# PLANNED AREA DEVELOPMENT FOR FARMER GOODWIN TOWN HOMES

**FARMER AVENUE AND 9th STREET**

**TEMPE, ARIZONA**

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## PROJECT DETAILS

**ARCHITECT**
Benjamin Vogel, Architect
BVArchitect@Q.com
520-406-8684
FAX-577-0272

**DEVELOPER**
CREW DEVELOPMENT CORPORATION
7303 WEST BOSTON STREET
CHANDLER, AZ 85226

**CONTRACTOR**
BLUE GRANITE CONSTRUCTION LLC
7303 WEST BOSTON STREET
CHANDLER, AZ 85226

**STATEMENT OF OWNERS**
WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN.

**SIGNED THIS DAY OF , 2016**

**HALLE CAPITAL LLC**
3124 E. BROOKWOOD COURT
PHOENIX, AZ 85048
602-251-3833 FAX: 602-251-3833

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### PROJECT DATA

<table>
<thead>
<tr>
<th><strong>PROJECT SCHEME</strong></th>
<th><strong>NEW</strong></th>
<th><strong>PREV. APPROVED</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>10 TOWN HOMES</strong></td>
<td><strong>9</strong></td>
<td><strong>9</strong></td>
</tr>
<tr>
<td><strong>CONSTRUCTION TYPE</strong></td>
<td><strong>V-B</strong></td>
<td><strong>V-B</strong></td>
</tr>
<tr>
<td><strong>SPRINKLERS</strong></td>
<td><strong>NO</strong></td>
<td><strong>NO</strong></td>
</tr>
<tr>
<td><strong>EXISTING ZONE</strong></td>
<td><strong>R-3</strong></td>
<td><strong>R-3</strong></td>
</tr>
<tr>
<td><strong>PROPOSED ZONE</strong></td>
<td><strong>R-3(PAD)</strong></td>
<td><strong>R-3(PAD)</strong></td>
</tr>
<tr>
<td><strong>SITE AREA (ACRES)</strong></td>
<td><strong>0.5 AC</strong></td>
<td><strong>0.5 AC</strong></td>
</tr>
<tr>
<td><strong>SITE AREA (SQ.FT.)</strong></td>
<td><strong>21,780s.f.</strong></td>
<td><strong>21,780s.f.</strong></td>
</tr>
<tr>
<td><strong>SETBACKS, FRONT/REAR</strong></td>
<td><strong>2' / 2'</strong></td>
<td><strong>2' / 2'</strong></td>
</tr>
<tr>
<td><strong>ALLOWED BLDG HT</strong></td>
<td><strong>30'</strong></td>
<td><strong>30'</strong></td>
</tr>
<tr>
<td><strong>PROPOSED BLDG HT</strong></td>
<td><strong>36'</strong></td>
<td><strong>36'</strong></td>
</tr>
<tr>
<td><strong>RESIDENTIAL DENSITY</strong></td>
<td><strong>20 U/AC</strong></td>
<td><strong>20 U/AC</strong></td>
</tr>
<tr>
<td><strong>BLDG AREA (FOOTPRINT)</strong></td>
<td><strong>11,100 s.f.</strong></td>
<td><strong>11,690 s.f.</strong></td>
</tr>
<tr>
<td><strong>LOT COVERAGE - MAXIMUM</strong></td>
<td><strong>54%</strong></td>
<td><strong>54%</strong></td>
</tr>
<tr>
<td><strong>LOT COVERAGE - PROPOSED</strong></td>
<td><strong>51%</strong></td>
<td><strong>52%</strong></td>
</tr>
<tr>
<td><strong>LANDSCAPE - MINIMUM</strong></td>
<td><strong>18%</strong></td>
<td><strong>18%</strong></td>
</tr>
<tr>
<td><strong>LANDSCAPE - PROPOSED</strong></td>
<td><strong>20%</strong></td>
<td><strong>20%</strong></td>
</tr>
<tr>
<td><strong>FLOOR AREA ALL 10 UNITS:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>FLOOR AREA (NET LIVABLE)</strong></td>
<td><strong>21,540 s.f.</strong></td>
<td><strong>19,652 s.f.</strong></td>
</tr>
<tr>
<td><strong>FLOOR AREA (GARAGE)</strong></td>
<td><strong>5,400 s.f.</strong></td>
<td><strong>5,388 s.f.</strong></td>
</tr>
<tr>
<td><strong>PARKING REQUIRED (INCL GARAGE)</strong></td>
<td><strong>22</strong></td>
<td><strong>22</strong></td>
</tr>
<tr>
<td><strong>PARKING PROVIDED</strong></td>
<td><strong>22</strong></td>
<td><strong>22</strong></td>
</tr>
</tbody>
</table>

### FLOOR AREA ALL 10 UNITS:

| **UNITS 1-4** | **2,154 s.f.** | **1,950 s.f.** |
| **OCCUPANCY LOAD** | **11** | **10** |
| **UNITS 6-9** | **2,154 s.f.** | **1,950 s.f.** |
| **OCCUPANCY LOAD** | **11** | **10** |
| **UNITS 5, 10** | **2,154 s.f.** | **2,026 s.f.** |
| **OCCUPANCY LOAD** | **11** | **11** |

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**LEGAL DESCRIPTION**
THE SOUTH 28 FEET OF LOT 1, THE WEST 67 FEET OF LOT 10 AND ALL OF LOTS 11, 12, AND 13 IN BLOCK 1, GOODWIN HOMES, ACCORDING TO BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.

