

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 06/09/2015
Agenda Item: 3

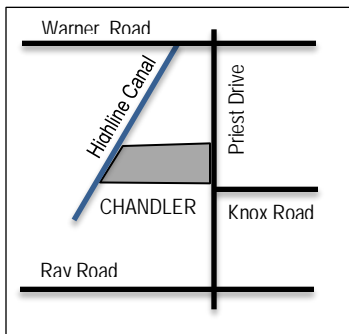
ACTION: Request approval of a Preliminary Subdivision Plat for a new single family subdivision consisting of 94 dwelling units for RHYTHM , located at 9330 South Priest Drive. The applicant is Chris Jones of Andersonbaron

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff- Approval, subject to conditions

BACKGROUND INFORMATION: RHYTHM (PL130327) is a new residential development which spans across the borders of Tempe into Chandler. The Tempe portion of the project is comprised of 94 single-family detached units on 19 gross acres with a projected density of 5 du/ac. The City of Chandler portion of the project is planned for 281 units comprised of a mix of four residential housing types (condominium, villas, lofts and casitas). The entire 51.52 acre development has 375 residences. The site was part of a prior Planned Area Development for MU-4, which required a Zoning Amendment to R1-PAD in 2014. The applicant is requesting a Subdivision Plat approval for 94 lots and 13 tracts within the Tempe portion of the community. This request includes the following:

SBD14018 Subdivision Plat for 94 lots and 13 tracts on 19.76 gross acres.



Property Owner	Mattamy Arizona LLC
Applicant	Chris Jones, Andersonbaron
Zoning District	R1-PAD, Single Family Residential
Total Subdivision Size	19.76 gross acres, 18.92 net acres
Minimum lot size	4,750 per lot (50' x 95')
House sizes	2,530-2,827 s.f.
Lot Coverage	60%
Number of Lots	94 (10.1583 acres)
Number of Tracts	13 (8.763 acres)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner, (480) 858-2391

Department Director: Dave Nakagawara, Community Development Director
 Legal review by: N/A
 Prepared by: Diana Kaminski, Senior Planner

COMMENTS:

This site is located between Warner and Ray roads on the west side of Priest Drive at the southwest border of Tempe, north of Chandler. The use of the property today is low density agricultural with a single family house on the northern portion of the site. The site to the north is San Sonoma, a new apartment community that is under construction. To the west is the Highline Canal and an Arizona Department of Transportation (ADOT) retention basin. To the south is existing industrial uses and a vacant lot located within Chandler. The vacant lot is proposed as another phase of this community, multi-family product types available. To the east are the existing County Island of Caroline Lane large lot single family homes with agricultural uses, and Sierra Tempe Unit 4 Homeowner's Association. The 19 acres would be subdivided into 94 lots of relatively uniform size and dimension totaling approximately 10.16 acres, and 13 commonly held tracts totaling 8.763 acres to be maintained by the HOA, including landscaping, open space and private streets. The applicant is requesting the Development Review Commission approval of the Preliminary Subdivision Plat to create 94 individual for-sale lots and 13 common tracts.

PUBLIC INPUT

A Neighborhood meeting was not required for the plat.

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Subdivision Plat. The properties will have access to public streets and conform to the technical standards of the Tempe City Code for Subdivisions; Chapter 30. This request meets the required criteria and will conform to the conditions.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Subdivision Plat.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. The Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Community Development Department on or before July 30, 2016. Failure to record the plats within one year of City Council approval shall make the plats null and void.
2. All property corners shall be set and verified with staff upon final recordation of the subdivision plats, no later than three (3) months from the date of County recordation or as determined by staff.

HISTORY & FACTS:

1937	Aerial photography indicated this area was agricultural land, with limited residential development.
September 18, 1975	The area was annexed into the City of Tempe (Ordinance No. 775); the site automatically was zoned AG, Agricultural District.
December 4, 2003	General Plan 2030 designated this property and the lots to the north as Mixed-Use, in anticipation of development of higher density residential and commercial uses.
November 1, 2012	City Council approved a Zoning Map amendment from AG to MU-3 for the San Sonoma Development consisting of a Mixed-Use 590 unit multi-family development with a future "commercial/office" component, subject to conditions.
December 12, 2013	General Plan 2040 designated this property and the properties to the north as residential, up to 25 dwelling units per acre, a change to the land use that occurred prior to the "future commercial

use" being implemented for the San Sonoma Development to the north. The resulting change modified the direction of the properties from being Mixed-Use with both residential and commercial uses, to a solely residential product.

