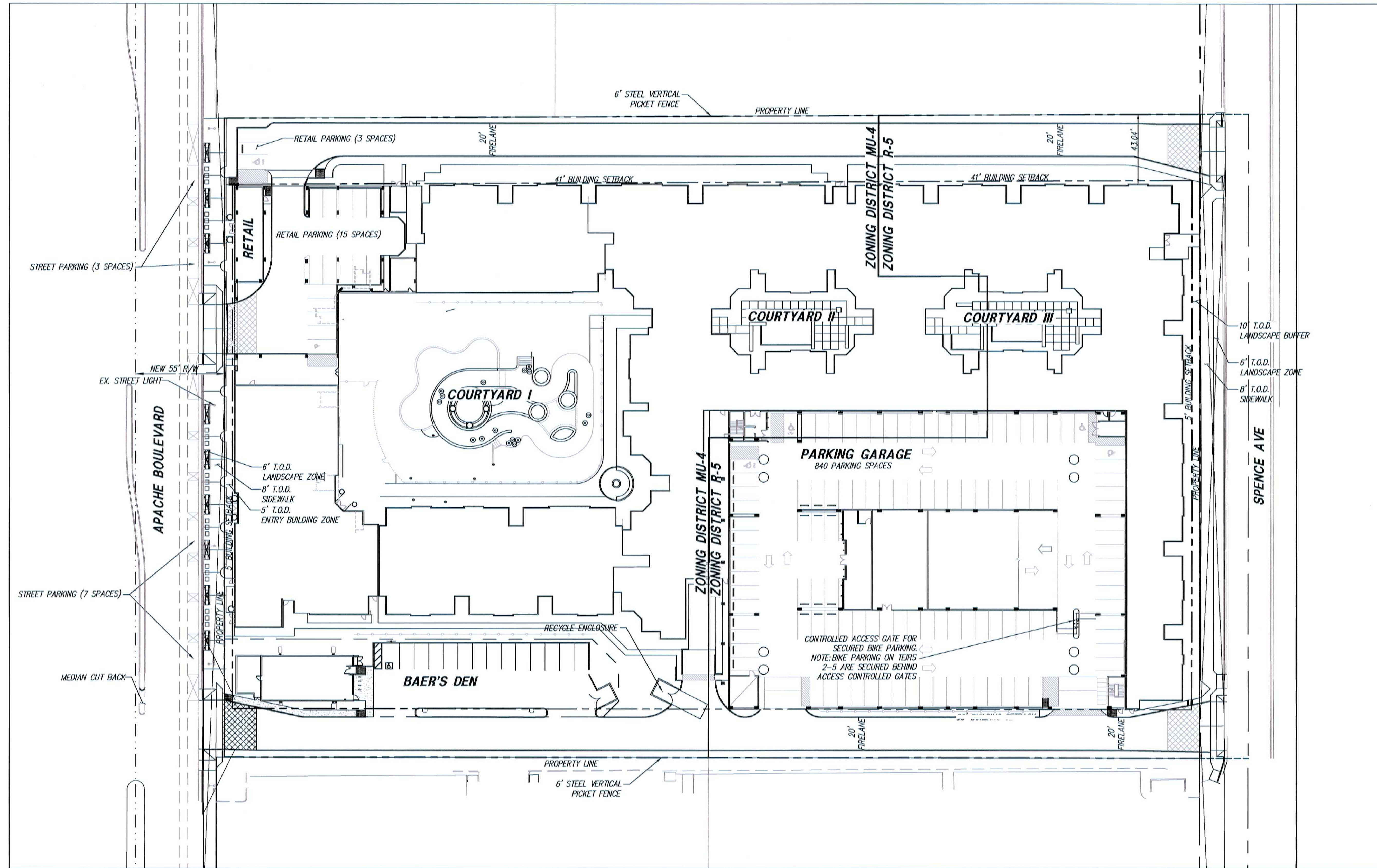
SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD11006

