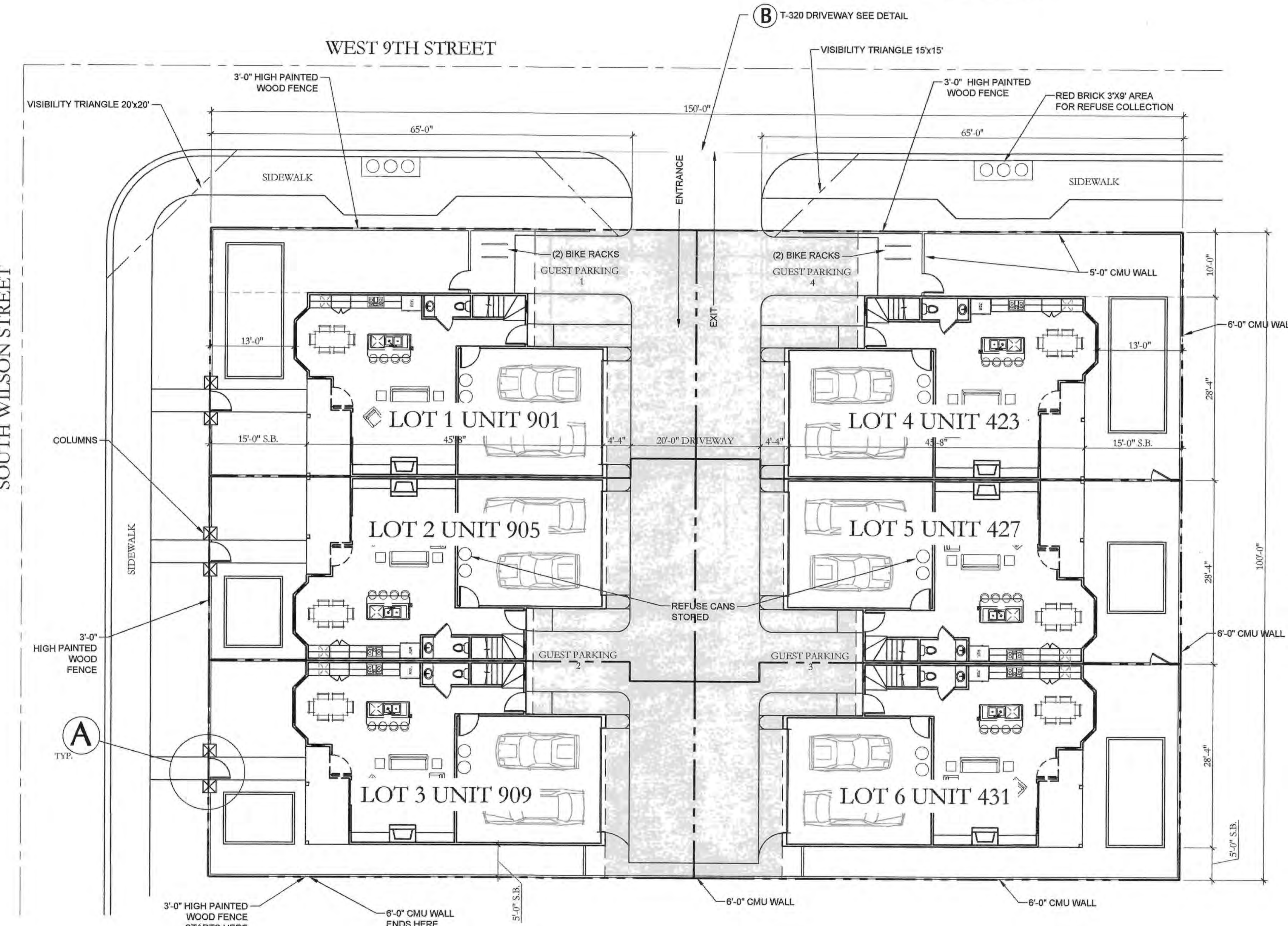
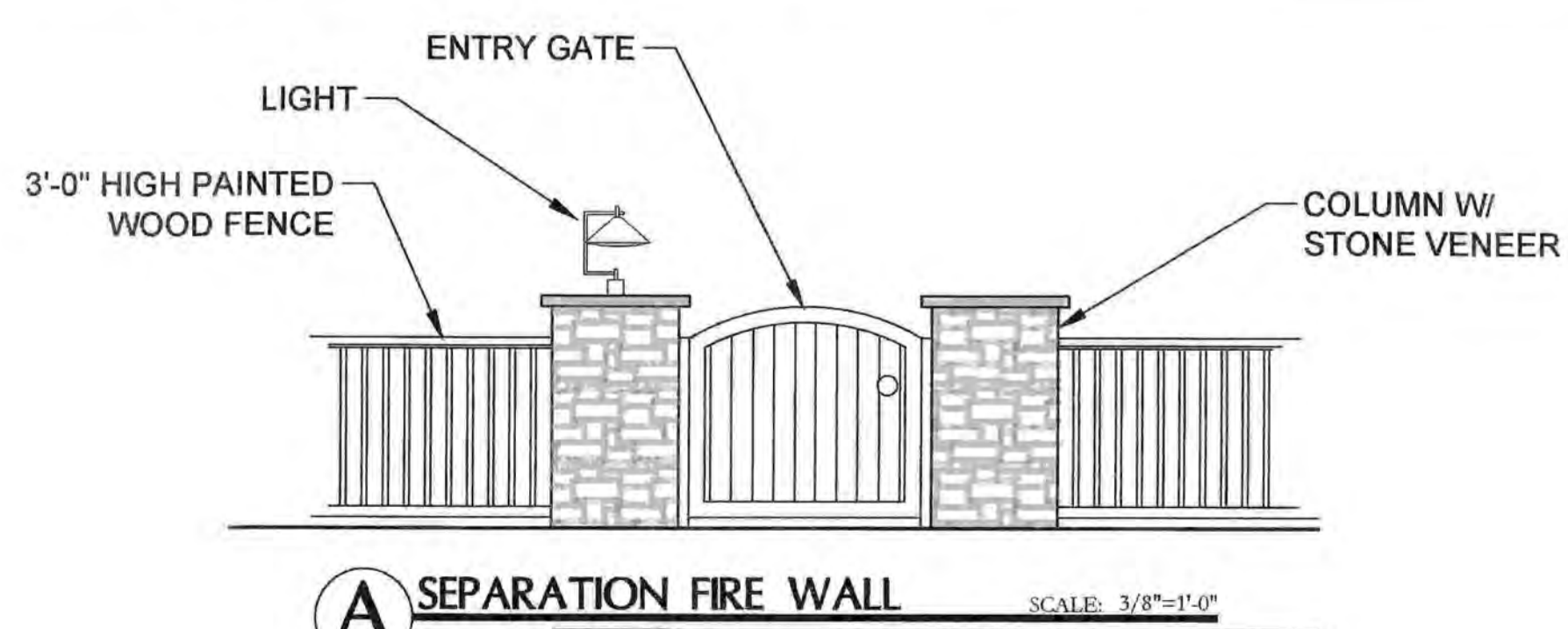


