21ST AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS G & P4)

A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

		NET ACREAGE EXCLUDING R.O.W.	F.A.R. BASED ON GROSS ACREAGE	LOT COVERAGE BASED ON NET ACREAGE	PRELIMINARY LAND USE	MAXIMUM BUILDING AREA (SQ. FT.)	MAXIMUM BUILDING HEIGHT (FEET)	AUTO PARKING REQUIRED	BICYCLE PARKING REQUIRED	OPEN SPACE PROVIDED
A1	SALT RIVER PROJECT CORPORATE HEADQUARTERS	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS								
A2	TOSCO MARKETING COMPANY	22.46	0.56	13.3%	OFFICE	546,000	100	2,184	112	32%
B1	CORPORATE OFFICE CENTER	12.20	0.57	45%	OFFICE	164,000	128	1,300	120	30%
B2	TOVREA SUBSTATION	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS								
B3	J.B. RODGERS CORPORATE HQ.	3.20	0.38	14.2%	OFFICE	40,000	30	160	16	42.6%
C1 – A	PAPAGO HILLS OFFICE COMPLEX	32.42	0.48	31%	OFFICE	686,779	140	1,987	279	48%
C1 – B	RETAIL/RESTAURANT	2.21	0.12	12%	RETAIL/ RESTAURANT	11,391	140	109	13	20%
C2	HOTEL COMMERCE COMPLEX	21.37	0.65	29%	OFFICE	1,295,910	140	4,618	279	51%
C2	PAPAGO HILLS OFFICE BUILDING	9.01	0.218	10.73%	OFFICE	85,873	50	660	11	25.25%
D1	RESEARCH DEVELOPMENT MALL	NOT SUBJECT TO CITY OF TEMPE ZONING AND LAND USE CONTROLS								
E	CORPORATE RESEARCH CENTER	30.74	0.51	19%	CORPORATE CENTER	424,000	120	1,700	240	50%
F1	PAPAGO OFFICE CENTER	28.52	0.56	38%	OFFICE	793,000	84	3,172	176	42%
F2	PAPAGO OFFICE CENTER	17.09	0.36	20%	OFFICE	330,000	84	1,320	75	60%
G	EXPOSITION CENTER	16.56	0.20	28%	EXPOSITION CENTER	176,296	56	705	320	57%
H1	THE GRAND	67.38	**NR	50%	HOTEL/OFFICE/ RETAIL/RES.	3,187,000	*156	10,032	690	20%
H2	RIVERWALK – RIO SALADO	12.56	0.66	29%	APARTMENTS	466,692	84	895 +23 RV	466	56%
H3	RED RIVER OPRY	4.38	0.03	22%	ENTERTAINMENT	65,000	56	260	15	68%
		304.54				7,050,971		28,700	2,596	

* NOTE: MEASURED FROM MID-POINT PRIEST DRIVE. ELEVATION 1176.00' ABOVE MEAN SEA LEVEL

** NR: NOT REQUIRED PER CURRENT CITY OF TEMPE ZONING 12/20/12

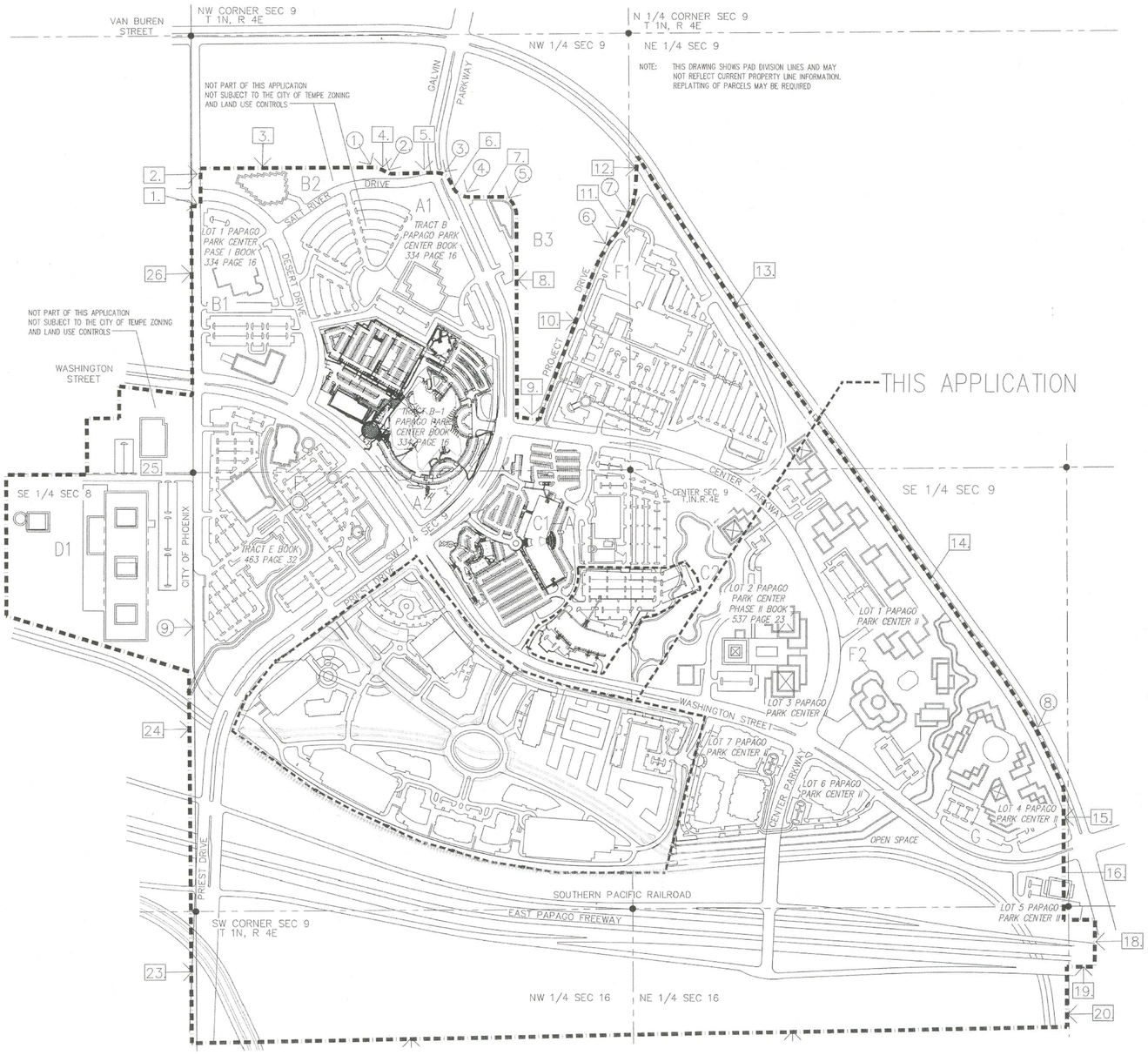
ALL AREAS NUMBERS ARE APPROXIMATE AND ARE INTENDED FOR PLANNING PURPOSES AND ARE SUBJECT TO CHANGE. REFER TO FINAL P.A.D.'S FOR FINAL TALLY

