

PLANNED AREA DEVELOPMENT OVERLAY FOR 4TH STREET WEST

A PORTION OF THE SOUTHEAST QUARTER, SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____ BE-
FORE ME, THE UNDERSIGNED, PERSONALLY APPEARED TOM GOSCISKI, 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.

ON WITNESS WHERE OF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY _____ NOTARY PUBLIC _____ MY SEAL EXPIRES _____

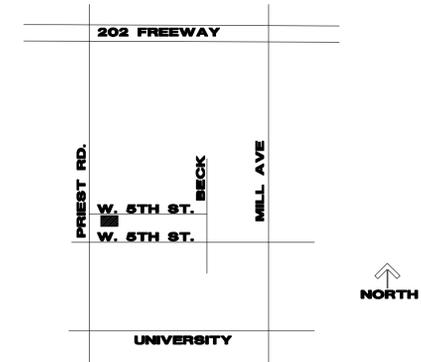
TPG HOLDINGS, AN ARIZONA LIMITED LIABILITY COMPANY

BY _____ OWNER _____ DATE _____

OWNER / DEVELOPER

TPG HOLDINGS, LLC
8501 E. CITRUS WAY
SCOTTSDALE, AZ 85250
602 918-8691
AJTDEV@COX.NET

SITE VICINITY MAP



PROJECT DATA

ZONING DISTRICT	PROPOSED : R-1 PAD
DWELLING QUANTITY	15 RESIDENTIAL TOWNHOUSE UNITS 13.89 DU/AC
BUILDING HEIGHT	30 FEET
BUILDING LOT COVERAGE	42.8 %
SITE LANDSCAPE COVERAGE	22.7
BUILDING SETBACKS	
FRONT	13.5 / (11.5 ● 2ND STORY OVERHANG)
SIDE (EAST)	21 / (23 ● 2ND STORY OVERHANG)
SIDE (WEST)	5.5 / (6.8 ● 2ND STORY OVERHANG)
REAR	5.0 / (3.0 ● 2ND STORY OVERHANG)

VEHICLE PARKING QUANTITY: 44 PROVIDED

PARKING DATA BASED ON BEDROOM COUNT -
NOTE 9 UNITS ARE 3 BEDROOM UNITS AND 6 UNITS ARE 2 BEDROOM UNITS)
THEREFORE 9 X 2.5 = 22.5
AND 6 X 2 = 12

THEREFORE 35 MIN SPACES REQUIRED PLUS 3 VISITOR SPACES
AND THIS PROJECT PROVIDES 44 TOTAL SPACES (3 VISITOR AND 6 PRIVATE VISITOR)

BICYCLE PARKING QUANTITY: 10

CONDITIONS OF APPROVAL: PL140205

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY
OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS
LOTS 1, 2, 3 AND 4, OF JO-ELLEN HOMES, ACCORDING TO THE PLAT
OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA, RECORDED BOOK 89 OF MAPS, PAGE 4
EXCEPT 1/16 OF ALL OIL, GAS, METALS AND MINERALS AS RESERVED
TO THE STATE OF ARIZONA IN THE RECORDED PATENT TO SAID LAND.
APN 124-28-024, 124-28-025, 124-25-026, 124-28-027

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE
ON THIS _____ DAY OF _____

GENERAL NOTES

DS 140521

PL140205

REC _____

REC _____

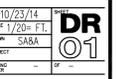
PL140205

DS 140521



606 S. FOURTH STREET
FAIRFIELD, IA 52506
TELEPHONE 563-242-1111
DESIGNSTUDIO@COXNET

PROJECT	4TH ST.
DATE	10/23/14
SCALE	1/20" = 1'-0"
DESIGNER	SABA
CHECKED	DR
DATE	10/23/14





PROJECT DATA

PROJECT DESCRIPTION: 15 TOWNHOUSE UNITS IN A PLANNED R1-PAD MULTIFAMILY RESIDENTIAL COMMUNITY

OWNER: TPG HOLDINGS TOM GOSICKI, MGR.

