

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 03/12/2019
Agenda Item: 2**

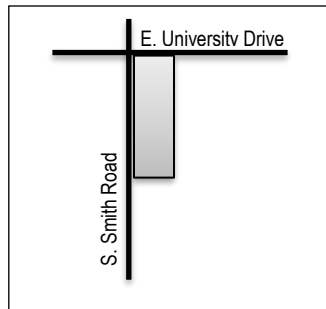
ACTION: Request a Preliminary Subdivision Plat for a single-family residential development consisting of 80 two-story attached units for THE LEVEL, located at 915 South Smith Road. The applicant is Porchlight Homes.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: THE LEVEL (PL180235) is located on the south east corner of Smith Road and University Drive in the Apache Boulevard Character Area. The project includes 80 new single-family two-story attached townhomes with common amenity and landscape areas. The site includes seven existing lots which would be combined into one lot and subdivided into 80 individual townhome lots with common tracts. On November 27, 2018, the Development Review Commission recommended approval of a Zoning Map Amendment, Planned Area Development and Development Plan Review for 80 new townhomes. On January 10, 2019, the City Council held the second and final hearing, approving the change in Zoning to R-4 and approving the PAD and DPR, subject to conditions, including a requirement to subdivide the lots. Since the property had never been previously subdivided, the applicant is required to create a Preliminary Subdivision Plat prior to recording a Final Subdivision Plat. The City Council is scheduled to hear the Final Subdivision Plat on March 28th, subject to the results of this hearing. The request includes the following:

SBD190033 Preliminary Subdivision Plat to subdivide seven (7) existing lots into eighty (80) new lots with common tracts.



Existing Property Owner	Tom Stapley, Treehouse Tempe, LLC
Existing Property Owner	Ali Homs, Homs Enterprises, LLC
Applicant	Ryan Larsen, Porchlight Homes
Zoning District (current)	R-4 Multi-Family General
Gross / Net site area	6.585 gross acres / 5.454 net acres
Density / Number of Units	12 du/ac / 80 units
Lot 1	1,726.29 sf
Lots 2-19	1,408.87-1,456.94 sf
Lot 20	2,099.55 sf
Lots 21-36	1,552.54-1,571.15 sf
Lots 37-47, 57-59	1,410.01-1,481.53 sf
Lot 48	1,592.49 sf
Lot 49	2,289.65 sf
Lots 50-52, 54-56	1,455.82 sf
Lot 53	2,330.49 sf
Lot 60	1,535.56 sf
Lots 61-63	1,908.47-1,955.77 sf
Lot 64	2,039.22 sf
Lots 65, 68, 69, 72, 73, 76, 77 & 80	1,552.54 sf
Lots 66, 67, 70, 71, 74, 75, 78 & 79	1,571.15 sf
Tract A – Access Drive, Utilities, Refuse Collection, Parking & Drainage	79,977.8 sf
Tracts B-F & H-R – Pedestrian Access, Landscape, Utilities & Drainage	21,781.0 sf
Tract G – Pool, Amenities, Pedestrian Access, Landscape, Utilities, Drainage	9,462.7 sf

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 east corner of Smith Road and University Drive, east of McClintock Drive, south of Rio Salado Parkway, west of the Price Road. Smith Road is a half-mile collector street that connects to Apache Boulevard and light rail a half mile to the south. University Drive is an arterial with access to the 101 Freeway to the east. The site is north of the Escalante Neighborhood Association, with single family homes built in 1958. The site is west of the Rio Ventana Townhomes built in 2002 and Questa Vida Condominiums, built in 1983. Cameron Creek Apartments are on the west side of Smith Road across from the proposed development of 80 single-family attached townhomes. Five of the lots have been used as a mobile home park for almost 60 years, these lots were purchased at the end of 2017 and the mobile home park vacated at the end of July 2018. The two corner lots which comprise a commercial office building and storage yard were incorporated into the project after entitlements were approved by Council January 10, 2019. The project required a Zoning Map Amendment from CSS Commercial Shopping & Service, RO Residential Office, R-3 Multi-Family Residential Limited and RMH Residential Mobile Home Park to R-4 Multi-Family General along with a Planned Area Development Overlay to establish development standards for building setbacks on individual lots and perimeter setback reductions on the front (north) from 20' to 10' and side (east) from 10' to 8' and minimum lot area per dwelling unit from 1,740 to 1,500 square feet. They received approval for the Development Plan Review including building elevations for 80 three-story units, and site plan and landscape plan for 5.49 acres at the same hearing in January.

The project includes seven parcels of land which have never been platted, a Preliminary and Final Subdivision plat are required as a part of this project. The applicant is requesting the Development Review Commission take action on the Preliminary Subdivision Plat, so that they may proceed to City Council with a Final Subdivision Plat at the end of the month. The plat is required by condition of the approved entitlements to create 80 individual for-sale lots with common tracts for the landscape and amenity areas.

Conclusion

Based on the information provided, staff recommends approval of the Amended 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.

FINAL SUBDIVISION PLAT:

1. If the subdivision plat contains common areas, 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.
2. The Final Subdivision Plat shall be recorded prior to issuance of permits.
3. The Final Amended 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 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.
4. 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.

