

3RD AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 1000 EAST APACHE SITE PLAN

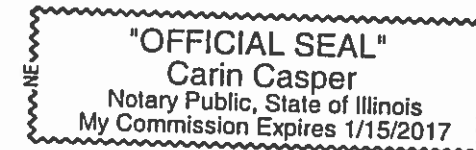
A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS 21 DAY OF SEPTEMBER, 2016 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JJ SMITH, 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: Carin Casper 1-15-17
NOTARY PUBLIC MY COMMISSION EXPIRES



CAV-CORE-TEMPE LLC.
JJ SMITH, CHIEF OPERATING OFFICER
PHONE 312-994-1880
161 N. CLARK ST, SUITE 4900
CHICAGO, IL 60601

BY: JJ SMITH 9/21/16
ITS: CHIEF OPERATING OFFICER DATE

LEGAL DESCRIPTION

LOT 1 OF THE RETREAT @ 1000 APACHE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1020 OF MAPS, PAGE 35

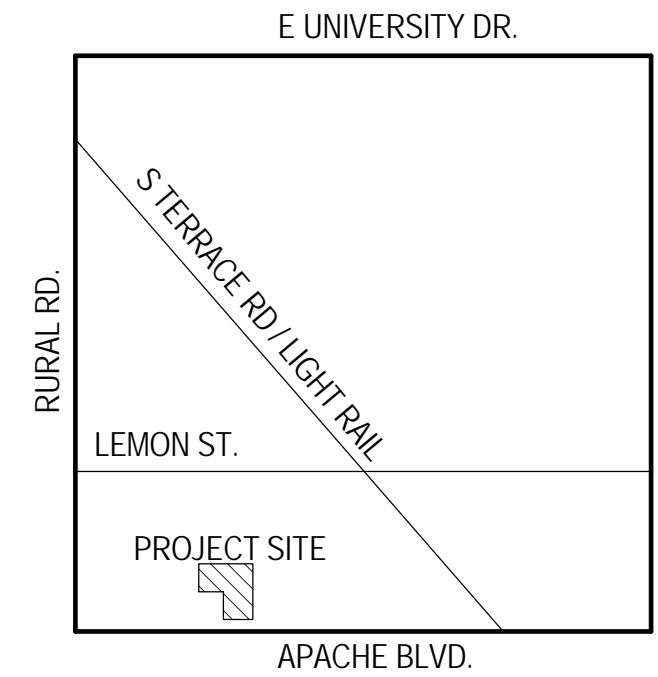
APPROVAL

APPROVE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 27TH DAY OF AUGUST, 2015

OWNER / DEVELOPER

CAV-CORE-TEMPE LLC.
JJ SMITH
CHIEF OPERATING OFFICER
PHONE 312-994-1880
161 N. CLARK ST, SUITE 4900
CHICAGO, IL 60601

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PL150208

- Except as modified by conditions, development shall be in substantial conformance with the 3rd Amended Planned Area Development for 1000 East Apache cover sheet and site plan.
- 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 amendment.
- 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 (September 28, 2015), or the Amended Planned Area Development approval shall be null and void.
- The 3rd Amended Planned Area Development Overlay for 1000 East Apache 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.
- The 11 vehicle parking spaces for commercial users must 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

