

PLANNED AREA DEVELOPMENT OVERLAY FOR 'MICRO ESTATES ON RITA'

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

OWNER AUTHORIZATION

CITY OF TEMPE

BY: SIGNATURE DATE: DATE

ITS: HOUSING MANAGER

ACKNOWLEDGEMENT

ON THIS DAY OF , 2020 BEFORE
ME, THE UNDERSIGNED, PERSONALLY APPEARED LEVON LAMY
OWNER, WHO ACKNOWLEDGED HIM/HERSELF TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN,
AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE
PURPOSES THEREIN CONTAINED.

IN WITNESS WHERE OF; I HEREUNTO SET MY HAND AND OFFICIAL
SEAL

BY: NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION

PARCEL NO. 1:
LOT 5, HALSINGBORG, A SUBDIVISION RECORDED IN BOOK 41 OF MAPS, PAGE 35, RECORDS OF
MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
THE WEST HALF OF LOT 6, OF HALSINGBORG, ACCORDING TO BOOK 41, PAGE 35, RECORDS OF
MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:
AN EASEMENT FOR POOL, APPURTENANT FACILITIES, RIGHT OF ENJOYMENT AND INGRESS AND
EGRESS FOR MAINTENANCE AND UPKEEP OF SAID FACILITIES APPURTENANT TO PARCEL 2 ABOVE
AS CREATED HEREIN, OVER LOT 6, OF HALSINGBORG, ACCORDING TO BOOK 41, PAGE 35,
RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:
LOT 6, OF HALSINGBORG, ACCORDING TO BOOK 41, PAGE 35, RECORDS OF MARICOPA COUNTY,
ARIZONA. EXCEPT THE WEST HALF THEREOF.

PARCEL NO. 5:
AN EASEMENT FOR POOL, APPURTENANT FACILITIES, RIGHT OF ENJOYMENT AND INGRESS AND
EGRESS FOR MAINTENANCE AND UPKEEP OF SAID FACILITIES APPURTENANT TO PARCEL 4 ABOVE
AS CREATED HEREIN, OVER THE WEST HALF OF LOT 6, OF HALSINGBORG, ACCORDING TO BOOK
41, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF TEMPE
ON THIS DAY OF , 2019.

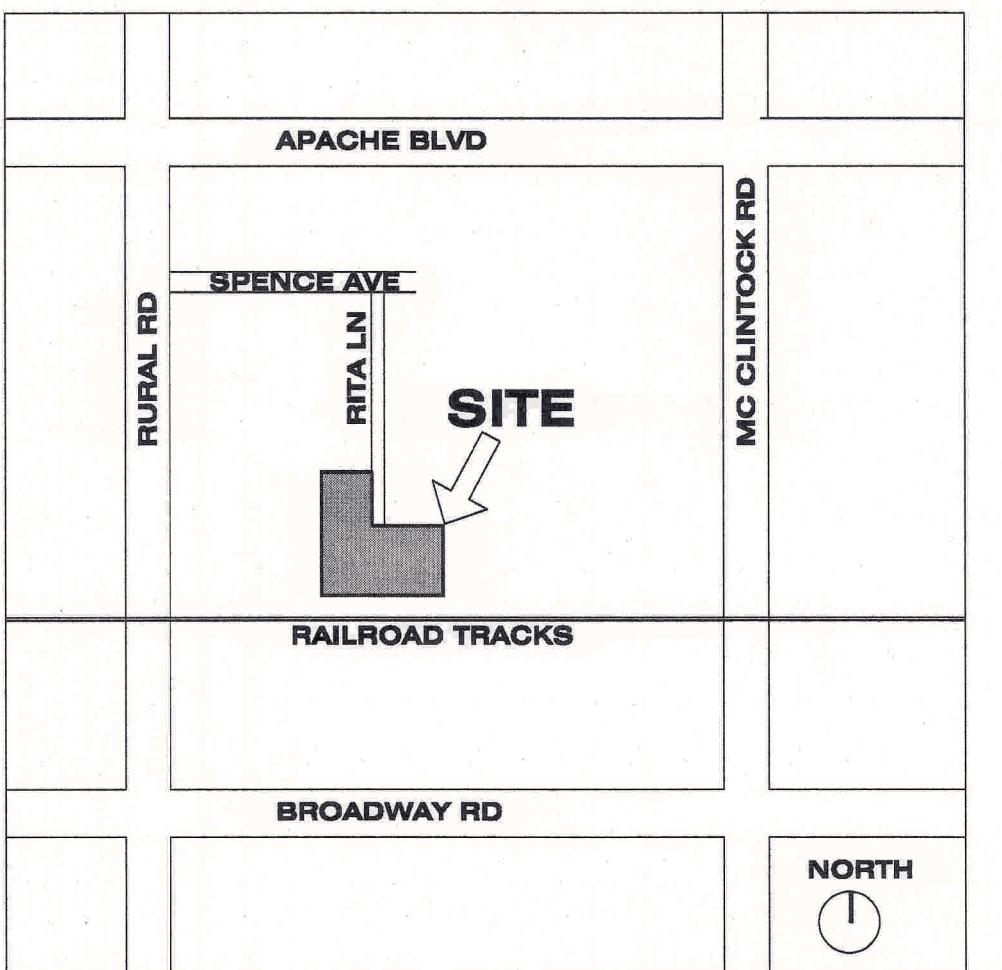
OWNER:

CITY OF TEMPE
PO BOX 5002
TEMPE, AZ 85280

DEVELOPER:

NEWTOWN CDC
2106 E APACHE BLVD, SUITE 112
TEMPE, AZ 85281

SITE VICINITY MAP



PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-202B	PAD PROPOSED R1-PAD SINGLE FAMILY
GEN PLAN LAND USE	
GEN PLAN DENSITY UNIT/ACRE	UP TO 25
SITE AREA, GIVEN IN SF (ACRE)	28,321 (.67)
MAXIMUM DWELLING QUANTITY	13
MAXIMUM DENSITY UNIT/ACRE	19
BUILDING HEIGHT	16'-6" FT
BUILDING (COUNT) AREA SF %	
STANDARD DWELLING	(12) 600 83%
FHAA DWELLING	(1) 600 07%
COMMUNAL STUDIO	(1) 900 10%
TOTAL BEDROOMS	13
TOTAL BUILDING AREA SF %	8,700 30%
EXTERIOR COVERED AREA SF %	1439 05%
MAXIMUM BUILDING LOT COVERAGE	23%
MINIMUM SITE LANDSCAPE COVERAGE SF %	11,000 38%
SETBACKS	
SITE PERIMETER	
FRONT - EAST FACING RITA	10'
SIDE - N, S, E SIDE @ RITA	5'
REAR - WEST AND EAST	5'
PARKING	0'
TYPE C "STANDARD UNITS"	
FRONT (OPEN STRUCT)	5'-0" (3'-6")
SIDE (COMMON WALL)	9'-0" (0')
REAR (OPEN STRUCT)	5'-0" (3'-6")
TYPE B "FHAA UNIT," TYPE C "COMMUNAL STUDIO"	
FRONT (OPEN STRUCT)	6'-8" (2'-6")
SIDE (OPEN STRUCT)	5'/3' (0')
REAR, COMMON WALL	0'
VEHICLE PARKING QUANTITY/UNIT	.75 +.2(GST)
TOTAL REQUIRED (PROVIDED)	13 (16)
BICYCLE PARKING QUANTITY/UNIT	.75 +.2(GST)
TOTAL REQUIRED (PROVIDED)	13 (16)
CONSTRUCTION TYPE, SEPARATED/NON-SPRINKLERED	TYPE V

REC19020

PL18007

DS180283

bldg permit documents

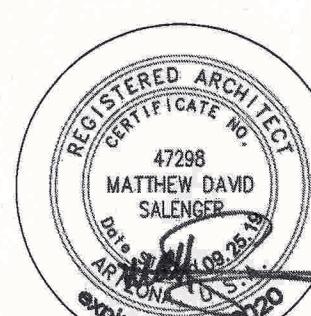
480-517-1589

FOR NEWTOWN CDC - 480-517-1589
MICRO ESTATES ON RITA
SITE ADDRESS: 1443 S. RITA LANE TEMPE AZ 85281

coLAB

colab studio, llc
artists - architects
1614 e. cedar street
tempe - arizona
85281

(V) 480 326 0541
(F) 602 264 3440



DATE 08 08 19
PROJECT # 18005
DRAWN BY MDS
CHECKED BY
REVISIONS

SHEET #

DS180283

PL18007

REC19020

COVER/PAD INFO

A0.0

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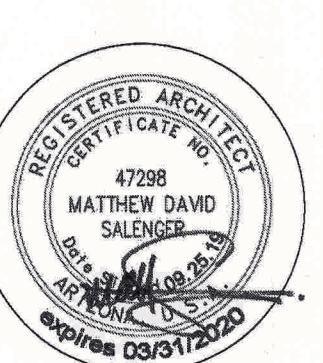
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bldg permit documents

KEY NOTES

UNIT TYPE C ("STANDARD UNIT" IN THIS DEVELOPMENT) SINGLE FAMILY DWELLING UNIT, DESIGNED UNDER IRC, PER ICC A11.7 CHAPTER 10 FOR TYPE C UNIT. SEE SHEETS C0.3 & C0.4.