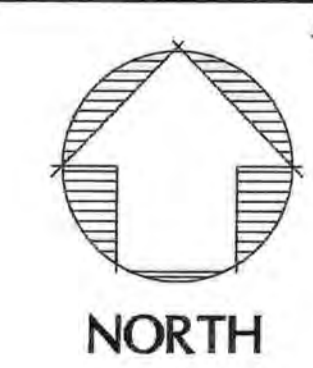
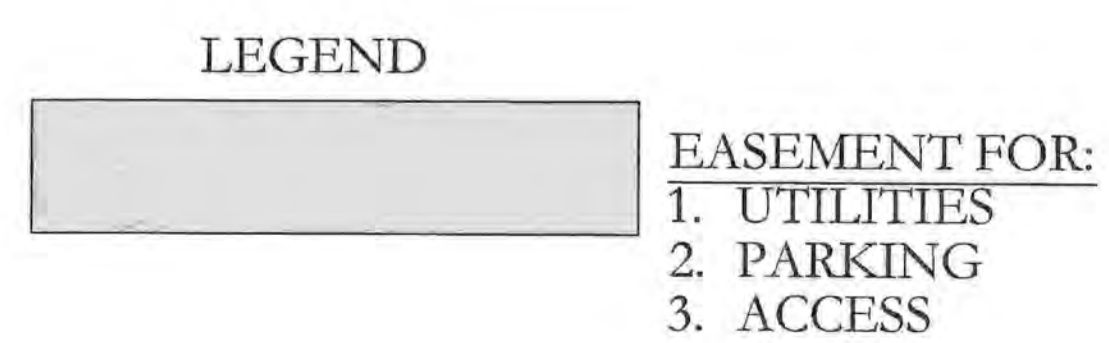
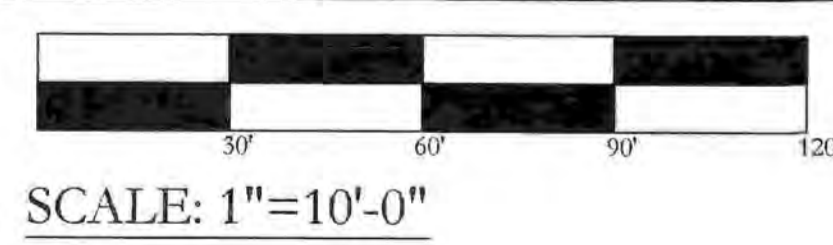
PLANNED AREA DEVELOPMENT OVERLAY FOR W 9TH ST & WILSON SITE PLAN (6) SINGLE FAMILY



