

PLANNED AREA DEVELOPMENT OVERLAY FOR MILHAUS @ APACHE & RIVER

A PORTION OF THE NORTHWEST QUARTER, SECTION 24, TOWNSHIP 1N, RANGE 4E, GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY ARIZONA

OWNER AUTHORIZATION

SEE SHEET PAD2

ACKNOWLEDGEMENT

SEE SHEET PAD2

OWNER(S)/DEVELOPER

SEE SHEET PAD2

LEGAL DESCRIPTION

A PORTION OF TRACT B AND LOTS 9,10,11 OF BUENA PARK, PER BOOK 32 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 00 DEGREES 06 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 300.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 89 DEGREES 56 MINUTES 39 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 50.99 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 48 SECONDS WEST A DISTANCE OF 282.78 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT B; THENCE SOUTH 89 DEGREES 57 MINUTES 32 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 363.05 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B; THENCE NORTH 00 DEGREES 07 MINUTES 12 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT B A DISTANCE OF 282.69 FEET TO THE NORTHWEST CORNER OF SAID TRACT B; THENCE NORTH 89 DEGREES 56 MINUTES 39 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT B A DISTANCE OF 101.96 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH 00 DEGREES 06 MINUTES 24 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 11 A DISTANCE OF 300.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE NORTH 89 DEGREES 56 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF SAID LOTS 9,10,11 A DISTANCE OF 312.05 FEET TO THE POINT OF BEGINNING.

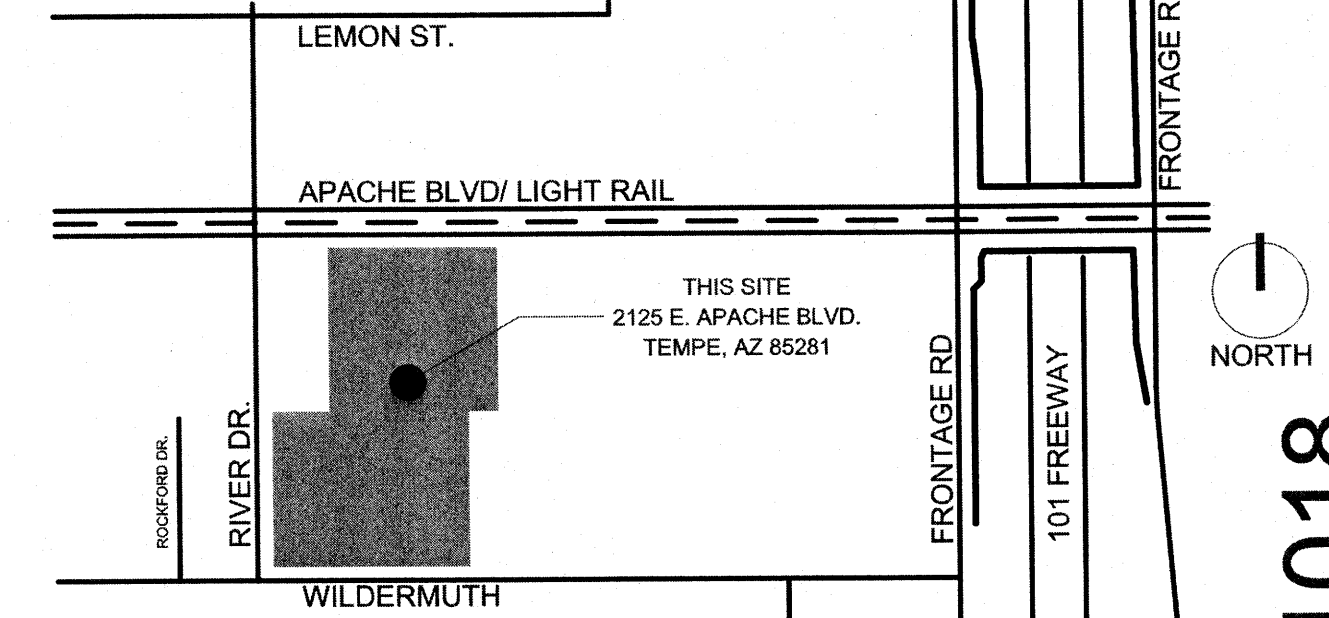
THE ABOVE-DESCRIBED PARCEL CONTAINS 4.506 ACRES.

