

**ACKNOWLEDGEMENT**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016  
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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: \_\_\_\_\_ NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_  
COLLEGE ENTERPRISES, INC.:

BY: \_\_\_\_\_ OWNER \_\_\_\_\_ DATE \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016  
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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: \_\_\_\_\_ NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_  
COLLEGE STREET, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY:

BY: \_\_\_\_\_ OWNER \_\_\_\_\_ DATE \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016  
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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: \_\_\_\_\_ NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_  
SABA BROTHERS RENTALS, LLC.:

BY: \_\_\_\_\_ OWNER \_\_\_\_\_ DATE \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016  
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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: \_\_\_\_\_ NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_  
ALL SAINTS ROMAN CATHOLIC NEWMAN CENTER TEMPE:

BY: \_\_\_\_\_ OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**LEGAL DESCRIPTION**

LOTS 1, 2 AND 3 OF BLOCK 13, OF TEMPE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY, RECORDER IN BOOK 2 OF MAPS, PAGE 26; EXCEPT THE NORTH 55.1 FEET THEREOF;

**TOGETHER WITH**  
LOT 1, ALL SAINTS ROMAN CATHOLIC NEWMAN CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1089 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA.

**TOGETHER WITH**  
LOTS 4, 5, 6 AND 7, BLOCK 13, TEMPE, ACCORDING TO BOOK 2 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.

**APPROVAL**

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

**PLANNED AREA DEVELOPMENT OVERLAY FOR  
NEWMAN CENTER / THE MAXWELL ON COLLEGE  
AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**

**OWNER**

COLLEGE STREET, L.L.C.  
712 S. COLLEGE AVE  
TEMPE, AZ 85281

COLLEGE ENTERPRISES, INC.  
704 S. COLLEGE AVE  
TEMPE, AZ 85281

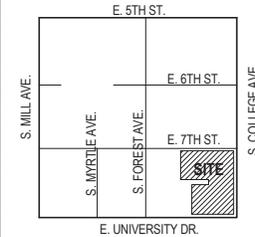
SABA BROTHERS RENTALS, LLC.  
704 S. COLLEGE AVE  
TEMPE, AZ 85281