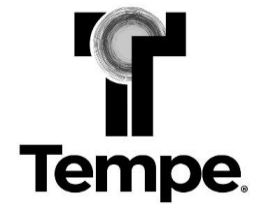
HISTORY & FACTS:

1930	Aerial photos indicate the area was used for agriculture. None of the properties are part of an existing Subdivision Plat.
1969	Aerial photos indicate the building at the south east corner and the mobile home park were established sometime in the mid-1960s with an existing irrigation canal to the south of the site.
August 17, 1972	The City annexed this area from Maricopa County by Ordinance 689.
September 5, 1972	The existing building on the south east corner of Smith and University was modified to have commercial and residential uses on site but did not go through planning process, being used as construction offices with contractor equipment yard.
February 22, 1973	Council adopted Zoning Ordinance 405.261 which rezoned portions of this site from AG to R-3 and C-1.
1993	City of Tempe Water Utilities built a water pump station at the south end of the site, where the canal had been undergrounded.
October 27, 2017	The 42-unit Mobile Home Park went up for sale after approximately 60 years of operation under various owners and managers. A Letter containing the "Notice of intent to Change Land Use," notified residents about the pending termination of all rental agreements of mobile homes and park space
November 2, 2017	Additional information was hand-delivered to tenants related to the Pre-Notice in English and Spanish and the availability of a Relocation Fund.
November 30, 2017	The five lots comprised of the trailer park property were sold to Treehouse Tempe LLC.
January 23, 2018	Certified letters sent to each resident with a "180-day notice" of termination of their tenancy, effective July 27, 2018 the AZ State Relocation Fund also sent information directly to residents.
January 29, 2018	Letter notification of a meeting with the Manufactured Housing Communities of Arizona to discuss the Relocation Fund, and to answer any questions.
February 1, 2018	Open House with Manufactured Housing Communities of Arizona to answer questions.
February 8, 2018	Tempe Mobile Home Park residents spoke to the Council.
February 17, 2018	City of Tempe Human Services staff attended the community meeting at the Tempe Mobile Home Park. The same day, a letter notification of a second meeting with the Manufactured Housing Communities of Arizona regarding a meeting with other Mobile Home Park Owners and Professional Movers, in order to provide options to the residents.
February 22, 2018	Human Services staff attended a meeting hosted by the Principal of Thew Elementary to hear from a variety of resources including Habitat for Humanity, Goodwill, Tempe Community Action Agency, and City Housing Staff. The same day, Tempe Mobile Home Park residents spoke to the Council.
March 2018	On March 7 th , 14 th , 21 st and 28 th meetings were held at Escalante Community Center to bring resources to the people to answer their questions related to their individual paperwork and circumstances. These meetings included staff from Manufactured Housing Communities of

Arizona, State Housing Relocation, Community Legal Services, and the city Housing Division. These meetings provided residents access to resources to get their individual questions answered related to their paperwork, personal circumstances and unique moving situation.

- July 30, 2018 All mobile homes were removed from the property after a seven-month relocation plan was implemented pursuant to state process.
- August 29, 2018 A neighborhood meeting was held for this development.
- September 2018 The commercial corner lot was purchased and added to the project site.
- November 27, 2018 Development Review Commission heard a request for a Zoning Map Amendment, Planned Area Development and Development Plan Review for a single-family residential development consisting of 80 two-story attached units for THE LEVEL, located at 915 South Smith Road on 6.585 acres.
- December 20, 2018 City Council held an introduction and first public hearing of the above request.
- January 10, 2019 City Council held a second public hearing and approved a Zoning Map Amendment, Planned Area Development and Development Plan Review for a single-family residential development consisting of 80 two-story attached units for THE LEVEL, located at 915 South Smith Road on 6.585 acres.
- March 12, 2019 Development Review Commission is scheduled to hear the requested Preliminary Subdivision Plat to combine the 7 existing lots and subdivide this new lot into 80 individual fee-simple lots with common tracts.
- March 28, 2019 City Council is scheduled to hear a requested Final Subdivision Plat for the into 80 individual fee-simple lots with common tracts.

