

PLANNED AREA DEVELOPMENT OVERLAY
FOR UNIVERSITY VILLAGE 2.0

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

ACKNOWLEDGMENT

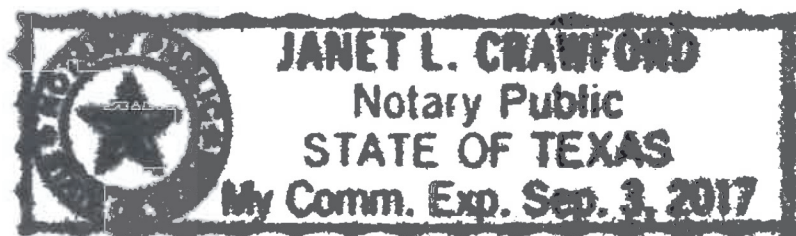
ON THIS 26th DAY OF July, 2016 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED
John Caltagirone, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO
EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL
BY: [Signature] 9-3-2017
NOTARY PUBLIC MY COMMISSION EXPIRES

CLASS A INVESTORS ASU, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: CLASS A ASU, INC.,
GENERAL PARTNER

NAME: John Caltagirone
TITLE: Vice President



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

LEGAL DESCRIPTION

PARCEL NO. 1:

THAT PORTION OF THE NORTHWEST QUATER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE ON MERIDIAN,
MARICOPA, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING A THE NORTHWEST CORNER OF SAID SECTION 23;

THENCE SOUTH (ASSUMED BEARING) ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 23 A DISTANCE OF 424.43 FEET;

THENCE SOUTH 47 DEGREES 57 MINUTES EAST ALONG THE SOUTHWEST LINE OF THE MCKINNEY AND KIRKLAND DITCH AND ALONG THE NORTH LINE OF
THOSE CERTAIN PARCELS OF LAND DESCRIBED IN DOCKET 2917, PAGE 395 AND DOCKET 2709, PAGE 436, A DISTANCE OF 199.00 FEET;

THENCE SOUTH 57 DEGREES 48 MINUTES EAST ALONG THE NORTHEAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCKET 2709, PAGE 436
AND ALONG THE SOUTHWEST LINE OF MCKINNEY AND DITCH 106.60 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN
DOCKET 2709 PAGE 436 (IDENTICAL WITH THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCKET 3550, PAGE 131);

THENCE SOUTH 85 DEGREES 22 MINUTES EAST ALONG THE NORTH LINE OF SAID PARCEL AND ALONG THE SOUTH LINE OF THE MCKINNEY AND KIRKLAND
DITCH 141.95 FEET;

THENCE SOUTH 64 DEGREES 31 MINUTES EAST CONTINUING ALONG THE NORTH LINE OF SAID PARCEL AND ALONG THE SOUTH LINE OF SAID DITCH 74.65
FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN DOCKET 3550, PAGE 131 (IDENTICAL WITH A CORNER OF THAT CERTAIN
PARCEL OF LAND DESCRIBED IN DOCKET 2483, PAGE 256);

THENCE SOUTH 62 DEGREES 18 MINUTES EAST ALONG THE SOUTH LINE OF THE MCKINNEY AND KIRKLAND DITCH 207.70 ;

THENCE SOUTH 69 DEGREES 08 MINUTES EAST CONTINUING ALONG SAID SOUTH LINE OF SAID DITCH 27.50 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 69 DEGREES 08 MINUTES EAST ALONG EAST CONTINUING ALONG THE SOUTH LINE OF SAID DITCH 177.50 FEET;

THENCE SOUTH 77 DEGREES 23 MINUTES EAST CONTINUING ALONG SAID LINE OF SAID DITCH 94.33 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN
PARCEL OF LAND DESCRIBED IN DOCKET 2483, PAGE 256;

THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL OF LAND SOUTH 03 DEGREES 20 MINUTES WEST 182.00 FEET;

THENCE SOUTH 05 DEGREES 42 MINUTES 30 SECONDS EAST 89.43 FEET;

THENCE SOUTH 07 DEGREES 49 MINUTES 30 SECONDS WEST 46.82 FEET;

THENCE SOUTH 27 DEGREES 33 MINUTES 30 SECONDS WEST 94.27 FEET;