ALL SAINTS ROMAN CATHOLIC NEWMAN CENTER TEMPE  
230 E. UNIVERSITY DR  
TEMPE, AZ 85281

**PROJECT DATA**

ZONING: CC PAD, TOD, HP TABLE 4-203B, 5-611A	PROPOSED SITE A**	PROPOSED SITE B***	PAD PROVIDED (SITE A & B)
GENERAL PLAN LAND USE (2040 PLAN)	MIXED USE	MIXED USE	MIXED USE
GENERAL PLAN DENSITY (2040 PLAN)	HIGH DENSITY URBAN CORE (MORE THAN 65 DU/AC)	HIGH DENSITY URBAN CORE (MORE THAN 65 DU/AC)	HIGH DENSITY URBAN CORE (MORE THAN 65 DU/AC)
SITE AREA	45,637 SF / 1.05 AC	36,488 SF / 0.84 AC	82,125 SF / 1.89 AC
DWELLING QUANTITY:	294 DWELLING UNITS	1 DWELLING UNIT	295 DWELLING UNITS
DENSITY:	281 DU / AC	2 DU / AC	156 DU / AC
BUILDING HEIGHT:	245'-0"	75'-0" (EXISTING, HISTORIC OLD ST MARY'S EXCEPTED)	245'-0"
BUILDING LOT COVERAGE:	100%	83%	92%
SITE LANDSCAPE COVERAGE - GROUND LEVEL**	0.7% (330 SF)	17.8% (6,500 SF)	8.3% (6,830 SF)
SITE LANDSCAPE COVERAGE - DECK LEVEL**	41.2% (18,800 SF)		22.9% (18,800 SF)
FRONT SETBACK	0'-0" (EAST) 15' BUILDING ENCROACHMENT INTO ROW	0'-0" (SOUTH)	0'-0"
SIDE SETBACK	0'-0" (SOUTH)	0'-0" (WEST)	0'-0"
STREET SIDE SETBACK	0'-0" (NORTH) 12' BUILDING ENCROACHMENT INTO ROW	0'-0" (EAST) 15' BUILDING ENCROACHMENT INTO ROW	0'-0"
REAR SETBACK	0'-0" (WEST)	0'-0" (NORTH)	0'-0"
VEHICLE PARKING QUANTITY			
1 BEDROOM (23 UNITS)	11.50 (0.5/BED)	0	11.50 (0.5/BED)
2 BEDROOM (156 UNITS)	68.64 (0.22/BED)	0	68.64 (0.22/BED)
3 BEDROOM (1 UNIT)	0	0 (0.0/BED - LIVE/WORK RECTORY)	0 (0.0/BED - LIVE/WORK RECTORY)
4 BEDROOM (115 UNITS)	0 (0.0/BED)	0	0 (0.0/BED)
GUEST	29.40 (0.1/UNIT)	0 (0.1/UNIT)	29.40 (0.1/UNIT)
COMMERCIAL (OFFICE, RESTAURANT, RETAIL)	74.70 (-5000 SF, 1/500)	23.71 (1/500)	98.41 (-5000 SF, 1/500)
CLASSROOM	0	9.28 (1/350)	9.28 (1/350)
CHURCH (EXISTING)	0	0 (0/300 - PROVIDED OFF SITE ON WEEKENDS)	0 (0/300 - PROVIDED OFF SITE ON WEEKENDS)
OFFICE (EXISTING)	0	0 (0/500)	0 (0/500)
VEHICLE PARKING PROVIDED:	217 (10 ON STREET)	0	217 (10 ON STREET)
BICYCLE PARKING QUANTITY			
1 BEDROOM (23 UNITS)	23 (1/BED)	0	23 (1/BED)
2 BEDROOM (156 UNITS)	312 (1/BED)	0	312 (1/BED)
3 BEDROOM (1 UNIT)	0	3 (1/BED)	3 (1/BED)
4 BEDROOM (115 UNITS)	460 (1/BED)	0	460 (1/BED)
GUEST	0 (0.0/UNIT - RESIDENT PARKING PROVIDED INSTEAD)	0 (0.0/UNIT - RESIDENT PARKING PROVIDED INSTEAD)	0 (0.0/UNIT - RESIDENT PARKING PROVIDED INSTEAD)
OFFICE	4 (1/8000, 4 MIN)	0	4 (1/8000, 4 MIN)
RESTAURANT	29.04 (1/500)	5.41 (1/500)	34.45 (1/500)
RETAIL	4 (1/7500, 4 MIN)	0	4 (1/7500, 4 MIN)
CLASSROOM	0	2.17 (1/1500)	2.17 (1/1500)
CHURCH (EXISTING)	0	12.20 (1/1500)	12.20 (1/1500)
OFFICE (EXISTING)	0	4 (1/8000, 4 MIN)	4 (1/8000, 4 MIN)
BICYCLE PARKING PROVIDED:	832 (37 ON STREET, SEMI PUBLIC)	27 (ON STREET)	859 (64 ON STREET)
USES			
RESIDENTIAL	472,953 SF	4,903 SF	477,856 SF
OFFICE*	14,960 SF	9,153 SF	24,113 SF
RETAIL*	12,870 SF	-	12,870 SF
RESTAURANT*	14,520 SF	2,703 SF	17,223 SF
CLASSROOM	-	3,249 SF	3,249 SF
POOL & OUTDOOR AMENITY	18,800 SF	-	18,800 SF
STRUCTURED PARKING	115,000 SF	-	115,000 SF
CHURCH (EXISTING)****	-	18,306 SF	18,306 SF
OFFICE (EXISTING)****	-	3,345 SF	3,345 SF
TOTAL	649,103 SF	41,659 SF	690,762 SF

**SITE VICINITY MAP**



REC15144

PL150419

DS150915

**CONDITIONS OF APPROVAL:**

Date	Description
02.22.16	Amended Site Plan Submittal
03.14.16	Amended Site Plan Submittal

**PAD NOTES:**

- \* THESE COMMERCIAL USES ARE NOT LIMITED BY THE PAD AND MAY BE CONFIGURED DIFFERENTLY.
- \*\* THESE AREAS INCLUDE HARDSCAPE PEDESTRIAN AREAS AND POOL.
- \*\*\* THESE SITES ARE NOT LIMITED BY THE PAD AND MAY BE CONFIGURED DIFFERENTLY.
- \*\*\*\* EXISTING AREAS WERE PROVIDED BY MARICOPA COUNTY ASSESSOR'S OFFICE.

**NOTES:**

Seal/Signature



Project Name

Newman Center / The Maxwell on College

Project Number

57.6119.000

Description

PAD COVER

Scale

12" = 1'-0"