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



DEVELOPMENT PROJECT FILE

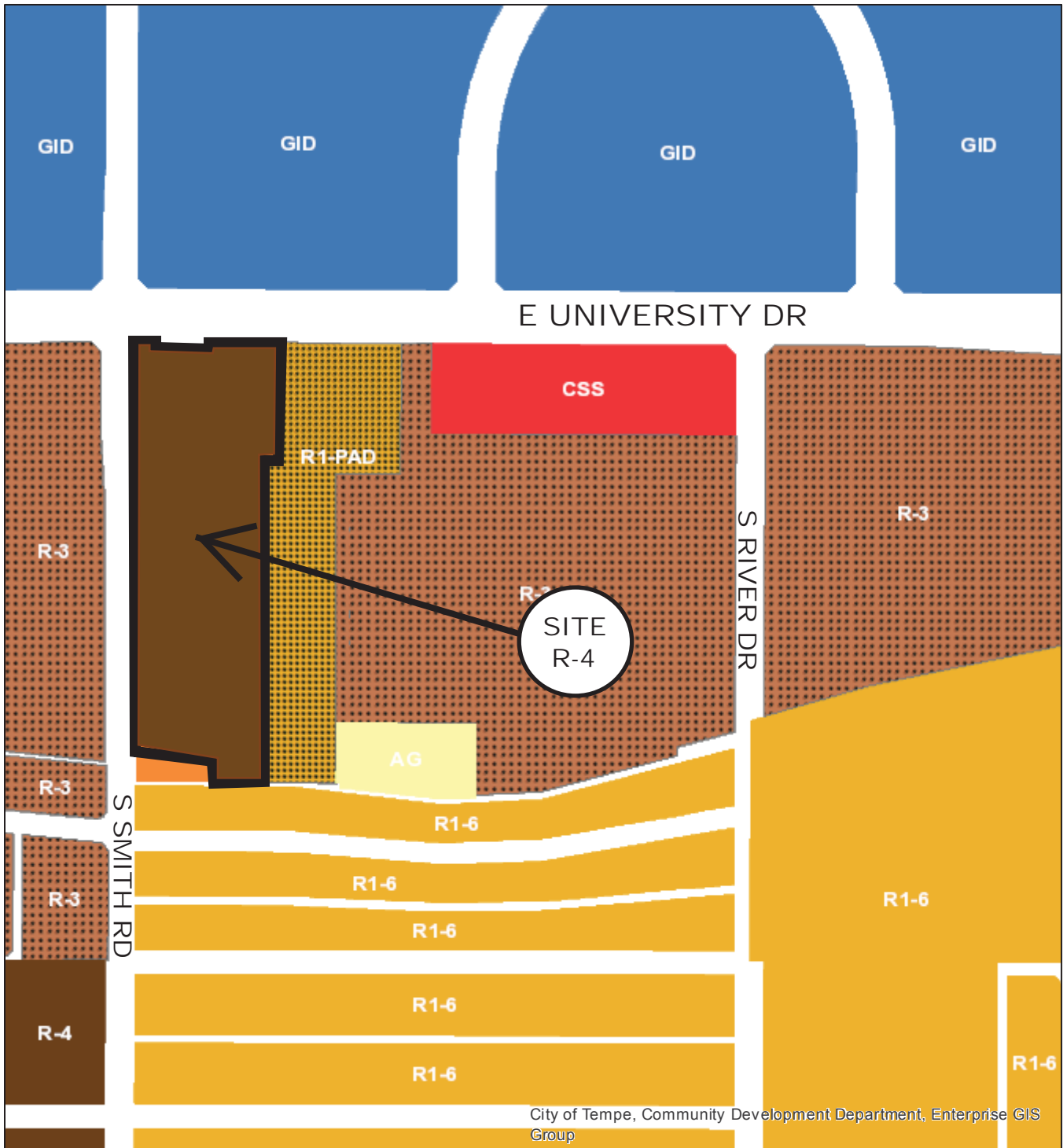
for
THE LEVEL
(PL180235)










ATTACHMENTS:

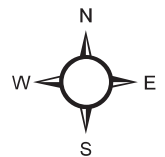
- 1-3. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay)
4. Applicant's Letter of Explanation
5. Site Plan (For Reference Only)
6. Renderings (For Reference Only)
- 7-10. Subdivision Plat

The Level

PL 180235



- | | |
|--|---|
|  General Industrial District (GID) |  Single-Family Residential Planned Area Dev (R1-PAD) |
|  Commercial Shopping and Services (CSS) |  Multi-Family Residential Limited (R-3) |
|  Residential/Office (RO) |  Multi-Family Residential General (R-4) |
|  Agricultural (AG) |  Mobile Home Residence (RMH) |
|  Single-Family Residential (R1-6) | |





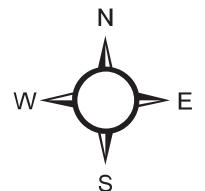
Tempe

PL 180235

The Level



Aerial Map





CONTEXTUAL AERIAL MAP
SCALE: 1" = 100'



**TOMECAK
DESIGN**
4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251
T 602.619.7751
F 480.716.6387
E info@tomecakdesign.com



PROJECT:
THE LEVEL
915 SOUTH SMITH ROAD
TEMPE, ARIZONA 85281

REVISIONS:

JOB # 1802

DATE: 10.29.2018

CONTENTS: CONTEXTUAL AERIAL MAP

SHEET No: **A600**

PORCHLIGHT HOMES

November 21, 2018

Development Review Commission

The Level

915 South Smith Road

Request for: Approval of Preliminary Plat to Create 80 Lot Single-Family Subdivision

