

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 01/11/2022
Agenda Item: 3**

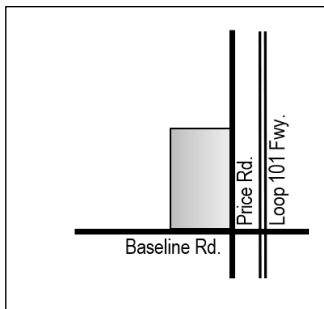
ACTION: Request a Preliminary Subdivision Plat for PRICE AND BASELINE ROADS, located at 2160 East Baseline Road. The applicant is Maple Multi-Family Land, TX, LP.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: PRICE AND BASELINE ROADS (PL200239) is an approved multi-family development located at the northwest corner of Price and Baseline Roads. On July 1, 2021, City Council approved a General Plan Land Use Map Amendment, Zoning Map Amendment, Planned Area Development Overlay, and Development Plan Review for a new one- to four-story multi-family development containing 200 dwelling units. A condition of that approval requires a preliminary and final subdivision plat to combine the lots into one, and this application will satisfy that condition. The request includes the following:

SBD210014 Preliminary Subdivision Plat consisting of one (1) lot.



Property Owner
Applicant
Zoning District
(current/proposed)
Gross / Net site area

White Knight Investments, A.C.C.
Seven BL, L.L.C.
Karl Hirschey, Maple Multi-Family Land, TX, LP
R-4 PAD
8.02 acres / 8.01 acres

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Shelly Seyler, Interim Community Development Director
Legal review by: N/A
Prepared by: Karen Stovall, Senior Planner
Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS

This site is located at the northwest corner of Price and Baseline Roads. The applicant proposes to combine two lots into one to facilitate development of the site.

Conclusion

Based on the information provided and the above analysis, 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.

CONDITIONS OF APPROVAL:

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

- 1. The Final Subdivision Plat shall be recorded prior to issuance of the first Certificate of Occupancy.

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.

DEADLINE: Preliminary Subdivision Plat approval shall be valid for a period of twelve (12) months from the date of Commission approval. Failure to submit a Final Subdivision Plat application within 12 months shall make the Preliminary Plat null and void.

HISTORY & FACTS:

5082 S. Price Rd. / 2200 E. Baseline Rd.

September 29, 1982 City Council approved a Use Permit for gasoline service and variances to 1) reduce the side yard setback from 40 feet to 16 feet and 2) reduce the rear yard setback from 40 feet to 19'-0".

April 4, 1984 Design Review Board approved the building elevations, site plan, and landscape plans for Chief Auto Parts (DR-82.82), located at 2200 E. Baseline Road.

2160 E. Baseline Rd.

January 28, 2021 Applicant held the first neighborhood meeting.

April 22, 2021 Applicant held a second neighborhood meeting.

May 20, 2021 Applicant held a third neighborhood meeting to discuss the Baseline Road median design.

June 8, 2021 The Development Review Commission approved the requests for a General Plan Projected Land Use Map Amendment from "Commercial" to "Residential"; a General Plan Projected Density Map Amendment from "Medium Density" (up to 15 du/ac) to "Medium to High Density" (up to 25 du/ac); a Zoning Map Amendment from PCC-1 to R-4; a Planned Area Development Overlay to establish development standards; and a Development Plan Review for a new one- to four-story multi-family development containing 200 dwelling units for PRICE AND BASELINE ROADS (PL200239), located at 2160 East Baseline Road.

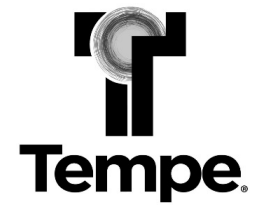
June 24, 2021 City Council introduced and held the first public hearing for a General Plan Projected Land Use Map Amendment from "Commercial" to "Residential"; a General Plan Projected Density Map Amendment from "Medium Density" (up to 15 du/ac) to "Medium to High Density" (up to 25 du/ac);

a Zoning Map Amendment from PCC-1 to R-4; a Planned Area Development Overlay to establish development standards; and a Development Plan Review for a new one- to four-story multi-family development containing 200 dwelling units for PRICE AND BASELINE ROADS (PL200239), located at 2160 East Baseline Road.

