

CITY COUNCIL REPORT



Meeting Date: 6/4/2024
General Plan Element: *Character and Design*
General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

MODUS Development 6-Unit
9-PP-2022

Request to consider the following:

1. Approval of a final plat for a new residential subdivision, comprised of 6 lots and 1 tract, on a +/- 1.06-acre site located at 7801 E. San Miguel Avenue, with Townhouse Residential (R-4) zoning.

Goal/Purpose of Request

The applicant's request is for approval of a final plat for a 6-lot townhome subdivision.

Key Items for Consideration

- Development Review Board heard this case at the August 3, 2023 hearing, and voted to approve the preliminary plat with a 7-0 vote.

LOCATION

7801 E San Miguel Av

OWNER

MODUS Development (Ed Gorman)
(602) 421-2221

APPLICANT CONTACT

CP Drewett
Drewett Works Architecture
602-570-6409



BACKGROUND

Zoning History

The site was annexed into the City in 1961 (Ord. #121) and zoned to the single-family (R1-10) zoning designation. In 1973 the City Council approved a zoning district map amendment from the R1-10 district to the Townhouse Residential (R-4) district.

Context

Located at the southeast corner of E. San Miguel Avenue and N. 78th Street, the site is situated in an area devoted exclusively to residential uses, both in a single-family and townhome arrangements. The site was originally occupied by a single-family residence built around 1961.

Adjacent Uses and Zoning

- North: 1 and 2-story townhomes constructed in the 1980's
- East: 1 and 2-story townhomes constructed in the 1970's
- South: 1 and 2-story townhomes constructed in the 1970's
- West: 1-story single-family homes constructed in the 1970's

Other Related Policies, References:

Scottsdale General Plan 2035, as amended

Zoning Ordinance

Land Division Ordinance

28-DR-2022: DRB approval for six (6) townhomes

APPLICANT'S PROPOSAL

Development Information

The development proposal includes demolition of the existing single-family home and construction of six (6) new 2- story townhomes with access from E San Miguel Avenue.

- Existing Use: Single-family residential
- Proposed Use: Townhomes
- Parcel Size: 46,605 square feet / 1.06 acres (gross)
36,467 square feet / 0.84 acre (net)
- Residential Building Area: 32,790 square feet (5,465 per unit)
- Building Height Allowed: 30 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 27 feet 3 inches (exclusive of rooftop appurtenances)
- Parking Required: 12 spaces
- Parking Provided: 12 spaces (plus driveway parking)

- Common Open Space Required: 3,575 square feet
- Common Open Space Provided: 3,674 square feet
- Number of Dwelling Units Allowed: 8 units
- Number of Dwelling Units Proposed: 6 units

IMPACT ANALYSIS

Plat

The proposed subdivision has been designed to meet all applicable city requirements, including access and utility service. The proposed plat includes six (6) lots, all with frontage on E. San Miguel Avenue. There is one small tract proposed in the northeast corner of the subdivision for the purposes of stormwater storage and common open space area. The proposed final plat is consistent with the preliminary plat that was approved by the Development Review Board.

Water/Sewer

The applicant provided Basis of Design reports for water and sewer, which have been accepted by the Water Resources Division. The City of Scottsdale is an Arizona Department of Water Resources designated provider with a 100 years Assured Water Supply and will supply water in accordance with City codes, ordinances, and the City's Drought Management Plan. All infrastructure upgrades necessary to serve this project will be completed by the applicant.

Public Safety

The Public Safety Department has reviewed the applications and finds that there is adequate ability to provide fire and police services for the proposed use. Overall, emergency and non-emergency activities in Scottsdale are continually monitored and tracked to evaluate the effectiveness of our service delivery and to identify any potential for future public safety resource needs for the community.

Open Space

The Townhouse Residential (R-4) zoning district requires that a minimum of 10% of the gross land area be provided as common open space within the subdivision. The required 10% common open space is provided along the street frontage with secondary walkways making connections along the frontage and between the townhome units. Portions of the common open space will be protected through common open space easements and the rest will be within Tract A for the purposes of drainage & flood control and common open space.

Community Involvement

With the submittal of the Development Review Board and Preliminary Plat application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. With the initial applications staff received several phone calls with concerns regarding the compatibility of the proposed development with the existing neighborhood. Staff has not received any concerns or opposition in writing, and have not received any additional comments since approval of the preliminary plat.

