



## DEVELOPMENT PROJECT FILE

for

9<sup>th</sup> & Wilson Residences  
(PL150336)

### ATTACHMENTS:

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

9TH AND WILSON

PL150336



# Location Map

9TH AND WILSON

PL150336



Aerial Map

City of Tempe  
c/o Diana Kaminski, Senior Planner  
Planning Division of the Community Development Department  
31 E. 5th Street  
Tempe, AZ 85281

Re: Final Plat Letter of Explanation  
W. 9<sup>th</sup> & Wilson  
Keogh Job No. 20937

Dear Diana:

The W. 9<sup>th</sup> Street & Wilson project proposes to take two existing residential lots that are used as a one single residence and subdivide via a Final Plat to create 6 single family lots that are proposed to be built as single family attached homes.

The subject site is located at the southeast corner of W. 9<sup>th</sup> Street & Wilson Street in the old town core area of the City. The plat configuration provides for easements over the lots as needed to accommodate shared and common uses for items such as public utilities, sewerage, drainage, ingress-egress, private utilities & landscape. Each home will have a private fenced yard area. The site layout also provides a shared common driveway and shared common parking areas.

Sincerely,



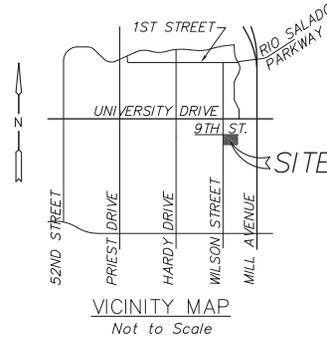
Paul Zeising, Project Manager

# A FINAL SUBDIVISION PLAT FOR W. 9TH & WILSON

A PORTION OF THE NORTHEAST QUARTER IN SECTION 21, TOWNSHIP 01 NORTH, RANGE 04 EAST  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA .

**DEDICATION**

RC WILSON, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER; HAS PLATTED UNDER THE NAME OF "W. 9TH & WILSON", A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, T.01N., R.4E. OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "W. 9TH & WILSON" 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 INCLUDED IN THE ABOVE DESCRIBED PREMISES.



**OWNER**

RC WILSON, LLC  
P.O. BOX 8653  
NEWPORT BEACH, CA 92658

**DEVELOPER**

RC WILSON, LLC  
P.O. BOX 8653  
NEWPORT BEACH, CA 92658

**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 \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )

ON \_\_\_\_\_ BEFORE ME,

\_\_\_\_\_, PERSONALLY APPEARED JOE RISI, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC SIGNATURE NOTARY PUBLIC SEAL

**LEGAL DESCRIPTION  
(PRIOR TO SUBDIVISION)**

PARCEL NO. 1  
LOT 1, BLOCK 6, GOODWIN HOMES PER BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST HALF OF THE EAST HALF OF SAID LOT.

PARCEL NO. 2  
LOT 2, BLOCK 6, GOODWIN HOMES PER BOOK 7 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST HALF OF THE EAST HALF OF SAID LOT.

**BENCHMARK**

ADOT BRASS CAP IN HANDHOLE AT THE NORTH QUARTER CORNER OF SECTION 31, T 1N, R 4E, G&SRB&M, MARICOPA COUNTY, ARIZONA. ELEVATION=1151.423. (NAVD88 DATUM)

**BASIS OF BEARING**

THE BEARING OF SOUTH 89°48'42" EAST FROM THE NE1/4 CORNER OF SECTION 21 TO THE NORTHEAST CORNER OF SECTION 21, PER CITY OF TEMPE SURVEY CONTROL PLAT.

**NOTES**

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- LOT CORNERS TO BE SET WITH 1/2" REBAR, RLS #10846.
- ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFFSITE UTILITY LINES(OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
- 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.
- ALL UTILITIES, DRAINAGE AND RETENTION, LANDSCAPE AND DRIVEWAY IMPROVEMENTS WILL BE COMMONLY MAINTAINED BY THE HOA AS OUTLINED IN THE CC&R'S

**FLOOD PLAIN CERTIFICATION**

THE SUBJECT PROPERTY IS SITUATED IN ZONE "X" AS SHOWN IN FLOOD INSURANCE RATE MAPS PANEL NUMBER 04013C2240L, DATED OCTOBER 16, 2013. ZONE "X" HAS BEEN DETERMINED TO BE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 0.1% 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.