PROJECT NAME(S): FOURTH STREET WEST
SITE ADDRESS: 1301 W. 4TH STREET, TEMPE, AZ 85281
COUNTY PARCELS #: 124-28-024, 124-28-025, 124-28-026 & 124-28-027

ARCHITECT: SHERBONDY ART & ARCHITECTURE
 DON SHERBONDY AIA
 606 S. 4TH ST FAIRFIELD, IA 52556 602.246.2002

LAND SIZE: TOTAL GROSS IS 38,006 OR .8725 ACRES (THIS INCLUDES 1/2 OF THE ALLEY)
DENSITY: 18 DU/AC
BLDG. HT.: 2 STORIES = 35 FT. (MAX)

TYPICAL TYPE ONE UNIT:
 2 BEDROOM TWO STORY
 1831 S.F., (1383 ENCLOSED)
 6 TYPE ONE UNITS PROVIDED
 UNITS 2,3,4,9, 10,&11 (IN BUILDINGS A & BUILDING B)

TYPICAL TYPE TWO UNIT:
 TWO STORY 3 BEDROOM
 2194 S.F., (1739 ENCLOSED)
 6 TYPE ONE UNITS PROVIDED
 UNITS 1,2,5,8,14, &15 (IN BUILDINGS A, B & E)

TYPICAL TYPE THREE UNIT:
 TWO STORY 3 BEDROOM
 2319 S.F., (1827 ENCLOSED)
 3 TYPE ONE UNITS PROVIDED
 UNITS 6,7,&13 (BUILDINGS C & D)

LOT COVERAGE: 15,148 SF 35,410 SF = 42.8 %
OPEN SPACE: 12,882 SF 36.4 % (INCLUDES PED. WALKS & LANDSCAPE)
LANDSCAPE AREA 8,037 SF 22.7 % (ONLY PLANTING AREAS)

BLDG. SETBACKS PROVIDED:	WO/ OVERHANG	W/ OVERHANG
	13'-5" FT. FRONT 5' FT REAR 7'-5"/21' SIDES	11'-5" FT. FRONT 3 FT REAR 5'-5"/19' SIDES

BLDG. TYPE: 5B
SPRINKLERED: NO
BUILDING USE: RESIDENTIAL
OCCUPANCY: R-3
ALLOWABLE AREA: UNLIMITED
PARKING PROVIDED: 38 TOTAL ON-SITE SPACES FOR THE ENTIRE TOWNHOUSE DEVELOPMENT

BUILDING A: FOOTPRINT AREA= 4865 S.F.
BUILDING B: FOOTPRINT AREA= 4865 S.F.
BUILDING C: FOOTPRINT AREA= 2197 S.F.
BUILDING D: FOOTPRINT AREA= 1133 S.F.
BUILDING E: FOOTPRINT AREA= 2088 S.F.
TOTAL FOOTPRINT AREA = 15,148 S.F.

KEY NOTES

- SITE WATER RETENTION DEPRESSIONS
- PEDESTRIAN WALKWAYS
- GUEST PARKING
- PROPOSED LOCATION OF ELEC. TRANSFORMER FOR UNDERGROUND ELEC UTILITIES
- EXISTING FIRE HYDRANT(S)
- BIKE RACK LOCATION, DETAIL T-520 REQUIRED.
- NEW STREET LIGHT
- EXISTING SEWER M.H. COVERS ARE LOCATED:
- SUBDIVISION PROPERTY LINES INDICATING OWNERSHIP OF LOTS
- LOCATION OF REFUSE O/ COLLECTION DAY
- 2 CAR GARAGE
- LANDSCAPE, OPEN USEFUL URBAN SPACE
- CAR COURT
- PORCH AND LOW LANDSCAPE WALLS
- 30' X 30' SIGHT TRIANGLE
- C.O.T. T-320 DRIVE DETAIL FOR 30' DRIVE
- DRIVEWAY UNIT MASONRY PAVERS (20' W.)

