# SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LIBERTY CENTER AT RIO SALADO

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

## ACKNOWLEDGEMENT

ON THIS 25TH DAY OF October, 2016 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JOHN DIVALL, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF; I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: Melinda Berger — NOTARY PUBLIC

January 29, 2020 — MY COMISSION EXPIRES

MELINDA BERGER
Notary Public - Arizona
Maricopa County
My Comm. Expires Jan 29, 2020

LIBERTY PROPERTY TRUST

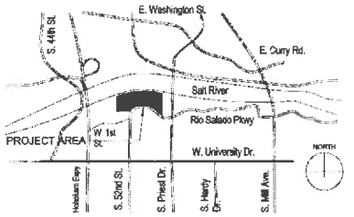
BY _____ OWNER

10-25-16 DATE

## OWNER/DEVELOPER

LIBERTY PROPERTY TRUST
15333 N. PIMA RD, STE 375
SCOTTSDALE, AZ 85260
CONTACT: JOHN DIVALL
PHONE: 480/860-3161

## LOCATION MAP




## PROJECT DATA

| SITE ADDRESS | 1720 | 1800 | 1870 | 1910 | 1970 | 2010 | 2040 |
|---|---|---|---|---|---|---|---|
| SITE AREA | 6.23 AC 271,378 SF | 9.14 AC 398,136 SF | 13.36 AC 581,928 SF | 10.22 AC 449,539 SF | 7.9 AC 344,134 SF | 6.4 AC 280,348 SF | 6.4 AC 280,348 SF |
| BUILDING AREA | 96,000 SF | 180,000 SF | 244,000 SF | 180,000 SF | 135,000 SF | 70,000 SF | 215,000 SF |
| BUILDING HEIGHT (1) | 44' | 44' | 62' | 44' | 44' | 44' | 44' |
| LANDSCAPE COVERAGE required / provided | 10% / 50% | 10% / 44% | 10% / 42% | 10% / 45% | 10% / 48% | 10% / 42% | 10% / 46% |
| BUILDING SETBACKS required / provided | | | | | | | |
| FRONT (South) | 25' / 26' | 25' / 95' | 25' / 50' | 25' / 100' | 25' / 45' | 25' / 82' | 25' / 95' |
| SIDE | 0' / 36' | 0' / 23' | 0' / 40' | 0' / 37' | 0' / 43' | 0' / 102' | 0' / 23' |
| REAR (North) | 0' / 31' | 0' / 25' | 0' / 40' | 0' / 29' | 0' / 43' | 0' / 300' | 0' / 25' |
| STREET (South) | 25' / 26' | 25' / 95' | N/A | 25' / 100' | N/A | 25' / 82' | N/A |
| VEHICLE PARKING QTY. | | | | | | | |
| REQUIRED | 480 | 898 | 1221 | 901 | 731 | 300 | 314 |
| PROVIDED | 579 | 1036 | 1434 | 910 | 810 | 442 | 317 |
| ACESSIBLE PARKING QTY. | | | | | | | |
| REQUIRED | 12 | 15 | 29 | 15 | 17 | 9 | 7 |
| PROVIDED | 14 | 16 | 31 | 29 | 20 | 10 | 7 |
| BICYCLE PARKING QTY. | | | | | | | |
| REQUIRED | 12 | 15 | 31 | 29 | 19 | 8 | 5 |
| PROVIDED | 12 | 16 | 31 | 39 | 20 | 8 | 6 |

| | |
|---|---|
| SITE ZONING | GID (GENERAL INDUSTRIAL) |
| TOTAL SITE ACREAGE (GROSS/NET) | 75.30 AC / 79.67 |
| TOTAL DEVELOPMENT SF | 2,115,702 SF (1,080,000 OFFICE + 1,035,702 SF Garage) |
| TOTAL LOT COVERAGE | 1,102,851 SF (816,000 OFFICE + 491,851 SF Garage) |
| TOTAL LANDSCAPE AREA | 2,433,855 SF (27%) (869,851 Lot Coverage) / (3,323,706 NSF Site) |
| TOTAL PARKING REQUIRED/PROVIDED | 4,515 / 5,527 |
| TOTAL BIKE PARKING REQUIRED/PROVIDED (2) | 110 / 112 |

(1) 80' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13009, PL130192)
(2) BICYCLE PARKING REDUCTION ENTITLED THROUGH ORIGINAL PAD (PAD#13009,PL130192)

## LEGAL DESCRIPTION

**Liberty Center at Rio Salado**
**Units 2, 3, 4 and 5**

Lot 1 of Liberty Center at Rio Salado Unit 2 as shown on Final Plat recorded in Book 1193, page 12, Maricopa County Records (M.C.R.), Lots 1, 2 and 4 of Liberty Center at Rio Salado Unit 3 as shown on Final Plat recorded in Book 1212, page 17, M.C.R., Lot 1 of Liberty Center at Rio Salado Unit 4 as shown on Final Plat recorded in Book 1217, page 39, M.C.R., and Lots 1 and 3 of Liberty Center at Rio Salado Unit 5 as shown on Final Plat recorded in Book 1254, page 43, M.C.R., all lying within Section 17, Township 1 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona.