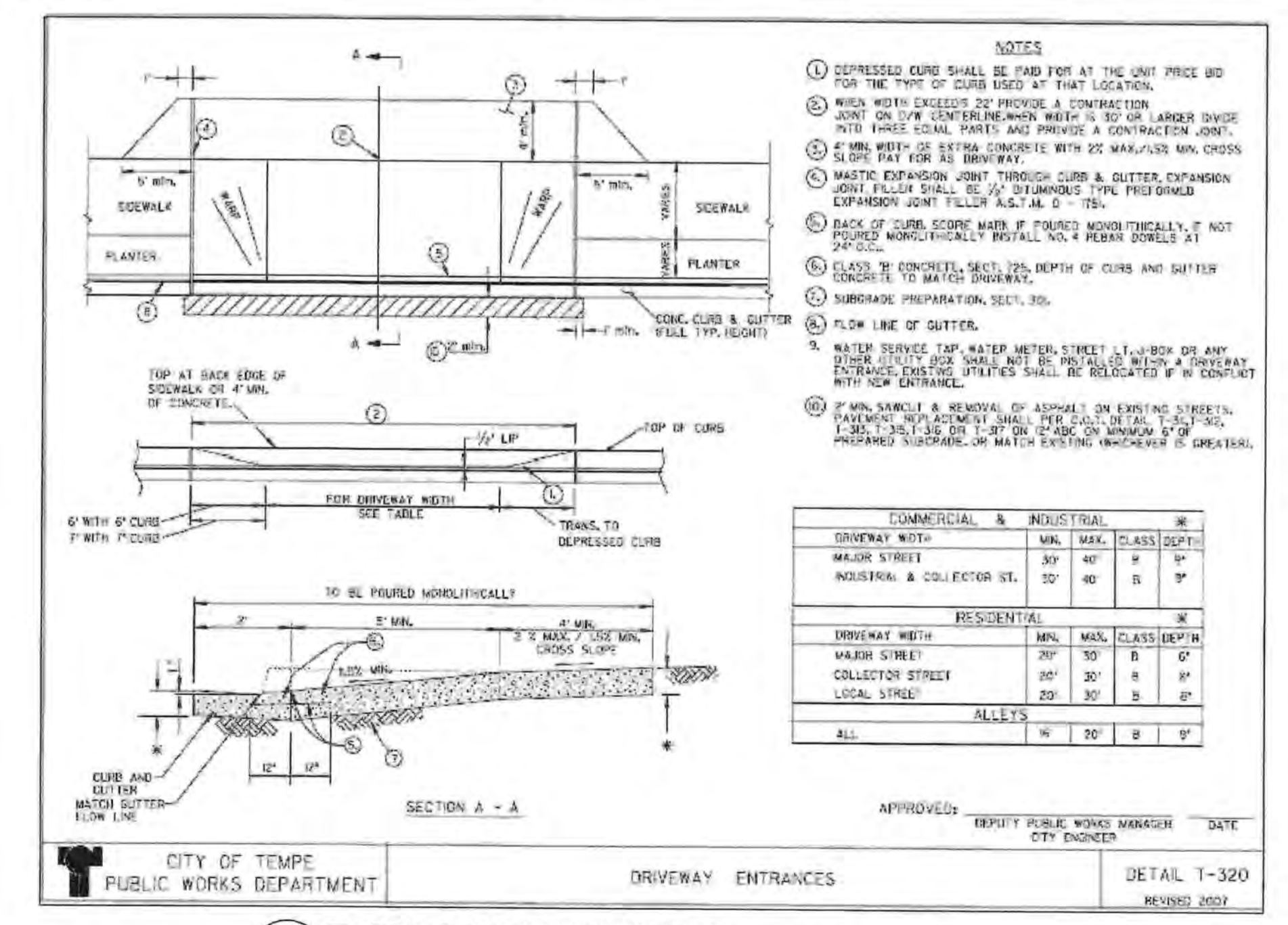
SITE PLAN (FIRST LEVEL FLOOR PLAN)



