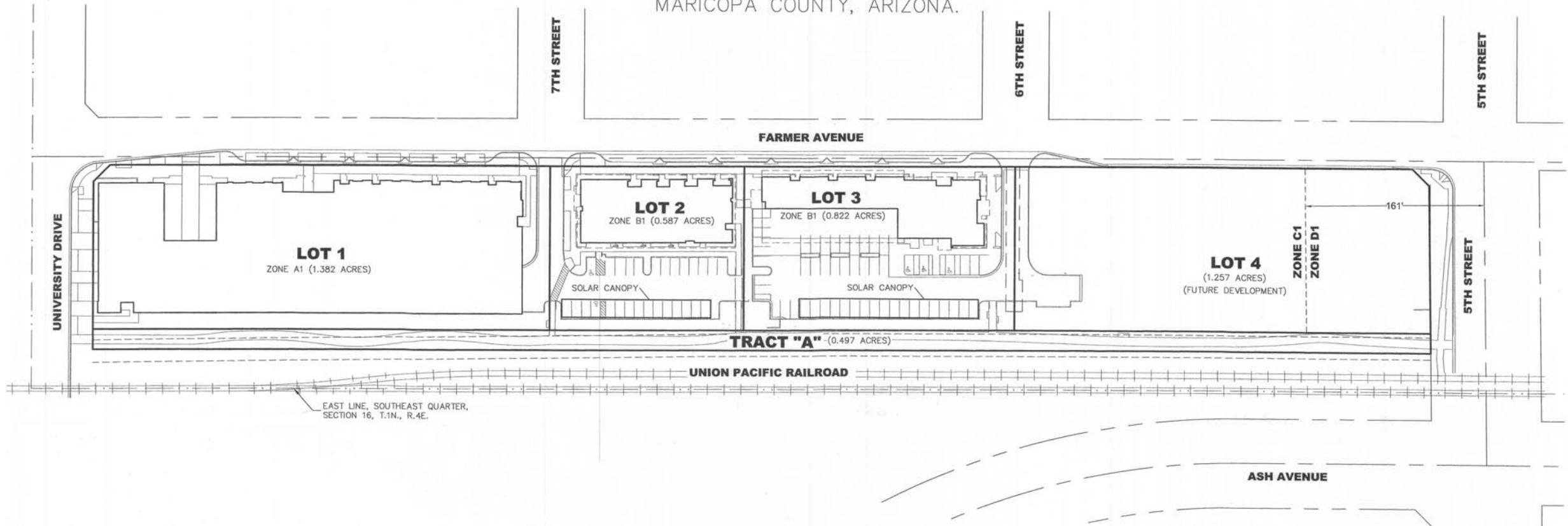




# 1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR FARMER ARTS DISTRICT - PARCEL 1

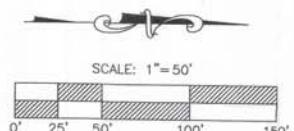
LOCATED IN THE SOUTHEAST QUARTER SECTION 16,  
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA.



## PARCEL 1 DEVELOPMENT STANDARDS

RESIDENTIAL DENSITY (DU/ACRE) PARCEL 1	50.0	
BUILDING HEIGHT (IN FEET)		
LOT 1 - BUILDING ZONE A1	85'-0"	
LOT 2 - BUILDING ZONE B1	52'-0"	
LOT 3 - BUILDING ZONE B1	55'-8"	
LOT 4 - BUILDING ZONE C1	60'-0"	
LOT 4 - BUILDING ZONE D1	65'-0"/15'-0"	The height of buildings in the D1 Building Zone shall be limited to 65 feet of building height except that a penthouse shall be allowed to project an additional 15 feet of building height for an area not to exceed 60% of the building footprint
MAXIMUM LOT COVERAGE (% OF NET SITE AREA)	69.1%	30.0%
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	16.0%	12.0%
RESIDENTIAL DWELLING QUANTITY	171	31
SETBACKS (IN FEET)		
FRONT (SOUTH)	0'-0"	21'-0"
SIDE (EAST) [INCLUDES TRACT A]	32'-6"	91'-0"
STREET SIDE (WEST)	12'-0"	7'-0"
REAR (NORTH)	24'-8"	20'-0"

\*SOLAR PORTS, SITE FENCING, SEAT WALLS, ETC...ARE NOT GOVERNED BY BUILDING SETBACKS



DS 170998

REC 18026

PAD180015

DRAWING NAME:  
1STAMENDPAD.DWG  
JOB NO. 2010-085  
DRAWN: JAS  
CHECKED: ELS  
DATE: 6/27/18  
SCALE: 1"=50'  
SHEET: 2 OF 3

