

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Council Meeting Date: 06/27/2017
Agenda Item: 3

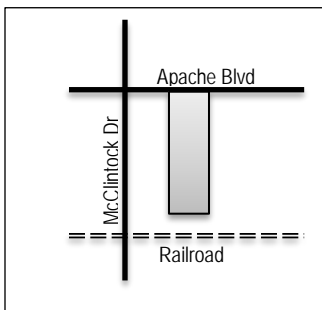
ACTION: Approve a Preliminary Subdivision Plat for McCLINTOCK STATION, located at 1831 East Apache Boulevard. The applicant is Hubbard Engineering.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: McCLINTOCK STATION (PL150499) consists of three lots that were formerly the Tempe Travel Trailer Park on the west side and a mobile home park, Pony Acres on the east side. The site is located within the Transportation Overlay District Station Area and is approximately 327 feet wide east to west, along the street front and 1,265 feet deep from north to south. The site is under construction and has made application for the Subdivision Plat to be completed to combine the lots into one. The zoning is MU-4 (Mixed Use, High Density). The project is under construction and requires completion of the plat process prior to certificate of occupancy. The request includes the following:

1. Final Subdivision Plat to combine three lots into one.



Property Owners	McClintock Station LLC/Richard F. Richardson Trust /Deborah L. Richardson Trust /Westley G. Richardson Trust/Nano McFadden Trust/Carlson Family Trust/Charlene C. Glotzer Trust
Applicant	Shawn Hanrahan, Hubbard Engineering
Zoning	MU-4 PAD TOD Station Area
Gross/Net site area	13.466 gross acres / 13.198 net acres

ATTACHMENTS: Development Project File

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

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

COMMENTS:

This site includes three lots, two with access to the street front. Located on the south side of Apache Boulevard within the Transportation Overlay District Station Area, the site extends south at a dead end at the Union Pacific Railroad corridor; Broadway Road is further south of the site. The site is east of McClintock Drive, and adjacent to and west of the Tempe Police Sub Station. Other uses in the area include student housing at Grigio Metro to the west of the site, recreational vehicle trailer park to the north, existing small retail and restaurant businesses, established apartment communities and newer mixed-use student housing developments. The area south of the railroad alignment is industrial and office uses. The closest single family residential neighborhood is Hudson Manor, on the south side of Apache Boulevard, west of McClintock Drive. This request includes the following:

1. Preliminary Subdivision Plat to combine three lots into one.

The applicant is requesting Development Review Commission approval of the Preliminary Subdivision Plat and will be requesting City Council approval for a Final Subdivision Plat.

Conclusion

Based on the information provided, staff recommends approval of the requested Subdivision Plat. The property will have access to a public street and conforms to the technical standards of the Tempe City Code for Subdivisions, Chapter 30.

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. A Final Subdivision Plat shall be recorded prior to issuance of Certificate of Occupancy.
2. 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 27, 2018. 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 plat, no later than three (3) months from the date of County recordation or as determined by staff.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

- STANDARD DETAILS:
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.

- BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

- COMMUNICATIONS:
 - For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.

- WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

- HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

- SECURITY REQUIREMENTS:
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
 - The Owner is required to prepare a security plan for the project with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
 - In conjunction with the security plan, Crime Free Multi-Housing status for this property may be required.
 - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

- FIRE:
 - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
 - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire

Department.

- ENGINEERING:
 - Underground utilities except high-voltage transmission line unless project inserts a structure under transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- DRIVEWAYS:
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- LANDSCAPE:
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to

“applications to move a native plant” to “notice of intent to clear land”.

- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

January 1930	Based on aerial photography from the Flood Control District of Maricopa County, the property was used for agricultural purpose, with the railway line to the south and Apache Boulevard terminating at McClintock at the west.
February 1949	Residential structures were located at the north end of the lot, facing Apache Boulevard, by 1953, the eastern lot structure was removed and the western lot structure remained.
1951	Annexation of the area east of McClintock brought properties into the jurisdiction of the City of Tempe with a zoning of Business district.
1957	Business Zoning was changed to C-2 Commercial district.
February 1959	Development is shown on the north side of Apache Boulevard; however there is no aerial shown on the south side.
January 1969	The Pony Acres Trailer Park is fully developed sometime between 1954 and 1969. It is established as a Residential Mobile Home Park for lease of lots for homes that do not have chassis or qualify as a vehicle. The site to the west was not developed at this time. The beginning of a development was started on the lot to the east.
November 16, 1972	Board of Adjustment approves a Use Permit to allow a Trailer Park in C-2 General Commercial District on the property west of Pony Acres. The allowance of the trailer park was in conformance with the Zoning Ordinance requirements that the commercial facility was used for travel or recreational vehicles on nightly, weekly or monthly rentals of 89 spaces to vehicles no larger than 35'. The vehicles would not remain on site for more than three months in any one year. The travel trailer park was intended for tourism business, similar to a campground or hotel use, not permanent residency.
December 1979	By aerial imagery, it appears the Tempe Travel Trail Park is fully developed. The lot east of Pony Acres appears to have limited use.
1997	City Council adopted a resolution to adopt the fourth General Plan; General Plan 2020 designated both the travel trailer and mobile home park properties, along with most properties on Apache Boulevard as Mixed-Use land use.
December 11, 1997	City Council adopted a resolution to create the Apache Boulevard Redevelopment Area, for redevelopment of properties along the boulevard.
December 4, 2003	City Council approved General Plan 2030 and in May 2004, voters ratified the plan confirming the land use designation of Mixed-Use along Apache Boulevard.
January 20, 2005	City Council adopted a new Zoning and Development Code, which changed the name of C-2 Zoning district to CSS, Commercial Shopping and Service.
November 17, 2005	An Ordinance for the Transportation Overlay District was adopted.