1. A BUILDING PERMIT SHALL BE OBTAINED ON OR BEFORE SEPTEMBER 22, 2013 OR THE ZONING DISTRICTING OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION, SUBJECT TO A PUBLIC HEARING.
2. THE PROPERTY OWNER(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM. BY SIGNING THE FORM, THE OWNER(S) VOLUNTARILY WAIVES 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 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 OCTOBER 24, 2011, OR THE ZONING MAP AMENDMENT AND PLANNED AREA DEVELOPMENT OVERLAY APPROVAL SHALL BE NULL AND VOID.
3. THE PLANNED AREA DEVELOPMENT OVERLAY FOR THE DISTRICT SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS. THE FINALIZED AND ACKNOWLEDGED PLANNED AREA DEVELOPMENT OVERLAY DOCUMENT SHALL BE RECEIVED AND KEPT ON FILE WITH THE CITY OF TEMPE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
4. THE DEVELOPER SHALL REVISE THE TRAFFIC IMPACT ANALYSIS IN ACCORDANCE WITH TRANSIT STUDIES COMMENTS, DATED AUGUST 12, 2011 AND RESUBMIT THE REVISION TO TRANSIT STUDIES DIVISION PRIOR TO ANY SUBMITTAL FOR A BUILDING PERMIT.
5. THE DEVELOPER MUST RECEIVE APPROVAL OF THE REVISED TRAFFIC ANALYSIS FROM THE CITY OF TEMPE TRAFFIC ENGINEER OR HER DESIGNEE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
6. A FINAL SUBDIVISION PLAT IS REQUIRED FOR THIS DEVELOPMENT. THE FINAL SUBDIVISION PLAT SHALL BE PROCESSED THROUGH THE CITY OF TEMPE COMMUNITY DEVELOPMENT DEPARTMENT AND SHALL BE RECORDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
7. THE MAXIMUM DENSITY FOR THE MU-4 DISTRICT ON ±3.427 ACRES SHALL BE SIXTY-THREE DWELLING UNITS PER ACRE (63.0 D/AC). THE MAXIMUM DENSITY FOR THE R-5 DISTRICT ON ±2.189 ACRES SHALL BE MAINTAINED AT THIRTY DWELLING UNITS PER ACRE (30.0 D/AC) IN ACCORDANCE WITH THE PROVISION OF THE ZONING AND DEVELOPMENT CODE.
8. THE MAXIMUM BUILDING HEIGHT FOR THE MU-4 DISTRICT ON ±/-3.427 ACRES SHALL BE NINETY FEET (90.0 FT.). THE MAXIMUM BUILDING HEIGHT FOR THE R-5 DISTRICT ON ±/-2.189 ACRES SHALL BE FIFTY-EIGHT FEET (58.0 FT.).
9. BUILDING STEP-BACK ABOVE 30'-0" HEIGHT SHALL BE WAIVED ALONG COMMON PROPERTY LINE BETWEEN LOTS OF THE DEVELOPMENT. THE 1:1 BUILDING STEP-BACK IS MAINTAINED ON THE EAST AND WEST SITE PERIMETERS WHERE THE DEVELOPMENT IS ADJACENT TO MULTI-FAMILY RESIDENTIAL DISTRICTS FOLLOWING THE STANDARD STEP-BACK PROVISION OF THE ZONING AND DEVELOPMENT CODE. THE STEP-BACK PLANES SHALL BE ESTABLISHED AT FIVE FEET (5.0 FT.) FROM THE SIDE PERIMETER PROPERTY LINES.
10. BUILDING SETBACKS SHALL BE WAIVED ALONG COMMON PROPERTY LINE BETWEEN LOTS OF THE DEVELOPMENT. THE MINIMUM BUILDING SETBACKS AS ESTABLISHED ALONG THE PERIMETER OF THE DEVELOPMENT SHALL BE AS FOLLOWS. MINIMUM FRONT YARD (APACHE) AND REVERSE FRONT YARD (SPENCE) SETBACKS ARE FIVE FEET (5.0 FT.). SIDE YARD SETBACK AT WEST PERIMETER PROPERTY LINE IS THIRTY FEET (30.0 FT.). SIDE YARD SETBACK AT EAST PERIMETER PROPERTY LINE IS FORTY-ONE FEET (41.0 FT.).
11. THE MAXIMUM BUILDING LOT COVERAGE IS ESTABLISHED COLLECTIVELY FOR THE LOTS OF THE DEVELOPMENT AT FIFTY-EIGHT PERCENT (58%).
12. THE MINIMUM LANDSCAPE LOT COVERAGE IS ESTABLISHED COLLECTIVELY FOR THE LOTS OF THE DEVELOPMENT AT TWENTY-FOUR PERCENT (24%).





DS110458

PAD11006

REC11024

REC11024

PAD11006

DS110458

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HUBBARD
ENGINEERING

THE DISTRICT ON APACHE
PLANNED AREA DEVELOPMENT OVERLAY
City of Tempe, Maricopa County, Arizona



THE DISTRICT
ON APACHE

Project No. 11120	Date 02/17/12
Project Manager SHAWN HANAHAN	Project Eng. BRYAN J. KITCHEN

Sht: 2 of 2