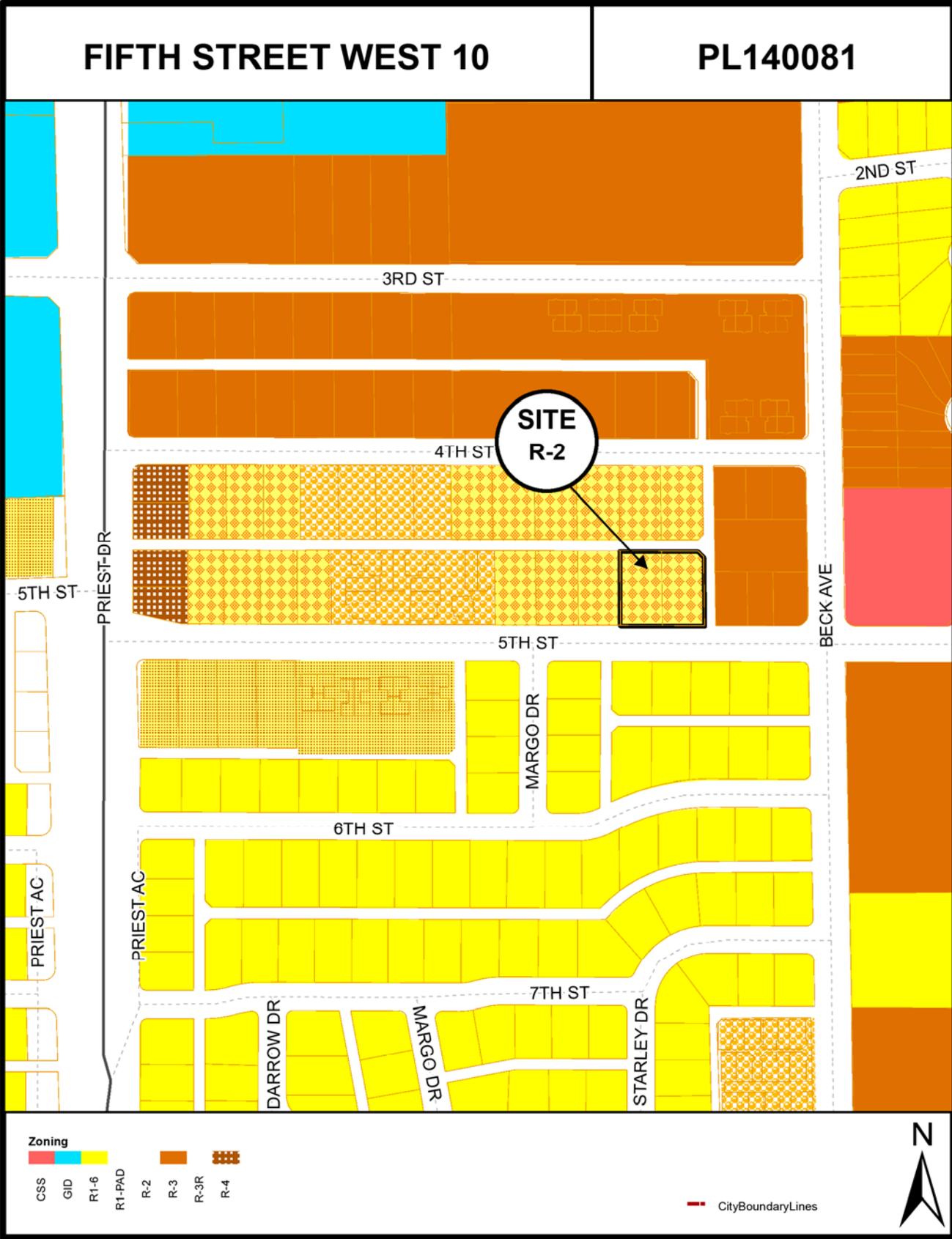




DEVELOPMENT PROJECT FILE
for
FIFTH STREET WEST

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
- 4-6. Subdivision Plat



Location Map

FIFTH STREET WEST 10	PL140081
-----------------------------	-----------------



Aerial Map

7 On 5th, LLC.

7279 E. Adobe Drive, Suite 101
Scottsdale, AZ 85255

6/22/2016

City of Tempe

Re: Letter of Explanation
Fifth Street West - Final Subdivision Plat

Dear City of Tempe Staff,

7 On 5th, LLC. is excited to submit the Final Plat for our **FIFTH STREET WEST** townhome subdivision located at 1214 West 5th Street. At its hearing of August 13, 2015, the City Council Approved the Zoning Map Amendment from R-2 Multi-Family to R-1 PAD Single-Family, a Planned Area Development overlay and a Development Plan Review for our seven-unit townhome development.