October 2006	The site to the east remained vacant for a decade prior to development of the Tempe Police Substation.
July 22, 2014	Development Review Commission heard and continued the request until August 25, 2014 for the proposed multi-family development is seeking to change the zoning from CSS Commercial Shopping and Service, to MU-4 Mixed Use, High Density with a Planned Area Development on 5 acres.
August 25, 2014	Development Review Commission held a second hearing, took public input and voted 4 to 3 in favor of the request.
September 11, 2014	City Council held an introduction and first public hearing for the Pony Acres site to be redeveloped in conformance with the General Plan.
October 2, 2014	City Council held a second public hearing and approved the Pony Acres site entitlement.
March 9, 2015	A new request for entitlement was made, incorporating both the Pony Acres and Trailer park properties into a proposed new development as described in this report.
May 12, 2015	Development Review Commission held a public hearing, took public input, discussed and unanimously approved the project with modifications to the conditions of approval.
June 11, 2015	City Council held a first public hearing for this request.
June 25, 2015	City Council held a second public hearing for this request and approved the development.
June 27, 2017	Development Review Commission is scheduled for review of a Preliminary Subdivision Plat.
July 27, 2017	City Council is scheduled for review of a Final Subdivision Plat.

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



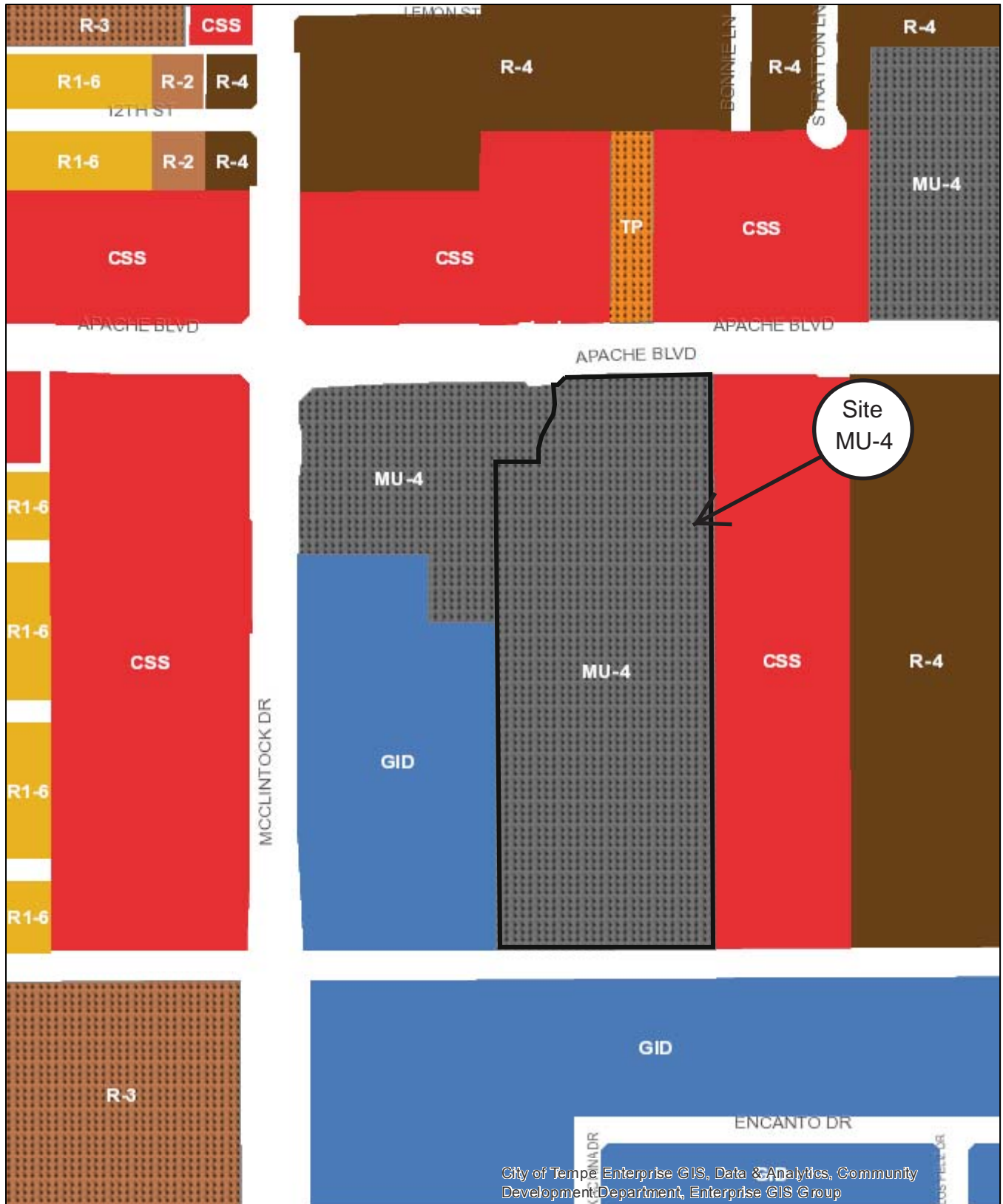
DEVELOPMENT PROJECT FILE
for
MCCLINTOCK STATION
(PL150499)

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan (for reference only)
- 5-8. Preliminary Subdivision Plat

McClintock Station

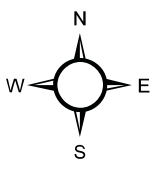
PL150499



City of Tempe Enterprise GIS, Data & Analytics, Community Development Department, Enterprise GIS Group

- General Industrial District (GID)
- Multi-Family Residential (R-2)
- Mixed Use High (MU-4)
- Multi-Family Residential Limited (R-3)
- Commercial Shopping and Services (CSS)
- Multi-Family Residential General (R-4)
- Single-Family Residential (R1-6)
- Trailer Park (TP)

ATTACHMENT 1

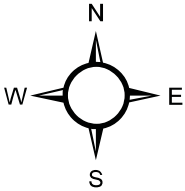


McClintock Station

PL150499



Aerial Map





City of Tempe
Community Development
31 East 5th St.
Tempe, AZ 85280

RE: Letter of Explanation for Preliminary Plat – McClintock Station, 1800 Block of Apache Blvd.

