DEVELOPMENT PROJECT FILE
for
APACHE VILLAS

ATTACHMENTS:

1. Location Map

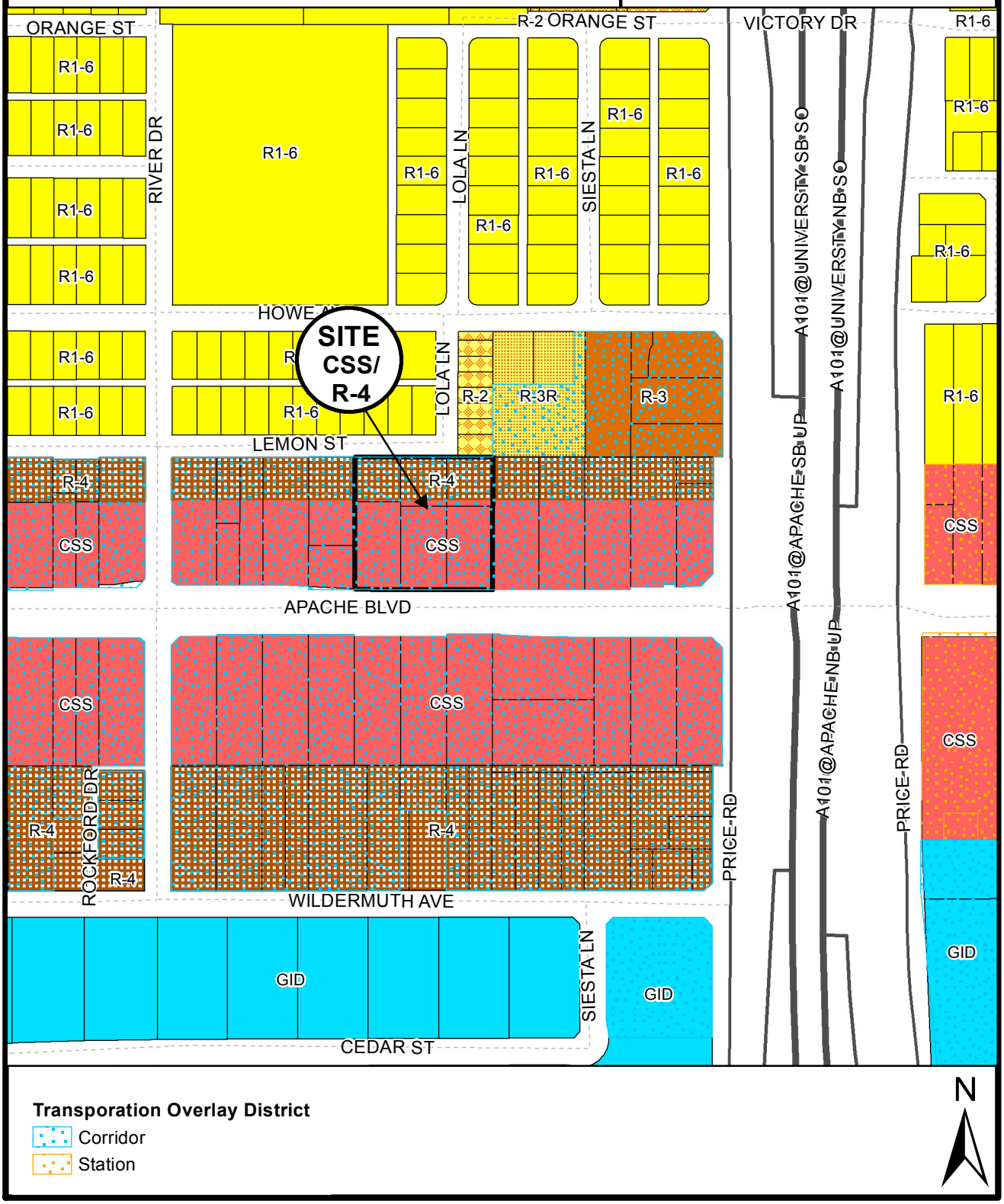
2. Aerial Photo

3-22. Letter of Intent and Subdivision Plat

Tempe

APACHE VILLAS

PL120395



Location Map

APACHE VILLAS (PL120395)

GENERAL PLAN AMENDMENT
REZONE & PLANNED AREA DEVELOPMENT
DEVELOPMENT PLAN REVIEW
AMENDED SUBDIVISION PLAT
FOR
APACHE VILLAS

LETTER OF EXPLANATION / PROJECT NARRATIVE
2148 E APACHE BOULEVARD, TEMPE, AZ 85281

Submitted to
City of Tempe
Planning Division
31 E Fifth St, Tempe, AZ 85281 / 480-358-3003

Submitted: December 2012
Revised: January 2013

Prepared for:
JWS DEVELOPMENT, LLC
3010 S Colonial St, Gilbert AZ 85295 / 480-202-8730
Contact: Troy Spencer / troys@cox.net
Prepared by:

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BOWMAN Project No. 9716

TABLE OF CONTENTS

I. INTRODUCTION 1
II. GENERAL PLAN AMENDMENT 1
III. REZONING 4
IV. PLANNED AREA DEVELOPMENT 4
V. SUBDIVISION PLAT 6
VI. DEVELOPMENT PLAN REVIEW 7
VII. SIGNS 10
VIII. CONCLUSION 10

APPENDICES

A. Exhibits
1-Vicinity Map
2-Legal Description
3-General Plan / Zoning Map
4-Planned Area Development Overlay
5-Final Plat
6-Site Plan

I. INTRODUCTION

Apache Villas is a proposed mixed-use development at 2148 East Apache Boulevard on the north side of Apache Boulevard, just west of the Loop 101 Price Freeway as shown on the Vicinity Map, Exhibit 1. The proposed 2.147 acre project will consist of 76 senior affordable apartment units in one four-story building along with an adjacent 5,000 square foot retail/ office building. A legal description of the property is shown in Exhibit 2.

This submittal entails four requests. 1. Minor General Plan Amendment to change the general projected land use densities map from Mixed Use (Medium to High Density up to 25 du/ acre) to Mixed Use (High Density > 25 du/acre); 2. Rezone from CSS/R-4 to MU-4 with a Planned Area Development Overlay; 3. Final Plat approval; and 4. Development Plan Review to establish conceptual design criteria, building elevations, materials and colors for the proposed buildings.

II. GENERAL PLAN AMENDMENT

The Apache Villas development is located within the Mixed Use land use category within the Tempe General Plan and the Apache Boulevard Transportation Overlay District and the Apache Boulevard Growth Area. The zoning and projected land use designations of adjacent parcels are shown on the General Plan / Zoning Map, Exhibit 3. The requested change in the projected land use from Mixed Use (Medium to High Density) to Mixed Use (High Density) is necessary to accommodate the proposed senior housing building which will have a density of 35 du/ac, greater than 25 du/ac.