UNIT TYPE B ("FHA UNIT" IN THIS DEVELOPMENT) SINGLE FAMILY DWELLING UNIT, DESIGNED UNDER IRC, PER ICC A11.7 CHAPTER 10 FOR TYPE C UNIT. SEE SHEETS C0.3 & C0.4.

BUILDING TYPE COMM ("COMMUNAL STUDIO" IN THIS DEVELOPMENT) MAIN ROOM, LAUNDRY, RESTROOM, DESIGNED UNDER IRC, PER ICC A11.7 CHAPTER 10 FOR TYPE C UNIT. SEE SHEETS C0.3 & C0.4.

1. STEEL SERVICE GATE, 3'-4" HIGH
2. ELECTRICAL SERVICE ENTRANCE SECTION
3. NEIGHBORING HOUSE, TEMP EASEMENT
REQUIRED TO PLACE ADJACENT SCREEN WALL

4. (16) PARKING SPACES, UNCOVERED (14
STANDARD 8.5'X18'; 2) ADA ACCESSIBLE
8.5'X18' w/ 8' ACCESS AISLE, ASPHALT

5. REFUSE ENCLOSURE DS-116 w/ SCREEN
GATES & CONCRETE APRON

6. 3'-4" HIGH CMU SCREEN WALL, TOP OF WALL
@ EL. 1175.33

7. 6' HIGH CMU SITE WALL, TOP OF WALL @ EL
1178

8. 8' HIGH CMU SITE & SOUND WALL, TOP OF
WALL @ EL 1180, NEW UNLESS SHOWN AS
EXISTING (E)

9. ACCESSIBLE PATHWAY, CONCRETE PAVING, PER
ICC A11.7 CHAPTER 10, SEE SHEETS C0.3 &
C0.4.

10. CONCRETE PATIO/LANDING WITH ROOF
OVERHANG, SHOWN DASHED; REFERENCE
BUILDING ELEVATIONS/SECTION

11. FIRE/SERVICE ACCESS GATE, 3'-4" HIGH TO
MATCH ADJACENT WALL TO WEST, 20' CLEAR
OPENING w/ KNOX LOCKSET, STEEL SHEET
CLADDING, RUST FINISH, REF 1/A1.1

12. 10' RAMP DEDICATED TO CITY
EXTERIOR LAUNDRY DRYING RACK CANOPY,
SHOWN DASHED

14. RAISED PLANTER AREA, REFERENCE LANDSCAPE
DRAWINGS

15. BIKE PARKING, PER TEMPE STANDARD DETAIL
30" X 72", (2) BIKE PER DETAIL

16. ABOVE GROUND WATER STORAGE TANK, FED BY
GUTTER FROM ACCESSIBLE UNIT/COMMUNITY
BUILDING, FOR LANDSCAPING PURPOSES ONLY,
REFERENCE C0.2 FOR SPECIFICATION