July 1, 2021

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



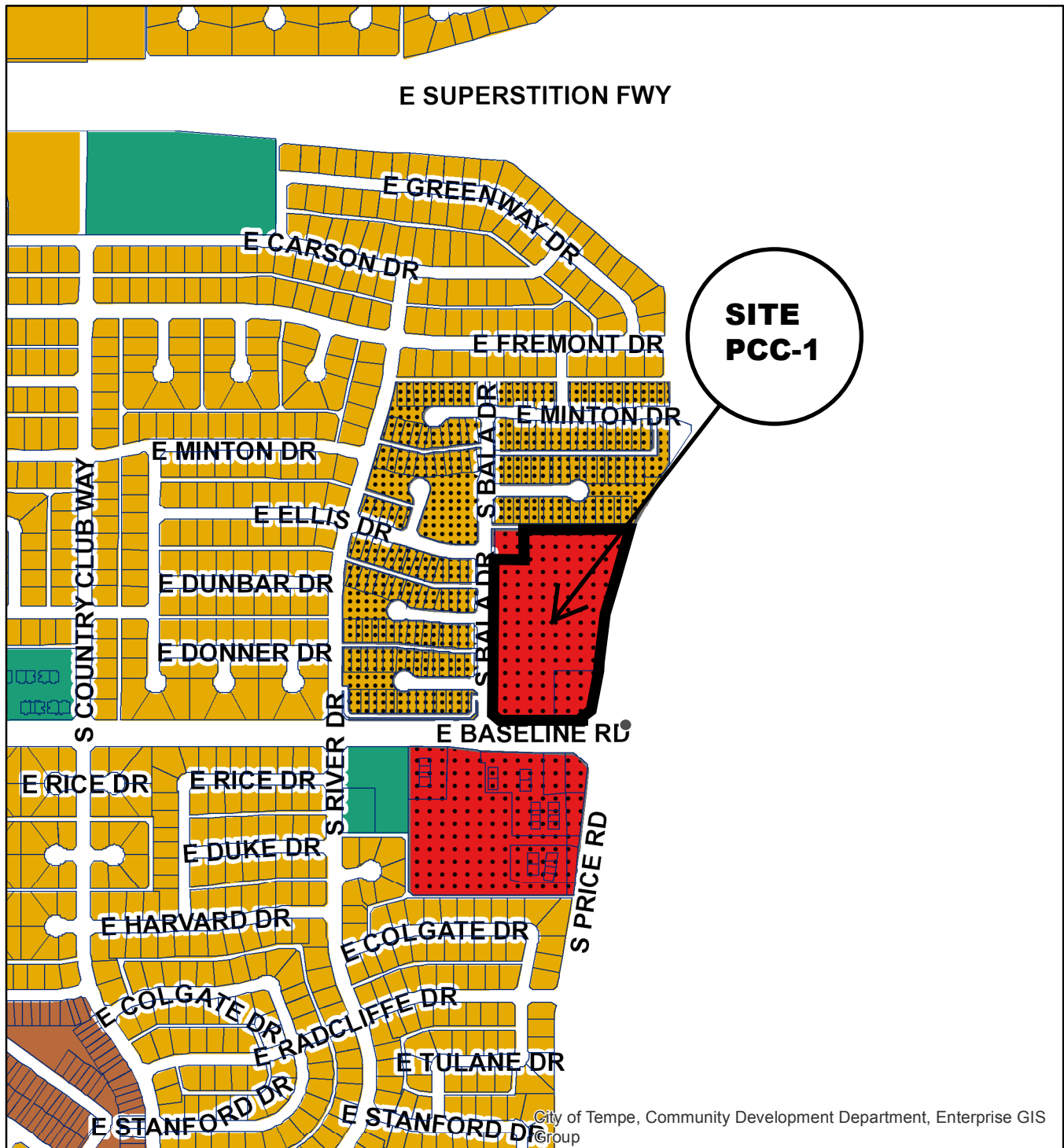
DEVELOPMENT PROJECT FILE
for
PRICE AND BASELINE ROADS
(PL200239)

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
4. Approved Site Plan
- 5-7. Proposed Subdivision Plat

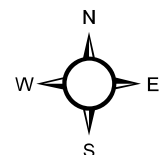
Price and Baseline Roads

PL200239



City of Tempe, Community Development Department, Enterprise GIS Group

- Planned Commercial Center Neighborhood (PCC-1)
- Single-Family Residential (R1-4)
- Residential/Office (RO)
- Multi-Family Residential (R-2)
- Single-Family Residential (R1-6)

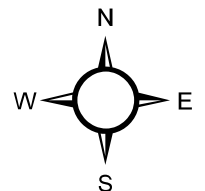


Price and Baseline Roads

PL200239



Aerial Map





August 17, 2021

City of Tempe
Community Development Department
31 East 5th Street, Garden Level
Tempe, AZ 85281

RE: *SPR20070, PL200239 – Price and Baseline – Subdivision Letter of Explanation*

This letter is to outline the need for a lot combination “subdivision” plat for the Alexan Tempe (Price & Baseline) project located at 2160 E Baseline Road. The parcels to be combined are APNs 133-35-001F & 133-35-001G.

The Tempe City Council approved the General Plan Amendment, Zoning Map Amendment, Planned Area Development Overlay and Development Plan Review applications on July 1, 2021 to accommodate the development of this project.

