

4TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR PIER 202

AN AMENDMENT FOR LOT 6, PHASE 1 - SOUTH PIER AT TEMPE TOWN LAKE

A PORTION OF THE NORTH HALF OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER AUTHORIZATION

SOUTH PIER LOT 6 OWNER, LLC, C/O SILVERSTEIN PROPERTIES, LLC

BY: [Signature]
SIGNATURE

DATE 11/20/2024

ITS: Co-CFO and Co-Treasurer

ACKNOWLEDGEMENT

ON THIS 26th DAY OF November, 2024, BEFORE
ME, THE UNDERSIGNED, PERSONALLY APPEARED Michael Levy, WHO
ACKNOWLEDGED HIM/HERSELF TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE
FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL
BY: [Signature] January 28, 2025
NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVAL

MOLLY MIKULIAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 021M6275633
Qualified in Nassau County
Commission Expires January 28, 2025

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE
ON THIS 5 TH DAY OF MARCH, 2024

LEGAL DESCRIPTION

REFER TO SHEET A100.1 FOR FULL LEGAL DESCRIPTION

OWNER

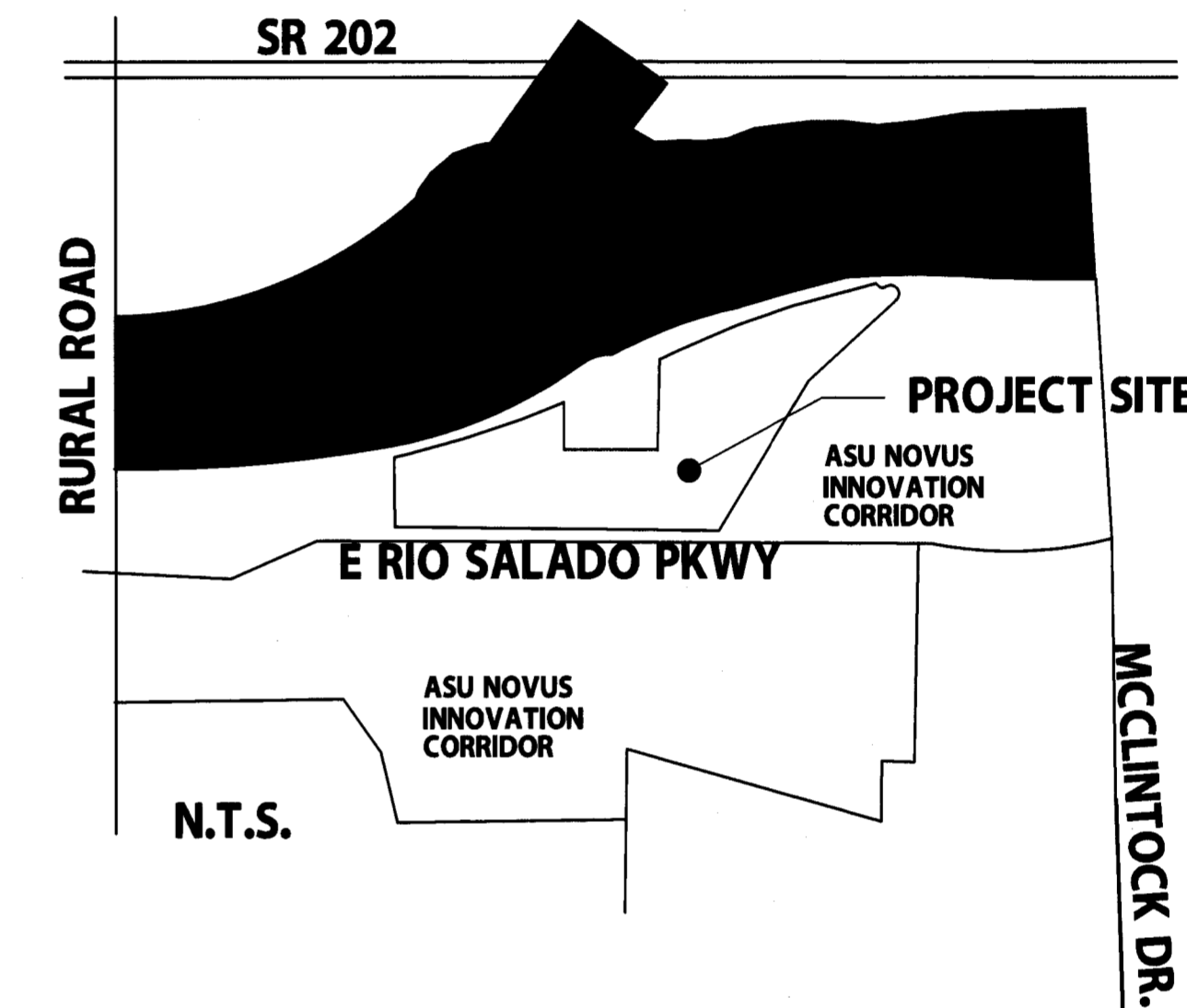
SOUTH PIER LOT 6 OWNER, LLC
C/O SILVERSTEIN PROPERTIES, LLC
CONTACT: SARAH ASHCROFT
7 WORLD TRADE CENTER,
250 GREENWICH STREET, 38TH FLOOR
NEW YORK, NEW YORK 10007
P: 212.312.9218 E: SASHCROFT@SILVPROP.COM

