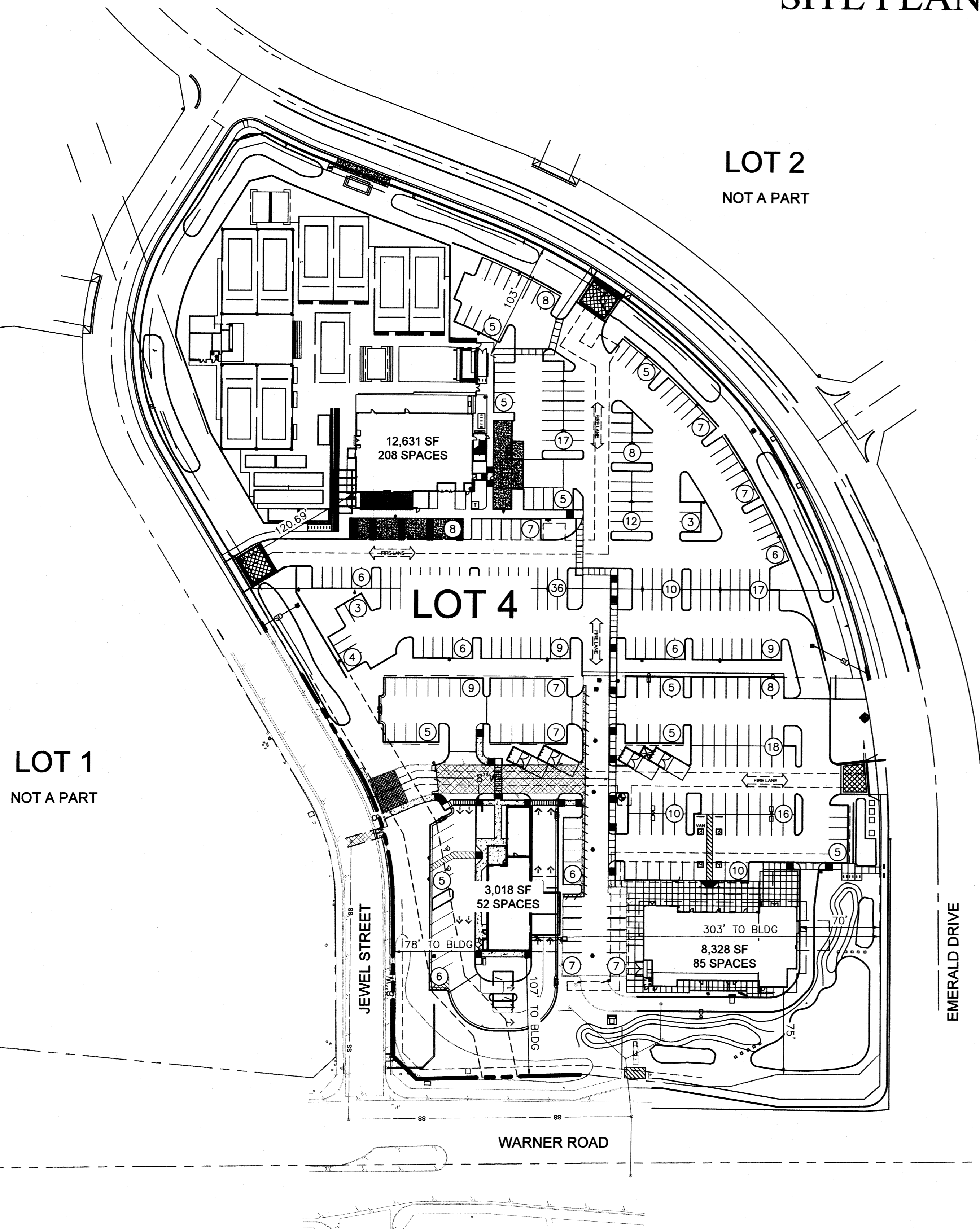


8TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR EMERALD LOT 4 SITE PLAN



PROJECT DATA TABLE

PROJECT DATA TABLE			
RCC PAD SWOD, TABLE 4-203A	ZDC STANDARDS	EXISTING ENTITLED PAD	LOT 4 PROVIDED
GENERAL PLAN LAND USE	MIXED USE	MIXED USE	MIXED USE
GENERAL PLAN DENSITY	HIGH DENSITY	HIGH DENSITY	
SITE AREA		349,351 SF (8.02 AC)	349,351 SF (8.02 AC)
BUILDING HEIGHT	100'-0"	100'-0"	75' (100 IN SWOD)
BUILDING LOT COVERAGE	50% MAX	50%	26,555 SF (8%)
SITE LANDSCAPE COVERAGE	15% MIN	10%	65,630 SF (19%)
SETBACKS			
FRONT (SOUTH, WARNER)	25'-0"	25'-0"	75'-0" (25'-0" ALLOWED)
STREET SIDE (WEST, JEWEL)	25'-0"	25'-0"	78'-0" (25'-0" ALLOWED)
STREET SIDE (EAST, EMERALD)	25'-0"	25'-0"	70'-0" (25'-0" ALLOWED)
REVERSE FRONT (NORTH)	25'-0"	25'-0"	103'-0" (25'-0" ALLOWED)
TOTAL PARKING PROVIDED			345 SPACES
TOTAL BICYCLE PARKING PROVIDED			48 SPACES
VEHICLE PARKING QUANTITY			
RESTAURANT (INDOOR): 17,615 SF		235 SPACES (17,615 / 75 SF)	221 SPACES
RESTAURANT (OUTDOOR PATIO): 10,773 SF		64 SPACES (10,773 - 1,200 = 9,573 / 150 SF)	58 SPACES
FITNESS CENTER: 1,900 SF		15 SPACES (1,900 / 125 SF)	15 SPACES
CLINIC: 1,400 SF		9 SPACES (1,400 / 150 SF)	9 SPACES
COURT: 11 COURTS		22 SPACES (11 COURTS * 2 PER COURT)	22 SPACES
STORAGE: 1,092 SF		2 SPACES (1,092 / 500 SF)	2 SPACES