The project is a high quality, modern multifamily residential development consisting of:

- Four buildings ranging in height from one to four stories
- 200 apartment units
- Leasing office and resident amenities (e.g. clubhouse with fitness center, community pool and spa with lounge lawn, cabanas, fire pit and ramada, dog park, game and yoga lawns)
- A parking courtyard accommodating 362 vehicle parking spaces, including 200 covered spaces
- 144 bicycle spaces
- Substantial landscape enhancements, including hardscape and new shade trees, shrubs, accents, groundcover and vines

The proposed subdivision plat and approved project will further the goals and objectives of General Plan 2040 and conform to the requirements of the Zoning and Development Code, other ordinances and regulations of the City, and to the Arizona Revised Statutes. In addition, and as reflected by the property having accommodated a commercial center since the late 1970’s, the land comprising the proposed subdivision plat is suitable for development and the multifamily residential use associated with the project.

Please contact me at (602) 216-1233 or garrett.frame@kimley-horn.com should you have any questions.

Sincerely,

Garrett Frame, P.E.
Project Engineer

PRICE AND BASELINE ROADS

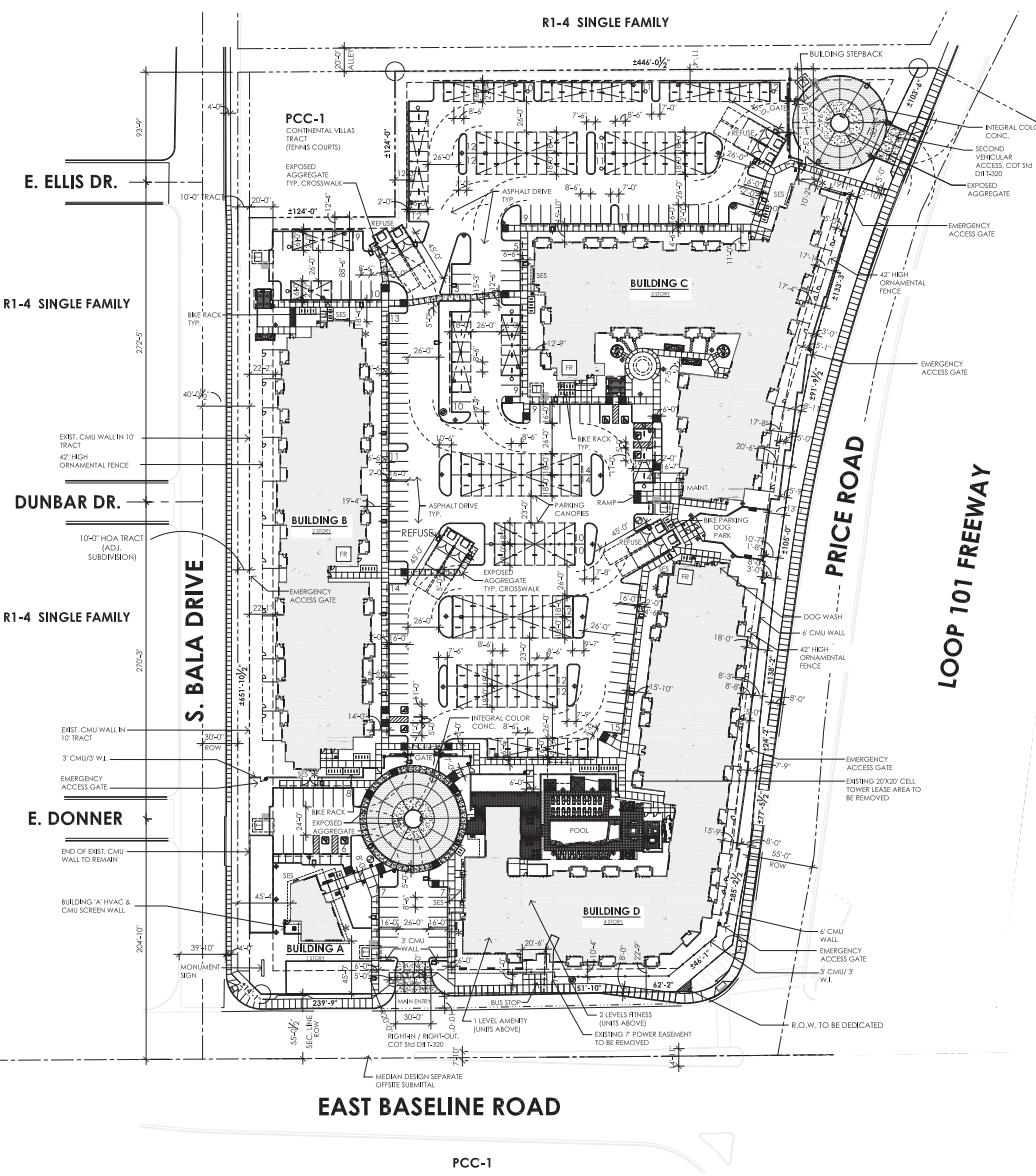
2160 E. Baseline Rd.
Tempe, AZ.

