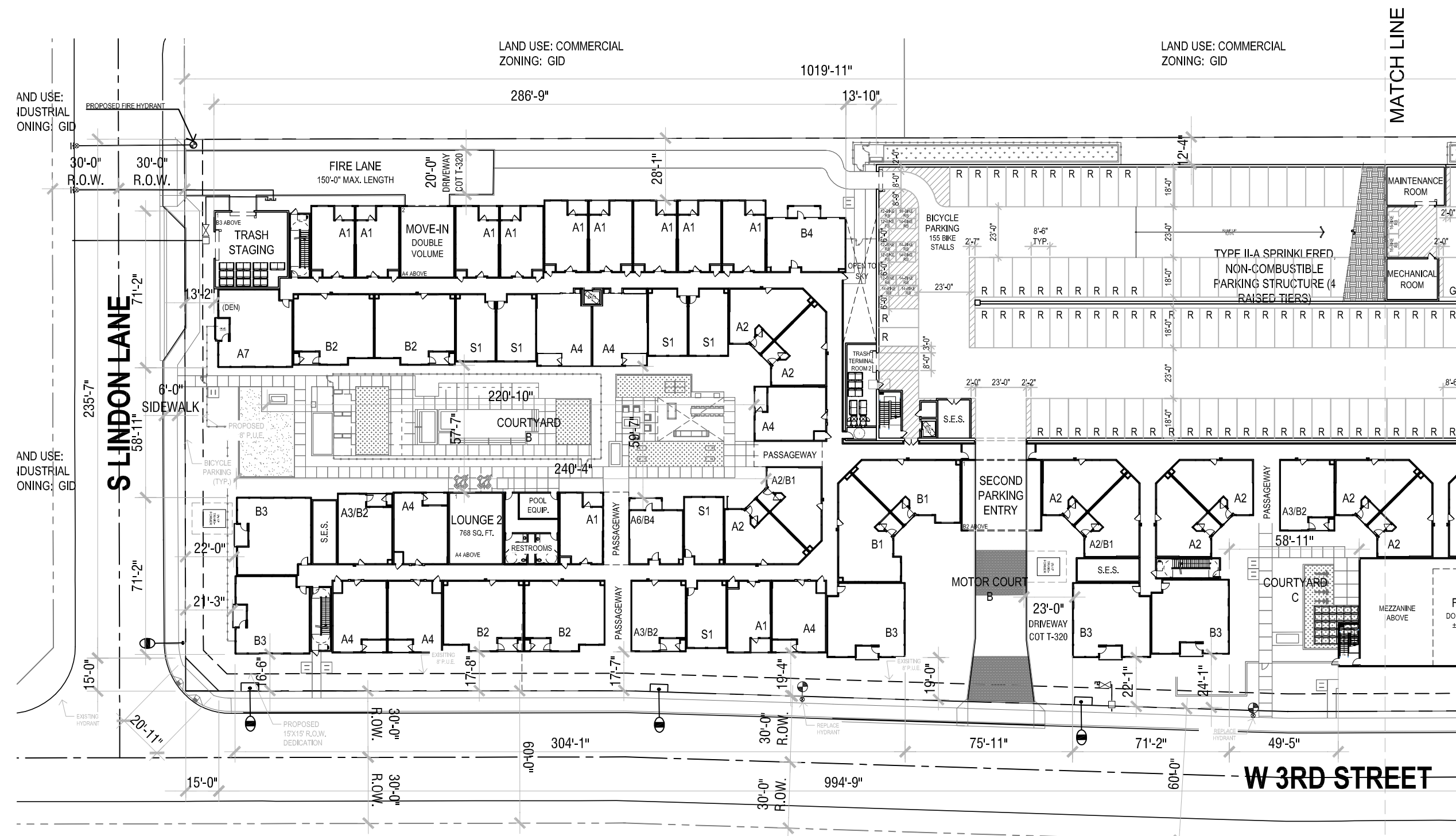


PLANNED AREA DEVELOPMENT OVERLAY FOR 1416 W 3RD ST APARTMENTS SITE PLAN