Policy Implications

This final plat is consistent in density as previously approved in the Preliminary Plat application, and what is allowed under the existing zoning. All stipulations and ordinance requirements have been addressed. Approval of this request will enable the final plat to be recorded, establishing the lots.

OTHER BOARDS & COMMISSIONS

Development Review Board

Development Review Board heard this case as a preliminary plat request on August 3, 2023 and recommended approval with a 7-0 vote.

Staff Recommendation to Development Review Board

Staff recommended that the Development Review Board approve the MODUS Scottsdale 6 preliminary plat per the stipulations, finding that the provisions of the Land Division Ordinance and the Development Review Board Criteria had been met.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the City Council approve the MODUS Scottsdale 6 final plat.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Bryan Cluff
Planning & Development Area Manager
480-312-2258
E-mail: bcluff@ScottsdaleAZ.gov

APPROVED BY



Bryan Cluff, Report Author

5/9/2024

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

5/15/2024

Date



Erin Perreault, AICP, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

05/17/2024

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Zoning Map
3. Preliminary Plat
4. Final Plat
5. August 3, 2023 Development Review Board meeting minutes



Context Aerial

9-PP-2022 & 28-DR-2022



Close-up Aerial

9-PP-2022 & 28-DR-2022

Attachment 1A



Zoning Aerial

9-PP-2022 & 28-DR-2022

Attachment 2

PRELIMINARY PLAT
OF
"MODUS SCOTTSDALE 6"
BEING A RE-PLAT OF PARCEL DESCRIBED IN WARRANTY DEED NO. 2014-0523667, IN THE COUNTY RECORDER'S OFFICE,
COUNTY OF MARICOPA, STATE OF ARIZONA
OWNER: MODUS DEVELOPMENT, LLC

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

MODUS DEVELOPMENT, LLC, A ARIZONA LIMITED LIABILITY COMPANY, OWNER, HEREBY SUBDIVIDES PARCEL DESCRIBED IN WARRANTY DEED NO. 2014-0523667 IN THE COUNTY RECORDER'S OFFICE, COUNTY OF MARICOPA, STATE OF ARIZONA UNDER THE NAME OF "MODUS SCOTTDALE 6", AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, STREET AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

PUBLIC STREETS:

MODUS DEVELOPMENT, LLC, A ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DEDICATES, IN FEE, TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE PUBLIC STREETS AS SHOWN HEREON. SEE SRC, CHAPTER 47, AS AMENDED, FOR GRANTOR'S MAINTENANCE OBLIGATIONS. WITHOUT LIMITATION, GRANTEE MAY (1) GRADE, FILL, DRAIN, PAVE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REBUILD ROADS, HIGHWAYS, UTILITY LINES, PIPES AND RELATED FACILITIES, WITH BRIDGES, CULVERTS, DRAINAGE WAYS, RAMPS, SIDEWALKS, CURBS, GUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND TRIM BRANCHES, TREES AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

PUBLIC EASEMENTS:

MODUS DEVELOPMENT, LLC, A ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE EASEMENTS AS SHOWN HEREON, SUBJECT TO THE CONDITIONS STATED.

VEHICULAR NON-ACCESS (VNA): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PROHIBIT ALL USE OF MOTOR VEHICLES UPON THE EASEMENT. GRANTOR SHALL NOT INSTALL DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS UPON THE EASEMENT. GRANTOR SHALL MAINTAIN THE EASEMENT, INCLUDING ANY IMPROVEMENTS, IN A NEAT, SAFE AND CLEAN CONDITION. GRANTEE MAY ENJOIN ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

SITE DISTANCE (SD): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 96 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

DRAINAGE AND FLOOD CONTROL (DFC): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS (SD), CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:

- GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
- GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
- AT GRANTOR'S EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT EROSION; AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
- IF, IN GRANTEE'S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTOR'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
- GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

COMMON AREA OPEN SPACE: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, DESIGNATED AS OPEN SPACE, PARKING OF VEHICLES IN AREA SHALL BE STRICTLY PROHIBITED. MAINTENANCE RESPONSIBILITIES ARE A COMMON ELEMENT TO THE SUBDIVISION.

GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A LIMITED LIABILITY COMPANY, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS _____ DAY OF _____, 2023

GRANTOR: MODUS DEVELOPMENT, LLC, A ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

BY _____ FOR AND ON BEHALF OF MODUS DEVELOPMENT, LLC, A ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

LEGEND

- SECTION CORNER
- 1/4 QUARTER
- BRASS CAP FLUSH
- BRASS CAP IN HAND HOLE
- FOUND PK NAIL
- SET 1/2" REBAR & TAG OR AS NOTED
- FOUND 1/2" REBAR & TAG OR AS NOTED
- CALCULATED POINT
- SCRIBED "X" IN CONCRETE
- NEW PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE

ABBREVIATIONS

- APN ASSESSORS PARCEL NUMBER
- C CONCRETE, CALCULATED
- COS CITY OF SCOTTSDALE
- D.E. DRAINAGE EASEMENT
- E EAST
- ESMT EASEMENT
- FND FOUND
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDER
- PCA PRIVATE CROSS ACCESS EASEMENT
- P PROPERTY LINE
- P.N.M.A. PUBLIC NON MOTORIZED ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R), REC. RECORDED
- R/W RIGHT OF WAY
- S.D. SIGHT DISTANCE EASMENT
- VNA VEHICLE NON-ACCESS EASEMENT
- W WEST
- W.L.E. WATERLINE EASEMENT

SURVEYORS NOTES

- THIS IS NOT AN ALTA/ACSM TITLE SURVEY.
- NO CC&R'S ARE CREATED WITH THIS PLAT MAP.
- BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, OWNERSHIP INFORMATION, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAT POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED ALTA SURVEY PREPARED BY CVL CONSULTING DATED 3/24/22.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY.
- ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ARE MEASURED.
- PROPERTY ACCESS IS FROM SAN MIGUEL AVENUE TO NORTH OF PROPERTY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH THE APPROVED PLANS.
- THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISION TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION OR ABUTTING PROPERTY OWNER.

LOT AREA TABLE

LOT 1	6,024	S.F.	0.138	A.C.
LOT 2	5,707	S.F.	0.131	A.C.
LOT 3	5,707	S.F.	0.131	A.C.
LOT 4	5,707	S.F.	0.131	A.C.
LOT 5	5,707	S.F.	0.131	A.C.
LOT 6	6,151	S.F.	0.141	A.C.
TRACT A	328	S.F.	0.008	A.C.
TOTAL NET	35,332	S.F.	0.811	A.C.
RIGHT OF WAY	11,273	S.F.	0.259	A.C.
GROSS	46,605	S.F.	1.070	A.C.

TRACT USE TABLE

TRACT	USE
A	DRAINAGE FACILITIES EASEMENT

UTILITIES

WATER: CITY OF SCOTTSDALE
SANITARY SEWER: CITY OF SCOTTSDALE
ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURY LINK, COX COMM.
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMM.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
045012	1770 OF 4425	M	N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	09/18/2020	07/20/2021	X*

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SHEET INDEX

- COVER SHEET
- PLAT MAP

LIST OF PERTINENT DOCUMENTS

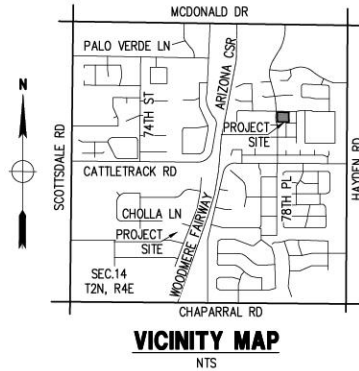
- DEED 2014-0523667, MCR.
- DEED 2013-0155339, MCR.
- BOOK 190 OF MAPS, PAGE 3, MCR.
- BOOK 198 OF MAPS, PAGE 13, MCR.
- BOOK 198 OF MAPS, PAGE 21, MCR.
- BOOK 253 OF MAPS, PAGE 45, MCR.

SURVEYOR'S CERTIFICATION

- I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA;
- THIS PLAT WAS MADE UNDER MY DIRECTION;
- THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS";
- THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF JUNE, 2022;
- THE SURVEY IS TRUE AND COMPLETE AS SHOWN;
- MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET BEFORE RECORDATION;



05/08/23
DATE



DEVELOPER

MODUS DEVELOPMENT, LLC
3219 E CAMELBACK RD, #291
PHOENIX, AZ 85018
P: 602-421-2221
CONTACT: ED GORMAN

ARCHITECT

DREWETT WORKS ARCHITECTURE
7144 E STELSON DR, STE. 204,
SCOTTSDALE, AZ 85251
P: 480-329-7504
CONTACT: ROB BANACH

PARENT SITE DATA

APN: 716-03-012E
ADDRESS: 7801 E SAN MIGUEL AVE,
SCOTTSDALE, AZ 85250
LOT AREA: 36,820 S.F. (0.845 AC.)
OS #: 20-46

CIVIL ENGINEER

LAND DEVELOPMENT GROUP
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
P: 602 889 1984
CONTACT: NICK PRODANOV

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 0016°12" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GLA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 734 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS.