The subject property that will be combined to one parcel includes APN#133-04-006-A, 133-.4-002-A and 133-04-007-A. The proposed development will include a 420 unit multi-family project for approximately 13.20 acres. The existing zoning is MU-4. There will be a City of Tempe Water and Sewer Easement along with a Drainage Easement for underground retention maintenance. The electric, gas and cable utilities will have separate and private easements.

The site will retain the 100-yr 2-hr storm event and has a storm outfall at Apache Blvd.

Please feel free to contact me with any questions.

A handwritten signature in black ink, appearing to read 'Shawn Hanrahan'.

Shawn Hanrahan
Senior Project Manager

THIS DRAWING HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION OF MICHAEL HAMPTON ARCHITECTS, INC. AND IS CONSIDERED TO BE AN INCOMPLETE DRAWING. THE ARCHITECTS OFFICE SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

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Drawn By: J. HAMPTON
Date: 08/20/2011
Issue For Permit Set
Issue For Construction
Date: 08/26/2016
Revisions:

McClintock Station
TEMPE, ARIZONA
1818 EAST APACHE BLVD.
Womack + Hampton
ARCHITECTS, L.L.C.
1818 EAST APACHE BLVD.
TEMPE, ARIZONA 85281-4404
PH: 480.948.8800
WWW.WHARCHITECTS.COM

PER CASE NO. 14024

Womack + Hampton
ARCHITECTS, L.L.C.
1818 EAST APACHE BLVD.
TEMPE, ARIZONA 85281-4404
PH: 480.948.8800
WWW.WHARCHITECTS.COM

Sheet Number:
A1.1
SITE PLAN

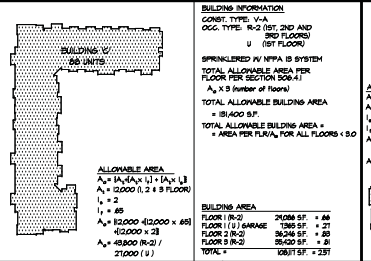
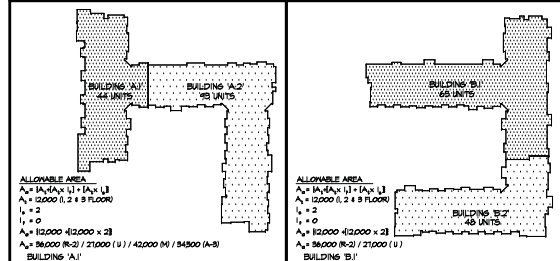
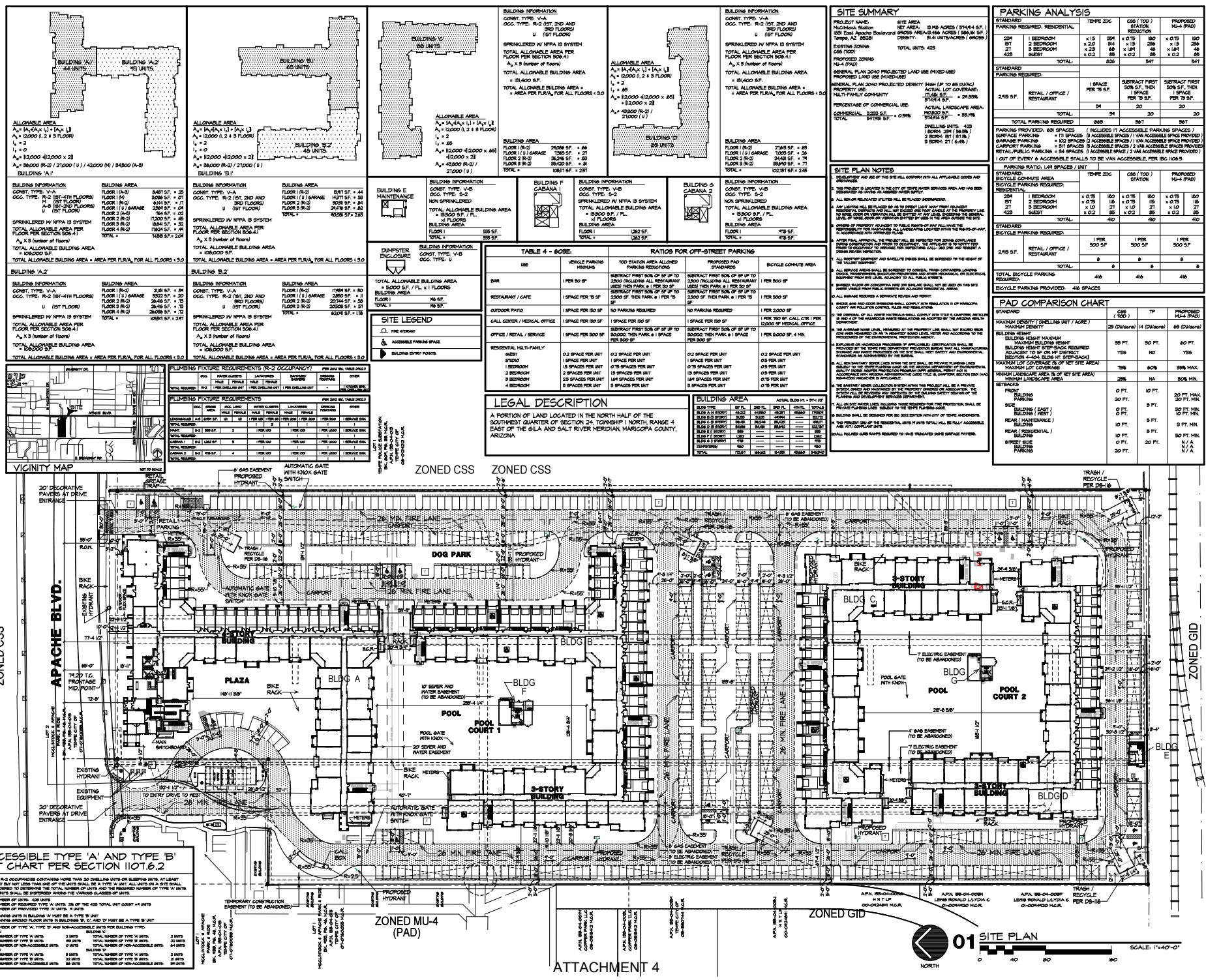