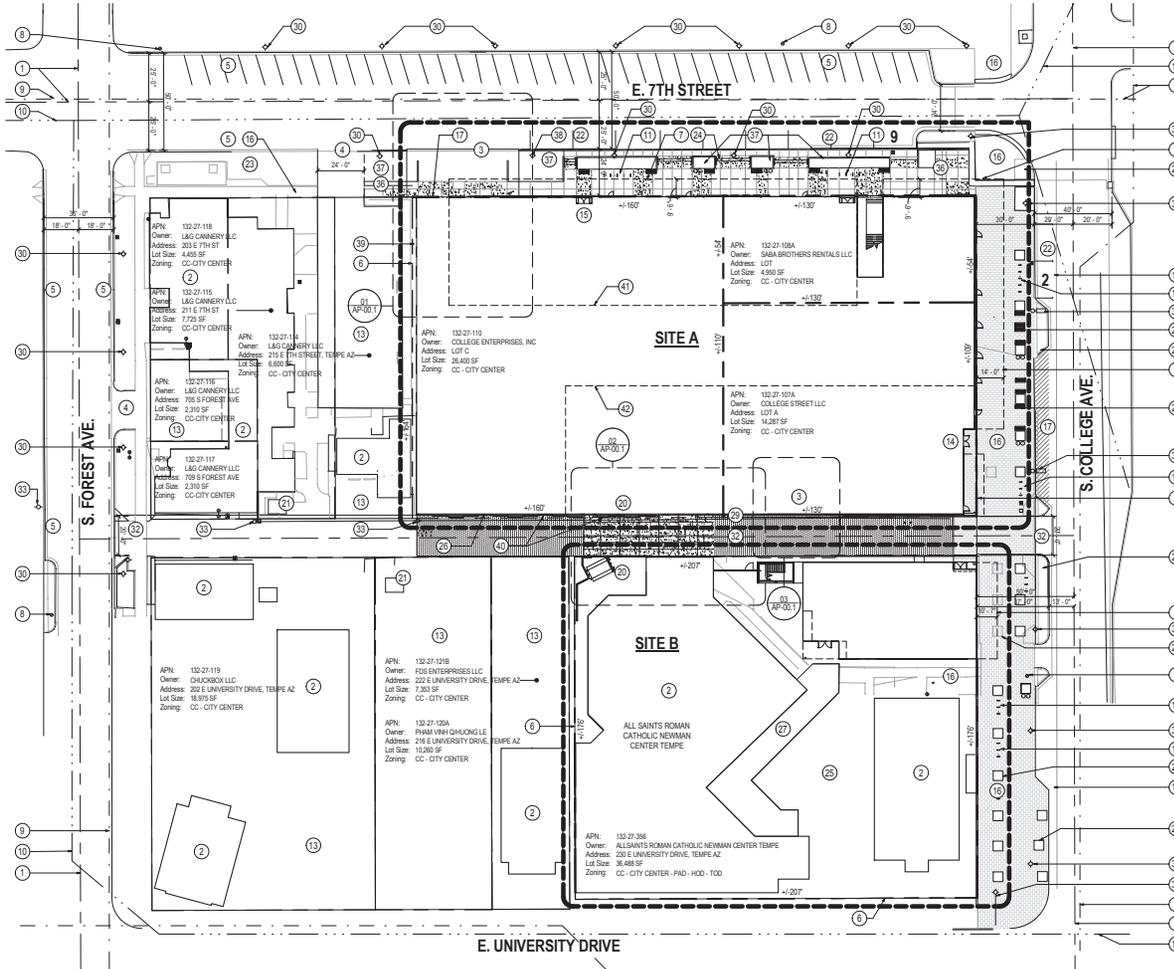
**PAD-01**

DS150915

PL150419

REC15144

# PLANNED AREA DEVELOPMENT OVERLAY FOR NEWMAN CENTER / THE MAXWELL ON COLLEGE



01 SITE PLAN - LEVEL 01  
SCALE: 1" = 30'-0"

DS150915

PL150419

REC15144

- 1 STREET CENTERLINE
- 2 EXISTING BUILDING TO REMAIN
- 3 VEHICULAR DRIVEWAY ENTRY
- 4 EXISTING DRIVEWAY
- 5 EXISTING ON-STREET PARKING
- 6 PROPERTY LINE
- 7 BUILDING OVERHANG
- 8 EXISTING FIRE HYDRANT
- 9 EXISTING WATER LINE
- 10 EXISTING SEWER LINE
- 11 BIKE PARKING
- 12 EXISTING BICYCLE PARKING
- 13 EXISTING PARKING LOT
- 14 SOUTH TOWER ENTRANCE
- 15 NORTH TOWER ENTRANCE
- 16 EXISTING SIDEWALK
- 17 COMMERCIAL LOADING ZONE
- 18 VEHICULAR PARKING
- 19 EXISTING BIKE LANE
- 20 REFUSE COLLECTION AREA
- 21 EXISTING REFUSE ENCLOSURE
- 22 ON-STREET PARKING
- 23 EXISTING PLANTER
- 24 SEATING AREA
- 25 EXISTING COURTYARD
- 26 ELECTRICAL EQUIPMENT TO BE ACCESSED FROM ALLEY
- 27 EXISTING ARCADE
- 28 ACCESSIBLE PATH
- 29 GAS METER
- 30 EXISTING STREET LIGHT
- 31 EXISTING TRAFFIC LIGHT
- 32 EXISTING ALLEY
- 33 EXISTING UTILITY POLE
- 34 NEW UTILITY POLE
- 35 NEW STREET LIGHT
- 36 NEW SIDEWALK
- 37 NEW LANDSCAPE PLANTER
- 38 RELOCATED STREET LIGHT
- 39 DECOMPOSED GRANITE
- 40 SLIDING ACCESS GATES
- 41 NORTH TOWER ABOVE
- 42 SOUTH TOWER ABOVE

