

PLANNED AREA DEVELOPMENT OVERLAY FOR VALOR ON 8TH

A PORTION OF THE NORTHWEST QUARTER, SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



REAL ESTATE DEVELOPMENT &
MANAGEMENT

200 N. MAIN STREET
ORIGON, WI 53575

REC000000

VALOR ON 8TH
1001 E 8TH STREET
TEMPE AZ

PL150424

DS150752

ACKNOWLEDGEMENT	PROJECT DATA	OWNER/DEVELOPER	VICINITY MAP																																																																									
<p>ON THIS DAY OF , 20 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, WHO ACKNOWLEDGE HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.</p> <p>IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL</p> <p>BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES _____</p> <p>VALOR ON EIGHTH, LLC</p> <p>BY: _____ OWNER DATE _____</p>	<p>ZONING DISTRICT AND OVERLAY(S) TABLE 4-202-B</p> <p>GENERAL PLAN LAND USE MIXED-USE</p> <p>GENERAL PLAN DENSITY HIGH DENSITY</p> <p>SITE AREA 61,524 SF OR 1.41 ACRES</p> <hr/> <p>DWELLING QUANTITY 50 DWELLING UNITS</p> <p>15- 1 BEDROOM/1 BATH 5- 2 BEDROOM L/W LOFT 14- 2 BEDROOM/ 2 BATH 16- 3 BEDROOM/ 2 BATH</p> <p>TOTAL BEDROOM QUANTITY 101 BEDROOMS</p> <hr/> <p>DENSITY 35.46 DU/AC</p> <p>+ DWELLING QUANTITY/GROSS SITE AREA</p> <p>BUILDING HEIGHT 60 FT</p> <p>BUILDING STEPBACK N/A</p> <p>BUILDING LOT COVERAGE 47%</p> <p>+ BUILDING FOOTPRINT AREA/ NET SITE AREA MAX. ALLOWED (REF.ZDC, SECTION 7-113 AND SECTION 4-202)</p> <p>SITE LANDSCAPE COVERAGE 35%</p> <p>+ LANDSCAPE AREA/NET SITE AREA MIN. ALLOWED (REF.ZDC, SECTION 7-113 AND SECTION 4-202)</p> <p>BUILDING SETBACKS</p> <p>FRONT (8TH STREET) 10'-3"</p> <p>SIDE EAST 38'-3"</p> <p>SIDE WEST 105'-2"</p> <p>REAR 9'-11"</p> <hr/> <p>VEHICLE PARKING</p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>RATIO</th> <th>UNITS</th> <th>REQUIRED</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>1-BED</td> <td>.75</td> <td>15</td> <td>11.25</td> <td rowspan="5">44</td> </tr> <tr> <td>2-BED</td> <td>1.50</td> <td>19</td> <td>28.50</td> </tr> <tr> <td>3-BED</td> <td>2.25</td> <td>16</td> <td>36.00</td> </tr> <tr> <td>GUEST</td> <td>.20</td> <td>50</td> <td>10.00</td> </tr> <tr> <td></td> <td></td> <td></td> <td>85.75</td> </tr> </tbody> </table> <p>NOTE: ADDITIONAL 11 OFF-SITE PARKING STALLS ALSO PROVIDED.