DEVELOPER

SOUTH PIER LOT 6 OWNER, LLC
C/O SILVERSTEIN PROPERTIES, LLC
CONTACT: SARAH ASHCROFT
7 WORLD TRADE CENTER,
250 GREENWICH STREET, 38TH FLOOR
NEW YORK, NEW YORK 10007
P: 212.312.9218 E: SASHCROFT@SILVPROP.COM

PROVIDED DEVELOPMENT STANDARDS									
LOT #	LOT 1 (EXISTING NO CHANGE)	LOT 2 (EXISTING NO CHANGE)	LOT 3 (EXISTING NO CHANGE)	LOT 4 (EXISTING NO CHANGE)	LOT 5 (EXISTING NO CHANGE)	LOT 6	LOT 7 (EXISTING NO CHANGE)	LOT 8 (EXISTING NO CHANGE)	LOT 9 (EXISTING NO CHANGE)
GENERAL PLAN LAND USE	MIXED-USE (MU-4)	MIXED-USE (MU-4)	MIXED-USE (MU-4)	MIXED-USE (MU-4)	MIXED-USE (MU-4)	MIXED-USE (MU-4)	MIXED-USE (MU-4)	MIXED-USE (MU-4)	MIXED-USE (MU-4)
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE (>65 DUA)	HIGH DENSITY URBAN CORE (>65 DUA)	HIGH DENSITY URBAN CORE (>65 DUA)	HIGH DENSITY URBAN CORE (>65 DUA)	HIGH DENSITY URBAN CORE (>65 DUA)	HIGH DENSITY URBAN CORE (>65 DUA)	HIGH DENSITY URBAN CORE (>65 DUA)	HIGH DENSITY URBAN CORE (>65 DUA)	HIGH DENSITY URBAN CORE (>65 DUA)
SITE AREA (AC)	3.0377	2.3963	2.23	1.4528	2.649	3.336	2.6134	1.747	3.101
DWELLING QUANTITY	105	76	352	79	586	722	228	90	384
RESIDENTIAL DENSITY (DU/AC)	35	32	158	54	221	217	87	52	123
BUILDING COVERAGE (AC)	2.22	1.78	1.37	0.52	1.628	1.91	1.57	1.27	2.48
LANDSCAPE COVERAGE (%)	28.4		20	55	12.26	29			31
BUILDING HEIGHT	186'-6"	N/A	255'-0"	233'-6"	292'-6"	265'-0"	N/A	N/A	309'-6"
SOUTH SETBACK	22'-0"		25'-0"	23'-3"	31'-6"	15'-0"			50'-0"
EAST SETBACK	14'-0"		9'-0"	23'-10"	14'-5 1/2"	48'-0"			16'-0"
WEST SETBACK	8'-0"		2'-0"	44'-9"	27'-7 1/2"	8'-0"			26'-6"
NORTH SETBACK	8'-0"		21'-0"	22'-0"	17'-9"	18'-0"			23'-0"
BUILDING AREA (SF)	1,448,231	348,500	697,237	137,500		972,096 (EXCLUDES STRUCTURED PARKING)	550,500	172,000	630,800
PARKING PROVIDED									
STANDARD PARKING STALLS	1,402	982	577	126	800	792	520	222	921
COMPACT STALLS					16	33			72
ADA ACCESSIBLE PARKING STALLS					22	17			
ON STREET PARKING						7			
TANDEM STALLS	108			20	216				84
TOTAL PARKING PROVIDED	1,124 STALLS	982 STALLS	577 STALLS	146 STALLS	1,077 STALLS	809 STALLS (INCLUDING 7 ON-STREET) +33 COMPACT STALLS	520 STALLS	222 STALLS	1,077 STALLS
ON STREET PARKING					23	7			
COMPACT STALLS					16	33			72
ABOVE/AT GRADE PARKING LEVEL	6	2				1 (26 STALLS)	2	2	2
BELOW GRADE PARKING LEVELS	2	3		2		3 (783 STALLS)	2	0	3
TOTAL BICYCLE PARKING	366 SPACES (374 PROVIDED)		340 SPACES (352 PROVIDED)		580 SPACES (626 PROVIDED)	738 SPACES (750 PROVIDED)			
BICYCLE PARKING AS PER BICYCLE COMMUTE AREA STANDARD									
USES									
RESIDENTIAL UNITS	312	76	352	79	586	722	228	90	384
						722 138-STUDIO 388-1 BED 139 - 2 BED 57 - 3 BED			
OFFICE (SF)	339,133	230,000							
RETAIL (SF)	10,207		2,330		18,511	10,065			13,000
RESTAURANT / LOUNGE (SF)	8,085				8,094	16,362			15,000
RESTAURANT / LOUNGE OUTDOOR (SF)						3,968			