ARCADE: 788 SF		5 SPACES (788 / 150 SF)	5 SPACES
OFFICE: 156 SF		1 SPACES (156 / 300 SF)	1 SPACES
RETAIL: 196 SF		1 SPACES (196 / 300 SF)	1 SPACES
TOTAL: 33,920 SF		354 SPACES	345 SPACES *
BICYCLE PARKING QUANTITY			
RESTAURANT (INDOOR): 17,615 SF		18 SPACES (17,615 / 1,000 SF)	21 SPACES
RESTAURANT (OUTDOOR PATIO): 10,773 SF		5 SPACES (10,773 - 1,200 = 9,573 / 2,000 SF)	7 SPACES
FITNESS CENTER: 1,900 SF		1 SPACES (1,900 / 2,000 SF)	2 SPACES
CLINIC: 1,400 SF		2 SPACES (1,400 / 12,000 SF, 2 MIN)	3 SPACES
COURT: 11 COURTS		5 SPACES (11 COURTS * 0.5 PER COURT)	7 SPACES
STORAGE: 1,092 SF		0 SPACES (NS)	0 SPACES
ARCADE: 788 SF		1 SPACES (788 / 1,000 SF)	2 SPACES
OFFICE: 156 SF		2 SPACES (156 / 10,000 SF, 2 MIN)	3 SPACES
RETAIL: 196 SF		2 SPACES (196 / 10,000 SF, 2 MIN)	3 SPACES
TOTAL: 33,920 SF		36 SPACES	48 SPACES

* SHARED PARKING ANALYSIS DATED 08/31/22 APPROVED PARKING REDUCTION FROM 354 TO 345.

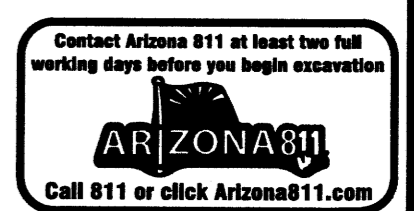
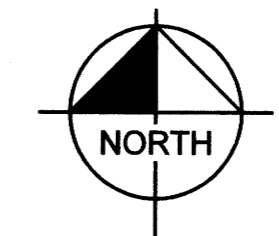
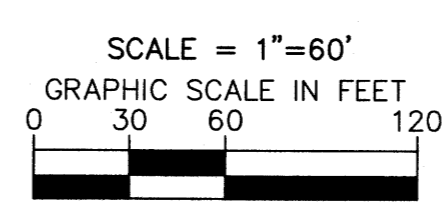
REV	DESCRIPTION	BY	DATE	APPR

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PROJECT No.
SCALE (H):
SCALE (V):
DRAWN BY: SJB
DESIGN BY: SJB
CHECK BY: HDR
DATE: 11/29/2022



PAD-2

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TEMPE, AZ 85284

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