THENCE SOUTH 31 DEGREES 55 MINUTES 30 SECONDS WEST 197.19 FEET TO THE MOST SOUTHERN CORNER OF THAT CERTAIN PARCEL OF LAND
DESCRIBED IN DOCKET 2483, PAGE 256;

THENCE NORTH 43 DEGREES 11 MINUTES 30 SECONDS WEST ALONG THE SOUTHWEST LINE OF SAID PARCEL OF LAND AND ALONG THE NORTHEAST
RIGHT-OF-WAY LINE OF THE ABANDONED PHOENIX AND EASTERN RAILROAD RIGHT-OF-WAY (NOW TERRACE ROAD) 545.00 FEET;

THENCE NORTH 46 DEGREES 48 MINUTES 30 SECONDS EAST 371.79 FEET TO THE POINT OF THE BEGINNING

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 10th DAY OF September, 2015

APPROVAL

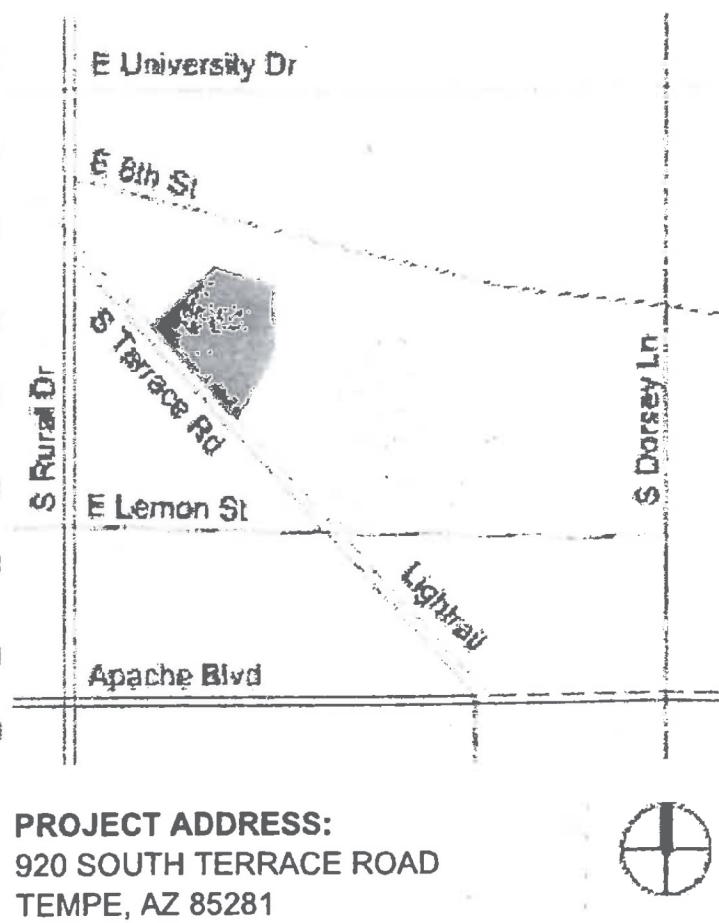
OWNER/DEVELOPER

CLASS A INVESTORS ASU, LP.
3411 RICHMOND AVE, SUITE 200
HOUSTON, TX 77046
CONTACT: BRAD DINERSTEIN
PHONE: 832.209.1200
EMAIL: Brad.Dinerstln@tdc-properties.com

PROJECT DATA

Table with 2 columns: ZONING DISTRICT(S) AND OVERLAY(S), and PAD PROVIDED. Rows include development standards, site area, dwelling quantity, density, building height, setbacks, coverage, and vehicle/bicycle parking quantities.

SITE VICINITY MAP



PROJECT ADDRESS:
920 SOUTH TERRACE ROAD
TEMPE, AZ 85281

CONDITIONS OF APPROVAL: PL150026

- CONDITIONS:
1. Except as modified by conditions, development shall be in substantial conformance with the University Village 2.0 Planned area Development Overlay cover sheet and site plan dated July 10, 2015.
2. A building permit application shall be made on or before two years from 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 amendments.
3. 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 October 10, 2015, or the General Plan Amendment, and PAD approvals shall be null and void.
4. The Public Works Department shall review and approve a public access and utility easement along Terrace Road prior to submittal of construction documents for building permit. Final easement width is subject to approval of the Public Works Director.
5. The Planned Area Development Overlay for University Village 2.0 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.
6. The five vehicle parking spaces for retail users shall be signed for exclusive commercial guest use during business hours and may be used by residents only after the last business on-site has closed.