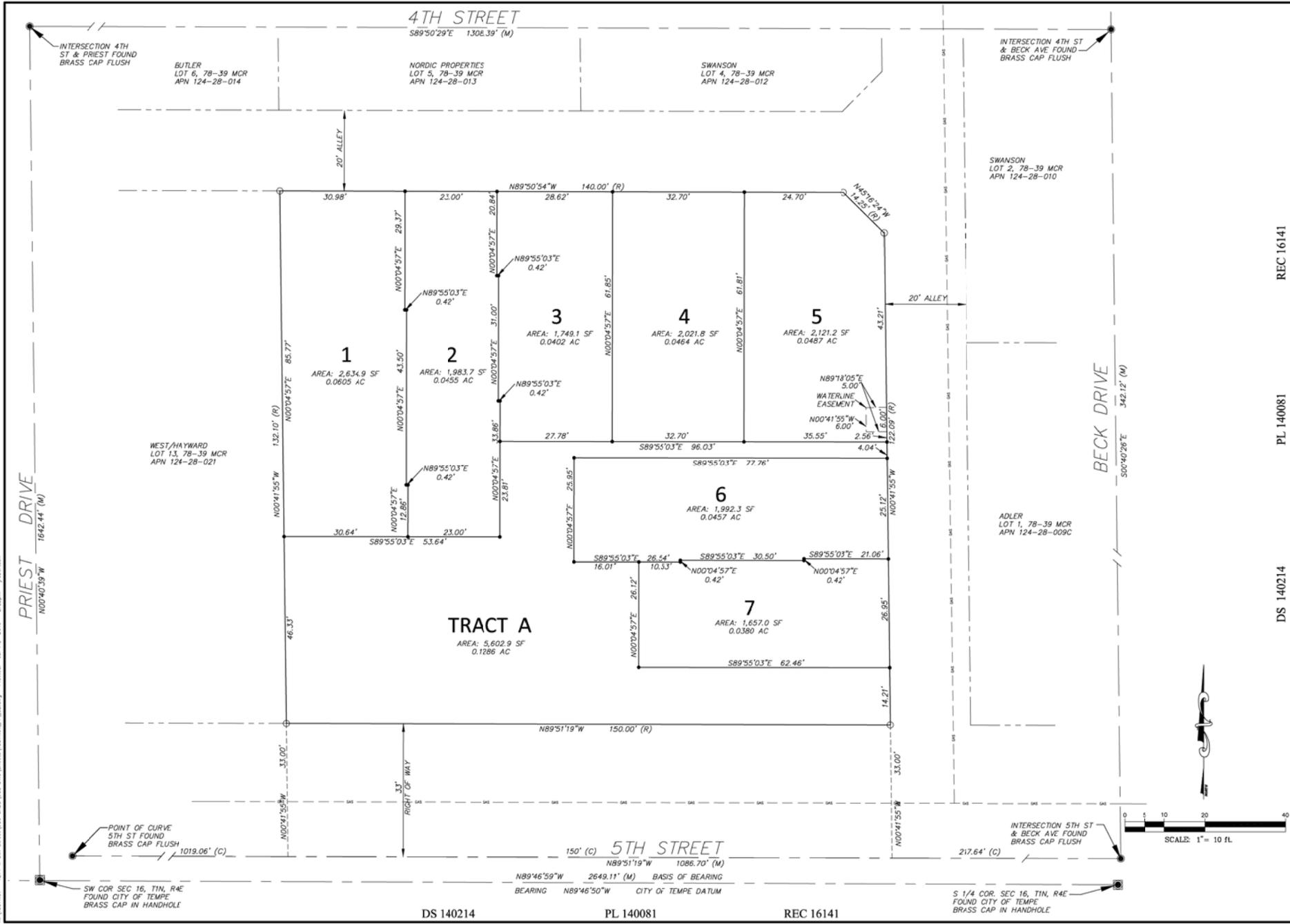
We are creating a seven lot subdivision with an additional common area Tract A. The Civil Engineer has calculated and provided the necessary storm water retention for the project. Each lot will have a sewer connection to City Sewer in the alley and a water connection to City water lines in Fifth Street. SRP is providing us with necessary transformers and power lines to provide each lot with electricity. The project design provides private and public parking areas in excess of City requirements. With the approved Final Plat our project will be positioned to contribute to the vitality of Tempe's Sunset Neighborhood.

With our submittal of this Final Plat, we are taking the next steps to ready this project for development. We look forward to working with City Staff on this process. Please don't hesitate to call if you have any questions.