Proposed By: Porchlight Homes

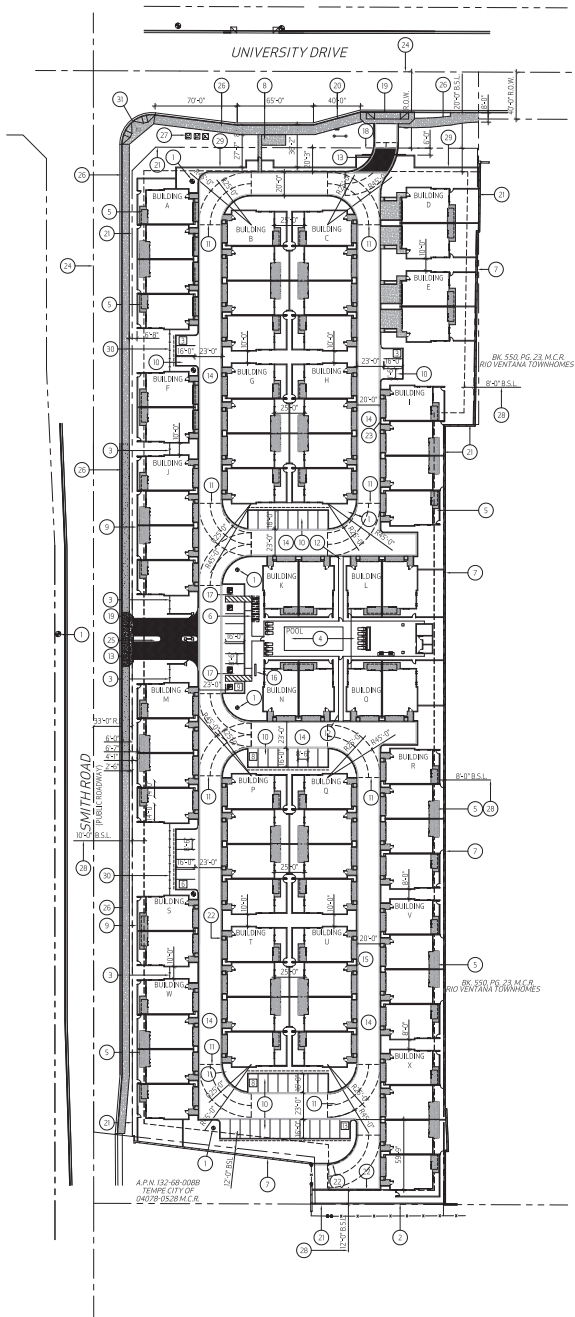
This subdivision plat request is for an 80 lot townhome development called The Level, located at the southeast corner of Smith and University. The existing land for The Level consists of 7 lots that will be replatted to create 80 individual lots and various tracts for ingress and egress, landscaping, amenities, and open space.

Access for The Level will be off public streets, primarily from Smith Road, with an exit only point on University Drive. Internal circulation will be provided by a private accessway owned and maintained by the homeowners' association. The General Plan designation for this site is for residential use up to 25 units/ac and this request is a density of approximately 14 units/acre. This subdivision shall conform with the requirements of the Zoning and Development Code and the land is suitable for a residential development.

Respectfully,



Ryan Larsen
Co-Founder



GENERAL NOTES:

- A. SLOPE ALL SIDEWALKS AWAY FROM BUILDING AND PARKING AND NOT TO EXCEED 2% MAXIMUM.
- B. PROVIDE FIRE LANE SIGNAGE AT LOCATIONS REQUIRED BY THE FIRE MARSHAL AND FILED INSPECTOR.

SITE PLAN NOTES:

1. FIRE HYDRANT.
2. 6" TALL CHAIN LINK STUCCO AND PAINT.
3. 6" TALL METAL NEW FENCE.
4. COMMON AREA WITH POOL, BBQ, RESTROOMS, AND LOUNGE AREA.
5. FINISH FLOOR TO MATCH CONCRETE PAD TYPICAL.
6. PROPOSED 8" HIGH CONCRETE CURB DETAIL, 1/2" RISE.
7. EXISTING 8" HIGH CHAIN LINK STUCCO AND PAINT VERIFY RELOCATION WITH OWNER AND REPLACE AS REQUIRED.
8. 10" X 20" X 4" CONCRETE PAD FOR BUS STOP.
9. PROPOSED 4" HIGH CHAIN LINK WITH 2" X 4" CMU VIEW WALL ABOVE.
10. GUEST PARKING.
11. FIRE TRUCK TURNING RADIUS.
12. PROPOSED 3" X 4" CONCRETE SIDEWALK.
13. INTEGRAL COLORED DECORATIVE PAVINGS PER C.O.T. STANDARDS.
14. ASPHALT TOP COAT.
15. RECESSED ELECTRICAL METER WITH PANEL IN GARAGE, TYPICAL.
16. MAIL BOXES.
17. ADA PARKING.
18. EXISTING ADA SIGNING GATE WITH KNOW BOX FOR EMERGENCY ACCESS.
19. NEW SIDEWALK PER COT STANDARD DETAIL, 1/2" RISE.
20. WATER METER.
21. PROPERTY LINE.
22. PROPOSED 3" VERTICAL CURB TYPICAL.
23. LOCATION OF BIDDING PICK UP DAY, ON OTHER DAYS STORED IN GARAGE, TYPICAL.
24. CENTERLINE OF STREET.
25. GATE KEY PAD AND DIRECTORY.
26. NEW CURB, GUTTER & 6" WIDE SIDEWALK ALONG PROPERTY LINE. SEE (D) FOR MORE INFO.
27. EXISTING TRANSFORMERS TO REMAIN.
28. BUILDING SETBACK LINE.
29. 6" HIGH DECORATIVE WALL.
30. 3'-0" TALL MASONRY SCREEN WALL WITH 3'-0" VIEW FENCE ABOVE.
31. EXISTING TRAFFIC SIGNAL.