Table 4 - 608E: RATIOS FOR OFF-STREET PARKING. Columns include USE, VEHICLE PARKING MINIMUMS, 100 STATION AREA ALLOWED PARKING REQUIRED, and BICYCLE GARAGE AREA. Rows include BAR, RESTAURANT / CAFE, OUTDOOR PATIO, CALL CENTER / MEDICAL OFFICE, OFFICE / RETAIL / SERVICE OFFICE, RESIDENTIAL - MULTIFAMILY, and various other uses.

Table 4 - 608F: PLUMBING FIXTURE REQUIREMENTS (R-2 OCCUPANCY). Columns include TOILET, SINK, SHOWER, and TUB. Rows include various occupancy types and fixture counts.

Table 4 - 608G: PLUMBING FIXTURE REQUIREMENTS. Columns include TOILET, SINK, SHOWER, and TUB. Rows include various occupancy types and fixture counts.

Table 4 - 608H: ACCESSIBLE TYPE 'A' AND TYPE 'B' UNIT CHART PER SECTION 107.6.2. Columns include Total Number of Units, Total Number of Type A Units, Total Number of Type B Units, Total Number of Non-Accessible Units, and Total Number of Accessible Units.

Table 4 - 608I: SITE LEGEND. Lists symbols for Fire Hydrant, Accessible Parking Space, and Building Entry Points.

Table 4 - 608J: SECTION 107.6.2.2. Lists requirements for accessible parking spaces, including location, dimensions, and signage.

Table 4 - 608K: SECTION 107.6.2.3. Lists requirements for accessible routes, including surface, width, and slope.

Table 4 - 608L: BUILDING INFORMATION. Columns include Building Number, Const. Type, V.A., and Occ. Type. Rows include Buildings A1 through A10, B1 through B10, C1 through C10, and D1 through D10.

Table 4 - 608M: BUILDING INFORMATION. Columns include Building Number, Const. Type, V.A., and Occ. Type. Rows include Buildings E1 through E10, F1 through F10, G1 through G10, and H1 through H10.

Table 4 - 608N: BUILDING INFORMATION. Columns include Building Number, Const. Type, V.A., and Occ. Type. Rows include Buildings I1 through I10, J1 through J10, K1 through K10, and L1 through L10.

Table 4 - 608O: BUILDING INFORMATION. Columns include Building Number, Const. Type, V.A., and Occ. Type. Rows include Buildings M1 through M10, N1 through N10, O1 through O10, and P1 through P10.

Table 4 - 608P: BUILDING INFORMATION. Columns include Building Number, Const. Type, V.A., and Occ. Type. Rows include Buildings Q1 through Q10, R1 through R10, S1 through S10, and T1 through T10.

Table 4 - 608Q: BUILDING INFORMATION. Columns include Building Number, Const. Type, V.A., and Occ. Type. Rows include Buildings U1 through U10, V1 through V10, W1 through W10, and X1 through X10.

Table 4 - 608R: BUILDING INFORMATION. Columns include Building Number, Const. Type, V.A., and Occ. Type. Rows include Buildings Y1 through Y10, Z1 through Z10, AA1 through AA10, and AB1 through AB10.

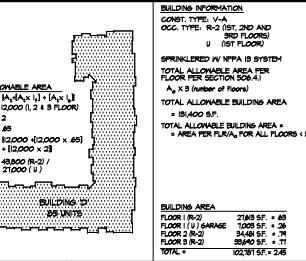


Table 4 - 608S: BUILDING INFORMATION. Columns include Building Number, Const. Type, V.A., and Occ. Type. Rows include Buildings C1 through C10, D1 through D10, E1 through E10, and F1 through F10.

Table 4 - 608T: BUILDING INFORMATION. Columns include Building Number, Const. Type, V.A., and Occ. Type. Rows include Buildings G1 through G10, H1 through H10, I1 through I10, and J1 through J10.

Table 4 - 608U: BUILDING INFORMATION. Columns include Building Number, Const. Type, V.A., and Occ. Type. Rows include Buildings K1 through K10, L1 through L10, M1 through M10, and N1 through N10.

Table 4 - 608V: BUILDING INFORMATION. Columns include Building Number, Const. Type, V.A., and Occ. Type. Rows include Buildings O1 through O10, P1 through P10, Q1 through Q10, and R1 through R10.

Table 4 - 608W: BUILDING INFORMATION. Columns include Building Number, Const. Type, V.A., and Occ. Type. Rows include Buildings S1 through S10, T1 through T10, U1 through U10, and V1 through V10.