Currently the existing residential density for this area in the General Plan limits the ability to develop a more intense development similar to an apartment complex or senior housing. Based on the limited amount of units allowed to develop per acre in connection with the limited amount of available land in this area, such a project would not be economically viable and would not be able to achieve the objectives of the General Plan. This project looks to develop 76 senior housing apartments ranging from a studio to a two bedroom apartment. The requested density for a senior housing facility at this location along the Transit Overlay District needs this increased density to be viable and able to adequately serve the senior community in the area.

This Minor General Plan amendment will enact the General Plan objectives of fostering development that conserves resources and enhances the environment in which people live, work and play. This amendment will enable the vision of the Apache Boulevard Growth Area plan to continue to take shape through achieving the highest and best use for the property and continuing new and more focused development along the light rail and transportation corridors. This development further provides those housing needs and office/ retail opportunities to occur while

providing a thoughtful design and pedestrian element to the project with ample landscaping and reduced building massing through architectural elements and accent materials.

This project provides unique and useable spaces for the residents and pedestrians. Multiple focal points are used to attract the eye using landscaping and seating areas. The mixed-use design of the project provides residents of the project and nearby another opportunity to utilize public transportation and encourage more pedestrian activity. The housing opportunity provides for a new demographic and income mix into the community that supports long term affordability and provides for the various stages of housing for residents who wish to stay nearby and remain independent by utilizing various public transportation options.

Mitigation of potentially negative impacts to the project were handled by increased architectural design and materials, providing ample landscaping as well as by positioning the larger building along the street and separating as much as possible from existing development to the north, east and west. Parking and landscaping was further utilized to minimize the visual impact from adjacent properties.

This project supports the Land Use Principals in the Land Use Element Chapter of the General Plan by enhancing an area for which residents of the area can live and work. It also supports the idea for a economically sustainable city which further helps guide the development pattern for the area by placing building and population intensity in areas that can best serve them.

Many goals and objectives of the General Plan have been met through this Minor General Plan Amendment. They are as follows:

Land Use and Accessibility:

- Provides affordable senior housing and encourages reinvestment and redevelopment to the Apache Boulevard area.
- Reinforces City-adopted plans such as the Transit Overlay District and the Apache Boulevard area plan.
- Provides mixed-use development that provides local services and housing on a neighborhood scale while using small areas of land efficiently.
- Encourages development of mass transit oriented design along shared streets such as Apache Boulevard.
- Implement priorities by developing a sustainable design that supports the neighboring community by including development patterns which facilitate pedestrian travel and access to transit along light rail.
- Creates mixed-use which increases pedestrian travel opportunities in the community.

Community Design, Historic Preservation, Housing and Neighborhoods: Redevelopment, Economic Development and Cost of Development:

- Provides focal points into the community and enhances pedestrian movement around the site.
- Provides unique building elevations with visual relief and appealing finishes.
- Encourages mixed-income housing and property reinvestment.
- Supports housing that provides senior independent living opportunities.
- Attracts new development and investment into the area.
- Further attracts new businesses to the area and increase the tax base.
- Project will not exceed planned infrastructure or service capacity.
- Further will provide opportunities for development along the corridor by showing new progress and development interest.

Environment, Land and Water:

- Reduces vehicle miles traveled by utilizing existing public transit systems.
- Effectively reutilizes land which has gone dormant and underutilized.
- Provide low water use and drought tolerant plans in landscaping plan.

Bikeways, Transit, Travel ways, Motorists and Parking, Aviation and Access Management:

- Site encourages use of alternative modes of transportation being within the Transit Overlay District.
- Provides safe and convenient pedestrian and bicycle access within and through the site to shopping, transit, employment and other destinations.
- Housing and office/ retail uses along transit corridors encourage ridership.
- Site further connects independent housing opportunities with live and work.
- Limited vehicle drives encourage safe pedestrian environments.
- Development of site further encourages rail uses along the corridor and reduces miles traveled by vehicles as well as encourages shared parking.
- Further encourages the regional approach to multi-modal transportation by public transportation next to mixed-uses.

Open Space, Recreational Amenities and Public Art & Cultural Amenities:

- Project is providing open space for seating and congregating along pedestrian pathways.
- Utilizes landscaping as a decorative feature with seating areas and decorative planter features.

Public Safety, Buildings and Services and Pedestrian Network:

- Project is designed to be energy efficient, quality design to reduce the suns impact by providing areas of shade through architectural design.
- Incorporates senior transportation needs into the design.
- Provides affordable, accessible housing for seniors.

Apache Boulevard Growth Area:

- Development encourages a strong sense of community and reinvestment.
- Project improves the area and enhances the quality of life while utilizing pedestrian-oriented design and development.
- Enhances the positive aspects of the community and eliminates potential areas of deterioration.
- Increases the utilization of the underdeveloped property.

In summary, the proposed Minor General Plan Amendment meets the intent and vision of the 2030 General Plan for this site.

III. REZONING

The project site is designated on the General Plan projected land use map as Mixed-Use. The existing zoning designation for the site is Commercial Shopping and Service (CSS) and Multi-Family Residential (R-4). This project is proposing the site be rezoned to Mixed-Use High Density (MU-4) to allow for the development of the site with a 76-unit senior affordable housing apartment building and a 5,000 square foot office/ retail component.

The proposed project has both residential and commercial components and complies with the General Plan projected land use for this area. The density is necessary in order for the site to be fully utilized to its highest potential in the Transit Overlay District and Apache Boulevard Growth area plan and changing the zoning to Mixed-Use will facilitate implementation of the General Plan goals and redevelopment of the site.

IV. PLANNED AREA DEVELOPMENT

The Planned Area Development Overlay will accomplish the goals of encouraging and promoting innovative design by allowing for a retail building on the same parcel as the senior housing apartment building.

The PAD is required as part of the MU-4 mixed-use high density zoning district as detailed in the Zoning and Development Code. The PAD overlay district provides the ability to set unique development standards such as setbacks, heights,

landscaping and parking requirements in order to create a more effective and unique development.

This PAD request promotes a more cohesive development by implementing both residential and retail/ office use on the site. The two uses work well together as they are able to serve each other as well as nearby residents and riders along the Transit Overlay District corridor. The senior housing apartment building is pulled closer to the street frontage by design to create a more pedestrian oriented design with landscaping and pedestrian circulation in front rather than a parking lot dominated street scene. It also allows the rear and side separation to the adjacent properties to be greater increasing land use compatibility and giving greater visual relief.

The office/ retail use is a positive addition to the development and surrounding community. It is placed along the western property line to enable a single driveway access for the site, thus reducing multiple driveways and decreasing pedestrian crossings making the site safer in its accessibility and impact to the existing roadway infrastructure.

The proposed development will meet the Transportation Overlay District Corridor ratios for parking commercial and residential uses. No reductions are being proposed. Resident parking is secured and shaded, and guest and customer parking is shared, so that evening hours more guests can be accommodated after the business is closed. However, due to the senior population being served, a reduction in bicycle parking is being requested. The 76 required parking spaces is based on being within the ASU bicycle commute area. If the regular bike ratios of .5 per unit and .2 per unit were applied,57 spaces would be needed. Bike parking will be available to customers of the office/retail building and guests of the residences outside the fenced area. Secured bicycle parking for the residents will be provided along the east side of the residential building.