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF HAYDEN ROAD AND McDONALD DRIVE.
MCDOT UNIQUE POINT ID: 3607
POINT NAME (AS SURVEYED): 24550-1
MCDOT PROJECT NAME: GDACS, PROJECT NO. 40069012
MCDOT DETERMINATION STATUS: ACCEPTED
ELEVATION=1265.90' (NAVD 88)

I HEREBY CERTIFY THAT ALL ELEVATIONS PRESENTED ON THIS PLAN ARE BASED ON NAVD-1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA.

PARENT LEGAL DESCRIPTION

THE NORTH 197 FEET OF THE WEST 208 FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14; RUN THENCE NORTH 0 DEGREES 28 MINUTES 52 SECONDS WEST 989.98 FEET; THENCE WEST 825 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 28 MINUTES 52 SECONDS EAST 619.17 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 38 SECONDS WEST 495.17 FEET; THENCE NORTH 0 DEGREES 26 MINUTES 22 SECONDS WEST 619.11 FEET; THENCE EAST 494.59 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE NORTH 20 FEET THEREOF.

CITY OF SCOTTSDALE COUNCIL PLAT APPROVAL BLOCK

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE _____ DAY OF _____, 2023.

BY _____ MAYOR

ATTEST BY _____ CITY CLERK

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY _____ CHIEF DEVELOPMENT OFFICER _____ DATE

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 114-PA-2022 AND ALL CASE RELATED STIPULATIONS.

BY _____ DEVELOPMENT ENGINEERING MANAGER _____ DATE

PRELIMINARY PLAT

"MODUS SCOTTSDALE 6"
7801 E SAN MIGUEL AVE,
SCOTTSDALE, AZ 85250

P: 602 889 1984 | F: 602 445 9492
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX @ LDGEN.COM

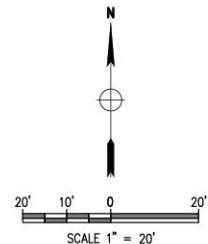
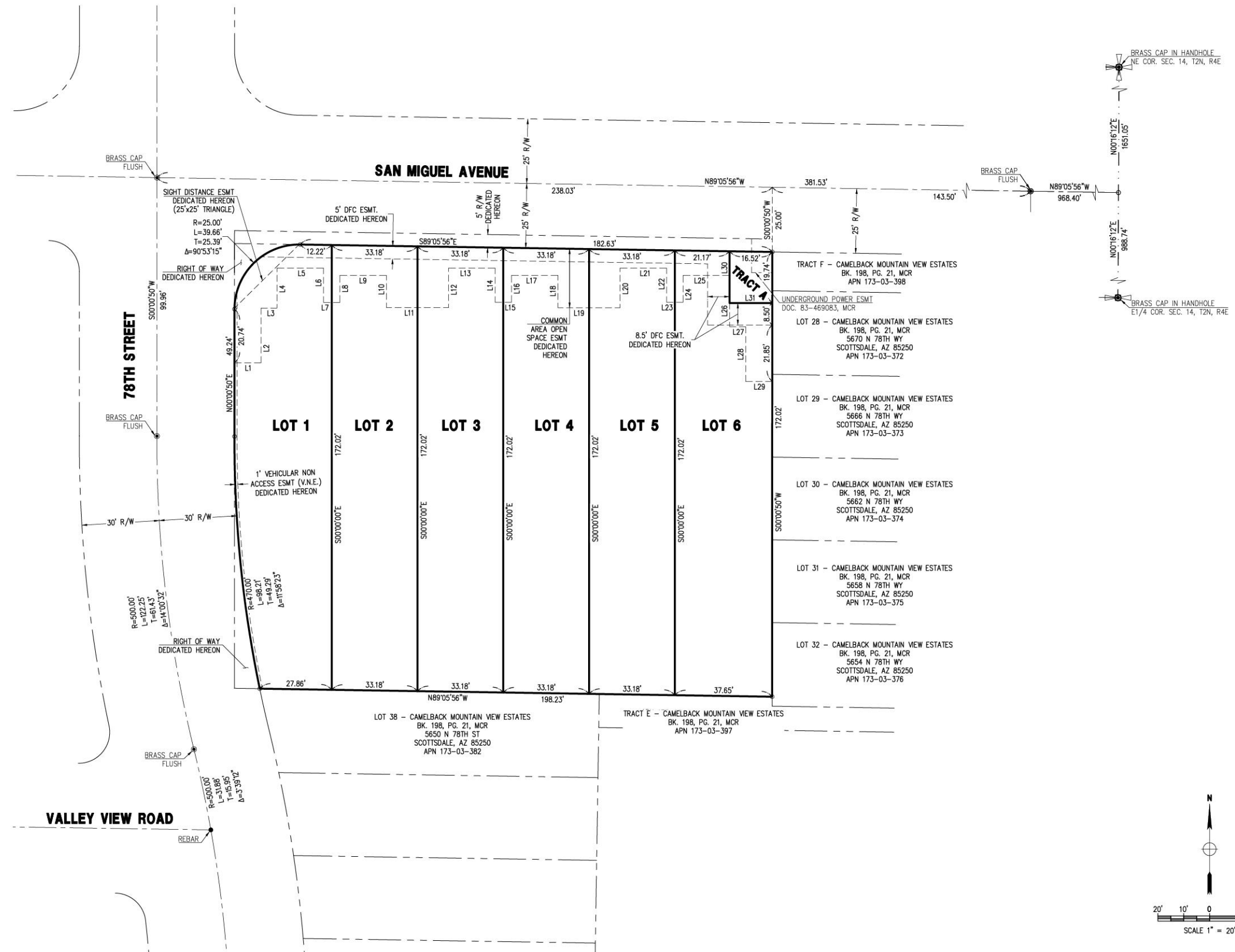