</p> <hr/> <p>BICYCLE PARKING</p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>RATIO</th> <th>UNITS</th> <th>REQUIRED</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>1-BED</td> <td>.75</td> <td>15</td> <td>11.25</td> <td rowspan="5">60</td> </tr> <tr> <td>2-BED</td> <td>.75</td> <td>19</td> <td>14.25</td> </tr> <tr> <td>3-BED</td> <td>1.00</td> <td>16</td> <td>16.00</td> </tr> <tr> <td>GUEST</td> <td>.20</td> <td>50</td> <td>10.00</td> </tr> <tr> <td></td> <td></td> <td></td> <td>51.50</td> </tr> </tbody> </table> <p>NOTES: RESIDENT BIKE PARKING PROVIDED IN SECURE BIKE STORAGE ROOM VISITOR BIKE PARKING PROVIDED IN SITE BIKE RACKS AT FRONT OF BUILDING</p> <hr/> <p>USES</p> <table border="1"> <thead> <tr> <th>USE</th> <th>AREA</th> <th>S.F.</th> </tr> </thead> <tbody> <tr> <td>TOTAL BUILDING AREA</td> <td>110,254</td> <td>S.F.</td> </tr> <tr> <td>TOTAL RESIDENTIAL USE FLOOR AREA</td> <td>47,568</td> <td>S.F.</td> </tr> <tr> <td>TOTAL WORKSPACE FLOOR AREA</td> <td>1,965</td> <td>S.F.</td> </tr> <tr> <td>LEASING OFFICE FLOOR AREA</td> <td>742</td> <td>S.F.</td> </tr> <tr> <td>COMMON AREA</td> <td>18,450</td> <td>S.F.</td> </tr> <tr> <td>PARKING</td> <td>20,376</td> <td>S.F.</td> </tr> </tbody> </table>	TYPE	RATIO	UNITS	REQUIRED	PROVIDED	1-BED	.75	15	11.25	44	2-BED	1.50	19	28.50	3-BED	2.25	16	36.00	GUEST	.20	50	10.00				85.75	TYPE	RATIO	UNITS	REQUIRED	PROVIDED	1-BED	.75	15	11.25	60	2-BED	.75	19	14.25	3-BED	1.00	16	16.00	GUEST	.20	50	10.00				51.50	USE	AREA	S.F.	TOTAL BUILDING AREA	110,254	S.F.	TOTAL RESIDENTIAL USE FLOOR AREA	47,568	S.F.	TOTAL WORKSPACE FLOOR AREA	1,965	S.F.	LEASING OFFICE FLOOR AREA	742	S.F.	COMMON AREA	18,450	S.F.	PARKING	20,376	S.F.	<p>VALOR ON EIGHTH, LLC</p> <p>ADDRESS: 200 N. MAIN ST. OREGON, WI 53575</p> <p>CONTACT: BRIAN SWANTON</p> <p>PHONE: 602-708-4889</p> <p>EMAIL: BSWANTON@GORMANUSA.COM</p>	
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<p>LEGAL DESCRIPTION</p> <p>FARCEL NO. 1 AND PARCEL NO. 2 AS RECORDED IN SPECIAL WARRANTY DEED 2014-0161166</p> <p>FARCEL NO. 1: (APN 132-73-014)</p> <p>THAT PART OF LOTS 8 AND 9, BLOCK 1, SOTELO ADDITION TO TEMPE, ACCORDING TO BOOK 1 OF MAPS, PAGE 64, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS 50 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 8, AS MEASURED ALONG THE NORTHERLY LINE OF SAID LOT 8; THENCE EAST, ALONG THE NORTH LINE OF SAID LOTS 8 AND 9 135 FEET; THENCE SOUTH 150 FEET TO THE NORTH BANK OF THE KIRKLAND AND MCKINNEY DITCH; THENCE WEST ALONG THE NORTH BANK OF THE HAYDEN BRANCH OF THE TEMPE CANAL, SOMETIMES KNOWN AND REFERRED TO AS THE KIRKLAND AND MCKINNEY DITCH, 135 FEET; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING; EXCEPT ANY PORTION THEREOF WHICH MAY LIE WITHIN THE EAST 15 FEET OF SAID LOT 9.