Table 4 - 608X: BUILDING INFORMATION. Columns include Building Number, Const. Type, V.A., and Occ. Type. Rows include Buildings W1 through W10, X1 through X10, Y1 through Y10, and Z1 through Z10.

Table 4 - 608Y: BUILDING INFORMATION. Columns include Building Number, Const. Type, V.A., and Occ. Type. Rows include Buildings AA1 through AA10, AB1 through AB10, AC1 through AC10, and AD1 through AD10.

Table 4 - 608Z: SITE SUMMARY. Columns include Item, Value, and Unit. Rows include Project Name, Location, Site Area, Building Area, and other project details.

Table 4 - 609A: PARKING ANALYSIS. Columns include Standard, Proposed, and Required. Rows include Various parking categories and requirements.

Table 4 - 609B: STANDARD. Columns include Standard, Proposed, and Required. Rows include Various parking categories and requirements.

Table 4 - 609C: STANDARD. Columns include Standard, Proposed, and Required. Rows include Various parking categories and requirements.

Table 4 - 609D: STANDARD. Columns include Standard, Proposed, and Required. Rows include Various parking categories and requirements.

Table 4 - 609E: STANDARD. Columns include Standard, Proposed, and Required. Rows include Various parking categories and requirements.

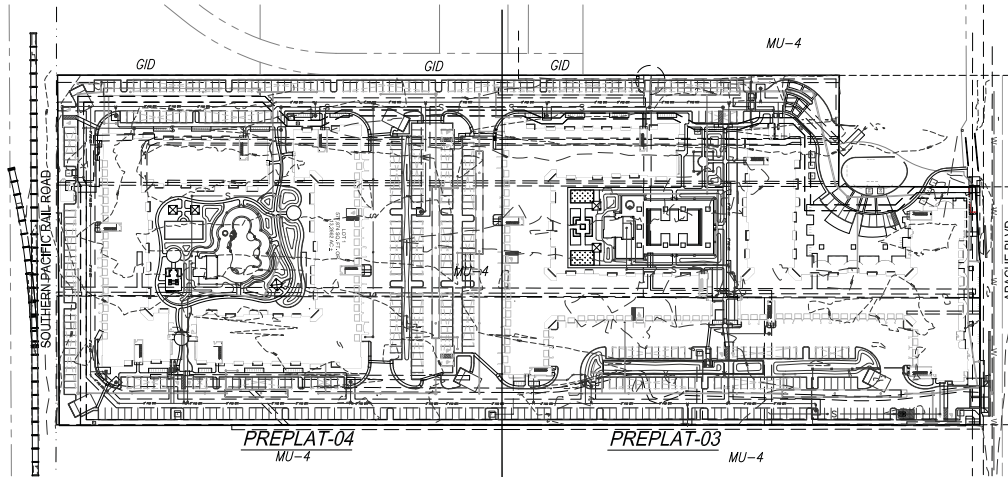
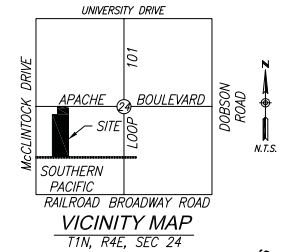
Table 4 - 609F: STANDARD. Columns include Standard, Proposed, and Required. Rows include Various parking categories and requirements.

Table 4 - 609G: STANDARD. Columns include Standard, Proposed, and Required. Rows include Various parking categories and requirements.

SCALE: 1"=40'-0"

A PRELIMINARY SUBDIVISION PLAT
FOR
"McCLINTOCK STATION"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



KEY MAP



LEGEND

- = SECTION LINE
- = PROPERTY LINE
- = EXISTING PARCEL
- = EXISTING EASEMENT AS NOTED
- = PROPOSED EASEMENT AS NOTED
- = SURVEY MONUMENT AS NOTED
- ▲ = SET REBAR W/CAP LS 41282
- ⊙ = BRASS CAP AS NOTED
- ⊙ = FOUND MONUMENT AS NOTED
- BCHH = BRASS CAP IN HANDHOLE
- RBR = REBAR
- APN = ASSESSORS PARCEL NUMBER
- DKT. PG. = DOCKET PAGE
- BK. PG. = BOOK PAGE
- DOC. = DOCUMENT
- FND = FOUND
- BCF = BRASS CAP FLUSH
- BCHH = BRASS CAP HANDHOLE
- M.C.R. = MARICOPA COUNTY RECORDER
- ESMT. = EASEMENT
- R/W = RIGHT-OF-WAY

NOTES

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AS ASSURED WATER SUPPLY.
2. LOT CORNERS TO BE SET WITH 1/2" REBAR. RLS#41282
3. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
4. 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.

UTILITIES

SALT RIVER PROJECT DISTRICT
SRP IRRIGATION
ARIZONA PUBLIC SERVICE
QWEST/CENTURY LINK
SOUTHWEST GAS CO.
COX CABLE T.V.
CITY OF TEMPE
ASU

CIVIL ENGINEER

HUBBARD ENGINEERING
1840 S. STAPLEY DR. SUITE
#137
MESA, AZ 85204
PHONE: (480) 892-3313
CONTACT: SHAWN D.
HANRAHAN

SURVEY

SUPERIOR SURVEYING, INC.
21415 N. 23RD AVE.
PHOENIX, AZ 85027
PHONE: (623) 869-0223
CONTACT: DAVID S. KLEIN

ZONING

MU-4

TAX ASSESSOR #'s

133-04-006A
133-04-002A

AREA

574,914 SQ.FT.
13.1982 AC.

OWNER/DEVELOPER

P7 McCLINTOCK STATION OWNER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
1741 VILLAGE CENTER CIRCLE
LAS VEGAS, NV. 89134

BENCHMARK

CITY OF TEMPE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF BROADWAY ROAD AND McCLINTOCK DRIVE.