TANGENT DATA

	BEARING	DISTANCE
1	S 09°37'11" E	80.00'
2	N 00°22'49" E	187.50'
3	S 89°41'35" E	1031.11'
4	S 44°41'35" E	11.61'
5	S 09°41'35" E	309.85'
6	S 23°41'35" E	13.12'
7	S 89°41'35" E	161.34'
8	S 00°17'35" E	1238.80'
9	S 81°53'01" E	136.53'
10	N 21°34'28" E	1063.68'
11	N 38°55'01" E	96.64'
12	N 00°10'56" W	110.56'
13	S 33°45'51" E	870.11'
14	S 35°42'49" E	3111.04'
15	S 15°01'51" W	40.76'
16	S 01°17'56" E	526.13'
17	N 86°51'46" E	132.44.
18	S 05°12'44" E	300.75'
19	S 88°51'51" W	159.78'
20	S 00°00'11" E	359.34'
21	S 89°18'57" W	2703.03'
22	S 89°18'57" W	2703.78'
23	N 01°28'02" W	647.66'
24	N 01°05'21" E	1558.21'
25	N 01°05'21" E	511.69'
26	S 00°22'49" E	1659.28'

CURVE DATA

	BEARING	DISTANCE	LENGTH	TANGENT
1	45°00'00"	50.00'	39.27'	20.71'
2	45°00'00"	50.00'	39.27'	20.71'
3	66°00'00"	120.00'	138.23'	77.93'
4	66°00'00"	100.00'	115.19'	64.94'
5	89°24'00"	109.10'	170.23'	107.96'
6	17°20'33"	655.70'	198.47'	100.00'
7	39°04'57"	225.40'	153.75'	80.00'
8	20°40'58"	2065.10'	745.47'	376.83'
9	63°08'33"	672.00'	740.57'	412.95'



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GRAPHIC SCALE

DS160133 PL170334 REC17176

KENDLE DESIGN COLLABORATIVE

6115 NORTH CATTLETRACK
SCOTTSDALE, ARIZONA 85250
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REGISTERED ARCHITECT CERTIFICATE NO. 17706 BRENT REID KENDLE 6-20-17 ARIZONA, U.S.A.

EXPIRES 6/30/18

PLANNED AREA DEVELOPMENT

"THE GRAND" AT PAPAGO PARK CENTER

Northeast corner of Priest Drive & The Loop 202 Freeway
Tempe, AZ 85281

MARK	DATE	DESCRIPTION
5		
4		
3		
2	11-9-17	REVISED & RESUBMIT
1	10-12-17	1ST CITY SUBMITTAL

ISSUE: APPROVED 11-28-17

-

PROJECT NO:

CAD DWG FILE:

DRAWN BY: JM

CHECKED BY: BK

SHEET TITLE:

MASTERPLAN

A-1

REC17176 PL170334 DS160133

21ST AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS G & P4)

A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER AUTHORIZATION

PAPAGO PARK CENTER, INC.

BY: _____ SIGNATURE 12.4.2017 DATE

ITS: OWNER

ACKNOWLEDGEMENT

ON THIS 4TH DAY OF DECEMBER, 20 17 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED DAVID ROUSSEAU WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSED THERIN CONTAINED.

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

BARBARA F. GARCIA
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
October 9, 2021

BY: _____ NOTARY PUBLIC _____ MY COMMISION EXPIRES

LEGAL DESCRIPTION

LOT 1 AND TRACT "A", PAPAGO PARK CENTER PHASE 1, TRACT D, ACCORDING TO BOOK 716 OF MAPS, PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARING IS S77°05'18"E ALONG THE CENTERLINE OF WASHINGTON STREET, AS SHOWN ON THE FINAL PLAT OF PAPAGO PARK CENTER PHASE 1, TRACT D, AS RECORDED IN BOOK 716, PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK IS THE WEST QUARTER CORNER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING A FOUND BRASS CAP IN HAND HOLE. POINT 332 ON THE CITY OF TEMPE, ARIZONA, SURVEY CONTROL MAP.
ELEVATION = 1170.01

FINAL PLAT OF PAPAGO PARK CENTER PHASE 1, TRACT D PER BOOK 716, PAGE 37, M.C.R.

FINAL PLAT OF PAPAGO PARK CENTER PHASE 1 PER BOOK 334, PAGE 16, M.C.R.

WASHINGTON ST. MONUMENTATION - CORNER RECORD SHEETS PER BOOK 1037, PAGE 13, M.C.R.

APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE ON THIS 28TH DAY OF NOVEMBER, 2017.

GENERAL NOTES

1. A TRAFFIC IMPACT ANALYSIS HAS BEEN SUBMITTED WITH THIS APPLICATION.
2. A SHARED PARKING STUDY HAS BEEN SUBMITTED WITH THIS APPLICATION.