PROJECT TEAM

OWNER: TREEHOUSE GROUP IN PARTNERSHIP WITH OTHER BUILDING OWNERS
 2023 EAST UNIVERSITY DRIVE
 TEMPE, ARIZONA 85281

CONTACT: TOM STARLEY
 PHONE: 480.965.4454

CONTACT: RYAN LARSEN
 PHONE: 602.205.6271

ARCHITECT: TOMCEK DESIGN
 4368 NORTH CIVIC CENTER PLAZA
 SUITE 201
 SCOTTSDALE, ARIZONA 85251

CONTACT: MARK TOMCEK
 PHONE: 602.619.7751

CONTACT: JACOB WALLACE, LLC
 2233 WEST BETHANY HOME ROAD
 PHOENIX, ARIZONA 85015

CONTACT: CHUCK JACOBS
 PHONE: 602.737.3564

LANDSCAPE ARCHITECT: T.J. MCQUEEN
 8433 EAST CHOLLA STREET
 SCOTTSDALE, ARIZONA 85290

CONTACT: T.J. MCQUEEN
 PHONE: 602.266.8919

ELECTRICAL ENGINEER: RLM DESIGN, LLC
 820 SOUTH BRIDGER DRIVE
 CHANDLER, ARIZONA 85225

CONTACT: BOBBY MARIN
 PHONE: 800.741.0347

CODE REVIEW

AUTHORITY: CITY OF TEMPE, ARIZONA

CODE: 2021 INTERNATIONAL RESIDENTIAL CODE

OCCUPANCY USE: SEPARATED

OCCUPANCY: R-3

CONSTRUCTION TYPE: V-B

SCOPE OF WORK

REDEVELOPMENT OF AN EXISTING R-3 ZONED PROPERTY INTO (80) DENSITY 2-STORY TOWNHOUSES WITH ATTACHED GARAGES, FAMILY ROOM, POWDER ROOM AND KITCHEN AT THE GROUND FLOOR, THREE BEDROOMS AND TWO BATHROOMS WILL OCCUPY THE SECOND FLOOR. THE FLOOR PLAN WILL INCLUDE AN IN-REAR PORCH AT THE GROUND FLOOR AND BALCONY AT THE SECOND.

PROJECT DATA

PROJECT NAME: THE LEVEL TOWNHOME PROJECT

ADDRESS: 915 SOUTH SMITH ROAD, TEMPE, ARIZONA 85282

PROJECT SITE AREA: 250,672 SF (5.75 ACRES)

GROSS AREA: 228,779 SF (5.25 ACRES)

NET AREA: 132-48-000E, 132-48-000A, 132-48-000C, 132-48-004F, AND 132-48-004E

ASSESSOR'S PARCEL: 132-48-004E TOWNHOUSE

PROPOSED USE: BUILDING TYPE A, BUILDING TYPE B, BUILDING TYPE C, BUILDING TYPE D, BUILDING TYPE E, BUILDING TYPE F, BUILDING TYPE G, BUILDING TYPE H, BUILDING TYPE I, BUILDING TYPE J, BUILDING TYPE K, BUILDING TYPE L, BUILDING TYPE M, BUILDING TYPE N, BUILDING TYPE O, BUILDING TYPE P, BUILDING TYPE Q, BUILDING TYPE R, BUILDING TYPE S, BUILDING TYPE T, BUILDING TYPE U, BUILDING TYPE V, BUILDING TYPE W, BUILDING TYPE X, BUILDING TYPE Y, BUILDING TYPE Z

GENERAL PLAN PROJECTED USE: RESIDENTIAL

EXISTING ZONING: CS5(R)/R3/RM (NO OVERLAY DISTRICT) R-4 (PAD)

PROPOSED ZONING: DENSITY

DENSITY: ALLOWABLE DENSITY: 20 DWELLING UNITS/ACRE
 PROPOSED DENSITY: 12 DWELLING UNITS PER ACRE

TOTAL UNITS PROPOSED: (80) THREE BEDROOM UNITS

TOTAL FOOTPRINT AREA: 93,200 S.F.

LOT COVERAGE: 50.00%
 MAXIMUM ALLOWABLE: 33.00%
 ACTUAL SITE COVERAGE: 17.00%

STORIES: TWO

FIRE SPRINKLERS: NO

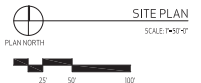
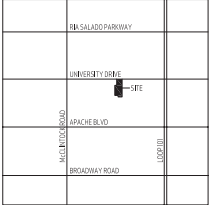
LANDSCAPE STANDARDS: LANDSCAPE AREA REQUIRED: 57,992 S.F. (MIN. 25%)
 LANDSCAPE AREA PROVIDED: 59,984 S.F.

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (NORTH)	20'-0"	20'-0"
STREET SIDE (WEST)	10'-0"	10'-0"
STREET SIDE DECORATIVE WALL	4'-0"	4'-0"
SIDE (EAST)	10'-0"	8'-0"
REAR (SOUTH)	15'-0"	12'-0"

BUILDING HEIGHT: ALLOWABLE BUILDING HEIGHT: 30'-0"
 ACTUAL BUILDING HEIGHT: 30'-0"

REFUSE: PROVIDED: INDIVIDUAL UNIT PICK UP

VICINITY MAP



TOMCEK DESIGN
 4368 North Civic Center Plaza
 Suite 201
 Scottsdale, Arizona 85251
 T 602.619.7751
 F 480.778.6387
 E info@tomecakdesign.com



PROJECT: THE LEVEL

ADDRESS: 915 SOUTH SMITH ROAD, TEMPE, ARIZONA 85281

REVISIONS:

JOB #: 1802

DATE: 10.29.2018

CONTENTS: SITE PLAN

SHEET NO.: A100



2 VIEW LOOKING EAST
FROM UNIVERSITY DRIVE
SCALE: 1/8"



1 VIEW LOOKING SOUTH
FROM UNIVERSITY DRIVE
SCALE: 1/8"



4 VIEW LOOKING EAST
FROM SMITH ROAD
SCALE: 1/8"



3 INTERIOR VIEW LOOKING NORTH
SCALE: 1/8"



5 INTERIOR VIEW OF COMMUNITY POOL
SCALE: 1/8"



**TOMECAK
DESIGN**
4368 NORTH CIVIC CENTER PLAZA
SUITE 201
SCOTTSDALE, ARIZONA 85251
T 602.619.7751
F 480.718.8367
E info@tomecakdesign.com



