

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: _____ DATE _____
SIGNATURE

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: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

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

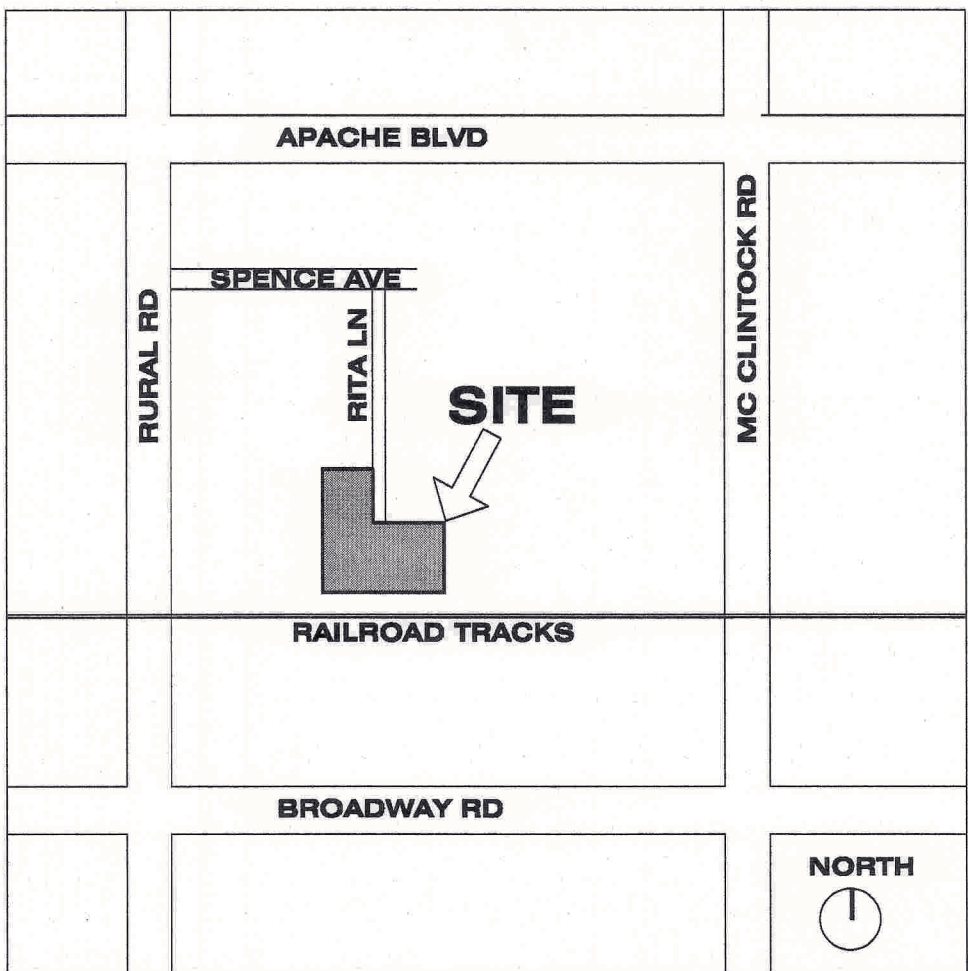
DEVELOPER:

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

PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4--202B	PAD PROPOSED
GEN PLAN LAND USE	R1--PAD SINGLE FAMILY
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

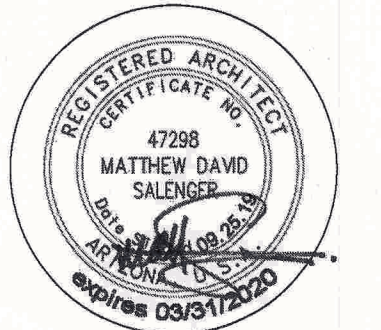
SITE VICINITY MAP



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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
bldg permit documents
SHEET #

