

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 04/11/2017
Agenda Item: 3

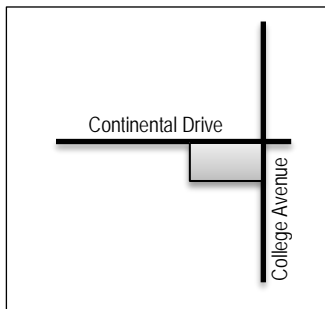
ACTION: Request for a Preliminary Subdivision Plat for 18 single-family lots for SHADOW ROCK, located at 2722 North College Avenue. The applicant is Hilgart Wilson LLC.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: SHADOW ROCK (PL170063) is a proposed single-family development consisting of 18 detached homes on individual lots. The units are two story and range from three to four bedrooms depending on model. Each unit has a two car garage, landscaped front yard and private back yard. The site currently has a church building constructed in 1960 that was most recently used by Grace Baptist Church, the property sold in 2016. The lot is located on the south west corner of Continental Drive and College Avenue. The proposed subdivision would have access to the new 18 lots from a private drive on College Avenue. A Zoning Amendment, Planned Area Development and Development Plan Review were heard by the Development Review Commission on March 14, 2017, these entitlement requests are being heard by City Council on April 20th and May 4th, 2017. This request includes the following:

1. Preliminary Subdivision Plat to subdivide a 2.25 acre lot into 18 lots with 7 commonly held tracts for landscape, drainage, refuse collection, emergency access, utilities, guest parking and a private drive access.



Existing Property Owner	Empire Residential Communities Fund III																											
Future Owner	Taylor Morrison																											
Applicant	Jorge Ortiz-Teran, Hilgart Wilson LLC																											
Zoning District (current/proposed)	R1-6 / R 1-4 PAD																											
Gross / Net site area	2.25 acres																											
Number of Lots / Tracts	18 Lots / 7 Tracts																											
Building Setbacks	10' front, 0 or 10' side, 5' street side, 8' rear (20, 5, 10', 15' minimum in R1-6 per lot)																											
Development Setbacks	15' front (north), 25' rear (south), 10' side (west), 10' street side (east)																											
Lot & Tract Square Footage	<table border="0"> <tr> <td>Lot 1 - 4898</td> <td>Lot 10 - 5911</td> <td>Tract A - 1658</td> </tr> <tr> <td>Lot 2 - 3328</td> <td>Lot 11 - 3479</td> <td>Tract B - 2745</td> </tr> <tr> <td>Lot 3 - 3370</td> <td>Lot 12 - 3500</td> <td>Tract C - 1532</td> </tr> <tr> <td>Lot 4 - 3416</td> <td>Lot 13 - 3500</td> <td>Tract D - 1717</td> </tr> <tr> <td>Lot 5 - 3462</td> <td>Lot 14 - 3846</td> <td>Tract E - 2035</td> </tr> <tr> <td>Lot 6 - 4131</td> <td>Lot 15 - 3850</td> <td>Tract F - 18502</td> </tr> <tr> <td>Lot 7 - 4177</td> <td>Lot 16 - 3500</td> <td></td> </tr> <tr> <td>Lot 8 - 4223</td> <td>Lot 17 - 3500</td> <td></td> </tr> <tr> <td>Lot 9 - 4287</td> <td>Lot 18 - 3499</td> <td></td> </tr> </table>	Lot 1 - 4898	Lot 10 - 5911	Tract A - 1658	Lot 2 - 3328	Lot 11 - 3479	Tract B - 2745	Lot 3 - 3370	Lot 12 - 3500	Tract C - 1532	Lot 4 - 3416	Lot 13 - 3500	Tract D - 1717	Lot 5 - 3462	Lot 14 - 3846	Tract E - 2035	Lot 6 - 4131	Lot 15 - 3850	Tract F - 18502	Lot 7 - 4177	Lot 16 - 3500		Lot 8 - 4223	Lot 17 - 3500		Lot 9 - 4287	Lot 18 - 3499	
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Lot 8 - 4223	Lot 17 - 3500																											
Lot 9 - 4287	Lot 18 - 3499																											

ATTACHMENTS: Development Project File

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

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Diana Kaminski, Senior Planner
 Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located on the south west corner of Continental Drive and College Avenue. The former Supai School, now Tonalea K-8 School, is located to the north of the site in the City of Scottsdale; single family homes are adjacent to the site across an alley to the west and south. SRP Pera Club is located at the west end of Continental Drive, adjacent to Papago Park. Single family residences are located on the east side of College Avenue, with homes facing north/south along neighborhood streets, with side yards along College Avenue. The subject property has been used as a church from 1960 to 2016, when the property sold. The applicant is requesting to build 18 units on individual lots. This request is for a Preliminary Subdivision Plat for a 2.25 acre lot divided into 18 single-family lots with 7 common tracts for landscape, drainage, refuse collection, emergency access, utilities, guest parking and a private drive access. For further processing, the applicant is required to submit a Final Subdivision Plat for City Council review and approval prior to issuance of building permits for the homes.

Conclusion

Based on the information provided, staff recommends approval of the requested Preliminary 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.

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:

General

1. A continuing care condition, covenant and restriction shall be provided (CC&R). The CC&Rs shall be reviewed and in a form satisfactory to the Community Development Director and City Attorney. The CC&R's shall require the following:
 - use of garage shall be used for the purpose of primary parking not to be used as storage or other uses
 - trash and refuse containers shall be stored out of public view except on collection days
 - adjacent lots of the same house model shall not be painted the same paint schemes
 - common tracts with landscape, lighting, sidewalks or private streets shall be maintained by the HOA
2. The Final Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office no later than one year from the date of City Council approval. Failure to record the plat within one year of City Council approval shall make the plat null and void
3. 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:

1940-1959	This site was part of an agricultural use within the greater area.
April 9, 1960	Papago Park Brethren Church received its final construction inspection for occupancy.
1962	Historic aerial photos show the school to the north and surrounding housing development completed between 1959 and 1962.
March 14, 2017	Development Review Commission is scheduled to hear a request for a Zoning Map Amendment, Planned Area Development Overlay and Development Plan Review for 18 single-family detached homes for SHADOW ROCK (PL160460), located at 2722 North College Avenue.

