

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 08/11/2015
Agenda Item: 4

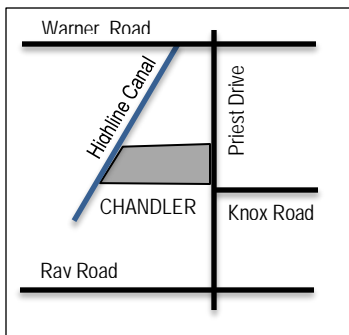
ACTION: Request for a Preliminary Subdivision Plat for a new single family subdivision for RHYTHM, located at 9330 South Priest Drive. The applicant is Chris Jones of Andersonbaron

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 case was continued from the June 9, 2015 Development Review Commission hearing in conjunction with the Development Plan Review request to maintain concurrent hearings of this item.** This request includes the following:

1. 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 are the Highline Canal and an Arizona Department of Transportation (ADOT) retention basin. The south exist 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 August 27, 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 heard a request for the Development Plan Review and Preliminary Subdivision Plat and continued the request until July 14, 2015. The applicant subsequently requested a time extension until August 11, 2015, in order to address design issues with the project.
- August 11, 2015 Development Review Commission is scheduled for a second hearing of this request.
- August 27, 2015 City Council is scheduled for an introduction and meeting for a Final Subdivision Plat.

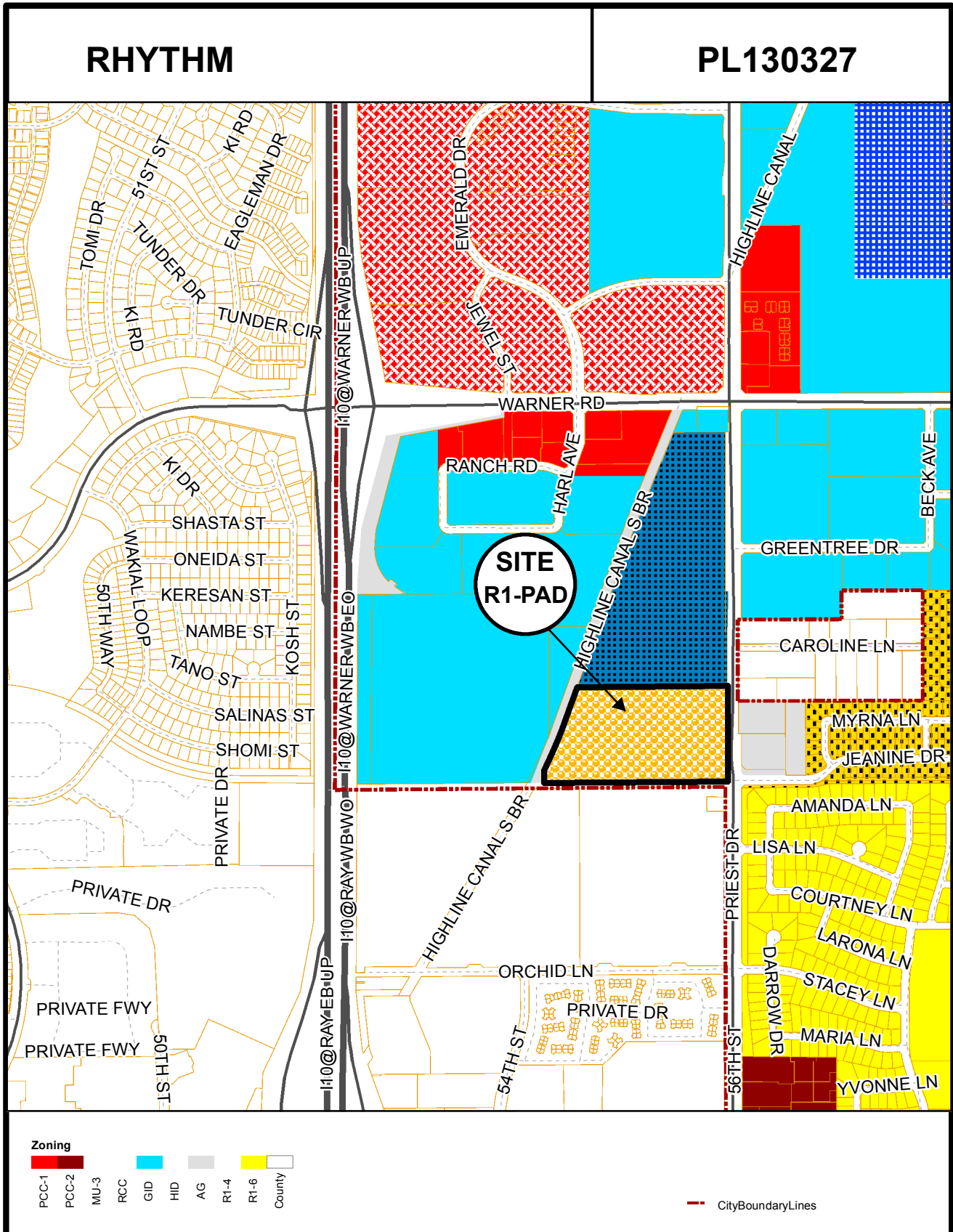
ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-307: Subdivisions, Lot Splits and Adjustments