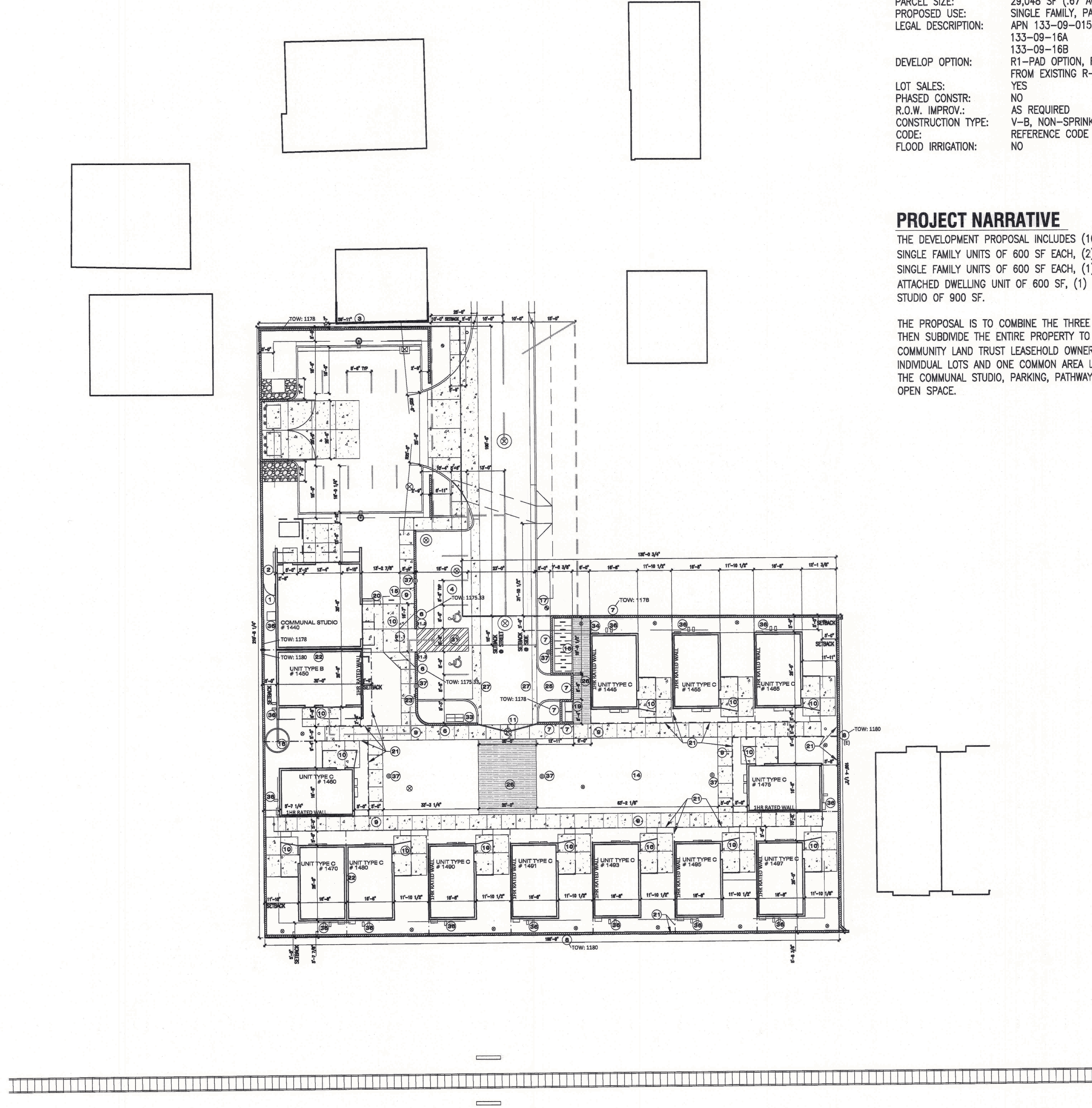
DS180283

PL180007

REC19020

COVER/PAD INFO

A0.0



DS180283

PL18007

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 CO.1
FLOOD IRRIGATION: NO

PROJECT NARRATIVE

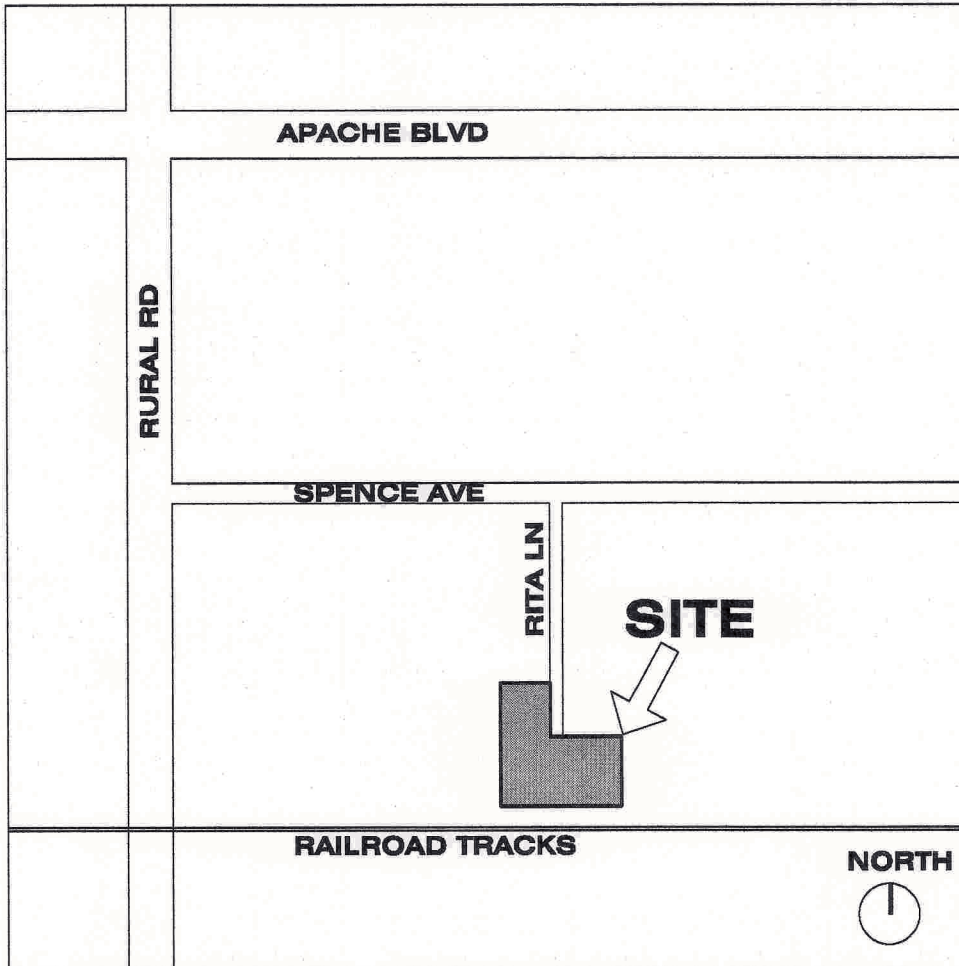
THE DEVELOPMENT PROPOSAL INCLUDES (10) DETACHED SINGLE FAMILY UNITS OF 600 SF EACH, (2) ATTACHED SINGLE FAMILY UNITS OF 600 SF EACH, (1) TYPE B UNIT ATTACHED DWELLING UNIT OF 600 SF, (1) COMMUNAL STUDIO OF 900 SF.

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.

PROJECT DATA TABLE

	EXISTING	PAD PROPOSED
ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-202B	R-4	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
BUILDING HEIGHT	40 FT	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 %		14.39 05%
MAXIMUM BUILDING LOT COVERAGE	60%	23%
MINIMUM SITE LANDSCAPE COVERAGE SF %		11,000 38%