PROJECT DATA

MU-4 PAD TOD: TABLE 5-611(B)		PAD Provided	
GENERAL PLAN LAND USE		Mixed Use	
GENERAL PLAN DENSITY (DU/Ac)		High Density (up to 65 DU/Ac)	
SITE AREA-GROSS	196,270 s.f. gross		
	4.51 Acres		
SITE AREA-NET	194,710 s.f. net		
	4.46 Acres		
DWELLING QUANTITY	219	DU (incl. 5 live/work)	
NUMBER OF BEDROOMS	290		
DENSITY (DU/GA)	49 DU/Ac		
BUILDING HEIGHT	58'-0"		
BUILDING STEPBACK (Adjacent to SFR Districts)	No		
BUILDING LOT COVERAGE	49%	95,408 S.F. max	
SITE LANDSCAPE COVERAGE	25%	48,678 S.F. min	
BUILDING SETBACKS*			
Front (Apache Blvd)		10 ft Min / 20ft Max	
Buildings		8 ft Min	
Overhangs		20 ft Min	
Parking		6 ft Min/30' Max	
Street Side (River)		5 ft min	
West & North Sides (Interior Lot Lines)		5 ft min	
East & South Sides (parking canopy @ Interior Lot)		65 ft min	
East Side (Building @ Interior Lot Lines)		20 ft Min	
Rear (Wildermuth) Parking and Manuevering		10 ft Min/20' Max	
Rear (Wildermuth)			
VEHICLE PARKING QUANTITY			
		Ratio	Qty
RESIDENTIAL # UNITS			
STUDIO	31 (31 BEDROOMS)	.75 PER BEDROOM	23.25 SPACES
1 BEDROOM	117 (117 BEDROOMS)	.75 PER BEDROOM	87.75 SPACES
2 BEDROOM	71 (142 BEDROOMS)	.75 PER BEDROOM	106.5 SPACES
GUEST	219 UNITS	.2 SPACES PER UNIT	43.8 SPACES
COMMERCIAL AREA			
COMMERCIAL-WALK UP COFFEE	590 S.F. (REDUCED 25% = 443 S.F.)	1/300 S.F.	2
OFFICE	AREA		
COMMERCIAL - LIVE/WORK	1481 S.F. (REDUCED 25% = 1111 S.F.)	1/300 S.F.	4
Required Vehicular Parking			268
Provided Vehicular Parking			276
<small>ON-STREET PARKING 16. OFF-STREET PARKING 260 SPACES OF WHICH 9 ARE OUTSIDE GATES. REMAINING 251 ARE INSIDE GATES. OF THOSE, 48 ARE GARAGES & 203 ARE SURFACE (7 TANDEM & 133 COVERED).</small>			
BICYCLE PARKING QUANTITY			
		Ratio	Qty
RESIDENTIAL # UNITS			
STUDIO	31	0.75	23
1 BEDROOM	117	0.75	88
2 BEDROOM	71	0.75	53
GUEST	219	0.2	44
COMMERCIAL AREA			
COMMERCIAL-WALK UP COFFEE	590 S.F. (REDUCED 25%=443 S.F.)	1/10,000 S.F. (2 MIN)	2
OFFICE	AREA	1/10,000 S.F. (2 MIN)	2
COMMERCIAL-LIVE/WORK	1481 S.F. (REDUCED 25%=1111S.F.)		2
Required Bicycle Parking			212
Provided Bicycle Parking			212
USES			
RESIDENTIAL	201,868 S.F.		
RESIDENTIAL AMENITIES	5,999 S.F.		
STORAGE & UTILITY (incl. garages)	19,137 S.F.		
TOTAL COMMERCIAL	2,071 S.F.		
COMMERCIAL LIVE/WORK	1,481 S.F.		
COMMERCIAL RETAIL WALK-UP COFFEE	590 S.F.		
TOTAL AREA OF PROJECT		229,075 S.F.	

* THIS PAD DEFINES THE FRONT PROPERTY LINE AS APACHE BLVD, NOT RIVER OR WILDERMUTH

SITE VICINITY MAP



APPROVAL CONDITIONS: PAD 21004

1. A BUILDING PERMIT APPLICATION SHALL BE MADE WITHIN TWO YEARS OF 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.