DEVELOPMENT PROJECT FILE
for
RHYTHM DEVELOPMENT
(highlighted items are new submittal)

ATTACHMENTS:

1. Location Map
2. Aerial
3. Site Plan (for reference)
- 4-10. 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

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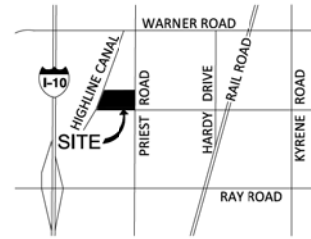
RHYTHM ATTACHMENTS 3 ILLUSTRATIVE SITE PLAN

plan scale 1/80
date: 01.05.15



A SUBDIVISION PLAT FOR RHYTHM NORTH

LOCATED IN THE SOUTHEAST QUARTER 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



VICINITY MAP
N.T.S.

DEDICATION:

THAT MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS PLATTED UNDER THE NAME OF "RHYTHM NORTH", LOCATED IN THE SOUTHEAST QUARTER 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, AND HEREBY PUBLISHES THIS PLAT OF "RHYTHM NORTH" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT, TRACT 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 TRACT, STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT:

OWNERS: MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
JOSE CASTILLO II

ITS: _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, _____, WHO ACKNOWLEDGED SELF 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ DATE _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

OWNER/DEVELOPER

MATTAMY ARIZONA LLC
9200 EAST PIMA CENTER PARKWAY
SUITE 230
SCOTTSDALE, AZ 85258
PHONE: (480) 302-6080
CONTACT: JOSE CASTILLO II

CIVIL ENGINEER

BOWMAN CONSULTING
1295 WEST WASHINGTON
SUITE 108
TEMPE, AZ 85281
PHONE: (480) 629-8830
CONTACT: TROY PETERSON

BENCHMARK:

SECTION 20, T1S, R4E, CITY OF CHANDLER 3" BRASS CAP FLUSH NOT STAMPED AT INTERSECTION OF SOUTH PRIEST DRIVE AND WEST KNOX ROAD
NORTHING: 846593.470
EASTING: 685817.205
ELEVATION: 1211.768 (NAVD 88)

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____ DAY OF _____, 20____

BY: _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY CLERK

BY: _____ DATE _____
CITY ENGINEER

BY: _____ DATE _____
COMMUNITY DEVELOPMENT

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE, 2015; THAT THE SURVEY IS TRUE AND COMPLETE AS 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.

Kent M. Groh
KENT M. GROH R.L.S. #44808 06-26-15
DATE
kgroh@bowmanccg.com

SHEET INDEX

- COVER SHEET
- LEGAL DESCRIPTION
- TRACT TABLE, LOT TABLE, CURVE TABLE, LOT DETAIL & CURVE TABLE
- FINAL PLAT PLAN SHEET

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, PER LEGAL DESCRIPTION RECORDED AS DOC. 2014-0505465, M.C.R. SAID BEARING BEING:

NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST

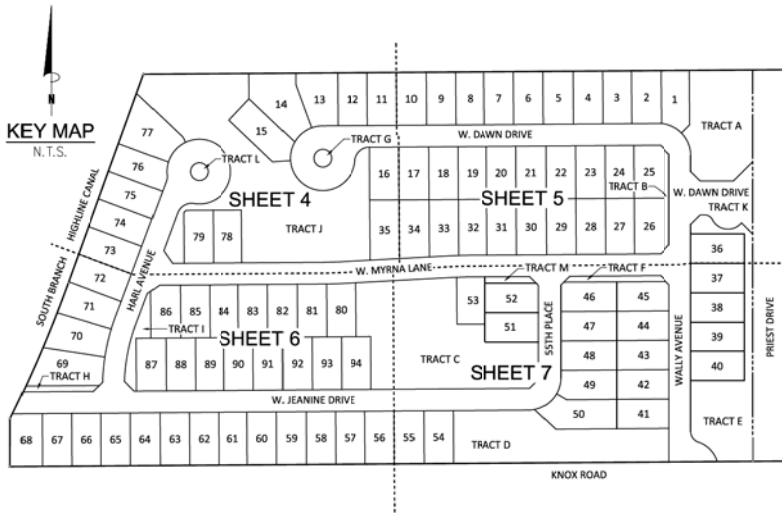
CITY OF TEMPE SURVEY CONTROL MAP BEARING:
NORTH 00 DEGREES 02 MINUTES 45 SECONDS WEST

NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- LOT CORNERS TO BE SET WITH 1/2" REBAR, R.L.S. #44808.
- ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
- 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.

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2705L, DATED OCTOBER 16, 2013. 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.



KEY MAP
N.T.S.