Containing 3,285,216 square feet or 75.4182 acres, more or less.

Subject to existing rights-of-way and easements.

This parcel description is based on the Final Plat for Liberty Center at Rio Salado Unit 5 recorded in Book 1254, page 43, Maricopa County Records and other client provided information. This parcel description is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of October, 2012. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

## APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 18TH DAY OF AUGUST 2016.

## CONDITIONS OF APPROVAL: PL160152

1. A building permit application shall be made on or before AUGUST 18, 2018, 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.
2. 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 16, 2016 or the approval shall be null and void.
3. The Planned Area Development 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.

DS160313 PL160152 REC16101


RSP Architects
502 S. College Avenue
Suite 203
Tempe, Arizona 85281
480.968.2006
480.675.2099 fax
www.rsparch.com


Consultants

Certification

Project For

LIBERTY PROPERTY TRUST

RIO SALADO
BUILDING IV /
GARAGE IV

| | |
|---|---|
| Project No. | 6364.032.06 |
| Drawn By | JS |
| Checked By | SL |
| Date | 05/26/2016 |


NOTICE: The designs shown and described herein, including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, and are at all times subject to permission of RSP Architects. These are available for limited review and examination by clients, consultants, contractors, governmental agencies, vendors and office personnel only, in accordance with their duties.

© Copyright RSP Architects 2015. All rights reserved.


Revisions

| No. | Date | Description |
|---|---|---|
| | | |

LIBERTY CENTER AT RIO SALADO
1720-2040 W Rio Salado
Tempe, AZ 85281

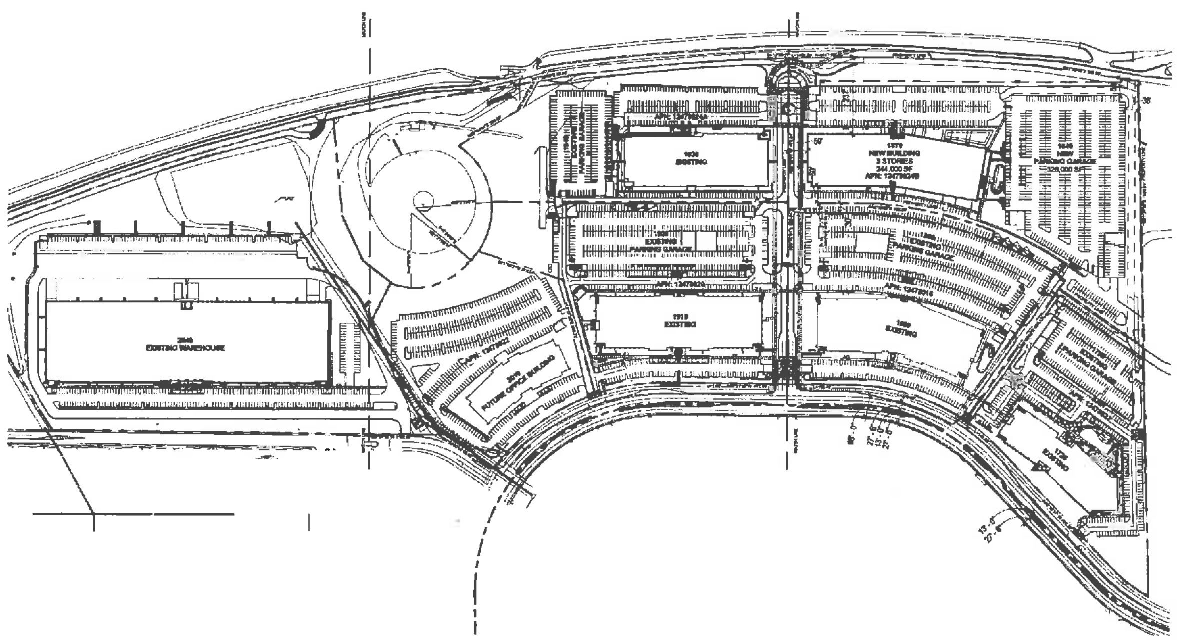
PAD1

DS160313 PL160152 REC16101

C:\Users\jsinger\Documents\RIO SALADO BUILDING IV_R15_Central_jsinger.rvt
5/26/2016 4:59:27 PM

PAD1

# SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LIBERTY CENTER AT RIO SALADO




1 SITE PLAN - MASTERPLAN PAD
1" = 200'-0"

100' 50' 0' 200' 400'
NORTH

| GENERAL INDUSTRIAL DISTRICT TABLE 4-204 | ZDC STANDARDS FOR DISTRICT | EXISTING ENTITLED PAD FOR SITE | PAD PROPOSED |
|---|---|---|---|
| GENERAL PLAN LAND USE | GID | GID | GID |
| | | | |
| SITE AREA (in square feet and acres) | - | 76.30 AC<br>3,323,739 N.S.F<br>79.67 AC<br>3,470,459 G.S.F | 76.30 AC<br>3,323,739 N.S.F<br>79.67 AC<br>3,470,459 G.S.F |
| BUILDING HEIGHT (1) | 35' | 80' | 80' |