April 11, 2017	Development Review Commission is scheduled for review of the Preliminary Subdivision Plat for Shadow Rock.
April 20, 2017	City Council is scheduled for a first public hearing for the PAD and Development Plan Review request.
May 4, 2017	City Council is scheduled for a second public hearing for the PAD and Development Plan Review and a hearing for the Final Subdivision Plat.

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

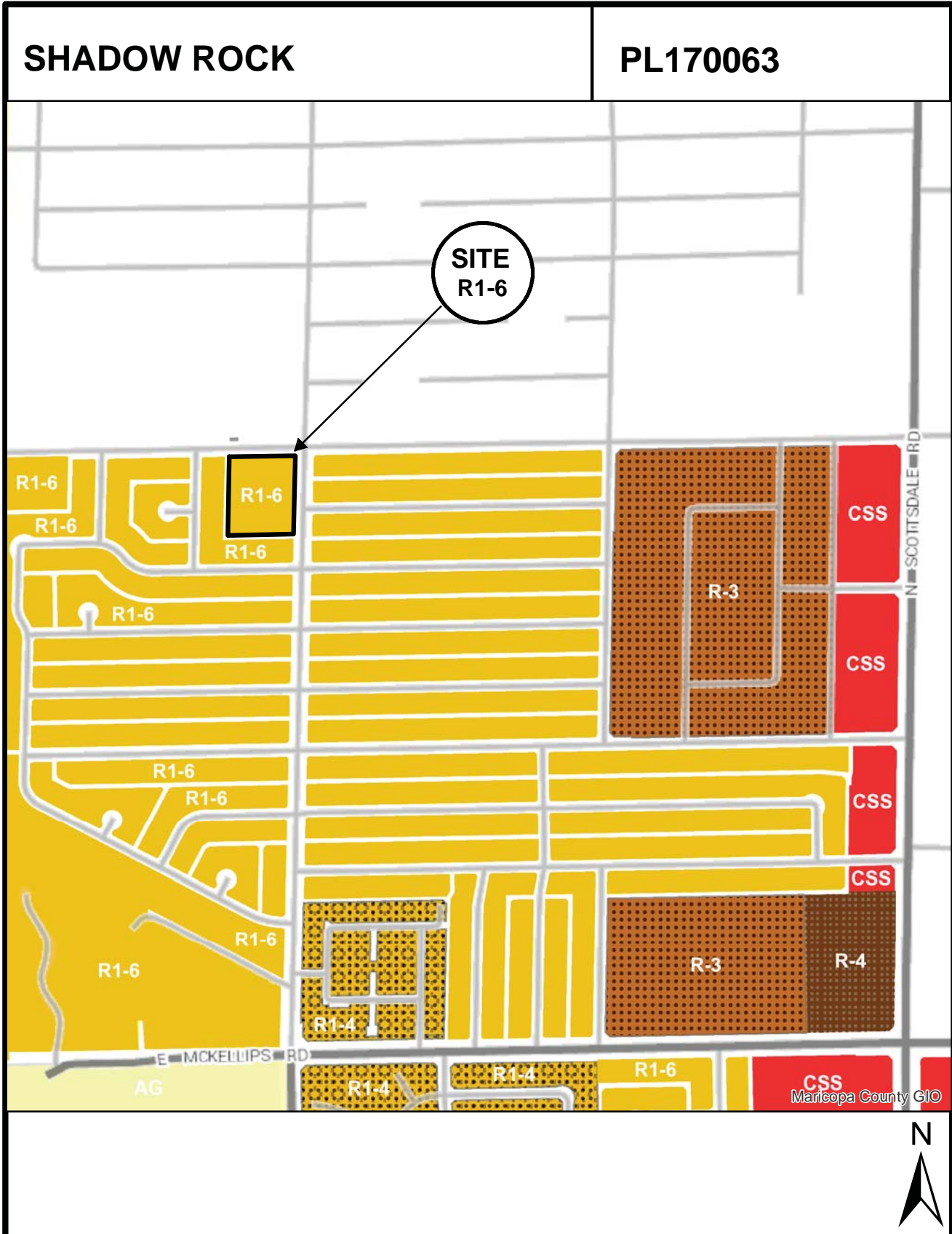


DEVELOPMENT PROJECT FILE

for
SHADOW ROCK
(PL170063)

ATTACHMENTS:

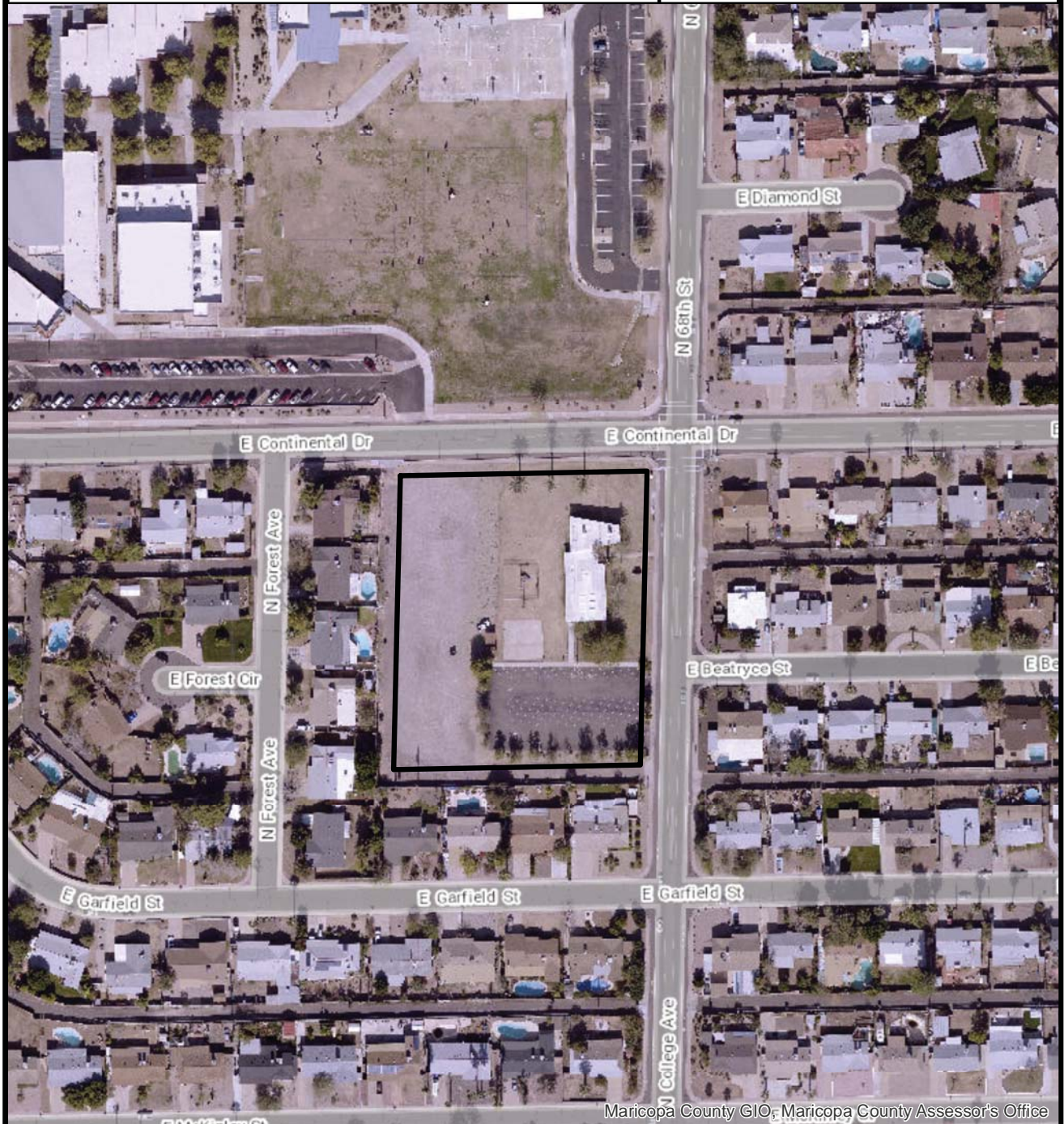
1. Location Map
2. Aerial
- 3-8. Letter of Explanation
9. Site Plan (for reference)
10. Preliminary Subdivision Plat
11. Enlarged Plat Image



