

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 HEREBUNTO SET MY HAND AND OFFICIAL SEAL

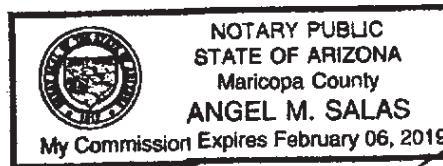
BY RS
NOTARY PUBLIC

2/6/2016
MY COMMISSION EXPIRES

SPRINGBROOK DEVELOPMENT, LLC, A WISCONSIN LIMITED LIABILITY COMPANY

BY Rob Fransway
OWNER

7-14-16
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

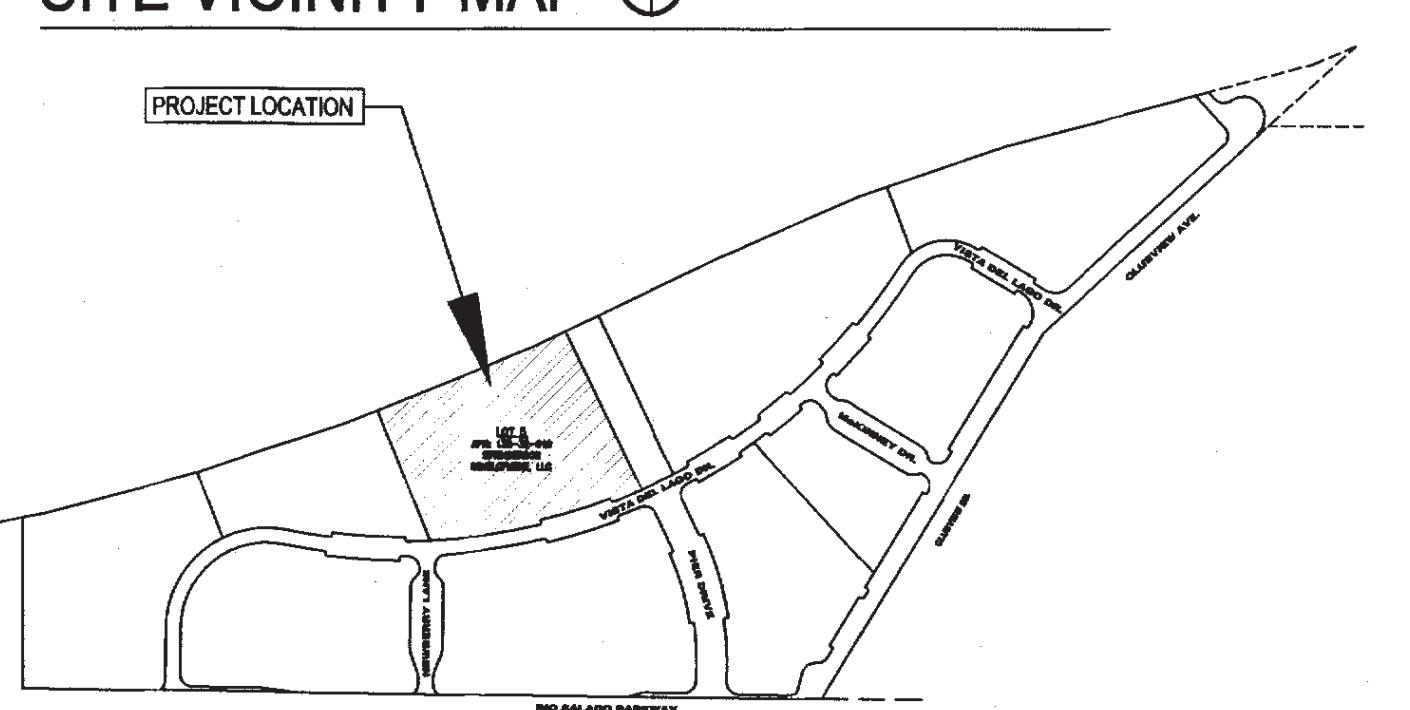
SPRINGBROOK DEVELOPMENT, LLC, 1111 N MISSION PARK BLVD.
CHANDLER, AZ 85224