(1) 80' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13009, PL130192)

| SITE ADRESS | 1720 | 1860 | 1870 | 1910 | 1930 | 2010 | 2040 |
|---|---|---|---|---|---|---|---|
| SITE AREA | 6.23 AC<br>271,378 SF | 9.14 AC<br>398,136 SF | 13.35 AC<br>581,526 SF | 10.32 AC<br>449,539 SF | 7.9 AC<br>344,124 SF | 6.4 AC<br>280,346 SF | 6.4 AC<br>280,346 SF |
| | | | | | | | |
| BUILDING AREA | 86,000 SF | 160,000 SF | 244,000 SF | 160,000 SF | 135,000 SF | 70,000 SF | 215,000 SF |
| | | | | | | | |
| BUILDING HEIGHT (1) | 44' | 44' | 62' | 44' | 44' | 44' | 44' |
| | | | | | | | |
| LANDSCAPE COVERAGE required / provided | 10% / 50% | 10% / 44% | 10% / 42% | 10% / 46% | 10% / 46% | 10% / 42% | 10% / 46% |
| | | | | | | | |
| BUILDING SETBACKS required / provided | | | | | | | |
| FRONT (South) | 25' / 28' | 25' / 95' | 25' / 50' | 25' / 100' | 25' / 45' | 25' / 82' | 25' / 95' |
| SIDE | 0' / 36' | 0' / 23' | 0' / 40' | 0' / 37' | 0' / 40' | 0' / 102' | 0' / 23' |
| REAR (North) | 0' / 31' | 0' / 25' | 0' / 40' | 0' / 28' | 0' / 40' | 0' / 300' | 0' / 25' |
| STREET (South) | 25' / 28' | 25' / 95' | N/A | 25' / 100' | N/A | 25' / 92' | N/A |
| | | | | | | | |
| VEHICLE PARKING QTY. | | | | | | | |
| REQUIRED | 480 | 668 | 1221 | 801 | 731 | 300 | 314 |
| PROVIDED | 578 | 1038 | 1434 | 910 | 810 | 442 | 317 |
| | | | | | | | |
| ACCESSIBLE PARKING QTY. | | | | | | | |
| REQUIRED | 12 | 16 | 29 | 15 | 17 | 8 | 7 |
| PROVIDED | 14 | 16 | 31 | 20 | 20 | 10 | 7 |
| | | | | | | | |
| BICYCLE PARKING QTY. | | | | | | | |
| REQUIRED | 12 | 15 | 31 | 20 | 19 | 8 | 5 |
| PROVIDED | 12 | 16 | 31 | 20 | 20 | 8 | 5 |

| | | |
|---|---|---|
| SITE ZONING | GID (GENERAL INDUSTRIAL) | |
| | | |
| TOTAL SITE ACREAGE (GROSS/NET) | 76.30 AC / 79.67 | |
| | | |
| TOTAL DEVELOPMENT SF | 2,115,702 SF | (1,080,000 OFFICE + 1,035,702 SF Garage) |
| | | |
| TOTAL LOT COVERAGE | 1,102,851 SF | (611,000 OFFICE + 491,851 SF Garage) |
| | | |
| TOTAL LANDSCAPE AREA | 2,433,888 SF (27%) | (888,851 Lot Coverage) / (3,323,739 NSF Site) |
| | | |
| TOTAL PARKING REQUIRED/PROVIDED | 4,515 / 5,527 | |
| | | |
| TOTAL BIKE PARKING REQUIRED/PROVIDED (2) | 110 / 112 | |

(1) 80' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13009, PL130192)
(2) BICYCLE PARKING REDUCTION ENTITLED THROUGH ORIGINAL PAD (PAD#13009.PL130192)

REC16101

PL160152

DS160313

DS160313 PL160152 REC16101

C:\Users\jenkitjer\Documents\RIO SALADO BUILDING IV_R15_Central_jenkitjer.rvt
5/25/2016 4:58:54 PM


RSP

RSP Architects
502 S. College Avenue
Suite 203
Tempe, Arizona 85281
480.639.2800
480.969.2893 fax
www.rsparch.com


Consultants

Certification

REGISTERED ARCHITECT CERTIFICATE NO. 13470 JOSEPH A. TYNDALL ARIZONA

Project For

LIBERTY PROPERTY TRUST

RIO SALADO BUILDING IV / GARAGE IV

| | |
|---|---|
| Project No. | 5364.032.06 |
| Drawn By | JS |
| Checked By | SL |
| Date | 05/26/2016 |


NOTICE: The designs shown and described herein including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without the express written permission of RSP Architects. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this Notice.