Location Map

SHADOW ROCK

PL170063



Aerial Map



February 21, 2017

Ms. Diana Kaminski, Senior Planner
Community Development Center, City of Tempe
31 East Fifth Street. Pima Center Parkway
Tempe, AZ 85280-5001

**RE: Subdivision Plat for Shadow Rock
Applicant's Letter of Explanation**

Dear Diana:

Taylor Morrison (the "Applicant") is proposing to redevelop the approximate 2.25 net acre property located at the southwest corner of N. College Avenue and E. Continental Drive (the "Site") in north Tempe. The redevelopment proposal consists of 18 two-story single-family detached homes and associated landscape improvements (the "Project"). The Project will expand housing choices within north Tempe with a for-sale, single-family detached product. The Site, which is bounded by Continental Drive to the north, College Avenue to the east and an existing alley to the south and west, is depicted on the aerial photograph provided in Exhibit A.

Headquartered in Scottsdale with over 100 years of homebuilding experience, Taylor Morrison is a leading national builder and developer of single-family detached and attached homes in Arizona, California, Colorado, Florida, Georgia, Illinois, North Carolina, South Carolina and Texas. Taylor Morrison has been voted by Ranking Arizona as Arizona's top production homebuilder for the past three years and was recently recognized by Lifestory Research as America's most trusted homebuilder. Buyers of Taylor Morrison homes include first-time, move-up, luxury and active adult customers.

Application

To accommodate the redevelopment of the Site with 18 high-quality, for-sale, single-family detached homes, 13 guest parking spaces and associated landscape improvements within the predominantly single-family residential environment of north Tempe, the Applicant is submitting and "Application" for a Subdivision Plat.

The Application is representative of emerging development patterns in Tempe and the private and public investment continuing to occur within north Tempe.

Requests for Planned Area Development rezoning from Single Family Residential (R1-6) to a proposed R1-4 District and Development Plan review have been submitted concurrently to permit

the proposed single family detached use of the property and to request approval of design criteria and concepts for the site plan, building elevations, conceptual landscape plan, preliminary grading and drainage, building colors and materials, respectively.

Overview

The Site, which is currently vacant and largely unimproved, previously accommodated a church within an existing building along College Avenue. See Exhibit A for an aerial photograph of the Site. Located between downtown Tempe and Old Town Scottsdale, and in close proximity to Arizona State University's Tempe campus (the "ASU Campus"), Tempe Town Lake, Papago Park and ASU's SkySong Innovation Center, the site is well positioned to provide high-quality, for-sale single-family residential product to an under-served submarket. The Project's homes, which are tailored for challenging infill development locations like the Site extend the residential development pattern of the adjoining Canal Park and Papago Park View residential neighborhoods.

The goals of the Project are to expand housing choices and add needed diversity to the housing stock within north Tempe, as well as to enhance the streetscape environment along both College Avenue and Continental Drive. Based on prior experience, Taylor Morrison anticipates strong demand for high-quality, single-family detached homes at this location.

Site Area

The Site is comprised of one parcel located at the southwest corner of N. College Avenue and E. Continental Drive in Tempe, Arizona. The Site is approximately 2.25 net acres in size. The formal address is 2722 N. College Avenue, Tempe. A full legal description is included in the Applications submittal package.

Planning Context

General Plan 2040

The Project is consistent with both the land use and residential density designated for the Site by the General Plan 2040. The provision of for-sale, single-family detached homes will also both expand housing choices and add needed diversity to new housing stock within north Tempe. The Project home design is a high-quality design that will appropriately reflect the aesthetic of homes within the surrounding area while offering features and design elements sought by contemporary homebuyers.

The General Plan 2040 classifies the Site for residential development with densities up to nine units per acre. According to General Plan 2040, the residential land use category is intended to accommodate many types of housing, including single-family detached homes. The Project, which will provide 18 single-family detached homes within a predominantly single-family residential area, will add to the mix of residential uses envisioned for the area by the General Plan 2040. The Applicant is proposing high-quality, single-family homes with accompanying landscaping improvements that will significantly improve an underutilized infill property and enhance the streetscape along both College Avenue and Continental Drive. The Project, in combination with the

employment, commercial, entertainment, recreational and educational uses located throughout greater north Tempe will provide opportunities to live, work, learn, dine, shop, and play in one area.

Zoning

The Site is currently zoned R1-6, which allows single-family residential use. To accommodate the redevelopment of the Site with 18 single-family detached homes, the Applicant is requesting to rezone the Site to the R1-4 District, which allows a slightly higher density than the existing R1-6 zoning. The Applicant is also requesting the approval of a PAD overlay for the Site to allow the Project to establish its own unique standards based on the development proposal.