VICINITY MAP
NOT TO SCALE

EXISTING SITE AERIAL PHOTO
NOT TO SCALE

REFUSE NOTE-
 LOCATIONS OF REFUSE AND RECYCLE CONTAINERS:
 (Ø GAL CITY APPROVED CONTAINERS)
 (ALL UNITS SIM. TO UNIT #10 SHOWN AS SHOWN)
 SEE GROUND FLOOR PLAN (THIS SHEET)

Ø PER COLLECTION DAY

⊗ LOCATION IN GARAGE , SEE GARAGE PLAN

ADDITIONAL C.O.T. NOTES

THE ALLEY WILL BE IMPROVED TO MEET FIRE LANE ACCESS AND WILL BE SIGNED FOR NO PARKING OR DUMPING

ALL GATES WILL HAVE KNOX BOX W/ KEY FOR FIRE & POLICE ACCESS.

100 YEAR RETENTION CALCS WILL INCLUDE 1/2 (Ø FT OF THE ALLEY

UTILITIES NOTE-
 EACH LOT WILL BE PROVIDED SEPARATE UTILITIES

ALL W.U.D. COMMENTS O/ PG. 7 TO BE IN FINAL CHECKING COMPLIANCE FOR MUN. PERMITS.

CITY OF TEMPE REVIEW : DEV.PLAN REVIEW

PROPOSED USE:
 This preliminary plan places 15 semi-custom townhouse units on 0.811 acres (CURRENTLY ZONED R-2) . 5 buildings of varied design will provide good choices for the home buyer market. Two story floor plans with generous landscape and many amenities will complement and enhance the existing area. A modern contemporary architectural style will provide a friendly modern environment for its residents.

A SUBMITTED BY: TOM GOSICKI
 8501 E. CITRUS WAY
 SCOTTSDALE, AZ 85250
 (602) 918-8691
 AJTDEV@COX.NET

B PROJECT NAME: 4TH STREET WEST

C PROJECT ADDRESS:
 1301 W. 4TH STREET (ALSO 1305, 1307, & 1309 ARE EXISTING ADDRESSES)
 TEMPE, AZ 85281
 PARCEL #'s 124-28-024, 124-28-025, 124-28-026 & 124-28-027

D SCALE IS 1" = 20' AND NORTH IS INDICATED UP

E LOCATION AND VICINITY MAPS ARE ORIENTED WITH NORTH UP

F DIMENSIONS, EASEMENTS, ROW ALLEYS SHOWN ON PLAN
 PROPERTY LINES ARE INDICATED ON PLANS

E PERMITS AND VARIANCES:
 R1-PAD ZONING IS REQUESTED

F LOCATION MAP, (SEE THIS SHEET , UPPER RIGHT HAND CORNER)

G BAR SCALE AND NORTH ARROW (SEE O/ PLAN BELOW)

H LEGAL DESCRIPTION:
 LOTS #1,#2, #3 & #4 OF JO-ELLEN, A SUBDIVISION OF TRACT 36 OF STATE PLAT NO.12, BEING PART OF THE SW 1/4 OF SECTION 16, T19N4E TEMPE , MARICOPA COUNTY, ARIZONA. RECORDED IN BOOK 69 OF MAPS, PAGE 38.
OWNER: TPG HOLDINGS
OWNERS: TOM GOSICKI AND SHIRLEY A. SUMPTER
 8501 E. CITRUS WAY 11114 W. FAWN LANE
 SCOTTSDALE 85250 AVONDALE, 85323

I DIMENSIONED PROPERTY AND SET BACKS DIMENSIONED (SEE SITE PLAN)

J PARCEL SIZE: GROSS : 38,006.42 SF (0.8725 AC)
 (NET: 35,326 SF HALF OF ALLEY: 2,680 SF)

K GENERAL PLAN 2030 PROJECTED LAND USE AND DENSITY:
 GENERAL PLAN USE: RESIDENTIAL
 DENSITY ALLOWED: UP TO 15 DU/AC

L ZONING: R-2 EXISTING (R1-PAD RE-ZONING CHANGE REQUESTED)
 R-3 ZONING ON THE SAME BLOCK AND
 R1-PAD ZONING ON THE SAME CITY BLOCK.