**CERTIFICATION**

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER, 2012; 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

\_\_\_\_\_  
DENNIS F. KEOGH, R.L.S. 10846 DATE \_\_\_\_\_

**REVISIONS**

NO.	DATE	DESCRIPTION	BY



SHEET 1 OF 2

PREPARED FOR  
Joe Risi

**FINAL PLAT**  
OF  
**W. 9TH & WILSON**  
431 WEST 9TH STREET  
TEMPE, ARIZONA 85281

**Keogh Engineering, Inc.**  
300 N. 15TH AVENUE, SUITE 110 • GROUND LEVEL 40303  
PH: 480.532.7260 FAX: 480.532.7262  
WWW.KEOGENGINEERING.COM

JOB NO. 20937 MAP NO. E-20937

DS150749      PL150336      REC16157

REC16157  
PL150336  
DS150749

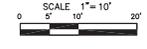
University Drive

S89°48'42"E 2638.81' & BASIS OF BEARINGS  
672.41'

NL 1/4 CORNER  
SECTION 21  
7" IN. R 4E  
FOUND ADOT BRASS  
CAP IN HANDHOLE

FOUND BRASS  
CAP IN HANDHOLE

NE CORNER  
SECTION 21  
7" IN. R 4E  
FOUND "X" CUT  
IN CONCRETE



LOT AREAS

- LOT 1 = 2,874.75 SQUARE FEET OR 0.0660 ACRES
- LOT 2 = 2,124.75 SQUARE FEET OR 0.0488 ACRES
- LOT 3 = 2,500.50 SQUARE FEET OR 0.0574 ACRES
- LOT 4 = 2,500.50 SQUARE FEET OR 0.0574 ACRES
- LOT 5 = 2,124.75 SQUARE FEET OR 0.0488 ACRES
- LOT 6 = 2,874.75 SQUARE FEET OR 0.0660 ACRES

LEGEND

- COT CITY OF TEMPE
- ADOT ARIZONA DEPARTMENT OF TRANSPORTATION
- APN ASSESSOR'S PARCEL NUMBER
- MCR MARICOPA COUNTY RECORDER
- R/W RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT
- ESMT EASEMENT
- CL CENTERLINE
- IEE INGRESS/EGRESS EASEMENT
- ⊙ SURVEY MONUMENT, AS NOTED
- ⊠ SUBDIVISION CORNER, 1/2" REBAR TO BE SET
- LOT CORNER, 1/2" REBAR TO BE SET
- PROPERTY LINE
- - - CENTERLINE
- - - ADJACENT LOT OR R/W
- - - EASEMENT LINE
- - - BOUNDARY TIE LINE

LANDSCAPE EASEMENT

THIS SITE IS SUBJECT TO A BLANKET LANDSCAPE EASEMENT. THE BLANKET LANDSCAPE EASEMENT INCLUDES ALL LANDSCAPE AREAS AS SHOWN THE CITY APPROVED LANDSCAPE PLAN. THE CARE MAINTENANCE AND REPLACEMENT OF THE LANDSCAPING IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

SHEET 2 OF 2



PREPARED FOR  
Risi Companies

FINAL PLAT  
OF  
W. 9TH & WILSON  
431 WEST 9TH STREET  
TEMPE, ARIZONA 85281

DRAWN BY PKZ  
CHECKED DFK  
FIELD WORK BY CJ  
DATE MARCH, 2016

Keogh Engineering, Inc.  
600 N. 15TH AVENUE, SUITE 110 • GROUNDWATER SERVICES  
PHOENIX, ARIZONA 85016  
PHONE: (602) 535-7260 FAX: (602) 535-7262  
WWW.KEOGEHENGINEERING.COM

