



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-5-19-1
September 4, 2019**

Deer Valley Village Planning Committee Meeting Date: September 19, 2019

Planning Commission Hearing Date: October 3, 2019

Request From: [RE-35](#) (Single-Family Residence District) (57.67 acres), [RE-43](#) (Residential Estate) (2.83 acres)

Request To: [RE-35](#) (Single-Family Residence District) (60.50 acres)

Proposed Use: Single-Family Residential

Location: Approximately 2,640 feet north of the northeast corner of 51st Avenue and Tonopah Drive ([map link](#))

Owner: Camis Inc.

Applicant / Representative: Rose Law Group

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Parks/Open Space – Publicly Owned	
<u>Street Map Classification</u>	47th Avenue	Local	0-foot east and west half street
<p><i>BUILD THE SUSTAINABLE DESERT CITY; DESERT LANDSCAPE; DESIGN PRINCIPLE: Preserve the interface between private development and parks, preserves and natural areas.</i></p> <p>As stipulated, the development will provide an appropriate interface between the Adobe Dam Regional Park and the preserved areas of the Hedgepeth Hills. The stipulations and the provisions of the City’s hillside development ordinance regulates the maximum height of structures and preservation on the most severe slopes.</p>			

BUILD THE SUSTAINABLE DESERT CITY; DESERT LANDSCAPE; LAND USE PRINCIPLE: Promote land uses that preserve Phoenix’s natural open spaces.

The conceptual site plan preserves approximately 59 percent of the total gross site area with special attention to the most severe grades on the site. In addition to the area preserved through easement and land dedication, the development, as stipulated, will limit the total amount of disturbance area permitted and the maximum elevation where grading is permitted.

CELEBRATE OUR DIVERSE COMMUNITY; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect the neighborhood’s views of open space, mountains, and man-made or natural landmarks.

As stipulated, the proposed development will preserve a significant amount of desert hillside. In addition to the area preserved through the proposed development, the development will not be visible from the south which is in further conformity with the General Plan.

Applicable Plans, Overlays, and Initiatives

[Reimagine Phoenix Initiative](#) – See Background / Issues / Analysis No. 12

[Outer Loop Freeway Specific Plan](#) – See Background / Issues / Analysis No. 13

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-Family Residence	RE-35, RE-43
North	Vacant Maricopa County Flood Control land and recreation area	RE-43 (Approved RE-43 SP)
East	Vacant Maricopa County Flood Control land and recreation area	RE-43 (Approved RE-43 SP)
South	Undeveloped / Residential Development Parcels, City Water Facility	RE-43 (Approved RE-43 SP) RE-43 (Approved R1-18 DNS / WVR)
West	Single-Family Residential and undeveloped hillside in the City of Glendale	City of Glendale R1-18

RE-35 (Single Family Residence District), Planned Residential Development Option, Subject to Hillside Development Standards			
<p>Pending Rezoning Case No. Z-5-19-1, the site is governed by the RE-35 (Single-Family Residence District) and Section 710 (Hillside Development Standards). The below table includes both minimum requirements. The more restrictive standard shall apply.</p> <p>Pending Rezoning Case No. Z-6-19-1, a companion request for a density waiver, would increase the number of units permitted from 21.52 to 32 dwelling units.</p>			
Standards	RE-35 PRD Requirements	Hillside Requirements	Provision on the Proposed Site Plan
Density	1.15 (1.32 with bonus) dwelling units per acre	21.52 units permitted <ul style="list-style-type: none"> • 20.74 by slope analysis • 0.78 non-hillside unit 	32 proposed, subject to companion Rezoning Case No. Z-6-19-1. (Not Met)
Building Setback	Front: 25 feet Others: Perimeter Standards	Front: Same as base district. Side Yard. Same as base or 10 feet, whichever is greater. 10 feet.	Not Shown
Perimeter Standards	40 feet adjacent to a public street 20 feet adjacent to property line	N/A	No public street frontage provided. N/A Perimeter standards of 20 feet. (Met)
Common Areas	Minimum 5% of gross	N/A	Site plan preserves 58.59 percent for natural desert open space. (Met)
Lot Coverage	Primary structure, 25% Total: 30%	Maximum of 25% of the hillside portion of the lot.	Not Shown
Building Height	2 stories and 30 feet	2 stories, not to exceed 30 feet above the natural grade of the lot or parcel at any section through the structure.	Conceptual elevations do not comply with hillside height requirement. (Not met)

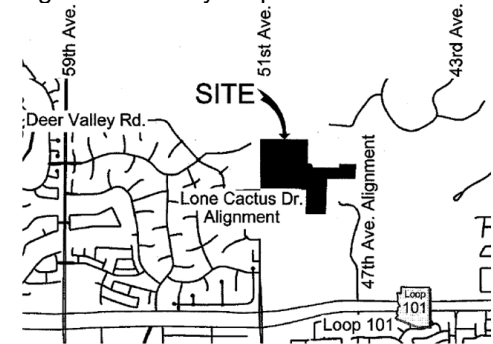
Background / Issues / Analysis

SUBJECT SITE

- The subject site is located approximately 2,640 feet north of the northeast corner of 51st Avenue and Tonopah Drive in the Hedgepeth Hills. The site is currently accessed by a service road to a City of Phoenix water facility.

This request is a proposal to consolidate the zoning from RE-35 (Single-Family Residence District) and RE-43 (Residential Estate) to RE-35 (Single-Family Residence District). The applicant has also submitted a companion case, Z-6-19-1, to increase the density permitted on the site pursuant to Section 710, Hillside Development Standards.

Figure A. Vicinity Map



Source: Atwell

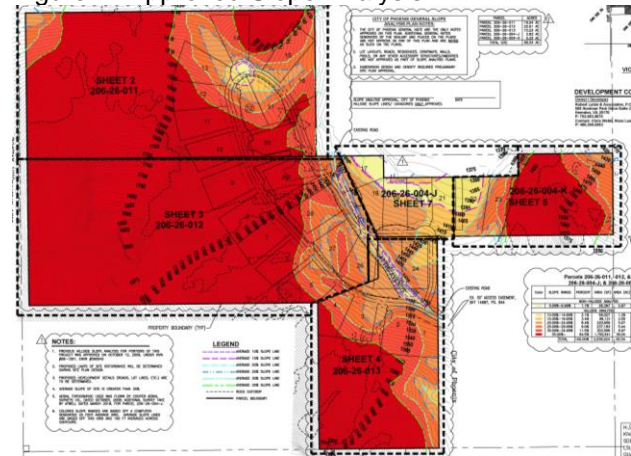
HILLSIDE DEVELOPMENT STANDARDS

- The slope threshold for property to be considered hillside is 10% or greater; 98.9% of the total site falls into this classification and is therefore regulated by Section 710 Hillside Development.

The slope analysis classifies the site into slope categories and applies a density multiplier to determine the number of units permitted in each category. The intent is to encourage greater density in the lower slope categories by applying a higher density multiplier; conversely, a lower multiplier applies to areas with more severe slopes to discourage development.