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 30 DAYS FROM THE DATE OF CITY COUNCIL APPROVAL, OR THE ZONING MAP AMENDMENT AND PAD OVERLAY APPROVAL SHALL BE NULL AND VOID.

3. THE PLANNED AREA DEVELOPMENT OVERLAY FOR MILHAUS SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT WITHIN (60) DAYS OF THE DATE OF CITY COUNCIL APPROVAL AND PRIOR TO ISSUANCE OF BUILDING PERMITS.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 1ST DAY OF JULY, 2021.



A NEW MIXED USE MULTI-FAMILY DEVELOPMENT
MILHAUS @ APACHE & RIVER

2125 E. APACHE BLVD
TEMPE, AZ 85281

REVISIONS

DATE	REV FOR
02.08.2021	ZD SUBMITTAL 1
03.29.2021	ZD SUBMITTAL 2
05.06.2021	ZD SUBMITTAL 3
07.31.2021	ZD FINAL SUBMITTAL

Drawn

MB

Checked

MB

Job Number

2038

Drawing

PAD OVERLAY

Sheet

PAD1

DS21603

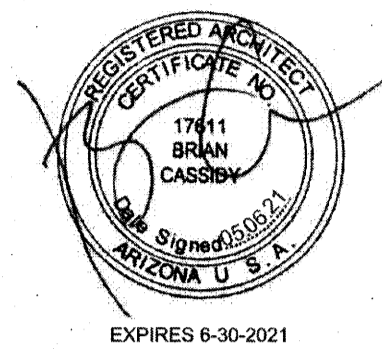
PAD21004

REC21018

DS21603 PAD21004 REC21018

PLANNED AREA DEVELOPMENT OVERLAY FOR MILHAUS @ APACHE & RIVER

A PORTION OF THE NORTHWEST QUARTER, SECTION 24, TOWNSHIP 1N, RANGE 4E, GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY ARIZONA



OWNER AUTHORIZATION

THE TORFA FAMILY TRUST DATED NOVEMBER 19, 1998

BY: [Signature] 8-20-2021
SIGNATURE DATE

NAME: MOHAMMED NABIL TORFA

ITS: TRUSTEE

BY: [Signature] Aug 20, 2021
SIGNATURE DATE

NAME: JULIE LYNN TORFA

ITS: TRUSTEE

ACKNOWLEDGEMENT

ON THIS 20 DAY OF August, 2021 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED MOHAMMED NABIL TORFA, 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 HERUNTO SET MY HAND AND OFFICIAL SEAL

BY: [Signature] [Notary Seal] NOTARY PUBLIC

MY COMMISSION EXPIRES 08-15-2022

ACKNOWLEDGEMENT

ON THIS 20 DAY OF August, 2021 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JULIE LYNN TORFA, WHO ACKNOWLEDGED HERSELF 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 HERUNTO SET MY HAND AND OFFICIAL SEAL

BY: [Signature] [Notary Seal] NOTARY PUBLIC

MY COMMISSION EXPIRES 08-15-2022

OWNER AUTHORIZATION

APACHE BLVD 2125 TRUST

BY: [Signature] 8/12/2021
SIGNATURE DATE

NAME: DEJAN LIPOVIC

ITS: TRUSTEE

ACKNOWLEDGEMENT

ON THIS 12 DAY OF August, 2021 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED DEJAN LIPOVIC, 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 HERUNTO SET MY HAND AND OFFICIAL SEAL

BY: [Signature] [Notary Seal] NOTARY PUBLIC

MY COMMISSION EXPIRES March 15, 2025

OWNER AUTHORIZATION

PETRA INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature] 8/21/2021
SIGNATURE DATE

NAME: AMJAD CASEM

ITS: Manager

ACKNOWLEDGEMENT

ON THIS 21 DAY OF August, 2021 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED AMJAD CASEM, 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 HERUNTO SET MY HAND AND OFFICIAL SEAL