- SITE PLAN LEGEND**
- PROPERTY LINE
  - STREET CENTERLINE
  - PROJECT LIMITS
  - EXISTING WATER LINE
  - EXISTING SEWER LINE
  - ⊕ EXISTING FIRE HYDRANT
  - ⊙ EXISTING STREET LIGHT
  - STREET LIGHT

REC15144

PL150419

DS150915

The Maxwell Tempe, LLC  
712 S College Avenue  
Tempe, AZ 85281

**Gensler**

301 East Washington St  
Suite 750  
Phoenix, AZ 85004  
United States  
Tel: 602.523.4900  
Fax: 602.523.4949

Date	Description
02.22.16	Amended Site Plan Submittal
03.14.16	Amended Site Plan Submittal

Seal/Signature



Project Name  
**Newman Center / The Maxwell on College**

Project Number  
**57.6119.000**

Description  
**PAD SITE PLAN**

Scale  
As indicated

**PAD-02**

ZONING: CC PAD, TOD, HP TABLE 4-203B, 5-611A	TOD CORRIDOR (SITE A & B)	EXISTING PAD SITE B	PROPOSED SITE A ***	PROPOSED SITE B***	PAD PROVIDED (SITE A & B)
GENERAL PLAN LAND USE	MIXED USE	MIXED USE	MIXED USE	MIXED USE	MIXED USE
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE (MORE THAN 65 DU/AC)	HIGH DENSITY URBAN CORE (MORE THAN 65 DU/AC)	HIGH DENSITY URBAN CORE (MORE THAN 65 DU/AC)	HIGH DENSITY URBAN CORE (MORE THAN 65 DU/AC)	HIGH DENSITY URBAN CORE (MORE THAN 65 DU/AC)
SITE AREA	82,125 SF / 1.89 AC	37,462 SF / 0.86 AC	45,637 SF / 1.05 AC	36,488 SF / 0.84 AC	82,125 SF / 1.89 AC
DWELLING QUANTITY	MORE THAN 123 DWELLING UNITS	180 DWELLING UNITS 432 BEDROOMS	294 DWELLING UNITS 795 BEDROOMS	1 DWELLING UNIT 3 BEDROOMS	295 DWELLING UNITS 798 BEDROOMS
DENSITY	65+ DU / AC	214.3 DU / AC	281 DU / AC	2 DU / AC	156 DU / AC
BUILDING HEIGHT	50' MAX	244'-0" 270'-0" AS APPROVED PER 07027 CONDITION 5	245'-0"	75'-0" (EXISTING, HISTORIC OLD ST MARY'S EXCEPTED)	245'-0"
BUILDING LOT COVERAGE	NS	63%	100%	83%	92%
SITE LANDSCAPE COVERAGE - GROUND LEVEL**	NS	14%	0.7% (330 SF)	17.8% (6,500 SF)	8.3% (6,830 SF)
SITE LANDSCAPE COVERAGE - DECK LEVEL**	NOT REQUIRED		41.2% (18,800 SF)		22.9% (18,800 SF)
FRONT SETBACK	0'-0"	7' (EAST)	0'-0" (EAST) 15' BUILDING ENCROACHMENT INTO ROW	0'-0" (SOUTH)	0'-0"
SIDE SETBACK	0'-0"	0' (NORTH)	0'-0" (SOUTH)	0'-0" (WEST)	0'-0"
STREET SIDE SETBACK	0'-0"	0' (SOUTH)	0'-0" (NORTH) 12' BUILDING ENCROACHMENT INTO ROW	0'-0" (EAST) 15' BUILDING ENCROACHMENT INTO ROW	0'-0"
REAR SETBACK	0'-0"	0' (WEST)	0'-0" (WEST)	0'-0" (NORTH)	0'-0"
VEHICLE PARKING QUANTITY					
RESIDENTIAL USE:					
1 BEDROOM (23 UNITS)	11.50 (0.5/BED)		11.50 (0.5/BED)	0	11.50 (0.5/BED)
2 BEDROOM (156 UNITS)	156.00 (0.5/BED)		68.64 (0.22/BED)	0	68.64 (0.22/BED)
3 BEDROOM (1 UNIT)	0.90 (0.3/BED)		0	0 (0.0/BED - LIVE/WORK RECTORY)	0 (0.0/BED - LIVE/WORK RECTORY)
4 BEDROOM (115 UNITS)	138.00 (0.3/BED)		0 (0.0/BED)	0	0 (0.0/BED)