DS130838

PL130327

REC14039



REC14039

A SUBDIVISION PLAT FOR
RHYTHM NORTH
TEMPE, ARIZONA

PL130327

DS130838

DATE:	06-26-15
PROJ. NO.:	9750-01
TASK NO.:	005
DRAWN BY:	AS
CHECKED BY:	DT
QUALITY:	KG
CLIENT NO.:	
SCALE:	N.T.S.
	1 of 7

A SUBDIVISION PLAT FOR RHYTHM NORTH

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:

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 SOUTHEAST 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 DEGREES 35 MINUTES 44 SECONDS 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 DEGREES 35 MINUTES 44 SECONDS 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 DEGREES 49 MINUTES 50 SECONDS 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 NORTH-WESTERLY 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 DEGREES 34 MINUTES 50 SECONDS, AN ARC DISTANCE OF 251.03 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 20;

THENCE SOUTH 00 DEGREES 06 MINUTES 21 SECONDS WEST ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 81.90 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20;

THENCE NORTH 89 DEGREES 35 MINUTES 44 SECONDS 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°02'56"WEST, A DISTANCE OF 2,654.57 FEET;

THENCE NORTH 00°02'56"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;

THENCE SOUTH 00°02'56"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°02'56"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 SOUTHEAST 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 DEGREES 53 MINUTES 45 SECONDS WEST, 173.60 FEET;

THENCE NORTH 83 DEGREES 13 MINUTES 07 SECONDS 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 DEGREES 33 MINUTES 27 SECONDS 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 DEGREES 49 MINUTES 50 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 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 DEGREES 00 MINUTES 44 SECONDS;

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 DEGREES 35 MINUTES 29 SECONDS EAST ALONG SAID SOUTH LINE, 1363.46 FEET TO THE SOUTHEAST 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°02'56"WEST, A DISTANCE OF 2,654.57 FEET;

THENCE NORTH 00°02'56"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°02'56"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°02'56"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.

DS130838

PL130327

REC14039

Bowman
CONSULTING
Surveying & Mapping
Phoenix, AZ
Phone: (602) 955-8800
Fax: (602) 955-8841
www.bowmanconsulting.com



REC14039

A SUBDIVISION PLAT FOR
RHYTHM NORTH
TEMPE, ARIZONA

PL130327

DS130838

DATE:	06-26-15
PROJ. NO.:	9750-01
TASK NO.:	005
DRAWN BY:	AS
CHECKED BY:	DT
QUALITY:	KG
CLIENT NO.:	
SCALE:	N.T.S.
SHEET NO.:	2 OF 7

A SUBDIVISION PLAT FOR RHYTHM NORTH

TRACT AREA TABLE			
TRACT	SQ. FT.	ACRES	DESCRIPTION
TRACT A	19,624	0.4505	OPEN SPACE, LANDSCAPE & DRAINAGE
TRACT B	1,630	0.0374	OPEN SPACE & LANDSCAPE
TRACT C	42,034	0.9650	OPEN SPACE, LANDSCAPE, DRAINAGE, WATER / SEWER EASEMENT & GAS EASEMENT
TRACT D	26,286	0.6034	OPEN SPACE, LANDSCAPE, DRAINAGE GAS EASEMENT, STORM DRAIN EASEMENT TRAIL EASEMENT & ALLEY
TRACT E	18,785	0.4312	OPEN SPACE, LANDSCAPE, DRAINAGE WATER / SEWER EASEMENT, GAS EASEMENT, & FIRE ACCESS
TRACT F	1,649	0.0379	OPEN SPACE & LANDSCAPE
TRACT G	707	0.0162	OPEN SPACE & LANDSCAPE
TRACT H	1,226	0.0281	OPEN SPACE & LANDSCAPE
TRACT I	2,896	0.0665	OPEN SPACE & LANDSCAPE
TRACT J	58,397	1.3406	OPEN SPACE, LANDSCAPE, DRAINAGE, WATER / SEWER EASEMENT & GAS EASEMENT
TRACT K	156,243	3.5868	PRIVATE STREET, GAS EASEMENT & WATER / SEWER EASEMENT
TRACT L	707	0.0162	OPEN SPACE & LANDSCAPE
TRACT M	902	0.0207	OPEN SPACE & LANDSCAPE
TOTAL TRACT AREA = 331,086 S.F. 7.6007 ACRES			

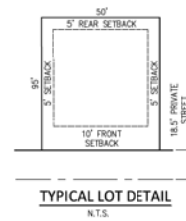
OVERALL AREA TABLE		
PARCEL	SQ. FT.	ACRES
BOUNDARY	810,227	18.6003
ROW	36,645	0.8413
NET AREA = 773,582 17.7590		

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	57.48'	29.00'	113°33'41"
C2	251.03'	2185.66'	006°34'50"
C3	16.48'	15.00'	062°57'36"
C4	86.78'	55.00'	090°24'11"
C5	47.12'	15.00'	180°00'00"
C6	47.12'	15.00'	180°00'00"
C7	37.08'	25.00'	084°58'49"
C8	254.36'	55.00'	284°58'44"
C9	24.76'	20.00'	070°55'35"
C10	47.35'	50.00'	054°15'30"
C11	86.01'	55.00'	089°25'46"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C12	57.08'	36.50'	089°35'44"
C13	34.46'	25.00'	078°58'56"
C14	273.86'	55.00'	285°17'42"
C15	47.12'	15.00'	180°00'00"
C16	47.12'	15.00'	180°00'00"
C17	11.48'	25.00'	026°18'40"
C18	57.59'	36.50'	090°24'10"
C19	28.66'	600.00'	002°44'12"
C20	28.66'	600.00'	002°44'12"
C21	113.16'	327.71'	019°47'02"