By both the residential and office/ retail component being set close to Apache Boulevard, it creates a visually appealing streetscape which blends into each other with the use of shade and desert landscaping. This PAD enables the site to be performance based and gear development and use of the site towards a single goal providing both definition for the site and security. The previous zoning on the site was adequate for the past residential development; however with the growth along Apache Boulevard and the goals of the Transit Overlay District, traditional zoning has become incompatible with the goals and objectives of the General Plan. In order to develop appropriately, a PAD is required.

The following tables are the proposed development standards within the MU-4 PAD district.

Table 1: Site Development Standards – Apache Villas

Standards	***MU-4 PAD (Proposed)***
Density (DU/ AC)	35 du/ac
Max Building Height	60 feet
Max Lot Coverage (% of net)	22%
Min. Landscape Area (% of net)	23,019 S.F. (25%)

Table 2: Site/ Lot Development Standards/ Building Setbacks – Apache Villas

Standards	***MU-4 PAD (Proposed)***
Min. Building Setbacks *Front*	0 feet
Side	2 feet west side, 10 feet east side
Rear	10 feet
Parking Setbacks	18' north parking, Lemon Street / 15' south parking, Apache Boulevard

Table 3: Parking Standards – Apache Villas

Standards	***MU-4 PAD (Proposed)***
Residential Studio	0.75 per unit
Residential 1 Bedroom	0.75 per unit
Residential 2 Bedroom	0.75 per unit
Guest Parking	0.2 per unit
Retail/ Office	1 per 300 sq. feet
Bike	57 provided (using base code ratios), 76 required in bike commute area (intended to serve ASU)

By proposing these standards the project will be able to further develop in a transit oriented fashion which encourages a mixed-use development with higher densities and more live work opportunities.

V. SUBDIVISION PLAT

A subdivision plat will be processed for the Apache Villas property in order to combine the current six assessor parcels into one parcel and the re-development of the property to the mixed-use residential and retail/office components.

The property is located entirely within the City of Tempe and will process all such applications through the City while following the required Development Code.

VI. DEVELOPMENT PLAN REVIEW

The placement of the proposed buildings reinforces the desired character of the Transportation Overlay District and the Apache Boulevard Growth area by providing variety in the street scene and visual interest with a development that provides pedestrian circulation and activity at the site. Landscaping and open spaces provide for an enhanced residential experience.

a. Shade for energy conservation and comfort as an integral part of the design;

Shade from landscaping material and building features will be provided as an integral part of the project design. Apache Villas provides areas of visual relief by integrating numerous pop outs, balconies, alcoves and recessed wall plains into the elevation design where shade may provide heat relief to the residents.

The site will further provide landscaping which will include a grouping of shade trees and seating and a turfed area with trees on the west to provide relief from the sun.

b. Materials shall be of superior quality and compatible with the surroundings;

Building and hardscape materials have been selected based on quality, durability in the desert environment and compatibility with adjacent projects. Brick and stone accents have been chosen to highlight accents and pop outs on the building elevations to contrast against the natural colors.

c. *Buildings* and *landscape* elements have proper scale with the site and surroundings;

The proposed maximum height is 60’ to the top of highest architectural element on the four-story senior apartment housing building. This development will provide the area with the needed senior housing opportunities and achieve the desired density for this area as shown on the Projected Residential Densities Map in the General Plan.

Being that the site is located within the designated Transportation Overlay District and is within the Apache Boulevard Growth Area, this development is directly in line with the General Plan direction for this area.

d. Large *building* masses are divided into smaller components that create a human scale as viewed from the sidewalk;

> Building undulations and architectural features are utilized to create a human scale as viewed from the adjacent sidewalk. Balcony pop outs and stairwells breakup the visual massing of the building and are further broken out visually through the use of accent materials.

e. *Buildings* have a clear base and top, as identified by ground floor elements, *roof* forms, and detailing;

> Creative use of architectural features, building forms and landscape materials provide for a pleasing and diverse building which prevents a box-like appearance and instead demonstrates appealing design elements.

f. *Building* facades have architectural detail and contain windows at the ground level to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility;

> Windows and patio areas have been provided at the ground level to increase security and maximize visibility as well as provide elements for congregating in the outdoor environment further providing eyes on spaces.

g. Special treatment of doors, windows, doorways and walkways (proportionality, scale, materials, rhythm, etc.) contributes to attractive public spaces;

> Architectural diversity has been incorporated into doors, windows and walkways to contribute to attractive public spaces. Landscaping along Apache Boulevard will include a pedestrian seating area integrated into the overall landscape design of the project and provide shaded seating opportunities.

h. On-site utilities are placed underground;

> All on-site utilities and connections will be placed underground.

i. Clear and well lighted walkways connect *building* entrances to one another and to adjacent sidewalks;

> Building lighting will be provided to allow for well lighted walkways to sidewalks and entrances to direct residents and guests.

j. *Accessibility* is provided in conformance with the Americans with Disabilities Act;

> The site will be designed and built in conformance with the Americans with Disabilities Act.

k. Plans take into account pleasant and convenient access to multi-modal transportation options, and support the potential for transit patronage;

The project is located within the Transportation Overlay District and the Apache Boulevard Growth area, therefore convenient access is provided for personal and public transportation options through bus and proposed light rail stations within close proximity.

l. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized, in conformance with city transportation policies, plans, and design criteria;

Vehicular circulation has been designed to minimize conflicts with pedestrian access and circulation by providing sufficient separation from existing driveways and pedestrian connections as well as limiting vehicle access. Emergency access will be achieved through access onto Lemon Street.

m. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic. Projects should be consistent with the Tempe Pedestrian and Bicycle Facility Guidelines, contained the Comprehensive Transportation Plan;

On-site pedestrian access to the public streets and sidewalks will be through driveways and access gates onto Apache Boulevard and Lemon Street. Only a single automotive driveway entrance has been provided while several pedestrian connections have been provided for increased pedestrian and bicycle circulation. The project has been designed to be consistent with the Tempe Pedestrian and Bicycle Facility Guidelines.

n. Plans appropriately integrate crime prevention principles such as territoriality, natural surveillance, access control, activity support, and *maintenance*;

Crime prevention features include site lighting for visibility at entrances and open areas along with fences and gates for access control.

o. Landscaping accents and separates *parking*, *buildings*, driveways and pedestrian walkways;

Landscape elements are provided in parking islands to break up the parking lot and soften the hardscape of the project. The western landscape area between the proposed office/ retail building and the senior housing building further softens the site by providing seating areas with shade trees and a turfed area.

p. Lighting is compatible with the proposed *building(s)* and adjoining *buildings* and uses, and does not create negative effects.

Lighting is designed to be compatible with the adjoining buildings and will be directed to reduce any negative effects on adjacent properties while maintaining a safe environment. Lighting shall meet the provisions set forth in Chapter 8 – Lighting, of the Tempe Zoning Development Code.