</p> <p>FARCEL NO. 2: (APN 132-73-013)</p> <p>THAT PART OF LOT 8, BLOCK 1, SOTELO ADDITION TO TEMPE, ACCORDING TO BOOK 1 OF MAPS, PAGE 64, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 8 50 FEET; THENCE SOUTH TO THE NORTH BANK OF THE HAYDEN BRANCH OF THE TEMPE CANAL; THENCE WESTERLY ALONG THE NORTH BANK OF THE HAYDEN BRANCH OF THE TEMPE CANAL TO THE WESTERN BOUNDARY OF SAID LOT 8; THENCE NORTH ALONG THE WESTERN BOUNDARY OF SAID LOT 8 TO THE POINT OF BEGINNING.</p> <p>LOT 7 AS RECORDED IN WARRANTY DEED 2001-0745754 (APN 132-73-012)</p> <p>LOT 7, BLOCK 1, SOLELO ADDITION, A SUBDIVISION RECORD IN BOOK 1 OF MAPS, PAGE 64, RECORDS OF MARICOPA COUNTY, ARIZONA</p> <p>(PART OF APN 132-73-536)</p> <p>A PORTION OF LOT 1, ELLIS RODRIGUEZ PLACE RECORDED BOOK 556, PAGE 45, MARICOPA COUNTY RECORDS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE ALONG THE EAST LINE OF SAID LOT 1 S09°57'08"W (ASSUMED BEARING), 161.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND A POINT ON THE NORTH LINE OF SALT RIVER PROJECT RIGHT OF WAY AS RECORDED 2015-0666473 MARICOPA COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID SALT RIVER PROJECT RIGHT OF WAY N68°57'46"W 0.82 FEET TO THE NORTHWEST CORNER OF SAID RIGHT OF WAY AND THE NORTHEAST CORNER OF SALT RIVER PROJECT RIGHT OF WAY AS RECORDED 2010-0505809 MARICOPA COUNTY RECORDER, THENCE ALONG THE NORTH LINE OF SAID SALT RIVER PROJECT RIGHT OF WAY N69°08'00"W 92.99 FEET; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SALT RIVER PROJECT RIGHT OF WAY N62°38'42"W 92.30 FEET; THENCE LEAVING SAID RIGHT OF WAY N21°41'51"E 53.58 FEET; THENCE S68°18'09"E 40.52 FEET; THENCE N11°50'38"E 55.48 FEET; THENCE N00°56'58"E 16.71 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 1 S75°35'21"E 104.24 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 20,054 SQUARE FEET OR 0.4604 ACRES OF LAND, MORE OR LESS.</p>		<p>CONDITIONS OF APPROVAL PAD150424</p> <p style="text-align: center;">APPROVAL</p> <p>APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE ON THIS DAY OF , 20 .</p>																																																																										