VICINITY MAP



PREVIOUS APPROVALS

NOVEMBER 13, 2008 - PAD07003
APRIL 28, 2022 - PAD210015
MARCH 5, 2024 - PAD230013 - NOVEMBER 13, 2024 REVISED

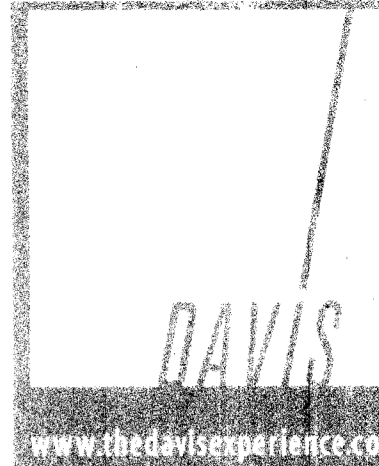
CONDITIONS OF APPROVAL: PAD230013

REFER TO SHEET 100.1 FOR CONDITIONS OF APPROVAL

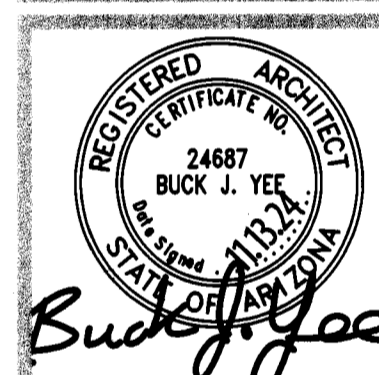
REC23106

PAD230013

DS200862



SOUTH PIER AT TEMPE
TOWN LAKE - PHASE 1
1306 E VISTA DEL LAGO DRIVE
TEMPE, AZ



SCHEMATIC	
DESIGN DEVELOPMENT	
CONSTRUCTION DOCUMENTS	
BID/PRICING PACKAGE	
BUILDING DEPT. APPROVAL	
DATE SHOWN	03/05/24
UPDATED	11/13/24
DRAWN BY	
CHECKED BY	
PROJECT NO.	21160
CADD FILE	

A100
PLANNED AREA DEVELOPMENT
COVER SHEET
SCALE: AS NOTED

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4TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR PIER 202

AN AMENDMENT FOR LOT 6, PHASE 1 - SOUTH PIER AT TEMPE TOWN LAKE

A PORTION OF THE NORTH HALF OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A PORTION OF LOT 6 AND THE VISTA DEL LAGO DRIVE RIGHT OF WAY, AS SHOWN IN THE PLAT OF PIER 202 - AMENDED, RECORDED IN BOOK 949, PAGE 48, MARICOPA COUNTY RECORDS, ARIZONA, LOCATED WITHIN THE NORTH HALF OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE NORTH 25 DEGREES 42 MINUTES 05 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 321.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 6;

THENCE DEPARTING SAID WEST LINE, NORTH @ DEGREES 16 MINUTES 23 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 239.29 FEET;

THENCE NORTH 66 DEGREES 35 MINUTES 03 SECONDS EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 294.16 FEET;

THENCE NORTH 70 DEGREES 59 MINUTES 42 SECONDS EAST, CONTINUING ALONG SAID NORTH LINES // DISTANCE OF 47.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 6;

THENCE DEPARTING SAID NORTH LINE, SOUTH 20 DEGREES 39 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 128.68 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6 AND TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, WITH A CHORD BEARING OF SOUTH 4J DEGREES 20 MINUTES 37 SECONDS WEST, A CHORD DISTANCE OF 317.9 FEET;

THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 101.50 FEET, THROUGH A CENTRAL ANGLE OF 18 DEGREES 01 MINUTE 07 SECONDS, A DISTANCE OF 31.92 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,086.50 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREES 23 MINUTES 40 SECONDS, A DISTANCE OF 64.37 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT;

THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 4.50 FEET, THROUGH A CENTRAL ANGLE OF 89 DEGREES 32 MINUTES 59 SECONDS, A DISTANCE OF 7.03 FEET;

THENCE NORTH 54 DEGREES 43 MINUTES 18 SECONDS WEST, A DISTANCE OF 3.54 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, WITH A CHORD BEARING OF SOUTH 40 DEGREES 08 MINUTES 31 SECONDS WEST, A CHORD DISTANCE OF 156.95 FEET;

THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1,078.50 FEET, THROUGH A CENTRAL ANGLE OF 08 DEGREES 20 MINUTES 43 SECONDS, A DISTANCE OF 157.09 FEET;

THENCE SOUTH 45 DEGREES 41 MINUTES 08 SECONDS EAST, A DISTANCE OF 3.49 FEET TO POINT OF CURVE TO THE RIGHT;

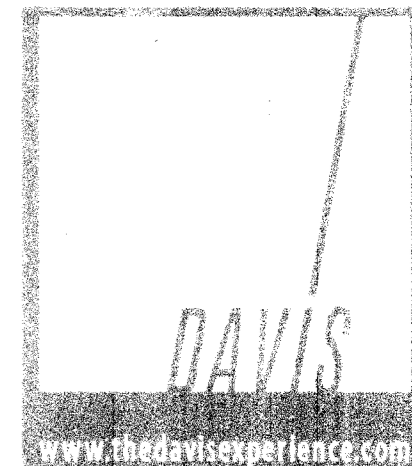
THENCE SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 4.50 FEET, THROUGH A CENTRAL ANGLE OF 90 DEGREES 14 MINUTES 28 SECONDS, A DISTANCE OF 7.09 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, WITH A CHORD BEARING OF SOUTH 53 DEGREES 30 MINUTES 00 SECONDS WEST, A CHORD DISTANCE OF 337.95 FEET;

THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1,086.50 FEET, THROUGH A CENTRAL ANGLE OF 17 DEGREES 53 MINUTES 39 SECONDS, A DISTANCE OF 339.33 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 145,324 SQUARE FEET OR 3.336 ACRES, MORE OR LESS.

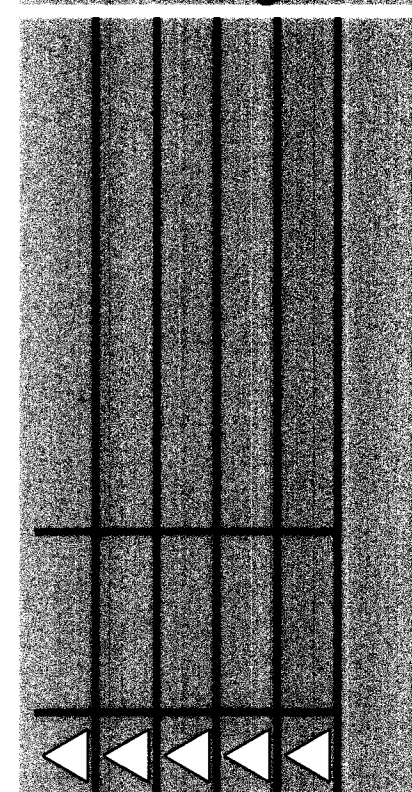
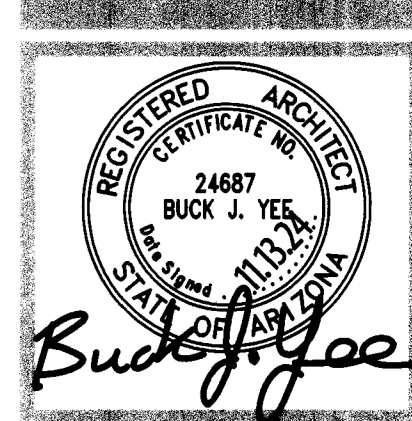
CONDITIONS OF APPROVAL PAD230013