ELEVATION = 1182.78 (CITY OF TEMPE DATUM)
POINT NUMBER 197 PER TEMPE, ARIZONA SURVEY CONTROL

BASIS OF BEARINGS

THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

MEASURED BEARING = N89°56'54"E

RECORD BEARING = N89°56'54"E AS SHOWN IN RECORD OF SURVEY, BOOK 1004 OF MAPS, PAGE 30, M.C.R.

CITY OF TEMPE DATUM N89°57'07"E

SHEET INDEX

PREPLAT-01 ----- COVER SHEET
PREPLAT-02 ----- LEGAL DESCRIPTION
PREPLAT-03 THRU PREPLAT-04 ----- PRELIMINARY SITE DESIGN

DS141018

PL150499

REC15146

REC15146

PL150499

DS141018

1001 E. Alma School Rd.
Suite 1000
Phoenix, AZ 85014
PH: 480.862.3313
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PRELIMINARY PLAT
FOR McCLINTOCK STATION
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

Date	05/23/2017	Project Eng.	M. WOLF, P.E.
Project No.	14148	Project Mgr.	S. HANRAHAN



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SHT. 01 OF 04
PREPLAT-01

DS-141018 EN150445 1831 E APACHE BLVD.

LEGAL DESCRIPTION

PARCEL 1:
 THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24;

RUN EAST ALONG THE NORTH LINE THEREOF (SAID NORTH LINE BEING IDENTICAL WITH THE CENTER LINE OF STATE HIGHWAY) 490.40 FEET;

THENCE SOUTH 50 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED AND THE NORTHWEST CORNER HEREOF, SAID POINT OF BEGINNING BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE STATE HIGHWAY;

THENCE SOUTH 1270.93 FEET TO A POINT OF THE NORTH RIGHT-OF-WAY LINE OF THE ARIZONA EASTERN RAILROAD;

THENCE NORTH 89 DEGREES 43 MINUTES EAST ALONG THE SAID RAILROAD RIGHT-OF-WAY, 150.8 FEET;

THENCE NORTH 0 DEGREES 6 MINUTES WEST 1270.19 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE STATE HIGHWAY;

THENCE WEST ALONG SAID RIGHT OF WAY LINE, 153 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PART CONVEYED TO THE CITY OF TEMPE IN RECORDING NO. 20060004837, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24, SAID POINT ALSO BEING THE INTERSECTION OF APACHE BOULEVARD AND MCCLINTOCK ROAD;

THENCE NORTH 89 DEGREES 56 MINUTES 54 SECONDS EAST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 24 AND THE CENTER LINE OF APACHE BOULEVARD, A DISTANCE OF 490.40 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 13 SECONDS EAST, A DISTANCE OF 55.00 FEET TO A POINT BEING ON THE EXISTING RIGHT-OF-WAY LINE OF APACHE BOULEVARD AND THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 56 MINUTES 54 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 153.00 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 32 SECONDS EAST, A DISTANCE OF 193.98 FEET;

THENCE NORTH 89 DEGREES 36 MINUTES 08 SECONDS WEST, A DISTANCE OF 152.80 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 13 SECONDS WEST, A DISTANCE OF 192.78 FEET TO THE POINT OF BEGINNING.

APN: 133-04-006A

PARCEL 2:
 THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE RIGHT OF WAY OF THE TEMPE-MESA STATE HIGHWAY AS THE SAME IS NOW LOCATED AND ESTABLISHED 643.4 FEET EAST OF THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24;

THENCE IN A STRAIGHT LINE SOUTHERLY, A DISTANCE OF 1324.05 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24, WHICH IS 641.2 FEET EAST OF THE WEST LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24;

THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 151.4 FEET;

LEGAL DESCRIPTION (CONTINUED)

THENCE IN A STRAIGHT LINE NORTHERLY A DISTANCE OF 1324.05 FEET, MORE OR LESS, TO THE SAID SOUTH LINE OF THE RIGHT OF WAY OF THE TEMPE-MESA STATE HIGHWAY;

THENCE WEST ALONG THE SOUTH LINE OF THE TEMPE-MESA STATE HIGHWAY, A DISTANCE OF 152 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF TEMPE IN DOCUMENT NO. 2006-399304 AND 2006-1073026.

APN: 133-04-002A

PARCEL 3:
PARCEL 3A:
 THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE TEMPE-MESA STATE HIGHWAY, AS THE SAME IS NOW LOCATED AND ESTABLISHED, 889.00 FEET EAST OF THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24, AND RUN THENCE SOUTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 320.00 FEET;

THENCE WEST 75 FEET;

THENCE SOUTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 1004.05 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24;

THENCE RUN EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 175.00 FEET;

RUN THENCE NORTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 1324.05 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE TEMPE-MESA STATE HIGHWAY, THENCE WEST A DISTANCE OF 100.00 FEET, TO THE PLACE OF BEGINNING;

EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL, TO-WIT:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE TEMPE-MESA STATE HIGHWAY, AS THE SAME IS NOW LOCATED AND ESTABLISHED, 970.00 FEET EAST OF THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND RUN THENCE IN A STRAIGHT LINE SOUTHERLY, A DISTANCE OF 1324.05 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24, WHICH IS 971.20 FEET EAST OF THE WEST LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24;

THENCE RUN EAST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 17.80 FEET;

THENCE RUN NORTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 1324.05 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE TEMPE-MESA STATE HIGHWAY, THENCE WEST A DISTANCE OF 19.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3B:
 THE EAST 75.00 FEET OF THE NORTH 370.00 FEET OF THE WEST 889.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3C:
 THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION (CONTINUED)