© Copyright RSP Architects 2016. All rights reserved.


Revisions

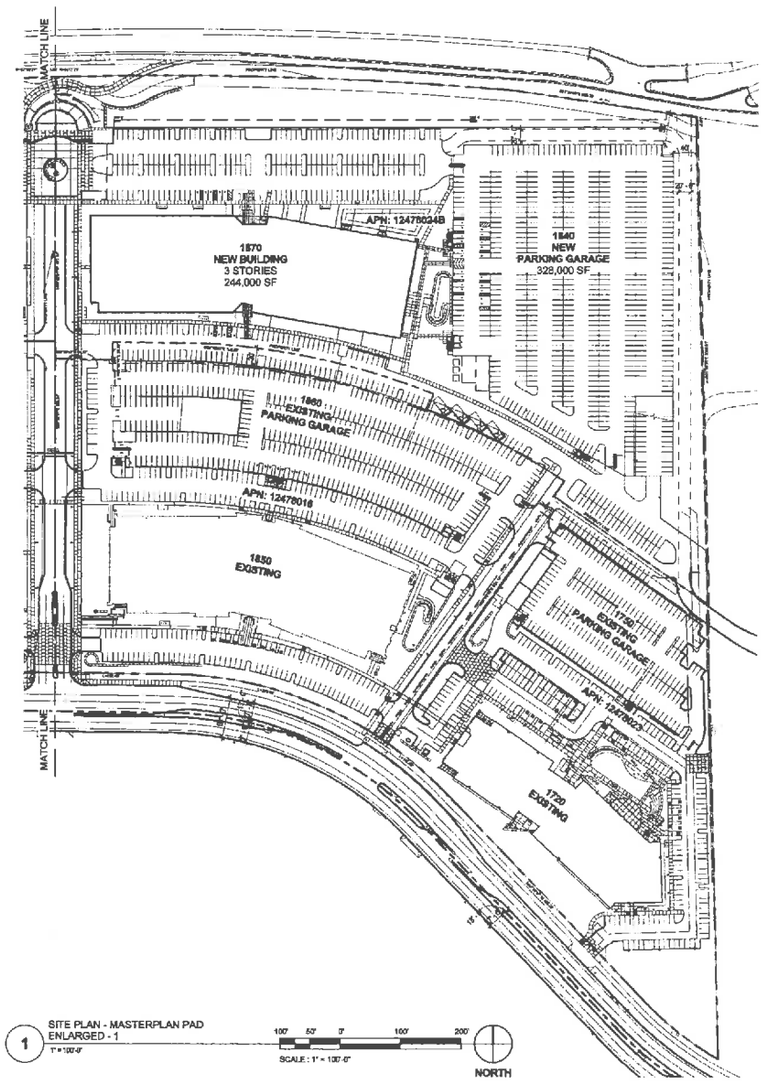
| No. | Date | Description |
|---|---|---|
| | | |

LIBERTY CENTER AT RIO SALADO
1720-2040 W Rio Salado
Tempe, AZ 85281

PAD2

PAD2

# SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LIBERTY CENTER AT RIO SALADO




| GENERAL INDUSTRIAL DISTRICT TABLE 4-204 | ZOC STANDARDS FOR DISTRICT | EXISTING ENTITLED PAD FOR SITE | PAD PROPOSED |
|---|---|---|---|
| GENERAL PLAN LAND USE | GID | GID | GID |
| SITE AREA (in square feet and acres) | - | 76.30 AC<br>3,323,739 N.S.F<br>79.67 AC<br>3,470,459 G.S.F | 76.30 AC<br>3,323,739 N.S.F<br>79.67 AC<br>3,470,459 G.S.F |
| BUILDING HEIGHT (1) | 35' | 80' | 80' |

(1) 80' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13009, PL130192)