NONE

PROJECT DATA

ZONING DISTRICTS AND OVERLAYS: TABLE 4-203B MIU-4 / PAD / TOD	PAD PROVIDED
GENERAL PLAN LAND USE (2040 PLAN)	MIXED USE
GENERAL PLAN DENSITY (2040 PLAN)	HIGH DENSITY URBAN CORE (MORE THAN 65 DU/AC)
SITE AREA	78,450 SQ. FT. / 1.80 ACRES NET
DWELLING QUANTITY	384 DWELLING UNITS / 833 TOTAL BEDROOMS
DENSITY	213 DU/AC
BUILDING HEIGHT	160'-0" (170'-0" TO TOP OF ELEVATORS)
BUILDING LOT COVERAGE	72.60%
SITE LANDSCAPE COVERAGE	7,877 (10%) AT GRADE 3,714 SF (4.7%) AT LEVEL 5 7,817 SF (10%) AT LEVEL 10 19,408 SF (25%) TOTAL ALL LEVELS
BUILDING SETBACKS	
FRONT (SOUTH)	12'-0"
SIDE (EAST)	25'-0"
SIDE (WEST)	8'-0" (NORTH PORTION) 9'-0" (SOUTH PORTION)
SIDE (SOUTH, FACING APACHE)	1'-0"
REAR (NORTH)	6'-0"
VEHICLE PARKING QUANTITY	403 RESIDENTIAL + 9 RETAIL + 2 RESTAURANT = 414 TOTAL SPACES
BICYCLE PARKING QUANTITY	408 TOTAL SPACES
USES	
RETAIL	3,610 SF
RESTAURANT	195 SF
STRUCTURED PARKING	134,939 SF
RESIDENTIAL	480,299 SF
ROOF DECK	22,788 SF
TOTAL	641,831 SF

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REC15060

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Artifex10
1027 E. Washington Street,
Phoenix, AZ 85034
p 855 210 2102