BY: [Signature] [Notary Seal] NOTARY PUBLIC

MY COMMISSION EXPIRES 08-15-2022

OWNER AUTHORIZATION

ESTATE OF IRENE REYNOLDS

BY: [Signature] 8-18-21
SIGNATURE DATE

NAME: PAMELA JEAN REYNOLDS DIFELICE

ITS: PERSONAL REPRESENTATIVE

ACKNOWLEDGEMENT

ON THIS 18 DAY OF August, 2021 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED PAMELA JEAN REYNOLDS DIFELICE, WHO ACKNOWLEDGED HERSELF 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 HERUNTO SET MY HAND AND OFFICIAL SEAL

BY: [Signature] [Notary Seal] NOTARY PUBLIC

MY COMMISSION EXPIRES 08-15-2022

OWNER(S)/DEVELOPER:

OWNER: MOHAMMED NABIL TORFA & JULIE LYNN TORFA
8010 S. 28TH PLACE
PHOENIX, AZ 85042

OWNER: APACHE BLVD 2125 TRUST
P.O. BOX 7472
TEMPE, AZ 85281-7472

OWNER: PETRA INVESTMENTS
P.O. BOX 4542
SCOTTSDALE, AZ 85261

OWNER: ESTATE OF IRENE REYNOLDS
3729 E. MEADOBROOK AVE
PHOENIX, AZ 85018

DEVELOPER: MILHAUS
460 VIRGINIA AVE
INDIANAPOLIS, IN 46203
(V) 317-672-7924
EMAIL: BRAD.VOGELSMEIER@MILHAUS.COM
CONTACT: BRAD VOGELSMEIER

DS21603 PAD21004 REC21018

A NEW MIXED USE MULTI-FAMILY DEVELOPMENT
MILHAUS @ APACHE & RIVER
2125 E. APACHE BLVD
TEMPE, AZ 85281

REVISIONS	
DATE	REV FOR
02.08.2021	ZD SUBMITTAL 1
03.29.2021	ZD SUBMITTAL 2
05.06.2021	ZD SUBMITTAL 3
07.31.2021	ZD FINAL SUBMITTAL

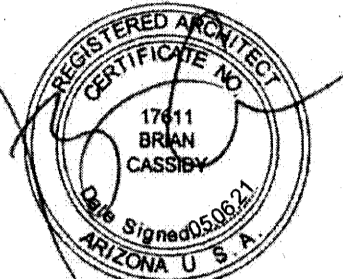
Drawn MB
Checked MB
Job Number 2038
Drawing PAD OVERLAY
Sheet