| SITE ADDRESS | 1720 | 1830 | 1870 | 1910 | 1930 | 2010 | 2040 |
|---|---|---|---|---|---|---|---|
| SITE AREA | 6.23 AC<br>271,378 SF | 8.14 AC<br>356,136 SF | 13.35 AC<br>581,526 SF | 10.32 AC<br>449,539 SF | 7.9 AC<br>344,124 SF | 6.4 AC<br>280,346 SF | 6.4 AC<br>280,346 SF |
| BUILDING AREA | 96,000 SF | 160,000 SF | 344,000 SF | 160,000 SF | 135,000 SF | 70,000 SF | 215,000 SF |
| BUILDING HEIGHT (1) | 44' | 44' | 62' | 44' | 44' | 44' | 44' |
| LANDSCAPE COVERAGE required / provided | 10% / 50% | 10% / 44% | 10% / 42% | 10% / 46% | 10% / 46% | 10% / 42% | 10% / 46% |
| BUILDING SETBACKS required / provided | | | | | | | |
| FRONT (South) | 25' / 26' | 25' / 95' | 25' / 50' | 25' / 100' | 25' / 45' | 25' / 92' | 25' / 95' |
| SIDE | 0' / 36' | 0' / 23' | 0' / 40' | 0' / 57' | 0' / 40' | 0' / 102' | 0' / 23' |
| REAR (North) | 0' / 31' | 0' / 25' | 0' / 40' | 0' / 32' | 0' / 40' | 0' / 300' | 0' / 25' |
| STREET (South) | 25' / 26' | 25' / 95' | N/A | 25' / 100' | N/A | 25' / 92' | N/A |
| VEHICLE PARKING QTY. | | | | | | | |
| REQUIRED | 480 | 968 | 1221 | 881 | 731 | 309 | 314 |
| PROVIDED | 578 | 1038 | 1434 | 910 | 810 | 442 | 317 |
| ACCESSIBLE PARKING QTY. | | | | | | | |
| REQUIRED | 12 | 15 | 25 | 15 | 17 | 9 | 7 |
| PROVIDED | 14 | 16 | 31 | 20 | 20 | 10 | 7 |
| BICYCLE PARKING QTY. | | | | | | | |
| REQUIRED | 12 | 15 | 34 | 20 | 18 | 8 | 5 |
| PROVIDED | 12 | 16 | 31 | 20 | 20 | 9 | 5 |

| | |
|---|---|
| SITE ZONING | GID (GENERAL INDUSTRIAL) |
| TOTAL SITE ACREAGE (GROSS/NET) | 76.30 AC / 79.67 |
| TOTAL DEVELOPMENT SF | 2,115,702 SF (1,080,000 OFFICE + 1,035,702 SF Garage) |
| TOTAL LOT COVERAGE | 1,102,851 SF (611,000 OFFICE + 491,851 SF Garage) |
| TOTAL LANDSCAPE AREA | 2,433,853 SF (77%) (670,851 Lot Coverage) / (3,323,739 NSF Site) |
| TOTAL PARKING REQUIRED/PROVIDED | 4,915 / 5,527 |
| TOTAL BIKE PARKING REQUIRED/PROVIDED (2) | 110 / 112 |

(1) 80' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13009, PL130192)
(2) BICYCLE PARKING REDUCTION ENTITLED THROUGH ORIGINAL PAD (PAD#13009,PL130192)

DS160313 PL160152 REC16101

C:\Users\jsnipper\Documents\RIO SALADO BUILDING IV_IV15_Central_jsnipper.rvt
9/25/2018 4:59:58 PM

RSP Architects
202 S. College Avenue
Suite 203
Tempe, Arizona 85281
480.967.2000
480.966.2099 fax
www.rsparch.com

Consultants

Certifications

Project For

LIBERTY PROPERTY TRUST

RIO SALADO BUILDING IV / GARAGE IV

| | |
|---|---|
| Project No. | 6364.032.06 |
| Drawn By | JS |
| Checked By | SL |
| Date | 09/25/2018 |

NOTICE: The designs shown and described herein, including all technical drawings, graphics, and details thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. Those are available for limited review and evaluation by clients, consultants, contractors, governmental agencies, vendors and others personnel only in accordance with this Notice.

© Copyright RSP Architects 2018. All rights reserved.

Revisions

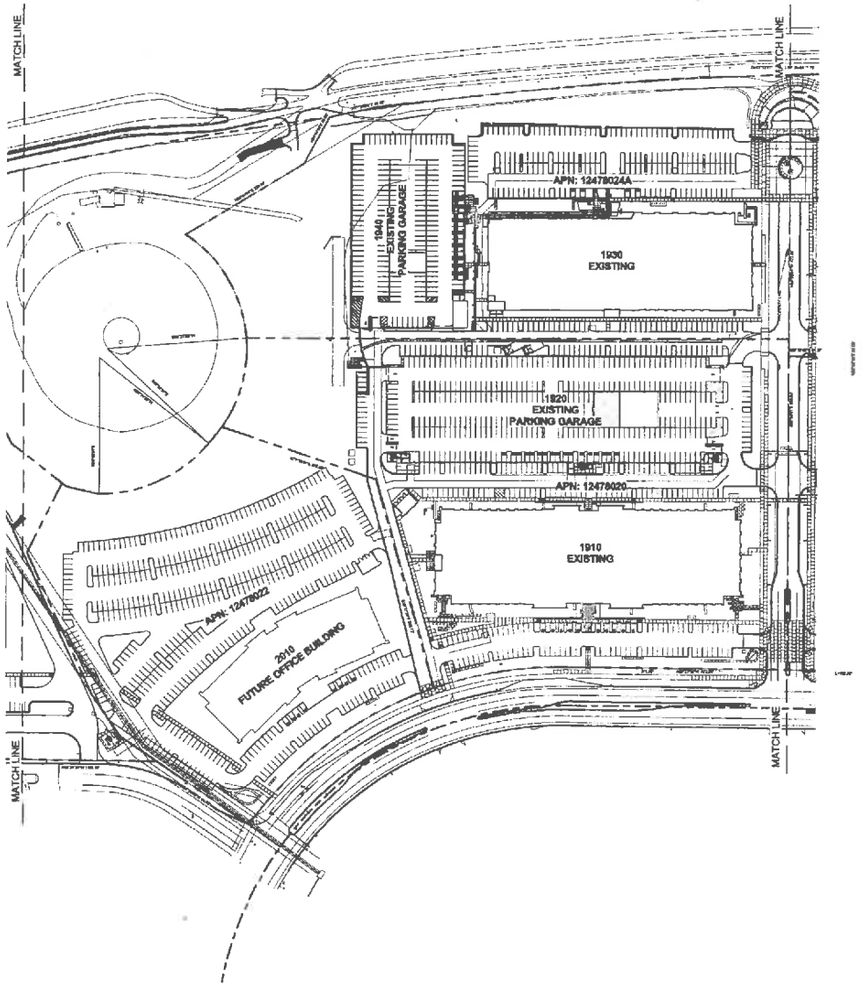
| No. | Date | Description |
|---|---|---|

