

PLANNED AREA DEVELOPMENT OVERLAY FOR THE PIER
BEING A PORTION OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER MERIDIAN, CITY OF PHOENIX, COUNTY OF MARICOPA, ARIZONA

ACKNOWLEDGEMENT

ON THIS 14 DAY OF April, 2016, BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED ROBERT FRANSWAY OWNER, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

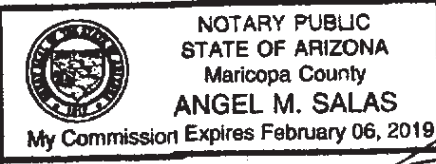
BY [Signature]
NOTARY PUBLIC

2/6/2019
MY COMMISSION EXPIRES

SPRINGBROOK DEVELOPMENT, LLC, A WISCONSIN LIMITED LIABILITY COMPANY

BY [Signature]
OWNER

4-14-16
DATE



LEGAL DESCRIPTION

NEW LOT 5

A PORTION OF LOT 5 AND VISTA DEL LAGO DRIVE, PIER 202, SECOND AMENDED, AS
RECORDED IN BOOK 1052, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5, SAID POINT BEING ON A
CIRCLE, THE CENTER OF WHICH BEARS NORTH 24° 04' 19" WEST, A DISTANCE OF 1086.50
FEET, AND IS THE NORTH LINE OF THE AFOREMENTIONED VISTA DEL LAGO DRIVE;

THENCE, ALONG THE AFOREMENTIONED NORTH LINE OF VISTA DEL LAGO DRIVE
THROUGH A CENTRAL ANGLE OF 21° 12' 41", A DISTANCE OF 402.23 FEET TO THE
SOUTHWEST CORNER OF SAID LOT 5;

THENCE, NORTH 21° 57' 26" WEST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE
OF 257.12 FEET TO THE NORTHWEST CORNER OF SAID LOT 5;

THENCE, NORTH 67° 53' 31" EAST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE
OF 308.44 FEET;

THENCE, CONTINUING ALONG THE NORTH LINE OF SAID LOT 5 NORTH 64° 16' 23" EAST,
A DISTANCE OF 66.23 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;

THENCE, SOUTH 25° 42' 05" EAST ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF
322.03 FEET TO THE POINT OF BEGINNING.

DESCRIBED PROPERTY BEING IN AND FORMING A PART OF THE CITY OF TEMPE AND
COMPRISING AN AREA OF 115,395 SQUARE FEET, OR 2.649 ACRES, MORE OR LESS.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS
28TH DAY OF JANUARY, 2016