The approved slope analysis allows for 20.74 dwelling units on the hillside portion of the site. The remaining 1.1% not considered hillside is allowed 0.78 dwelling units.

Figure B. Approved Slope Analysis



Color	SLOPE RANGE	PERCENT	AREA (SF)	AREA (AC)	ALLOWABLE DENSITY DU/AC	PRODUCT OF DENSITY X ACREAGE
NON-HILLSIDE ANALYSIS						
	0.00%–9.99%	1.1%	29,397	0.67	1.15	0.78
HILLSIDE ANALYSIS						
	10.00%–14.99%	2.1%	56,027	1.29	1.80	2.32
	15.00%–19.99%	3.4%	89,121	2.05	1.10	2.25
	20.00%–24.99%	8.4%	220,959	5.07	0.70	3.55
	25.00%–29.99%	9.0%	237,183	5.44	0.50	2.72
	30.00%–34.99%	11.5%	303,596	6.97	0.30	2.09
	35.00%–	64.5%	1,700,641	39.04	0.20	7.81
	TOTAL	100.00%	2,636,924	60.54		

Source: Atwell

Of the hillside area, most of the site is classified into the two highest slope categories: 64.5% in the +35% slope category and another 11.5% in the 30 to 34.99% slope category.

By code, units are permitted to “move-down” into a lower slope category but a density waiver is required for units to “move up” into a higher slope category. Using the table contained in Figure B for example, a total of 2.09 units are permitted in the 30 to 34.99% slope category; if the developer would prefer to ‘move down’ one of their units permitted in the +35% slope category to a lower category, that would be permitted.

ZONING AND LAND USE

3. Subject Site:

The subject site is currently undeveloped except for one single family home and accessory buildings. The subject site is zoned RE-35 (Single-Family Residence District) (57.67 acres) and RE-43 (Estate Residence) (2.83 acres).

West:

To the west in the City of Glendale is a single-family residential neighborhood zoned R1-18 (Urban Residential) and an undeveloped hillside.

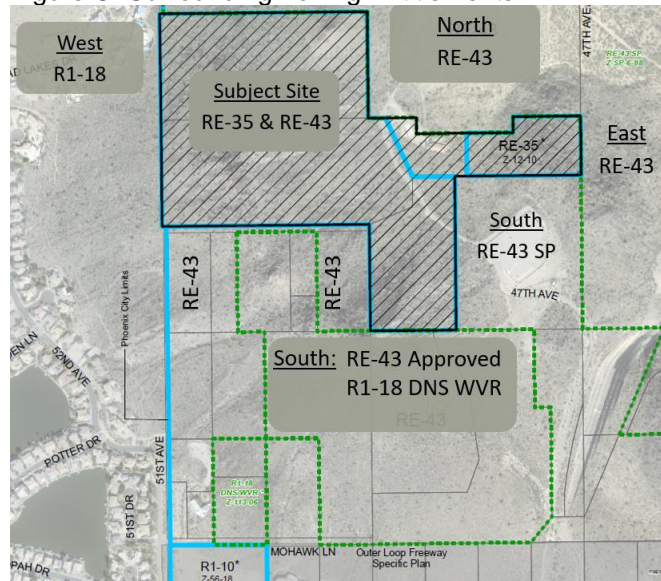
East

The property to the east is owned by the Maricopa County Flood Control District. The site it functions as Adobe Dam Regional Park and is open to the public with vehicle access from the north. The properties are zoned RE-43 (Residential Estate), with an approved special permit for a county park.

South:

There are multiple properties that abut the subject site to the south including a City of Phoenix Water facility zoned RE-43 (Residential Estate) and several undeveloped sites zoned RE-43 (Residential Estate) with approved zoning of R1-18 DNS / WVR (Single-Family Residence District, Hillside Density Waiver) through Rezoning Case No. Z-113-06-1. Additional information on Rezoning Case No. Z-113-06-1 can be found in Background Item No. 6.

Figure C. Surrounding Zoning Entitlements.



Source: Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATIONS

- 4. Subject Site: Parks / Open Space – Publicly Owned

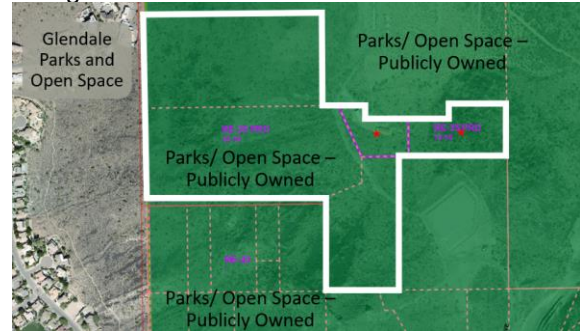
North: Parks / Open Space – Publicly Owned

East: Parks / Open Space – Publicly Owned

South: Parks / Open Space – Publicly Owned

West: City of Glendale, Parks and Open Space Designation

Figure D. General Plan Land Use Map Designations



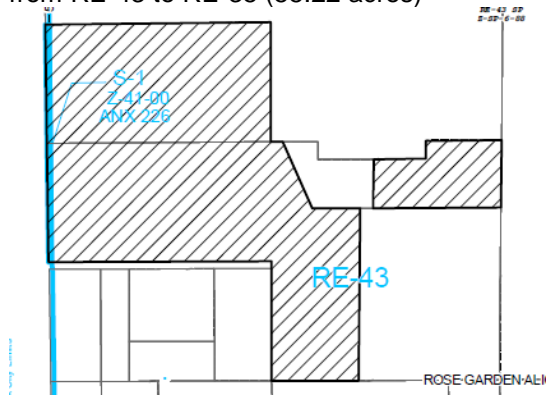
Source: Planning and Development Department

While the size of the site would typically require a General Plan Amendment, Arizona Revised Statute 9-461.06.N includes an exception which precludes the requirement. The statute permits a minimum density of one-dwelling unit per acre for privately-held land designated on the municipalities’ general plan land use map, without consent of the land owner, as “open space, recreation, conservation or agriculture.”. The proposed density of the site is 0.529 dwelling units per acre and therefore the site does not require a general plan amendment. However, the statute does not exempt the property from the requirements of Section 710 which governs hillside development standards and density.

ZONING HISTORY

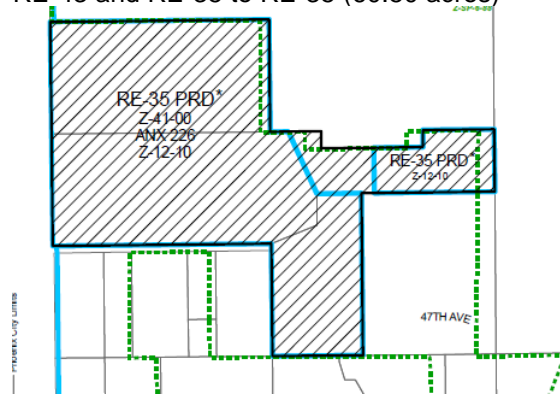
- 5. Rezoning Case No. Z-12-10-1 was approved subject to stipulations, to change the zoning on a portion of the site from RE-43 to RE-35 to allow a maximum of 17 units on the site. Since the 2010 case, the subject site has increased from 55.22 acres to 60.50 acres which increased the number of units permitted by Section 710 from 17 to 20.

