DEVELOPMENT PROJECT FILE
for
PALMCROFT MANOR ELEVEN
(PL190064)

ATTACHMENTS:
1. Location Map
2. Aerial
3. Letter of Explanation
4-5. Subdivision Plat
PALMEN MANOR ELEVEN

PL 190064

SITE R-3

General Industrial District (GID)
Commercial Shopping and Services (CSS)
Planned Commercial Center Neighborhood (PCC-1)
Residential/Office (RO)
Single-Family Residential (R1-6)
Multi-Family Residential (R-2)
Multi-Family Residential Restricted (R-3R)
Multi-Family Residential Limited (R-3)
Multi-Family Residential General (R-4)

City of Tempe, Community Development Department, Enterprise GIS Group

Attachment 1
Aerial Map
Palmcroft Manor Eleven Narrative

The client is attempting to combine several illegal parcels into legal parcels. CVL was contracted to combine the existing Assessor parcels, abolish the current parcel lines and create 2 overall lots with no interior lot lines. Since McClintock Drive and Concorda Drive are ultimately built out, adequate rights of way have been dedicated. A re-plat of the parcels would be the method to achieve the project goal.

The current parcel use conforms to the City of Tempe General Plan 2040. The parcel is designated as a residential parcel. The re-plat does not affect parcel use.

This parcel is zoned MH (Multifamily Housing District). The current of the land is apartments. No additional uses or improvements are proposed at this time.

The parcel is Flood Zone X, according to FEMA Map 04013C-2245 L, dated October 16, 2013, and does not suffer periodic flooding.
SUBDIVISION PLAT FOR
PALMCROFT MANOR ELEVEN

A REPLAT OF LOTS 6 THROUGH 12, INCLUSIVE, OF "PALMCROFT MANOR UNIT ONE" AS RECORDED IN BOOK 90 OF MAPS, PAGE 43, MARICOPA COUNTY RECORDER BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DECLARATION:

THAT CHER DONOVAN AND JOHN H. DONOVAN JR., AS OWNERS, HAVE PLATTED UNDER THE NAME OF PALMCROFT MANOR ELEVEN, A REPLAT OF LOTS 6 THROUGH 12, INCLUSIVE, OF "PALMCROFT MANOR UNIT ONE" AS RECORDED IN BOOK 90 OF MAPS, PAGE 43, MARICOPA COUNTY RECORDER, BEING LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER(S)/DEVELOPER:

CHER DONOVAN AND JOHN H. DONOVAN JR.,
4333 VALLE DRIVE
LA MESA, CALIFORNIA 91941
PHONE: (480) 758-3055

OWNERS AUTHORIZATION:

CHEM DONOVAN AND JOHN H. DONOVAN JR.
BY: DATE:
ITS: OWNER

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS _____DAY OF ________________, 2019.

BENCHMARK:

NORTHWEST CORNER OF SECTION 25, T.1N., R.4E.
ELEVATION BEING 1182.78 PER TEMPE, ARIZONA SURVEY CONTROL MAP

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

LOTS 6 THROUGH 12, INCLUSIVE, OF PALMCROFT MANOR UNIT ONE ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 90 OF MAPS, PAGE 43;

EXCEPT THE NORTH 10 FEET OF SAID LOT 6.

TOTAL AREA = 75,837 SQUARE FEET OR 1.741 ACRES, MORE OR LESS.

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREBEN WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2019, THAT THIS 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

RICHARD G. ALCOER, R.L.S. 33851
DATE

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 WITH CAP, RLS#33851

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 FROM 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 IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISTRIBUTE 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.

5. BEARINGS, DISTANCES AND CURVE DATA NOT SPECIFIED AS RECORD OR MEASURED REPRESENT CVL FIELD MEASURED DATA.

6. NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITH THE WATERLINE EASEMENT, EXCEPT UTILITIES, WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING, AND/OR PAVING, NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF TEMPE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.

FLOOD ZONE CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "K" FLOOD HAZARD AREA PER FIRM MAP PANEL, NUMBER 0413C-2240 D DATED OCTOBER 16, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

ZONE "K" AS DEFINED BY FEMA IS:
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 LEVESES FROM 1% ANNUAL CHANCE FLOOD.