TOTAL RESIDENTS	306.40		73.90	0	73.90
GUEST	29.50 (0.1/UNIT)		29.40 (0.1/UNIT)	0 (0.1/UNIT)	29.40 (0.1/UNIT)
TOTAL RESIDENTIAL	335.90		109.54	0	110.54
COMMERCIAL (OFFICE, RESTAURANT, RETAIL)	98.41 (-5000, 1/500)		74.70 (-5000 SF, 1/500)	23.71 (1/500)	98.41 (-5000 SF, 1/500)
CLASSROOM	9.28 (1/350)		0	9.28 (1/350)	9.28 (1/350)
CHURCH (EXISTING)	0 (0/300 - PROVIDED OFF SITE ON WEEKENDS)		0	0 (0/300 - PROVIDED OFF SITE ON WEEKENDS)	0 (0/300 - PROVIDED OFF SITE ON WEEKENDS)
OFFICE (EXISTING)	0 (0/500 - CONVERTED TO STORAGE)		0	0 (0/500)	0 (0/500)
TOTAL VEHICLE PARKING PROVIDED	516	530	217 (10 ON STREET)	0	217 (10 ON STREET)
BICYCLE PARKING QUANTITY		147, 50 DEDICATED ON-SITE OR CONTIGUOUS LOT & 3 SPACES FOR SHARED CAR PROGRAM			
RESIDENTIAL USE:					
1 BEDROOM (23 UNITS)	17.25 (0.75/UNIT)		23 (1/BED)	0	23 (1/BED)
2 BEDROOM (156 UNITS)	117.00 (0.75/UNIT)		312 (1/BED)	0	312 (1/BED)
3 BEDROOM (1 UNIT)	1.00 (1/UNIT)		0	3 (1/BED)	3 (1/BED)
4 BEDROOM (115 UNITS)	115.00 (1/UNIT)		460 (1/BED)	0	460 (1/BED)
TOTAL RESIDENTS	250.25		795	3	798
GUEST	59.00 (0.2/UNIT)		0 (0.0/UNIT - RESIDENT PARKING PROVIDED INSTEAD)	0 (0.0/UNIT - RESIDENT PARKING PROVIDED INSTEAD)	0 (0.0/UNIT - RESIDENT PARKING PROVIDED INSTEAD)
TOTAL RESIDENTIAL	309		795	3	798
OFFICE	4 (1/8000, 4 MIN)		4 (1/8000, 4 MIN)	0	4 (1/8000, 4 MIN)
RESTAURANT	34.45 (1/1500)		29.04 (1/500)	5.41 (1/500)	34.45 (1/500)
RETAIL	4 (1/7500, 4 MIN)		4 (1/7500, 4 MIN)	0	4 (1/7500, 4 MIN)
CLASSROOM	2.17 (1/1500)		0	2.17 (1/1500)	2.17 (1/1500)
CHURCH (EXISTING)	12.20 (1/1500)		0	12.20 (1/1500)	12.20 (1/1500)
OFFICE (EXISTING)	4 (1/8000, 4 MIN)		0	4 (1/8000, 4 MIN)	4 (1/8000, 4 MIN)
TOTAL BICYCLE PARKING PROVIDED	363	366	832 (37 ON STREET, SEMI PUBLIC)	27 (ON STREET)	859 (64 ON STREET)
USES					
RESIDENTIAL	477,856 SF	-	472,953 SF	4,903 SF	477,856 SF
OFFICE*	24,113 SF	-	14,960 SF	9,153 SF	24,113 SF
RETAIL*	12,870 SF	-	12,870 SF	-	12,870 SF
RESTAURANT*	17,223 SF	-	14,520 SF	2,703 SF	17,223 SF
CLASSROOM	3,249 SF	-	-	3,249 SF	3,249 SF
POOL & OUTDOOR AMENITY	18,800 SF	-	18,800 SF	-	18,800 SF
STRUCTURED PARKING	115,000 SF	-	115,000 SF	-	115,000 SF
CHURCH/SOCIAL HALL/KITCHEN (EXISTING)****	18,306 SF	-	-	18,306 SF	18,306 SF
OFFICE (EXISTING)*,****	3,345 SF	-	-	3,345 SF	3,345 SF
TOTAL	690,762 SF	-	649,103 SF	41,659 SF	690,762 SF

**PAD NOTES:**

\* THESE COMMERCIAL USES ARE NOT LIMITED BY THE PAD AND MAY BE CONFIGURED DIFFERENTLY.  
 \*\* THESE AREAS INCLUDE HARDSCAPE PEDESTRIAN AREAS AND POOL.  
 \*\*\* THESE SITES ARE NOT LIMITED BY THE PAD AND MAY BE CONFIGURED DIFFERENTLY.  
 \*\*\*\* EXISTING AREAS WERE PROVIDED BY MARICOPA COUNTY ASSESSOR'S OFFICE.