Respectfully Submitted,



Brad Orlich
480-800-9500
Brad@DevelopAZ.com

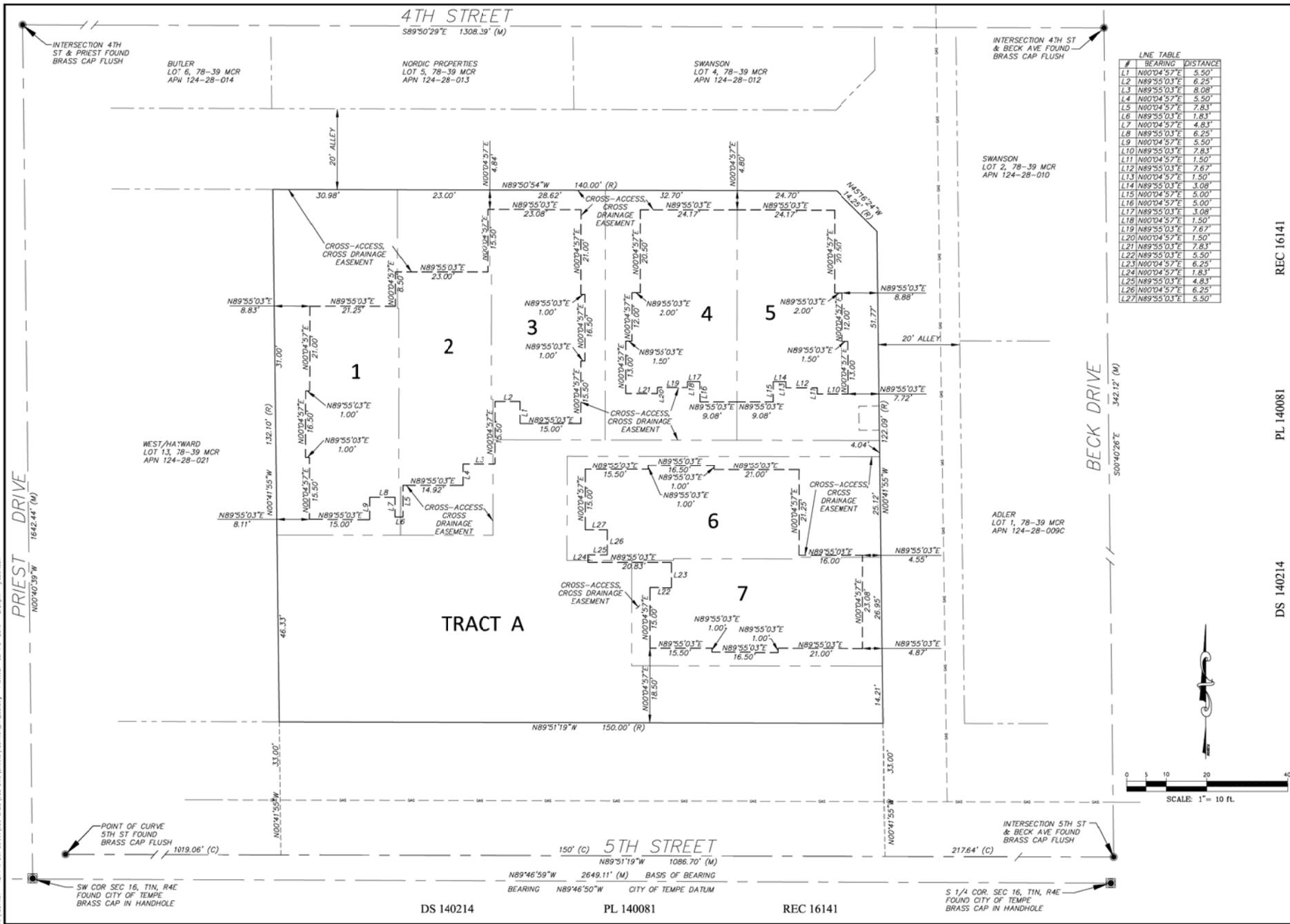


CK BY	
DESCRIPTION	
REV	DATE
1	11/14/2016
2	11/14/2016
3	11/14/2016
4	11/14/2016
5	11/14/2016
REC 16141 PL 140081 DS 140214	
SHEET TITLE	5TH STREET TOWNHOUSES 1214 W 5TH STREET, TEMPE, AZ
PROJECT TITLE	FINAL PLAT
PROJECT NO.	15511.01
DATE	MAY 2016
SCALE	1" = 10' FL
DESIGN BY	JAC
DRAWN BY	JAR
CHECK BY	JAC
DATE	MAY 2016
SCALE	1" = 10' FL
ISS NO	15511.01
DRAWING NO	3

EBC
 Engineering and Environmental Consultants, Inc.
 7748 N. 16th Street, Suite 135 | Phoenix, Arizona 85020
 Tel: 602.242.7702 | Fax: 602.242.7851