Figure E. Previous Zoning Case (Z-12-10-1) from RE-43 to RE-35 (55.22 acres)



Source: Planning and Development Department

Figure F. Current Zoning Case (Z-5-19-1) from RE-43 and RE-35 to RE-35 (60.50 acres)

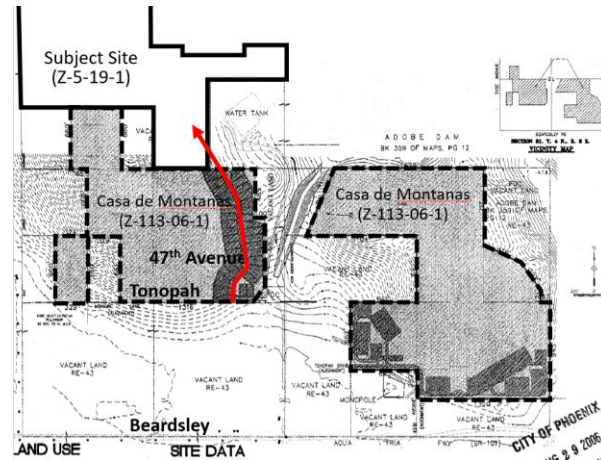


Source: Planning and Development Department

- The property to the south, commonly referred to as Casa de Montanas, received approved zoning through Rezoning Case No. Z-113-06-1 for R1-18 DNS / WVR (Single Family Residence District, Hillside Density Waiver).

The developer of Casa De Montanas is in a joint development agreement with the developer of the subject site to provide infrastructure and access to the site, including the extension of 47th Avenue depicted in red on Figure G.

Figure G. Illustration of the Casa de Montanas rezone (Z-113-06-1) and the subject site (Z-5-19-1) including the use of 47th Avenue as a shared accessway (depicted in red).



Source: Planning and Development Department

The Casa de Montanas site plan is divided into two pieces: east of the Adobe Dam which is proposed as an attached product or single-family attached product; and west of the Adobe Dam which is proposed as a custom, single-family detached product similar to that proposed on the subject site. The site plan proposes approximately 75 dwelling units.

PROPOSAL

7. **Site Plan**

The conceptual site plan proposes 32 dwelling units on 60.50 acres. While the requested zoning district (RE-35) would permit a maximum of 80 dwelling units based on the total size of the site, the density is restricted to 21.52 dwelling units (20.74 dwellings on the hillside portion of the lot) by the slope analysis due to the severity of the topography. As stated previously, the request for increased density is addressed in the companion Rezoning Case No. Z-6-19-1.

The purpose of Section 710 Hillside Development is as follows:

It is the purpose of this Section to establish regulations which recognize that development of land in hilly or mountainous areas involves special considerations and unique situations which result from the slope of the land.

These special considerations and unique situations include but are not limited to increased hazards to development from rock falls, storm water runoff, geologic hazards, increased limitations on vehicular travel, and increased difficulties in providing public services. In addition, steeply sloped

lands introduce design limitations to roadways, cuts and fills, and building sites. In general, the more steeply the land slopes, the greater potential hazard and development limitation.

Additionally, since hilly or mountainous areas within the city offer a desirable setting, visible to the entire city, they are a unique natural asset. It is intended through these regulations to preserve the visual integrity and character of hillside areas, while allowing reasonable development which is both safe and functional.

The conceptual site plan proposes graded “building envelopes” rather than fully “graded lots” to increase hillside preservation and situates hillside development lots below the ridgeline.

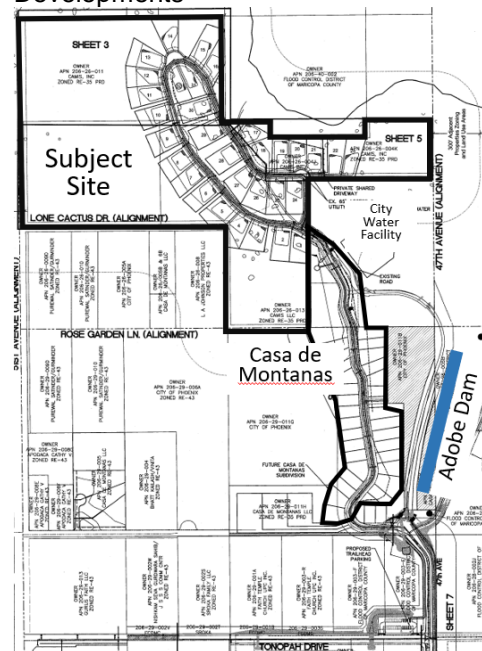
8. **Site context and legal access requirements**

The site is situated approximately 2,640 feet north of the northeast corner of 51st Avenue and Tonopah Drive. Presently, the site is only accessible by way of a service road used to access the City of Phoenix water tank. The conceptual site plan depicts a new alignment of 47th Avenue from Tonopah Drive on the south, through the proposed Casa de Montanas, and terminating in the subject site.

Staff is recommending two stipulations to ensure the development has appropriate access to the site.

- A requirement that the applicant provide proof of legal access to the site. Stipulation No. 4.
- A requirement that roadway and drainage improvements pertaining to 47th Avenue be in general conformance with the plans presented to the Army Corps of Engineers. The Army Corps of Engineers have been involved in the project due to the proximity to the Adobe Dam Flood Control Facility. Stipulation No. 5

Figure I. Nearby Features and Planned Developments

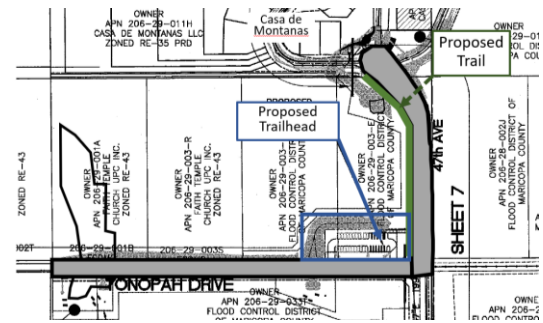


Source: Atwell

The conceptual plans also propose several off-site improvements. These include: the

Figure J. Proposed Off-Site Improvements

completion of Tonopah Drive from its current terminus to 47th Avenue to provide another point of access; the construction of a bicycle and pedestrian trailhead at the northwest corner of 47th Avenue and Tonopah Drive; and the construction of a 10-foot “detached trail” to where the service road deviates toward the Adobe Dam.



Source: Atwell

9. **Conceptual Building Elevations**

To promote aesthetic compatibility with the natural environment, staff is recommending that the color and material palette for buildings be muted and blend with the natural environment rather than contrast. This is addressed in Stipulation No. 3.