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	27.71'	S44°59'59"E	L13	21.29'	N44°47'52"E
L2	22.63'	N45°00'00"E	L14	21.14'	S45°12'08"E
L3	22.63'	S45°00'00"E	L15	21.29'	N44°47'52"E
L4	22.71'	N45°12'08"W	L16	23.09'	N44°13'31"W
L5	20.00'	S45°17'21"W	L17	22.25'	N45°13'00"E
L6	20.00'	N00°24'16"W	L18	22.63'	S00°22'13"E
L7	29.68'	S85°46'03"W	L19	8.00'	N44°25'44"E
L8	36.50'	N00°24'16"W	L20	20.56'	N36°16'58"W
L9	22.55'	S44°47'52"W	L21	24.70'	N55°10'41"E
L10	10.00'	N25°15'01"W	L22	26.35'	N34°59'19"W
L11	19.94'	S60°09'35"E	L23	5.33'	S44°36'26"W
L12	22.71'	S45°12'08"E	L24	28.21'	N69°34'23"W

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
1	4,840	0.1111	20	4,500	0.1033	39	4,500	0.1033	58	4,500	0.1033	77	6,748	0.1549
2	4,500	0.1033	21	4,500	0.1033	40	4,500	0.1033	59	4,500	0.1033	78	4,503	0.1034
3	4,500	0.1033	22	4,500	0.1033	41	4,500	0.1033	60	4,500	0.1033	79	4,518	0.1037
4	4,500	0.1033	23	4,500	0.1033	42	4,500	0.1033	61	4,500	0.1033	80	4,538	0.1042
5	4,500	0.1033	24	4,500	0.1033	43	4,500	0.1033	62	4,500	0.1033	81	4,500	0.1033
6	4,500	0.1033	25	4,570	0.1049	44	4,500	0.1033	63	4,500	0.1033	82	4,500	0.1033
7	4,500	0.1033	26	4,785	0.1094	45	4,481	0.1029	64	4,500	0.1033	83	4,500	0.1033
8	4,500	0.1033	27	4,750	0.1090	46	4,788	0.1099	65	4,500	0.1033	84	4,500	0.1033
9	4,500	0.1033	28	4,750	0.1090	47	4,800	0.1102	66	4,500	0.1033	85	4,500	0.1033
10	4,500	0.1033	29	4,750	0.1090	48	4,800	0.1102	67	4,500	0.1033	86	4,425	0.1016
11	4,500	0.1033	30	4,750	0.1090	49	4,851	0.1114	68	4,894	0.1123	87	4,500	0.1033
12	4,500	0.1033	31	4,750	0.1090	50	6,217	0.1427	69	6,810	0.1563	88	4,500	0.1033
13	5,584	0.1282	32	4,751	0.1091	51	4,500	0.1033	70	5,635	0.1294	89	4,500	0.1033
14	7,586	0.1742	33	4,810	0.1104	52	4,494	0.1032	71	5,087	0.1168	90	4,500	0.1033
15	5,644	0.1296	34	4,928	0.1131	53	4,043	0.0928	72	4,794	0.1100	91	4,500	0.1033
16	4,500	0.1033	35	5,048	0.1159	54	4,500	0.1033	73	4,820	0.1106	92	4,500	0.1033
17	4,500	0.1033	36	4,500	0.1033	55	4,500	0.1033	74	4,846	0.1112	93	4,500	0.1033
18	4,500	0.1033	37	4,500	0.1033	56	4,500	0.1033	75	4,872	0.1118	94	4,500	0.1033
19	4,500	0.1033	38	4,500	0.1033	57	4,500	0.1033	76	4,757	0.1092	TOTAL LOT AREA = 442,496 S.F. 10.1583 ACRES		