DS150752

PL150424

REC000000

Project No:
Plot Date:
Drawn by:

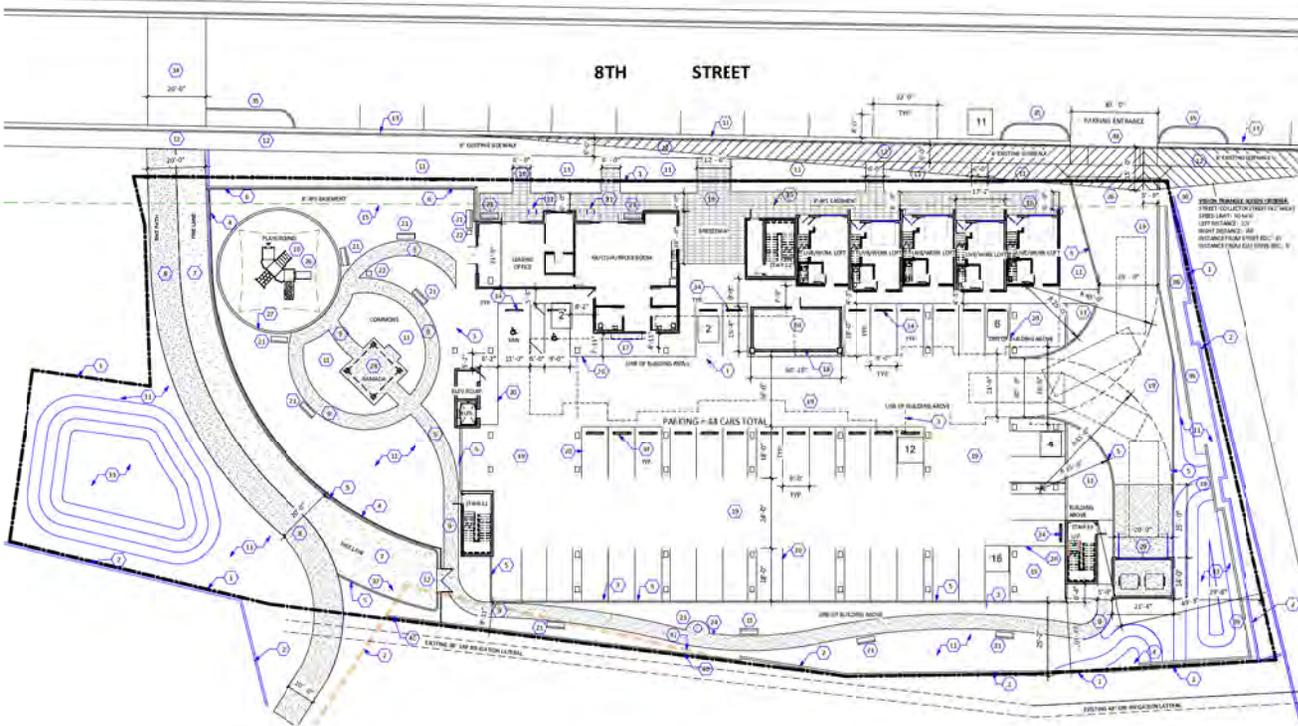
Date	Issue Description
10-19-2015	ISSUE FOR TEMPE - PAD DEC 10/19/2015
11-23-2015	ISSUE FOR TEMPE - PAD DEC 10/19/2015