According to the Zoning and Development Code, residential zoning districts, including the requested R1-4 District, are designed to provide neighborhoods with a range of housing densities and residential habitation options to support the varying lifestyles of Tempe's residents. The Applicant's proposal for redeveloping the infill Site will add needed diversity to the housing stock within north Tempe by providing high-quality, single-family detached homes that are appropriate for the area within the context of the Canal Park and Papago Park View residential neighborhoods adjoining the Site.

Project Site Design

Fundamentally, the site plan and orientation of buildings for the Project have been carefully crafted to minimize impacts to the surrounding neighborhood. Access to the Project is exclusively from College Avenue with an internal, private "U" shaped street. Meaningful setbacks and significant landscape buffering are provided around the perimeter of the site, particularly on the southern and western boundaries. An increased width landscape tract with guest parking is located along the western property boundary along with a maximum of two homes, which are located on oversized lots. The existing 20' alley separates the Project from existing Canal Park neighbors. Further, the homes along this western edge are oriented such that the passive side of the home faces the existing residences in the Canal Park neighborhood to promote maximum privacy. All homes along the southern property line include increased depth, minimum 25', backyards to provide greater separate to the existing homes to the south. The total distance between the homes along the southern property and the Canal Park lots to the south will be a minimum of 45' due to the 20' alley that separates the neighborhoods. Additionally, a minimum of two trees will be planted in the rear yard of each home along the southern property line to increase privacy.

The introduction of any new development in an established neighborhood creates an opportunity to take design cues from the surrounding homes and implement them into the thematic character of the community. Building materials popular in the 1950's and 1960's include standard and slump block CMU, red brick and painted board and batten wood paneling. As a result, the proposed thematic design utilizes integrally colored slump block for the perimeter theme wall. Accent panels on the corners and end caps of the walls are fabricated of rusted steel to provide a weathered, rustic character while still maintaining modern clean lines popular in today's design aesthetic. The neighborhood monument sign also takes design cues from the nearby Papago Buttes and the surrounding homes. The primary sign wall is to be constructed of integrally colored board formed concrete to match the stone color of the Buttes, the character of the nearby Hole in the Rock and the

form of the board and batten panels on nearby homes. The sign panel continues the rusted steel effect from the theme walls and uses a simple Frank Lloyd Wright inspired font type similar to other monuments in the area. When all thematic elements are combined with the character of the landscape aesthetic, Shadow Rock becomes naturally connected with the neighborhood and surrounding areas.

Landscape Design

Situated less than a quarter mile from the regionally popular Papago Park, Phoenix Zoo, and Desert Botanical Garden, the Shadow Rock community has been designed to complement the natural desert character that is uniquely Arizona. Native and near native plant species are proposed to be used in all common area open spaces and arranged in informal groupings with an emphasis on maximizing visual interest and sustainability. Color, form and texture of the plant material selections provide year round curb appeal and create a sense of place that is familiar to the neighborhoods and surrounding desert open spaces. Evergreen shrub and ground cover species are used to create the underlying base of the landscape design while incorporating other seasonal flowering plants and specimen cacti. Plants are layered to provide lower growing varieties closest to the street and increasing in height closer to the perimeter walls. This layering also allows for CPTED requirements to be met and provide safe spaces adjacent to public sidewalks.

Shade trees are used throughout the landscape tract areas and provide shade for pedestrians along the College Avenue and Continental Drive frontage areas. The thornless varieties used also provide a safe alternative to the native species where pedestrian and cyclists would frequent as they pass by.

Natural contouring of the landscape areas has been achieved by putting all storm water retention underground in sub-surface storage tanks eliminating the need for unsightly above grade retention basins. As a result, meandering earth berms are incorporated into the design in all perimeter landscape tracts and accented with native granite boulders.

Preliminary Grading and Drainage

The topography of the Site is located outside of the delineated 100 year flood plain and is relatively flat. Runoff generated from the creation of impervious area will be managed on site through several underground storage tanks. Runoff will be routed and retained via surface flow and where necessary via storm drain pipes to the underground storage tanks. The 100-year storm 2-hour storm precipitation volume will be retained.

Infrastructure/Utilities/Public Facilities

The Site is located within the jurisdictional boundaries of the City of Tempe (City) and will receive Tempe public and fire services. Water and sewer service to the site, as well as sanitation services will also be provided by the City. Electric and telecommunications are to be provided by private utilities franchised by the City.

The proposed plat to subdivide the exiting property into 18 lots and tracts is consistent with the provisions set forth in Chapter 30: Subdivisions of Tempe Municipal Code.

Conclusion

The Applicant is proposing to redevelop an underutilized infill property with high- quality, single-family detached homes that will add needed diversity to the housing stock within north Tempe. As discussed in detail above, the Project will establish appropriate relationships with adjoining and nearby properties and the street environment. The Project within the context of the use and residential density envisioned for the Site is consistent with the General Plan 2040 and the adjoining Canal Park and Papago Park View residential neighborhoods. The Project will contribute to and/or further establish the residential use mix envisioned for north Tempe, as well serve as a catalyst for future redevelopment opportunities that will continue to enhance the developed environment and experience envisioned by the City for north Tempe.

We look forward to discussing the request with you in the near future and respectfully request your approval.



PROJ.NO.:	1782
DATE:	2/20/2017
SCALE:	NTS
DRAWN BY:	
CHECKED BY:	

SHADOW ROCK
 2722 N. COLLEGE AVENUE
 TEMPE, ARIZONA

EXHIBIT A- SITE AERIAL PHOTO

HILGARTWILSON
 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436

SITE PLAN SHADOW ROCK TEMPE, ARIZONA

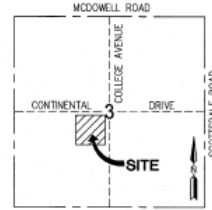
A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

ENGINEER

HILGARTWILSON
2141 EAST HIGHLAND AVENUE SUITE #250
PHOENIX, AZ 85016
PH: 602-490-0535
FAX: 602-388-2436
EMAIL: ZHILGART@HILGARTWILSON.COM
CONTACT: ZACH HILGART