MAP NO. E-20937

DS150749

PL150336

REC16157

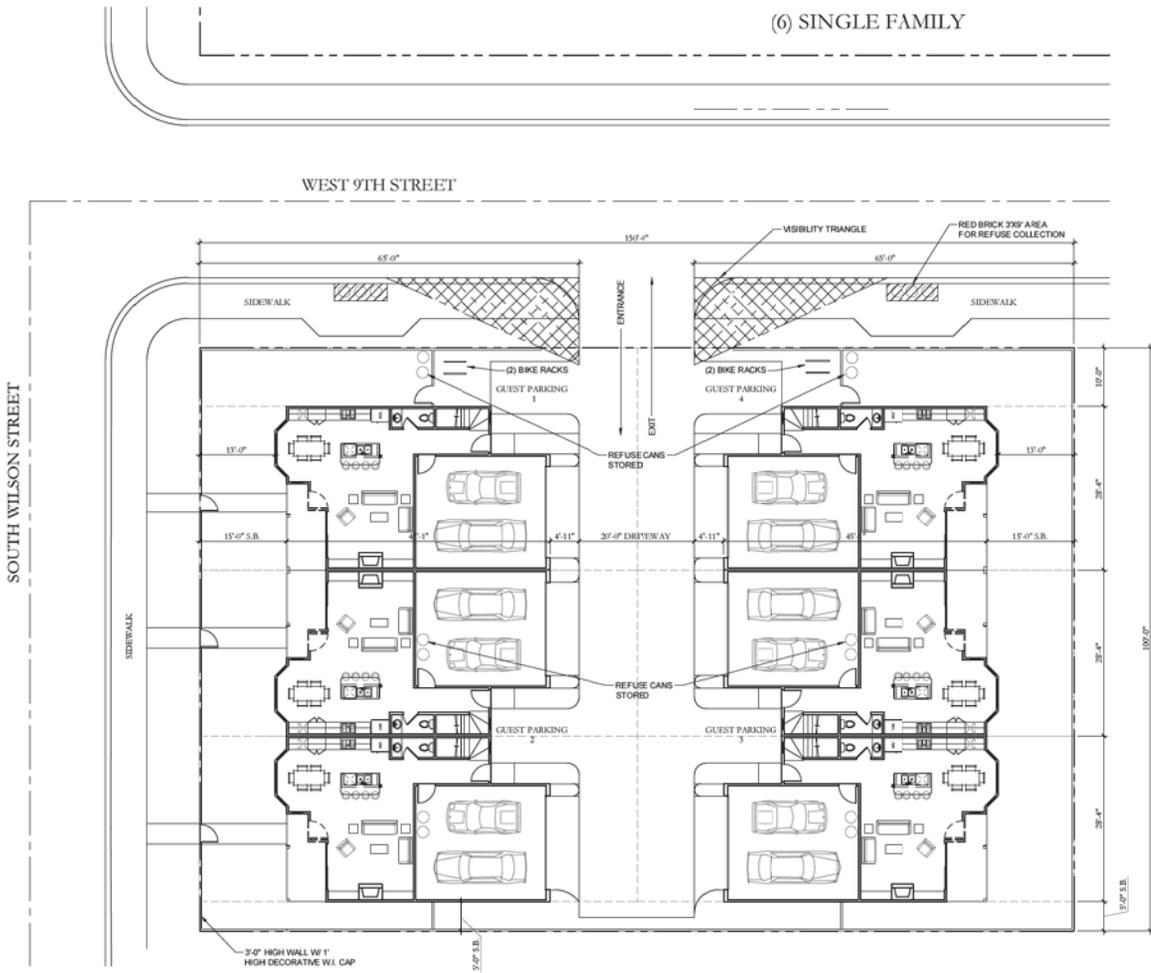
REC16157

PL150336

DS150749

# PLANNED AREA DEVELOPMENT OVERLAY FOR W 9TH ST & WILSON SITE PLAN

(6) SINGLE FAMILY



SITE PLAN (FIRST LEVEL FLOOR PLAN)



DS000000

PAD000000

NORTH

REC000000

ZONING DISTRICT(S) & OVERLAY(S)	ZDC STANDARDS FOR DISTRICT	PAD PROPOSED
GENERAL PLAN LAND USE	R-3	R-3
GENERAL PLAN DENSITY	20 DU/ACRE	20 DU/ACRE
SITE AREA	N/A	15,000 S.F. (.344 ACRES)
DWELLING QUANTITY	# UNITS	6 UNITS
DENSITY	DU/ACRE	20 DU/ACRE
BUILDING HEIGHT	30 FT MAX	26'-8" SINGLE FAMILY
BUILDING LOT COVERAGE	50% MAX	45% (6,750 S.F.)
SITE LANDSCAPE COVERAGE	25% MIN	27% (4,045 S.F.)
BUILDING SETBACKS		(6) SINGLE FAMILY
		FRONT 20Ft
		SIDE 10Ft
		REAR 15Ft
		STREET SIDE 10Ft
VEHICLE PARKING QUANTITY		SINGLE FAMILY (2 SPACES PER UNIT) REQUIRED: 12 SPACES TOTAL PROVIDED: 16 SPACES
BICYCLE PARKING QUANTITY		SINGLE FAMILY REQUIRED: NONE TOTAL PROVIDED: 6 SPACES
USES		(6) SINGLE FAMILY HOMES WITH 3 BEDROOMS / 2.5 BATHS

REC000000

PAD000000

DS000000

PALMER ARCHITECTS, LTD. IS AN EQUAL OPPORTUNITY FIRM. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, OR AGE. WE ARE AN AFFIRMATIVE ACTION EMPLOYER.

  
**PALMER ARCHITECTS, LTD.**  
 4222 E. Camelback Rd. • Suite H-200 • Phoenix, AZ 85018  
 (480) 9427777 • Fax (480) 9427776



W 9TH ST & WILSON  
 421 WEST 9TH STREET  
 PHOENIX, AZ 85018  
**SITE PLAN**

REVISIONS	BY

DRAWN: JM  
 CHECKED: GP  
 DATE: 2013  
 SCALE: 1/8"=1'-0"  
 JOB NO.: 000  
 SHEET:  
**A1.0**  
 11 OF SHEETS  
SITE PLAN