The Maxwell Tempe, LLC

712 S College Avenue  
 Tempe, AZ 85281

**Gensler**

201 East Washington St  
 Suite 750  
 Phoenix, AZ 85004  
 United States  
 Tel: 602.523.4900  
 Fax: 602.523.4949

Date Description  
 02.22.16 Amended Site Plan Submittal  
 03.14.16 Amended Site Plan Submittal

Seal/Signature



Project Name

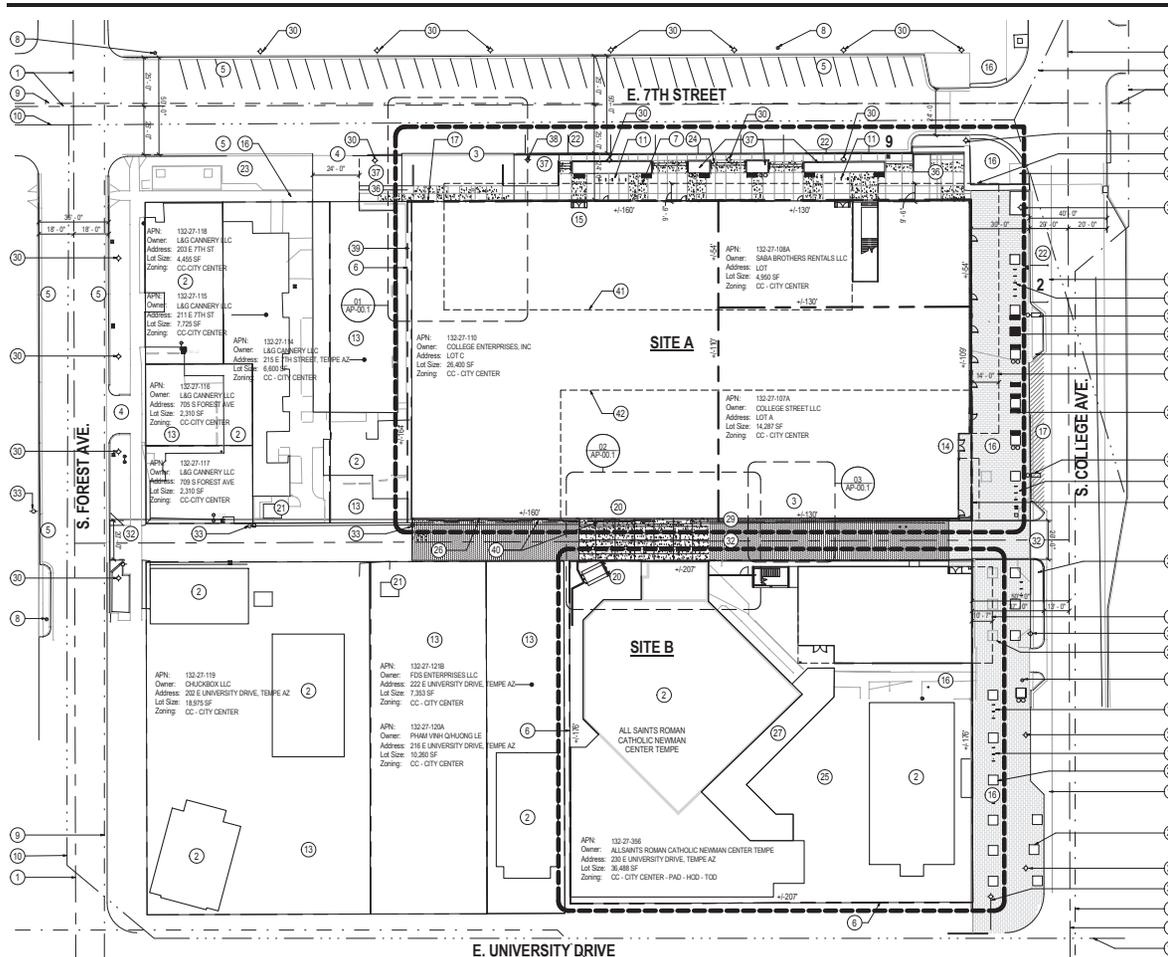
Newman Center / The Maxwell on College

Project Number  
 57,6119.000

Description  
 PAD SITE DATA

Scale

**PAD-03**



- 1 STREET CENTERLINE
- 2 EXISTING BUILDING TO REMAIN
- 3 VEHICULAR DRIVEWAY ENTRY
- 4 EXISTING DRIVEWAY
- 5 EXISTING ON-STREET PARKING
- 6 PROPERTY LINE
- 7 BUILDING OVERHANG
- 8 EXISTING FIRE HYDRANT
- 9 EXISTING WATER LINE
- 10 EXISTING SEWER LINE
- 11 BIKE PARKING
- 12 EXISTING BICYCLE PARKING
- 13 EXISTING PARKING LOT
- 14 SOUTH TOWER ENTRANCE
- 15 NORTH TOWER ENTRANCE
- 16 EXISTING SIDEWALK
- 17 COMMERCIAL LOADING ZONE
- 18 VEHICULAR PARKING
- 19 EXISTING BIKE LANE
- 20 REFUSE COLLECTION AREA
- 21 EXISTING REFUSE ENCLOSURE
- 22 ON-STREET PARKING
- 23 EXISTING PLANTER
- 24 SEATING AREA
- 25 EXISTING COURTYARD
- 26 ELECTRICAL EQUIPMENT TO BE ACCESSED FROM ALLEY
- 27 EXISTING ARCADE