PAD2

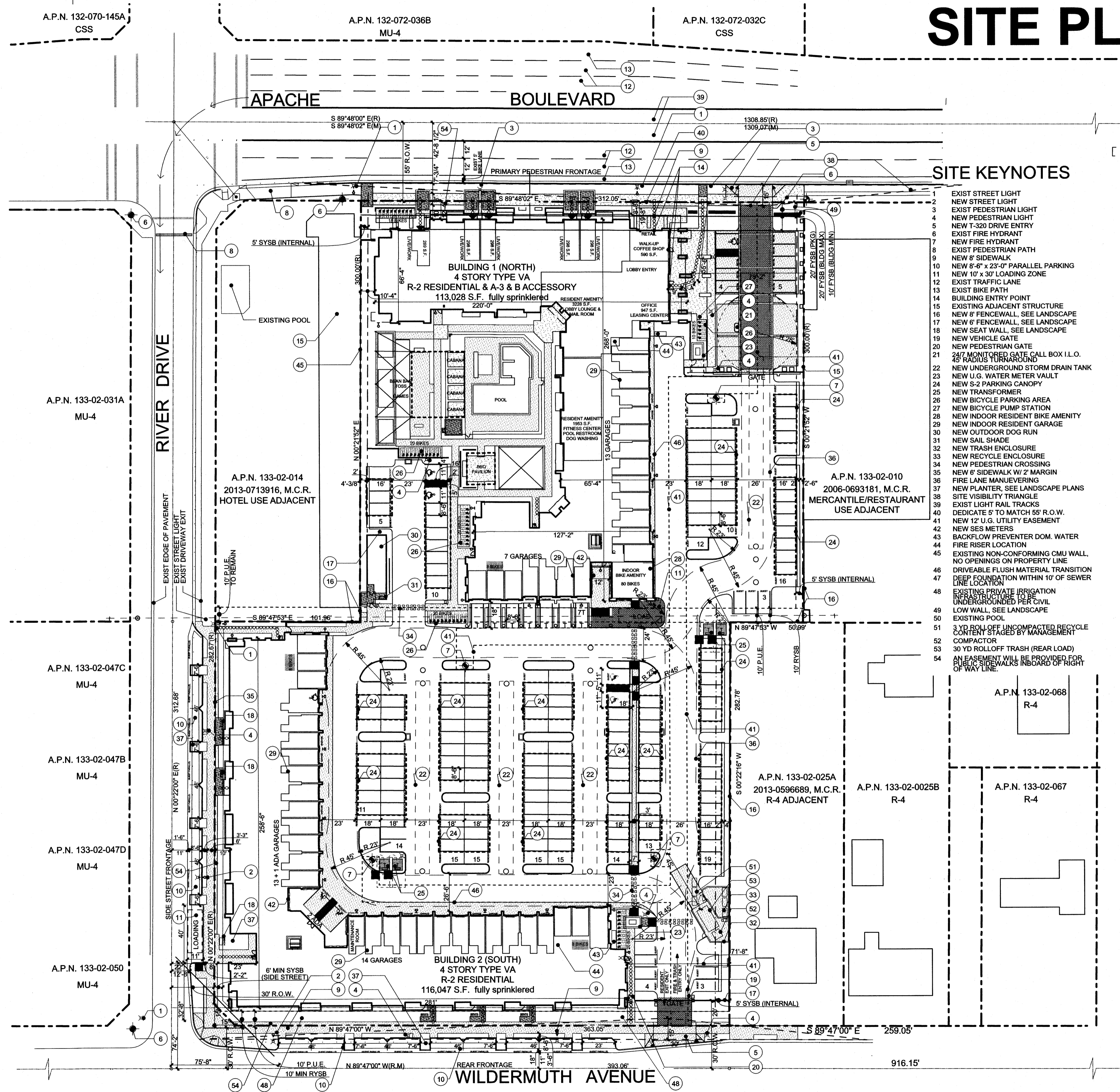
DS21603 PAD21004 REC21018

PLANNED AREA DEVELOPMENT OVERLAY FOR MILHAUS @ APACHE & RIVER

SITE PLAN



EXPIRES 6-30-2023

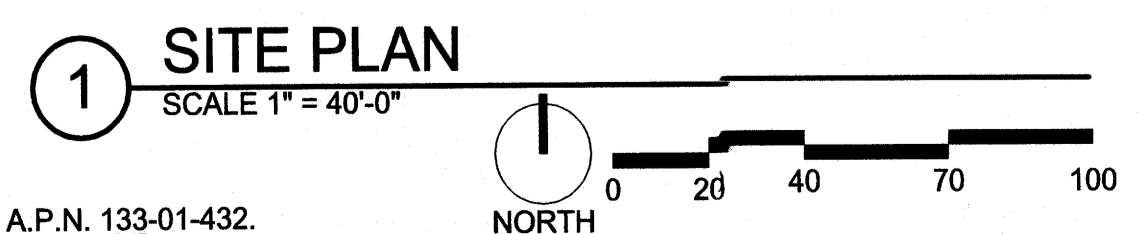


SITE KEYNOTES

- 1 EXIST STREET LIGHT
- 2 NEW STREET LIGHT
- 3 EXIST PEDESTRIAN LIGHT
- 4 NEW PEDESTRIAN LIGHT
- 5 NEW T-320 DRIVE ENTRY
- 6 EXIST FIRE HYDRANT
- 7 NEW FIRE HYDRANT
- 8 EXIST PEDESTRIAN PATH
- 9 NEW 8' SIDEWALK
- 10 NEW 8'-6" x 23'-0" PARALLEL PARKING
- 11 NEW 10' x 30' LOADING ZONE
- 12 EXIST TRAFFIC LANE
- 13 EXIST BIKE PATH
- 14 BUILDING ENTRY POINT
- 15 EXISTING ADJACENT STRUCTURE
- 16 NEW 8' FENCEWALL, SEE LANDSCAPE
- 17 NEW 6' FENCEWALL, SEE LANDSCAPE
- 18 NEW SEAT WALL, SEE LANDSCAPE
- 19 NEW VEHICLE GATE
- 20 NEW PEDESTRIAN GATE
- 21 24/7 MONITORED GATE CALL BOX I.L.O.
- 22 45' RADIUS TURNAROUND
- 23 NEW UNDERGROUND STORM DRAIN TANK
- 24 NEW U.G. WATER METER VAULT
- 25 NEW S-2 PARKING CANOPY
- 26 NEW TRANSFORMER
- 27 NEW BICYCLE PARKING AREA