17. FIRE HYDRANT, NEW UNLESS SHOWN AS
EXISTING (E), REFERENCE CIVIL FOR EXACT
LOCATION

18. EXISTING POWER POLE TO REMAIN
19. COMPOST BINS BY OWNER

20. COMMUNITY MAIL BOX BUNDLE

21. INDIVIDUAL LOT PROPERTY LINES, TYPICAL

22. TWO HOUR RATED FIRE SEPARATION WALL,
REFERENCE DETAILS A25/A6.1

23. ACCESSIBLE PATHWAY FROM PARKING TO TYPE
B UNIT = 75', REFERENCE KEYNOTE #9

24. PROJECT AND ADDRESS SIGN

NON-SERVICE VEHICLE TURNAROUND, SHALL
HAVE SIGN STATING VEHICLE TURNAROUND -
NO PARKING

26. STABILIZED DG PAVED AREA, SHOWN WITH
HORIZONTAL HATCH PATTERN

27. PROPOSED GUTTER/CURB CONFIGURATION FOR
PROJECT SITE

28. POTENTIAL GUTTER/CURB CONFIGURATION FOR
ADJACENT SITE

29. SIDEWALK CONNECTION ACROSS RITA LANE

30. CENTERLINE RITA LANE

31. ADA PARKING ACCESS AISLE

31.1. RAMP, REFERENCE DETAIL 2/A1.1 &
KEYNOTE #10 ON SHEET 4 OF 11

31.2. PROVIDE ACCESSIBLE PARKING SIGNAGE
PER TEMPE STANDARD DETAIL T-361

32. ACCESS-WAY, DETAIL T-349 REVISED, SEE
CIVIL DRAWINGS

33. SITE UTILITIES, REFERENCE CIVIL DRAWINGS

34. 8' SITE WALL WITH VINE SCREEN AND VISUAL
SCREEN, SEE BUILDING ELEVATIONS

35. ELECTRICAL TRANSFORMER

36. EXTERIOR GROUND-MOUNTED MECHANICAL
EQUIPMENT

37. SITE LIGHTING, REFERENCE ELECTRICAL SITE
PLAN

38. SITE EQUIPMENT, TYP, REFERENCE CIVIL
DRAWINGS

39. RIP-RAP GROUND COVER, TO MATCH RIP-RAP
CALLED OUT BY CIVIL, EXCEPT ONLY 6" DEEP
OUTSIDE OF AREA SPECIFIED BY CIVIL, ABIDE
BY TEMPE ZDC 4-702(E)

SHEET NOTES

- A. INDIVIDUAL DWELLING SETBACKS ARE AT
EXTENT OF PLANNED BUILDING ENVELOPE
EXTENTS.
- B. REFERENCE FIRE/SERVICES PLAN FOR
VEHICULAR TURNAROUND DIMENSIONS.
- C. REFERENCE FIRE/REFUSE SITE PLAN FOR
DIMENSIONS OF REFUSE ENCLOSURE, AERIAL
CONTEXT MAP, ADA RAMP, PLUS IDENTIFICATION
OF ALL STRUCTURES, DRIVEWAYS, FIRE
HYDRANTS, AND STREETS WITHIN 125' RADIUS
OF PROJECT SITE.
- D. RITA LANE WILL REQUIRE "NO PARKING-FIRE
LANE" SIGNAGE ON BOTH SIDES OF STREET.
- E. PARKING AREA BEING IDENTIFIED AS PART OF
THE FIRE APPARATUS ACCESS ROAD
TURNAROUND SHALL MEET THE MINIMUM
REQUIREMENTS FOR THE CONSTRUCTION OF
FIRE APPARATUS ACCESS ROADS.
- F. FIRE ACCESS GATES SHALL HAVE A CLEAR
OPENING MINIMUM OF 20' AND BE EQUIPPED
WITH KNOX BOX.
- G. TRAFFIC CALMING DEVICES SHALL BE
PROVIDED UNLESS APPROVED BY THE FIRE
CODE OFFICIAL.
- H. SOUTH BORDER WALL SHALL BE CONTINUOUS
FROM EAST TO WEST PROPERTY BOUNDARIES
W/ NO OUTLETS TO RAILROAD PROPERTY, MIN
6' CMU.
- I. REFERENCE A1.1 FOR SITE PAVING CONTROL
JOINTS.
- J. ONE HOUR RATED WALL ASSEMBLIES,
REFERENCE WALL TYPES SHEET C0.1 FOR
CODE INFORMATION.

PROJECT DATA TABLE

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-202B	EXISTING R-4	PAD PROPOSED R1-PAD
GEN PLAN LAND USE		
GEN PLAN DENSITY UNIT/ACRE	25	UP TO 25
SITE AREA, GIVEN IN SF (ACRE)	28,321	(=.67 ACRE)
MAXIMUM DWELLING QUANTITY	16	13
MAXIMUM DENSITY UNIT/ACRE	25	19