DS130838

PL130327

REC14039



REC14039

A SUBDIVISION PLAT FOR
RHYTHM NORTH
TEMPE, ARIZONA

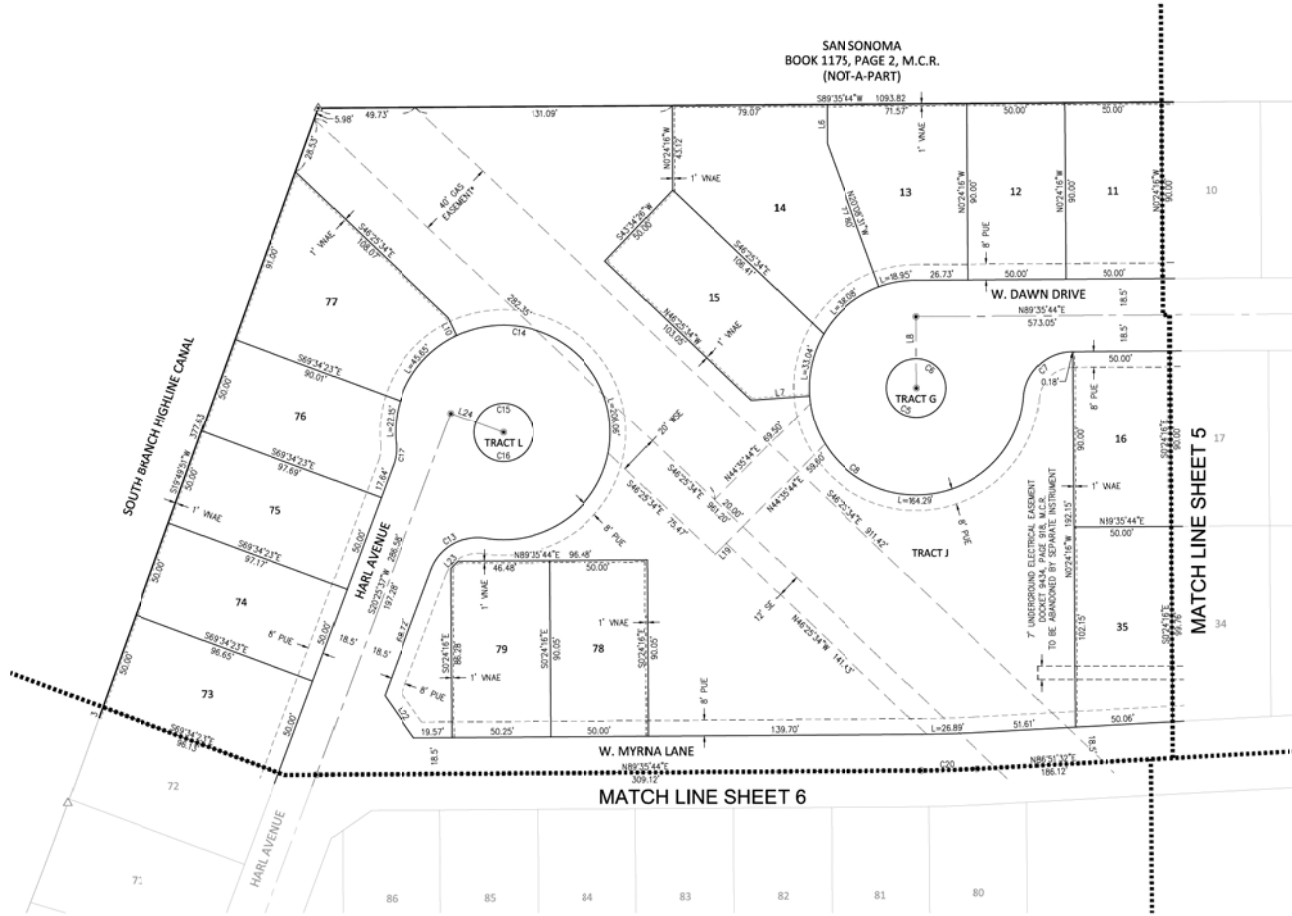
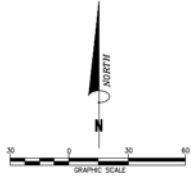
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DS130838

DATE:	06-26-15
PROJ. NO.:	9750-01
TASK NO.:	005
DRAWN BY:	AD
CHECKED BY:	DT
QUALITY:	KG
CLIENT NO.:	
SCALE:	N.T.S.
	3 of 7

DATE:	06-26-15
PROJ. NO.:	9750-01
TASK NO.:	005
DRAWN BY:	AD
CHECKED BY:	DT
QUALITY:	KG
CLIENT NO.:	
SCALE:	N.T.S.
	3 of 7

A SUBDIVISION PLAT FOR RHYTHM NORTH



SANSONOMA
BOOK 1175, PAGE 2, M.C.R.
(NOT-A-PART)

NOTE

- * GAS EASEMENT ESTABLISHED BASED ON POTENTIAL LOCATIONS AND 40' WIDTH AS DETERMINED BY SOUTHWEST GAS

LEGEND

- FOUND BRASS CAP IN A HAND HOLE
- BRASS CAP FLUSH TO BE SET PER MAG. STD. DETAIL 120
- FOUND MONUMENT AS NOTED
- ▲ SUBDIVISION CORNER TO BE SET AT COMPLETION OF MASS GRADING
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- WSE WATER / SEWER EASEMENT
- VNAE VEHICLE NO-ACCESS EASEMENT
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- LOT/TRACT LINE
- BOUNDARY LINE

DS130838

PL130327

REC14039

REC14039

PL130327

DS130838

REVISION

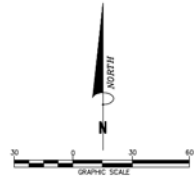
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PROJ. NO.:	9750-01
TASK NO.:	005
DRAWN BY:	AS
CHECKED:	DT
QUALITY:	KG
CLIENT NO.:	
SCALE:	1" = 30'
	4 OF 7