SETBACKS		
SITE PERIMETER		
FRONT - EAST FACING RITA	20' (15')	10'
SIDE - N, S, E SIDE @ RITA	10'	5'
REAR - WEST AND EAST	10'	5'
PARKING		0'
TYPE C "STANDARD UNITS"		
FRONT (OPEN STRUCT)	20' (15')	5'-0" (3'-6")
SIDE (COMMON WALL)	10' (0')	9'-0" (0')
REAR (OPEN STRUCT)	10' (N/A)	5'-0" (3'-6")
TYPE B "FHAA UNIT," TYPE C "COMMUNAL STUDIO"		
FRONT (OPEN STRUCT)	20' (15')	6'-8" (2'-6")
SIDE (OPEN STRUCT)	10' (N/A)	5'/3' (0')
REAR, COMMON WALL	10' (0')	0'
VEHICLE PARKING QUANTITY/UNIT	2	.75 +2(GST)
TOTAL REQUIRED (PROVIDED)	26	13 (16)
BICYCLE PARKING QUANTITY/UNIT	N/A	.75 +2(GST)
TOTAL REQUIRED (PROVIDED)	7	13 (16)
CONSTRUCTION TYPE, SEPARATED/NON-SPRINKLERED		TYPE V

SITE VICINITY MAP



REC19020

0' 10' 20'

NORTH



SITE PLAN

1"=10'

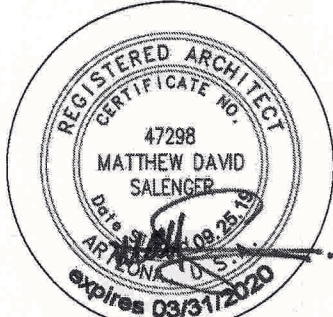
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KEY NOTES