A SEPARATION FIRE WALL SCALE: 3/8"=1'-0"



ZONING DISTRICT(S) & OVERLAY(S)	ZDC STANDARDS FOR DISTRICT	PAD PROPOSED
GENERAL PLAN LAND USE	R-3	R-3
GENERAL PLAN DENSITY	20 DU/ACRE	20 DU/ACRE
SITE AREA	N/A	15,000 S.F. (.344 ACRES)
DWELLING QUANTITY	# UNITS	6 UNITS
DENSITY	DU/ACRE	20 DU/ACRE
BUILDING HEIGHT	30 FT MAX	26'-8" SINGLE FAMILY
BUILDING LOT COVERAGE	50% MAX	45% (6,750 S.F.)
SITE LANDSCAPE COVERAGE	25% MIN	27% (4,045 S.F.)
BUILDING SETBACKS		(6) SINGLE FAMILY
FRONT	20Ft	13Ft
SIDE	10Ft	5 FT
REAR	15Ft	15FT
STREET SIDE	20Ft	3FT
VEHICLE PARKING QUANTITY		SINGLE FAMILY (2 SPACES PER UNIT) REQUIRED: 12 SPACES TOTAL PROVIDED: 16 SPACES
BICYCLE PARKING QUANTITY		SINGLE FAMILY REQUIRED: NONE TOTAL PROVIDED: 6 SPACES
USES		(6) SINGLE FAMILY HOMES WITH 3 BEDROOMS / 2.5 BATHS



B T-320 DRIVEWAY DETAIL SCALE: N.T.S.

REC16054

PL150336

DS150749

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4222 E Camelback Rd. • Suite H-210 • Phoenix, AZ 85018
(480) 947-7777 Fax (480) 947-7776