DEVELOPER

TAYLOR MORRISON / ARIZONA, INC.
9000 E PIMA CENTER PARKWAY SUITE 350
SCOTTSDALE, ARIZONA 85258
PH: 480-346-1736
FAX: 480-646-3248
EMAIL: CPHPHPS@TAYLORMORRISON.COM
CONTACT: COLIN PHIPPS



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

THE EAST 335 FEET OF THE NORTH 380 FEET OF THE SOUTH WEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
EXCEPT THAT PORTION CONVEYED TO THE MARICOPA COUNTY THROUGH QUIT CLAIM DEED RECORDED DOCKET 2897 FF MAPS, PAGE 388.
PARCEL OF LAND IS ALSO DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND BRASS CAP STEM ACCEPTED AS THE CENTER OF SAID SECTION 3 FROM WHICH A FOUND 3 INCH CITY OF TEMPE BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTH QUARTER CORNER THEREOF BEARS SOUTH 01°18'30" WEST, 2643.13 FEET;
THENCE SOUTH 01°18'30" WEST, 41.66 FEET ALONG THE EAST LINE OF SAID SOUTH WEST QUARTER;
THENCE LEAVING SAID EAST LINE, NORTH 88°41'30" WEST, 40.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 01°18'30" WEST, 341.96 FEET ALONG A LINE THAT IS PARALLEL WITH AND 40.00 FEET WEST OF SAID EAST LINE;
THENCE LEAVING SAID PARALLEL LINE, SOUTH 88°56'49" WEST, 286.96 FEET ALONG A LINE THAT IS PARALLEL WITH AND 20.00 FEET NORTH OF THE NORTHERLY LINE OF LOTS 758-762, OF THE FINAL PLAT OF PAPAGO PARKWAY NO. 6, AS RECORDED IN BOOK 84 OF MAPS, PAGE 16, MARICOPA COUNTY RECORDS, ARIZONA;
THENCE LEAVING SAID PARALLEL LINE, NORTH 01°18'30" EAST, 341.96 FEET ALONG A LINE THAT IS PARALLEL WITH AND 20.00 FEET EAST OF THE EASTERLY LINE OF LOTS 763-767 OF SAID FINAL PLAT;
THENCE LEAVING SAID PARALLEL LINE, NORTH 88°56'49" EAST, 286.96 FEET ALONG A LINE THAT IS PARALLEL WITH AND 40.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING.
SAID PORTION OF LAND CONTAINING 98,045 SQ.FT., OR 2.2508 ACRES, MORE OR LESS BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD OR OTHERWISE.

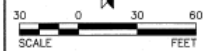
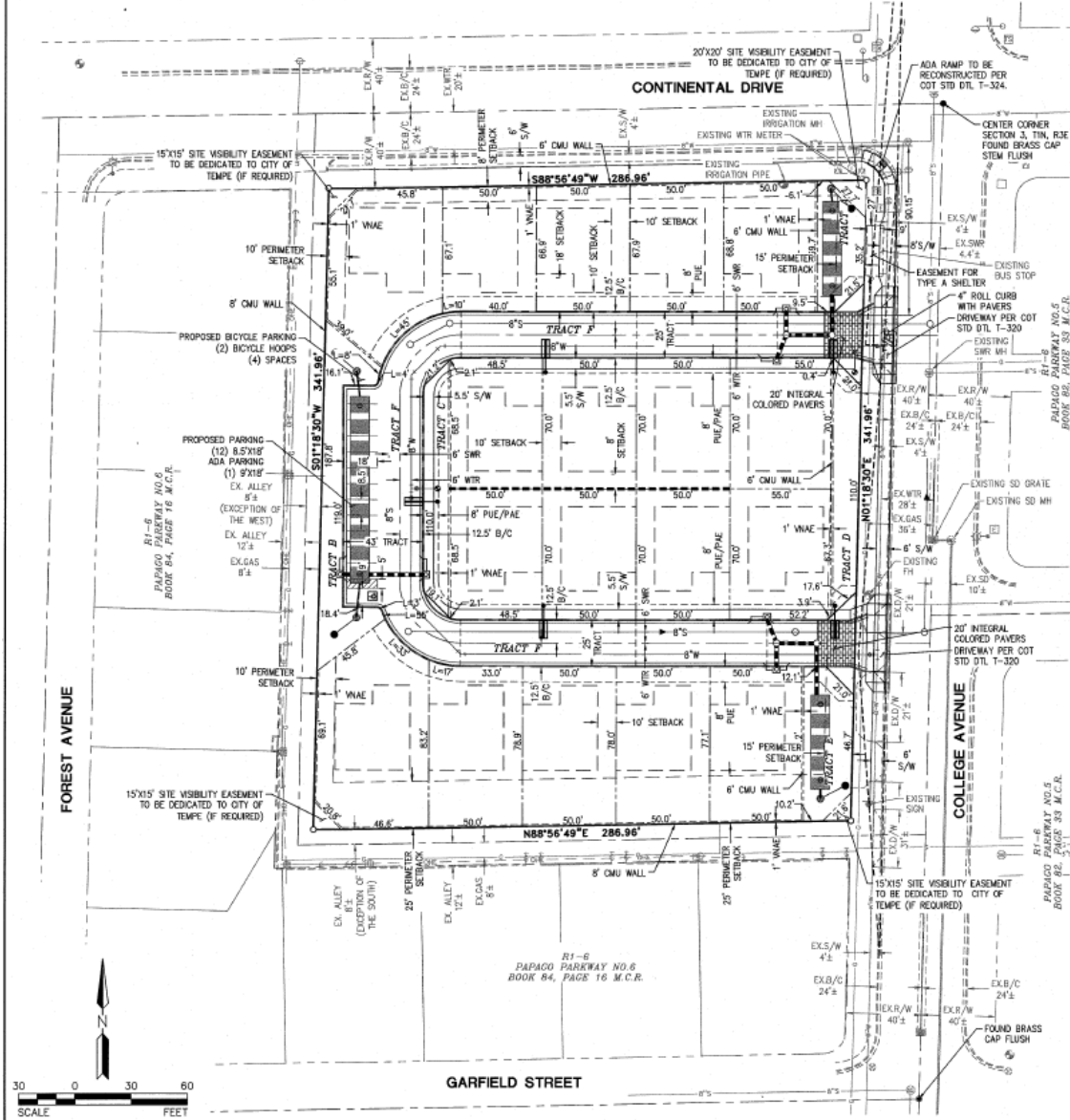
PROJECT DATA