M BUILDING DATA:
 6- 2 BEDROOM, 2 STORY UNITS, ENCLOSED W/ 2 CAR GARAGE
 9 - 3 BEDROOM, 2 STORY UNITS, ENCLOSED W/ 2 CAR GARAGE
 LOT COVERAGE IS 15,148 SF / 35,326 (NET) SF = 42.8 %

N BUILDING CONSTRUCTION TYPE: 5-B

O NOT FIRE SPRINKLERED, (2 HOUR RATED UNIT SEPARATION WALLS)

P RESIDENTIAL DENSITY: 18 DU/AC.

Q PARKING DATA (BASED ON BEDROOM COUNT) :
 NOTE 9 UNITS ARE 3 BEDROOM UNITS AND 6 UNITS ARE 2 BEDROOM UNITS
 THEREFORE 9 X 2.5 = 22.5
 AND 6 X 2 = 12
 THEREFORE 35 MIN SPACES REQUIRED
 AND THIS PROJECT PROVIDES 38 TOTAL SPACES

R LANDSCAPE AREA DATA:
 ON SITE: 8,037 SF (22.7 %)
 IN THE R.O.W.: 871 SF

S FIRE HYDRANTS : SEE PLAN, 3 ON 4TH STREET 1 EXISTING AND 2 NEW ON THIS SITE AS NOTED.
 ⊗ = FIRE HYDRANT SYMB.

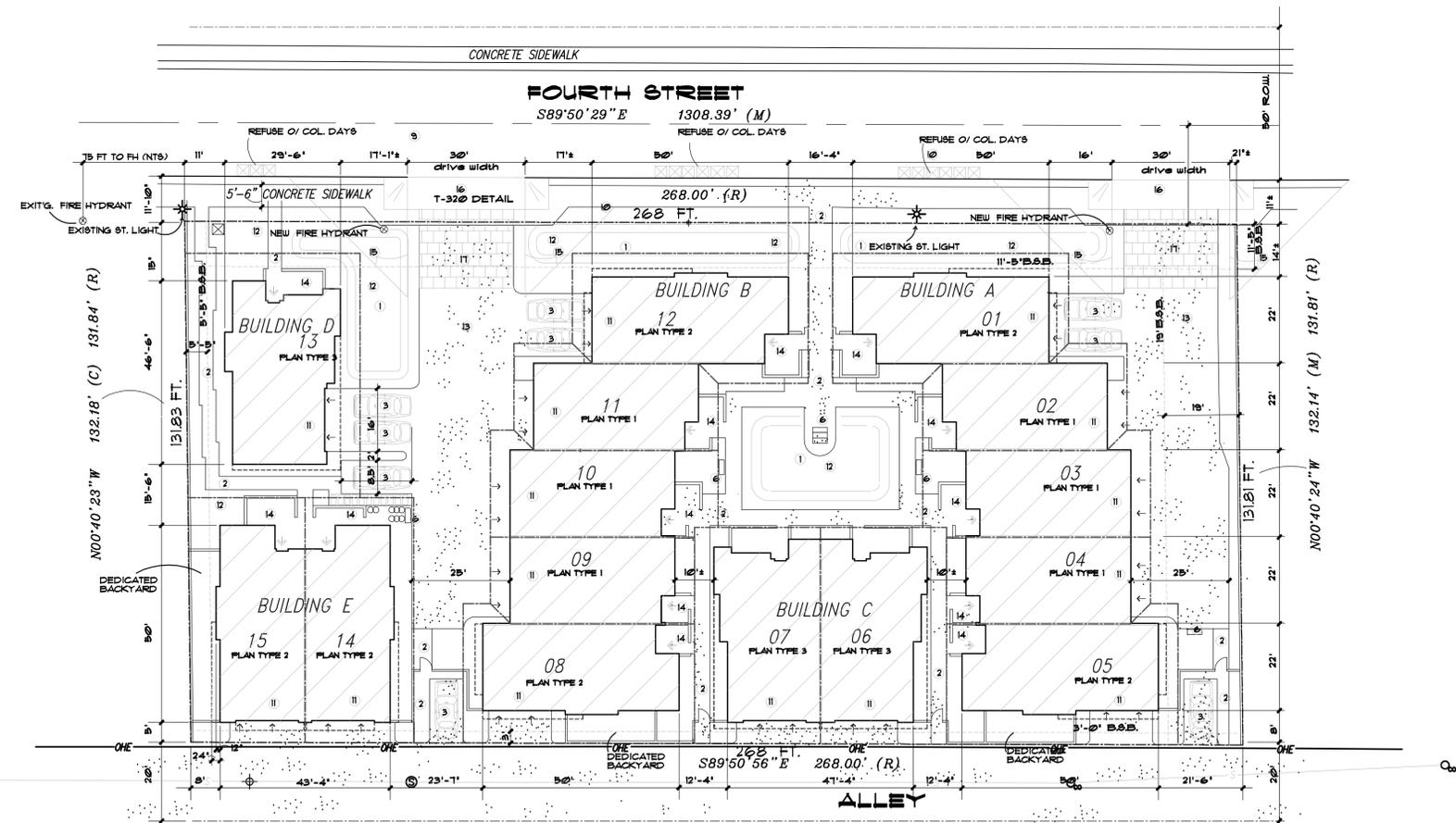
T REFUSE ENCLOSURES: INDIVIDUAL RESIDENTIAL PICK UP, (NO ENCLOSURES REQUIRED). (SEE LOCATIONS ON PLAN RE: UNIT #3)