The height requirement of Section 710 is a maximum of two stories, not to exceed 30 feet above natural grade. It appears several of the conceptual elevations may not currently comply with this requirement.

Figure K. Typical Elevation (Uphill Prototype Elevation)

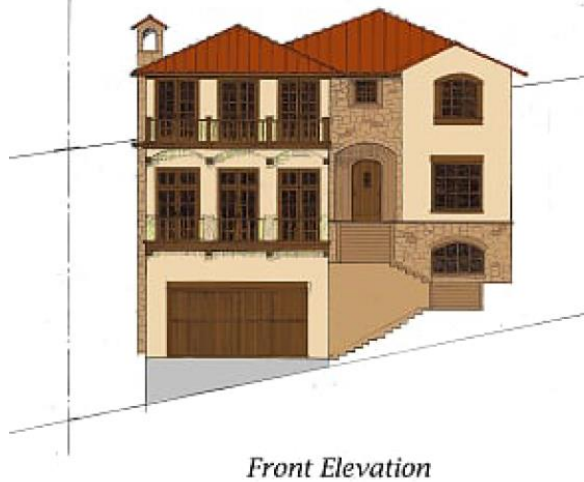
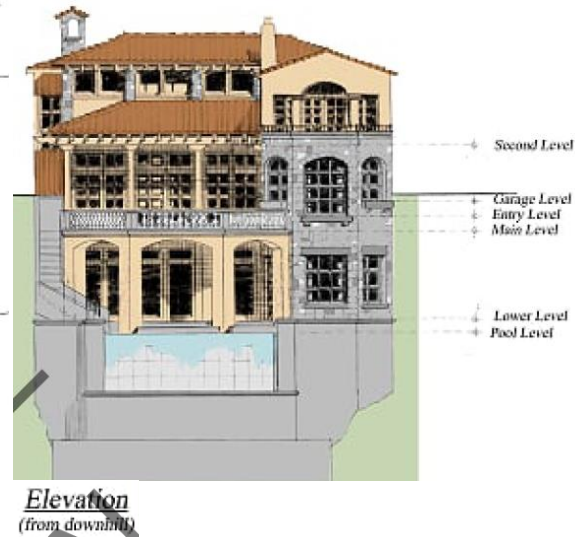


Figure L. Typical Elevation (Downhill Prototype Elevation)





10. Due to the proximity to the Adobe Dam Flood Control Facility and the City of Phoenix Water Facility which is also designed as a dam, staff is recommending that all requests for blasting be completed in accordance with the City of Phoenix Implosion / Demolition Policy and Checklist and be explicitly reviewed by the City of Phoenix Water Services Department. These are addressed in Stipulation Nos. 6 and 7.

STUDIES AND POLICIES

11. [Reimagine Phoenix](#)
As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The provision of recycling containers was not addressed in the applicant's submittals; however, per City Code, the City provides recycling containers and services to all single-family residences.
12. [Outer Loop Freeway Specific Plan](#)
The development is situated immediately north of the areas identified in the Outer Loop Freeway Specific Plan. A major principle of the plan is to avoid the visual disturbance of the Hedgepath Hills through land development; the development, as stipulated, will not be visible from the Loop 101 Freeway.

COMMUNITY INPUT SUMMARY

13. As of the writing of this staff report, no correspondence from the public has been received in support or opposition of the request.

INTERDEPARTMENTAL COMMENTS

15. The Parks and Recreation Department requested the developer dedicate a 30-foot multi-use trail easement along the west side of 47th Avenue from Beardsley Road to the Adobe Dam and construct a ten-foot multi-use trail for the full length of the easement.

The proposed improvements depict a "10-foot detached sidewalk" at the above

location; however, staff recommends the pedestrian route comply with the specifications of a multi-use trail easement and trail.

16. The Water Services Department commented that the City of Phoenix Water Reservoir is designed as a flood control structure. As such, the department requires review and approval authority for any blasting proposed on the site for either grading or construction. This is addressed in Stipulation No. 7.

The Water Services Department also commented that the site currently has no water or sewer mains to serve the development and therefore a water and sewer main extension would be required per City Code Chapter 37-33 which states "All public streets bounding (along property frontage) and within a proposed development must have public water mains within them, if none exist, developer must install."

The Water Services Department also noted that capacity is a dynamic condition that can change over time due to a variety of factors. It is the City's intent to provide water and sewer service. However, the requirements and assurances for water and sewer service are determined during the site plan application review. For any given property, water and sewer requirements may vary over time to be less or more restrictive depending on the status of the City's water and sewer infrastructure.

17. The Aviation Department commented the site is located within the Phoenix Deer Valley Airport (DVT) traffic pattern airspace. The Aviation Department is requesting a Notice to Prospective Purchasers of Proximity to disclose the existence and operational characteristics of the Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property. This is addressed in Stipulation No. 8.
18. A portion of the site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 9 through 11.

Findings

1. As stipulated, the proposed development is compatible with the character of existing development in the surrounding area.
2. The development will follow Section 710, Hillside Development, and is generally compatible with the intent of the section.
3. As stipulated, the proposed development will permanently preserve approximately 59 percent of the total site area including a significant amount of hillside and natural desert.

Stipulations

1. The color and material palette for the buildings shall be determined at site plan review with specific regard to colors being muted and blending with, rather than contrasting strongly, with the surrounding desert environment, as approved by the Planning and Development Department.
2. The applicant shall provide the Planning and Development Department with proof of legal access between the development and a public right-of-way prior to final plat approval. This access shall be sufficient to service a subdivision in accordance to the Subdivision Code in Chapter 32 of the City Code, as approved by the Planning and Development Department.
3. Roadway and drainage improvements pertaining to 47th Avenue shall conform to the design presented to the Army Corps of Engineers for application of the Section 408 permit, as approved by the Planning and Development Department.
4. The use of blasting, both on-site and off-site, for grading and construction shall be subject to the City of Phoenix Implosion/Demolition Policy (TRT 00590) and the Implosion/Demolition Checklist (TRT 00591) with specific regard to those sections related to blasting, as approved by the Planning and Development Department.
5. The use of blasting during on-site or off-site construction shall be subject to the review and approval by the City of Phoenix Water Services Department, and their regulatory agency Arizona Department of Water Resource. The developer shall provide evidence of this review and approval to the Planning and Development Department prior to the issuance of any blasting approvals on the site.
6. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property, as approved by the Aviation Department.

7. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
8. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
9. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33- foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

Nick Klimek

September 4, 2019

Team Leader

Samantha Keating

Exhibits

Zoning sketch map

Aerial sketch map

Conceptual site plan date stamped January 22, 2019

Conceptual elevations and floor plans date stamped January 22, 2019 (2 pages)

Approved slope analysis, date stamped January 22, 2019

CITY OF
GLENDALE

ARROWHEAD LAKES DR

ROSE GARDEN LN
52ND AVE

POTTER DR

TONOPAH DR

Phoenix City Limits

51ST DR

51ST AVE

MOHAWK LN

Outer Loop Freeway
Specific Plan

ULTRA LITE LN

47TH AVE ALIGNMENT

RE-43 SP
Z-SP-6-88

RE-43

RE-35*
Z-41-00
ANX 226
Z-12-10

RE-35*
Z-12-10

47TH AVE

RE-43

R1-18
DNS/WVR*
Z-113-06

R1-18
DNS/WVR*
Z-113-06

R1-10*
Z-56-18



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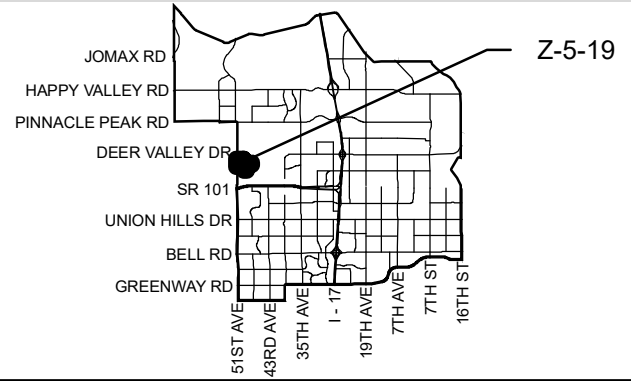
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DEER VALLEY VILLAGE

CITY COUNCIL DISTRICT: 1



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **Rose LawGroup**

APPLICATION NO. **Z-5-19**

GROSS AREA INCLUDING 1/2 STREET
AND ALLEY DEDICATION IS APPROX.

60.50 Acres

DATE: **2/19/2019**
REVISION DATES:

8/15/2019

AERIAL PHOTO &
QUARTER SEC. NO.

QS 42-17

ZONING MAP

N-5

REQUESTED CHANGE:

FROM: **RE-35 (57.67 a.c.)**
RE-43 (2.83 a.c.)

TO: **RE-35 (60.50 a.c.)**

MULTIPLES PERMITTED

RE-35, RE-43

RE-35

CONVENTIONAL OPTION

63, 2

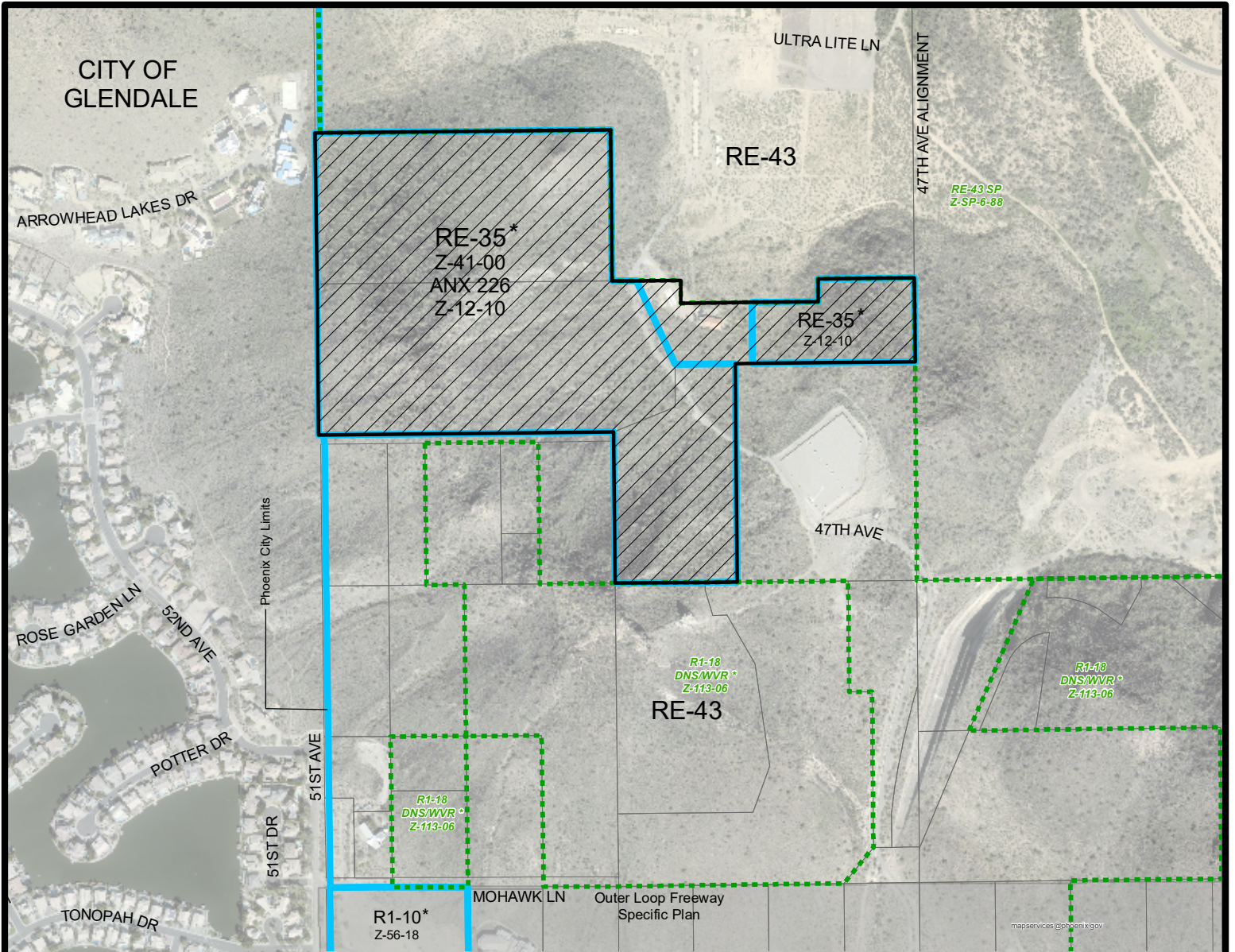
66

*** UNITS P.R.D. OPTION**

76, N/A

80

* Maximum Units Allowed with P.R.D. Bonus



Miles

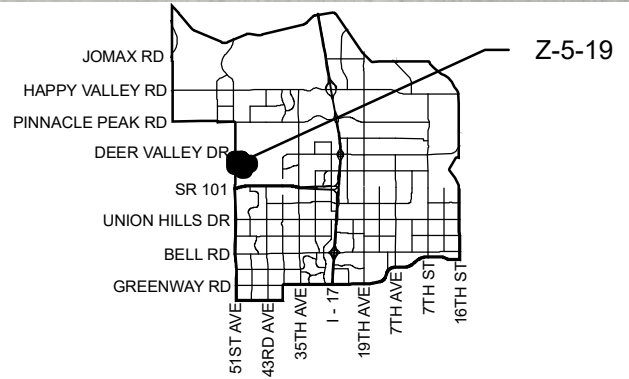
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DEER VALLEY VILLAGE