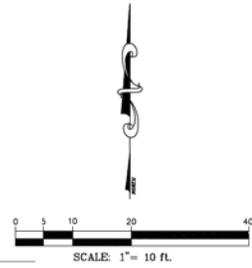
Professional Engineer
 License No. 34559
 State of Arizona
 Expires 3/31/17

P:\15511.01\15511.01 - 1214 W 5th Street\15511.01\Drawings\15511.01_PL_03.dwg - 11/14/2016 - 2:22pm - jacobson



LINE TABLE

#	BEARING	DISTANCE
L1	N00°04'57"E	5.50'
L2	N89°55'03"E	6.25'
L3	N89°55'03"E	8.08'
L4	N00°04'57"E	5.50'
L5	N00°04'57"E	7.83'
L6	N89°55'03"E	1.83'
L7	N00°04'57"E	4.83'
L8	N89°55'03"E	6.25'
L9	N00°04'57"E	5.50'
L10	N89°55'03"E	7.83'
L11	N00°04'57"E	1.50'
L12	N89°55'03"E	7.67'
L13	N00°04'57"E	1.50'
L14	N89°55'03"E	3.08'
L15	N00°04'57"E	5.00'
L16	N00°04'57"E	5.00'
L17	N89°55'03"E	3.08'
L18	N00°04'57"E	1.50'
L19	N89°55'03"E	7.67'
L20	N00°04'57"E	1.50'
L21	N89°55'03"E	7.83'
L22	N89°55'03"E	5.50'
L23	N00°04'57"E	6.25'
L24	N00°04'57"E	1.83'
L25	N89°55'03"E	4.83'
L26	N00°04'57"E	6.25'
L27	N89°55'03"E	5.50'



DATE	
BY	
DESCRIPTION	
REV	DATE
1	11/14/2016
2	11/14/2016
3	11/14/2016
4	11/14/2016
5	11/14/2016
6	11/14/2016
7	11/14/2016
8	11/14/2016
9	11/14/2016
10	11/14/2016
11	11/14/2016
12	11/14/2016
13	11/14/2016
14	11/14/2016
15	11/14/2016
16	11/14/2016
17	11/14/2016
18	11/14/2016
19	11/14/2016
20	11/14/2016
21	11/14/2016
22	11/14/2016
23	11/14/2016
24	11/14/2016
25	11/14/2016
26	11/14/2016
27	11/14/2016
28	11/14/2016
29	11/14/2016
30	11/14/2016
31	11/14/2016
32	11/14/2016
33	11/14/2016
34	11/14/2016
35	11/14/2016
36	11/14/2016
37	11/14/2016
38	11/14/2016
39	11/14/2016
40	11/14/2016
41	11/14/2016
42	11/14/2016
43	11/14/2016
44	11/14/2016
45	11/14/2016
46	11/14/2016
47	11/14/2016
48	11/14/2016
49	11/14/2016
50	11/14/2016
51	11/14/2016
52	11/14/2016
53	11/14/2016
54	11/14/2016
55	11/14/2016
56	11/14/2016
57	11/14/2016
58	11/14/2016
59	11/14/2016
60	11/14/2016
61	11/14/2016
62	11/14/2016
63	11/14/2016
64	11/14/2016
65	11/14/2016
66	11/14/2016
67	11/14/2016
68	11/14/2016
69	11/14/2016
70	11/14/2016
71	11/14/2016
72	11/14/2016
73	11/14/2016
74	11/14/2016
75	11/14/2016
76	11/14/2016
77	11/14/2016
78	11/14/2016
79	11/14/2016
80	11/14/2016
81	11/14/2016
82	11/14/2016
83	11/14/2016
84	11/14/2016
85	11/14/2016
86	11/14/2016
87	11/14/2016
88	11/14/2016
89	11/14/2016
90	11/14/2016
91	11/14/2016
92	11/14/2016
93	11/14/2016
94	11/14/2016
95	11/14/2016
96	11/14/2016
97	11/14/2016
98	11/14/2016
99	11/14/2016
100	11/14/2016

REC 16141

PL 140081

DS 140214

5TH STREET TOWNHOUSES
1214 W 5TH STREET, TEMPE, AZ

LOCATED IN SECTION 16
T 1 N, R 4 E, GEBRU, MARICOPA COUNTY, ARIZONA

FINAL PLAN

Engineering & Environmental Consultants, Inc.
7740 N. 16th Street, Suite 135 | Phoenix, Arizona 85020
Tel: 602-248-7702 | Fax: 602-248-7951

DESIGN BY: JMG
DRAWN BY: JMG
CHK'D BY: JMG
DATE: MAY 2016
SCALE:
ECC NO: 15511-01
DRAWING NO: 3 OF 3