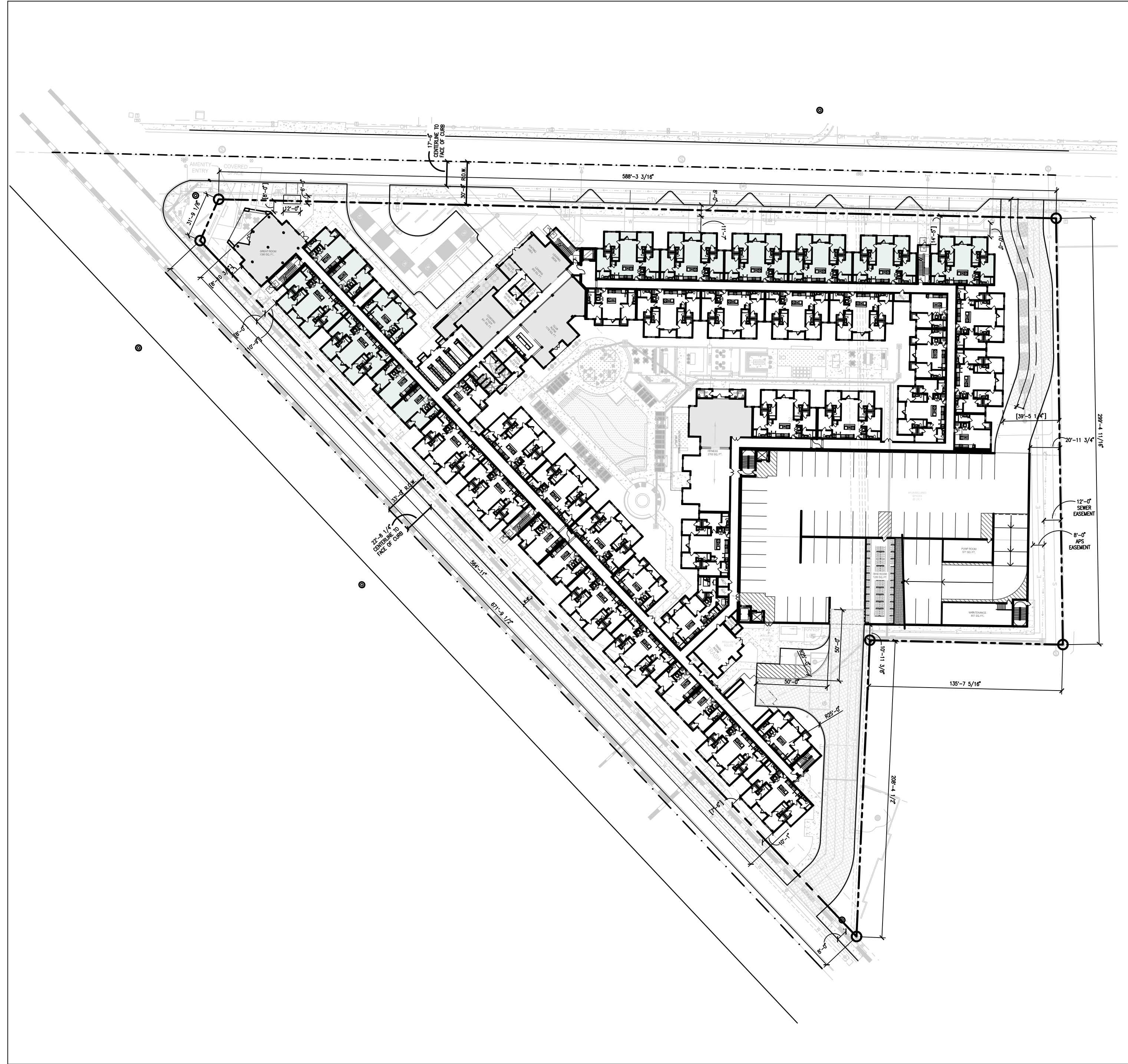
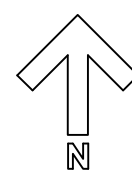