CITY COUNCIL DISTRICT: 1



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Rose LawGroup		REQUESTED CHANGE: FROM: RE-35 (57.67 a.c.) RE-43 (2.83 a.c.)	
APPLICATION NO. Z-5-19	DATE: 2/19/2019 REVISION DATES:	TO: RE-35 (60.50 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 60.50 Acres	8/15/2019		
	AERIAL PHOTO & QUARTER SEC. NO. QS 42-17	ZONING MAP N-5	
MULTIPLES PERMITTED RE-35, RE-43 RE-35	CONVENTIONAL OPTION 63, 2 66		* UNITS P.R.D. OPTION 76, N/A 80
* Maximum Units Allowed with P.R.D. Bonus			

JAN 2 2019

**Planning & Development
Department**

CONCEPTUAL SITE PLAN

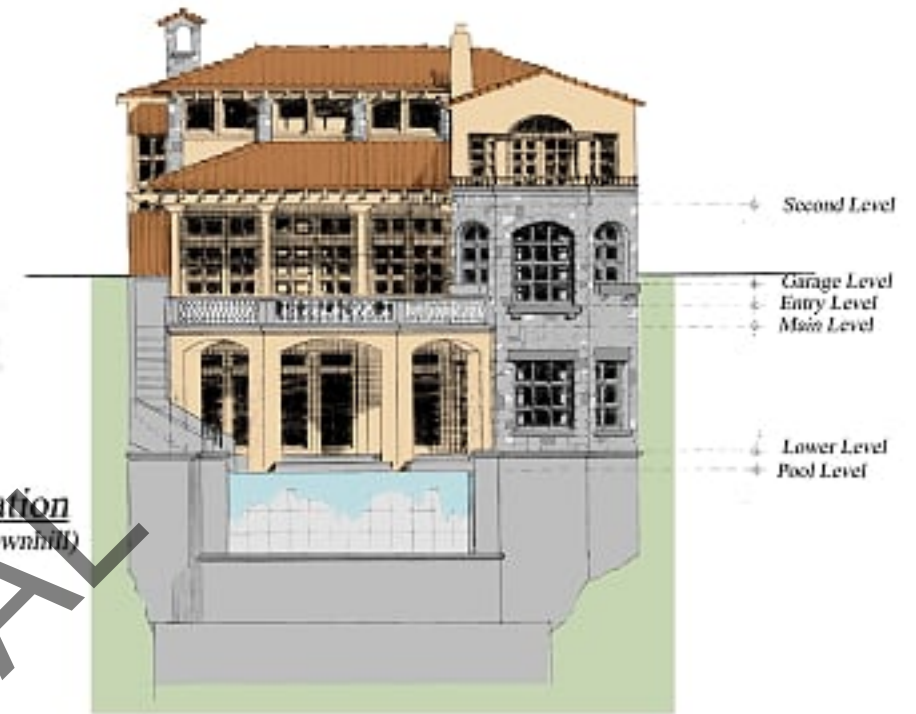
SITE DATA	
GROSS ACRES	60.54AC
NET ACRES	60.54AC
EXISTING ZONING	RE-43 & RE-35 PRD
PROPOSED ZONING	RE-35 PRD
TOTAL LOTS	32
DENSITY	0.52 DU/AC
OPEN SPACE	38.72 AC (64%)



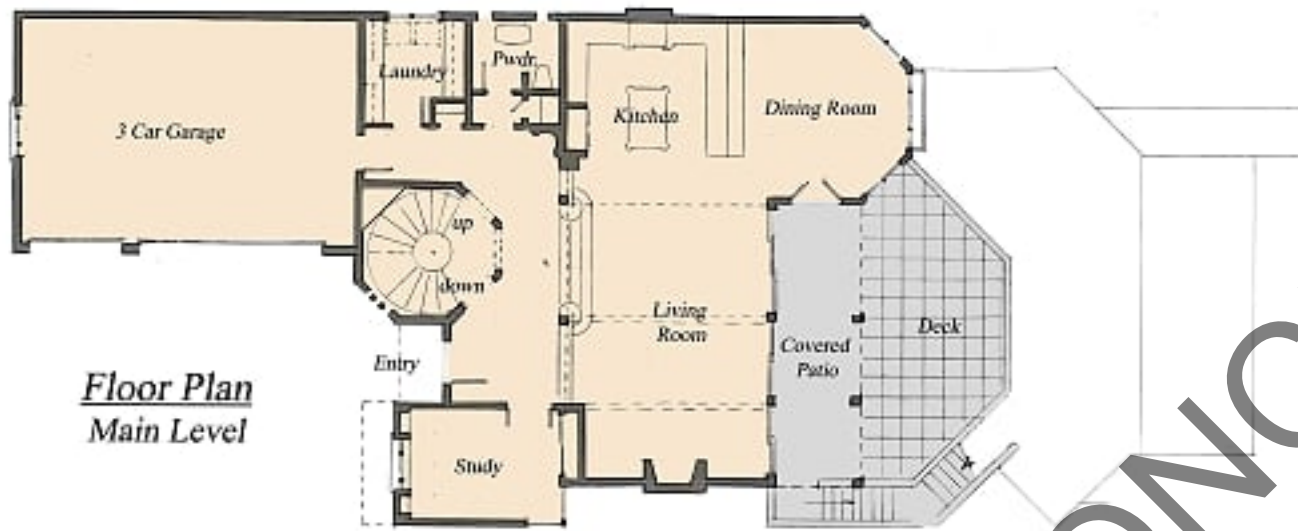


Floor Plan
Upper Level

CITY OF PHOENIX
JAN 22 2019
Planning & Development
Department



Elevation
(from downhill)