EXPIRES 3.31.2020

PROJECT:
THE LEVEL

915 SOUTH SMITH ROAD
TEMPE, ARIZONA 85281

REVISED:

JOB # 1802

DATE: 10.29.2018

CONTENTS: RENDERINGS

SHEET No: **A500**

PRELIMINARY PLAT
FOR
THE LEVEL TOWNHOMES

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

DEDICATION

PORCHLIGHT-TREEHOUSE TEMPE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER; HAS PLATTED UNDER THE NAME OF "THE LEVEL TOWNHOMES", A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "THE LEVEL TOWNHOMES" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS, CONSTITUTING THE SAME AND THAT EACH LOT 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 STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE PREMISES.

TRACTS "A" THROUGH "R" ARE TO BE OPERATED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION AS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PROPERTY.

OWNER AUTHORIZATION:

PORCHLIGHT-TREEHOUSE TEMPE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY:

BY: PLHAZ HOLDINGS, LLC
ITS: MANAGER
BY: PORCHLIGHT HOLDINGS, LLC
ITS: MANAGER
BY: _____ DATE: _____
SCOTT J. PETERSON
ITS: MANAGER

ACKNOWLEDGMENT:

ON THIS _____ DAY OF _____, 20__ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED THEMSELVES TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT OF THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF; I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

(SEE PAGE 2)

DEVELOPER

PORCHLIGHT HOMES
2915 E. BASELINE ROAD #118
GILBERT, AZ 85234
RYAN LARSEN
480.813.1324

OWNER

PORCHLIGHT-TREEHOUSE TEMPE, LLC
2915 E. BASELINE ROAD #118
GILBERT, AZ 85234
RYAN LARSEN
480.813.1324

BENCHMARK

BRASS CAP FLUSH FOUND
AT THE INTERSECTION OF SMITH ROAD
AND APACHE BLVD
ELEVATION=1183.54 (NVA83)

BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF UNIVERSITY DRIVE, ALSO BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, USING A BEARING OF SOUTH 89 DEGREES 48 MINUTES 00 SECONDS EAST PER WARRANTY DEED, 2007-0284872. SAID BEARING BEING S 89-38-56 E BY THE CITY OF TEMPE SURVEY CONTROL MAP.

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

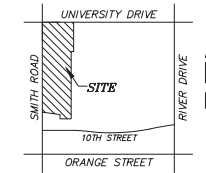
BY: _____ DATE _____
COMMUNITY DEVELOPMENT

CERTIFICATION

THIS IS TO CERTIFY THAT THIS SURVEY AND PLAT OF THE PREMISES DESCRIBED AND PLATTED HEREON, WERE MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL 2018, AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, AND THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: *Paul M. Miller* _____ DATE _____
2-6-19

PAUL M. MILLER
REGISTERED LAND SURVEYOR
REGISTRATION NO. 34559, AZ.



VICINITY MAP N.T.S.

NOTES

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. LOT CORNERS TO BE SET WITH 1/2" REBAR. RLS#34559
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 RETAIN THE RUNOFF VOLUME OF THE 100 YEAR DESIGN STORM AND SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY), AND (2) MAINTAIN THE SYSTEM A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSIPATE THE VOLUME OF STORM WATER AS SHOWN 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 04013C2240L, DATED OCTOBER 16, 2013, 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.

DS170403

SBD180033

REC18186

REC18186

SBD180033

DS170403



THE LEVEL TOWNHOMES
PRELIMINARY PLAT
TEMPE
ARIZONA



REVISIONS:
REV. 1
REV. 2
REV. 3

DESIGN BY: CGJ
DRAWN BY: CGJ
SCALE: NTS
DATE: 11-12-18

JOB NO.
0105

PARCEL TABLE

Parcel #	Area (sf)	Parcel #	Area (sf)
1	1726.29	41	1410.01
2	1411.44	42	1479.49
3	1411.33	43	1479.88
4	1456.94	44	1410.01
5	1456.69	45	1410.01
6	1456.58	46	1481.15
7	1456.42	47	1481.53
8	1410.61	48	1592.49
9	1410.50	49	2289.65
10	1456.08	50	1455.82
11	1455.69	51	1455.82
12	1409.90	52	1455.82
13	1409.79	53	2330.49
14	1455.35	54	1455.82
15	1455.01	55	1455.82
16	1454.89	56	1455.82
17	1454.74	57	1410.01
18	1408.98	58	1474.23
19	1408.87	59	1474.47
20	2099.55	60	1535.56
21	1552.54	61	1908.47
22	1571.15	62	1923.31
23	1571.15	63	1955.77
24	1552.54	64	2039.22
25	1552.54	65	1552.54
26	1571.15	66	1571.15
27	1571.15	67	1571.15
28	1552.54	68	1552.54
29	1552.54	69	1552.54
30	1571.15	70	1571.15
31	1571.15	71	1571.15
32	1552.54	72	1552.54
33	1552.54	73	1552.54
34	1571.15	74	1571.15
35	1571.15	75	1571.15
36	1552.54	76	1552.54
37	1410.01	77	1552.54
38	1477.84	78	1571.15
39	1478.22	79	1571.15
40	1410.01	80	1552.54