VII. SIGNS

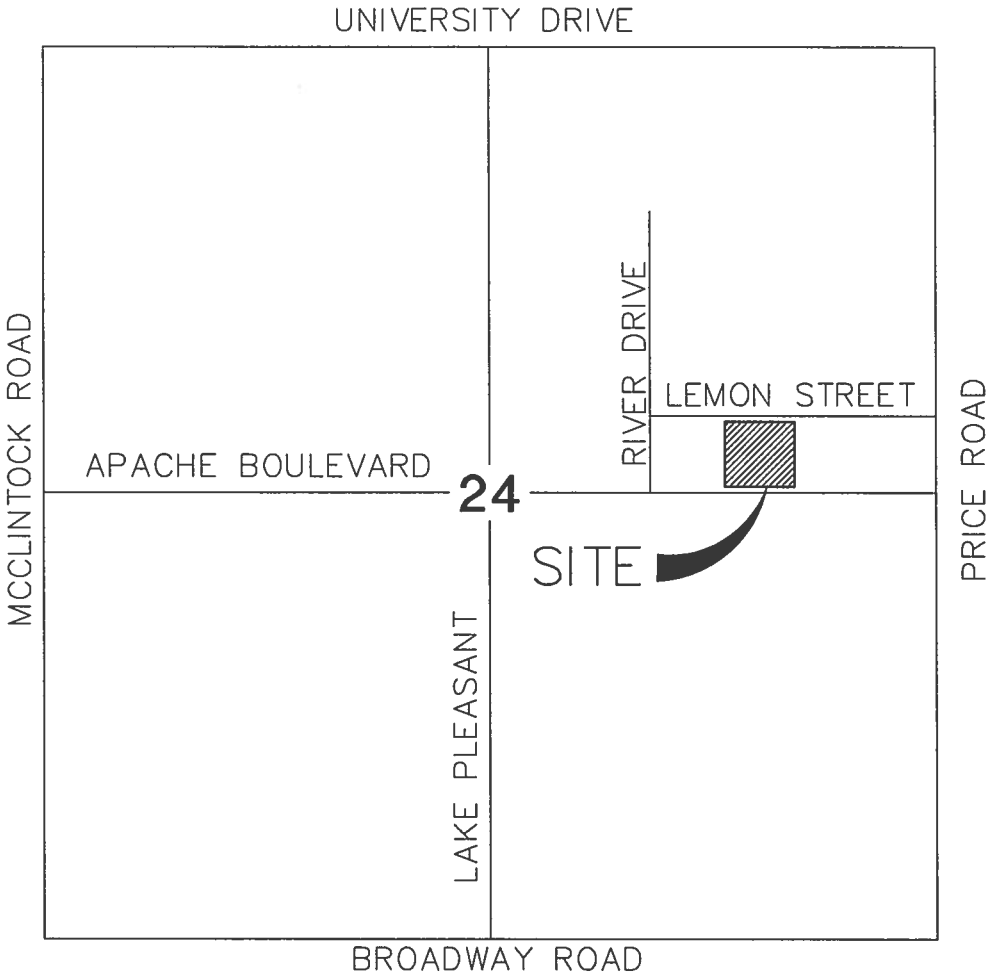
Building signage will consider the following criteria:

a. *Sign* copy shall provide contrast with its background;
b. *Sign* area and copy shall be proportional to the size of the *building* element on which it is located;
c. *Signs* for complexes or centers shall utilize materials which are complementary to the *building* and to the other *signs* on the premises.

VIII. CONCLUSION

Apache Villas provides an opportunity to encourage private re-investment and re-development into an area along the growth area of Apache Boulevard. The project maintains the goals and objectives of the 2030 General Plan and intent of the Transit Overlay District and Apache Boulevard growth area while providing community development and design that encourages re-investment and enhances the adjacent properties and surrounding neighborhood. Apache Villas is a positive project to the surrounding community and the City of Tempe.

EXHIBITS



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APACHE VILLAS

TEMPE, ARIZONA

VICINITY MAP

JOB #	9716-01-001
DATE	12/17/12
SCALE	N.T.S.
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SHT 1 OF 1	

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EXHIBIT 1

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
LOT 6 OF LOLA VISTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 20.
EXCEPT THE SOUTH 190 FEET THEREIN.
SAID PARCEL CONTAINS 11,440 SQUARE FEET, OR 0.2626 ACRES, MORE OR LESS.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
PARCEL NO. 1:
LOT 8, OF LOLA VISTA, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.
EXCEPT THE NORTH 100.00 FEET THEREOF, AND
EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE BY DEED RECORDED IN INSTRUMENT NO. 2005 0270943, A PART OF LOT 8, LOLA VISTA SUBDIVISION, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF APACHE BOULEVARD AND RIVER DRIVE;
THENCE NORTH 89 DEGREES 56 MINUTES 15 SECONDS EAST, ALONG THE CENTERLINE OF APACHE BOULEVARD A DISTANCE OF 443.94 FEET;
THENCE NORTH 00 DEGREES 06 MINUTES 14 SECOND EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00 DEGREES 06 MINUTES 14 SECONDS EAST, A DISTANCE OF 2.65 FEET;
THENCE SOUTH 87 DEGREES 12 MINUTES 30 SECONDS EAST, A DISTANCE OF 27.60 FEET;
THENCE SOUTH 89 DEGREES 33 MINUTES 56 SECONDS EAST, A DISTANCE OF 10.38 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 45 SECONDS EAST, A DISTANCE OF 1.19 FEET;
THENCE SOUTH 89 DEGREES 56 MINUTES 15 SECONDS WEST, A DISTANCE OF 37.95 FEET TO THE POINT OF BEGINNING.
PARCEL NO. 2:
THE NORTH 100.00 FEET OF LOT 8, OF LOLA VISTA, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.
SAID PARCEL CONTAINS 31,138 SQUARE FEET, OR 0.7148 ACRES, MORE OR LESS.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
PARCEL NO. 1
THE SOUTH 190.00 FEET OF LOT 6, OF LOLA VISTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 20.
PARCEL NO. 2:
LOT 7, OF LOLA VISTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 20;
EXCEPT THE SOUTH 190.00 FEET.
SAID PARCEL CONTAINS 19,763 SQUARE FEET, OR 0.4537 ACRES, MORE OR LESS.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
THE SOUTH 190.00 FEET OF LOT 7, OF LOLA VISTA, ACCORDING TO THE PLAT RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 20.
SAID PARCEL CONTAINS 31,205 SQUARE FEET, OR 0.7163 ACRES, MORE OR LESS.