1. THE 4TH AMENDED PLANNED AREA DEVELOPMENT FOR PIER 202 - LOT 6 PHASE 1 SOUTH PIER SHALL BE PUT INTO PROPER ENGINEERED FORMAT THAT IS SEALED BY AN ARIZONA REGISTERED ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER, FITTED WITH APPROPRIATE SIGNATURES, AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT.
2. ALL PREVIOUS CONDITIONS OF APPROVAL ESTABLISHED BY THE PLANNED AREA DEVELOPMENT OVERLAY APPROVED BY CITY COUNCIL SHALL APPLY TO THIS REQUEST.
3. 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. A 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 PAD APPROVAL SHALL BE NULL AND VOID. COMPLETED WITH ORIGINAL APPROVAL.
4. PHASES 1A, 1B & 1C SHALL BE CONSTRUCTED SIMULTANEOUSLY OR CONSECUTIVELY WITH AN APPLICATION FOR BUILDING PERMITS FOR EACH PHASE WITHIN TWO YEARS OF THE PRIOR PHASE RECEIVING FINAL CERTIFICATE OF OCCUPANCY.
5. TRACT B IMPROVEMENTS SHALL BE COMPLETED AS PART OF THE FIRST PHASE OF LOT 6 DEVELOPMENT.
6. THE EXISTING TRANSIT SHELTER ON LOT 1 SHALL BE REMOVED PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY FOR PHASE 1C OF LOT 6.
7. LEVEE LANDSCAPE AND HARDSCAPE IMPROVEMENTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY; AND THE FINAL LANDSCAPE IMPROVEMENT PLANS SHALL BE APPROVED BY STAFF PRIOR TO ISSUANCE OF BUILDING PERMITS.
8. MAINTENANCE RESPONSIBILITIES FOR LAKE FRONT IMPROVEMENTS SHALL BE OUTLINED IN A MAINTENANCE AGREEMENT.
9. PRIOR TO ISSUANCE OF BUILDING PERMITS, PROVIDE DOCUMENTATION TO BUILDING SAFETY PLAN REVIEW, CONFIRMING MCFCD AND USACE APPROVAL OF THE PROPOSED IMPROVEMENTS TO THE SOUTH BANK.
10. EXISTING STREET LIGHTS ARE TO BE UPGRADED WITH LED FIXTURES AND REQUISITE WIRING TO PROVIDE OPERATIONAL FIXTURES BY THE DEVELOPER.
11. PLANS SHALL IDENTIFY AND PROTECT IN PLACE THE EXISTING PATH AND LIGHTING ALONG THE TOWN LAKE SOUTH BANK. IF AN ALTERNATIVE PATH/LIGHTING IS BEING PROPOSED IN ITS PLACE, TRANSIT AND PARKS STAFF SHALL REVIEW AND APPROVE CONSTRUCTION DOCUMENTS PRIOR TO ISSUANCE OF BUILDING PERMITS TO DETERMINE COMPLIANCE WITH COT STANDARDS.
12. LOT 6 IS SELF-PARKED ACCORDING TO THE APPROVED PAD AND ASSOCIATED PROFESSIONAL PARKING ANALYSIS. THE DEVELOPMENT SHALL PROVIDE A PARKING MANAGEMENT PLAN TO THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - a. THE PARKING MANAGEMENT PLAN SHALL IDENTIFY THE LOCATION OF SPECIFIC PARKING FACILITIES AND THE NUMBER OF PARKING SPACES IN SUCH FACILITIES THAT ARE AVAILABLE TO MEET THE PARKING DEMAND OF THE NEW DEVELOPMENT.
 - b. PARKING IDENTIFIED ON THE PLAN SHALL BE DELINEATED AS BEING RESERVED FOR EMPLOYEES, RESIDENTS, OR PUBLIC PARKING, AND WHETHER VALET OR OTHER ACCESS CONTROL MEASURES ARE USED TO ENSURE THE AVAILABILITY AND ENFORCEMENT OF THE PLAN.
 - c. THE PROFESSIONAL PARKING ANALYSIS SHALL DEMONSTRATE THAT ADEQUATE PARKING FOR THE PUBLIC IS PROVIDED, IDENTIFYING EXISTING SUPPLY AND DEMAND WITHIN THE SURROUNDING PARKING FACILITIES AND WHAT WILL BE PROVIDED ON SITE.
 - d. A SHARED PARKING MODEL SHALL NOT BE USED FOR THE PURPOSE OF REDUCING THE MINIMUM PARKING STANDARDS.
 - e. THE OWNER OR MANAGER DESIGNEE OF A DEVELOPMENT APPROVED UNDER THE PARKING MANAGEMENT PLAN SHALL PROVIDE AN ACCURATE AND CURRENT RECORD OF THE USES AND PARKING ALLOCATION FOR THE DEVELOPMENT. THE COMMUNITY DEVELOPMENT DIRECTOR, OR DESIGNEE, MAY REQUIRE THIS RECORD BE PROVIDED OR UPDATED WHEN THE OWNER APPLIES FOR A CHANGE IN USE OR DEVELOPMENT PLAN REVIEW FOR THE SUBJECT SITE.
 - f. FOR FUTURE PHASES OF DEVELOPMENT, WHEN OFF-SITE PARKING IS PROPOSED TO SATISFY THE PARKING STANDARDS FOR EMPLOYEE/RESIDENT PARKING, THE APPLICANT SHALL DEMONSTRATE THAT ALL SUCH PARKING IS AVAILABLE WITHIN THE SPECIFIED PARKING FACILITIES, BASED ON THE EXISTING DEMAND AND SUPPLY AS IDENTIFIED IN THE PROFESSIONAL PARKING ANALYSIS. WHEN OFF-SITE PARKING IS PROVIDED AS PART OF THE PARKING MANAGEMENT PLAN, THE OWNER OF THE SITE ON WHICH THE SHARED PARKING IS LOCATED SHALL FILE A PARKING AFFIDAVIT WITH THE COMMUNITY DEVELOPMENT DEPARTMENT. THE PARKING AFFIDAVIT SHALL TRANSFER THE RIGHT TO THE UNQUALIFIED AVAILABILITY OF A SPECIFIC NUMBER OF PARKING SPACES FROM ONE PROPERTY (WHICH CAN NO LONGER TAKE CREDIT FOR THEM) TO ANOTHER. THIS AGREEMENT SHALL BE COMPLETED PRIOR TO RECEIVING BUILDING PERMITS.
 - g. AT EACH PHASE, THE PARKING ANALYSIS AND PARKING MANAGEMENT PLAN SHALL BE UPDATED.