- 28 NEW BICYCLE PUMP STATION
- 29 NEW INDOOR RESIDENT BIKE AMENITY
- 30 NEW INDOOR RESIDENT GARAGE
- 31 NEW OUTDOOR DOG RUN
- 32 NEW SAIL SHADE
- 33 NEW TRASH ENCLOSURE
- 34 NEW RECYCLE ENCLOSURE
- 35 NEW PEDESTRIAN CROSSING
- 36 NEW 6' SIDEWALK W/ 2' MARGIN
- 37 FIRE LANE MANUEVERING
- 38 NEW PLANTER, SEE LANDSCAPE PLANS
- 39 SITE VISIBILITY TRIANGLE
- 40 EXIST LIGHT RAIL TRACKS
- 41 DEDICATE 5' TO MATCH 55' R.O.W.
- 42 NEW 12' U.G. UTILITY EASEMENT
- 43 NEW SES METERS
- 44 BACKFLOW PREVENTER DOM. WATER
- 45 FIRE RISER LOCATION
- 46 EXISTING NON-CONFORMING CMU WALL, NO OPENINGS ON PROPERTY LINE
- 47 DRIVEABLE FLUSH MATERIAL TRANSITION
- 48 DEEP FOUNDATION WITHIN 10' OF SEWER LINE LOCATION
- 49 EXISTING PRIVATE IRRIGATION
- 50 UNDERGROUND PER CIVIL LOW WALL, SEE LANDSCAPE
- 51 EXISTING POOL
- 52 3 YD ROLL OFF UNCOMPACTED RECYCLE CONTENT STAGED BY MANAGEMENT COMPACTOR
- 53 30 YD ROLL OFF TRASH (REAR LOAD)
- 54 AN EASEMENT WILL BE PROVIDED FOR 10' OF WAY LINE