BEGINNING AT A POINT ON THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE TEMPE-MESA STATE HIGHWAY, AS THE SAME IS NOW LOCATED AND ESTABLISHED, 795.40 FEET EAST OF THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24;

RUN THENCE IN A STRAIGHT LINE SOUTHERLY, A DISTANCE OF 1324.05 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24, WHICH IS 792.60 FEET EAST OF THE WEST LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24;

THENCE RUN EAST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 21.40 FEET;

THENCE RUN NORTH ON A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 1324.05 FEET, MORE OR LESS, TO THE SAID SOUTH LINE OF THE RIGHT-OF-WAY OF THE TEMPE-MESA STATE HIGHWAY;

AND THENCE RUN WEST ALONG THE SOUTH LINE OF THE TEMPE-MESA STATE HIGHWAY, A DISTANCE OF 18.60 FEET TO THE POINT OF BEGINNING.

A:\2011\141018 PREPLAT\141018 PREPLAT.dwg, May 21, 2013, 1:23pm, Grant

1301 E. Anna School Rd.
Suite 10200
Mesa, AZ 85205
PH: 480.862.3319
www.hubbardengineering.com

PRELIMINARY PLAT

FORE MCCLINTOCK STATION

TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

Date	05/23/2017	Project Eng.	M. WOLF P.E.
Project No.	14148	Project Mgr.	S. HANDBAUM

38929
MICHAEL S. WOLF
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 12/31/2018

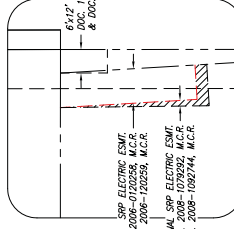
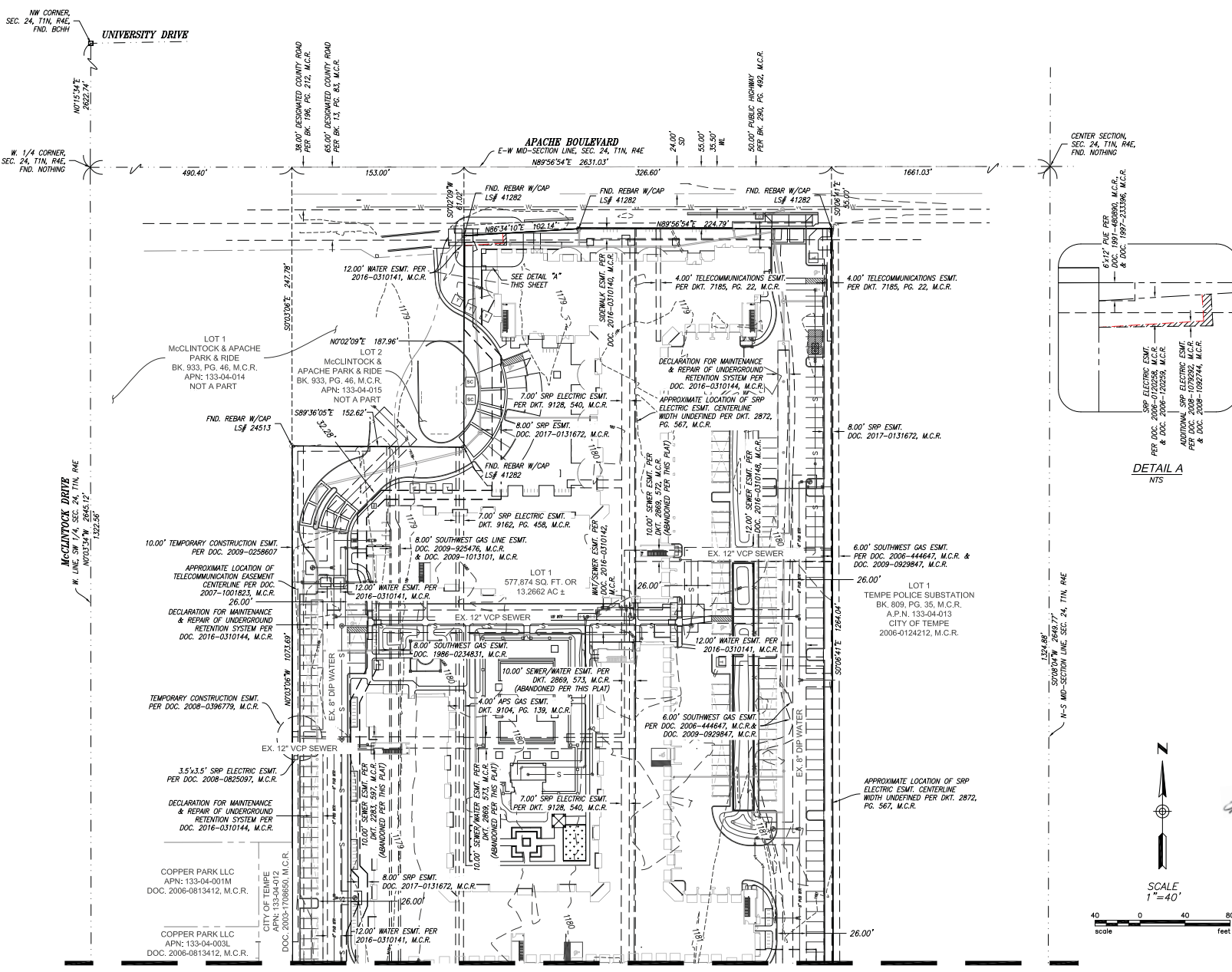
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SHEET 02 OF 04

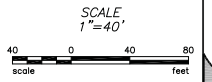
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14-05-141018 EN150145 1831 E APACHE BLVD.