PRELIMINARY PLAT
OF
"MODUS SCOTTSDALE 6"

BEING A RE-PLAT OF PARCEL DESCRIBED IN WARRANTY DEED NO. 2014-0523667, IN THE COUNTY RECORDER'S OFFICE,
COUNTY OF MARICOPA, STATE OF ARIZONA

OWNER: MODUS DEVELOPMENT, LLC

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.28'	N90°00'00"E
L2	21.18'	N0°00'00"E
L3	6.14'	N90°00'00"E
L4	15.44'	N0°00'00"E
L5	18.03'	N90°00'00"E
L6	13.28'	S0°00'00"E
L7	6.31'	N90°00'00"E
L8	10.45'	N0°00'00"E
L9	18.03'	N90°00'00"E
L10	12.46'	S0°00'00"E
L11	24.02'	N90°00'00"E
L12	15.29'	N0°00'00"E
L13	18.00'	N90°00'00"E
L14	13.25'	S0°00'00"E
L15	6.33'	N90°00'00"E
L16	10.41'	N0°00'00"E
L17	18.00'	N90°00'00"E
L18	12.54'	S0°00'00"E
L19	24.02'	N90°00'00"E
L20	15.37'	N0°00'00"E
L21	18.00'	N90°00'00"E
L22	13.22'	S0°00'00"E
L23	6.33'	N90°00'00"E
L24	10.39'	N0°00'00"E
L25	18.00'	N90°00'00"E
L26	19.84'	S0°00'00"E
L27	6.24'	N90°00'00"E
L28	21.18'	S0°00'00"E
L29	10.27'	N90°00'00"E
L30	20.00'	S0°00'00"E
L31	16.52'	N90°00'00"E



DATE: 05/08/23
JOB: 2206207
VERSION: 1.1
PLOT DATE: 05/08/23

SCALE: 1"=20'
DESIGNED BY: NP
DRAWN BY: DW
CHECKED BY: JF

PRELIMINARY PLAT

"MODUS SCOTTSDALE 6"
7801 E SAN MIGUEL AVE,
SCOTTSDALE, AZ 85250

P 602 889 1984 | F 602 445 9492
8808 N CENTRAL AVE., SUITE 208
PHOENIX, AZ 85020
PHOENIX @ LDENG.COM

LAND DEVELOPMENT GROUP

DAVID L. DUGAN
REGISTERED LAND DEVELOPER
STATE OF ARIZONA
NO. 12345

2 OF 2

FINAL PLAT
OF
"MODUS SCOTTSDALE 6"
BEING A RE-PLAT OF PARCEL DESCRIBED IN WARRANTY DEED NO. 2014-0523667, IN THE COUNTY RECORDER'S OFFICE,
COUNTY OF MARICOPA, STATE OF ARIZONA

OWNER: MM3 PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:
MM3 PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, HEREBY SUBDIVIDES PARCEL DESCRIBED IN WARRANTY DEED NO. 2014-0523667 IN THE COUNTY RECORDER'S OFFICE, COUNTY OF MARICOPA, STATE OF ARIZONA UNDER THE NAME OF "MODUS SCOTTSDALE 6", AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, STREET AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

TRACT A IS DEDICATED TO THE SUBDIVISIONS HOMEOWNER'S ASSOCIATION AND TO BE KNOW AS AREA FOR DRAINAGE AND FLOOD CONTROL (DFC) AND NOTHING HEREIN SHOWN OR SET FORTH SHALL BE CONSTRUED TO MEAN OR CONSTITUTE A DEDICATION TO THE PUBLIC. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE.