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APACHE VILLAS
TEMPE, ARIZONA
LEGAL DESCRIPTION

JOB #	9716-01-001
DATE	12/17/12
SCALE	N.T.S.
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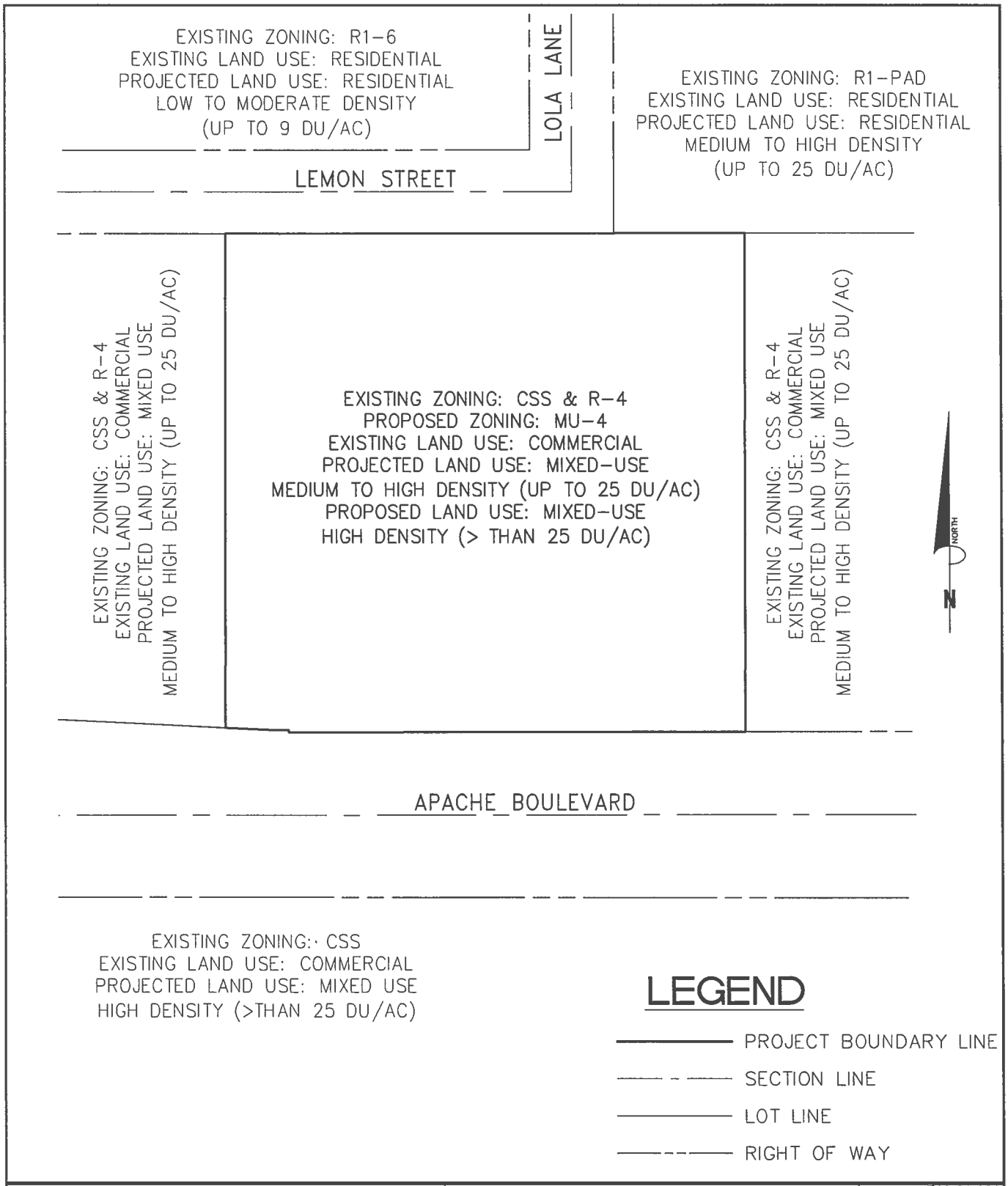
EXHIBIT 2



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APACHE VILLAS

TEMPE, ARIZONA

GENERAL PLAN MAP

JOB #	9716-01-001
DATE	DEC, 2012
SCALE	N.T.S.
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SHT	1 OF 1

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EXHIBIT 3

PLANNED AREA DEVELOPMENT OVERLAY FOR APACHE VILLAS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT:

ON THIS ____ DAY OF_____ 2013 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED 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.

IN WITNESS WHEREOF; I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

JWS DEVELOPMENT, LLC

BY: _____ DATE: _____
OWNER

ITS MANAGER/OWNER/PRESIDENT

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 1, APACHE VILLAS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK ____ OF MAPS, PAGE ____.

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS DAY _____ OF_____, 2013.

BY: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

BY: _____
CITY ENGINEER DATE

OWNER/DEVELOPER:

JWS DEVELOPMENT, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
3010 SOUTH COLONIAL STREET
GILBERT, AZ 85295
PHONE: (480) 202-8730
CONTACT: TROY SPENCER

PROJECT DATA:

ZONING DISTRICT(S) AND OVERLAY(S):
TRANSPORTATION OVERLAY DISTRICT CORRIDOR

DWELLING QUANTITY: 76 UNITS

DENSITY (DU/AC): 35 DU/AC

MAXIMUM BUILDING HEIGHT: 60 FEET

MAXIMUM LOT COVERAGE(% OF NET): 22%

MINIMUM LANDSCAPE AREA(% OF NET): 23,019 S.F. (25%)

MINIMUM BUILDING SETBACKS:

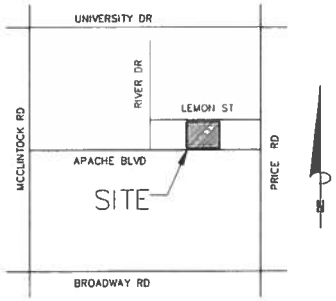
FRONT - 0 FEET
SIDE - 2 FEET WEST SIDE, 10 FEET EAST SIDE
REAR - 10 FEET

MINIMUM PARKING SETBACKS: 18 FEET NORTH PARKING, LEMON STREET
15 FEET SOUTH PARKING, APACHE BOULEVARD

VEHICLE PARKING SPACES PROVIDED: 99

BIKE PARKING SPACES PROVIDED: 57

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD12017

GENERAL NOTES:

DS121157 PAD12017 REC12057

ATTACHMENT 19

Bowman CONSULTING

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PLANNED AREA DEVELOPMENT OVERLAY
APACHE VILLAS
2148 EAST APACHE BOULEVARD
TEMPE, ARIZONA MARICOPA COUNTY

PROJECT NUMBER

32334
B. TROY PETERSON

PLAN STATUS

DATE	DESCRIPTION	
DESIGN	DRAWN	CHKD
SCALE	H: V:	
JOB No.	8716-01-001	
DATE	01/29/13	
SHEET	1 OF 1	

DS121157 PAD12017 REC12057

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EXHIBIT 4

APACHE VILLAS

A REPLAT OF LOTS 6, 7 AND 8 OF LOLA VISTA, ACCORDING TO THE PLAT OF RECORD IN BOOK 30 OF MAPS, PAGE 20 OF THE RECORDS OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA ALSO BEING PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION:

JWS DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER; HAS REPLATTED UNDER THE NAME OF "APACHE VILLAS" LOTS 6, 7 AND 8 OF LOLA VISTA, ACCORDING TO THE PLAT OF RECORD IN BOOK 30 OF MAPS, PAGE 20 OF THE RECORDS OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND HEREBY PUBLISHES THIS PLAT OF "APACHE VILLAS" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGEMENT:

ON THIS ____ DAY OF_____ , 2013 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED_____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.