OWNER/DEVELOPER

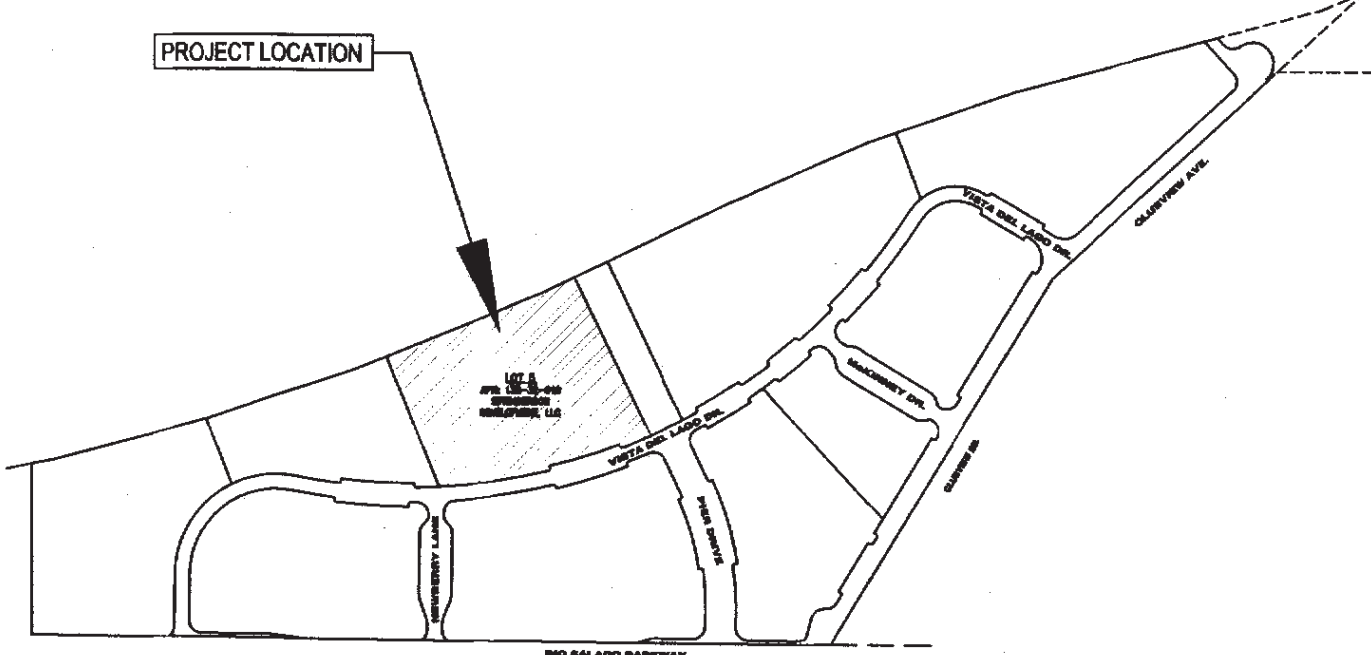
SPRINGBROOK DEVELOPMENT, LLC, 1111 N MISSION PARK BLVD.
CHANDLER, AZ 85224

CONTACT: ROBERT FRANSWAY
(414) 788-6125
ROBFRANSWAY@GMAIL.COM

PROJECT DATA

GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY - URBAN CORE (>65dua)
SITE AREA	115,395 S.F. (2.649 AC)
DWELLING QUANTITY	551
DENSITY	208 DUA (551/2,649 AC)
BUILDING HEIGHT	±292'-6" (Top of Mechanicals)
BUILDING LOT COVERAGE	61.48% (Footprint at 1st floor & Podium)
SITE LANDSCAPE COVERAGE	12.26% (14,156 S.F. / 115,395 S.F.)
BUILDING SETBACKS	
FRONT (Vista del Lago)	31'-6" to retail storefront
SIDE EAST	15'-3-1/2" to tower balcony
SIDE WEST	28'-9" to tower balcony
REVERSE FRONT (Lake frontage)	18'-5" to raised courtyard
VEHICLE PARKING QUANTITY	
TOTAL PARKING REQUIRED	
Retail (17,309 S.F./300)	57.69
Restaurant (8,245 S.F./75)	109.93
Dining Patio ((3,959 S.F.-300)/150)	24.39
Studio (88 * 1/unit)	88.00
1-Br (247 * 1.5/unit)	370.50
2-Br (208 * 2/unit)	416.00
3-Br (8 * 2.5/unit)	20.00
Guest (551 * 0.2/unit)	110.20
TOTAL PARKING REQUIRED	1,197
TOTAL PARKING PROVIDED	
Standard Parking Stall (Min. 8'-6" W x 18'-0" D)	945
Tandem Parking Stall	90
Compact Parking Stall	26
Handicap Accessible Parking Stall (Includes Van Accessible)	22
Drop-Off Stall	6
Street Angle Parking Stall	17
TOTAL PARKING PROVIDED	1,106
MOTORCYCLE/SCOOTER PARKING	
TOTAL PROVIDED	33
BICYCLE PARKING QUANTITY**	
Retail (17,309 S.F./7,500, 4 MIN)	4.00
Restaurant (8,245 S.F./500)	16.49
Dining Patio (3,959 S.F./2,000)	1.98
Studio (88 * 0.75/unit)	66.00
1-Br (247 * 0.75/unit)	185.25
2-Br (208 * 0.75/unit)	156.00
3-Br (8 * 1/unit)	8.00
Guest (551 * 0.2/unit)	110.20
TOTAL BIKE PARKING REQ.	548
TOTAL BIKE PARKING PROV.	626
** Bicycle Commute Area	
USES	
Retail (17,309 S.F.)	
Restaurant (8,245 S.F.)	
Dining Patio (3,959 S.F.)	
Residential (551 units)	
Use Permit Required	(90) tandem parking spaces for residential and/or restaurant valet (TBD)