MAPLE FAMILY LAND TX, L.P.
3889 Maple Avenue
Suite 200 Dallas, Texas 75219
214-922-8400 p
469-576-3882 f

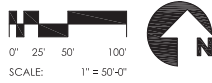


4019 N. 44TH ST. / PHOENIX, AZ 85018
602-952-8280 / TODDASOC.COM
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PROJECT CLIENT SEAL CONTACT DATA PHASE



NOTE:
1. THIS PROJECT IS REQUIRED TO COMPLY WITH CITY OF TEMPE ZONING ORDINANCE CHAPTER 9, ARTICLE II - PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
2. DEVELOPER IS RESPONSIBLE FOR THE PROCUREMENT AND INSTALLATION OF THE CITY OF TEMPE TYPE 'B' BUS STOP AND AMENITIES.



PROJECT DATA (CONTINUED):

BUILDING HEIGHT:
ALLOWED: ± 59'-0"
PROVIDED:
BUILDING A - LEASING OFFICE 1 STORY (1-22'-1")
BUILDING B 2 STORIES (1-37'-4")
BUILDING C 3 STORIES (1-42'-8")
BUILDING D 4 STORIES (1-57'-10")

BUILDINGS WILL BE EQUIPPED WITH AN AUTOMATIC EXTINGUISHING SYSTEM PER CITY OF TEMPE BC.

LOOT COVERAGE:
ALLOWED: 35%
PROVIDED: 94,859 S.F./234,408 S.F. = 27%

SETBACKS:
REQUIRED:
FRONT (BASELINE ROAD)
BUILDING 20'-0"
PARKING & PARKING CANOPY 30'-0"
SIDE (S. BALA DRIVE)
BUILDING 20'-0"
PARKING & PARKING CANOPY 20'-0"
SIDE (PRICE ROAD - 10' FRONTAGE)
BUILDING 15'-0"
PARKING & PARKING CANOPY 75'-0"
REAR (ALLEY)
BUILDING 81'-0"
PARKING & PARKING CANOPY 10'-0"
SIDE (ADJACENT TO TENNIS COURTS)
BUILDING 85'-0"
PARKING & PARKING CANOPY 10'-0"
PROVIDED:
FRONT (BASELINE ROAD)
BUILDING 22'-9"
PARKING 30'-4"
SIDE (S. BALA DRIVE)
BUILDING 22'-1"
PARKING & PARKING CANOPY 20'-0"
SIDE (PRICE ROAD - 10' FRONTAGE)
BUILDING 14'-9"
PARKING & PARKING CANOPY 79'-0"
REAR (ALLEY)
BUILDING (BETWEEN BACK)
PARKING & PARKING CANOPY 81'-0"
SIDE (ADJACENT TO TENNIS COURTS)
BUILDING 88'-4"
PARKING & PARKING CANOPY 10'-0"

PARKING STANDARDS:
REQUIRED: 8'-6" x 18'-0" (14'-0" w/2'-0" OVERHANG)
PROPOSED: 8'-4" x 18'-0" (14'-0" w/2'-0" OVERHANG)
ACCESSIBLE PARKING STALL: 11'-0" x 18'-0"
DRIVE ISLES: 24'-0" (25'-0")
FIRE TRUCK TURNING RADII: 25'-0" (43'-0")

VEHICLE & BICYCLE PARKING REQUIRED:

STUDY	VEHICLE RATIO	BICYCLE RATIO
1 BEDROOM	1.2 P.S./D.U.	0.5 SP/D.U.
2 BEDROOM	2.0 P.S./D.U.	0.5 SP/D.U.
3 BEDROOM	2.28 P.S./D.U.	0.75 SP/D.U.
QUEST	2.7 P.S./D.U.	0.5 SP/D.U.
TOTAL PARKING REQUIRED:	343 PARKING SPACES	144 BIKE SPACES

VEHICLE PARKING PROVIDED:
SURFACE ON SITE (UNCOVERED) 142 P.S.
SURFACE ON SITE (COVERED) 200 P.S.
TOTAL PARKING PROVIDED: 342 P.S. (1.81 P.S./D.U.)

ACCESSIBLE PARKING PROVIDED IN THE NUMBER ABOVE
342 P.S. x .02 = 7.24 P.S. (3 P.S. PROVIDED)

BICYCLE PARKING PROVIDED: 144 SPACES

LANDSCAPE AREA CALCULATION:
REQUIRED: 20%
PROVIDED: 114,211 S.F./234,943 S.F. = 232.7%
LANDSCAPE IN R.O.W. 9,780 S.F. (NOT INCLUDED IN ABOVE CALC.)