IN WITNESS WHEREOF; I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____ _____ NOTARY PUBLIC
MY COMMISSION EXPIRES
JWS DEVELOPMENT, LLC:

_____ DATE: _____
OWNER
PRESIDENT

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
LOT 6 OF LOLA VISTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 20.
EXCEPT THE SOUTH 190 FEET THEREIN.
SAID PARCEL CONTAINS 11,440 SQUARE FEET, OR 0.2626 ACRES, MORE OR LESS.
AND;
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
PARCEL NO. 1:
LOT 8, OF LOLA VISTA, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.
EXCEPT THE NORTH 100.00 FEET THEREOF, AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE BY DEED RECORDED IN INSTRUMENT NO. 2005 0270943, A PART OF LOT 8, LOLA VISTA SUBDIVISON, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF APACHE BOULEVARD AND RIVER DRIVE;
THENCE NORTH 89 DEGREES 56 MINUTES 15 SECONDS EAST, ALONG THE CENTERLINE OF APACHE BOULEVARD A DISTANCE OF 443.94 FEET;
THENCE NORTH 00 DEGREES 06 MINUTES 14 SECOND EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00 DEGREES 06 MINUTES 14 SECONDS EAST, A DISTANCE OF 2.65 FEET; THENCE SOUTH 87 DEGREES 12 MINUTES 30 SECONDS EAST, A DISTANCE OF 27.60 FEET;
THENCE SOUTH 89 DEGREES 33 MINUTES 56 SECONDS EAST, A DISTANCE OF 10.38 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 45 SECONDS EAST, A DISTANCE OF 1.19 FEET;
THENCE SOUTH 89 DEGREES 56 MINUTES 15 SECONDS WEST, A DISTANCE OF 37.95 FEET TO THE POINT OF BEGINNING.
PARCEL NO. 2:
THE NORTH 100.00 FEET OF LOT 8, OF LOLA VISTA, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.

SAID PARCEL CONTAINS 31,138 SQUARE FEET, OR 0.7148 ACRES, MORE OR LESS.
AND;
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA,

OWNER/DEVELOPER:

JWS DEVELOPMENT, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
3010 SOUTH COLONIAL STREET
GILBERT, AZ 85295
PHONE: (480) 202-8730
CONTACT: TROY SPENCER

BENCHMARK:

ADOT BRASS CAP IN HANDHOLE AT THE INTERSECTION OF UNIVERSITY DRIVE AND PRICE ROAD
ELEVATION = 1186.38 NGVD 29 DATUM
(CITY OF TEMPE DATA)

BASIS OF BEARINGS:

BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, SAID BEARING BEING: S 89°57'10" W (S 89°57'09" W CITY OF TEMPE DATUM)

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS DAY _____ OF_____, 2013.

BY: _____.
MAYOR DATE

ATTEST: _____.
CITY CLERK DATE

BY: _____.
CITY ENGINEER DATE

BY: _____.
COMMUNITY DEVELOPMENT DATE

LEGAL DESCRIPTION (CONTINUED)

STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1
THE SOUTH 190.00 FEET OF LOT 6, OF LOLA VISTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 20.

PARCEL NO. 2:
LOT 7, OF LOLA VISTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 20;
EXCEPT THE SOUTH 190.00 FEET.

SAID PARCEL CONTAINS 19,763 SQUARE FEET, OR 0.4537 ACRES, MORE OR LESS.

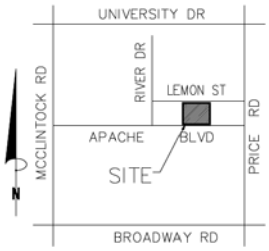
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 190.00 FEET OF LOT 7, OF LOLA VISTA, ACCORDING TO THE PLAT RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 20.

SAID PARCEL CONTAINS 31,205 SQUARE FEET, OR 0.7163 ACRES, MORE OR LESS.

NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. LOT CORNERS TO BE SET WITH 1/2" REBAR RLS#50640.
3. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
4. ANY RETENTION SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY) AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSIPATE THE VOLUME OF STORM WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.
5. EACH LOT WILL BE REQUIRED TO HAVE ON LOT RETENTION.



VICINITY MAP
NOT TO SCALE

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2012; THAT THE SURVEY IS TRUE AND COMPLETE A SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

(SIGNATURE) _____ 02/28/13
R.L.S. #50640 DATE

BOUNDARY CORNER NOTIFICATION:

PER THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS (ADOPTED FEB. 6, 2010), EXTERIOR BOUNDARY CORNERS WILL BE SET BY THE SURVEYOR WHO CERTIFIED THIS PLAT. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO ENSURE THAT INTERIOR CORNERS OF THE SUBDIVISION ARE SET (I) WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE CONSTRUCTION IMPROVEMENTS, OR (II) WITHIN TWO (2) YEARS AFTER RECORDATION OF THE SUBDIVISION PLAT, WHICHEVER DATE IS FIRST TO OCCUR. THE INTERIOR CORNERS OF THE SUBDIVISION MAY BE STAKED BY SURVEYORS OTHER THAN WHO CERTIFIED THIS SURVEY. IT WILL BE THE RESPONSIBILITY OF THE OTHER SURVEYOR WHO STAKES THE INTERIOR CORNERS OF THE SUBDIVISION TO RECORD A "RECORD OF SURVEY" WITH THE COUNTY RECORDER CONSISTENT WITH CURRENT ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.

JWS DEVELOPMENT, LLC

BY: _____

ITS: _____

FLOOD ZONE CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP #04013C2170G, DATED SEPTEMBER 30, 2005 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

50640
CLAYTON J. HOWARD
Registered Land Surveyor
Certificate No. 50640
ARIZONA, U.S.A.

NO.	REVISION	DATE

Bowman CONSULTING
Bowman Consulting Group, Ltd.
3010 South Priest Drive, Suite 103
Tempe, Arizona 85282
Phone: (480) 629-8830
www.bowmanconsulting.com
Bowman Consulting Group, Ltd.