PRIVATE EASEMENT:
MM3 PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DEDICATES TO THE HOA, GRANTEE, THE EASEMENTS AS SHOWN HEREON, SUBJECT TO THE CONDITIONS STATED.

COMMON AREA OPEN SPACE: A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, DESIGNATED AS OPEN SPACE, PARKING OF VEHICLES IN AREA SHALL BE STRICTLY PROHIBITED. MAINTENANCE RESPONSIBILITIES ARE DESIGNATED TO THE HOA.

PUBLIC STREETS:
MM3 PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DEDICATES, IN FEE, TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE PUBLIC STREETS AS SHOWN HEREON. SEE SRC, CHAPTER 47, AS AMENDED, FOR GRANTOR'S MAINTENANCE OBLIGATIONS. WITHOUT LIMITATION, GRANTEE MAY (1) GRADE, FILL, DRAIN, PAVE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REBUILD ROADS, HIGHWAYS, UTILITY LINES, PIPES AND RELATED FACILITIES, WITH BRIDGES, CULVERTS, DRAINAGE WAYS, RAMPS, SIDEWALKS, CURBS, GUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND TRIM BRANCHES, TREES AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND OPERATION OF THE IMPROVEMENTS.

PUBLIC EASEMENTS:
MM3 PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, OWNER, GRANTOR, DEDICATES TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE EASEMENTS AS SHOWN HEREON, SUBJECT TO THE CONDITIONS STATED.

VEHICULAR NON-ACCESS (VNA): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PROHIBIT ALL USE OF MOTOR VEHICLES UPON THE EASEMENT. GRANTOR SHALL NOT INSTALL DRIVEWAYS OR OTHER MEANS OF VEHICULAR ACCESS UPON THE EASEMENT. GRANTOR SHALL MAINTAIN THE EASEMENT, INCLUDING ANY IMPROVEMENTS, IN A NEAT, SAFE AND CLEAN CONDITION. GRANTEE MAY ENJOIN ANY VIOLATION OF THIS EASEMENT. GRANTEE MAY ENTER THE PROPERTY TO ENFORCE THIS EASEMENT. HOWEVER, THIS EASEMENT DOES NOT CREATE PUBLIC ACCESS TO THE PROPERTY. MENTIONING REMEDIES IN THIS EASEMENT DOES NOT LIMIT GRANTEE'S RIGHT TO OTHER REMEDIES.

SITE DISTANCE (SD): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON, UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY. IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS OR OTHER OBSTRUCTIONS FROM 18 TO 96 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET. HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

DRAINAGE AND FLOOD CONTROL (DFC): A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR DRAINAGE AND FLOOD CONTROL AND ALL RELATED PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, MAINTENANCE, OPERATION, REPLACEMENT, AND REPAIR OF LEVEES, DIKES, DAMS, STORMWATER STORAGE BASINS, STORM DRAINS (SD), CHANNELS, IMPROVEMENTS, WASHES, WATERCOURSES AND OTHER DRAINAGE OR FLOOD CONTROL FACILITIES (COLLECTIVELY, "DRAINAGE FACILITIES"), SUBJECT TO THE FOLLOWING:

- GRANTOR IS RESPONSIBLE FOR ALL DRAINAGE FACILITIES ON THE PROPERTY. DRAINAGE FACILITIES ON THE PROPERTY MIGHT NOT BE OBVIOUS. LACK OF AWARENESS OF DRAINAGE FACILITIES DOES NOT EXCUSE FAILURE TO PERFORM THE REQUIREMENTS OF THIS DOCUMENT.
- GRANTOR SHALL NOT CONSTRUCT, OBSTRUCT OR ALTER ANY DRAINAGE FACILITIES ON THE PROPERTY WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
- AT GRANTOR'S EXPENSE, GRANTOR SHALL MAINTAIN DRAINAGE FACILITIES IN GOOD CONDITION; REPLACE AND REPAIR DRAINAGE FACILITIES AS NECESSARY TO MAINTAIN THEIR FLOOD CARRYING OR STORAGE CAPACITY; PREVENT EROSION; AND PREVENT ANY REFUSE, DEBRIS, SEDIMENT, VEGETATION, OR OTHER OBSTRUCTION FROM ACCUMULATING IN DRAINAGE FACILITIES. GRANTEE IS NOT OBLIGATED TO PERFORM ANY SUCH WORK.
- IF, IN GRANTEE'S OPINION, GRANTOR FAILS TO DO SUCH WORK, THEN GRANTEE MAY DO THE WORK AT GRANTOR'S EXPENSE. IN ADDITION TO GRANTEE'S OTHER REMEDIES, THE COST OF THE WORK SHALL BE SECURED BY A LIEN THAT GRANTOR HEREBY GRANTS AGAINST THE PROPERTY, WITH INTEREST AT THE ANNUAL RATE OF EIGHT PERCENT (8%).
- GRANTOR SHALL INDEMNIFY, DEFEND AND HOLD GRANTEE HARMLESS AGAINST GRANTOR'S FAILURE TO PERFORM UNDER THIS DOCUMENT.

GRANTOR WARRANTS AND COVENANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY; THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A LIMITED LIABILITY COMPANY, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

DATED THIS _____ DAY OF _____, 2024

GRANTOR: MM3 PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

BY _____ FOR AND ON BEHALF OF MM3 PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

LEGEND

	SECTION CORNER
	1/4 QUARTER
	BRASS CAP FLUSH
	BRASS CAP IN HAND HOLE
	FOUND PK NAIL
	SET 1/2" REBAR & TAG OR AS NOTED
	FOUND 1/2" REBAR & TAG OR AS NOTED
	CALCULATED POINT
	SCRIBED "X" IN CONCRETE
	NEW PROPERTY LINE
	ADJOINER PROPERTY LINE
	EASEMENT LINE
	MONUMENT LINE

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
C	CONCRETE, CALCULATED
COS	CITY OF SCOTTSDALE
D.E.	DRAINAGE EASEMENT
E	EAST
ESMT	EASEMENT
FND	FOUND
(M)	MEASURED
MCR	MARICOPA COUNTY RECORDER
PCA	PRIVATE CROSS ACCESS EASEMENT
P	PROPERTY LINE
P.N.M.A.	PUBLIC NON MOTORIZED ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
(R), REC.	RECORDED
R/W	RIGHT OF WAY
S.D.	SIGHT DISTANCE EASEMENT
VNA	VEHICLE NON-ACCESS EASEMENT
W	WEST
W.L.E.	WATERLINE EASEMENT

SURVEYORS NOTES

- THIS IS NOT AN ALTA/ACSM TITLE SURVEY.
- BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, OWNERSHIP INFORMATION, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED ALTA SURVEY PREPARED BY CVL CONSULTING DATED 3/24/22.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY.
- ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ARE MEASURED.
- PROPERTY ACCESS IS FROM SAN MIGUEL AVENUE TO NORTH OF PROPERTY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREA OPEN SPACE & TRACTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH THE APPROVED PLANS.
- THIS DEVELOPMENT IS ON THE CITY OF SCOTTSDALE WATER SYSTEM, WHICH HAS A CERTIFICATION OF ASSURED WATER SUPPLY.
- AFFIDAVITS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISION TO THIS PLAT WITHOUT THE DEVELOPMENT ENGINEERING MANAGER'S APPROVAL.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION OR ABUTTING PROPERTY OWNER.

LOT AREA TABLE

LOT 1	6,024	S.F.	0.138	A.C.
LOT 2	5,707	S.F.	0.131	A.C.
LOT 3	5,707	S.F.	0.131	A.C.
LOT 4	5,707	S.F.	0.131	A.C.
LOT 5	5,707	S.F.	0.131	A.C.
LOT 6	6,151	S.F.	0.141	A.C.
TRACT A	328	S.F.	0.008	A.C.
TOTAL NET	35,332	S.F.	0.811	A.C.
RIGHT OF WAY	11,273	S.F.	0.259	A.C.
GROSS	46,605	S.F.	1.070	A.C.

TRACT USE TABLE

TRACT	USE	OWNER
A	DRAINAGE FACILITIES EASEMENT	HOA
A	COMMON AREA OPEN SPACE	HOA

UTILITIES

WATER: CITY OF SCOTTSDALE
SANITARY SEWER: CITY OF SCOTTSDALE
ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURY LINK, COX COMM.
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMM.