LIBERTY CENTER AT RIO SALADO
1720-2040 W Rio Salado
Tempe, AZ 85281

PAD 3

PAD3

# SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LIBERTY CENTER AT RIO SALADO




1 SITE PLAN - MASTERPLAN PAD ENLARGED - 2
1" = 100'-0"

SCALE : 1" = 100'-0"

NORTH

| INDUSTRIAL DISTRICT SITE 4-204 | ZDC STANDARDS FOR DISTRICT | EXISTING ENTITLED PAD FOR SITE | PAD PROPOSED |
|---|---|---|---|
| GENERAL PLAN LAND USE | GID | GID | GID |
| | | | |
| SITE AREA (in square feet and acres) | - | 76.30 AC<br>3,323,739 N.S.F<br>79.67 AC<br>3,470,459 G.S.F | 76.30 AC<br>3,323,739 N.S.F<br>79.67 AC<br>3,470,459 G.S.F |
| BUILDING HEIGHT (1) | 35' | 80' | 80' |

(1) 80' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13009, PL130192)

| SITE ADDRESS | 1720 | 1800 | 1870 | 1910 | 1930 | 2010 | 2040 |
|---|---|---|---|---|---|---|---|
| SITE AREA | 6.23 AC<br>271,378 SF | 0.14 AC<br>306,136 SF | 13.35 AC<br>581,326 SF | 10.32 AC<br>449,539 SF | 7.9 AC<br>344,124 SF | 6.4 AC<br>280,048 SF | 6.4 AC<br>280,346 SF |
| BUILDING AREA | 60,000 SF | 160,000 SF | 344,000 SF | 160,000 SF | 135,000 SF | 70,000 SF | 216,000 SF |
| BUILDING HEIGHT (1) | 44' | 44' | 82' | 44' | 44' | 44' | 44' |
| LANDSCAPE COVERAGE required / provided | 10% / 55% | 10% / 44% | 10% / 42% | 10% / 46% | 10% / 46% | 10% / 42% | 10% / 46% |
| BUILDING SETBACKS required / provided | | | | | | | |
| FRONT (South) | 25' / 28' | 25' / 85' | 25' / 50' | 25' / 100' | 25' / 45' | 25' / 82' | 25' / 90' |
| SIDE | 0' / 36' | 0' / 23' | 0' / 40' | 0' / 37' | 0' / 40' | 0' / 102' | 0' / 23' |
| REAR (North) | 0' / 31' | 0' / 25' | 0' / 40' | 0' / 29' | 0' / 40' | 0' / 300' | 0' / 25' |
| STREET (South) | 25' / 25' | 25' / 90' | N/A | 25' / 100' | N/A | 25' / 82' | N/A |
| VEHICLE PARKING QTY. | | | | | | | |
| REQUIRED | 480 | 869 | 1221 | 801 | 734 | 300 | 394 |
| PROVIDED | 576 | 1038 | 1434 | 910 | 810 | 442 | 317 |
| ACCESSIBLE PARKING QTY. | | | | | | | |
| REQUIRED | 12 | 15 | 29 | 15 | 17 | 6 | 7 |
| PROVIDED | 14 | 15 | 31 | 20 | 20 | 10 | 7 |
| BICYCLE PARKING QTY. | | | | | | | |
| REQUIRED | 12 | 15 | 31 | 20 | 18 | 8 | 5 |
| PROVIDED | 12 | 18 | 31 | 20 | 20 | 8 | 8 |

| | |
|---|---|
| SITE ZONING | GID (GENERAL INDUSTRIAL) |
| TOTAL SITE ACREAGE (GROSS/NET) | 76.30 AC / 79.67 |
| TOTAL DEVELOPMENT SF | 2,115,702 SF (1,080,000 OFFICE + 1,035,702 SF Garage) |
| TOTAL LOT COVERAGE | 1,192,851 SF (511,000 OFFICE + 481,851 SF Garage) |
| TOTAL LANDSCAPE AREA | 2,433,888 SF (57%) (559,851 Lot Coverage) / (3,323,739 NSF Site) |
| TOTAL PARKING REQUIRED/PROVIDED | 4,515 / 5,527 |
| TOTAL BIKE PARKING REQUIRED/PROVIDED (2) | 110 / 112 |