Floor Plan
Main Level



Floor Plan
Lower Level



Side Elevation

CONCEPTUAL

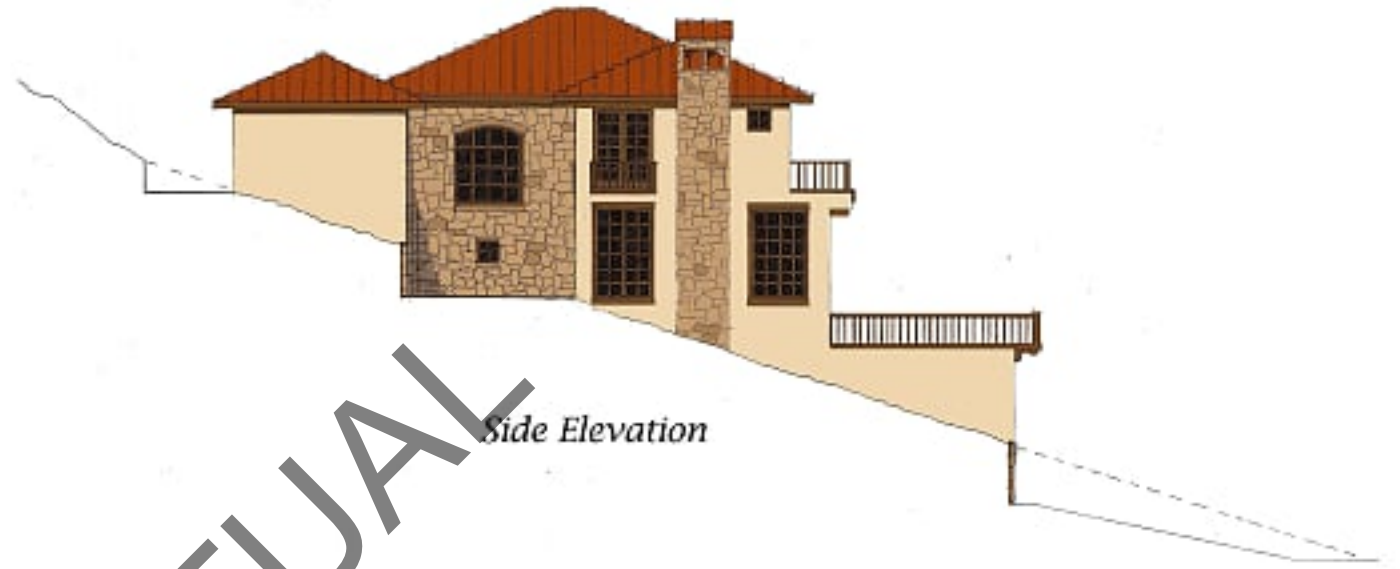
DOWNHILL PROTOTYPE

CCBG
Architects, Inc.





*Floor Plan
Upper Level*



Side Elevation



*Floor Plan
Main Level*



Front Elevation



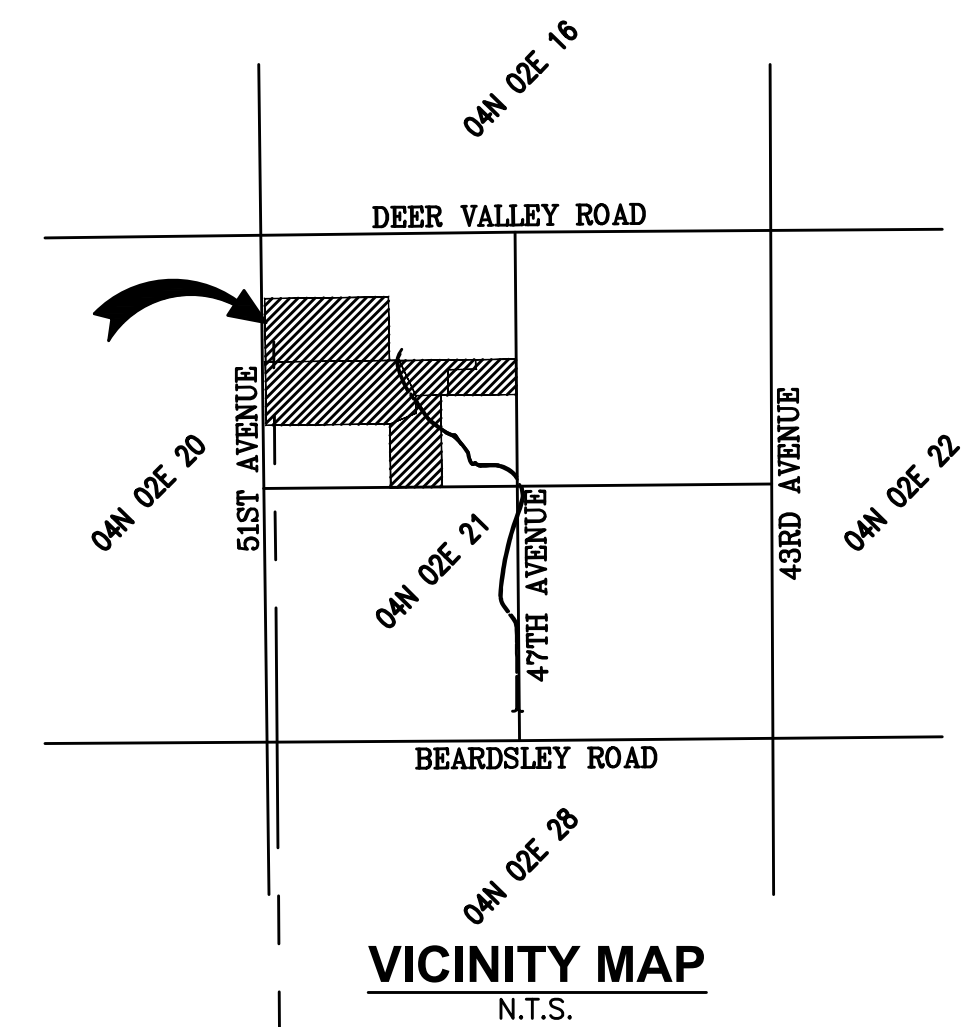
*Floor Plan
Lower Level*

CONCEPTUAL

HILLSIDE SLOPE ANALYSIS FOR DESERT MOUNTAIN ESTATES

Flood Control District of Maricopa County

THIS PROJECT



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

PARCEL	ACRES
PARCEL 206-26-011	19.54 AC
PARCEL 206-26-012	22.61 AC
PARCEL 206-26-013	10.23 AC
PARCEL 206-26-004-J	2.83 AC
PARCEL 206-26-004-K	5.33 AC
TOTAL SITE	60.54 AC

- CITY OF PHOENIX GENERAL SLOPE ANALYSIS PLAN NOTES:**
- THE CITY OF PHOENIX GENERAL NOTE ARE THE ONLY NOTES APPROVED ON THIS PLAN. ADDITIONAL GENERAL NOTES GENERATED BY THE SEALANT AND PLACED ON THE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS SUCH ON THE PLANS.
 - LOT LAYOUTS, ROADS, RESIDENCES, DRIVEWAYS, WALLS, POOLS, OR ANY OTHER ACCESSORY STRUCTURES/AMENITIES ARE NOT APPROVED AS PART OF SLOPE ANALYSIS PLANS.
 - SUBDIVISION DESIGN AND DENSITY REQUIRES PRELIMINARY SITE PLAN APPROVAL.

SLOPE ANALYSIS APPROVAL, CITY OF PHOENIX
HILLSIDE SLOPE LINES/ CATEGORIES ONLY APPROVED. DATE _____

DEVELOPMENT CONTACTS

Owner / Developer
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505 Huntmar Park Drive Suite 315
Herndon, VA 20170
P: 703.883.0870
Contact: Chris Webb, Rose Law Group
P: 480.240.5583

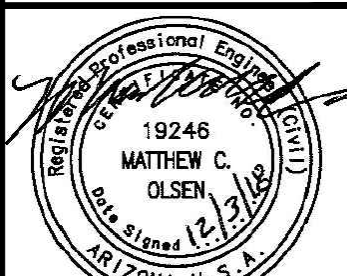
Engineer
Atwell
4700 East Southern Avenue
Mesa, AZ 85206
P: 480.218.8831
F: 480.830.4888
Contact: Matthew Olsen