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PL150426

- 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.
- The property owner shall sign a waiver of rights and remedies form. By signing the form, the Owner voluntarily waives 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 PAD approval shall be null and void.
- The Planned Area Development Overlay for The Pier 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 sixty (60) days of the date of City Council approval.
- New construction shall be sound mitigated resulting with indoor noise levels not to exceed a day night-level (DNL) of 45 decibels.
- The applicant shall apply for the abandonment of the existing Vista Del Lago right-of-way currently used for public parking. The abandonment will be completed in accordance with its usual procedures, for the sale of the abandoned ROW to the developer to be incorporated into Lot 5 via an amendment to the existing plat, before building permits may be issued.
- Parking spaces on the south side street-front are to be maintained as public parking spaces, not restricted. A permanent recorded public access easement and maintenance agreement for these parking spaces shall be recorded concurrently with the deed conveying title to the right of way.
- The developer shall obtain a certificate of occupancy prior to the conveyance of the right of way.
- Should the applicant be unable to secure written approval from all utility providers for the proposed Public Utility Easement to be located within the airspace of the garage, or reach an alternative solution acceptable to Engineering Staff, prior to submittal of plans for construction document review, the existing Public Utility Easement will be separated physically from the garage within soil within the first 9' from the property line north with a soil depth to be determined by Engineering staff but no greater than the depth of one basement parking floor level. This solution, or any other design solution approved by Engineering Staff, may remove up to 40 parking spaces on the south side of the lot, as needed to meet the PUE requirements, thereby reducing the overall required parking.
- The proposed service elevator and refuse storage room portion of phase two tower shall be constructed as part of phase one. If phase two does not occur, the service core will need to be designed aesthetically and functionally without the second tower.
- Phase one structure shall be designed with infrastructure and space to accommodate a solid waste compactor, in the event that after operations commence waste collection warrants a different solution.
- An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
- The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Community Development Department no later than one year from the date of City Council approval. Failure to record the plat within one year of City Council approval shall make the plat null and void.
- All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.
- A parking affidavit shall be filed with the Community Development Department for the use of shared parking supported by the parking analysis. If any proposed change or intensification of uses requires additional parking greater than proposed, a revised parking model shall be submitted.
- The property owner, at the completion of the development construction, shall bear the cost of any necessary street pavement improvements resulting from construction traffic in the area.

DS150687

PL150426

REC17076

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RINKA|CHUNG ARCHITECTURE INC
759 North
Phoenix, Arizona 85002
Telephone 414.431.8101

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FORMAL SITE PLAN REVIEW SUBMITTAL