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SOUTH PIER AT TEMPE
TOWN LAKE - PHASE 1
1306 E VISTA DEL LAGO DRIVE
TEMPE, AZ



SCHEMATIC
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
BID/PRICING PACKAGE
BUILDING DEPT. APPROVAL

DATE (SUD) 03/05/24
UPDATED 11/13/24

DRAWN BY

CHECKED BY

PROJECT NO. 21160

CADD FILE

A100.1
PLANNED AREA DEVELOPMENT SHEET
SCALE: AS NOTED

4TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR PIER 202

AN AMENDMENT FOR LOT 6, PHASE 1 - SOUTH PIER AT TEMPE TOWN LAKE

PROJECT DIRECTORY

OWNER

SOUTH PIER LOT 6 OWNER, LLC
C/O SILVERSTEIN PROPERTIES, LLC
CONTACT: SARAH ASHCROFT
7 WORLD TRADE CENTER,
250 GREENWICH STREET, 38TH FLOOR
NEW YORK, NEW YORK 10007
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DEVELOPER

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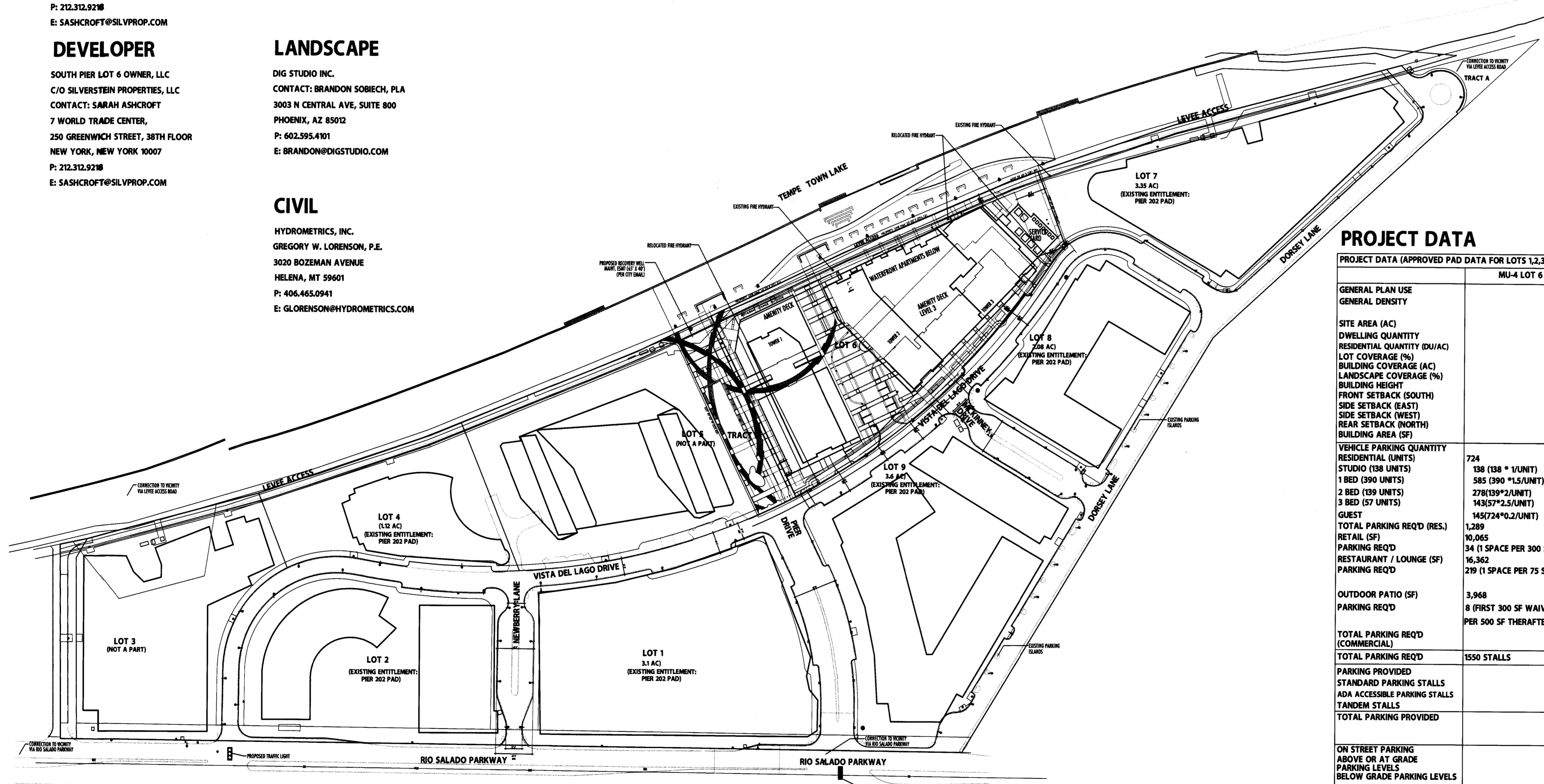
LANDSCAPE

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CIVIL

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A PORTION OF THE NORTH HALF OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PROJECT DATA

