

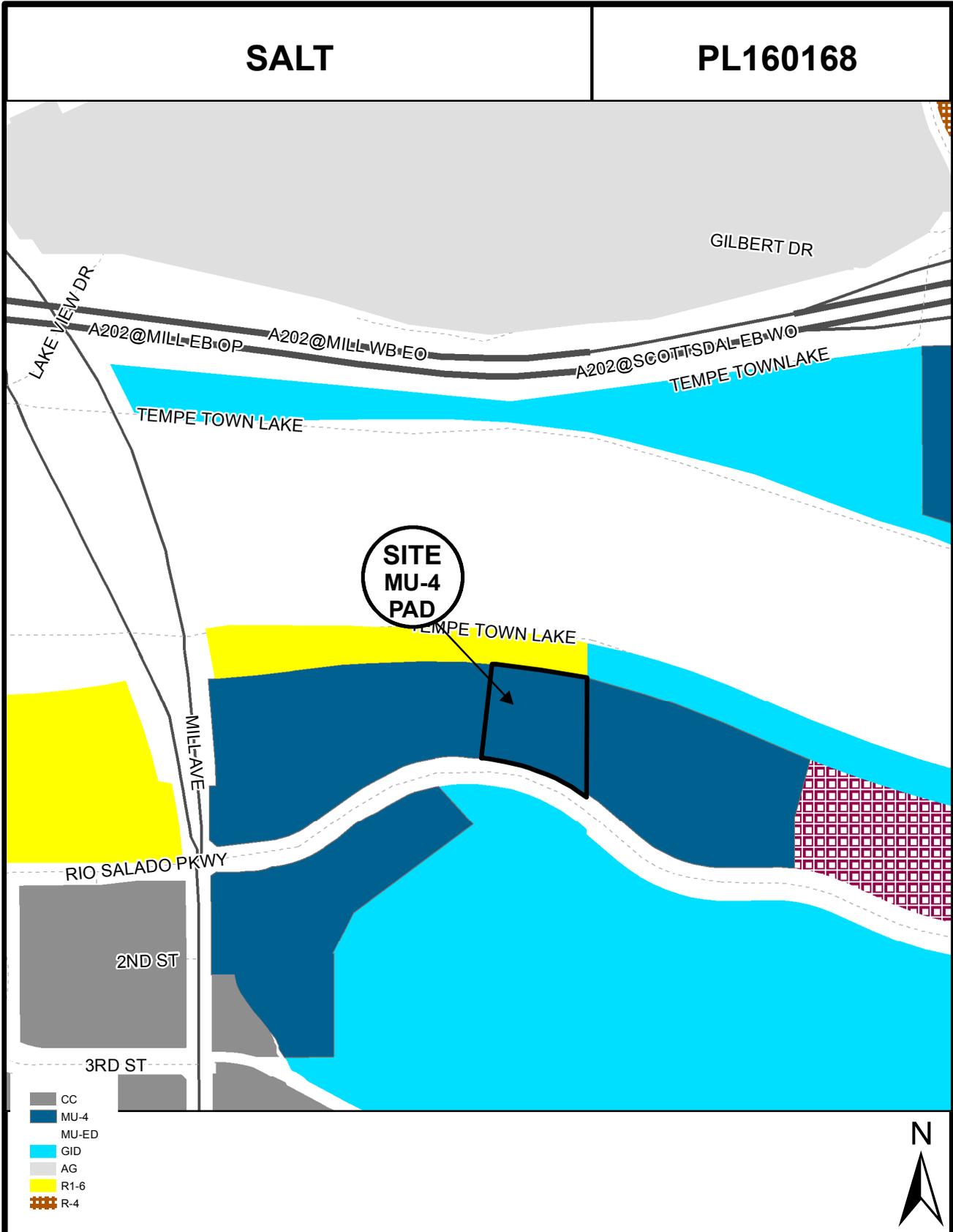


## DEVELOPMENT PROJECT FILE

for  
SALT  
(PL160168)