SITE ADDRESS 2722 NORTH COLLEGE AVENUE
TEMPÉ, ARIZONA
APN 129-20-005L
PROPOSED ZONING R1-4 PAD
TYPICAL LOT SIZE 50' X 70'
GROSS NET PARCEL AREA 2.25 AC
GROSS NET PARCEL DENSITY 8.0 DU/AC
TYPE OF CONSTRUCTION V

DEVELOPMENT STANDARDS

TABLE 4-202A	ZDC STANDARDS FOR R1-6	PAD PROPOSED
GENERAL PLAN LAND USE	RESIDENTIAL	RESIDENTIAL
GENERAL PLAN DENSITY	UP TO 4.0 DU/AC	8.0 DU/AC
SITE AREA (PROPERTY)	-	98,045 SF (2.25 AC)
SITE AREA (LOT)	6,000 SF	3,300 SF
MINIMUM LOT WIDTH	60-FT	NS (50' TYPICAL)
MINIMUM LOT DEPTH	100-FT	NS (70' TYPICAL)
DWELLING QUANTITY	-	18
DENSITY	8 DU/AC	8 DU/AC
BUILDING HEIGHT	30-FT	30-FT
BUILDING LOT COVERAGE	45%	50%
SITE LANDSCAPE COVERAGE	NS	0.23 AC (10.22%)
LOT SETBACKS		
MIN FRONT YARD	20-FT	10-FT MIN/ABLE
MIN SIDE YARD	5-FT	0-FT
MIN REAR YARD	15-FT	10-FT MIN. BUILDING SEPARATION
MIN STREET SIDE	10-FT	5-FT
LOT SIZE	6,000 SF	3,328 SF - 5,799 SF
PRODUCT SIZE	-	1,820 SF - 2,400 SF
PRODUCT FOOTPRINT	-	1,450 SF - 1,650 SF
LOT COVERAGE	-	MIN: 26.0%, MAX: 49.0%, AVG: 43.0%
LANDSCAPE COVERAGE	-	MIN: 51.0%, MAX: 74.0%, AVG: 57.0%
DEVELOPMENT SETBACKS		
MIN FRONT YARD	-	15-FT (NORTH PROPERTY LINE CONTINENTAL DRIVE)
MIN REAR YARD	-	25-FT (SOUTH PROPERTY LINE)
MIN SIDE YARD	-	10-FT (WEST PROPERTY LINE)
MIN STREET SIDE	-	10-FT (EAST PROPERTY LINE COLLEGE AVENUE)
VEHICLE PARKING QUANTITY		
	NS	72 (4 PER DWELLING UNIT) AND 13 VISITOR PARKING
BICYCLE PARKING QUANTITY		
	NS	36 (2 PER DWELLING UNIT GARAGE) AND 4 VISITOR PARKING
USES		
	S.F. RESIDENTIAL	S.F. RESIDENTIAL

(1) 18' SETBACK FROM BACK OF CURB FOR LOTS 1-10 AND 23.5' SETBACK FROM BACK OF CURB FOR LOTS 11-18 (INCLUDES 5.5' SIDEWALK).



REV: _____

HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGEMENT

2141 EAST HIGHLAND AVE. STE. 250
PHOENIX, AZ 85016
P: 602-490-0535 / F: 602-388-2436
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SHADOW ROCK
2722 N COLLEGE AVENUE
TEMPE, ARIZONA

SITE PLAN

HILGARTWILSON
PROJ. NO.: 1782
DATE: FEB 2017
SCALE: 1/8" = 30'
DRAWN: TRB
DESIGNED: HW
APPROVED: ZH

DWG. NO. **SP.01**
SHT. 1 OF 1

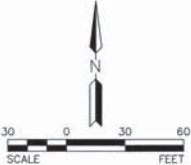
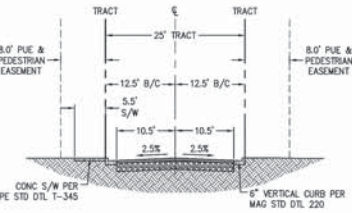
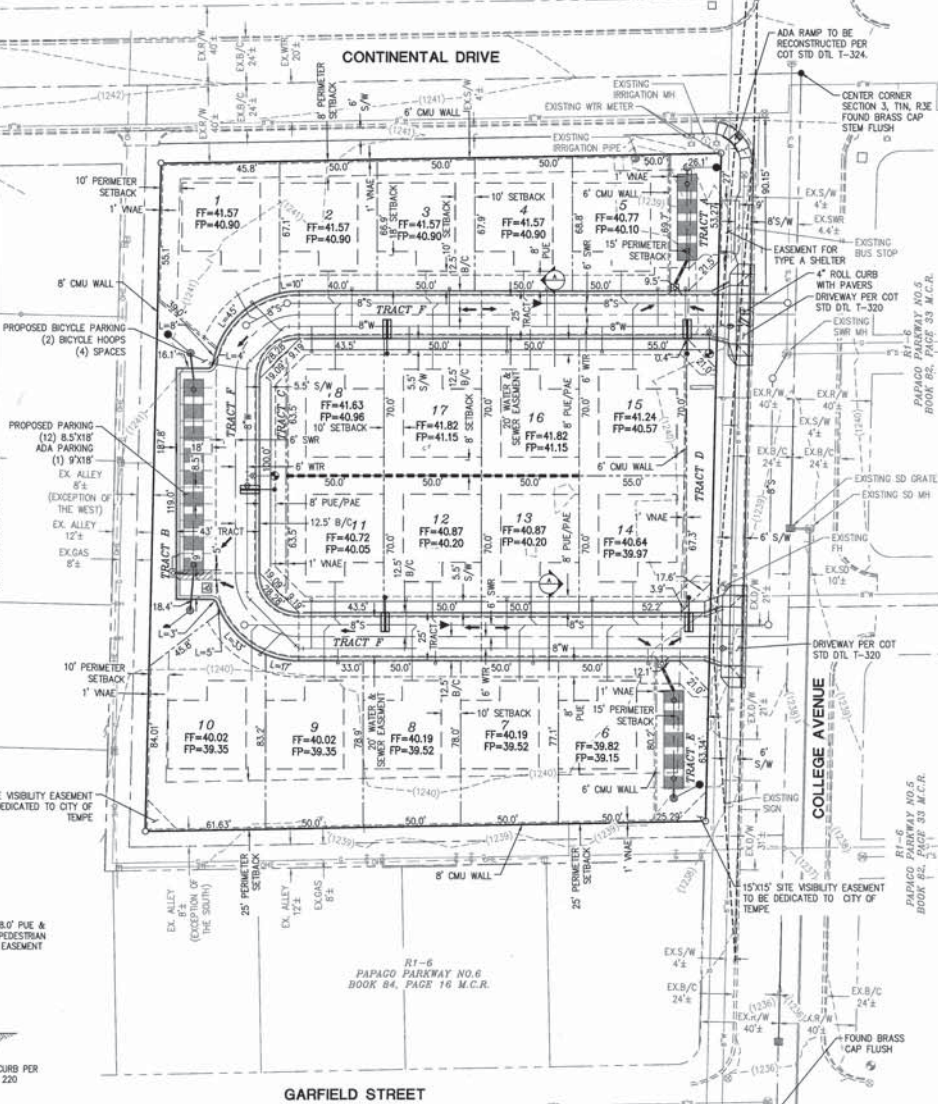
PRELIMINARY PLAT SHADOW ROCK TEMPE, ARIZONA