- 28 ACCESSIBLE PATH
- 29 GAS METER
- 30 EXISTING STREET LIGHT
- 31 EXISTING TRAFFIC LIGHT
- 32 EXISTING ALLEY
- 33 EXISTING UTILITY POLE
- 34 NEW UTILITY POLE
- 35 NEW STREET LIGHT
- 36 NEW SIDEWALK
- 37 NEW LANDSCAPE PLANTER
- 38 RELOCATED STREET LIGHT
- 39 DECOMPOSED GRANITE
- 40 SLIDING ACCESS GATES
- 41 NORTH TOWER ABOVE
- 42 SOUTH TOWER ABOVE

- SITE PLAN LEGEND**
- PROPERTY LINE
  - - - STREET CENTERLINE
  - - - PROJECT LIMITS
  - - - EXISTING WATER LINE
  - - - EXISTING SEWER LINE
  - - - EXISTING FIRE HYDRANT
  - - - EXISTING STREET LIGHT
  - STREET LIGHT



**16 SITE PLAN**  
SCALE: 1" = 30'-0"

**04 VICINITY MAP**  
SCALE: NTS

OWNER:	COLLEGE STREET, L.L.C.	COLLEGE ENTERPRISES, INC.	SABA BROTHERS RENTALS, L.L.C.	ALL SAINTS ROMAN CATHOLIC NEWMAN CENTER TEMPE
	713 S. COLLEGE AVE TEMPE, AZ 85281	704 S. COLLEGE AVE TEMPE, AZ 85281	704 S. COLLEGE AVE TEMPE, AZ 85281	230 E. UNIVERSITY DR TEMPE, AZ 85281
CONTACT:	THE MAX, MAXWELL TEMPE LLC.	ALL SAINTS ROMAN CATHOLIC NEWMAN CENTER	TREVOR BARGER	ISOB N SCOTTSDALE RD, ANTBES BUILDING, SUITE E
	TONY J. WALL 1204 N VAN PASO DEL SUR SUITE 515 BOX 261 SCOTTSDALE, AZ 85258-3761			SCOTTSDALE, AZ 85250