- April 22, 2014 A neighborhood meeting held by the applicant for a new single family residential development.
- June 10, 2014 Development Review Commission heard and recommended approval of a request for a Zoning Map Amendment from MU-4 and AG to R1-PAD, Single Family Planned Area Development Overlay for a new single family subdivision consisting of 94 dwelling units for RHYTHM. The request also included an Amended Planned Area Development Overlay for the existing San Sonoma entitlement to the north, which had not yet been built.
- June 26, 2014 City Council introduced and held a first public hearing with the City Council to adopt, an ordinance for a Zoning Map Amendment from MU-4 and AG to R1-PAD, a Planned Area Development Overlay and an Amended Planned Area Development Overlay for a new single family subdivision consisting of 94 dwelling units for RHYTHM, located at 9330 South Priest Drive. The applicant is Jordan Rose, Rose Law Group (Ordinance No. O2014.32)
- July 31, 2014 Held a second public hearing and approved the above request.
- June 9, 2015 Development Review Commission is scheduled to hear a request for the Development Plan Review and Preliminary Subdivision Plat.
- June 25, 2015 City Council is scheduled for an introduction and meeting for a Final Subdivision Plat.

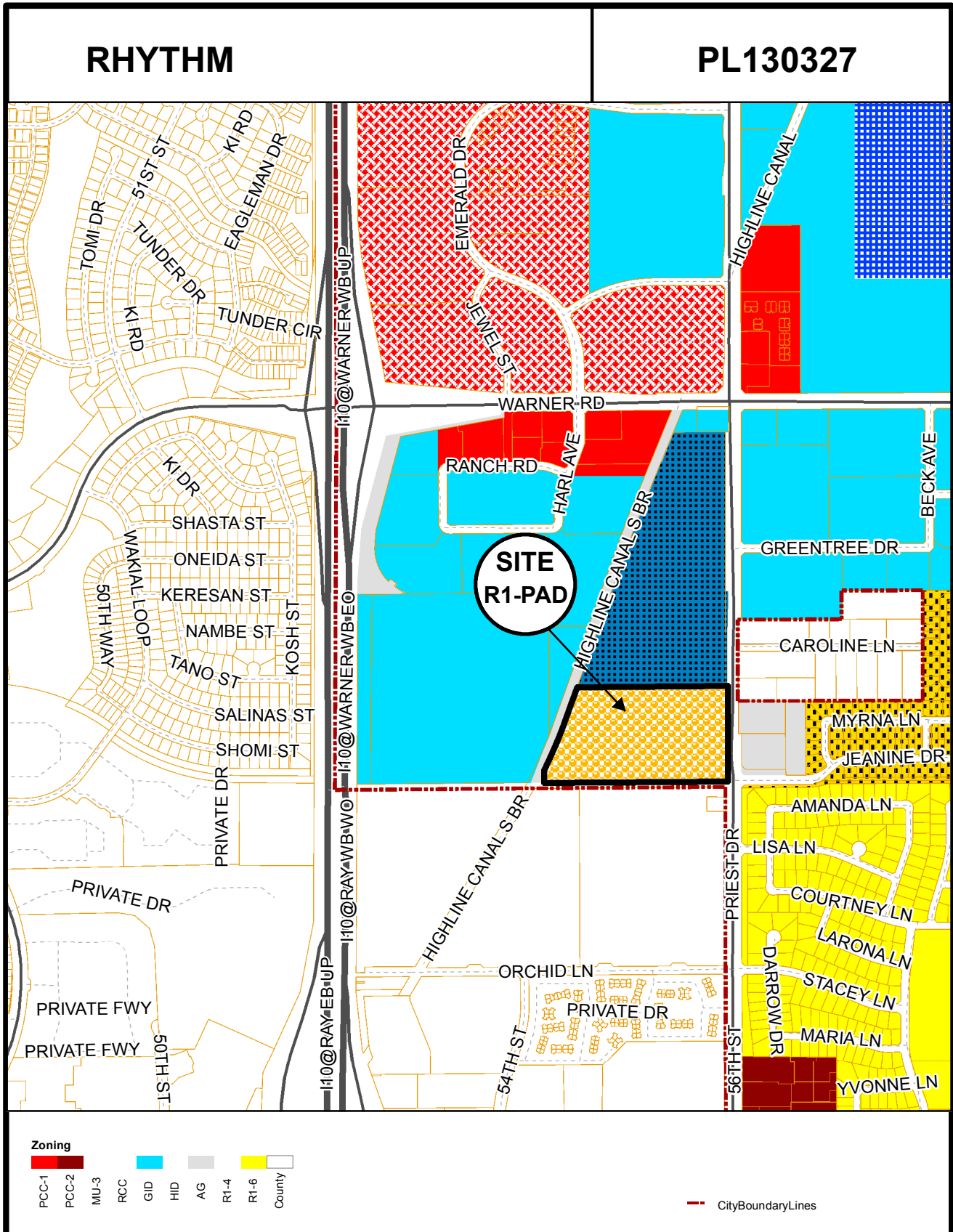
ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-307: Subdivisions, Lot Splits and Adjustments