U STREET & ALLEY DIMENSION, SEE SITE PLAN

V WATER AND SEWER LINES , SEE PLAN (SEWER ARE IN THE ALLEY EASEMENTS, SEWER M.H. LOCATED IN ALLEY.)

W SITE WATER RETENTION: (SEE G&D ENGR. SUBMITTAL)

X BIKE RACKS: SEE PLAN , LOCATED NEAR MIDDLE CENTER.



DEV. PLAN REVIEW
ARCHITECTURAL SITE PLAN



SCALE : 1" = 20'

	COMPARISON DEVELOPMENT STANDARDS	
	R-2	R1-PAD
DENSITY	10	13.89
MIN LOT AREA PER DWELLING	3600 SF	1305 SF
BLDG. HT.	30 FT	30 FT
MAX. LOT COVERAGE	45%	42.8%
MIN. LANDSCAPE COV.	30%	22.7 %
SET BACKS		
FRONT	BLDG 20 FT	13.5 FT/ 11.5 FT.
	OPEN STRUCTURES 15 FT.	N/A
	PARKING 20 FT	17 FT
SIDES	BLDG 10 FT	5'-5" /19'
	PORCH/BALCONY, PATIO WALLS 5 FT.	N/A
	COMMON 0 FT.	N/A
REAR	BLDG WALLS, PORCH, BALCONY, PATIO WALL 15 FT.	3 FT.
	COMMON WALLS 0 FT.	3 FT.
STREET SIDE	10 FT.	13.5 FT.
PARKING	20 FT.	17 FT.

REVISIONS:

4TH STREET WEST
 1301 WEST FOURTH STREET TEMPE AZ. 85281

SHERBONDY ART & ARCHITECTURE
 606 S. 4TH STREET
 FAIRFIELD, IA 52556
 TEL: 602.246.2002
 DESIGNSTUDIO@COX.NET

REGISTERED ARCHITECT
 CERTIFICATE NO. 14502
 DON OWEN SHERBONDY
 One Signed
 ARIZONA, U.S.A.

DATE: 11/25/14
 SCALE: 1/20" = 1' = 20'
 SHEET: 02
 OF: 02