GENERAL NOTES

NOTES

Design by: YY
Drawn by: RPF
Architect of Record: RPF
Date Plotted: 07/25/16
Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:
Revisions:
DATE COMMENTS

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The architectural works depicted in herein have been revised based upon the original concept designs of KTG Group, Inc. for PAD 15006 in Tempe, Arizona. The revised architectural works depicted herein are solely for approval of PAD 15006 by the City of Tempe's Planning Department and may not be constructed or used without its express written permission. No permission to modify or reproduce any of the architectural works, including without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the building depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Architects, L.P. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

UNIVERSITY VILLAGE 2.0
920 S. TERRACE ROAD
TEMPE, AZ
CLASS A INVESTORS ASU, LP.

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

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SHEET CONTENTS:
PAD COVER
SHEET

SHEET NO.

A0.01

15066

DS15050

PL150026

REC15048



PLANNED AREA DEVELOPMENT OVERLAY FOR UNIVERSITY VILLAGE 2.0 SITE PLAN

The picket fence along the north property line shall not be considered to be approved nor allowed to be installed until written documentation from Salt River Project (SRP) which indicates that SRP is not amenable to landscape improvements being extended over the adjoining SRP irrigation property to the north has been submitted to the Tempe Community and Development Department. In the event that an agreement with SRP to extend landscape improvements over the adjoining SRP irrigation property is obtained, approval condition number 25 associated with the City Council's September 10, 2015 approval for Planning Case No. PL150026 shall remain in effect to the extent it remains applicable.

Public entry to trail

Fence A

Proposed fire hydrants.
See civil sheet PG 02 for
existing fire hydrant locations.

Fire Lane greater than 501'
in length per 2006 IFC Table
D103.4

Long term bicycle storage

Fire Lane gate entry - Fire
Dept access. Set back for
pedestrian access to bike
storage

Fence A

Secured pedestrian entrance

Bike Rack - to meet COT
standard

Typical Existing Pole Light

Centerline of Existing Street

Terrace Rd.

Reference Civil sheets for 15'x15'
sight visibility easements

Parking structure garage
entry

Paved vehicle entry -
upgraded pavement - Tempe
Std Det T-320

Long term bicycle storage

Line of Sight Triangle

Maximum Setback Line

Potential electrical room/
utility location

Fence A

Firelane Gate

Mountable Curb
Follow standard detail

25'-0" inside turning radius
and 45'-0" outside turning
radius.

Fire Lane gate entry - Fire
Dept access

Parking Structure
6.5 Levels +/- 70'-0"

Building A
5 Levels +/- 65'-0"

Building B
5 Levels +/- 65'-0"

Building C
5 Levels +/- 65'-0"

Building D
5 Levels +/- 65'-0"

Building E
5 Levels +/- 65'-0"

Building F
5 Levels +/- 65'-0"

Building G
5 Levels +/- 65'-0"

Building H
5 Levels +/- 65'-0"

Building I
5 Levels +/- 65'-0"

Key Legend	
---	Property Line
---	Street Centerline
---	Maximum Property Setback
---	Sidewalk
---	Building Outline
---	Fire Lane
---	Line of Sight
o	Picket Fence

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
09/10/15.