APACHE VILLAS
FINAL PLAT

PROJECT NO: 9716-01-001	SCALE H: V:	SHEET NO.	FILE NO.
DRAWN: DD CHECK: JD	APPROVED: CH	1 OF 2	FP01
DATE: 02/28/13 DATE:	DATE:		

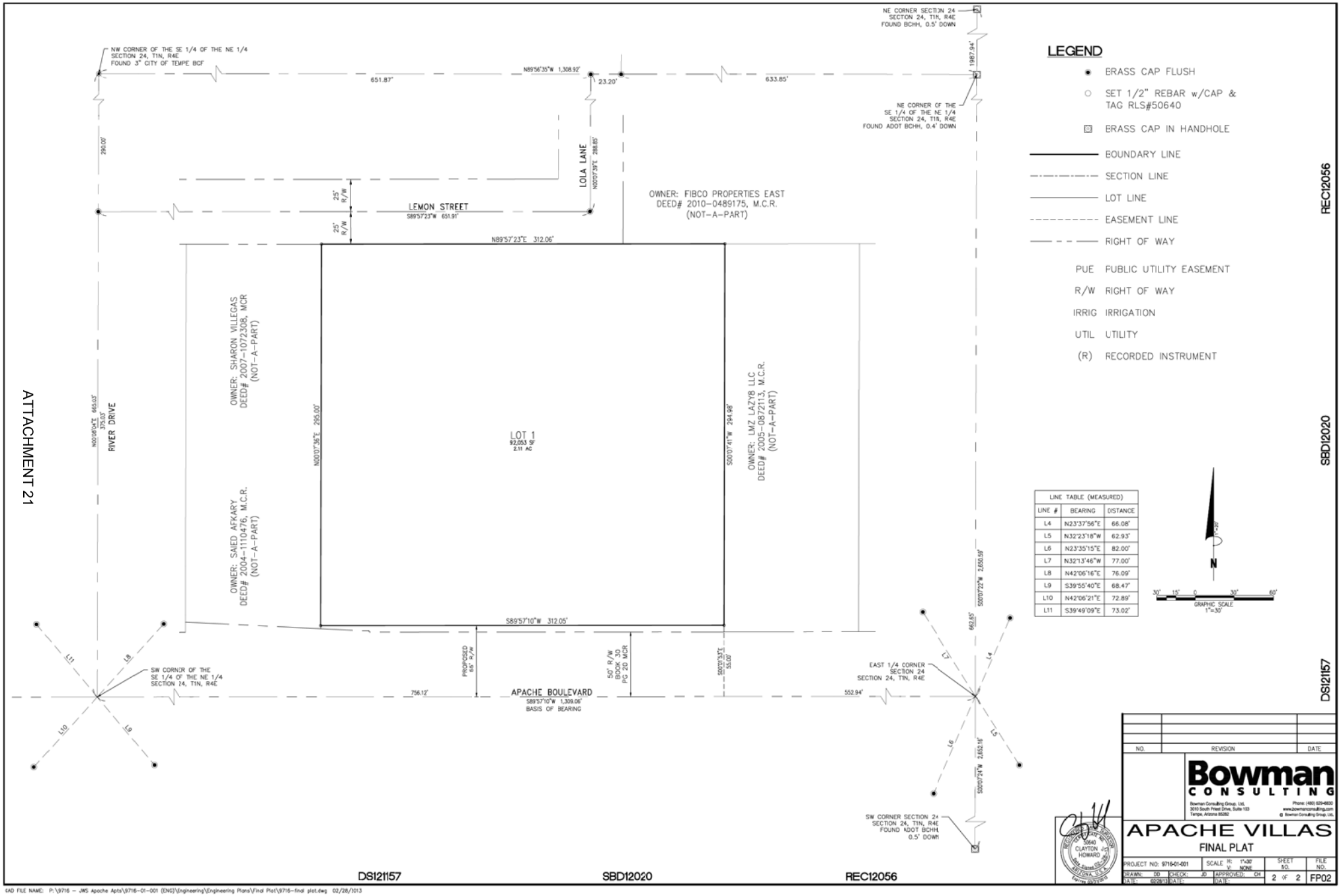
REC12056 SBD12020 DS121157

ATTACHMENT 20

DS121157 SBD12020 REC12056

CAD FILE NAME: P:\9716 - JWS Apache Apts\9716-01-001 (ENG)\Engineering\Engineering Plans\Final Plat\9716-final plat.dwg 02/28/2013

ATTACHMENT 21



LINE TABLE (MEASURED)		
LINE #	BEARING	DISTANCE
L4	N23°37'56"E	66.08'
L5	N32°23'18"W	62.93'
L6	N23°35'15"E	82.00'
L7	N32°13'46"W	77.00'
L8	N42°06'16"E	76.09'
L9	S39°55'40"E	68.47'
L10	N42°06'21"E	72.89'
L11	S39°49'09"E	73.02'

DS121157 SBD12020 REC12056

RETENTION CALCULATIONS

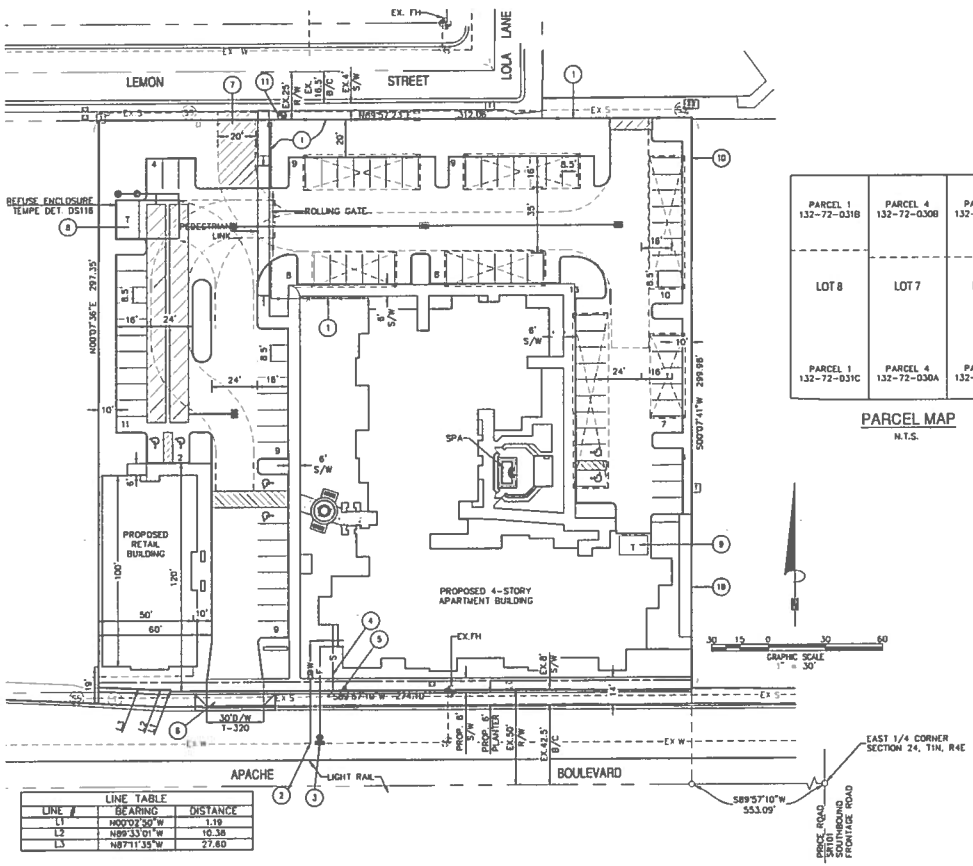
VR=(P/12) AC
P=2.4 INCHES (100-YEAR,1-HOUR STORM)
A=SITE AREA (SQUARE FEET)
C=0.95