NO.	DATE	DESCRIPTION

KEY PLAN
CAV-CORE-TEMPE LLC.
JJ SMITH
161 N. CLARK ST, SUITE 4900
CHICAGO, IL 60601 PHONE
312-994-1880

1000 EAST APACHE
1000 E. Apache Boulevard, Tempe, AZ 85281

PROJECT

PAD COVER

DRAWING TITLE



EXPIRES 12/31/2017

SCALE 1" = 1'-0" DATE 07/23/2015

JOB NUMBER 4077.000

SUBMISSION

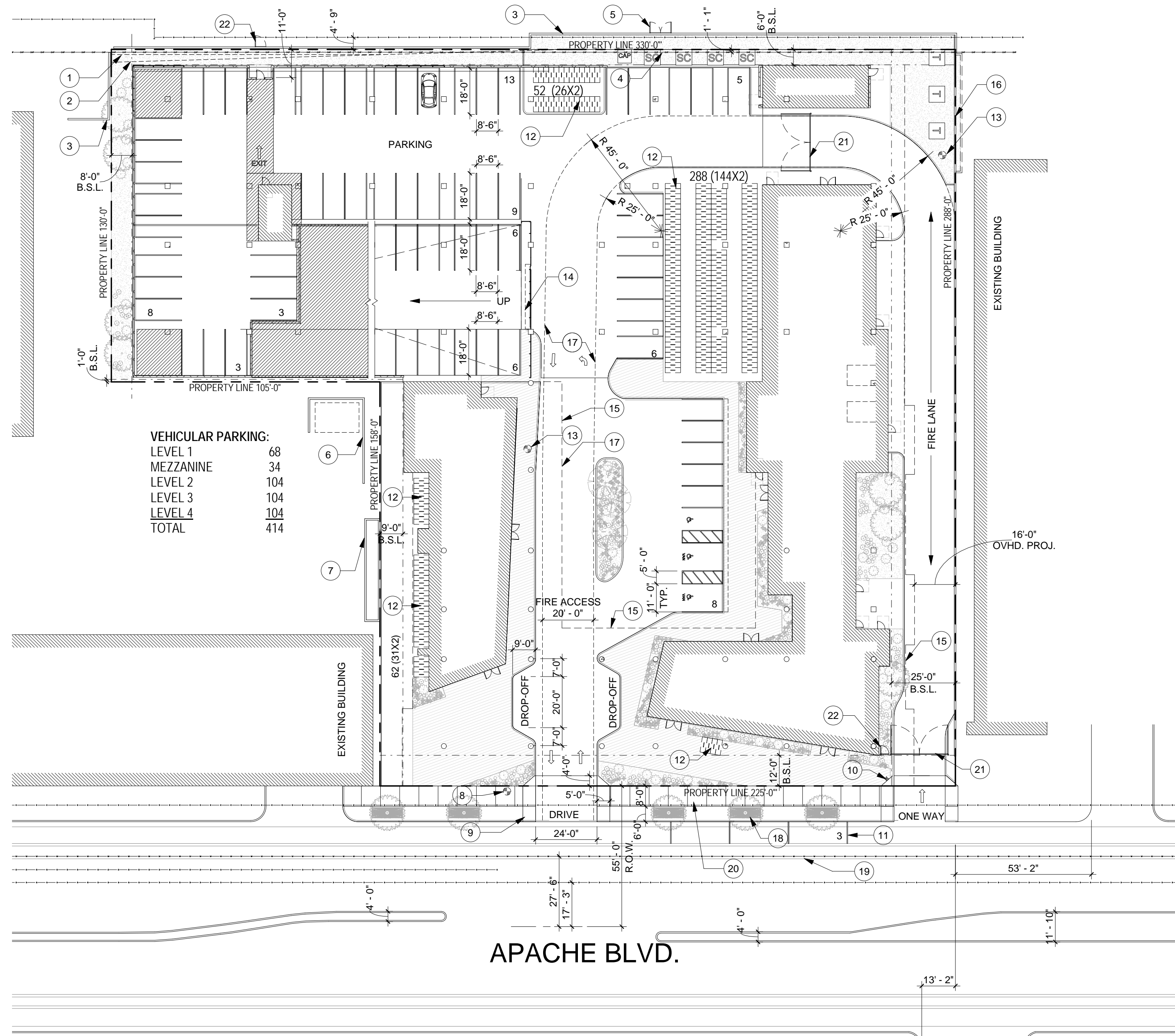
PAD SUBMITTAL

DRAWING NUMBER

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3RD AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 1000 EAST APACHE SITE PLAN



VEHICULAR PARKING:

LEVEL 1	68
MEZZANINE	34
LEVEL 2	104
LEVEL 3	104
LEVEL 4	104
TOTAL	414

KEYNOTE LEGEND

- 1 ELECTRIC EASEMENT, 2'-0" FROM PROPERTY LINE
- 2 SEWER EASEMENT, DISTANCE FROM PROPERTY LINE VARIES
- 3 EXISTING CMU WALL, 6'-0" HIGH, BEIGE STUCCO FINISH UNDERGROUND
- 4 NEW GATE WITH KNOX PAD LOCK
- 5 7' HIGH REFUSE ENCLOSURE ON ADJACENT SITE
- 6 6' HIGH MECHANICAL EQUIPMENT AND SCREEN WALL ON ADJACENT SITE
- 7 EXISTING FIRE HYDRANT, WILL MODIFY SO FLUSH WITH GROUND
- 8 REFERENCE TEMPE PUBLIC WORKS DETAIL T-320
- 9 DO NOT ENTER SIGN, ON SIGNPOST
- 10 PARALLEL PARKING SPACES
- 11 BIKE PARKING SPACES, NOT FENCED
- 12 NEW FIRE HYDRANT
- 13 FENCE AND GATE W/ RESTRICTED ACCESS, SIGNAGE POSTED FOR ACCESS CONTROL
- 14 BUILDING OVERHEAD PROJECTION
- 15 NEW CMU WALL, 6'-0" HIGH, "WESTERN BLOCK" 8x8x16, STUCCO FINISH, COLOR TATTLETALE DV615A
- 16 MIN. 13'-6" CLEARANCE FOR FIRE ACCESS
- 17 IRON GRATING OVER TREE PLANTERS, TYP. ALONG APACHE, REF. SHEET L100
- 18 SURFACE STRIPING TO DESIGNATE BIKE LANE
- 19 PEDESTRIAN SIDEWALK
- 20 6'-0" HIGH PAINTED STEEL PIPE GATE, KNOX GATE SWITCH AND KEY PAD
- 21 PAINTED STEEL GATE, MANUALLY OPERATED, COLOR TO MATCH ADJACENT WALL/FENCE
- 22

LINETYPE LEGEND

- | | |
|------------------------|-----|
| PROPERTY LINE | --- |
| BUILDING SETBACK | --- |
| BUILDING OVERHEAD | --- |
| OVERHEAD POWER LINE | --- |
| EXISTING GAS LINE | --- |
| EXISTING ELECTRIC LINE | --- |
| EXISTING SEWER LINE | --- |
| EXISTING WATER LINE | --- |

1 SITE PLAN
SCALE 1" = 30'-0"

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 JULY 23, 2015.