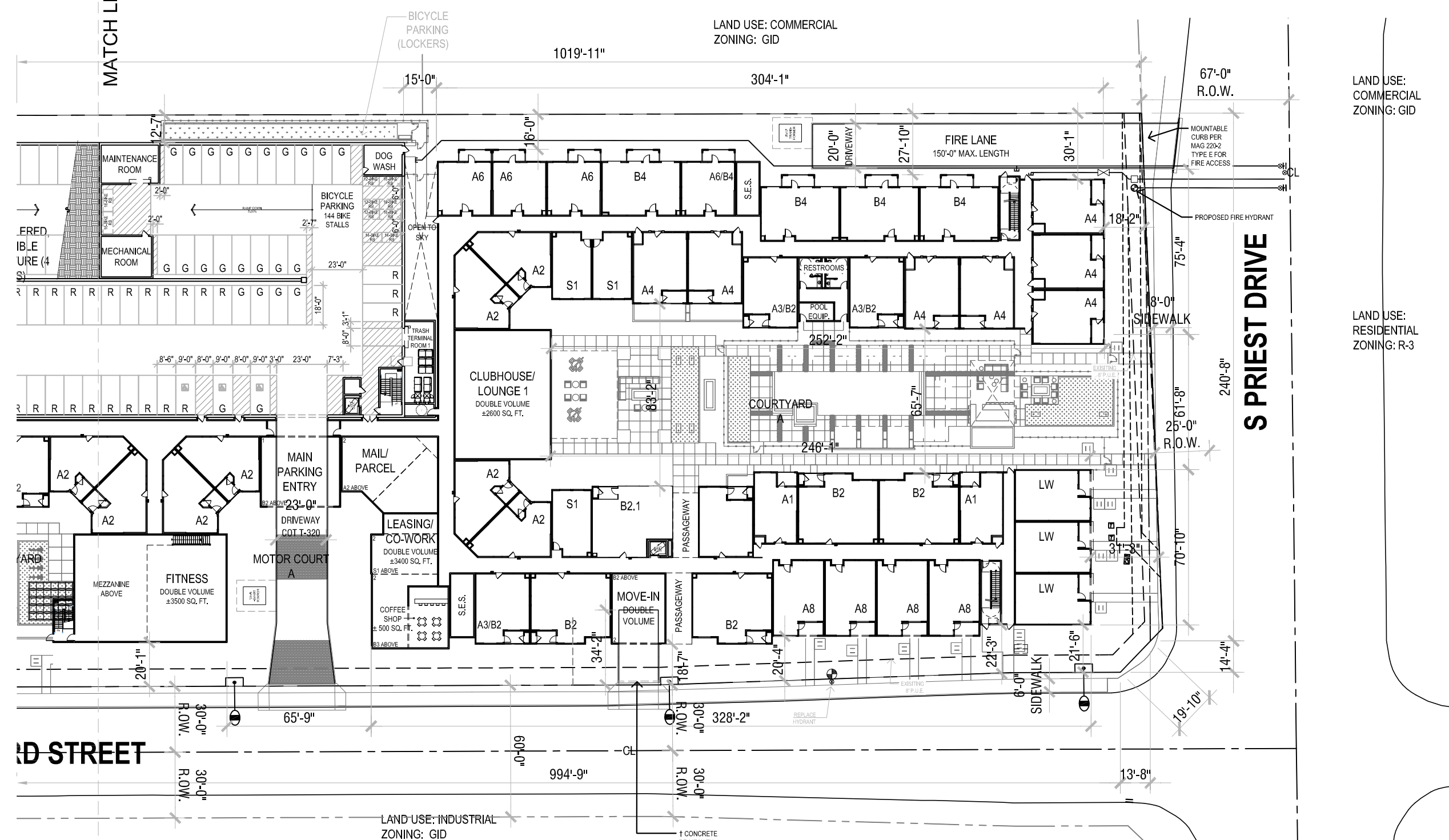
A PORTION OF THE NORTHEAST QUARTER SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY ARIZONA

