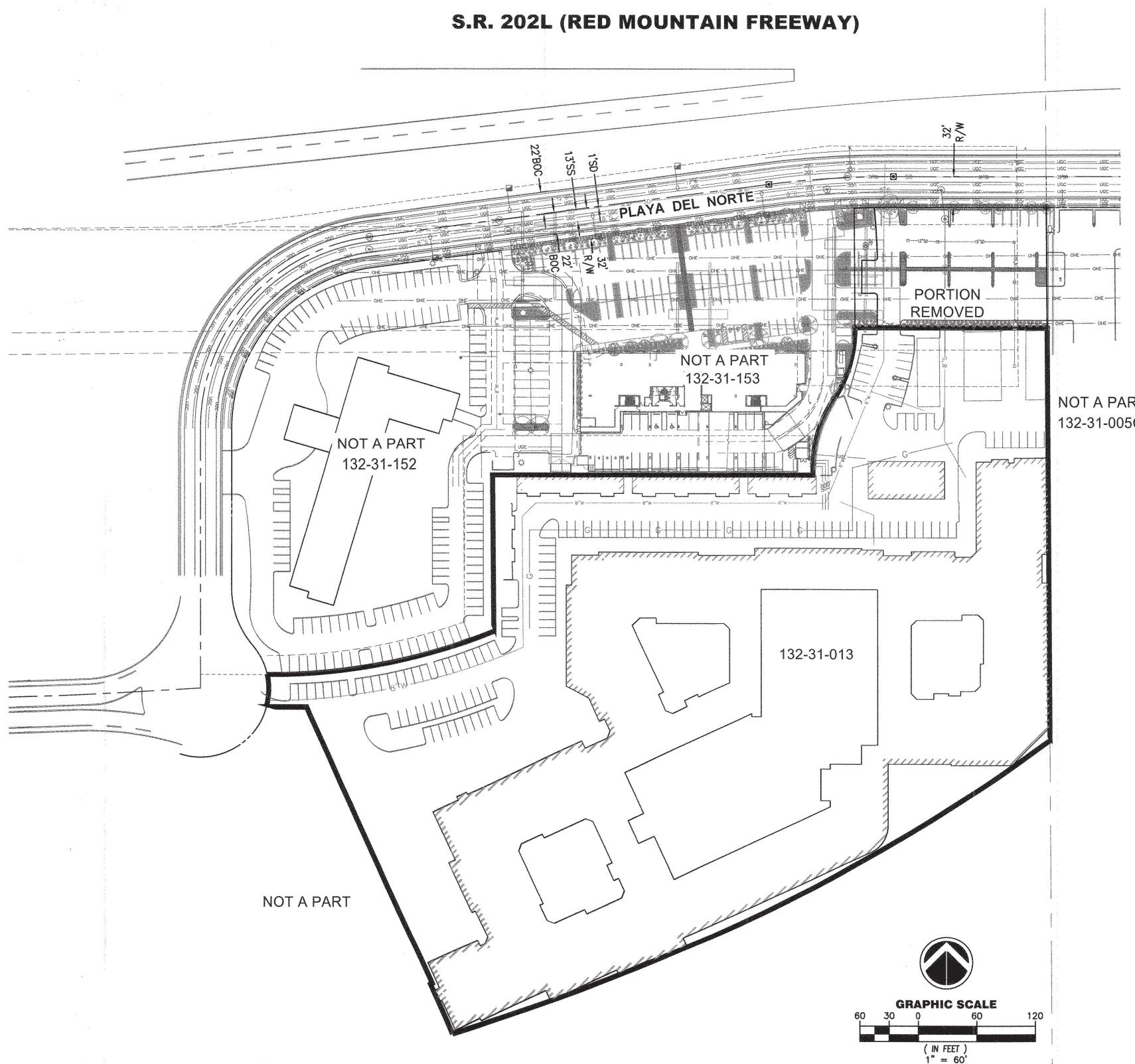


3rd AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR PLAYA DEL NORTE LOT 5 SITE PLAN

S.R. 202L (RED MOUNTAIN FREEWAY)



DS190724

PL190137

REC19124

THE PROPOSED SITE PLAN MODIFIES THE EXISTING ENTITLEMENTS FOR THIS SITE WITH THE PLANNED AREA DEVELOPMENTS, BASED ON THE DESIGN PRESENTED WITHIN THIS PLAN DATED _____, 2019.

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4.202B	EXISTING ENTITLED PAD	PAD PROVIDED
GENERAL PLAN LAND USE		
SITE AREA (in square feet and acres)	356,812 SF/8.19 AC	305,007 SF/ 7.002 AC
DWELLING QUANTITY	529 (523 ACTUAL)	529 (523 ACTUAL)
DENSITY	64.58 DU/AC	65 DU/AC INCLUSIVE OF .559 ACRES OF LOT 1 PREVIOUSLY PART OF THIS LOT
BUILDING HEIGHT	65'-2" (6 STORIES)	65'-2" (6 STORIES)
TOTAL BUILDING SQUARE FOOTAGE (GROSS)	764,613 SF	764,613 SF
LOT COVERAGE (% AND S.F.)	48.8% / 176,750 SF	53% / 176,750 SF
SITE LANDSCAPE COVERAGE	11% / 39,249 SF	10% / 34,594 SF
BUILDING SETBACKS		
FRONT	BLDG WALL NS / PARKING 20'	
SIDE	NS	
REAR	NS	
STREET SIDE	BLDG WALL NS / PARKING 20'	
VEHICLE PARKING QUANTITY		
PARKING STRUCTURE	670	695
INDIVIDUAL GARAGES	78	79
SURFACE PARKING	239	192 (47 LOST)
SHARED OFF-SITE CITY PARKING	155	155
TOTAL PARKING PROVIDED	1,142	1,121 (21 LOST)
USES		

PARKING REQUIRED PER CODE AT 1001 PLAYA DEL NORTE

UNIT TYPE	ACTUAL UNIT COUNTS *	CODE PARKING RATIO	REQUIRED CODE PARKING
STUDIO	60	1	60
STUDIO LOFT	32	1.5	48
1 BEDROOM	143	1.5	214.5
1 BEDROOM LOFT	87	1.5	130.5
2 BEDROOM	136	2	272
2 BEDROOM LOFT	43	2	86
3 BEDROOM	9	2.5	22.5
4 BEDROOM	13	3	39
TOTAL # UNITS	523		
GUEST PARKING/ UNIT		0.2	104.6
TOTAL CODE REQ'D PARKING			978
PARKING VARIANCE PREVIOUSLY APPROVED			(35)
REQUIRED PARKING			943

* UNIT AND PARKING INFORMATION PER CIVTECH REPORT, DATED 5/31/19

DS190724

1001 PLAYA - 2ND AMENDED FINAL PAD
1001 E. PLAYA DEL NORTE DRIVE, TEMPE, ARIZONA 85281

PAD SITE PLAN

IMEG Project No:
18002532.00

File Name:
18002532-C2-PAD.dwg

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Field Book No:

Drawn By: RMR

Checked By: MAJ

Date: OCT 2019

PD-2

Sheet 2 of 2

IMEG
160 N DESERT DRIVE
SUITE 230
TEMPE, AZ 85281
PH: 480.851.0517
FAX: 480.851.2353
www.imeggrp.com

REC19124

REVISIONS
DESCRIPTION
No.

DATE