The PIER

RCA Project No. 150407.01
Sheet Title

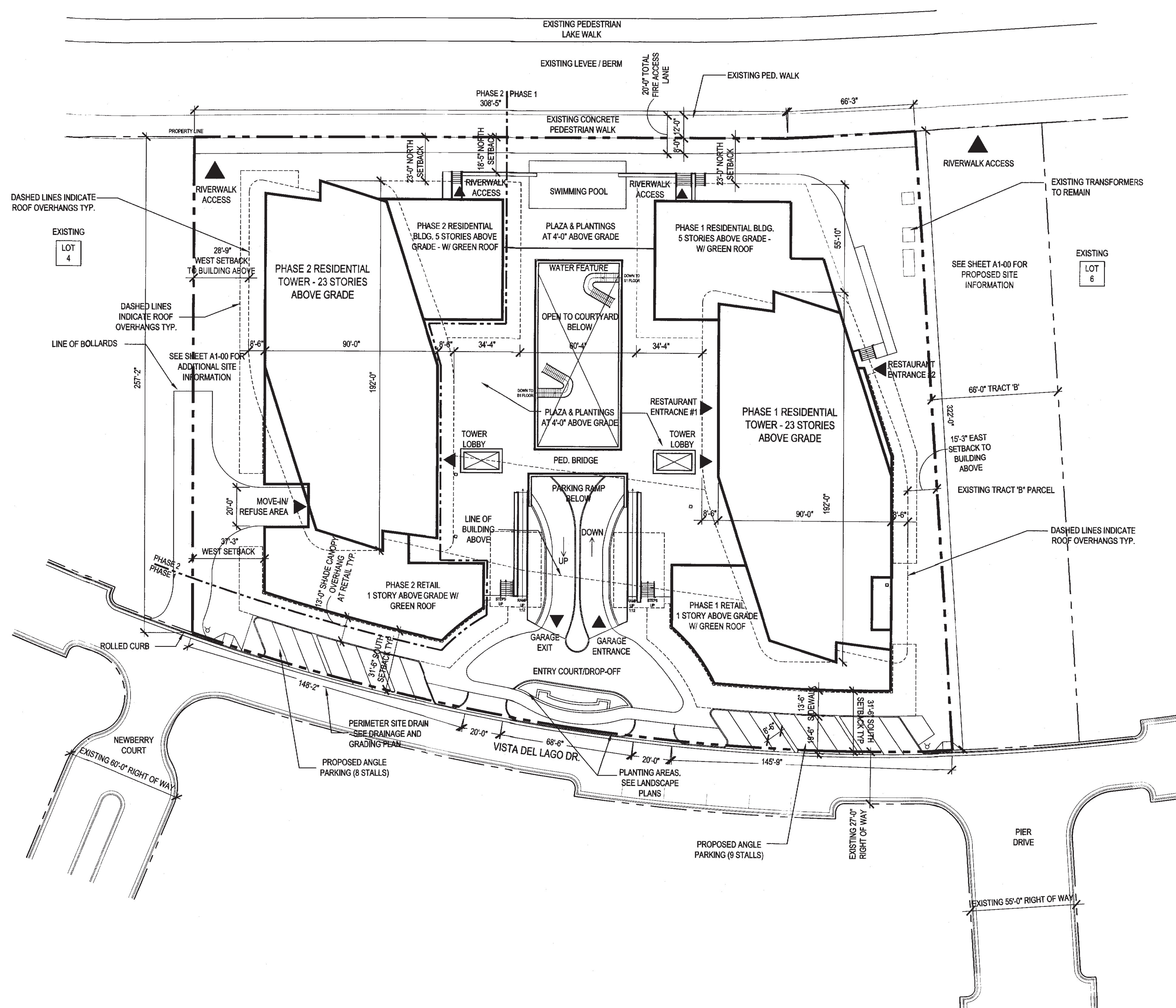
PAD
COVER SHEET

Sheet No.