PROJECT DATA (APPROVED PAD DATA FOR LOTS 1,2,3,4,5,7, AND 9 NOT SUBJECT TO MODIFICATION AS PART OF THIS AMENDMENT)	MU-4 LOT 6	EXISTING MU-4 PAD - LOT 6	PROPOSED MU-4 PAD - LOT 6
GENERAL PLAN USE		MIXED-USE	MIXED-USE
GENERAL DENSITY		HIGH DENSITY URBAN CORE (<65 DU/A)	HIGH DENSITY URBAN CORE (<65 DU/A)
SITE AREA (AC)		3,336	3,336
DWELLING QUANTITY		724	724
RESIDENTIAL QUANTITY (DU/AC)		217	217
LOT COVERAGE (%)		57.5%	57.5%
BUILDING COVERAGE (AC)		1.91	1.91
LANDSCAPE COVERAGE (%)		29	29
BUILDING HEIGHT		265'-0"	265'-0"
FRONT SETBACK (SOUTH)		15'-0"	15'-0"
SIDE SETBACK (EAST)		48'-0"	48'-0"
SIDE SETBACK (WEST)		8'-0"	8'-0"
REAR SETBACK (NORTH)		18'-0"	18'-0"
BUILDING AREA (SF)		971,196 (EXCLUDES STRUCTURED PARKING)	972,096 (EXCLUDES STRUCTURED PARKING)
VEHICLE PARKING QUANTITY			
RESIDENTIAL UNITS	724	724	722
STUDIO (138 UNITS)	138 (138 * 1/UNIT)	69 (138 * 0.5/BEDROOM)	138 (138 * 0.5/BEDROOM)
1 BED (390 UNITS)	585 (390 * 1.5/UNIT)	195 (390 * 0.5/BEDROOM)	194 (388 * 0.5/BEDROOM)
2 BED (139 UNITS)	278 (139 * 2/UNIT)	139 (139 * 0.5/BEDROOM)	139 (139 * 0.5/BEDROOM)
3 BED (57 UNITS)	143 (57 * 2.5/UNIT)	51.3 (57 * 0.3/BEDROOM)	51.3 (57 * 0.3/BEDROOM)
GUEST	145 (724 * 0.2/UNIT)	72.2 (722 * 0.1/UNIT)	72.2 (722 * 0.1/UNIT)
TOTAL PARKING REQ'D (RES.)	1,289	527	526
RETAIL (SF)	10,065	10,065	10,065
PARKING REQ'D	34 (1 SPACE PER 300 SF)	20.1 (1 SPACE PER 500 SF)	20.1 (1 SPACE PER 500 SF)
RESTAURANT / LOUNGE (SF)	16,362	16,362	16,362
PARKING REQ'D	279 (1 SPACE PER 75 SF)	22.7 (FIRST 5,000 SF WAIVED, 1 SPACE PER 500 SF THEREAFTER)	22.7 (FIRST 5,000 SF WAIVED, 1 SPACE PER 500 SF THEREAFTER)
OUTDOOR PATIO (SF)	3,968	3,968	3,968
PARKING REQ'D	8 (FIRST 300 SF WAIVED, 1 SPACE PER 500 SF THEREAFTER)	-	-
TOTAL PARKING REQ'D (COMMERCIAL)		43	43
TOTAL PARKING REQ'D	1550 STALLS	570 STALLS	569 STALLS
PARKING PROVIDED			
STANDARD PARKING STALLS		792	792
ADA ACCESSIBLE PARKING STALLS		17	17
TANDEM STALLS		-	-