Sheet Title:
PAD COVER SHEET

Sheet No:
G100

PLANNED AREA DEVELOPMENT OVERLAY FOR VALOR ON 8TH SITE PLAN

REC000000



1 PAD SITE PLAN
SCALE: 1" = 20'-0"

SITE PLAN KEYNOTES		
(1) PROPOSED PROPERTY LINE - 1/4" BOUNDARY TO BE APPROVED AND CONFIRMED BY THE CITY OR TOWNSHIP TO BE BOUNDARY	(11) 4" FIRM BENCH	(21) IMPROVED BIKE RACKS - 3 TAKE CAPACITY EACH
(2) EXISTING NOMINAL 4-8 HIGH CMU SCREEN WALL TO BE SET ASIDE	(12) WARD RECEIPT CASES	(22) 4" WIDE GATE IN 1 1/2" DIA. ANCHOR BOLT FOR FIRE DEPARTMENT USE - VERIFY SCREEN AND FIRE DEPARTMENT PRIOR TO START
(3) DASHED LINE REPRESENTS SECOND FLOOR FLOORLINE ABOVE	(13) FET SMOKING JOCKEY SIGN	(23) SIGN MOUNTING IN REAR PORCH AREA
(4) 2" HIGH METAL FINISH BARRIER TO EXISTING ADA COMPLIANT LEASING CMU SCREEN WALL AT SOUTH PROPERTY LINE TO BE REPAIRED OR REPAINTED TO MATCH EXISTING COLOR AND FINISH	(14) FET WHITE STATION	(24) PRE-CAST CONCRETE WHITE STAIR
(5) NEW 4" CONCRETE STRAIGHT CURB	(15) NOTICED	(25) NEW CURB AND GUTTER BY CITY OF TOWNSHIP WITH STREET IMPROVEMENTS (ASSET IN CONTRACT)
(6) 18" HIGH CONCRETE/BRICK GARDEN WALL - SEE DETAIL	(16) PLAY AREA EQUIPMENT WITH 2 1/2" DEEP SHADE CANOPY	(26) NEW FRAMABLE PORT COY OF TRAMP INTERSECTION SIGN - VERIFY DESIGN CRITERIA - SEE PLAN NOTES
(7) 20" HIGH LAND-REINFORCED CONCRETE/STONE GRANITE	(17) 40" DIAMETER 8" WIDE x 38" DEEP CONCRETE HEADER AT PLAY AREA	(27) IMPROVED BIKEWAY SIGNAGE - SEE PLAN NOTES
(8) 18" WIDE CONCRETE SIDE PATH	(18) 4 1/2" HIGH METAL FINISH BY BRICKA WASH STRUCTURE WITH 2 PHONE TABLETS, TWO CHARGING CABLES AND TWO WASTE RECEPTACLES	(28) NEW CONCRETE DRIVE APRON FROM LOT TO TRAMP STAIRS TO FAL 1 JOB - SEE CIVIL DRAWINGS
(9) 5" WIDE CONCRETE SIDEWALK	(19) DOUBLE QUARTER ENCLOSE PER CITY OF TOWNSHIP STANDARD: 0 FT. 10.0 IN.	(29) NEW RETAINING WALL - SEE CIVIL DRAWINGS
(10) ACCESSIBLE PLAY AREA MARK BENCH	(20) NEW REPAIRING 4-8 HIGH CMU SCREEN WALL TO MATCH EXISTING AND MATCH CMU COLOR AND FINISH	(30) NEW REPAIRING 4-8 HIGH CMU SCREEN WALL TO MATCH EXISTING AND MATCH CMU COLOR AND FINISH
(11) LANDSCAPE AREA TYPICAL - SEE LANDSCAPE PLAN		
(12) EXISTING 4" WIDE SIDEWALK TO BE REPAIRED/REPLACED BY CITY OF TOWNSHIP WITH IMPROVEMENTS (ASSET IN CONTRACT)		
(13) EXISTING 4" WIDE SIDEWALK TO BE REPAIRED/REPLACED BY CITY OF TOWNSHIP WITH IMPROVEMENTS (ASSET IN CONTRACT)		
(14) 12" HIGH METAL FINISH BARRIER TO EXISTING ADA COMPLIANT LEASING CMU SCREEN WALL AT SOUTH PROPERTY LINE TO BE REPAIRED OR REPAINTED TO MATCH EXISTING COLOR AND FINISH		
(15) EXISTING 4" WIDE SIDEWALK		
(16) CONCRETE BRICK PAVEMENT - FET/18" BENCH - SEE CONCRETE PLAN		
(17) PEDESTAL MOUNTED SIGN		
(18) ELECTRIC METER LOCATION		
(19) GRASS-IN-PLACE (CONCRETE CURB WALL)		
(20) PAINTED SIDEWALK		
(21) 4" FIRM BENCH		
(22) WARD RECEIPT CASES		
(23) FET SMOKING JOCKEY SIGN		
(24) FET WHITE STATION		
(25) NOTICED		
(26) PLAY AREA EQUIPMENT WITH 2 1/2" DEEP SHADE CANOPY		
(27) 40" DIAMETER 8" WIDE x 38" DEEP CONCRETE HEADER AT PLAY AREA		
(28) 4 1/2" HIGH METAL FINISH BY BRICKA WASH STRUCTURE WITH 2 PHONE TABLETS, TWO CHARGING CABLES AND TWO WASTE RECEPTACLES		
(29) DOUBLE QUARTER ENCLOSE PER CITY OF TOWNSHIP STANDARD: 0 FT. 10.0 IN.		
(30) NEW REPAIRING 4-8 HIGH CMU SCREEN WALL TO MATCH EXISTING AND MATCH CMU COLOR AND FINISH		