OWNER / DEVELOPER

OWNER: PAPAGO PARK CENTER, INC
1521 N.PROJECT CENTER DRIVE
TEMPE, ARIZONA 85281

DEVELOPER: PAPAGO PARK CENTER, INC
PHONE: 602.236.3647

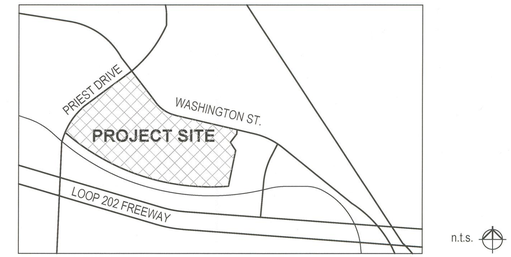
AGENT: KENDLE DESIGN COLLABORATIVE
6115 NORTH CATTLETRACK
SCOTTSDALE, AZ 85250
PHONE: 480.951.8558

PROJECT DATA

ZONING:	MU-4/PAD
SITE AREA	67.4 AC, (2,935,944 SF)
DWELLING QUANTITY:	850
DENSITY: *ASSUMES 67.4 AC. INCLUDING CANAL TRACT	12.6 DU/AC
BUILDING HEIGHT:	156', SEE SHEET A-4
BUILDING LOT COVERAGE:	50%
SITE LANDSCAPE COVERAGE: *INCLUDES CANAL TRACT	20%
BUILDING SETBACKS:	
FRONT	25'
SIDE	NONE
REAR	NONE
STREET SIDE	25'
VEHICLE PARKING:	10,032
BICYCLE PARKING:	690
USES	OFFICE, RETAIL, RESTAURANT, MULTI-FAMILY, HOTEL, PARKING

SEE SHEETS A-4, A-5 & A-6 FOR ADDITIONAL INFORMATION

SITE VICINITY MAP



PREVIOUS APPROVALS

19TH AMENDED PAD FOR PAPAGO PARK CENTER - THE GRAND (PL 120232): FEBRUARY 7, 2013
20TH AMENDED PAD FOR PAPAGO PARK CENTER - THE GRAND (PL 150324): MARCH 22, 2016

PREVIOUS CONDITIONS OF APPROVAL: PAD12014

1. A BUILDING PERMIT APPLICATION SHALL BE MADE ON OR BEFORE FEBRUARY 7, 2018, OR THE ZONING OF THE PROPERTY MAY REVERT TO THAT IN A 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 PROPERY 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 MARCH 9, 2013, OR THE ZONING MAP AMENDMENT SHALL BE NULL AND VOID.
3. THE PLANNED AREA DEVELOPMENT OVERLAY 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.
4. THE DEVELOPER MUST RECEIVE APPROVAL OF THE FINAL TRAFFIC IMPACT STUDY FROM THE TRAFFIC ENGINEERING PRIOR TO ISSUANCE OF A BUILDING PERMIT. ANY INTENSIFICATION ON LAND USE WILL REQUIRE AN UPDATE TO THE TRAFFIC STUDY.
5. PROVIDE ART IN PRIVATE DEVELOPMENT, PURSUANT TO SECTION 4-407, FOR EACH PHASE OF DEVELOPMENT TO CONTRIBUTE ITS PORTION OF ART AT THE TIME OF BUILDING PERMITS.
6. THE MAXIMUM ALLOWED BUILDING HEIGHT SHALL INCLUDE ALL ELEMENTS ABOVE THE BUILDING ROOF, INCLUDING MECHANICAL, ANTENNAS, AND OTHER STRUCTURAL ELEMENTS.
7. UPON DEVELOPMENT OF ANY OF THE SITES SOUTH OF THE CANAL, THE DEVELOPER SHALL PROVIDE A FENCING BARRIER ADJACENT TO THE UNION PACIFIC RAILROAD PROPERTY CONSISTING OF STEEL VERTICAL PICKETS OR SIMILAR CONSTRUCTION. THE FENCE SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT, MEASURED FROM NEAREST GRADE, AND DESIGNED WITH GATES TO PROVIDE EMERGENCY ACCESS WHERE REQUIRED. POST "NO TRESPASSING" SIGNS EVERY 300 FEET AND WHERE GATES ARE LOCATED.

DS160133 PL170334 REC17176

REC17176 PL170334 DS160133

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EXPIRES 6/30/18

PLANNED AREA DEVELOPMENT

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1	10-12-17	1ST CITY SUBMITTAL

ISSUE: APPROVED 11-28-17
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PROJECT NO:
CAD DWG FILE:

DRAWN BY: JM
CHECKED BY: BK

SHEET TITLE:

PROJECT INFORMATION

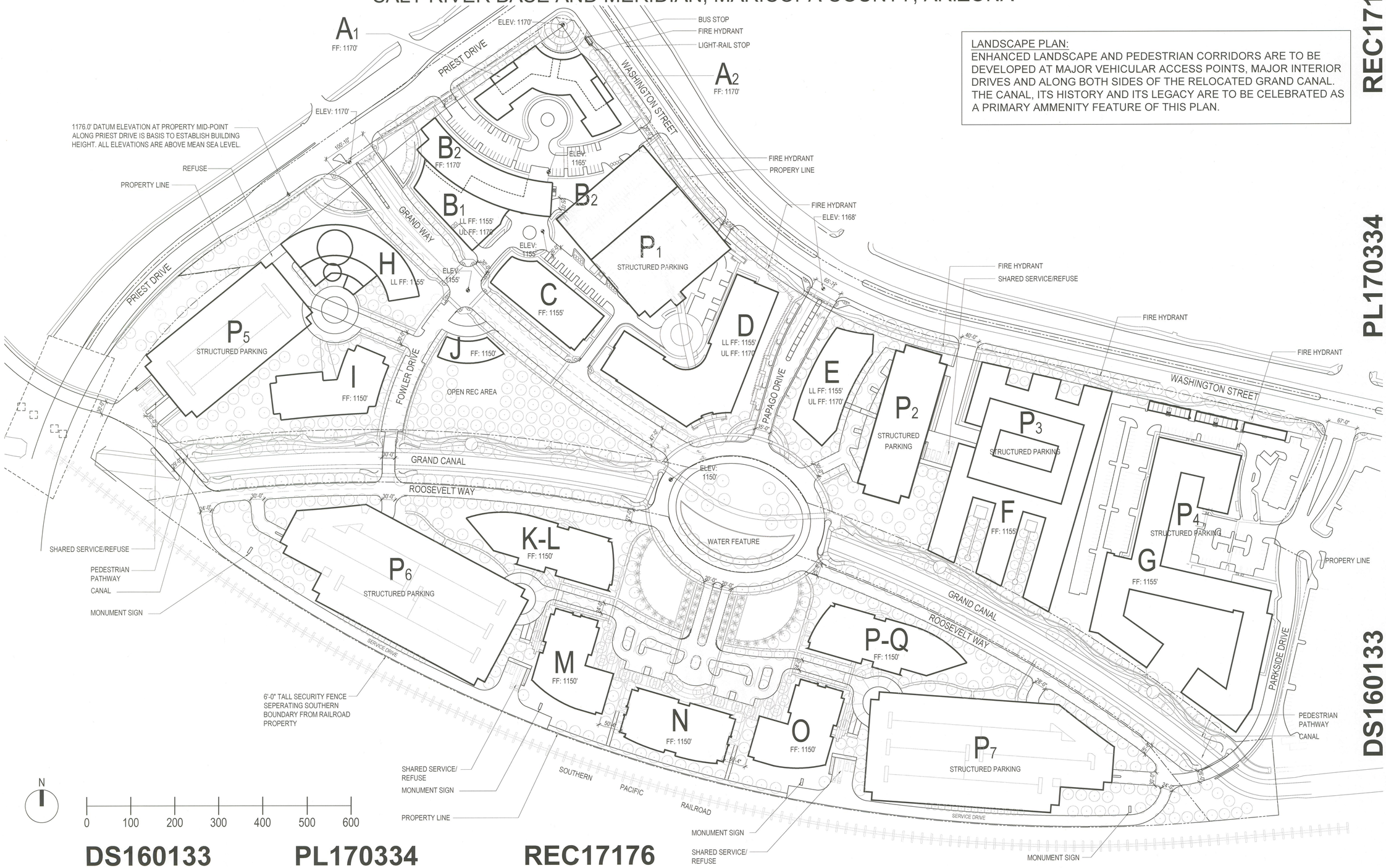
A-2

21ST AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS G & P4)

A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LANDSCAPE PLAN:
ENHANCED LANDSCAPE AND PEDESTRIAN CORRIDORS ARE TO BE DEVELOPED AT MAJOR VEHICULAR ACCESS POINTS, MAJOR INTERIOR DRIVES AND ALONG BOTH SIDES OF THE RELOCATED GRAND CANAL. THE CANAL, ITS HISTORY AND ITS LEGACY ARE TO BE CELEBRATED AS A PRIMARY AMMENITY FEATURE OF THIS PLAN.



DS160133 PL170334 REC17176

REC17176

PL170334

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EXPIRES 6/30/18

PLANNED AREA DEVELOPMENT

"THE GRAND" AT PAPAGO PARK CENTER

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ISSUE: APPROVED 11-28-17

PROJECT NO:

CAD DWG FILE:

DRAWN BY: JM

CHECKED BY: BK

SHEET TITLE:

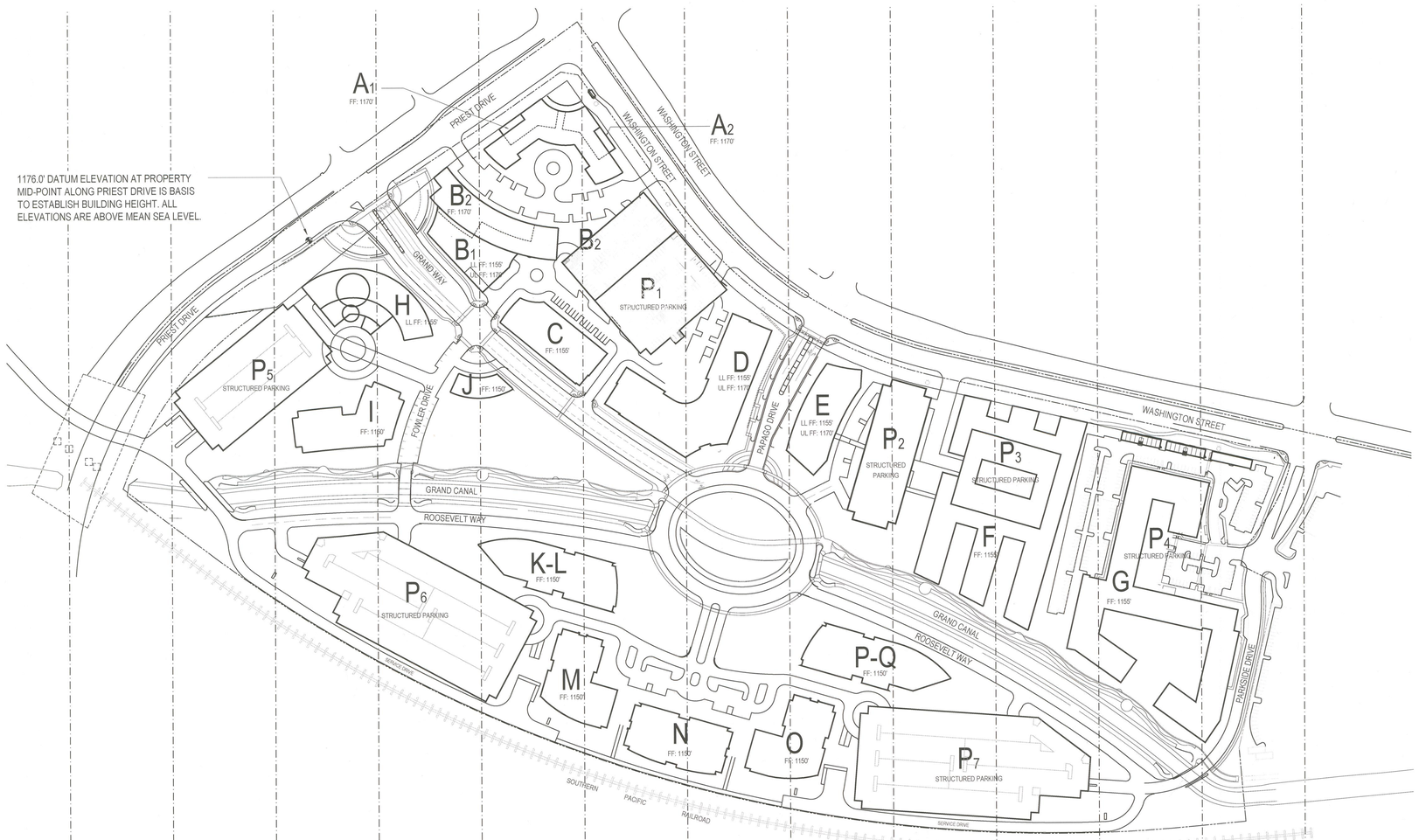
SITE PLAN & ILLUSTRATIVE LANDSCAPE PLAN

A-3

21ST AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS G & P4)

A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



MAXIMUM BLDG HEIGHT: 112.0'.	MAXIMUM BLDG HEIGHT: 116.0'.	MAXIMUM BLDG HEIGHT: 120.0'.	MAXIMUM BLDG HEIGHT: 124.0'.	MAXIMUM BLDG HEIGHT: 128.0'.	MAXIMUM BLDG HEIGHT: 132.0'.	MAXIMUM BLDG HEIGHT: 136.0'.	MAXIMUM BLDG HEIGHT: 140.0'.	MAXIMUM BLDG HEIGHT: 144.0'.	MAXIMUM BLDG HEIGHT: 148.0'.	MAXIMUM BLDG HEIGHT: 152.0'.	MAXIMUM BLDG HEIGHT: 156.0'.
1288.0' ABOVE MEAN SEA LEVEL	1292.0' ABOVE MEAN SEA LEVEL	1296.0' ABOVE MEAN SEA LEVEL	1300.0' ABOVE MEAN SEA LEVEL	1304.0' ABOVE MEAN SEA LEVEL	1308.0' ABOVE MEAN SEA LEVEL	1312.0' ABOVE MEAN SEA LEVEL	1316.0' ABOVE MEAN SEA LEVEL	1320.0' ABOVE MEAN SEA LEVEL	1324.0' ABOVE MEAN SEA LEVEL	1328.0' ABOVE MEAN SEA LEVEL	1332.0' ABOVE MEAN SEA LEVEL

0 150 300 450 600 750 900

N

BUILDING HEIGHTS FOR STRUCTURES BRIDGING MULTIPLE HEIGHT LIMITATION ZONES MAY SLOPE OR STEP IN ELEVATION TO ACHEIVE MAXIMUM HEIGHT.

*NOTE: THE INFORMATION PROVIDED IN THIS DIAGRAM IS BASED ON THE CITY OF PHOENIX AIRPORT ZONING MAP, OCTOBER 2007.

DS160133 PL170334 REC17176

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PLANNED AREA DEVELOPMENT

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Northeast corner of Priest Drive & The Loop 202 Freeway
Tempe, AZ 85281

REC17176

PL170334

DS160133

MARK	DATE	DESCRIPTION
5		
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ISSUE: APPROVED 11-28-17

-

PROJECT NO:

CAD DWG FILE:

DRAWN BY: JM

CHECKED BY: BK

SHEET TITLE:

BUILDING HEIGHT ENVELOPE

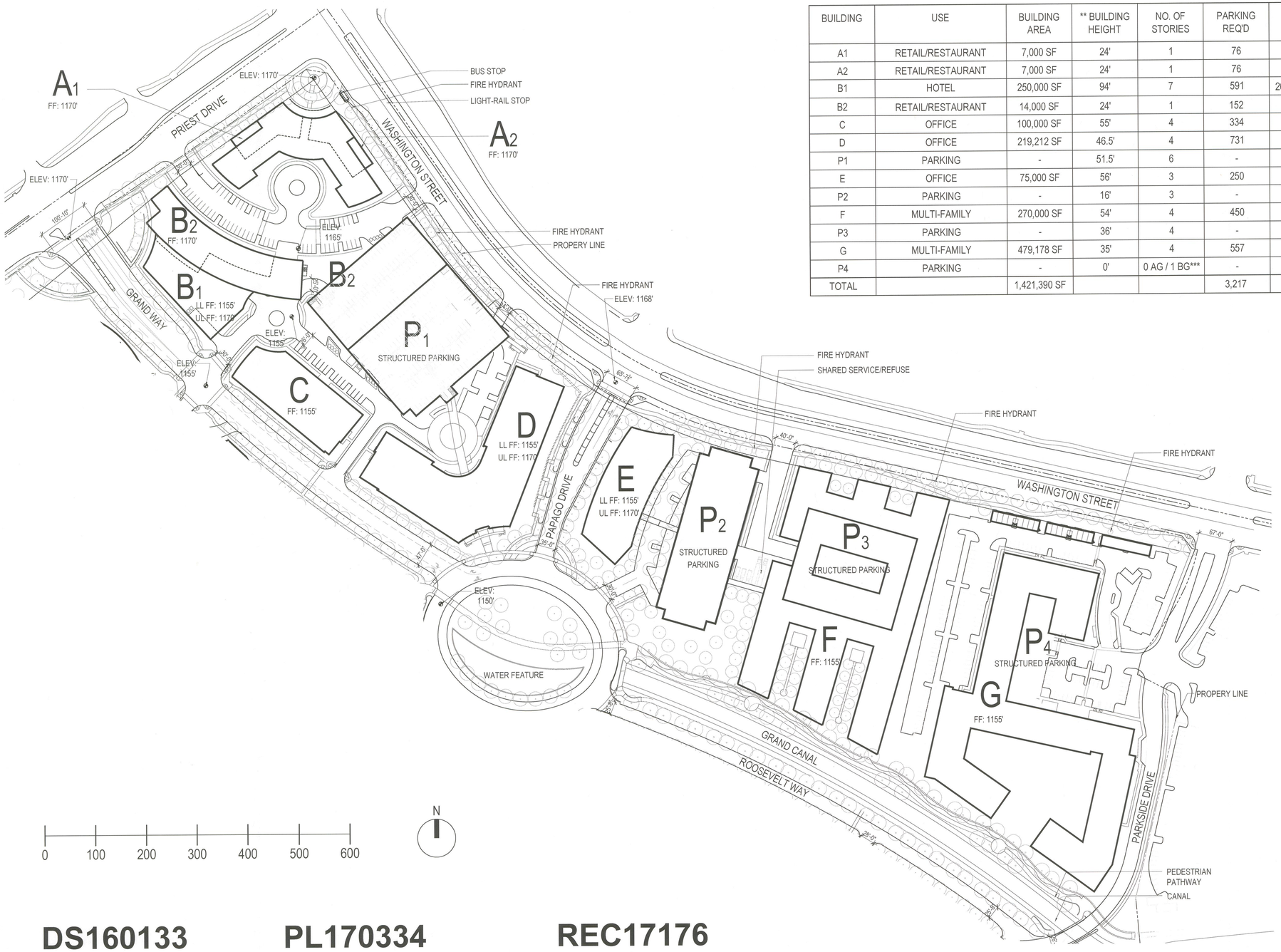
A-4

21ST AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS G & P4)

A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

REC17176



BUILDING	USE	BUILDING AREA	** BUILDING HEIGHT	NO. OF STORIES	PARKING REQ'D	PARKING PROV'D	GUEST ROOMS	DWELLING UNITS	REMARKS
A1	RETAIL/RESTAURANT	7,000 SF	24'	1	76	76	-	-	75% RESTAURANT
A2	RETAIL/RESTAURANT	7,000 SF	24'	1	76	76	-	-	75% RESTAURANT
B1	HOTEL	250,000 SF	94'	7	591	26 (PER MODEL)	350	-	SEE SHARED PARKING STUDY
B2	RETAIL/RESTAURANT	14,000 SF	24'	1	152	152	-	-	-
C	OFFICE	100,000 SF	55'	4	334	*500	-	-	SEE NOTE 1
D	OFFICE	219,212 SF	46.5'	4	731	*948	-	-	SEE NOTE 1
P1	PARKING	-	51.5'	6	-	-	-	-	-
E	OFFICE	75,000 SF	56'	3	250	*300	-	-	SEE NOTE 1
P2	PARKING	-	16'	3	-	-	-	-	-
F	MULTI-FAMILY	270,000 SF	54'	4	450	450	-	400	-
P3	PARKING	-	36'	4	-	-	-	-	-
G	MULTI-FAMILY	479,178 SF	35'	4	557	557	-	300	-
P4	PARKING	-	0'	0 AG / 1 BG***	-	-	-	-	-
TOTAL		1,421,390 SF			3,217	3,085		700	SEE NOTE 2

* NOTE 1: PROPOSED PARKING PROVIDED SHALL BE ALLOWED TO EXCEED MINIMUM RATIO REQUIREMENTS. PROPOSED PARKING PROVIDED COUNT PRESENTED ON THIS DOCUMENT REFLECTS ASSUMED CURRENT MARKET RATIO.

NOTE 2: BY RIGHT, RESIDENTIAL DENSITY MAY BE TRANSFERRED TO OTHER LOCATIONS WITHIN THE BOUNDARY OF THE OVERALL SITE, (NORTH AND SOUTH PARCELS), AS LONG AS THE MAXIMUM DENSITY OF 12.6 DU/AC IS NOT EXCEEDED.

NOTE 3: BUILDING AREA IS A COMBINATION OF BUILDINGS 'K' AND 'L' IN PREVIOUS PAD, (19TH AMENDED). TOTAL BUILDING AREA IS UNCHANGED.

NOTE 4: BUILDING AREA IS A COMBINATION OF BUILDINGS 'P' AND 'Q' IN PREVIOUS PAD, (19TH AMENDED). TOTAL BUILDING AREA IS UNCHANGED.

** PROPOSED BUILDING HEIGHTS MEASURED FROM BASELINE ELEVATION AT MID-POINT OF PROPERTY LINE ALONG PRIEST DRIVE AT 1176.0' MEAN SEA LEVEL. REFER TO SHEET A-4 FOR MAXIMUM BUILDING HEIGHT ENVELOPE.

*** AG - ABOVE GRADE, BG - BELOW GRADE

PL170334

DS160133

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BRYAN REID KENDLE
6-20-17
ARIZONA, U.S.A.
EXPIRES 6/30/18

PLANNED AREA DEVELOPMENT

"THE GRAND" AT PAPAGO PARK CENTER

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ISSUE: APPROVED 11-28-17

-

PROJECT NO:

CAD DWG FILE:

DRAWN BY: JM

CHECKED BY: BK

SHEET TITLE:

NORTH PARCELS

A-5

DS160133 PL170334 REC17176

21ST AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS G & P4)