	MU-4 PAD TOD: Table 5-611(B)	R4/TOD	CSS/TOD	PAD Proposed
GENERAL PLAN LAND USE	Mixed Use	Mixed Use	Mixed Use	Mixed Use
GENERAL PLAN DENSITY	Up to 65	Up to 65	Up to 65	Up to 65
SITE AREA- GROSS	93,626 s.f./2.15 Ac	102,643 s.f./2.36 Ac	196,270 s.f./4.51Ac	196,270 s.f./4.51Ac
SITE AREA-NET	93,626 s.f./2.15 Ac	101,083 s.f./2.31 Ac	194,710 s.f./4.46Ac	194,710 s.f./4.46Ac
DWELLING QUANTITY	86	59	219	(incl. 5 live/work)
NUMBER OF BEDROOMS			290	
DENSITY (DU/AC)	40	25	49	
BUILDING HEIGHT	60'-0"	45'-0"	58'-0"	
BUILDING STEPBACK (ADJACENT TO SFR DIST)	No	No	No	
BUIDING LOT COVERAGE	75%	75%	49%	95,408 S.F. max
SITE LANDSCAPE COVERAGE	25%	25%	25%	48,678 S.F. min
BUILDING SETBACKS*				
Front (Apache Blvd)	10ft Min / 20ft max		0ft Min / 10ft max	
Buildings	0 ft		0 ft	10 ft Min / 20ft Max
Overhangs				8 ft Min
Parking	20 ft	20 ft		20 ft Min
Street Side (River)	10 ft	0-ft		6 ft Min/30' Max
West & North Sides (Interior Lot Lines)	5 ft	0-ft		5 ft min
East & South Sides (parking canopy @ East Side (Building @ Interior Lot Lines)	5 ft	0-ft		5 ft min
Rear (Wildermuth) Parking	20 ft	20-ft		20 ft Min
Rear (Wildermuth)	10 ft	10 ft		10 ft Min/20' Max
VEHICLE PARKING QUANTITY				
Studio (31 units/31 bedrooms)	23.25(0.75 SP/Bedroom)	23.25(0.75 SP/Bedroom)	23.25(0.75 SP/Bedroom)	23.25(0.75 SP/Bedroom)
1 Bedroom (117 units/117 bedrooms)	87.75(0.75 SP/Bedroom)	87.75(0.75 SP/Bedroom)	87.75(0.75 SP/Bedroom)	87.75(0.75 SP/Bedroom)
2 Bedroom (71 units/142 bedrooms)	106.5(0.75 SP/Bedroom)	106.5(0.75 SP/Bedroom)	106.5(0.75 SP/Bedroom)	106.5(0.75 SP/Bedroom)
Guest (219 units)	43.8(0.2 SP/unit)	43.8(0.2 SP/unit)	43.8(0.2 SP/unit)	43.8(0.2 SP/unit)
Residential Parking Required	262	262	262	262
Commercial - Live Work (1481 S.F.)	4 (1/300 s.f. x (Area reduced by 25%))	4 (1/300 s.f. x (Area reduced by 25%))	4 (1/300 s.f. x (Area reduced by 25%))	4 (1/300 s.f. x (Area reduced by 25%))
Commercial - Walk Up Coffee (590 S.F.)	2 (1/300 s.f. x (Area reduced by 25%))	2 (1/300 s.f. x (Area reduced by 25%))	2 (1/300 s.f. x (Area reduced by 25%))	2 (1/300 s.f. x (Area reduced by 25%))
TOTAL PARKING REQUIRED	268	268	268	276**
BICYCLE PARKING QUANTITY				
Studio (31 units)	23.25(0.75 SP/Unit)	23.25(0.75 SP/Unit)	23.25(0.75 SP/Unit)	23.25(0.75 SP/Unit)
1 Bedroom (117 units)	87.75(0.75 SP/Unit)	87.75(0.75 SP/Unit)	87.75(0.75 SP/Unit)	87.75(0.75 SP/Unit)
2 Bedroom (71 units)	53.25(0.75 SP/Unit)	53.25(0.75 SP/Unit)	53.25(0.75 SP/Unit)	53.25(0.75 SP/Unit)
Guest (219 units)	43.8(0.2 SP/unit)	43.8(0.2 SP/unit)	43.8(0.2 SP/unit)	43.8(0.2 SP/unit)
Residential Parking Required	208	208	208	208
Commercial Parking Required (1481 S.F.)	2 (1/7500 s.f.... 2 min)	2 (1/7500 s.f.... 2 min)	2 (1/7500 s.f.... 2 min)	2 (1/7500 s.f.... 2 min)
Commercial - Walk Up Coffee (590 S.F.)	2 (1/7500 s.f.... 2 min)	2 (1/7500 s.f.... 2 min)	2 (1/7500 s.f.... 2 min)	2 (1/7500 s.f.... 2 min)
TOTAL PARKING REQUIRED	212	212	212	212
USES				
RESIDENTIAL				201,868 S.F.
RESIDENTIAL AMENITIES				5,999 S.F.
STORAGE & UTILITY (incl. garages)				19,137 S.F.
TOTAL COMMERCIAL				2,071 S.F.
COMMERCIAL LIVE/WORK				1,481 S.F.
COMMERCIAL RETAIL WALK-UP COFFEE				590 S.F.
TOTAL AREA OF PROJECT				229,075 S.F.

* THIS PAD DEFINES THE FRONT PROPERTY LINE AS APACHE BLVD, NOT RIVER OR WILDERMUTH
 ** TOTAL PARKING PROVIDED 276, OF WHICH ONSTREET PARKING ACCOUNTS FOR 16. OFFSTREET PARKING 260 SPACES OF WHICH 9 ARE OUTSIDE GATES REMAINING 251 ARE INSIDE GATES. OF THOSE, 48 ARE GARAGES & 203 ARE SURFACE (7 TANDEM & 133 COVERED).



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Drawing
PAD SITE PLAN

Sheet
PAD3