PLANNED AREA DEVELOPMENT OVERLAY FOR STERLING TEMPE SITE PLAN



SITE PLAN
1
1" = 50'-0"



DEVELOPMENT STANDARDS	EXISTING CSS TOD TABLE 4-202B	ZDC STANDARDS FOR MU-4 TOD PAD TABLE 5-611B	PROPOSED MU-4 TOD PAD
GENERAL PLAN LAND USE & DENSITY	Mixed-Use Urban Core, more 65 du/ac and Mixed-Use High, up to 65 du/ac	Mixed-Use Urban Core, more 65 du/ac and Mixed-Use High, up to 65 du/ac	Mixed-Use Urban Core, more 65 du/ac and Mixed-Use High, up to 65 du/ac
SITE AREA	NS	1,740 sf/du	173,735 SF / 3.99 acres
DWELLING QUANTITY			
Number of Units			256 units
Number of Bedrooms			755 bedrooms
DENSITY	20 (U)	25 du/ac	64.2 du/ac
BUILDING HEIGHT	35'	40'	Building: 63' - 0" Garage: 65' - 8"
BUILDING STEP BACK	Not Required	Not Required	Not Required
BUILDING LOT COVERAGE	50 %	60 %	60 %
SITE LANDSCAPE COVERAGE	15 %	25 %	19.25 % (32,237 sf)
BUILDING SETBACKS			
FRONT (Terrace Road)	0 ft.	20 ft.	5 ft.
SIDE (Lemon Street)	0 ft.	10 ft.	5 ft.
REAR (Interior)	10 ft.	10 ft.	10 ft.
PARKING	20 ft.	20 ft.	10 ft.
VEHICLE PARKING			
Required Residential	0.75 space/bed	0.75 space/bed	0.556 space/bed
Residential Guest	0.2 space per unit	0.2 space per unit	NS
Total Parking Provided	400 spaces	217 spaces	420 spaces
BICYCLE PARKING			
Required Residential:			0.295 spaces/bed
- Studio	0.75 per unit	0.75 per unit	
- 1 Bedroom	0.75 per unit	0.75 per unit	
- 2 Bedroom	0.75 per unit	0.75 per unit	
- 3 Bedroom	1.00 per unit	1.00 per unit	
- 4 Bedroom	1.00 per unit	1.00 per unit	
- Residential Guest	0.20 per unit	0.20 per unit	
Total Bicycle Parking Provided	122 spaces	160 spaces	223 spaces
USES			
RESIDENTIAL STUDENT HOUSING	NS	NS	344,552 SF
AMENITY			12,856 SF
GARAGE			141,627 SF
TOTAL SQUARE FOOTAGE			499,035 SF

REC24022

DS231205

DS231205

PAD240002

REC24022

MEEKS PARTNERS

16000 Memorial Drive
Suite 100
Houston, Texas 77079
281.558.8787

© 2018 Meeks + Partners, Co., All Rights Reserved

**STERLING TEMPE
TEMPE, ARIZONA
A Development of
THE DINERSTEIN COMPANIES**

JOB NO.: 23041

NOT FOR CONSTRUCTION

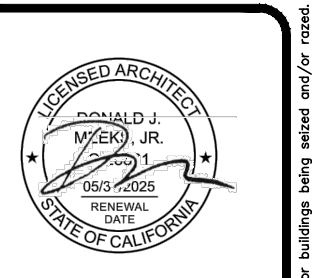
ISSUED FOR PRICING

ISSUED FOR PERMIT

ISSUED FOR CONSTRUCTION

SHEET TITLE

DRAWING NO.



04/25/24

NO. DATE REVISION

NO. DATE REVISION

© 2018 Meeks + Partners, Co., All Rights Reserved. These are preliminary drawings and are subject to copyright protection as an "architectural work" under Section 102 of the Copyright Act, 17 U.S.C. as amended December 1, 1990, and those in the architectural work protection Act of 1990. The protection under this Act is not limited to the overall form or use of the arrangement and composition of spaces and elements of the design, their scale, proportion, and materials used in the design, their arrangement and composition, standardized use of their plans, work, or forms represented on paper, or their construction or building being made and/or used.