ZONING DISTRICT(S) AND OVERLAY(S) (TABLE 4-203B)	ZDC EXISTING STANDARDS R-4 (TABLE 4-202B)	PAD PROVIDED MU-4 (REQ. PAD OVERLAY), TOD CORRIDOR OVERLAY	PAD PROVIDED MU-4 (REQ. PAD OVERLAY), TOD CORRIDOR OVERLAY
DEVELOPMENT STANDARDS	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
GENERAL PLAN LAND USE	HIGH DENSITY URBAN CORE	HIGH DENSITY URBAN CORE	HIGH DENSITY URBAN CORE
GENERAL PLAN DENSITY	199,565 SF OR 4.58 ACRES	199,565 SF OR 4.58 ACRES	199,565 SF OR 4.58 ACRES
SITE AREA	199,565 SF OR 4.58 ACRES	199,565 SF OR 4.58 ACRES	199,565 SF OR 4.58 ACRES
DWELLING QUANTITY	114 DWELLING UNITS 22 - Studios 29 - 1 Bedroom / 1 Bathroom 56 - 2 Bedrooms / 2 Bathrooms 153 - 4 Bedrooms / 4 Bathrooms	260 DWELLING UNITS 22 - Studios 29 - 1 Bedroom / 1 Bathroom 56 - 2 Bedrooms / 2 Bathrooms 153 - 4 Bedrooms / 4 Bathrooms	260 DWELLING UNITS 22 - Studios 29 - 1 Bedroom / 1 Bathroom 56 - 2 Bedrooms / 2 Bathrooms 153 - 4 Bedrooms / 4 Bathrooms
DENSITY	25 DU/AC	NO STANDARD	56.77 DU/AC
BUILDING HEIGHT	40 FEET	NO STANDARD	75 FEET 5 Level Residential 6.5 Level Parking Garage
BUILDING SETBACK	YES	NOT APPLICABLE	NOT APPLICABLE
BUILDING LOT COVERAGE	60%	NO STANDARD	57%
SITE LANDSCAPE COVERAGE	25%	NO STANDARD	33%
VEHICLE PARKING QUANTITY	1 Space / 300 SF	1 Space / 300 SF	1 Space / 300 SF
Residential	1 space/unit	1 space/unit	1 space/unit
22 Studio / 22 beds	1.5 spaces/unit	1.5 spaces/unit	1.5 spaces/unit
29 One Bedroom / 29 beds	1.5 spaces/unit	1.5 spaces/unit	1.5 spaces/unit
56 Two Bedroom / 112 beds	1.5 spaces/unit	1.5 spaces/unit	1.5 spaces/unit
153 Four Bedroom / 612 beds	1.5 spaces/unit	1.5 spaces/unit	1.5 spaces/unit
Total Residential	612	612	612
Guest	2 spaces/unit	2 spaces/unit	2 spaces/unit
Total Vehicle Parking Required	655	655	655
BICYCLE PARKING QUANTITY	1/7,500 SF, 4 min.	1/7,500 SF, 4 min.	1/7,500 SF, 4 min.
Residential	1/7,500 SF, 4 min.	1/7,500 SF, 4 min.	1/7,500 SF, 4 min.
22 Studio / 22 beds	1/7,500 SF, 4 min.	1/7,500 SF, 4 min.	1/7,500 SF, 4 min.
29 One Bedroom / 29 beds	1/7,500 SF, 4 min.	1/7,500 SF, 4 min.	1/7,500 SF, 4 min.
56 Two Bedroom / 112 beds	1/7,500 SF, 4 min.	1/7,500 SF, 4 min.	1/7,500 SF, 4 min.
153 Four Bedroom / 612 beds	1/7,500 SF, 4 min.	1/7,500 SF, 4 min.	1/7,500 SF, 4 min.
Total Residential	223	223	223
Guest	2 spaces / unit	2 spaces / unit	2 spaces / unit
Total Bicycle Parking Required	289	289	289
USES			
563,008 SF Total Building Area			
APARTMENTS			
389,641 SF			
PARKING			
163,008 SF			
COMMON AREA AMENITIES			
8,067 SF			
FLEX RETAIL/OFFICE			
1,862 SF			

REC15048

PL150026

DS15050

Designed by:	YY	
Drawn by:	RPF	
Architect of Record:	07/25/16	
Date Plotted:		
Issue for Picking / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
Revisions:		
#	DATE	COMMENTS

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designs of KTY Group, Inc. for PAD 15006 in
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depicted herein are solely for approval of PAD
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Permission to construct the building depicted in
sealed construction drawings is expressly
conditioned on the full and timely payment of all
fees otherwise due Humphreys & Partners
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SHEET CONTENTS:
SITE PLAN

SHEET NO.

A1.00

15066

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