PROJECT DATA

APPLICANT TEAM:
DEVELOPER: MAPLE FAMILY LAND TX, L.P., 3889 MAPLE AVENUE, SUITE 200 DALLAS, TEXAS 75219, 214-922-8400 P, 469-576-3882 F
ARCHITECT: Todd + Associates, Inc., 4019 N. 44TH STREET, PHOENIX, AZ 85018, 602-952-8280 P
ZONING ATTORNEY: CANNAGE & BURISHAM, 40 NORTH CENTRAL AVENUE, 20TH FLOOR PHOENIX, AZ 85004, PHOENIX, AZ 85020, 602-944-6500
CIVIL: KIMLEY-HORN, 7740 N. CENTRAL 161ST STREET, #300 PHOENIX, AZ 85020, 602-944-6500

PROJECT NAME:
ALEXAN TEMPE
2160 EAST BASELINE ROAD
TEMPE, AZ

PROPOSED DEVELOPMENT:
THE PROPOSED PROJECT IS A MULTI-FAMILY RESIDENTIAL DEVELOPMENT (8.02 ACRES) WHICH WILL CONSIST OF 200 UNITS. THERE IS A MIXTURE OF STUDIOS, ONE, TWO, AND THREE BEDROOM UNITS. THE BUILDINGS WILL BE 2, 3 AND 4-STORY BUILDINGS WITH A CENTRAL CLUBHOUSE FACILITY WHICH INCLUDES LEASING, CLUBROOM, FINES, POOL AND BIQ AREAS.

GENERAL ZONING ANALYSIS:
SITE AREA: NET/GROSS: ± 8.22 ACRES (± 349,343 S.F.)
GENERAL PLAN LAND USE: EXISTING: COMMERCIAL RESIDENTIAL
PROPOSED: RESIDENTIAL

APN:
133-35001 F
133-35001 G

GENERAL PLAN LAND USE DENSITY:
EXISTING: MEDIUM (UP TO 15 DU/AC)
PROPOSED: MEDIUM TO HIGH (UP TO 25 DU/AC)

ZONING:
EXISTING: PCC-1
PROPOSED: R-14

DENSITY:
ALLOWED: 25 DU/AC
PROPOSED: 25 DU/AC

APARTMENT UNIT MIX:
STUDIO: 10 D.U. 5%
ONE BEDROOM: 90 D.U. 45%
TWO BEDROOMS: 84 D.U. 43%
THREE BEDROOMS: 14 D.U. 7%
TOTAL: 200 D.U. 100%

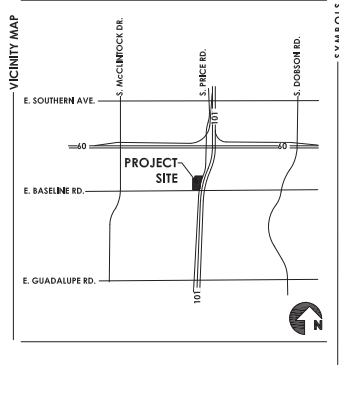
USES:
BUILDING A B OCCUPANCY
BUILDING B R1 OCCUPANCY
BUILDING C R1 OCCUPANCY
BUILDING D R1, B, A3 OCCUPANCIES

BUILDING AREA:
PROVIDED: NET S.F. GROSS S.F. AVG. UNIT S.F.
BUILDING A - (0 D.U.) 1,572 N.S.F. 1,654 G.S.F. N/A
BUILDING B - (44 D.U.) 48,492 N.S.F. 52,979 G.S.F. 97.5 S.F.
BUILDING C - (43 D.U.) 83,981 N.S.F. 89,253 G.S.F. 1,29.5 S.F.
BUILDING D - (93 D.U.) 20,485 N.S.F. 129,211 G.S.F. 1,071 S.F.
TOTAL BUILDING AREA 54,930 N.S.F. 273,097 G.S.F.

AREAS BY FLOOR:

FLOOR	1st	2nd	3rd	4th	TOTAL
BUILDING A	1454	0	0	0	1454
BUILDING B	26880	26099	0	0	52979
BUILDING C	30705	29274	29274	0	89253
BUILDING D	30953	30953	31603	31603	129211
TOTAL FLOOR	94859	84325	60877	31603	273097

CONSTRUCTION:
CONSTRUCTION TYPE: TYPE V-A @ RESIDENTIAL UNITS
TYPE V-A @ CLUBHOUSE/LEASING



SYMBOLS

- 111 BICYCLE SPACES - PER CITY OF TEMPE DETAIL 5-78
- 25 / 45 FIRETRUCK TURNING RADIUS
- PROPERTY LINE
- ILLUMINATED BUILDING SIGNAGE LOCATION
- ACCESSIBLE PARKING SPACE
- FIRE HYDRANT
- F.D.C. CONNECTION
- WALL MOUNTED LIGHTING
- POLE MOUNTED SITE LIGHTING
- 8' HIGH POLE LIGHT
- GROUND MOUNTED SITE LIGHTING
- CARPORIT LIGHTING
- TRANSFORMER
- EXPOS BOX LOCATION PER TEMPE FIRE DEPT. REQUIREMENTS
- FIRE REEF ROOM
- METER PACK