- 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 CO.3 & CO.4.
- UNIT TYPE B: ("FHAA UNIT" IN THIS DEVELOPMENT) SINGLE FAMILY DWELLING UNIT, DESIGNED UNDER IRC, PER ICC A11.7 CHAPTER 10 FOR TYPE B UNIT. SEE SHEETS CO.3 & CO.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 CO.3 & CO.4.
- STEEL SERVICE GATE, 3'-4" HIGH
 - ELECTRICAL SERVICE ENTRANCE SECTION
 - NEIGHBORING HOUSE, TEMP EASEMENT REQUIRED TO PLACE ADJACENT SCREEN WALL
 - (16) PARKING SPACES, UNCOVERED (14 STANDARD 8.5'X18'; (2) ADA ACCESSIBLE 8.5'X18' w/ 8' ACCESS AISLE, ASPHALT
 - REFUSE ENCLOSURE DS-116 w/ SCREEN GATES & CONCRETE APRON
 - 3'-4" HIGH CMU SCREEN WALL, TOP OF WALL @ EL 1175.33
 - 8' HIGH CMU SITE WALL, TOP OF WALL @ EL 1178
 - 8' HIGH CMU SITE & SOUND WALL, TOP OF WALL @ EL 1180, NEW UNLESS SHOWN AS EXISTING (E)
 - ACCESSIBLE PATHWAY, CONCRETE PAVING, PER ICC A11.7 CHAPTER 10, SEE SHEETS CO.3 & CO.4
 - CONCRETE PATIO/LANDING WITH ROOF OVERHANG, SHOWN DASHED; REFERENCE BUILDING ELEVATIONS/SECTIONS
 - 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
 - 10' R.O.W. DEDICATED TO CITY EXTERIOR LAUNDRY DRYING RACK CANOPY, SHOWN DASHED
 - RAISED PLANTER AREA, REFERENCE LANDSCAPE DRAWINGS
 - BIKE PARKING, PER TEMPE STANDARD DETAIL 30'w X 72'L (2) BIKE PER DETAIL
 - ABOVE GROUND WATER STORAGE TANK, FED BY GUTTER FROM ACCESSIBLE UNIT/COMMUNITY BUILDING, FOR LANDSCAPING PURPOSES ONLY, REFERENCE CO.2 FOR SPECIFICATION
 - FIRE HYDRANT, NEW UNLESS SHOWN AS EXISTING (E), REFERENCE CIVIL FOR EXACT LOCATION
 - EXISTING POWER POLE TO REMAIN
 - COMPOST BINS BY OWNER
 - COMMUNITY MAIL BOX BUNDLE
 - INDIVIDUAL LOT PROPERTY LINES, TYPICAL
 - TWO HOUR RATED FIRE SEPARATION WALL, REFERENCE DETAILS 4&5/A6.1
 - ACCESSIBLE PATHWAY FROM PARKING TO TYPE B UNIT = 75', REFERENCE KEYNOTE #9
 - PROJECT AND ADDRESS SIGN
 - NON-SERVICE VEHICLE TURNAROUND, SHALL HAVE SIGN STATING "VEHICLE TURNAROUND - NO PARKING"
 - STABILIZED DG PAVED AREA, SHOWN WITH HORIZONTAL HATCH PATTERN
 - PROPOSED GUTTER/CURB CONFIGURATION FOR PROJECT SITE
 - POTENTIAL GUTTER/CURB CONFIGURATION FOR ADJACENT SITE
 - SIDEWALK CONNECTION ACROSS RITA LANE
 - CENTERLINE RITA LANE
 - ADA PARKING ACCESS AISLE
 - 1.1. RAMP, REFERENCE DETAIL 2/A1.1 & CIVIL KEYNOTE #16 ON SHEET 4 OF 11
 - 1.2. PROVIDE ACCESSIBLE PARKING SIGNAGE PER TEMPE STANDARD DETAIL T-360
 - ACCESS-WAY, DETAIL T-349 REVISED, SEE CIVIL DRAWINGS
 - SITE UTILITIES, REFERENCE CIVIL DRAWINGS
 - 8' SITE WALL WITH VINE SCREEN AND VISUAL SCREEN, SEE BUILDING ELEVATIONS
 - ELECTRICAL TRANSFORMER
 - EXTERIOR GROUND-MOUNTED MECHANICAL EQUIPMENT
 - SITE LIGHTING, REFERENCE ELECTRICAL SITE PLAN
 - SITE EQUIPMENT, TYP, REFERENCE CIVIL DRAWINGS
 - 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. 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 PROHIBITED 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 8'w CMU.
- I. REFERENCE A1.1 FOR SITE PAVING CONTROL JOINTS.
- J. ONE HOUR RATED WALL ASSEMBLIES, REFERENCE WALL TYPES SHEET CO.1 FOR CODE INFORMATION.



DATE 08 08 19
PROJECT # 18005
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SHEET #

bdg permit documents

DS180283

REC19020

PL18007

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FOR NEWTOWN CDC - 480.517.1589

MICRO ESTATES ON RITA

SITE ADDRESS: 1443 S. RITA LANE TEMPE AZ 85281