A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

REC17176

BUILDING	USE	BUILDING AREA	** BUILDING HEIGHT	NO. OF STORIES	PARKING REQ'D	PARKING PROV'D	GUEST ROOMS	DWELLING UNITS	REMARKS
H	HOTEL	150,000 SF	122'	6	285	76 (PER MODEL)	250	-	-
I	OFFICE	125,000 SF	124'	5	417	500	-	-	SEE NOTE 1
P5	PARKING	-	16'	4 AG***	-	-	-	-	-
J	RESTAURANT	6,000 SF	4'	1	94	94	-	-	-
K-L	OFFICE	462,500 SF	128'	10	1,542	1,850	-	-	SEE NOTE 1 & 3
M	OFFICE	262,500 SF	132'	10	875	1,050	-	-	SEE NOTE 1
P6	PARKING	-	36'	5 AG / 1 BG***	-	-	-	-	-
N	OFFICE	273,000 SF	136'	10	910	1,092	-	-	SEE NOTE 1
O	OFFICE	262,500 SF	140'	10	875	1,050	-	-	SEE NOTE 1
P-Q	OFFICE	462,500 SF	140'	10	1,542	1,850	-	-	SEE NOTE 1 & 4
P7	PARKING	-	36'	5 AG / 2 BG***	-	-	-	-	-
TOTAL		2,004,000 SF			6,540	7,562		TBD	SEE NOTE 2

* NOTE 1: PROPOSED PARKING PROVIDED SHALL BE ALLOWED TO EXCEED MINIMUM RATIO REQUIREMENTS. PROPOSED PARKING PROVIDED COUNT PRESENTED ON THIS DOCUMENT REFLECTS ASSUMED CURRENT MARKET RATIO.

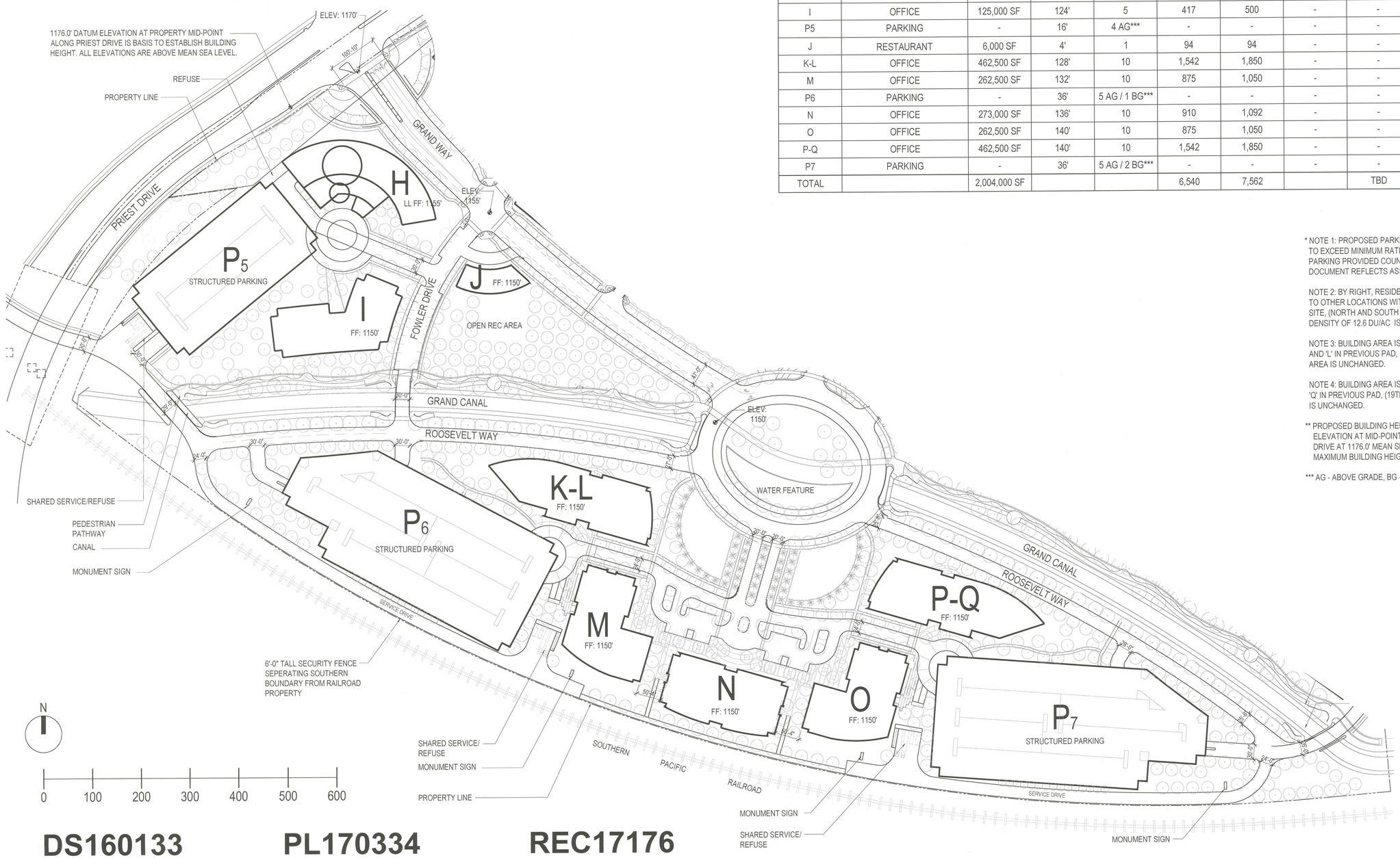
NOTE 2: BY RIGHT, RESIDENTIAL DENSITY MAY BE TRANSFERRED TO OTHER LOCATIONS WITHIN THE BOUNDARY OF THE OVERALL SITE, (NORTH AND SOUTH PARCELS), AS LONG AS THE MAXIMUM DENSITY OF 12.6 DU/AC IS NOT EXCEEDED.

NOTE 3: BUILDING AREA IS A COMBINATION OF BUILDINGS 'K' AND 'L' IN PREVIOUS PAD, (19TH AMENDED). TOTAL BUILDING AREA IS UNCHANGED.

NOTE 4: BUILDING AREA IS A COMBINATION OF BUILDINGS 'P' AND 'Q' IN PREVIOUS PAD, (19TH AMENDED). TOTAL BUILDING AREA IS UNCHANGED.

** PROPOSED BUILDING HEIGHTS MEASURED FROM BASELINE ELEVATION AT MID-POINT OF PROPERTY LINE ALONG PRIEST DRIVE AT 1176.0' MEAN SEA LEVEL. REFER TO SHEET A-4 FOR MAXIMUM BUILDING HEIGHT ENVELOPE.