(1) 80' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13009, PL130192)
(2) BICYCLE PARKING REDUCTION ENTITLED THROUGH ORIGINAL PAD (PAD#13009,PL130192)

DS160313 PL160152 REC16101


RSP Architects
502 S. College Avenue
Suite 201
Tempe, Arizona 85281
480.968.3000
480.966.3099 fax
www.rsparch.com


Consultants

Certifications

JOSEPH A. TYNDALL 13470 REGISTERED ARCHITECT

Project For

LIBERTY PROPERTY TRUST

RIO SALADO BUILDING IV / GARAGE IV

| | |
|---|---|
| Project No. | 5364.032.06 |
| Drawn By | JS |
| Checked By | SL |
| Date | 05/26/2016 |


NOTICE: The designs shown and described herein, including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with the Notice.

© Copyright RSP Architects 2015. All rights reserved.


Revisions

| No. | Date | Description |
|---|---|---|
| | | |

LIBERTY CENTER AT RIO SALADO
1720-2040 W Rio Salado
Tempe, AZ 85281

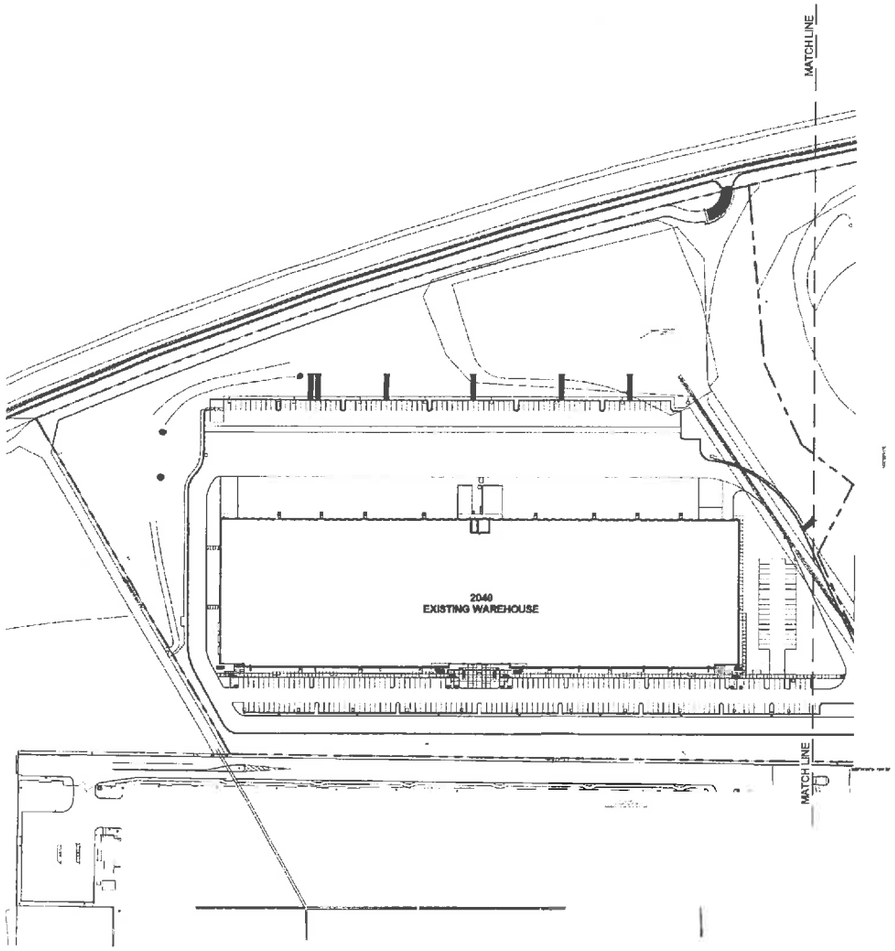
PAD 4

PAD4


REC16101 PL160152 DS160313


C:\Users\jonesjen\Documents\RIO SALADO BUILDING IV_R15_Central_jsmith.rvt
5/25/2016 5:00:02 PM

# SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR LIBERTY CENTER AT RIO SALADO




1 SITE PLAN - MASTERPLAN PAD ENLARGED - 3
1" = 100'-0"

SCALE: 1" = 100'-0"

NORTH

| GENERAL INDUSTRIAL DISTRICT TABLE 4-204 | ZDC STANDARDS FOR DISTRICT | EXISTING ENTITLED PAD FOR SITE | PAD PROPOSED |
|---|---|---|---|
| GENERAL PLAN LAND USE | GID | GID | GID |
| SITE AREA (in square feet and acres) | - | 76.30 AC<br>3,323,739 N.S.F<br>79.67 AC<br>3,470,459 G.S.F | 76.30 AC<br>3,323,739 N.S.F<br>79.67 AC<br>3,470,459 G.S.F |
| BUILDING HEIGHT (1) | 35' | 80' | 80' |