ATWELL
866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
PHOENIX, ARIZONA

PROJECT: **DESERT MOUNTAIN ESTATES**
PHOENIX, ARIZONA

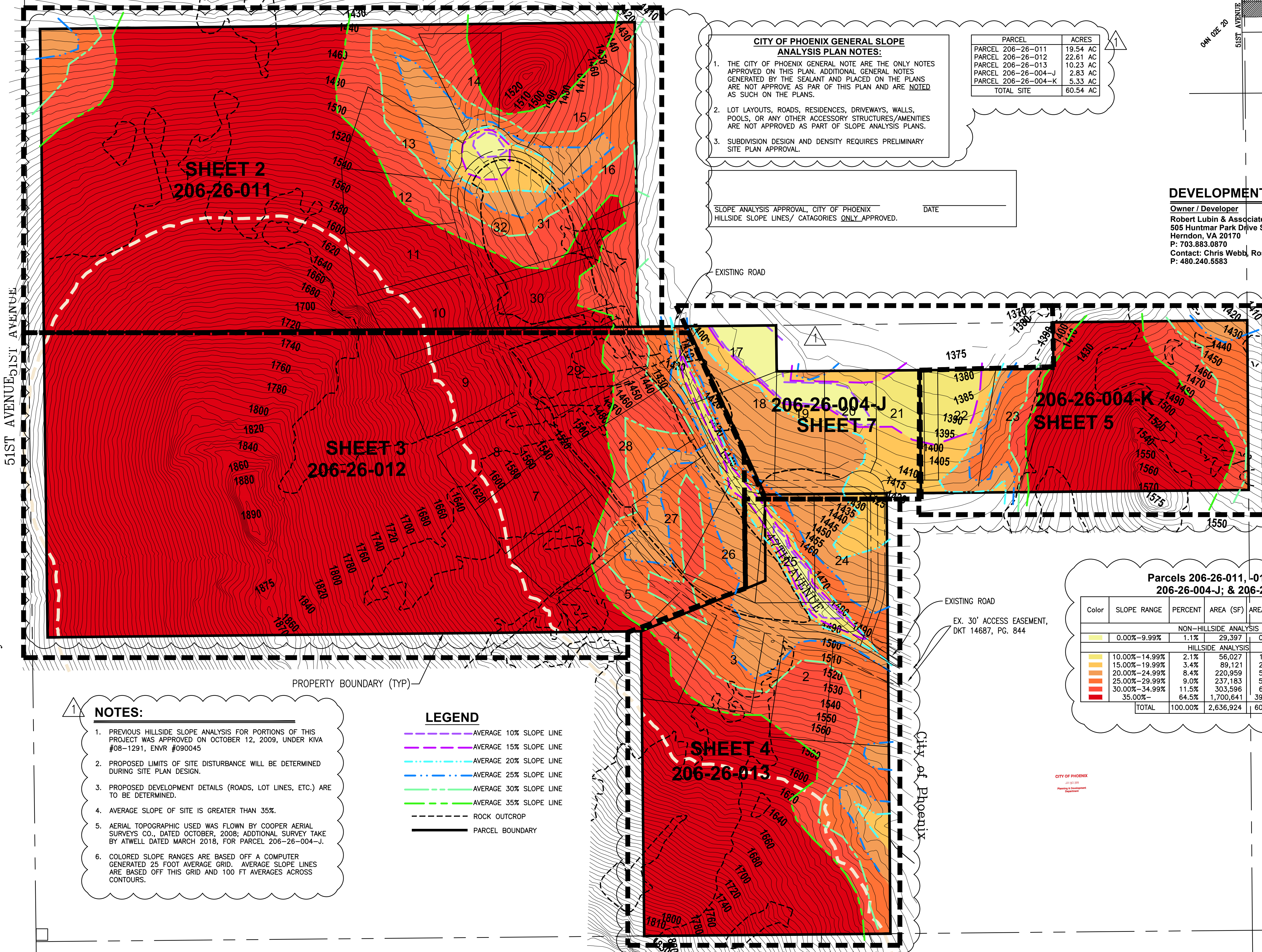


REVISIONS:
ADD PARCEL 206-26-004-J TO SLOPE ANALYSIS AND CHART INFORMATION;
CHANGE VISUAL REPRESENTATION OF SLOPE ANALYSIS FROM 50 FOOT SQUARES TO FILL BETWEEN SLOPE LINES



PM: M. OLSEN
DR: Z. WATSON
JOB NO. 08003827
FILE NO. 08003827HS01

SHEET NO. **1 OF 7**



- NOTES:**
- PREVIOUS HILLSIDE SLOPE ANALYSIS FOR PORTIONS OF THIS PROJECT WAS APPROVED ON OCTOBER 12, 2009, UNDER KIVA #08-1291, ENVR #090045
 - PROPOSED LIMITS OF SITE DISTURBANCE WILL BE DETERMINED DURING SITE PLAN DESIGN.
 - PROPOSED DEVELOPMENT DETAILS (ROADS, LOT LINES, ETC.) ARE TO BE DETERMINED.
 - AVERAGE SLOPE OF SITE IS GREATER THAN 35%.
 - AERIAL TOPOGRAPHIC USED WAS FLOWN BY COOPER AERIAL SURVEYS CO., DATED OCTOBER, 2008; ADDITIONAL SURVEY TAKE BY ATWELL DATED MARCH 2018, FOR PARCEL 206-26-004-J.
 - COLORS SLOPE RANGES ARE BASED OFF A COMPUTER GENERATED 25 FOOT AVERAGE GRID. AVERAGE SLOPE LINES ARE BASED OFF THIS GRID AND 100 FT AVERAGES ACROSS CONTOURS.

- LEGEND**
- AVERAGE 10% SLOPE LINE
 - AVERAGE 15% SLOPE LINE
 - AVERAGE 20% SLOPE LINE
 - AVERAGE 25% SLOPE LINE
 - AVERAGE 30% SLOPE LINE
 - AVERAGE 35% SLOPE LINE
 - ROCK OUTCROP
 - PARCEL BOUNDARY

Parcels 206-26-011, -012, & -013; 206-26-004-J; & 206-26-004-K

Color	SLOPE RANGE	PERCENT	AREA (SF)	AREA (AC)	ALLOWABLE DENSITY DU/AC	PRODUCT OF DENSITY X ACREAGE
NON-HILLSIDE ANALYSIS						
	0.00%-9.99%	1.1%	29,397	0.67	1.15	0.78
HILLSIDE ANALYSIS						
	10.00%-14.99%	2.1%	56,027	1.29	1.80	2.32
	15.00%-19.99%	3.4%	89,121	2.05	1.10	2.25
	20.00%-24.99%	8.4%	220,959	5.07	0.70	3.55
	25.00%-29.99%	9.0%	237,183	5.44	0.50	2.72
	30.00%-34.99%	11.5%	303,596	6.97	0.30	2.09
	35.00%-	64.5%	1,700,641	39.04	0.20	7.81
	TOTAL	100.00%	2,636,924	60.54		

H: 09055
KIVA#: 08-1291
SDEV#: 0800255
LSLO#: 1803275
QUARTER SECTION#: 42-17
ZONING: RE-43 RE-35 (Z-12-10)

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