DEVELOPMENT PROJECT FILE
for
RHYTHM DEVELOPMENT

ATTACHMENTS:

1. Location Map
2. Aerial
3. Site Plan
- 4-6. Subdivision Plat



Location Map

THE RHYTHM

PL130327



Aerial Map

Road Data				Site Data							
Chandler		Tempe		Chandler			Tempe			Total	
Description	Quantity	Description	Quantity	Description	Quantity	Mix	Description	Quantity	Mix	Quantity	Mix
Central Amenity	1.62 AC.	Central Amenity	0.00 AC.	Gross Acreage	31.87 AC.		Gross Acreage	19.76 AC.		51.63 AC.	
*Open Space	7.73 AC.	Open Space	4.81 AC.	Net Acreage	29.20 AC.		Net Acreage	18.92 AC.		48.12 AC.	
Local Roads	6,973 LF.	Local Roads	3,879 LF.	*Open Space	7.73 AC.	24%	Open Space	4.82 AC.	24%	12.55 AC.	24%
Condominium	2,863 LF.	Condominium	0 LF.	Condominium	125 Units	44%	Condominium	0 Units	0%	125 Units	33%
Detached Alley	1,454 LF.	Detached Alley	0 LF.	Loft (35' x 58')	81 Units	29%	Loft (35' x 58')	0 Units	0%	81 Units	22%
				Villa (Detached Alley)	63 Units	22%	Villa (Detached Alley)	0 Units	0%	63 Units	17%
				Casitas (50' x 95')	12 Units	4%	Casitas (50' x 95')	94 Units	100%	106 Units	28%
				Total	281	9.62 DU/AC	Total	94	4.97 DU/AC	375 Units	7.79 DU/AC