T1-01

LOT 5
APN: 132-32-019
TEMPE ARIZONA, 85281
Issue Date January 28, 2016

PLANNED AREA DEVELOPMENT OVERLAY FOR THE PIER



1 PAD DIAGRAM PLAN
1" = 30'-0"

PROJECT DATA

	ZDC MU-4 STANDARDS	EXISTING PAD (LOT 4A - LOT 5)	PAD PROPOSED (LOT 5)
GENERAL PLAN LAND USE	-N/A-	-N/A-	MIXED-USE
GENERAL PLAN DENSITY	-N/A-	-N/A-	HIGH DENSITY - URBAN CORE (>65dus)
SITE AREA	-N/A-	121,096.80 S.F. (2.78 AC)	115,395 S.F. (2.649 AC)
DWELLING QUANTITY	-N/A-	-N/A-	551
DENSITY	NO STANDARD	0.00	208 DUA (551/2.649 AC)
BUILDING HEIGHT	NO STANDARD	251'-8"	±292'-6" (Top of Mechanicals)
BUILDING LOT COVERAGE	NO STANDARD	81%	61.48% (Footprint at 1st floor & Podium)
SITE LANDSCAPE COVERAGE	NO STANDARD	39%	12.26% (14,156 S.F. / 115,395 S.F.)
BUILDING SETBACKS			
FRONT (Vista del Lago)	NO STANDARD	20'-6"	31'-6"
SIDE (W & E)	NO STANDARD	30'-11" (W), 18'-10" (E)	28'-9" (W), 15'-3-1/2" (E)
REVERSE FRONT (Lake frontage)	NO STANDARD	34'-3"	18'-5"
VEHICLE PARKING QUANTITY			
Retail	1:300	(Per parking study)	Retail 57.69 (17,309 S.F./300)
Restaurant	1:75	(Per parking study)	Restaurant 109.93 (8,245 S.F./75)
Dining Patio	1:150 (minus first 300 S.F.)	-N/A-	Dining Patio 24.39 ((3,959 S.F.-300)/150)
Studio	1.0/UNIT	-N/A-	Studio 86.00 (88 * 1/unit)
1-Br	1.5/UNIT	-N/A-	1-Br 370.50 (247 * 1.5/unit)
2-Br	2.0/UNIT	-N/A-	2-Br 416.00 (208 * 2/unit)
3-Br	2.5/UNIT	-N/A-	3-Br 20.00 (8 * 2.5/unit)
Guest	0.2/UNIT	-N/A-	Guest 110.20 (551 * 0.2/unit)
Hotel Keys	1/KEY	(Per parking study)	-N/A-
Hotel Meeting	1:300	(Per parking study)	-N/A-
Hotel Spa	1:125	(Per parking study)	-N/A-
TOTAL PARKING REQUIRED		433	1,197
TOTAL PARKING PROVIDED		565 (Incl. 78 tandem stalls)	1,106
Standard Parking Stall			945
Tandem Parking Stall			90
Compact Parking Stall			26
Handicap Accessible Stall			22
Drop-Off Stall			6
Street Angle Parking Stall			17
TOTAL PARKING PROVIDED			1,106
BICYCLE PARKING QUANTITY**			
Retail	1:7,500 (4 min.)	NO STANDARD	Retail 4.00 (17,309 S.F./7,500, 4 MIN)
Restaurant	1:500	NO STANDARD	Restaurant 16.49 (8,245 S.F./500)
Dining Patio	1:2,000	NO STANDARD	Dining Patio 1.98 (3,959 S.F./2,000)
Studio	0.75/UNIT	NO STANDARD	Studio 66.00 (88 * 0.75/unit)
1-Br	0.75/UNIT	NO STANDARD	1-Br 185.25 (247 * 0.75/unit)
2-Br	0.75/UNIT	NO STANDARD	2-Br 156.00 (208 * 0.75/unit)
3-Br	1.0/UNIT	NO STANDARD	3-Br 8.00 (8 * 1/unit)
Guest	0.2/UNIT	NO STANDARD	Guest 110.20 (551 * 0.2/unit)
Hotel Keys	1:20 KEYS	NO STANDARD	-N/A-
Hotel Meeting	1:20 KEYS	NO STANDARD	-N/A-
Hotel Spa	1:20 KEYS	NO STANDARD	-N/A-
TOTAL BIKE PARKING REQ.		NO STANDARD	548
TOTAL BIKE PARKING PROV.		NO STANDARD	626
** Bicycle Commute Area			
USES			
	-N/A-	Retail (7,000 S.F.)	Retail (17,309 S.F.)
	-N/A-	Restaurant (17,000 S.F.)	Restaurant (8,245 S.F.)
	-N/A-	Hotel Keys (285)	Dining Patio (3,959 S.F.)
	-N/A-	Hotel Meeting (20,000 S.F.)	Residential (551 units)
	-N/A-	Hotel Spa (15,000 S.F.)	
Use Permit Required	-N/A-	-N/A-	(90) tandem parking

REC17076

PL150426

DS150687

CONCEPTUAL - NOT FOR CONSTRUCTION

FORMAL SITE PLAN REVIEW SUBMITTAL

The PIER

RCA Project No. 150407.01
Sheet Title

PROJECT DATA &
PAD DIAGRAM

Sheet No.

T1-02

LOT 5
APN: 132-32-019
TEMPE, ARIZONA, 85281
Issue Date January 28, 2016

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RINKA|CHUNG ARCHITECTURE INC.
756 North Milwaukee Street, Suite 200
Phoenix, Arizona 85004
Telephone 414.433.8101

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