VR=(2.4/12)X(93,547)X(0.95)
VR=17,774 C.F.
VP=18,055 C.F.*

*VOLUME PROVIDED IN
230 LF OF 10' DIAMETER PIPE
(78.5CF/LF)

KEY

1. WROUGHT IRON FENCE
2. WATER SERVICE
3. FIRE SPRINKLER
4. SANITARY SEWER SERVICE
5. REMOTE FIRE DEPARTMENT CONNECTION
6. DRIVEWAY ENTRANCE
7. EMERGENCY ACCESS (UNPAVED)
8. REFUSE ENCLOSURES (RETAIL)
9. REFUSE ROOM (APARTMENTS)
10. CMU WALL



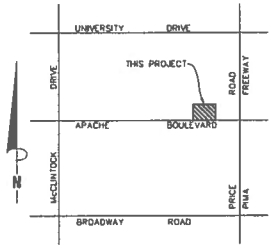
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°07'56"W	1.19
L2	N89°33'01"W	10.38
L3	N87°11'35"W	27.80

PARCEL 1 132-72-031B	PARCEL 4 132-72-030B	PARCEL 6 132-72-029B
LOT 8	LOT 7	LOT 6
PARCEL 1 132-72-031C	PARCEL 4 132-72-030A	PARCEL 6 132-72-029A

PARCEL MAP
N.T.S.

LEGEND

- UTILITY POLE
- DOWNGUY
- TELEPHONE RISER
- ELECTRIC JUNCTION BOX
- LIGHT POLE
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- SIGN
- WATER
- SEWER
- COVERED PARKING
- R/W RIGHT-OF-WAY
- B/C BACK OF CURB
- S/W SIDEWALK



VICINITY MAP
N.T.S.

PROJECT NARRATIVE

FWS-APACHE APARTMENTS WILL CONSIST OF 76 SENIOR AFFORDABLE APARTMENTS IN ONE 4-STORY BUILDING. AMENITIES IN THE BUILDING ARE THE LEASING OFFICE, CLUBHOUSE, AND FITNESS CENTER. OTHER AMENITIES INCLUDE OUTDOOR SPA AND SEATING AREA. A SEPARATE 5000 SQUARE FOOT BUILDING PAD HAS BEEN CREATED FOR A FUTURE COMMERCIAL PROJECT.

LEGAL DESCRIPTION

PARCEL 1

LOT 8, OF LOLA VISTA, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH 100.00 FEET THEREOF, AND

EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE BY DEED RECORDED IN INSTRUMENT NO. 2005 0270943, A PART OF LOT 8, LOLA VISTA SUBDIVISION, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF APACHE BOULEVARD AND RIVER DRIVE;

THENCE NORTH 89 DEGREES 56 MINUTES 15 SECONDS EAST, ALONG THE CENTERLINE OF APACHE BOULEVARD A DISTANCE OF 443.94 FEET;

THENCE NORTH 00 DEGREES 08 MINUTES 14 SECOND EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 08 MINUTES 14 SECONDS EAST, A DISTANCE OF 2.85 FEET; THENCE SOUTH 87 DEGREES 12 MINUTES 30 SECONDS EAST, A DISTANCE OF 27.60 FEET;
THENCE SOUTH 89 DEGREES 33 MINUTES 58 SECONDS EAST, A DISTANCE OF 10.38 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 45 SECONDS EAST, A DISTANCE OF 1.19 FEET;
THENCE SOUTH 89 DEGREES 56 MINUTES 15 SECONDS WEST, A DISTANCE OF 37.95 FEET TO THE POINT OF BEGINNING.

PARCEL 2

THE NORTH 100.00 FEET OF LOT 8, OF LOLA VISTA, ACCORDING TO BOOK 30 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL 3

THE SOUTH 190.00 FEET OF LOT 7, OF LOLA VISTA, ACCORDING TO THE PLAT RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 20.

PARCEL 4

LOT 7, OF LOLA VISTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 20;

EXCEPT THE SOUTH 190.00 FEET.

PARCEL 5

THE SOUTH 190.00 FEET OF LOT 6, OF LOLA VISTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 20.

PARCEL 6

LOT 6 OF LOLA VISTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 30 OF MAPS, PAGE 20.

EXCEPT THE SOUTH 190 FEET THEREIN.

PROJECT DATA

ADDRESS: 2148 EAST APACHE BOULEVARD
PARCEL SIZE: 93,547 S.F./ 2.147 ACRES (GROSS)
93,547 S.F./ 2.147 ACRES (NET)
GENERAL PLAN 2030
PROJECTED LAND USE: MIXED-USE
PROJECTED DENSITY: MEDIUM TO HIGH DENSITY
PROJECT DISTRICT: TRANSPORTATION OVERLAY DISTRICT
EXISTING ZONING: CSS/R-4
PROPOSED ZONING: MU-4

BUILDING AREA: 19,818 S.F.
PERCENTAGE OF LOT COVERAGE: 21%
HEIGHT OF BUILDING: 60 FEET
NUMBER OF STORIES: FOUR (4)
CONSTRUCTION TYPE: V-A
AUTOMATIC EXTINGUISHING SYSTEM: YES
NUMBER OF BEDROOMS: 94
STUDIO: 6
ONE BEDROOM: 52
TWO BEDROOM: 16

REQUIRED PARKING: 99 SPACES
RESIDENTS: 71
GUEST: 15
COMMERCIAL 13
PARKING PROVIDED: 103 SPACES
PARKING SPACES: 8.5'x16'(PLUS 2' OVERHANG)

LANDSCAPE AREA: 31,138 S.F.
PERCENTAGE OF SITE AREA: 33%

DEVELOPER:

JWS DEVELOPMENT, LLC.
1186 SOUTH FERN COURT
GILBERT, AZ 85296
PHONE: (480) 202-8730
CONTACT: TROY SPENCER

CIVIL ENGINEER:

BOWMAN CONSULTING
3010 SOUTH PRIEST DRIVE
SUITE 103
TEMPE, AZ 85282
PHONE:(480) 629-8830
ENGINEER: TROY PETERSON AZ REG NO 32334
CONTACT: GEORGE SWARSTAD

Bowman CONSULTING

Bowman Consulting Group, Ltd.
3010 South Priest Drive Ste 103
Tempe, Arizona 85282
Phone: (480) 629-8830
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

SITE PLAN
JWS Apache Apartments
2148 East Apache Boulevard
Tempe, Arizona
MARICOPA COUNTY

PROJECT NUMBER

32334
D. TROY PETERSON
ARIZONA, U.S.A.

PLAN STATUS

DATE	DESCRIPTION

OS	AC	TP
DESIGN	DRAWN	CHKD

SCALE H: 1"=30' V: NONE
JOB No. 9716-01-001
DATE 12.17.12

SP-1
SHEET 1 OF 1

CAD FILE NAME: P:\9716 - JWS Apache Apts\9716-01-001 (ENG)\Engineering\Engineering Plans\Site Plan\9716-CP-001-SP.dwg 01/29/2013

ATTACHMENT 22

EXHIBIT 6