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DETAIL A
NTS



MATCH SHEET 4



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PRELIMINARY PLAT
FORE MCCLINTOCK STATION

TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE 6TH AND 54TH MERIDIAN, MARICOPA COUNTY, ARIZONA

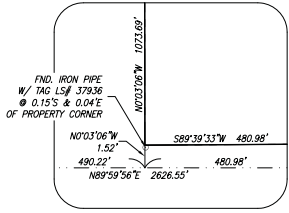
Date	05/23/2017	Project Eng.	M. WOLF, P.E.
Project No.	14148	Project Mgr.	S. HANDBAUM



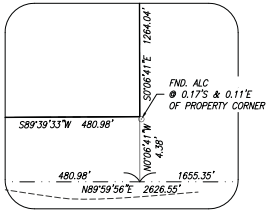


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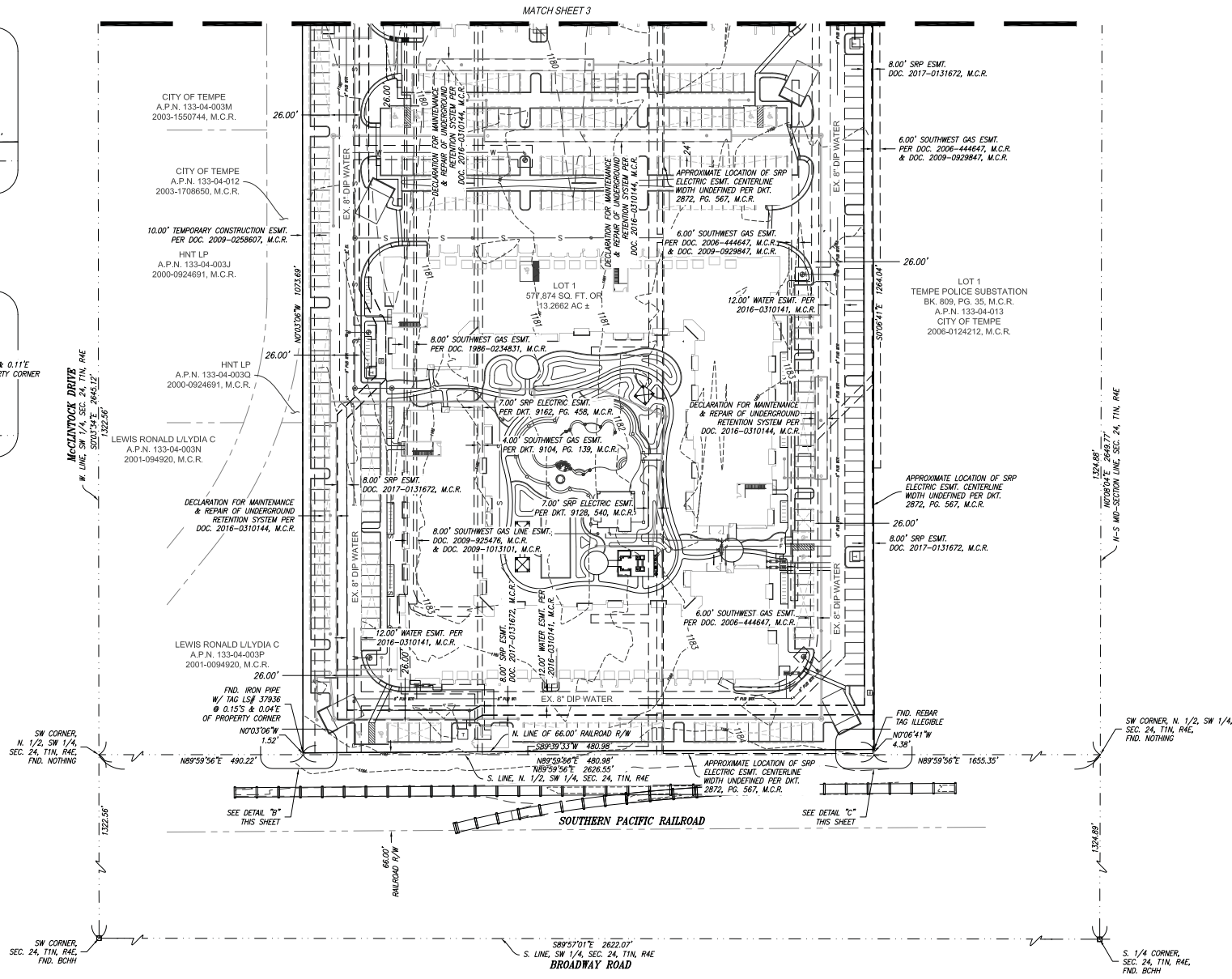
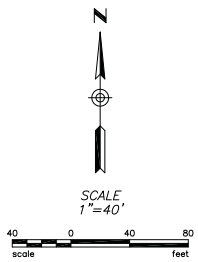
SH. 03 OF 04
PREPLAT-03



DETAIL B
NTS



DETAIL C
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1001 B. Anna School Rd.
Suite 10200
Phoenix, AZ 85028
PH: 480.862.3370
FAX: 480.862.3370
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PRELIMINARY PLAT
FORE MCCLINTOCK STATION
TOWNSHIP 24 NORTH, RANGE 4 EAST OF THE GRAND CANYON PARKWAY
MARICOPA COUNTY, ARIZONA

Date	05/23/2017	Project Eng.	M. WOLF P.E.
Project No.	14148	Project Mgr.	S. HANDBAUM

SW CORNER, N. 1/2, SW 1/4, SEC. 24, T1N, R4E, FND. NOTHING

SE CORNER, N. 1/2, SW 1/4, SEC. 24, T1N, R4E, FND. BOHH

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