LEGEND

- ⊙ INDICATES BOUNDARY CORNER NOTHING FOUND OR SET
- ⊙ FOUND 1/2" BENT REBAR NO IDENTIFICATION
- ⊙ FOUND 1/2" REBAR NO IDENTIFICATION
- ⊙ FOUND 1/2" TAGGED REBAR STAMPED 33319
- ⊙ FOUND 1/2" CAPPED REBAR STAMPED 32238
- ⊙ FOUND 3" CITY OF TEMPE BRASS CAP IN HANDHOLE
- ⊙ FOUND 3" CITY OF TEMPE BRASS CAP FLUSH
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE
- (TYP.) TYPICAL
- (R) RECORD PER DESCRIPTION
- (M) MEASURED
- DKT DOCKET
- PUE PUBLIC UTILITY EASEMENT
- PROPERTY LINE
- TIE LINE
- CENTER LINE
- EASEMENT LINE

SITE AREA

PROPOSED GROSS: 286,841.1 SF - 6.585 AC
NET: 237,589.0 SF - 5.454 AC

ZONING

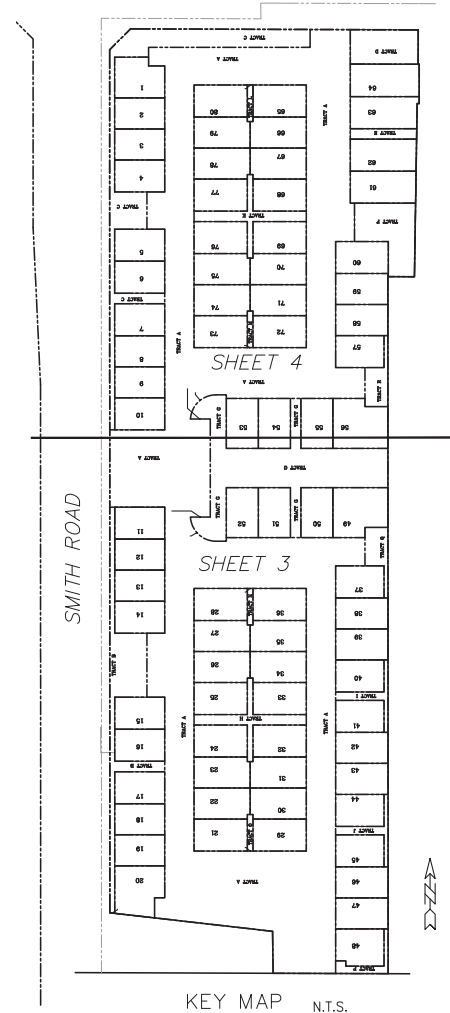
R-3

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION)

That portion of the Northwest quarter of the Northeast quarter of Section 24, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a 3 inch City of Tempe brass cap flush marking the Southwest corner of said Northwest quarter of the Northeast quarter of Section 24, from which a 3 inch City of Tempe brass cap in handhole marking the North quarter corner of said Section 24 bears North 00 degrees 00 minutes 58 seconds West 1,334.65 feet; THENCE North 00 degrees 00 minutes 58 seconds West 430.15 feet along the West line of said Northwest quarter of the Northeast quarter to the POINT OF BEGINNING; THENCE continuing North 00 degrees 00 minutes 58 seconds West 904.50 feet along said West line to the North quarter corner of said Section 24; THENCE South 89 degrees 48 minutes 00 seconds East 73.70 feet along the North line of said Northwest quarter of the Northeast quarter to the East line of the West 73.70 feet of said Northwest quarter of the Northeast quarter; THENCE South 00 degrees 00 minutes 58 seconds East 65.00 feet along said East line to the South line of the North 65.00 feet of said Northwest quarter of the Northeast quarter; THENCE South 89 degrees 48 minutes 00 seconds East 103.73 feet along said South line; THENCE North 00 degrees 43 minutes 57 seconds West 25.00 feet to the South line of the North 40.00 feet of said Northwest quarter of the Northeast quarter; THENCE South 89 degrees 48 minutes 00 seconds East 150.34 feet along said South line; THENCE South 00 degrees 10 minutes 24 seconds West 57.79 feet; THENCE South 89 degrees 48 minutes 00 seconds East 1.00 feet; THENCE South 00 degrees 01 minute 30 seconds East 37.51 feet; THENCE North 88 degrees 48 minutes 00 seconds West 2.00 feet; THENCE South 00 degrees 54 minutes 42 seconds West 165.15 feet; THENCE North 89 degrees 48 minutes 30 seconds West 25.31 feet; THENCE South 00 degrees 01 minute 30 seconds East 604.81 feet; THENCE North 89 degrees 48 minutes 00 seconds West 109.70 feet; THENCE North 00 degrees 43 minutes 57 seconds West 40.00 feet; THENCE North 83 degrees 30 minutes 25 seconds West 189.41 feet to the POINT OF BEGINNING.