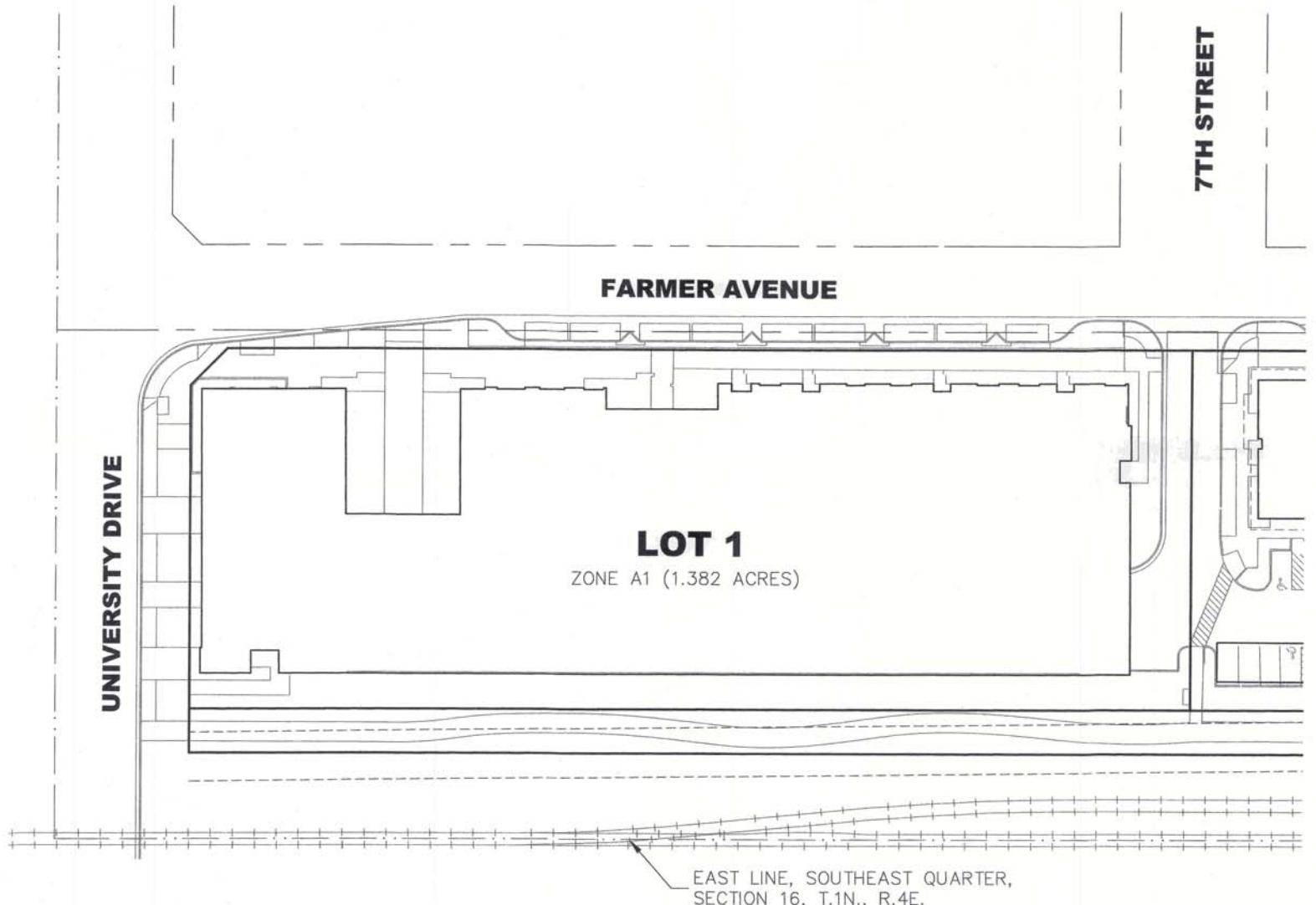


REVISIONS:  
▲  
▲  
▲

22425 N. 16th ST., SUITE 1  
PHOENIX, ARIZONA 85024  
PHONE (480) 922-0780  
FAX (480) 922-0781  
WWW.SIGSURVEYAZ.COM  
  
SIG  
SURVEY INNOVATION  
GROUP, INC  
Land Surveying Services

# 1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR FARMER ARTS DISTRICT - PARCEL 1

LOCATED IN THE SOUTHEAST QUARTER SECTION 16,  
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA.



DS 170998

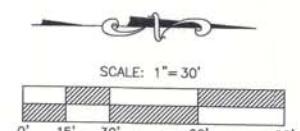
PAD180015

REC 18026

## PROJECT DATA - LOT 1

MU-4 PAD TOD (AND DDA) TABLE 4-203(B)	PAD PROVIDED
GENERAL PLAN PROJECTED LAND USE	Mixed Use
GENERAL PLAN PROJECTED DENSITY	High (up to 65 du/ac)
NET ACRES	1.38
BUILDING HEIGHT (IN FEET)	85
BUILDING LOT COVERAGE	69.1%
LANDSCAPE COVERAGE	16.0%
SETBACKS	
Front (South)	0'
Side (East) [INCLUDES TRACT A]	32'-6"
Street Side (West)	12'-0"
Rear (North)	24'-8"
VEHICLE PARKING QUANTITY	
Studio (20) .75/bed	15
1-Bedroom (102) .75/bed	76.5
2-Bedroom (49) .75/bed	73.5
Guest (171) .2/unit	34.2
Retail (1,100 sq. ft./300)(25% reduction)	2.8
TOTAL REQUIRED	202
TOTAL PROVIDED*	197
BICYCLE PARKING QUANTITY	
Studio (20) .75/unit	15
1-Bedroom (102) .75/unit	76.5
2-Bedroom (49) .75/unit	36.75
Guest (171) .2/unit	34.2
Retail (1,100 sq. ft./500)	2.2
TOTAL REQUIRED	165
TOTAL PROVIDED	174

\*Refer to Condition #3 of DPR approval for PL170358



DS 170998

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DRAWING NAME: 1STAMENDPAD.DWG
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**PAD180015**  
**1ST AMENDED PLANNED AREA  
DEVELOPMENT OVERLAY FOR  
FARMER ARTS DISTRICT - PARCEL 1  
TEMPE, ARIZONA**

REC 18026