SITE	SITE A	SITE B
JURISDICTION:	CITY OF TEMPE	CITY OF TEMPE
ZONING:	CC-CITY CENTER	CC-CENTER CENTER
OVERLAY DISTRICT:	TOD - CORRIDOR	TOD - CORRIDOR, HDD
PARCEL SIZE:	14,637 SF / 0.34 AC	36,488 SF / 0.84 AC
PROPOSED BUILDING AREA:	531,478 SF	17,670 SF NEW + 21,650 SF EXISTING = 39,321 SF
PROPOSED USES:	MIXED USE	MIXED USE
RESTAURANT*	13,200 SF (2%)	2,310 SF (6%)
OFFICE*	13,600 SF (2%)	7,823 SF (21%)
RETAIL*	11,700 SF (2%)	N/A
CLASSROOM	N/A	2,777 SF (8%)
RESIDENTIAL	459,178 SF (74%)	4,760 SF (13%)
POOL & OUTDOOR AMENITY	18,800 SF (3%)	N/A
STRUCTURED PARKING	115,000 SF (19%)	N/A
CHURCH (EXISTING)**	N/A	19,308 SF (49%)
OFFICE (EXISTING)**	N/A	3,345 SF (9%)
BUILDING HEIGHT:	23'	45' (FOR THE NEW CONSTRUCTION)
LOT COVERAGE:	99% (45,307 SF)	170% (28,221 SF)
LANDSCAPE AREA**	1% (330 SF GROUND LEVEL)	18% (6,500 SF GROUND LEVEL)
TYPE OF CONSTRUCTION:	TYPE IIA	TYPE IIB
DENSITY:	273 DWELLING UNITS / ACRE	1.2 DWELLING UNITS / ACRE
TOTAL UNITS:	286 DWELLING UNITS	1 DWELLING UNIT
FRONT SETBACK:	0'-0" (EAST) 15' BUILDING ENCROACHMENT INTO ROW	0'-0" (SOUTH)
SIDE SETBACK:	0'-0" (SOUTH)	0'-0" (WEST)
STREET SIDE SETBACK:	0'-0" (NORTH) 12' BUILDING ENCROACHMENT INTO ROW	0'-0" (EAST) 15' BUILDING ENCROACHMENT INTO ROW
REAR SETBACK:	0'-0" (WEST)	0'-0" (NORTH)
VEHICLE PARKING:	115,000 SF (19%)	29,271 SF (75%)
RESIDENTIAL USE:	1 BEDROOM (19 UNITS) 9.50 (0.9BED)	0
	2 BEDROOM (154 UNITS) 87.76 (0.22BED)	0
	3 BEDROOM (1 UNIT) 0	0 (0.0BED - LIVING/RECREATORY)
	4 BEDROOM (113 UNITS) 0 (0.0BED)	0
	GUEST 28.60 (0.14UNIT)	0 (0.14UNIT)
TOTAL RESIDENTIAL:	126.86	0.19
COMMERCIAL OFFICE:	67 (4000, 0.1500)	29.27 (1.050)
RESTAURANT, RETAIL:	0	0
CLASSROOM USE:	0	7.93 (1.950)
CHURCH USE (EXISTING):	0	0 (0.000 - PROVIDED OFF SITE ON WEEKENDS)
OFFICE (EXISTING):	0	0 (0.000 - CONVERTED TO STORAGE)
TOTAL VEHICLE PARKING:	173	28
TOTAL VEHICLE PARKING PROVIDED:	209 (INCLUDING 28 FROM SITE B) (98 SPACES)	INCLUDED ON SITE A
TOTAL BICYCLE PARKING ON STREET:	11	0
BICYCLE PARKING:	RESIDENTIAL USE	
	1 BEDROOM (19 UNITS) 19.00 (1.0BED)	0
	2 BEDROOM (154 UNITS) 308.00 (1.0BED)	0
	3 BEDROOM (1 UNIT) 0	0 (1.0BED)
	4 BEDROOM (113 UNITS) 452.00 (1.0BED)	0
	GUEST 0 (0.0UNIT - ENHANCED RESIDENT PARKING PROVIDED INSTEAD)	0
TOTAL RESIDENTIAL:	779	0
OFFICE USE:	4 (18000, 4 MIN)	4 (18000, 4 MIN COMBINED W/ SITE A)
RESTAURANT USE:	26.40 (1.050)	5.41 (1.900)
RETAIL USE:	4 (17500, 4 MIN)	0
CLASSROOM USE:	0	2.17 (1.050)
CHURCH USE (EXISTING):	0	12.20 (1.050)
OFFICE (EXISTING):	0	4 (18000, 4 MIN COMBINED W/ SITE A)
TOTAL BICYCLE PARKING PROVIDED:	609	31
TOTAL BICYCLE PARKING ON STREET:	779	31
TOTAL VEHICLE PARKING ON STREET:	37	31
FIRE PROTECTION:	BUILDING EQUIPPED WITH AUTOMATIC EXTINGUISHING SYSTEM	BUILDING EQUIPPED WITH AUTOMATIC EXTINGUISHING SYSTEM
OCCUPANCY CLASSIFICATIONS:		
GROUP A-2:	RESTAURANT	RESTAURANT
GROUP A-3:	MEETING ROOMS, AMENITY SPACES, POOL DECK	CLASSROOMS, MEETING ROOMS, SANCTUARY (EXISTING)
GROUP B:	LEASING OFFICE	CLASSROOM AND MINISTRY OFFICES
GROUP M:	RETAIL SPACES	N/A
GROUP R-2:	RESIDENTIAL	RESIDENTIAL
GROUP S-2:	ENCLOSED PARKING	N/A

\* THESE COMMERCIAL USES ARE NOT LIMITED BY THE PAD AND MAY BE CONFIGURED DIFFERENTLY.  
\*\* THESE AREAS INCLUDE HARDCAPE PEDESTRIAN AREAS AND POOL.  
\*\*\* EXISTING AREAS WERE PROVIDED BY MARICOPA COUNTY ASSESSOR'S OFFICE.

**02 PROJECT DATA**  
SCALE: NTS

**The Maxwell Tempe, LLC**  
712 S College Avenue  
Tempe, AZ 85281

**Gensler**

201 East Washington St  
Suite 730  
Phoenix, AZ 85004  
United States

Date	Description
02.22.18	Amended Site Plan Submittal
03.14.18	Amended Site Plan Submittal

Seal/Signature  
**NOT FOR CONSTRUCTION**



Project Name  
**Newman Center / The Maxwell on College**

Project Number  
**57.6119.000**

Description  
**SITE PLAN**

Scale  
As indicated

**AP-00**