### ATTACHMENTS:

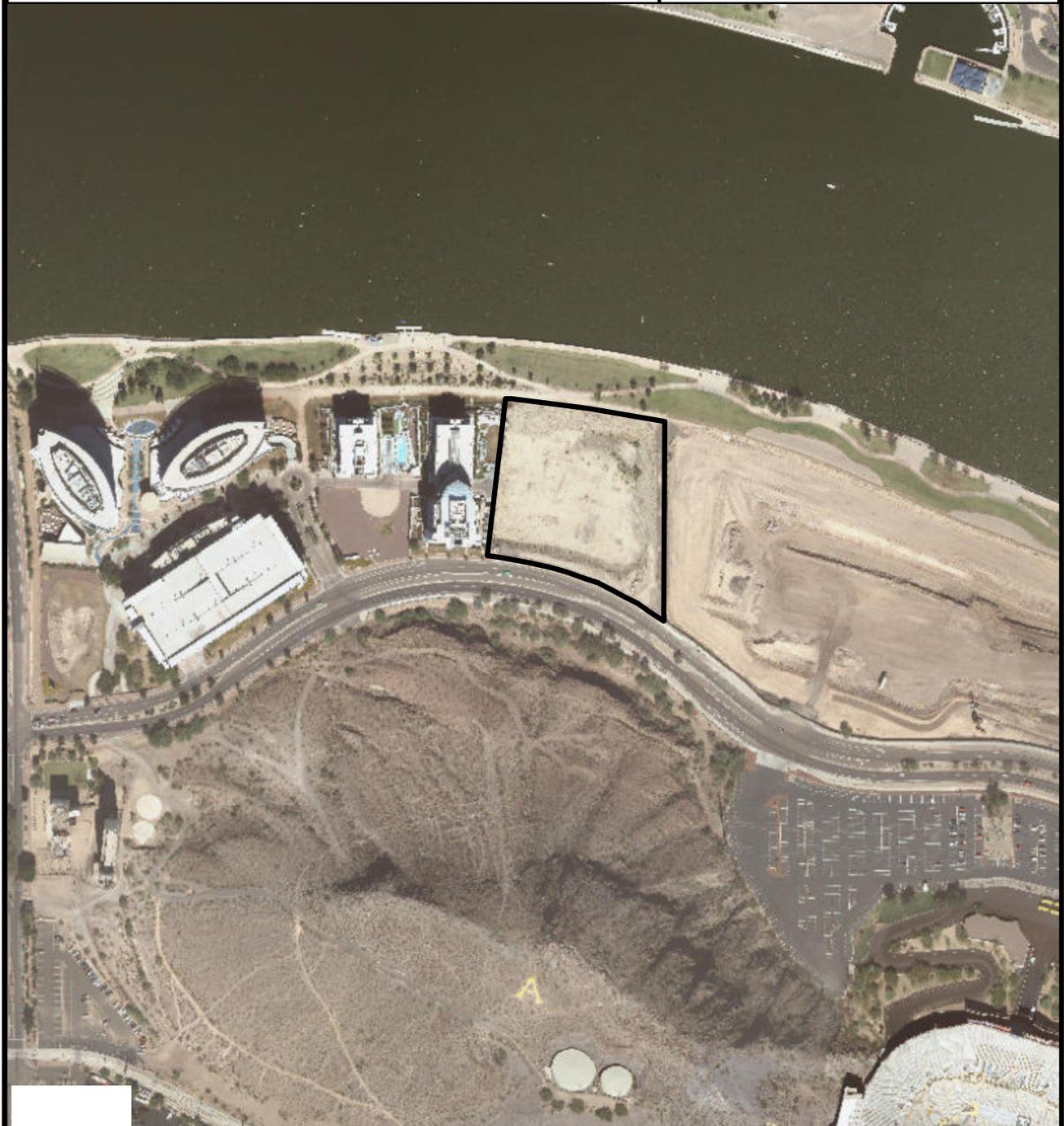
1. Location Map
2. Aerial
- 3-5. Letter of Explanation
- 6-7. Subdivision Plat



**Location Map**

**SALT**

**PL160168**



**Aerial Map**



OliverMcMillan®

# LETTER OF EXPLANATION

FINAL PLAT

SALT TEMPE – 260 E. RIO SALADO PARKWAY



**APPLICANT:**

**H**UELLMANTEL  
**A**FFILIATES

Charles Huellmantel

PO Box 1833 - Tempe, Arizona 85280-1833 - 480.921.2800 - [charles@huellmantel.com](mailto:charles@huellmantel.com)

## **SUMMARY**

OliverMcMillan is in the process of finalizing construction on SALT – a luxury multifamily development located at Hayden Ferry Lakeside along Tempe Town Lake. The preliminary plat for this site was approved by the Development Review Commission on August 18, 2014. An amendment to the PAD was approved in 2012 and building permits have already been issued for this site.