A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

WEST QUARTER CORNER SECTION 3, T1N, R3E CALCULATED POSITION PER CITY OF TEMPE SURVEY CONTROL MAP

TRACT AREA TABLE			
TRACT	SQ. FT.	ACRES	USE
TRACT A	1658	0.0381	COMMON AREA AND DRAINAGE
TRACT B	2745	0.0630	COMMON AREA
TRACT C	1667	0.0380	COMMON AREA
TRACT D	1717	0.0394	COMMON AREA AND DRAINAGE
TRACT E	2035	0.0467	COMMON AREA AND DRAINAGE
TRACT F	18502	0.4247	PRIVATE ACCESSWAY EASEMENT, DRAINAGE EASEMENT, REFUSE COLLECTION EASEMENT, EMERGENCY (SERVICE TYPE VEHICLE) ACCESS EASEMENT, SIGNAGE EASEMENT, PUBLIC UTILITY EASEMENT, PUBLIC WATER AND SEWER EASEMENT

LOT AREA TABLE			
LOT	SQ. FT.	ACRES	
1	4898	0.1124	
2	3328	0.0764	
3	3370	0.0774	
4	3416	0.0784	
5	3462	0.0795	
6	4131	0.0948	
7	4177	0.0959	
8	4223	0.0969	
9	4287	0.0984	
10	5911	0.1357	
11	3479	0.0799	
12	3500	0.0803	
13	3500	0.0803	
14	3846	0.0883	
15	3850	0.0884	
16	3500	0.0803	
17	3500	0.0803	
18	3499	0.0803	



ENGINEER

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BASIS OF BEARINGS

NORTH 01 DEGREES 18 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE CITY OF TEMPE SURVEY CONTROL MAP.

LEGAL DESCRIPTION

THE EAST 335 FEET OF THE NORTH 390 FEET OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THAT PORTION CONVEYED TO THE MARICOPA COUNTY THROUGH QUIT CLAIM DEED RECORDED DOCKET 2697 PF MAPS, PAGE 338. PARCEL OF LAND IS ALSO DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND BRASS CAP STEM ACCEPTED AS THE CENTER OF SAID SECTION 3 FROM WHICH A FOUND 3 INCH CITY OF TEMPE BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTH QUARTER CORNER THEREOF BEARS SOUTH 01°18'30" WEST, 2643.13 FEET; THENCE SOUTH 01°18'30" WEST, 41.68 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE LEAVING SAID EAST LINE, NORTH 88°41'30" WEST, 40.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°18'30" WEST, 341.96 FEET ALONG A LINE THAT IS PARALLEL WITH AND 40.00 FEET WEST OF SAID EAST LINE; THENCE LEAVING SAID PARALLEL LINE, SOUTH 88°56'49" WEST, 286.96 FEET ALONG A LINE THAT IS PARALLEL WITH AND 20.00 FEET NORTH OF THE NORTHERLY LINE OF LOTS 758-762, OF THE FINAL PLAT OF PAPAJO PARKWAY NO. 6, AS RECORDED IN BOOK 84 OF MAPS, PAGE 16, MARICOPA COUNTY RECORDS, ARIZONA; THENCE LEAVING SAID PARALLEL LINE, NORTH 01°18'30" EAST, 341.96 FEET ALONG A LINE THAT IS PARALLEL WITH AND 20.00 FEET EAST OF THE EASTERLY LINE OF LOTS 763-767 OF SAID FINAL PLAT; THENCE LEAVING SAID PARALLEL LINE, NORTH 88°56'49" EAST, 286.96 FEET ALONG A LINE THAT IS PARALLEL WITH AND 40.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING. SAID PORTION OF LAND CONTAINING 98,045 SQ.FT., OR 2.2508 ACRES, MORE OR LESS BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD OR OTHERWISE.

PROJECT DATA

SITE ADDRESS: 2722 NORTH COLLEGE AVENUE, TEMPE, ARIZONA
APN: 129-20-005L
TRACT: R1-4 PAD
TYPICAL LOT SIZE: 50'X70'
GROSS/NET PARCEL AREA: 2.25 AC
GROSS/NET PARCEL DENSITY: 8.0 DU/AC

RETENTION VOLUME CALCULATION

THE RETENTION VOLUME CALCULATION USED IS METHOD 2 OF THE CITY OF TEMPE.

RETENTION VOLUME CALCULATION:

AS REQUIRED BY THE CITY OF TEMPE STANDARDS, RETENTION VOLUME REQUIRED FOR THE CONTRIBUTING DRAINAGE AREA WAS CALCULATED USING THE RATIONAL EQUATION.

$W = C(P/12)^A$
 $C =$ RUNOFF COEFFICIENT (0.85)
 $P =$ 2.2 INCHES (100 YEAR, 2HR)
 $A =$ DRAINAGE AREA (98,045 SF OR 2.25 AC)

$W = 15.279$ CF.
 $V = 15,330$ CF.