* OPEN SPACE ACREAGE INCLUDES CENTRAL AMENITY AND CONDOMINIUM AREA

* OPEN SPACE ACREAGE INCLUDES CENTRAL AMENITY AND CONDOMINIUM AREA



RHYTHM ATTACHMENT 3 ILLUSTRATIVE SITE PLAN

plan scale 1/80
date: 01.05.15



LEGAL DESCRIPTION

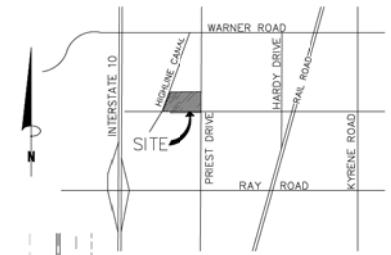
PARCEL NO. 1:
 THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 20, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 20 BEARS AN (ASSUMED) BEARING OF NORTH;
 THENCE SOUTH 89°35'44" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 33.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF PRIEST DRIVE AND THE POINT OF BEGINNING;
 THENCE NORTH ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PRIEST DRIVE AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 366.27 FEET;
 THENCE SOUTH 89°35'44" WEST AND PARALLEL WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 1169.29 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL;
 THENCE SOUTH 19°49'50" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL, A DISTANCE OF 57.90 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2185.69 FEET;
 THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL AND SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 6°34'50" AN ARC DISTANCE OF 231.63 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 20;
 THENCE SOUTH 00°06'21" WEST ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 81.90 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20;
 THENCE NORTH 89°35'44" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 1287.60 FEET TO THE POINT OF BEGINNING;
 EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE IN DOCUMENT NO. 2008-0300191, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE BRASS CAP FLUSH MARKING THE EAST QUARTER CORNER OF SAID SECTION 20, FROM WHICH THE BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 20 BEARS NORTH 00°00'00" WEST, A DISTANCE OF 2,654.57 FEET;
 THENCE NORTH 00°00'00" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 366.28 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 366.27 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;
 THENCE SOUTH 89°32'30" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 33.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 33.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, SAID POINT BEING THE TRUE POINT OF BEGINNING;
 SOUTH 00°25'56" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 240.01 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 126.27 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;
 THENCE SOUTH 89°32'30" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 8.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 41.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;
 THENCE NORTH 00°25'56" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 240.01 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 366.27 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;
 THENCE NORTH 89°32'30" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 8.00 FEET TO THE TRUE POINT OF BEGINNING; AND
 EXCEPT THE WEST 8.00 FEET OF THE EAST 41.00 FEET OF THE SOUTH 126.27 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 20, AS CONVEYED TO THE CITY OF TEMPE IN DOCUMENT NO. 2008-0300192, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
 THE NORTH 300.00 FEET OF THE SOUTH 666.27 FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 20;
 THENCE NORTH (ASSUMED BEARING) ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 1196.48 FEET;
 THENCE NORTH 87°53'45" WEST, 173.60 FEET;
 THENCE NORTH 83°13'07" WEST, 133.44 FEET;
 THENCE NORTH, PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 106.53 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20;
 THENCE SOUTH 89°33'27" WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 548.96 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL;
 THENCE SOUTH 19°49'50" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL, 1081.75 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2185.69 FEET AND A CENTRAL ANGLE OF 9°00'44";
 THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL, A DISTANCE OF 343.79 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;
 THENCE NORTH 89°35'29" EAST ALONG SAID SOUTH LINE, 1363.46 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 20, THE POINT OF BEGINNING;
 EXCEPT THAT PORTION LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE IN DOCUMENT NO. 2008-0300193, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE BRASS CAP FLUSH MARKING THE EAST QUARTER CORNER OF SAID SECTION 20, FROM WHICH THE BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 20 BEARS NORTH 00°25'56" WEST, A DISTANCE OF 2,654.57 FEET;
 THENCE NORTH 00°25'56" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 666.29 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 666.27 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;
 THENCE SOUTH 89°32'30" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 33.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 33.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, SAID POINT BEING THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 00°25'56" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 300.01 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 366.27 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;
 THENCE SOUTH 89°32'30" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 8.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 41.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;
 THENCE NORTH 00°25'56" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 300.01 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 666.27 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20;
 THENCE NORTH 89°32'30" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 8.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID SUBJECT PROPERTY CONTAINS 782,910 SQUARE FEET, OR 17,9731 ACRES, MORE OR LESS.

RHYTHM NORTH PRELIMINARY SITE PLAN NORTHWEST CORNER OF PRIEST DRIVE AND KNOX ROAD TEMPE, ARIZONA

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

KAMRON LOR 301-60-827
 WED & GARY 301-60-828
 ROKA SATYANATA 301-60-829
 SUPREE SOMRAT/OSTON J 301-60-830
 WALTER FERRARI/NOREEN W 301-60-871
 COULSON CHARLES 301-60-871
 YUNSEL AND EEE TONG FAMILY 301-60-277
 COLORADO MATRBA 301-60-871
 KELLY FAMILY TRUST 301-60-311
 EVANS STEVENS LYNARA W 301-60-318
 NGUYEN PHUONG 301-60-311
 DRONCH GEORGE CAROL 301-60-311
 FRANCIS BRODWIN G/ALLEN E 301-60-365
 OLIVIER LARA W 301-60-366
 NEVENS LARA E 301-60-367
 MOORE KENNETH COLETT E P 301-60-368