A SUBDIVISION PLAT FOR
RHYTHM NORTH
TEMPE, ARIZONA

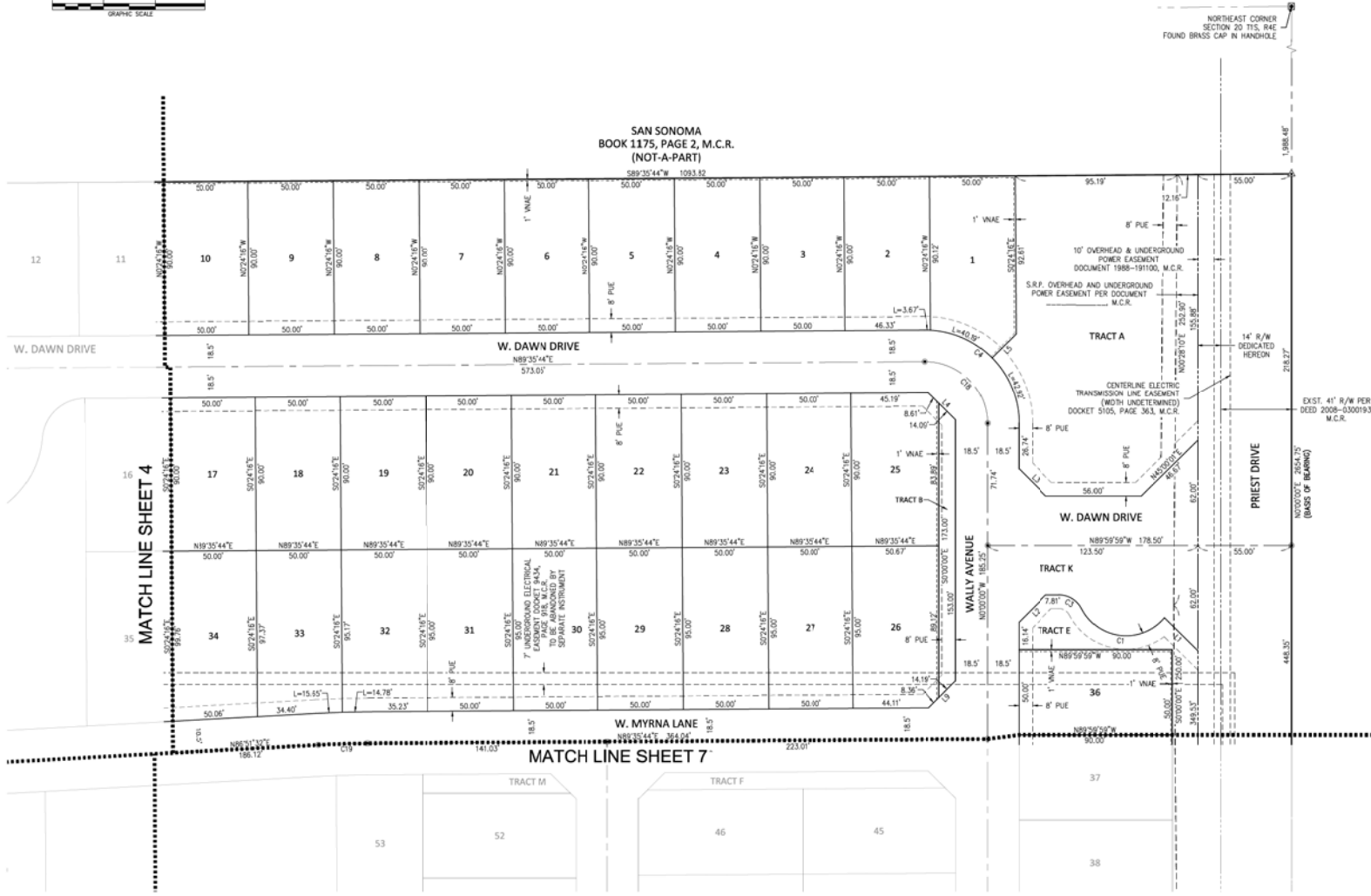
Bowman
CONSULTING
Surveying & Mapping, Inc., Ltd.
Phone: (480) 858-8800
Fax: (480) 858-8841
www.bowmanconsulting.com



A SUBDIVISION PLAT FOR RHYTHM NORTH



SAN SONOMA
BOOK 1175, PAGE 2, M.C.R.
(NOT-A-PART)



- LEGEND**
- FOUND BRASS CAP IN A HAND HOLE
 - ◆ BRASS CAP FLUSH TO BE SET PER MAG. STD. DETAIL 120
 - FOUND MONUMENT AS NOTED
 - ▲ SUBDIVISION CORNER TO BE SET AT COMPLETION OF MASS GRADING
 - M.C.R. MARICOPA COUNTY RECORDS
 - R/W RIGHT OF WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - WSE WATER / SEWER EASEMENT
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A SUBDIVISION PLAT FOR
RHYTHM NORTH
TEMPE, ARIZONA