6-7-21 DEVELOPMENT PLAN REVIEW

Proj Mgr. _____
Down By: _____
Rev. Date: _____ Descr: _____

- 12/14/20 2ND SUBMITTAL
- 04/19/21 3RD SUBMITTAL
- 06/05/21 FINAL OPR SUBMITTAL

SITE PLAN A.1.1

A SUBDIVISION PLAT
FOR
NWC BASELINE RD & LOOP 101

A PORTION OF THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION:

WHITE KNIGHT INVESTMENT A.C.C., AN ARIZONA CLOSED CORPORATION AND SEVEN BL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS; HAVE PLATTED UNDER THE NAME OF "NWC BASELINE RD & LOOP 101", LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "NWC BASELINE RD & LOOP 101" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, 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 DESCRIBED PREMISES.

OWNER AUTHORIZATION:

WHITE KNIGHT INVESTMENT, A.C.C., AN ARIZONA CLOSED CORPORATION:

BY: _____ DATE: _____

PRINT NAME

ITS: MANAGER/OWNER/PRESIDENT

OWNER AUTHORIZATION:

SEVEN BL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY:

BY: _____ DATE: _____

PRINT NAME

ITS: MANAGER/OWNER/PRESIDENT

ACKNOWLEDGMENT:

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

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

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT:

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

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

BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

SEE SHEET 2

OWNER(S):

WHITE KNIGHT INVESTMENT, A.C.C.
10441 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85253

OWNER(S):

SEVEN BL LLC
10441 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85253

DEVELOPER:

MAPLE MULTI-FAMILY TX, L.L.C.
3889 MAPLE AVENUE, SUITE 200
DALLAS, TX 75219

BENCH MARK:

FOUND BRASS CAP IN HANDHOLE AT THE INTERSECTION OF
BASELINE ROAD AND COUNTRY CLUB WAY.

CITY OF TEMPE POINT #130, ELEVATION = 1190.24' NGVD29 DATUM

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, AS MEASURED BETWEEN FOUND MONUMENTS. SAID LINE BEARS NORTH 89 DEGREES 22 MINUTES 42 SECONDS WEST. ALSO BEING NORTH 89 DEGREES 53 MINUTES 36 SECONDS WEST, PER THE CITY OF TEMPE CONTROL PLAT.

APPROVALS:

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

BY: _____ MAYOR DATE _____

ATTEST: _____ CITY CLERK DATE _____

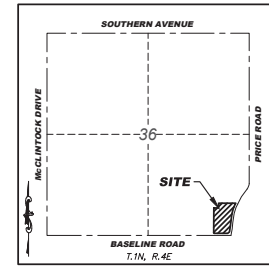
BY: _____ CITY ENGINEER DATE _____

BY: _____ COMMUNITY DEVELOPMENT DATE _____

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2020; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED

ALS
ANTHONY SLATER, R.L.S. 60370 10/25/2021
DATE



VICINITY MAP
N.T.S.

LEGEND

- FOUND BRASS CAP IN HANDHOLE
- FOUND BRASS CAP FLUSH
- FOUND 'PK' NAIL
- ⊗ FOUND COTTON PICKER SPINDLE
- FOUND 1/2" REBAR W/CAP LS 21081 UNLESS OTHERWISE NOTED
- SET 1/2" REBAR W/CAP LS 60370
- BOUNDARY LINE
- - - ADJACENT BOUNDARY LINE
- · · SECTION LINE
- - - CENTER LINE

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#60370.
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 EVENT AND SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY), AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSIPATE THE VOLUME OF STORM WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP #04013C2244 L, DATED OCTOBER 16, 2013, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

REC21106
SBD210014
DS201321

PROJECT NO: P5242

DRAWN BY: _____

CHECKED BY: _____

DATE: 11/18/2021

SIG

SURVEY INNOVATION GROUP, INC.