UNIVERSITY DRIVE



TRACT TABLE

TRACT #	AREA (sf)	USE
A	79,877.8	ACCESS DRIVE, EMERGENCY VEHICLE USE, UTILITIES, DRAINAGE, REFUSE COLLECTION, PARKING
B-F, H-R	21,781.0	PEDESTRIAN ACCESS, LANDSCAPE, COMMUNITY, UTILITIES, DRAINAGE
G	9,462.7	POOL, AMENITIES, PEDESTRIAN ACCESS, LANDSCAPE, COMMUNITY, UTILITIES, DRAINAGE
	111,221.5	

DS170403

SBD180033

REC18186

REC18186

SBD180033

DS170403



THE LEVEL TOWNHOMES
PRELIMINARY PLAT
TEMPE
ARIZONA

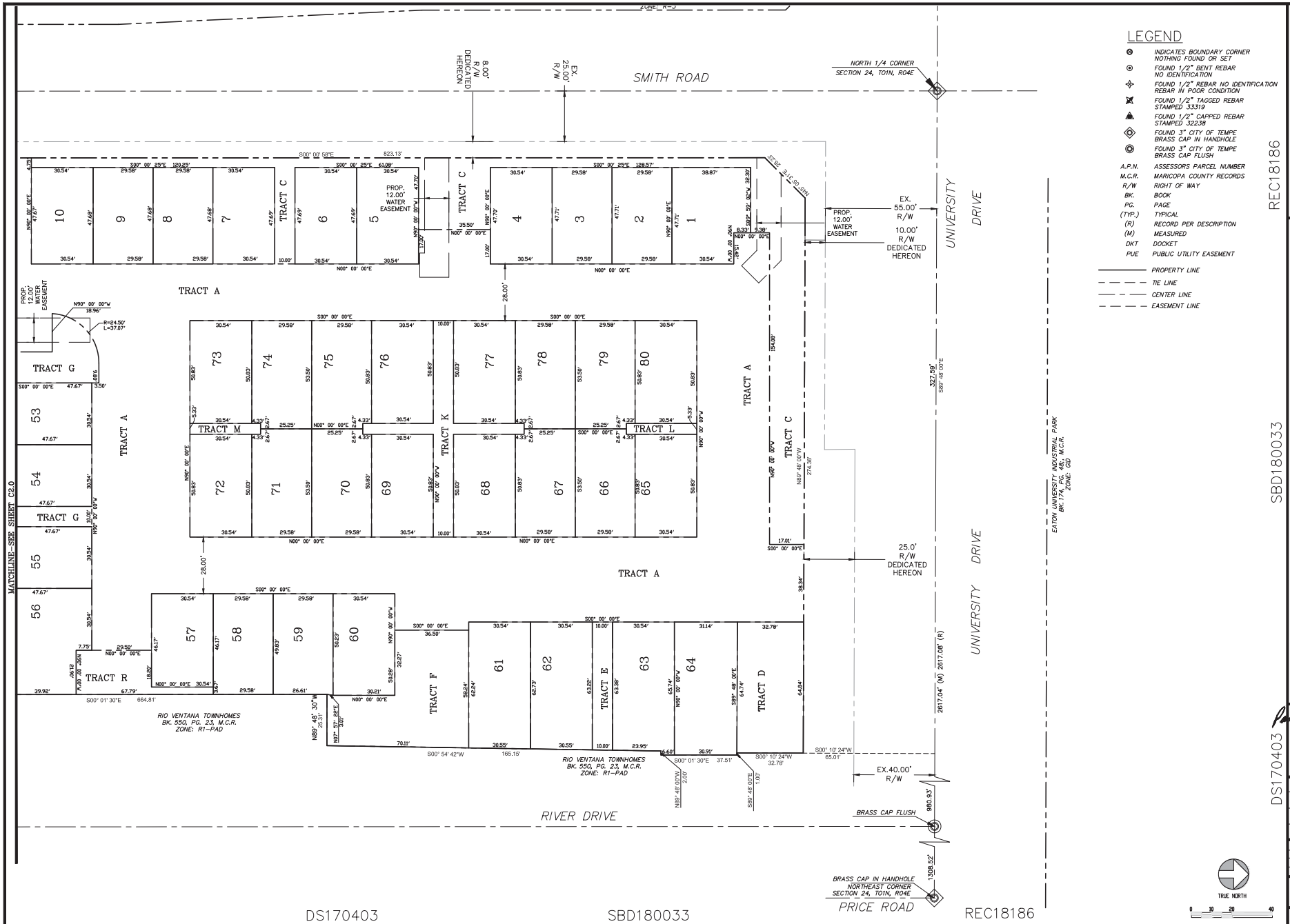


REVISIONS:

REV. 1
REV. 2
REV. 3

DESIGN BY: CGJ
DRAWN BY: CGJ
SCALE: NTS
DATE: 11-12-18

JOB NO.
0105



MILLER & SONS SURVEYING
 1500 W HERLES ROAD, SURPRISE, AZ 85077
 E-MAIL: PAUL@MILLERSONSURVEYING.COM

REC18186
 SBD180033
THE LEVEL TOWNHOMES
 PRELIMINARY PLAT
 TEMPE
 ARIZONA

DS170403
 REC18186
 34559
 PAUL M. MILLER, S
 SURVEYOR
 STATE OF ARIZONA
 EXPIRES 3/31/24

REVISIONS:

REV. 1
REV. 2
REV. 3

DESIGN BY: CGJ
 DRAWN BY: CGJ
 SCALE: 1"=20'
 DATE: 11-12-18

JOB NO.
 0105

DS170403

SBD180033

REC18186