PL130327

DS130838

DATE:	06-26-15
PROJ. NO.:	9750-01
TASK NO.:	005
DRAWN BY:	AS
CHECKED BY:	DT
QUALITY:	KG
CLIENT NO.:	

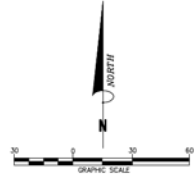
SCALE
1" = 30'
5 OF 7

DS130838

PL130327

REC14039

A SUBDIVISION PLAT FOR RHYTHM NORTH



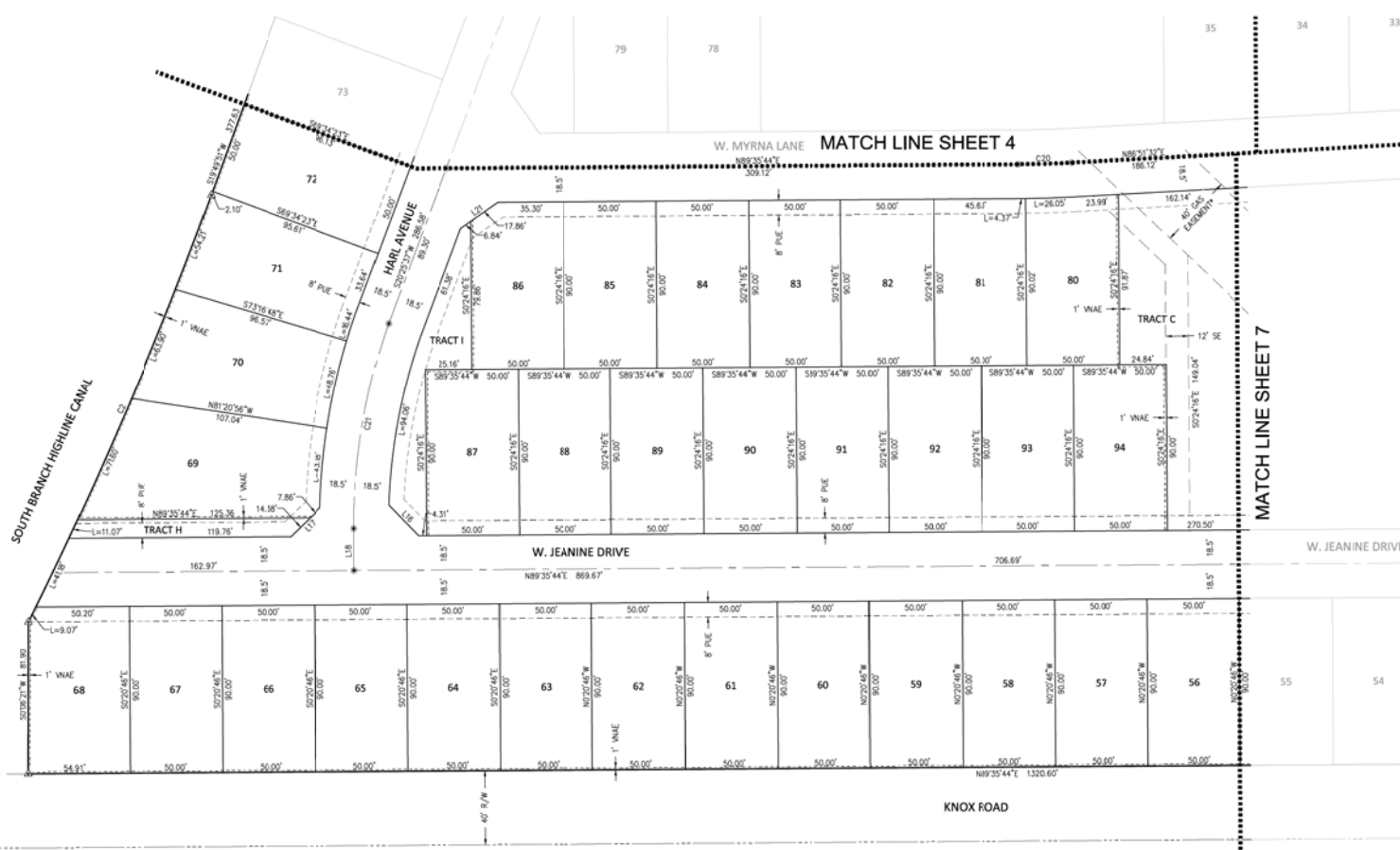
LEGEND

- FOUND BRASS CAP IN A HANG HOLE
- BRASS CAP FLUSH TO BE SET PER MAG STD DETAIL 120
- FOUND MONUMENT AS NOTED
- ▲ SUBDIVISION CORNER TO BE SET AT COMPLETION OF MASS GRADING
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- WSE WATER / SEWER EASEMENT
- VNAE VEHICLE NO-ACCESS EASEMENT
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- RIGHT OF WAY JNE
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- BOUNDARY LINE