Land Survey Services

22425 N. COUNTRY CLUB DRIVE, SUITE #1

PHOENIX, AZ 85024

(602) 922-0780

A RISK ENGINEERING COMPANY

NO. BY DATE REVISION

PROJECT NO: P5242

DRAWN BY: _____

CHECKED BY: _____

DATE: 11/18/2021

SUBDIVISION PLAT

NWC BASELINE RD & LOOP 101

TEMPE, ARIZONA

NO. BY DATE REVISION

DS201321
SBD210014
REC21106

SEE SHEET 2
DS201321
SBD210014
REC21106

5242
SHEET NO. 1 OF 3

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36;
THENCE NORTH 89 DEGREES 33 MINUTES 00 SECONDS WEST TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 4 EAST;
THENCE NORTH 89 DEGREES 19 MINUTES 31 SECONDS WEST, 292.09 FEET;
THENCE NORTH 01 DEGREES 00 MINUTES 00 SECONDS EAST, 55.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 44 DEGREES 09 MINUTES 46 SECONDS WEST, 14.10 FEET;
THENCE NORTH 01 DEGREES 00 MINUTES 00 SECONDS EAST, 651.89 FEET;
THENCE SOUTH 89 DEGREES 21 MINUTES 13 SECONDS EAST, 124.00 FEET;
THENCE NORTH 01 DEGREES 00 MINUTES 00 SECONDS EAST, 124.00 FEET;
THENCE SOUTH 89 DEGREES 21 MINUTES 13 SECONDS EAST, 446.06 FEET;
THENCE SOUTH 27 DEGREES 31 MINUTES 50 SECONDS WEST, 11.05 FEET;
THENCE SOUTH 26 DEGREES 40 MINUTES 28 SECONDS WEST, 103.33 FEET;
THENCE SOUTH 17 DEGREES 29 MINUTES 28 SECONDS WEST, 133.40 FEET;
THENCE SOUTH 12 DEGREES 31 MINUTES 30 SECONDS WEST, 91.81 FEET;
THENCE SOUTH 09 DEGREES 02 MINUTES 39 SECONDS WEST, 105.02 FEET;
THENCE SOUTH 07 DEGREES 16 MINUTES 58 SECONDS WEST, 138.05 FEET;
THENCE SOUTH 02 DEGREES 07 MINUTES 45 SECONDS WEST, 24.33 FEET;
THENCE NORTH 89 DEGREES 33 MINUTES 00 SECONDS WEST, 180.07 FEET;
THENCE SOUTH 02 DEGREES 07 MINUTES 45 SECONDS WEST, 199.85 FEET;
THENCE NORTH 89 DEGREES 19 MINUTES 31 SECONDS WEST, 239.86 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36;
THENCE NORTH 89 DEGREES 33 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 36, BEING ALSO THE MONUMENT LINE OF BASELINE ROAD, A DISTANCE OF 622.97 FEET TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 4 EAST;
THENCE NORTH 89 DEGREES 19 MINUTES 31 SECONDS WEST, CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 36, AND MONUMENT LINE OF BASELINE ROAD, A DISTANCE OF 51.75 FEET;
THENCE NORTH 00 DEGREES 40 MINUTES 29 SECONDS EAST, A DISTANCE OF 55.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID BASELINE ROAD (55 FOOT HALF RIGHT-OF-WAY) AND THE TRUE POINT OF BEGINNING OF THIS DESCRIBED PARCEL OF LAND;
THENCE SOUTH 89 DEGREES 19 MINUTES 31 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF BASELINE ROAD, 51.81 FEET TO AN ANGLE POINT THEREIN BEING OPPOSITE SAID NORTHEAST CORNER OF SECTION 1;
THENCE SOUTH 89 DEGREES 33 MINUTES 00 SECONDS EAST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF BASELINE ROAD, 108.26 FEET;
THENCE NORTH 46 DEGREES 17 MINUTES 22 SECONDS EAST 28.79 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF PRICE ROAD (55 FOOT HALF RIGHT-OF-WAY);
THENCE NORTH 02 DEGREES 07 MINUTES 45 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF PRICE ROAD, 180.10 FEET;
THENCE NORTH 89 DEGREES 33 MINUTES 00 SECONDS WEST, PARALLEL TO FIRST SAID LINE OF SECTION 36, A DISTANCE OF 180.07 FEET TO A POINT IN A LINE DRAWN PARALLEL TO SAID WEST RIGHT-OF-WAY LINE OF PRICE ROAD, PASSING THROUGH THE TRUE POINT OF BEGINNING;
THENCE SOUTH 02 DEGREES 07 MINUTES 45 SECONDS WEST, ALONG LAST SAID PARALLEL LINE, 199.85 FEET TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION WHICH LIES EASTERLY OF THE LINE DESCRIBED BELOW CONVEYED TO THE STATE OF ARIZONA IN DOCUMENT NO. 91-0390922 DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE SOUTH LINE OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH BEARS SOUTH 89 DEGREES 43 MINUTES 08 SECONDS WEST, 548.39 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 36;
THENCE NORTH 00 DEGREES 16 MINUTES 52 SECONDS WEST, 55.00 FEET TO THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF BASELINE ROAD AND THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00 DEGREES 16 MINUTES 52 SECONDS WEST, A DISTANCE OF 9.92 FEET;
THENCE NORTH 50 DEGREES 09 MINUTES 05 SECONDS EAST, A DISTANCE OF 46.10 FEET;
THENCE NORTH 10 DEGREES 35 MINUTES 08 SECONDS EAST, A DISTANCE OF 85.21 FEET;
THENCE NORTH 05 DEGREES 36 MINUTES 54 SECONDS EAST, A DISTANCE OF 77.47 FEET TO THE POINT OF ENDING AND THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED ABOVE.