(1) 80' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13009, PL130192)

| SITE ADDRESS | 1720 | 1880 | 1970 | 1990 | 1930 | 2010 | 2040 |
|---|---|---|---|---|---|---|---|
| SITE AREA | 6.23 AC<br>271,378 SF | 9.14 AC<br>398,138 SF | 13.36 AC<br>581,626 SF | 10.32 AC<br>449,539 SF | 7.9 AC<br>344,124 SF | 6.4 AC<br>280,346 SF | 6.4 AC<br>280,346 SF |
| BUILDING AREA | 95,000 SF | 160,000 SF | 244,000 SF | 160,000 SF | 135,000 SF | 70,000 SF | 215,000 SF |
| BUILDING HEIGHT (1) | 44' | 44' | 62' | 44' | 44' | 44' | 44' |
| LANDSCAPE COVERAGE required / provided | 10% / 50% | 10% / 44% | 10% / 42% | 10% / 46% | 10% / 46% | 10% / 42% | 10% / 46% |
| BUILDING SETBACKS required / provided | | | | | | | |
| FRONT (South) | 25' / 25' | 25' / 95' | 25' / 60' | 25' / 100' | 25' / 43' | 25' / 92' | 25' / 95' |
| SIDE | 0' / 36' | 0' / 23' | 0' / 40' | 0' / 37' | 0' / 40' | 0' / 132' | 0' / 23' |
| REAR (North) | 0' / 31' | 0' / 25' | 0' / 48' | 0' / 28' | 0' / 40' | 0' / 300' | 0' / 25' |
| STREET (South) | 25' / 25' | 25' / 95' | N/A | 25' / 100' | N/A | 25' / 92' | N/A |
| VEHICLE PARKING QTY. | | | | | | | |
| REQUIRED | 480 | 800 | 1221 | 801 | 721 | 350 | 314 |
| PROVIDED | 576 | 1008 | 1464 | 910 | 810 | 442 | 517 |
| ACCESSIBLE PARKING QTY. | | | | | | | |
| REQUIRED | 12 | 15 | 28 | 16 | 17 | 9 | 7 |
| PROVIDED | 14 | 15 | 31 | 20 | 20 | 10 | 7 |
| BICYCLE PARKING QTY. | | | | | | | |
| REQUIRED | 12 | 15 | 31 | 20 | 18 | 8 | 5 |
| PROVIDED | 12 | 16 | 31 | 20 | 20 | 8 | 5 |

| | |
|---|---|
| SITE ZONING | GID (GENERAL INDUSTRIAL) |
| TOTAL SITE ACREAGE (GROSS/NET) | 76.30 AC / 79.67 |
| TOTAL DEVELOPMENT SF | 2,115,702 SF (1,080,000 OFFICE + 1,035,702 SF Garage) |
| TOTAL LOT COVERAGE | 1,102,851 SF (611,000 OFFICE + 491,851 SF Garage) |
| TOTAL LANDSCAPE AREA | 2,433,888 SF (73%) (980,851 Lot Coverage) / (3,323,739 NSF Site) |
| TOTAL PARKING REQUIRED/PROVIDED | 4,515 / 5,527 |
| TOTAL BIKE PARKING REQUIRED/PROVIDED (2) | 110 / 112 |

(1) 80' MAX BUILDING HEIGHT ENTITLED THROUGH ORIGINAL PAD (PAD #13009, PL130192)
(2) BICYCLE PARKING REDUCTION ENTITLED THROUGH ORIGINAL PAD (PAD#13009,PL130192)

DS160313 PL160152 REC16101

D:\Users\wolf\Dropbox\Documents\RIO SALADO BUILDING IV_R15_Central_jswolf.rvt
5/25/2016 5:00:04 PM

RSP Architects
502 S. College Avenue
Suite 203
Tempe, Arizona 85281
480.968.2000
480.968.2088 fax
www.rsparch.com

Consultants

Certification

REGISTERED ARCHITECT CERTIFICATE NO. 13479 JOSEPH A. TYNDALL

Project For

LIBERTY PROPERTY TRUST

RIO SALADO
BUILDING IV /
GARAGE IV

| | |
|---|---|
| Project No. | 6364.002.06 |
| Drawn By | JS |
| Checked By | SL |
| Date | 05/25/2016 |

NOTICE: The designs shown and described herein, including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and others personnel only in accordance with this Notice.

© Copyright RSP Architects 2015. All rights reserved.

Revisions

| No. | Date | Description |
|---|---|---|

LIBERTY CENTER AT RIO SALADO
1720-2040 W Rio Salado
Tempe, AZ 85281

PAD5

REC16101
PL160152
DS160313

PAD5