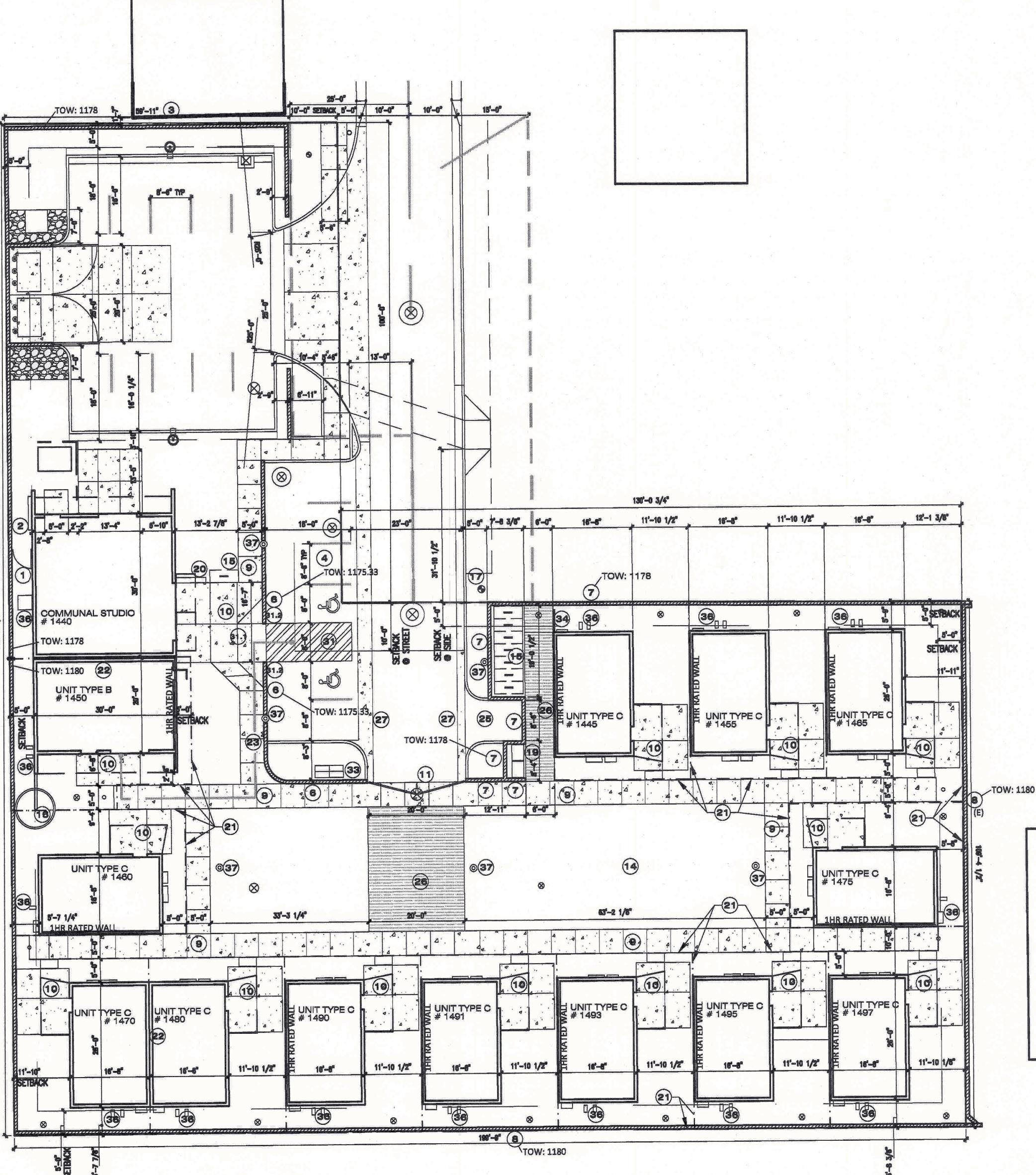
PROJECT DATA

PARCEL SIZE: 29,048 SF (.67 ACRE)
PROPOSED USE: SINGLE FAMILY, PAD
LEGAL DESCRIPTION: APN 133-09-015
133-09-16A
133-09-16B
DEVELOP OPTION: R1-PAD OPTION, REZONE
FROM EXISTING R-4
LOT SALES: YES
PHASED CONSTR: NO
R.O.W. IMPROV: AS REQUIRED
CONSTRUCTION TYPE: V-B, NON-SPRINKLERED
CODE: REFERENCE CODE INFO, SHEET C0.1
FLOOD IRRIGATION: NO

PROJECT NARRATIVE

THE DEVELOPMENT PROPOSAL INCLUDES (10) DETACHED
SINGLE FAMILY UNITS OF 600 SF EACH, (2) ATTACHED
SINGLE FAMILY UNITS OF 600 SF EACH, (1) TYPE B UNIT
ATTACHED DWELLING UNIT OF 600 SF, (1) COMMUNAL
STUDIO OF 900 SF.

THE PROPOSAL IS TO COMBINE THE THREE EXISTING LOTS,
THEN SUBDIVIDE THE ENTIRE PROPERTY TO ALLOW FOR
COMMUNITY LAND TRUST LEASEHOLD OWNERSHIP OF (13)
INDIVIDUAL LOTS AND ONE COMMON AREA LOT CONTAINING
THE COMMUNAL STUDIO, PARKING, PATHWAY ACCESS, AND
OPEN SPACE.



REC19020

NORTH
0' 10' 20'

NORTH
0' 10' 20'

SITE PLAN
1"=10'

DS180283

PL18007

REC19020

NORTH
0' 10' 20'

SITE PLAN
1"=10'

A1.0