**LOT 10, BLOCK 1, GOODWIN HOMES, ACCORDING TO BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA, EXCEPT THE WEST 67 FEET THEREOF**

**OWNER:**
HALLE CAPITAL LLC
3124 E. BROOKWOOD COURT
PHOENIX, AZ 85048
602-251-3833 FAX: 602-251-3833

**CONTACT:**
DOUG BRUHN

**STATEMENT OF OWNERS:**
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**HALLE CAPITAL LLC**

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### FLOOR AREA EACH UNIT:

<table>
<thead>
<tr>
<th><strong>UNIT</strong></th>
<th><strong>NET LIVEABLE SPACE</strong></th>
<th><strong>OCCUPANCY LOAD</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1-4</strong></td>
<td><strong>2,154 s.f.</strong></td>
<td><strong>11</strong></td>
</tr>
<tr>
<td><strong>6-9</strong></td>
<td><strong>2,154 s.f.</strong></td>
<td><strong>11</strong></td>
</tr>
<tr>
<td><strong>5, 10</strong></td>
<td><strong>2,026 s.f.</strong></td>
<td><strong>11</strong></td>
</tr>
</tbody>
</table>

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**LOCATION SHEET**

**LOCATION MAP**

---

**NOTED**

---

**CHECKED BY:**

**DRAWN BY:**

---

**DATE:**

---

**APPROVED BY:**

---

**# OF SHEETS:**

---

**JOB NUMBER:**

---

**SHEET NO:**

---

**SCALE:**

---

**DATE:**

---

**DRAWING TITLE:**

---

**REVISIONS:**

---

**DEVELOPER CONTACT INFO:**
BLUE GRANITE CONSTRUCTION
MATT KIM
matt@bggroupusa.com

---

**PROJECT ADDRESS:**
820, 830 SOUTH FARMER AVENUE
TEMPE, AZ 85281

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**ARCHITECT:**
Benjamin Vogel, Architect
BVArchitect@Q.com
520-406-8684
FAX-577-0272
SITE LIGHTING PLAN

Scale: 1" = 10'

APPROVED BY:

# OF SHEETS:

JOB NUMBER:

SHEET NO:

SCALE:

DATE:

CHECKED BY:

DRAWN BY:

PROJECT:

NOTED

SITE LIGHTING PLAN

R3

UNIT 10
UNIT 9
UNIT 8
UNIT 7
UNIT 6

UNIT 5
UNIT 4
UNIT 3
UNIT 2
UNIT 1

R3

9th STREET

R3 - ACROSS STREET

FARMER AVENUE

R3 - ACROSS STREET

DEVELOPER CONTACT INFO:
BLUE GRANITE CONSTRUCTION
MATT KIM
matt@bggroupusa.com

FARMER GOODWIN TOWNHOMES
PLANNED AREA DEVELOPMENT

10.24.16

EXP. 12-31-2018

SITE LIGHTING PLAN

= DECORATIVE SCONCE WITH SHIELDED TOP

= LED WALL PACK LIGHT FULLY SHIELDED
### Plant List

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>NUR</th>
<th>MARK</th>
<th>TYPE</th>
<th>COMMON NAME</th>
<th>BOTANICAL NAME</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>T-1</td>
<td>T</td>
<td>1</td>
<td>TREE</td>
<td>ROSEWOOD</td>
<td>DAUBIEGA G500</td>
<td>1½  MN</td>
</tr>
<tr>
<td>T-2</td>
<td>T</td>
<td>2</td>
<td>TREE</td>
<td>CHINESE ELM</td>
<td>LIPIUS PARVIFOLIA</td>
<td>1½  MN</td>
</tr>
<tr>
<td>S-3</td>
<td>G</td>
<td>3</td>
<td>COVER</td>
<td>DESERT CARPET ACS</td>
<td>ACACIA REDDENS</td>
<td>1 GAL</td>
</tr>
<tr>
<td>S-4</td>
<td>S</td>
<td>4</td>
<td>SHRUB</td>
<td>RED BIRD OF PARADISE</td>
<td>CAESALPIINA PULCHERRIMA</td>
<td>1 GAL</td>
</tr>
</tbody>
</table>

DG 1/2" and under at 2" thick with ground cover vegetation per plant schedule.