## PLAT JUSTIFICATION

The proposed plat is appropriate for this location as it conforms to the Tempe Zoning and Development Code and the following justifications:

- a. Every subdivision shall conform to the requirements and objectives of the general plan, or any parts thereof, as adopted by the commission and the city council.  
This development is in conformance with the General Plan 2030 (in effect at the time of zoning and design approval) and with the current General Plan 2040.
- b. Every subdivision shall conform to the requirements of the Zoning and Development Code and to other ordinances and regulations of the city, and to the Arizona Revised Statutes.  
This development conforms to the requirements of the Zoning and Development Code, and the City of Tempe has already issued building permits.
- c. Land which is subject to periodic flooding, land which cannot be properly drained, or other land which, in the opinion of the city, is unsuitable for any use shall not be subdivided; except that the city may approve subdivision of such land upon receipt of evidence from the city engineer that the construction of specific improvements can be expected to render the land suitable; thereafter, construction upon such land shall be prohibited until the specified improvements have been planned and construction guaranteed.  
This property provides adequate drainage and grading and drainage documents have been submitted in accordance with the building document phase of this project and permits have been issued.

A SUBDIVISION PLAT  
FOR  
**"HAYDEN FERRY LAKESIDE EAST II"**  
A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH,  
RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

**DEDICATION**

OLIVERMcMILLAN HAYDEN FERRY LANDING LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "HAYDEN FERRY LAKESIDE EAST II" A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "HAYDEN FERRY LAKESIDE EAST II" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN 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.

**ACKNOWLEDGEMENT**

OLIVERMcMILLAN HAYDEN FERRY LANDING LLC, AN ARIZONA LIMITED LIABILITY COMPANY;

BY: OLIVERMcMILLAN HAYDEN FERRY LANDING LLC DATE: \_\_\_\_\_

ITS: MANAGING DIRECTOR

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL:

BY: \_\_\_\_\_ NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A 5/8 INCH REBAR FOUND AT THE CENTER OF SAID SECTION 15, FROM WHICH A BRASS CAP LOCATED AT THE WEST QUARTER CORNER OF SAID SECTION 15 BEARS SOUTH 89 DEGREES 03 MINUTES 17 SECONDS WEST (BASIS OF BEARING), A DISTANCE OF 2629.81 FEET;  
THENCE NORTH 00 DEGREES 11 MINUTES 29 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 15, A DISTANCE OF 390.24 FEET TO THE POINT OF BEGINNING ON THE ARC OF A NON TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 36 DEGREES 08 MINUTES 27 SECONDS EAST;  
THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 801.00 FEET, WITH A CHORD OF NORTH 69 DEGREES 52 MINUTES 05 SECONDS WEST, 441.80 FEET, AND A CENTRAL ANGLE OF 32 DEGREES 01 MINUTES 01 SECONDS FOR AN ARC DISTANCE OF 447.60 FEET TO A NON-TANGENT LINE;  
THENCE NORTH 05 DEGREES 49 MINUTES 20 SECONDS EAST, A DISTANCE OF 188.81 FEET;  
THENCE NORTH 10 DEGREES 14 MINUTES 50 SECONDS EAST, A DISTANCE OF 190.03 FEET TO A POINT OF THE SOUTH LINE OF THE FLOOD CONTROL MAINTENANCE EASEMENT RECORDED IN BOOK 365 OF MAPS, PAGE 34, MARICOPA COUNTY RECORDS;  
THENCE SOUTH 84 DEGREES 54 MINUTES 20 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 83.38 FEET;  
THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 80 DEGREES 43 MINUTES 37 SECONDS EAST, A DISTANCE OF 200.82 FEET;  
THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 80 DEGREES 25 MINUTES 33 SECONDS EAST, A DISTANCE OF 83.34 FEET TO A POINT ON SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 15;  
THENCE SOUTH 00 DEGREES 11 MINUTES 29 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 473.27 FEET TO THE POINT OF BEGINNING.