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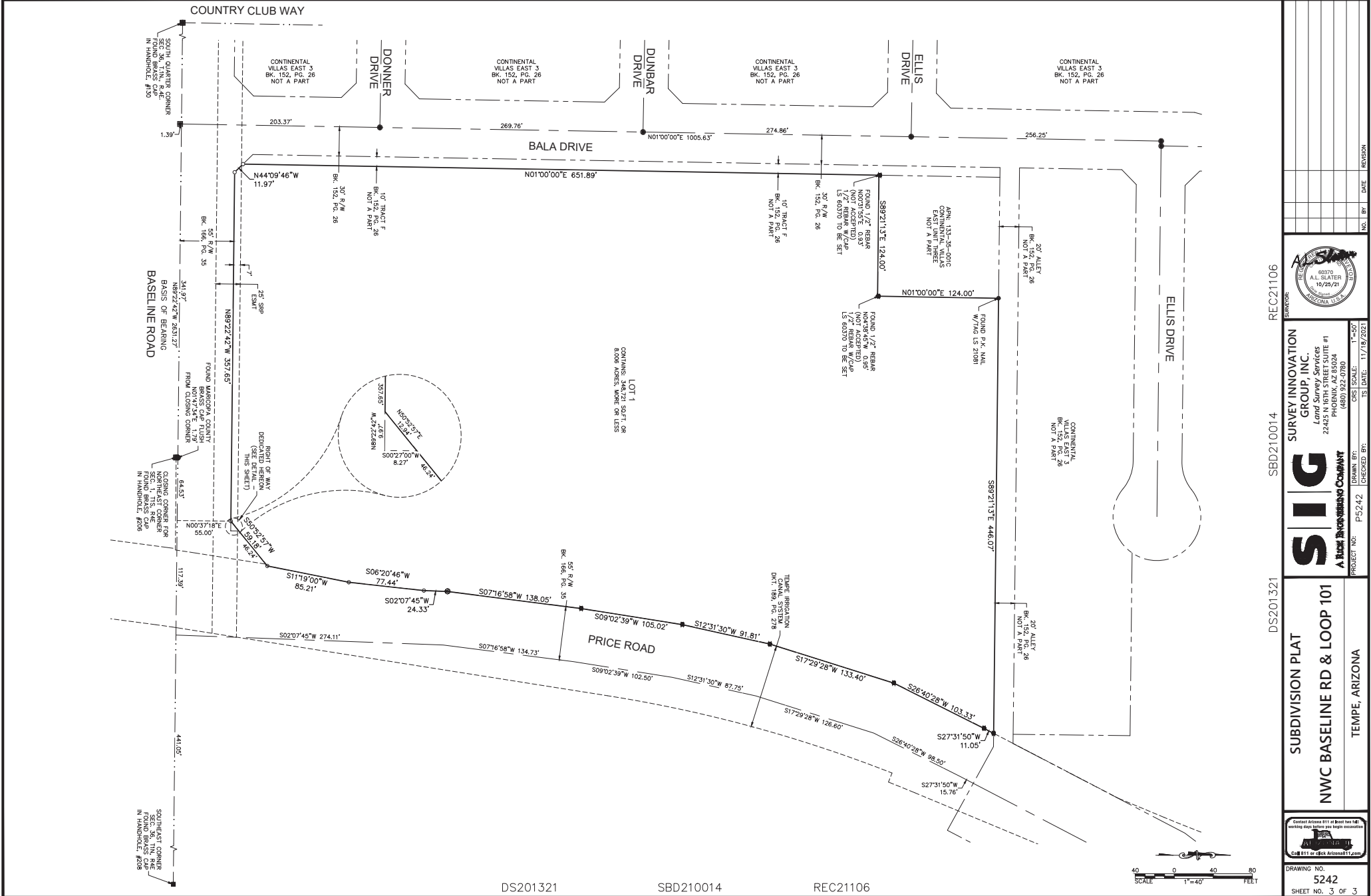
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 <p>SIG SURVEY INNOVATION GROUP, INC. Land Survey Services 22425 W. LOOP 101 SUITE #1 PHOENIX, AZ 85024 PH: (602) 922-0780</p>		PROJECT NO: PS242 DRAWN BY: CHECKED BY: N.T.S. DATE: 11/18/2021																								
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 SIG A TRUTH ENGINEERING COMPANY	SURVEY INNOVATION GROUP, INC. Land Survey Services 2242425 N WILSON AVENUE SUITE #1 PHOENIX, ARIZONA 85028 (602) 922-0780	PROJECT NO: PS242 DRAWN BY: TS CHECKED BY: TS DATE: 11/18/2021	DS201321 SBD210014 REC21106
SUBDIVISION PLAT NWC BASELINE RD & LOOP 101 TEMPE, ARIZONA		Drawing No. 5242 Sheet No. 3 of 3	