LEGEND

- PARCEL BOUNDARY
- - - - - LOT LINE
- - - - - TRACT
- - - - - CENTER LINE
- - - - - PUBLIC UTILITY EASEMENT (UNLESS NOTED OTHERWISE) (WIDTH PER PLANS)
- - - - - 8" W 8" WATER WITH WATER VALVES AND TEES
- - - - - 8" S 8" SEWER WITH MANHOLES AND FLOW DIRECTION
- - - - - PROPOSED FIRE HYDRANT WITH WATER VALVE AND TEE
- GRADING RETAINING WALLS
- STORM DRAIN
- CATCH BASIN
- DRYWELL
- UG RETENTION

DS160181

PL170063

REC17026

REC17026

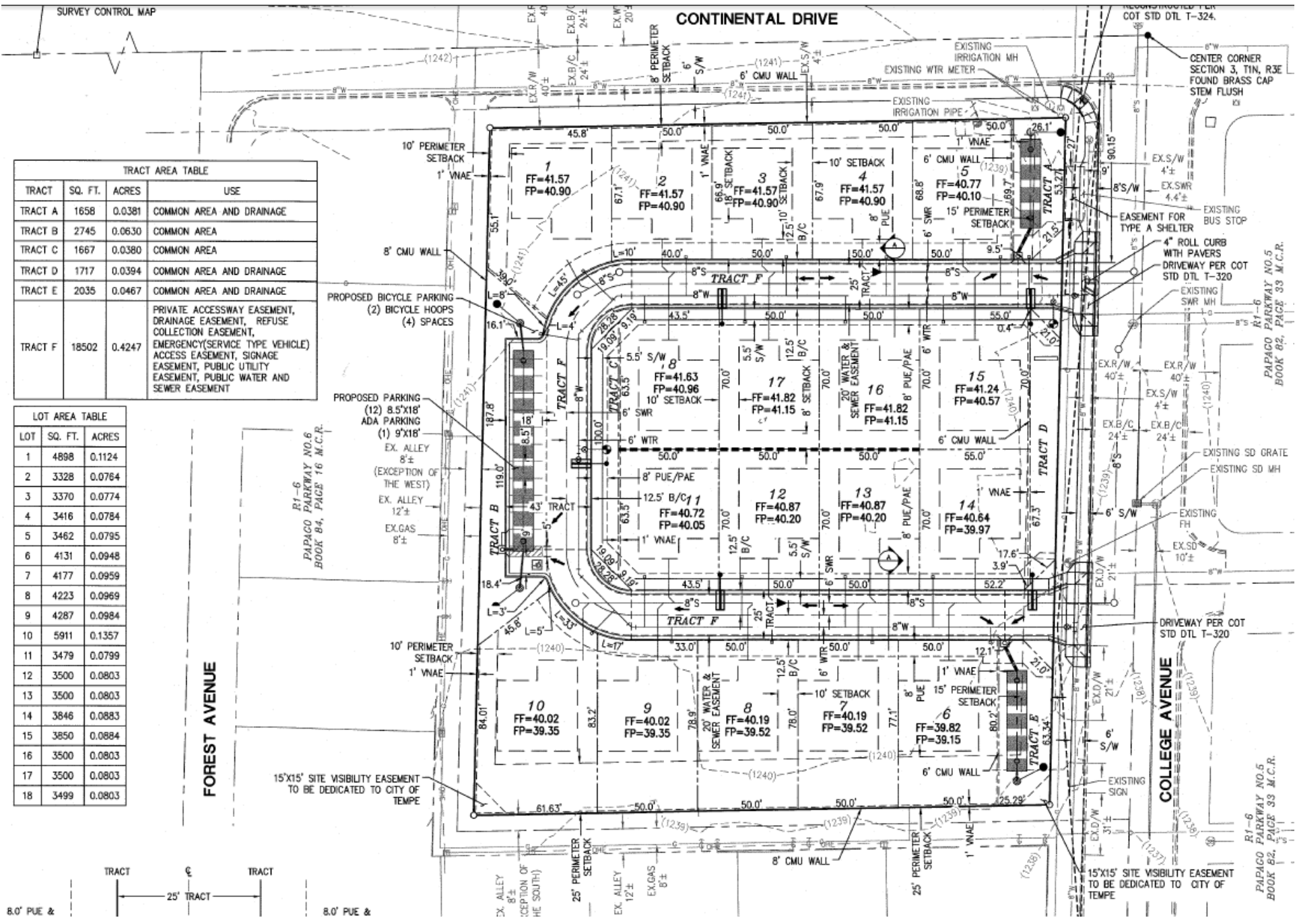
PL170063

DS160181

SHADOW ROCK
2722 N COLLEGE AVENUE
TEMPE, ARIZONA
PRELIMINARY PLAT

HILGARTWILSON	PROJ NO.: 1782	DATE: FEB 2017	SCALE: 1" = 30'	DRAWN: IRB	DESIGNED: HW	APPROVED: ZH
	DWG. NO. PP01	SHT. 1 OF 1				

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TRACT AREA TABLE			
TRACT	SQ. FT.	ACRES	USE
TRACT A	1658	0.0381	COMMON AREA AND DRAINAGE
TRACT B	2745	0.0630	COMMON AREA
TRACT C	1667	0.0380	COMMON AREA
TRACT D	1717	0.0394	COMMON AREA AND DRAINAGE
TRACT E	2035	0.0467	COMMON AREA AND DRAINAGE
TRACT F	18502	0.4247	PRIVATE ACCESSWAY EASEMENT, DRAINAGE EASEMENT, REFUSE COLLECTION EASEMENT, EMERGENCY(SERVICE TYPE VEHICLE) ACCESS EASEMENT, SIGNAGE EASEMENT, PUBLIC UTILITY EASEMENT, PUBLIC WATER AND SEWER EASEMENT

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
1	4898	0.1124
2	3328	0.0764
3	3370	0.0774
4	3416	0.0784
5	3462	0.0795
6	4131	0.0948
7	4177	0.0959
8	4223	0.0969
9	4287	0.0984
10	5911	0.1357
11	3479	0.0799
12	3500	0.0803
13	3500	0.0803
14	3846	0.0883
15	3850	0.0884
16	3500	0.0803
17	3500	0.0803
18	3499	0.0803

R1-6
PAPAGO PARKWAY NO.6
BOOK 84, PAGE 16 M.C.R.

R1-6
PAPAGO PARKWAY NO.5
BOOK 82, PAGE 33 M.C.R.

R1-6
PAPAGO PARKWAY NO.5
BOOK 82, PAGE 33 M.C.R.