*** AG - ABOVE GRADE, BG - BELOW GRADE



DS160133 PL170334 REC17176

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REGISTERED ARCHITECT CERTIFICATE NO. 17176 BRADFORD REID KENDLE 6-20-18 ARIZONA, U.S.A.

EXPIRES 6/30/18

PLANNED AREA DEVELOPMENT

"THE GRAND" AT PAPAGO PARK CENTER

Northeast corner of Priest Drive & The Loop 202 Freeway
Tempe, AZ 85281

MARK	DATE	DESCRIPTION
5		
4		
3		
2	11-9-17	REVISED & RESUBMIT
1	10-12-17	1ST CITY SUBMITTAL

ISSUE: APPROVED 11-28-17

-

PROJECT NO:

CAD DWG FILE:

DRAWN BY: JM

CHECKED BY: BK

SHEET TITLE:

SOUTH PARCELS

A-6

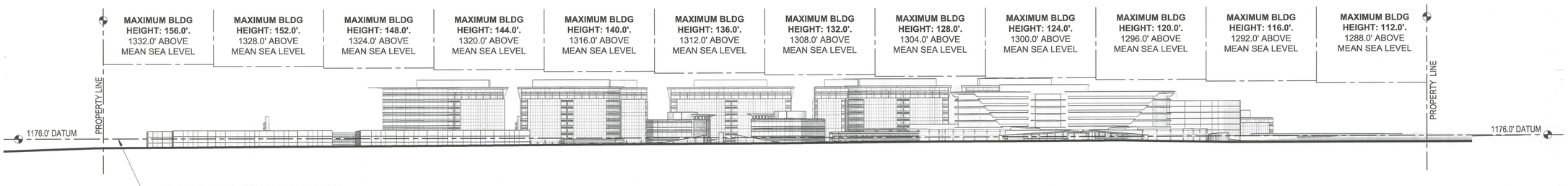
PL170334

DS160133

21ST AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

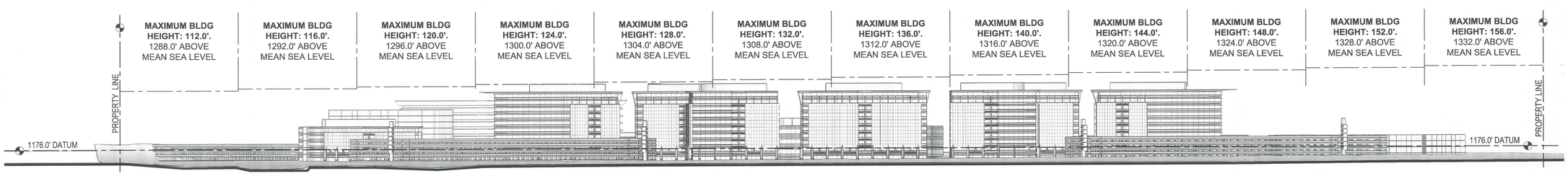
AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS G & P4)

A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



NORTH ELEVATION

NTS



SOUTH ELEVATION

NTS

DS160133 PL170334 REC17176

* REFER TO SHEET A-4 FOR BUILDING HEIGHT DIAGRAM.

REC17176

PL170334

DS160133

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ISSUE: APPROVED 11-28-17

-

PROJECT NO:

CAD DWG FILE:

DRAWN BY: JM

CHECKED BY: BK

SHEET TITLE:

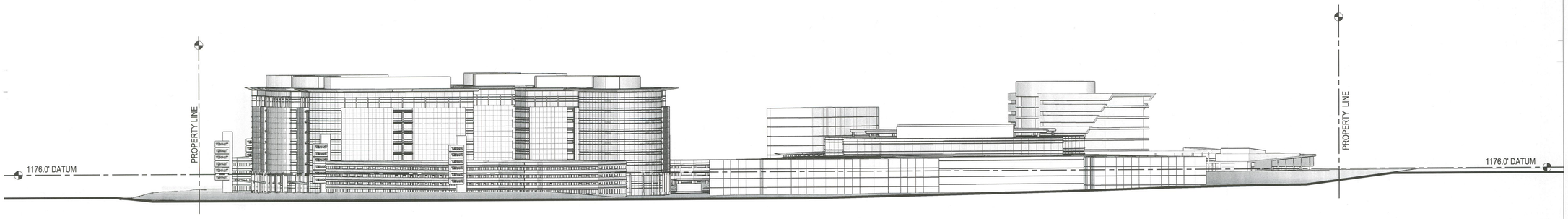
ELEVATIONS

A-7

21ST AMENDED PLANNED AREA DEVELOPMENT FOR PAPAGO PARK CENTER

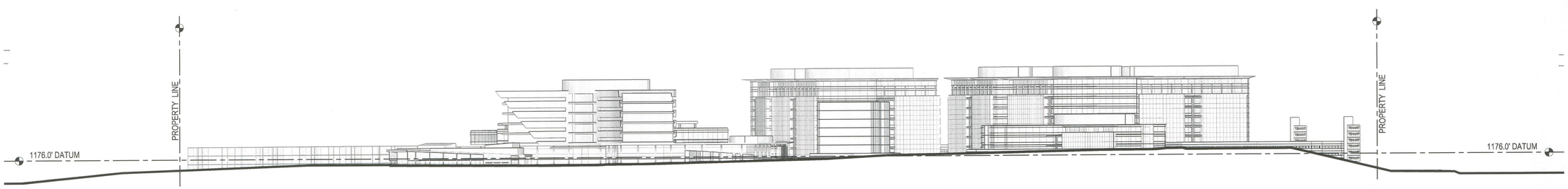
AN AMENDED PAD FOR THE GRAND (SITE H-1, BUILDINGS G & P4)

A PORTION OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



EAST ELEVATION

NTS



WEST ELEVATION

NTS

* REFER TO SHEET A-4 FOR BUILDING HEIGHT DIAGRAM.

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ELEVATIONS

A-8