THE PROPOSED SITE PLAN MODIFIES THE EXISTING ENTITLEMENTS FOR THIS SITE WITH A PROPOSED NEW PLANNED AREA DEVELOPMENT, BASED ON THE DESIGN PRESENTED WITH THIS PLAN DATED

ZONING DISTRICT AND OVERLAYS TABLE 4-202-B	ZDC EXISTING STANDARDS CSS (TABLE 4-204A)	ZDC EXISTING STANDARDS TOD STATION & CORRIDOR OVERLAY* (TABLE 4-211A)	PAD PROVIDED TOD STATION & CORRIDOR AREAS
GENERAL PLAN LAND USE	RESIDENTIAL, CIVIC & NOT DESIGNATED	RESIDENTIAL, CIVIC & NOT DESIGNATED	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY URBAN CORE & NO DENSITY	HIGH DENSITY URBAN CORE & NO DENSITY	HIGH DENSITY
SITE AREA (HOF & ACRES)	61,524 SF OR 1.41 ACRES	61,524 SF OR 1.41 ACRES	61,524 SF OR 1.41 ACRES
DWELLING QUANTITY	N/A	N/A	50 DWELLING UNITS
			15- 1 BEDROOM/1 BATH 5- 2 BEDROOM L/W L/H/T 14- 2 BEDROOM/3 BATH 16- 3 BEDROOM/2 BATH
TOTAL BEDROOM QUANTITY			101 BEDROOMS
DENSITY (MAX.)	20 DU/AC	25 DU/AC	35.46 DU/AC
BUILDING HEIGHT (MAX.)	35 FT	35 FT	60 FT
			THIS IS THE MAXIMUM ALLOWED BASED ON BUILDING EXISTING IN SECTIONS
BUILDING SETBACK	NO	YES	N/A
BUILDING LOT COVERAGE	50% (MAX.)	75%	47%
BUILDING FOOTPRINT AREA NET SITE AREA + MAX. ALLOWED (BULF ZDC, SECTION 7-111 AND SECTION 4-202)			
SITE LANDSCAPE COVERAGE	15% (MIN.)	25%	35%
			LANDSCAPE AREA NET SITE AREA - MIN. ALLOWED (BULF ZDC, SECTION 7-113 AND SECTION 4-202)
BUILDING SETBACKS			
FRONT	0 FT (20 FT-PARKING)	10 FT MAX	10'-3"
SIDE EAST	0 FT (20 FT-PARKING)	0 FT	38'-3"
SIDE WEST	0 FT (20 FT-PARKING)	0 FT	105'-2"
REAR	10 FT	10 FT MIN.	9'-11"
VEHICLE PARKING QUANTITY (ON-SITE)		RESIDENTS: 76 SPACES GUESTS: 10 SPACES	RESIDENTS: 34 SPACES GUESTS: 10 SPACES
VEHICLE PARKING QUANTITY (OFF-SITE)			11 SPACES
BICYCLE PARKING QUANTITY		RESIDENTS: 42 SPACES GUESTS: 10 SPACES	RESIDENTS: 50 SPACES GUESTS: 10 SPACES
USES			TOTAL BUILDING AREA 130,254 S.F. TOTAL RESIDENTIAL USE ROOM AREA 42,000 S.F. TOTAL WORKSPACE FLOOR AREA 1,200 S.F. LEASING OFFICE FLOOR AREA 740 S.F. COMMON AREA 18,600 S.F. PARKING 1,315 S.F.

* BUILDING TO BE CONSTRUCTED WITHIN TOD CORRIDOR ARE PORTION OF SITE. TOD CORRIDOR STANDARDS LISTED

VALOR ON 8TH
1001 E 8TH STREET
TEMPE AZ

Project No:
Plot Date:
Drawn by:

Date: 10-19-2015
Issue Description: CHECK FOR TEMPE, PAVING, SEE 1001E8TH.AZ

Sheet Title:
PAD SITE PLAN

Sheet No:
AS100

DS150752

PL150424

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