TOTAL PARKING PROVIDED		809 STALLS 816 STALLS (INCLUDES 7 ON-STREET) + 33 COMPACT	809 STALLS 816 STALLS (INCLUDES 7 ON-STREET) + 33 COMPACT
ON STREET PARKING ABOVE OR AT GRADE		7 STALLS	7 STALLS
PARKING LEVELS BELOW GRADE PARKING LEVELS		1 (26 STALLS)	1 (26 STALLS)
BICYCLE PARKING REQ'D		3 (783 STALLS) /+ 33 COMPACT STALLS	3 (783 STALLS) /+ 33 COMPACT STALLS
RESTAURANT	4 (10,065 SF / 7,500, 4 MIN)	4 (10,065 SF / 7,000, 4 MIN)	4 (10,065 SF / 7,000, 4 MIN)
DINING PATIO	32.7 (16,362 SF / 500)	32.7 (16,362 SF / 500)	32.7 (16,362 SF / 500)
TOTAL PARKING REQ'D (COMMERCIAL)	2 (3,968 SF / 2,000)	1.2 (3,968 SF / 2,000)	1.2 (3,968 SF / 2,000)
STUDIO (138 UNITS)	104 (138 * 0.75/UNIT)	103.5 (138 * 0.75/UNIT)	103.5 (138 * 0.75/UNIT)
1 BED (390 UNITS)	293 (390 * 0.75/UNIT)	292.5 (400 * 0.75/UNIT)	291 (388 * 0.75/UNIT)
2 BED (139 UNITS)	105 (139 * 0.75/UNIT)	104.3 (139 * 0.75/UNIT)	104.3 (139 * 0.75/UNIT)
3 BED (57 UNITS)	57 (57 * 1/UNIT)	57 (57 * 1/UNIT)	57 (57 * 1/UNIT)
GUEST	144.8 (724 * 0.2/UNIT)	144.4 (722 * 0.2/UNIT)	144.4 (722 * 0.2/UNIT)
TOTAL PARKING REQ'D (RES.)	703	703	700
TOTAL BICYCLE PARKING REQ'D	743 SPACES	738 SPACES	738 SPACES
TOTAL BICYCLE PARKING PROVIDED		750 SPACES	750 SPACES
* BICYCLE PARKING AS PER BICYCLE COMMUTE AREA STANDARDS			
RESIDENTIAL UNITS		724	722
OFFICE (SF)		-	-
RETAIL (SF)		10,065	10,065
RESTAURANT / LOUNGE (SF)		16,362	16,362
RESTAURANT / LOUNGE - OUTDOOR (SF)		3,968	3,968

01 MASTER SITE PLAN 1" = 100'-0"

SCALE 1" = 100'-0"



DS200862

PAD230013

REC23106

REC23106

PAD230013

DS200862

SOUTH PIER AT TEMPE
TOWN LAKE - PHASE 1
1306 E VISTA DEL LAGO DRIVE
TEMPE, AZ



SCHEMATIC
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
BIDDING PACKAGE
BUILDING DEPT. APPROVAL

DATE ISSUED: 03/05/24
UPDATED: 11/13/24

DRAWN BY:

CHECKED BY:

PROJECT NO. 21160

CADD FILE

A101
PAD MASTER
SITE PLAN

SCALE: AS NOTED

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