PROJECT DATA

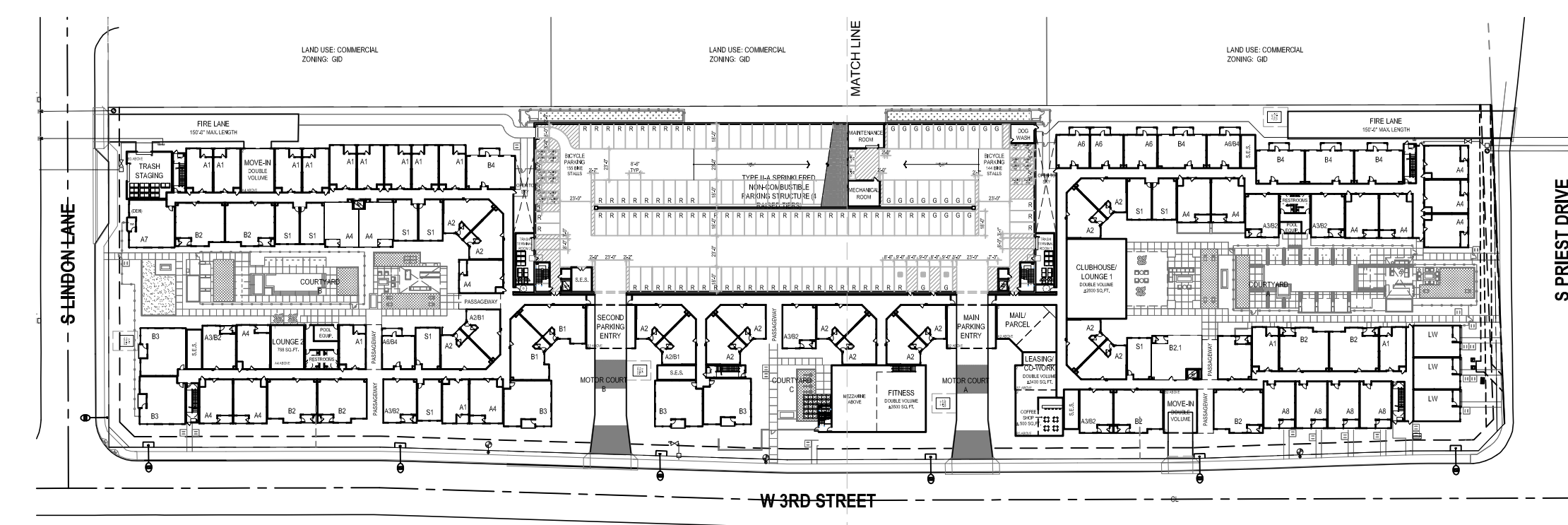
ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-2038	GID STANDARDS	MU-4 (PAD) PROPOSED
GENERAL PLAN USE	INDUSTRIAL	MIXED-USE
GENERAL PLAN DENSITY	NO DENSITY	HIGH DENSITY-URBAN CORE (More than 65 du/ac)
SITE AREA	GROSS: 6.03 AC (262,550 SQ. FT.) NET: 6.01 AC (261,950 SQ. FT.)	GROSS: 6.03 AC (262,550 SQ. FT.) NET: 6.01 AC (261,950 SQ. FT.)
DWELLING QUANTITY	N/A	398 UNITS
DENSITY	NO STANDARD	66 DU/ACRE
BUILDING HEIGHT	MAX. 35 FT	54'-0"
BUILDING LOT COVERAGE	NO STANDARD	RESIDENTIAL: 115,598 SQ. FT. PARKING: 47,615 SQ. FT. TOTAL: 163,213 SQ. FT. PERCENTAGE: 62%
SITE LANDSCAPE COVERAGE	PERCENTAGE: 10%	PERCENTAGE: 27%
BUILDING SETBACKS		
Front (S Lindon Lane)	NO STANDARD	13'-0"
Rear	0	12'-0"
Street Side (S Priest Drive)	NO STANDARD	18'-0"
Street Side (W 3rd Street)	NO STANDARD	10'-0"
VEHICLE PARKING QUANTITY		
Residential		
Studio	1 spaces/unit x 38 du =	38
1 Bedroom	1.5 spaces/unit x 218 du =	327
1 Bedroom Live/Work	1.5 spaces/unit x 3 du =	4.5
2 Bedroom	2 spaces/unit x 139 du =	278
TOTAL		398 du = 647.5
Guest	0.2 spaces/unit x 398 du =	79.6
Live / Work (Area: 2268 sq. ft.)	1 per 300 sq.ft. 2268 sq.ft / 300 sq. ft.	7.6 SPACES
Commercial (Area: 500 sq. ft.)	1 per 300 sq.ft. 500 sq.ft / 300 sq. ft.	1.7 SPACES
Total Vehicle Parking Quantity		736 SPACES
BICYCLE PARKING QUANTITY		
Residential		
Guest	0.75 spaces/unit x 398 du =	298.5
Live / Work (Area: 2268 sq. ft.)	1 per 800 sq.ft. 2268 sq.ft / 800 sq. ft. OR minimum 4 spaces	4 SPACES
Commercial (Area: 500 sq. ft.)	1 per 800 sq.ft. 500 sq.ft / 800 sq. ft. OR minimum 4 spaces	4 SPACES
Total Bicycle Parking Quantity		302 SPACES
USES		
EXISTING BUILDINGS, OFFICE/WAREHOUSES	14,130 SQ. FT.	
MULTIFAMILY RESIDENTIAL		443,740 SQ. FT.
LIVE/WORK		2,268 SQ. FT.