NOTE

- GAS EASEMENT ESTABLISHED BASED ON POT HOLE LOCATIONS AND 40' WIDTH AS DETERMINED BY SOUTHWEST GAS

CENTER OF SECTION 20
T1S, R4E
FOUND REBAR FLUSH
WITH CAP LS 17516



DS130838

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Engineers, Architects, Planners, Inc.
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Tempe, AZ 85281
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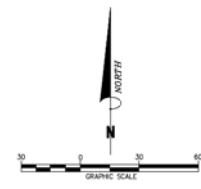
A SUBDIVISION PLAT FOR
RHYTHM NORTH
TEMPE, ARIZONA

PL130327

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DATE:	06-26-15
PROJ. NO.:	9750-01
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QUALITY:	KG
CLIENT NO.:	
SCALE:	1" = 30'
	6 of 7

A SUBDIVISION PLAT FOR RHYTHM NORTH



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 Surveying & Mapping, Inc., Ltd.
 2054 W. Washington Street, #108
 Tempe, AZ 85281
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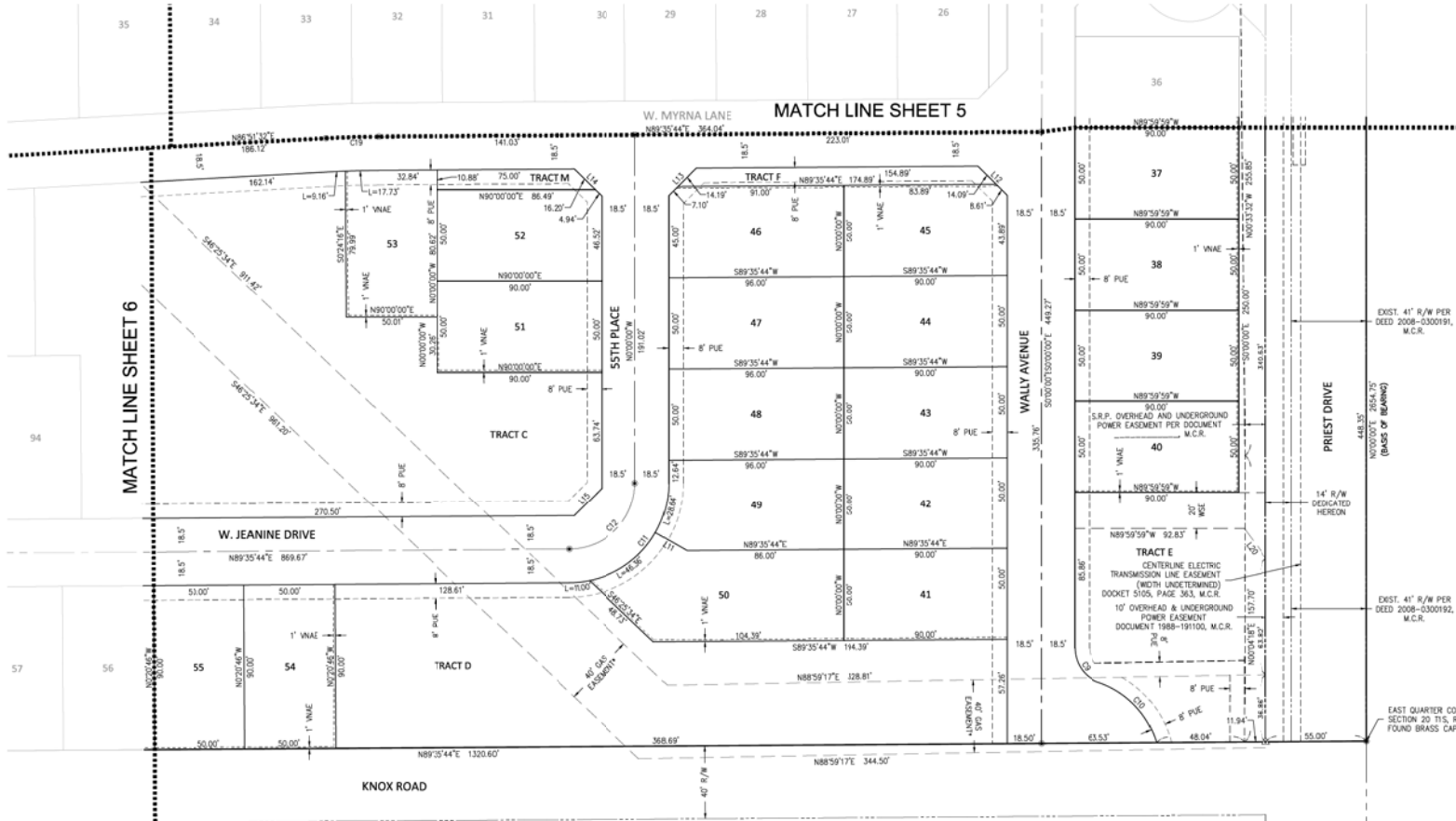
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A SUBDIVISION PLAT FOR RHYTHM NORTH TEMPE, ARIZONA

PL130327

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DATE:	06-26-15
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TASK NO.:	005
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CHECKED:	DT
QUALITY:	KG
CLIENT NO.:	
SCALE:	1" = 30'
	7 of 7



LEGEND

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NOTE

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DS130838

PL130327

REC14039