MU-4 PAD TOD (PLANNED AREA DEVELOPMENT TRANSPORTATION OVERLAY (DISTRICT), TABLE 4-203B)	ZDC STANDARD	TOD CORRIDOR	EXISTING ENTITLED PAD DATED APRIL 19, 2012	PAD PROPOSED
GENERAL PLAN LAND USE (2040 PLAN)	MIXED USE	-	-	MIXED USE
GENERAL PLAN DENSITY (2040 PLAN)	HIGH-DENSITY URBAN CORE (MORE THAN 65 DU/AC)	-	-	-
SITE AREA	78,450 SQ. FT. / 1.80 ACRES	78,450 SQ. FT. / 1.80 ACRES	78,450 SQ. FT. / 1.80 ACRES	78,450 SQ. FT. / 1.80 ACRES
DWELLING QUANTITY	384 DWELLING UNITS / 833 TOTAL BEDROOMS	384 DWELLING UNITS / 833 TOTAL BEDROOMS	326 DWELLING UNITS / 833 TOTAL BEDROOMS	384 DWELLING UNITS / 833 TOTAL BEDROOMS
DENSITY	NS	NS	181 DU/AC	213 DU/AC
BUILDING HEIGHT	NS	NS	160'-0" (170'-0" AT T.O. ELEV.)	160'-0" (170'-0" AT T.O. ELEV.)
BUILDING LOT COVERAGE	NS	NS	73% MAX	72.60%
SITE LANDSCAPE COVERAGE	NS	NS	14% AT GRADE, 16% AT ROOF	7,877 (10%) AT GRADE 3,714 SF (4.7%) AT LEVEL 5 7,817 SF (10%) AT LEVEL 10 19,408 SF (25%) TOTAL ALL LEVELS
BUILDING SETBACKS				
FRONT (SOUTH)	NS, 20' FOR PARKING	20'-0" MAX	0'-0"	12'-0"
SIDE (EAST)	NS	20'-0" MAX	13'-0"	25'-0"
SIDE (WEST)	NS	20'-0" MAX	7'-0" (NORTH PORTION) 6'-4" (SOUTH PORTION)	8'-0" (NORTH PORTION) 9'-0" (SOUTH PORTION)
SIDE (SOUTH, FACING APACHE)	NS	20'-0" MAX	0'-0"	1'-0"
REAR (NORTH)	NS	20'-0" MAX	6'-0" MIN, 22'-0" MAX	6'-0"
VEHICLE PARKING QUANTITY				
RESIDENTIAL USE				
GUEST	77 (2/UNIT)	77 (2/UNIT)	-	-
STUDIO (53 UNITS)	53 (1/UNIT)	40 (75/UNIT)	-	25 (47/BED)
1 BEDROOM (72 UNITS)	108 (1.5/UNIT)	54 (75/UNIT)	-	34 (47/BED)
2 BEDROOM (164 UNITS)	328 (2/UNIT)	246 (75/UNIT)	-	154 (47/BED)
3 BEDROOM UNITS (0 UNITS)	N/A	N/A	-	N/A
4 BEDROOM UNITS (95 UNITS)	285 (3/UNIT)	285 (75/UNIT)	-	179 (47/BED)
TOTAL RESIDENTIAL	851 SPACES	702 SPACES	-	392 REQUIRED + 11 EXTRA = 403 PROVIDED
RETAIL USE	1 SPACE PER 300 SF X 3,610 = 12 SPACES	1 SPACE PER 300 SF X (3,610 / 75) = 9 SPACES	-	1 SPACE PER 300 SF X (3,610 / 75) = 9 SPACES
RESTAURANT USE	1 SPACE PER 75 SF = 3 SPACES	1 SPACE PER 75 SF X (195 / 75) = 2 SPACES	-	1 SPACE PER 75 SF X (195 / 75) = 2 SPACES
GRAND TOTAL VEHICLE PARKING	864 SPACES	713 SPACES	774 SPACES	414* SPACES
BICYCLE PARKING QUANTITY				
RESIDENTIAL USE				
GUEST (2/UNIT)	77	NO MODIFICATION TO ZDC STANDARD	-	77
STUDIO (.75/UNIT)	40	NO MODIFICATION TO ZDC STANDARD	-	40
1 BEDROOM (.75/UNIT)	54	NO MODIFICATION TO ZDC STANDARD	-	54
2 BEDROOM (.75/UNIT)	123	NO MODIFICATION TO ZDC STANDARD	-	123
3 BEDROOM (1/UNIT)	0	NO MODIFICATION TO ZDC STANDARD	-	0
4 BEDROOM (1/UNIT)	95	NO MODIFICATION TO ZDC STANDARD	-	95
TOTAL RESIDENTIAL	389	-	-	389
RETAIL (17,500 SF, 4 MIN.)	4	NO MODIFICATION TO ZDC STANDARD	-	4
RESTAURANT (1,500 SF)	1	NO MODIFICATION TO ZDC STANDARD	-	1
GRAND TOTAL BICYCLE PARKING	394 SPACES	NO MODIFICATION TO ZDC STANDARD	359 SPACES	394 REQUIRED + 14 EXTRA = 408 PROVIDED
USES				
RETAIL	3,610 SF	3,610 SF	-	3,610 SF
RESTAURANT	195 SF	195 SF	-	195 SF
STRUCTURED PARKING	134,939 SF	134,939 SF	-	134,939 SF
RESIDENTIAL	480,299 SF	480,299 SF	-	480,299 SF
ROOF DECK	22,788 SF	22,788 SF	-	22,788 SF
				641,831 SF