THE MEWS AT 9TH ST.
SITE PLAN

RESIDENTIAL
451 WEST 9TH STREET
TEMPE, AZ 85281

REVISIONS	BY

DRAWN: JM
 CHECKED: GP
 DATE: 2013
 SCALE: 1"=1'-0"
 JOB NO.: 000
 SHEET: A1.0
 01 OF SHEETS

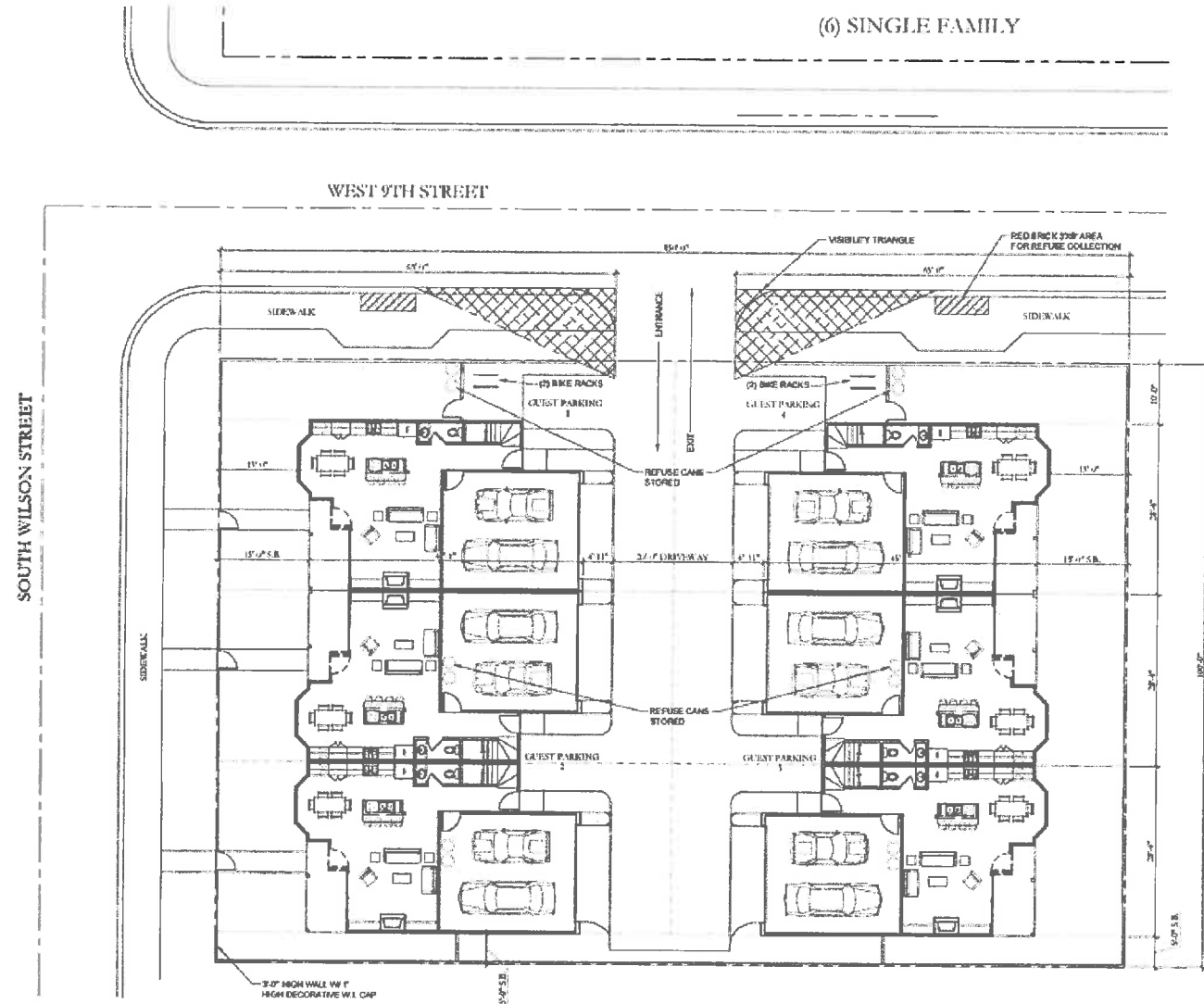
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REC16054

PLANNED AREA DEVELOPMENT OVERLAY FOR W 9TH ST & WILSON SITE PLAN

(6) SINGLE FAMILY



SITE PLAN (FIRST LEVEL FLOOR PLAN)



ZONING DISTRICT(S) & OVERLAY(S)	ZDC STANDARDS FOR DISTRICT	PAD PROPOSED
GENERAL PLAN LAND USE	R-3	R-3
GENERAL PLAN DENSITY	20 DU/ACRE	20 DU/ACRE
SITE AREA	N/A	15,000 S.F. (.344 ACRES)
DWELLING QUANTITY	# UNITS	6 UNITS
DENSITY	DU/ACRE	20 DU/ACRE
BUILDING HEIGHT	30 FT MAX	28'-8" SINGLE FAMILY
BUILDING LOT COVERAGE	50% MAX	45% (6,750 S.F.)
SITE LANDSCAPE COVERAGE	25% MIN	27% (4,045 S.F.)
BUILDING SETBACKS		(6) SINGLE FAMILY
FRONT	20Ft	13Ft
SIDE	10Ft	5 FT
REAR	15Ft	15FT
STREET SIDE	10Ft	10FT
VEHICLE PARKING QUANTITY		SINGLE FAMILY (2 SPACES PER UNIT) REQUIRED: 12 SPACES TOTAL PROVIDED: 18 SPACES
BICYCLE PARKING QUANTITY		SINGLE FAMILY REQUIRED: NONE TOTAL PROVIDED: 6 SPACES
USES		(6) SINGLE FAMILY HOMES WITH 3 BEDROOMS / 2.5 BATHS
SINGLE FAMILY RESIDENTIAL		

REC 16054

PL 150336

DS 150749

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480 9492777 Fax: 480 9492776



RESIDENTIAL
W 9TH ST & WILSON
AN UNDEVELOPED TRACT
TRACT # 14121
SITE PLAN

REVISIONS	BY

DRAWN BY
CHECKED BY
DATE
SCALE
PLOT
BY
DATE
A1.0
OF SHEETS
SHEET PLAN

REC 16054

DS 150749

PL 150336