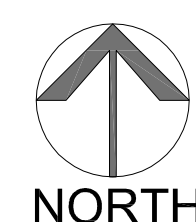
CONCEPTUAL SITE PLAN 1
SCALE: 1" = 50'-0"



CONCEPTUAL SITE PLAN 2
SCALE: 1" = 50'-0"



KEY PLAN
SCALE: 1" = 100'-0"



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Seal

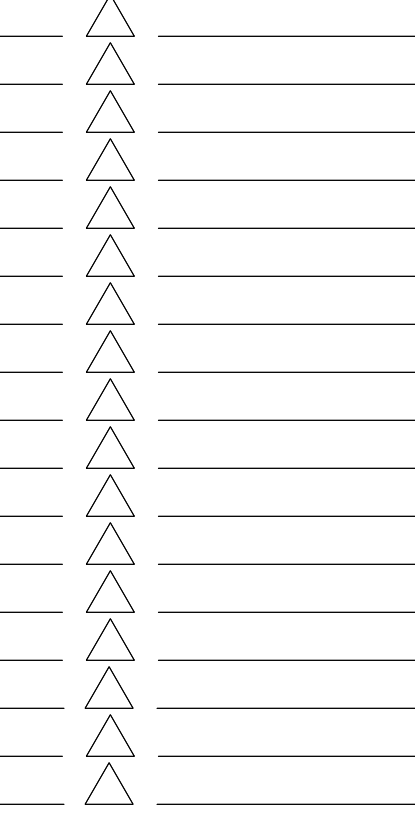
Client



Creation RE LLC
1200 N 52nd Street
Phoenix, AZ 85008
(602) 600-6363

1416 W 3RD ST
APARTMENTS
1416 W 3RD ST TEMPE, AZ 85281

09/06/2021
Project Number: 2021-132
Plan Check Number: #



SHEET

PAD-02

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