LEGEND

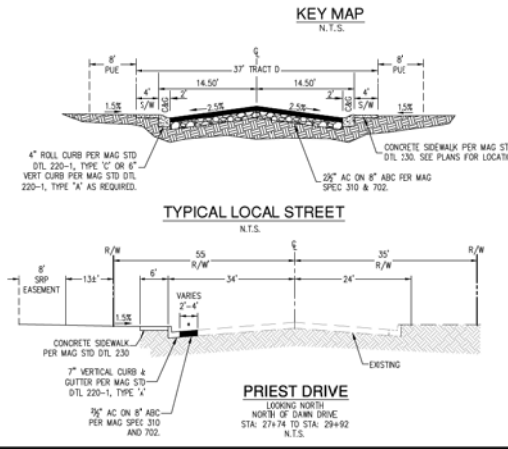
- MATCHLINE
- CENTER LINE
- EASEMENT
- RIGHT-OF-WAY
- FLUSH BRASS CAP SURVEY MARKER PER MAG 120-18
- WATER LINE
- RETAINING WALL
- FIRE HYDRANT
- WATER VALVE
- SEWER LINE
- SEWER MANHOLE
- FLOW DIRECTION
- GRADE BREAK
- STREET LIGHTS
- PHASE LINE
- SIDEWALK
- R/W
- B/C
- EX
- PUE
- VANE

CIVIL ENGINEER
 BOWMAN CONSULTING
 1400 NORTH 83RD AVENUE
 SUITE 250
 PEORIA, ARIZONA 85381
 PHONE: 102.679.4438
 CONTACT: SHELBY DUESSIS

OWNER/DEVELOPER
 MATTAMY ARIZONA LLC
 9200 EAST PIMA CENTER PARKWAY
 SUITE 230
 SCOTTSDALE, AZ 85258
 PHONE: (480) 302-1080
 CONTACT: JOSE CASILLAS III

BENCHMARK
 BENCHMARK:
 CITY OF TEMPE CONTROL POINT #221
 CITY OF CHANDLER BRASS CAP FLUSH AT THE EAST QUARTER CORNER OF SECTION 20, T1S, R4E
 ELEVATION: 1209.96 (NGVD 29)
 ELEVATION: 1211.768 (NAVD 88)
 GRACES SHOWN ARE ON MARCOB DATUM

BASIS OF BEARING
 THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20,
 TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:
 SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST



SITE DATA

GROSS AREA	860,862.44 SF	19.76 AC
NET AREA	824,207.83 SF	18.92 AC

LOT SUMMARY

LOT TOTAL	94	
TOTAL LOT AREA	442,490.37 SF	10.16 AC
AVG. LOT AREA	4,707.34 SF	0.11 AC
MIN. LOT AREA	4,043.17 SF	0.09 AC
MAX. LOT AREA	7,596.13 SF	0.17 AC
LOT %	91.40%	
PROPOSED DENSITY	4.78 DU/AC	

OPEN SPACE SUMMARY

TOTAL OPEN SPACE AREA	211,311.86 SF	4.85 AC
OPEN SPACE %	24.55%	

RIGHT-OF-WAY SUMMARY

RIGHT-OF-WAY LOCAL AREA	207,060.21 SF	4.75 AC
RIGHT-OF-WAY %	24.05%	
RIGHT-OF-WAY LOCAL AREA	170,405.70 SF	3.91 AC
RIGHT-OF-WAY OFFSITE AREA	36,654.51 SF	0.84 AC

SHEET INDEX

PS02	COVER SHEET
PS02-PS03	PRELIMINARY SITE PLAN

RETENTION SUMMARY

W = C x (P/10) x A
 C = MODIFIED RUNOFF COEFFICIENT, 0.76
 P = 10-YEAR, 2-HOUR RAINFALL DEPTH, 2.2 INCHES
 A = AREA, 821,484 SF
 W = 13,897 CF

Bowman CONSULTING
 Phoenix, Arizona 85018
 Phone: (480) 628-8800
 www.bowmanconsulting.com