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

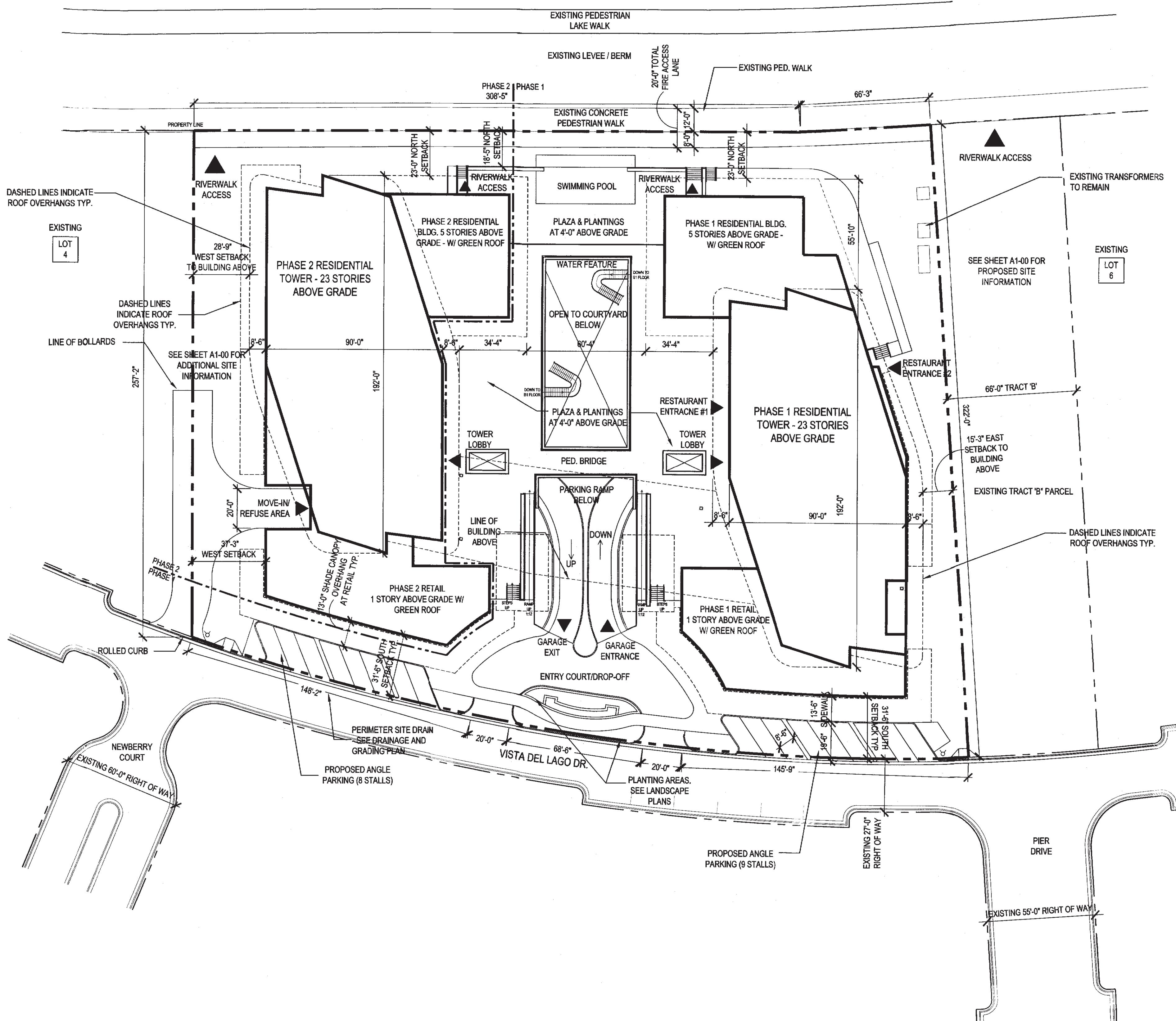
PROJECT DATA

PAD PROVIDED	
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 (651 * 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 (651 * 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



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 (>65dua)
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	61%	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 88.00 (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			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.			548
TOTAL BIKE PARKING PROV.			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)	
Use Permit Required	-N/A-	-N/A-	(90) tandem parking

REC 17076

PL150426

DS150687

CONCEPTUAL - NOT FOR CONSTRUCTION

RCA Project No. 150407.01
Sheet Title

PROJECT DATA &
PAD DIAGRAM

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

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PL150426

REC 17076

T1-02