**OWNER/DEVELOPER**

OLIVERMcMILLAN HAYDEN FERRY LANDING LLC  
733 8TH AVENUE  
SAN DIEGO, CA 92101  
(619)321-1111 P  
(619)321-1234 F

**BENCHMARK**

3" McDOT BCHH 250' NORTH OF INTERSECTION OF RIO SALADO AND RUAL ROAD.  
ELEVATION = 1167.41 (CITY OF TEMPE DATUM)  
POINT NUMBER 174 PER TEMPE, ARIZONA SURVEY CONTROL

**BASIS OF BEARINGS**

THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.  
MEASURED BEARING = S00°11'29"W  
RECORD BEARING = S00°11'29"W AS SHOWN IN "HAYDEN FERRY LAKESIDE EAST II"  
ALTA PERFORMED BY MERESTONE LAND SURVEY DATED 07/08/10  
CITY OF TEMPE DATUM S00°12'05"W

**APPROVALS**

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY: \_\_\_\_\_ MAYOR DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ CITY CLERK DATE \_\_\_\_\_

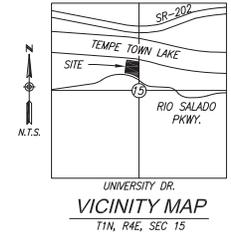
BY: \_\_\_\_\_ CITY ENGINEER DATE \_\_\_\_\_

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 APRIL, 2014; 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

*Adrian M. Burcham* 05/18/16  
ADRIAN M. BURCHAM, R.L.S. DATE  
REGISTRATION NO. 41282  
1201 S. ALMA SCHOOL RD. SUITE #12000  
MESA, AZ 85210



**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.

**FLOOD PLAIN CERTIFICATION**

BASED ON FLOOD INSURANCE RATE MAP NO. 04013C2245L, PANEL 2245 OF 4425, DATED OCTOBER 16, 2013. THE PROJECT AREA LIES IN ZONE "X". ZONE "X" IS DESCRIBED AS 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.

**LIEN HOLDER RATIFICATION**

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DKT. NO. \_\_\_\_\_, RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HEREWITH, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY: \_\_\_\_\_ ITS: \_\_\_\_\_

**ACKNOWLEDGEMENT**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL:

BY: \_\_\_\_\_ NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_



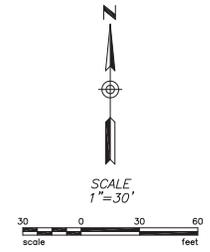
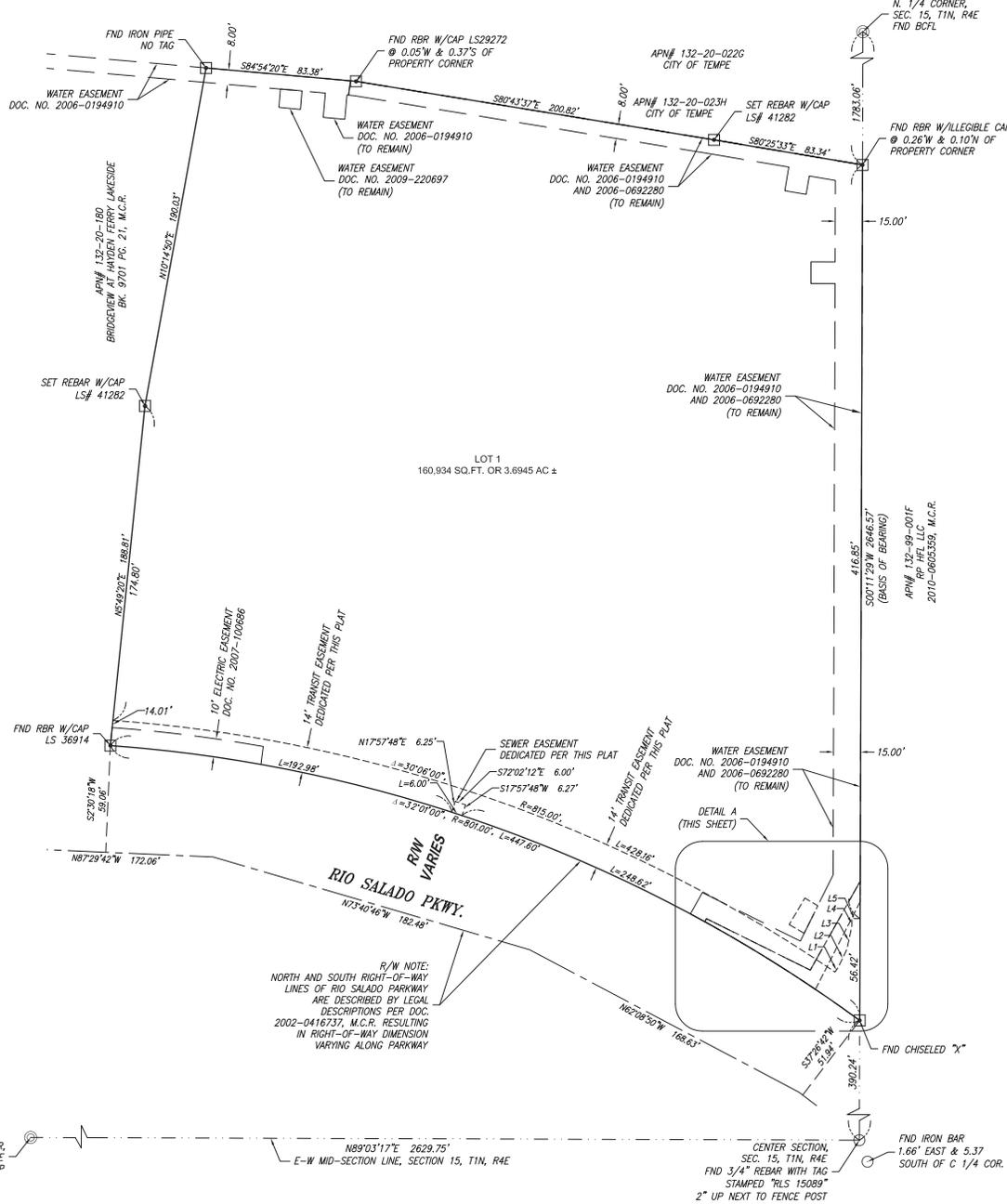
DS120786