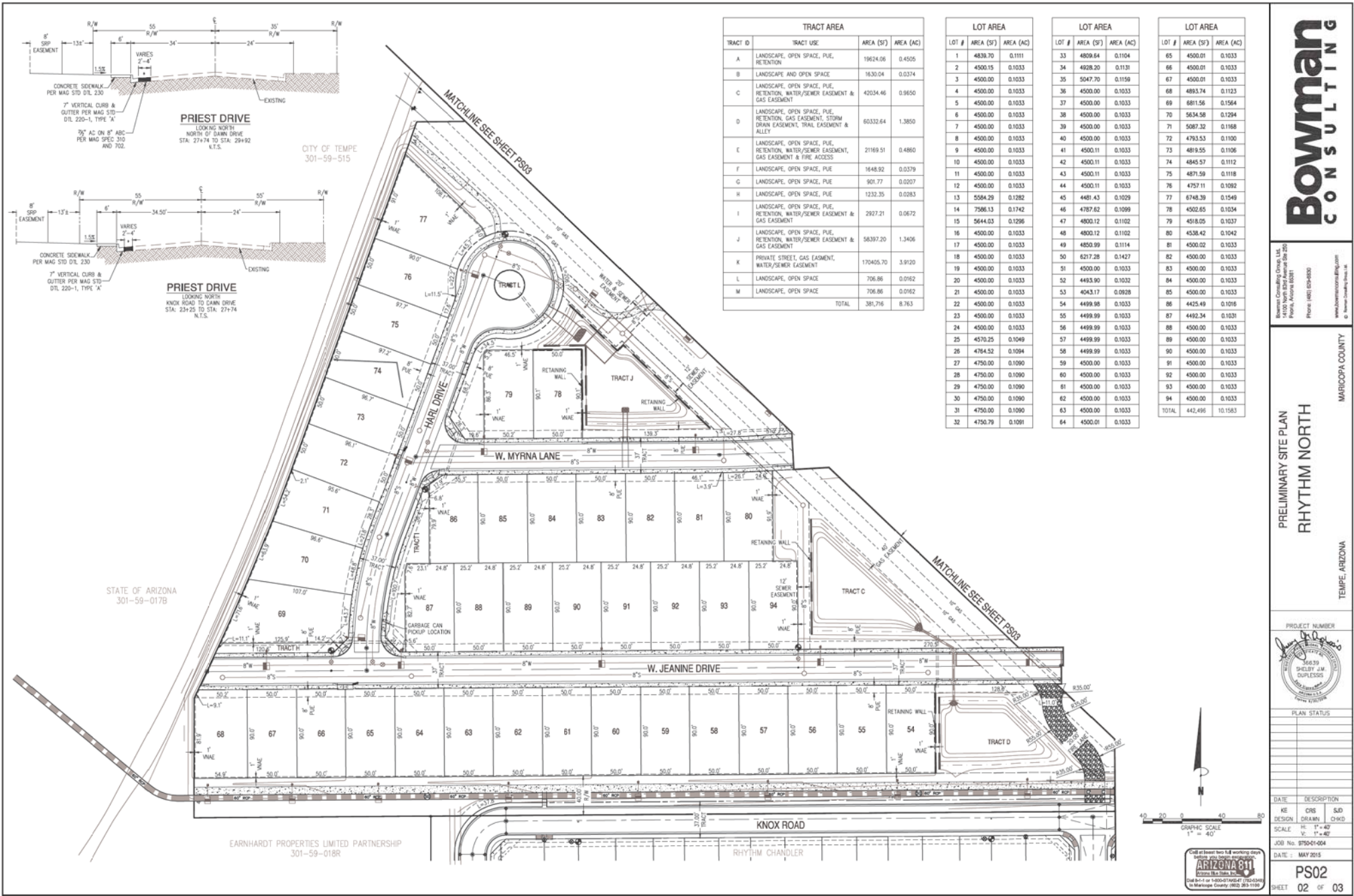
PRELIMINARY SITE PLAN COVER SHEET
RHYTHM NORTH
 MARICOPA COUNTY
 TEMPE, ARIZONA

PROJECT NUMBER: 36639
 SHEET NO. 01 OF 03

DATE: MAY 2015

PS01
 SHEET 01 OF 03

CALL AT LEAST TWO FULL WORKING DAYS BEFORE ANY PERMITS ARE SUBMITTED



Bowman
CONSULTING

Bowman Consulting Group, LLC
14100 North 83rd Avenue, Suite 250
Phoenix, Arizona 85021
Phone: (480) 628-8800
www.bowmanconsulting.com

MARICOPA COUNTY

PRELIMINARY SITE PLAN
RHYTHM NORTH

TEMPE, ARIZONA

PROJECT NUMBER
36039
SHEETS: 01-04
PUPLESSES
ARIZONA 811
PLANNING & ZONING

PLAN STATUS

DATE	DESCRIPTION	S/D
KE	CRS	S/D
DESIGN	DRAWN	CHKD
SCALE: H: 1" = 42'		
SCALE: V: 1" = 42'		
JOB No: 8750-01-004		
DATE: MAY 2015		

PS02
SHEET 02 OF 03