*REFERENCE CIVTECH PARKING ANALYSIS REPORT DATED JULY 23, 2015
NOTE: "NS" IS AN ABBREVIATION FOR "NO STANDARD"

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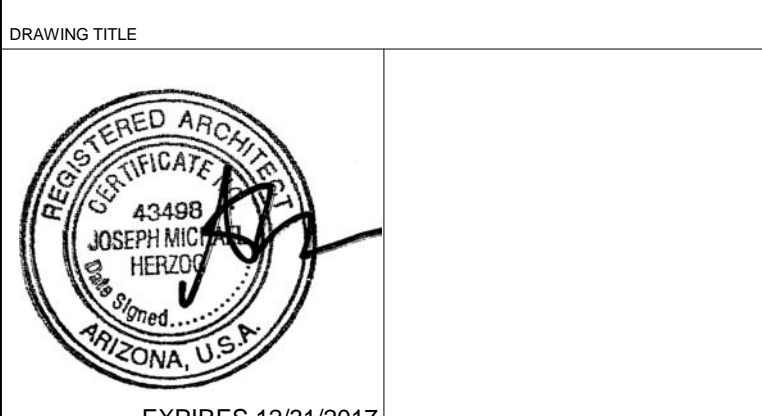
PK Associates LLC 7434 E. McDonald Drive Scottsdale, AZ 85250 p 480.922.8854 f 480.922.3739 www.pkastructural.com STRUCTURAL ENGINEER	Peterson Associates Consulting Engineers Inc. 7201 North Dreamy Draw Drive, Suite 200 Phoenix, AZ 85020 p 602.287.0300 f 602.287.0600 M.E.P. ENGINEER
Wood Patel 2051 W. Northern Avenue, Suite 100 Phoenix, AZ 85021 p 602.335.8500 CIVIL ENGINEER	Artifex10 1027 E. Washington Street, Phoenix, AZ 85034 p 855.210.2102 LANDSCAPE ARCHITECT

NO.	DATE	DESCRIPTION

KEY PLAN
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JJ SMITH
161 N. CLARK ST, SUITE 4900
CHICAGO, IL 60601 PHONE
312-994-1880

1000 EAST APACHE
1000 E. Apache Boulevard, Tempe, AZ 85281

PROJECT
PAD SITE PLAN



EXPIRES 12/31/2017
As indicated 07/23/2015
SCALE DATE
JOB NUMBER 4077.000
SUBMISSION PAD SUBMITTAL

A001

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PAGE 2 OF 2

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