PL160168

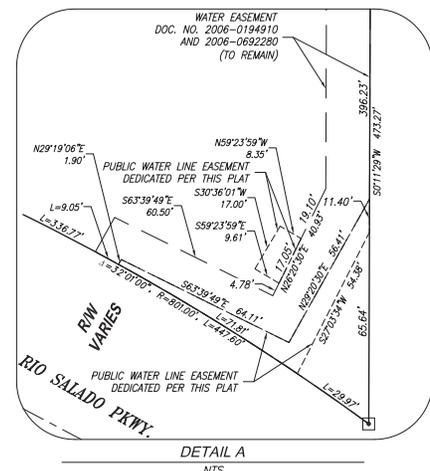
REC16104

1201 S. Alma School Rd. Mesa, AZ 85210 PH: 480.866.2513 www.hubbardengineering.com  
**HUBBARD ENGINEERING**  
 REC16104  
 PL160168  
 DS120786  
 Date 05/18/16  
 Project No. 12183  
 Project Eng. ADRIAN BURCHAM  
 Project Manager ADRIAN BURCHAM  
 Sheet 1 of 2

LINE #	BEARING	LENGTH
L1	S34°36'41"W	3.26'
L2	S25°28'17"W	11.07'
L3	S11°55'57"W	13.30'
L4	S0°53'16"W	3.97'
L5	N89°48'31"W	4.45'



- LEGEND**
- = SECTION/QUARTER SECTION LINE
  - = PROPERTY LINE
  - = RIGHT OF WAY LINE
  - = DEDICATED EASEMENT
  - = EXISTING EASEMENT
  - = CENTERLINE
  - = FND BCHH
  - = SUBDIVISION CORNERS AS NOTED
  - = FND BCFL
  - = FND REBAR
  - BCHH = BRASS CAP IN HANDHOLE
  - BCFL = BRASS CAP FLUSH
  - RBR = REBAR
  - FND = FOUND
  - BK. PG. = BOOK PAGE
  - DOC. = DOCUMENT
  - M.C.R. = MARICOPA COUNTY RECORDER
  - C.O.T. = CITY OF TEMPE
  - 33' = EXISTING RIGHT-OF-WAY



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DS120786

PL160168

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 PL160168  
 DS120786

HAYDEN FERRY LAKESIDE EAST II  
 SUBDIVISION PLAN  
 City of Tempe, Maricopa County, Arizona

Date: 05/18/16  
 Project No.: 12163  
 Project Manager: ANDREW BURCHAM

Date: 05/18/16  
 Project No.: 12163  
 Project Manager: ANDREW BURCHAM

Sheet 2 of 2