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
045012	1770 OF 4425	M	N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	09/18/2020	07/20/2021	X*

*AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE HE 500-YEAR FLOOD LEVEL ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

SHEET INDEX

- COVER SHEET
- PLAT MAP

LIST OF PERTINENT DOCUMENTS

- DEED 2014-0523667, MCR.
- DEED 2013-0155339, MCR.
- BOOK 190 OF MAPS, PAGE 3, MCR.
- BOOK 198 OF MAPS, PAGE 13, MCR.
- BOOK 198 OF MAPS, PAGE 21, MCR.
- BOOK 253 OF MAPS, PAGE 45, MCR.

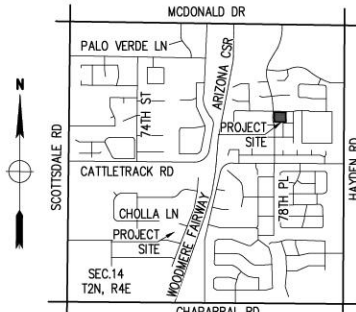
SURVEYOR'S CERTIFICATION

- I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA;
- THIS PLAT WAS MADE UNDER MY DIRECTION;
- THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS";
- THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF JUNE, 2022;
- THE SURVEY IS TRUE AND COMPLETE AS SHOWN;
- MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET BEFORE RECORDATION;



JAMES FLACK, RLS

04/03/24
DATE



VICINITY MAP
NTS

OWNER

MM3 PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
3219 E CAMELBACK RD, #291
PHOENIX, AZ 85018
P: 602-421-2221
CONTACT: ED GORMAN

DEVELOPER

MODUS DEVELOPMENT, LLC
3219 E CAMELBACK RD, #291
SCOTTSDALE, AZ 85018
P: 602-421-2221
CONTACT: ED GORMAN

ARCHITECT

DREMETT WORKS ARCHITECTURE
7144 E STELSON DR, STE. 204,
SCOTTSDALE, AZ 85251
P: 480-329-7504
CONTACT: ROB BANACH

PARENT SITE DATA

APN: 173-03-012E
ADDRESS: 7801 E SAN MIGUEL AVE,
SCOTTSDALE, AZ 85250
LOT AREA: 36,820 S.F. (0.845 AC.)
OS #: 20-46

CIVIL ENGINEER

LAND DEVELOPMENT GROUP
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
P: 602 889 1984
CONTACT: NICK PRODANOV

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 001°6'12" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4, EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 734 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS.

BENCHMARK

CITY OF SCOTTSDALE BRASS CAP IN A HAND HOLE AT THE INTERSECTION OF HAYDEN ROAD AND MCDONALD DRIVE.
MCDOT UNIQUE POINT ID: 3607
POINT NAME (AS SURVEYED): 24550-1
MCDOT PROJECT NAME: GDACS, PROJECT NO. 40069012
MCDOT DETERMINATION STATUS: ACCEPTED
ELEVATION=1265.90' (NAVD 88)

I HEREBY CERTIFY THAT ALL ELEVATIONS PRESENTED ON THIS PLAN ARE BASED ON NAVD-1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA.

PARENT LEGAL DESCRIPTION

THE NORTH 197 FEET OF THE WEST 208 FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14; RUN THENCE NORTH 0 DEGREES 28 MINUTES 52 SECONDS WEST 989.98 FEET; THENCE WEST 825 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 28 MINUTES 52 SECONDS EAST 619.17 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 38 SECONDS WEST 495.17 FEET; THENCE NORTH 0 DEGREES 26 MINUTES 22 SECONDS WEST 619.11 FEET; THENCE EAST 494.59 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE NORTH 20 FEET THEREOF.

CITY OF SCOTTSDALE COUNCIL PLAT APPROVAL BLOCK

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS THE _____ DAY OF _____, 2024.

BY _____ MAYOR

ATTEST BY _____ CITY CLERK

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY _____ CHIEF DEVELOPMENT OFFICER _____ DATE

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 9-PP-2022 & 28-DR-2022 AND ALL CASE RELATED STIPULATIONS.

BY _____ DEVELOPMENT ENGINEERING MANAGER _____ DATE

FINAL PLAT

"MODUS SCOTTSDALE 6"
7801 E SAN MIGUEL AVE,
SCOTTSDALE, AZ 85250

P 602 889 1984 | F 602 445 9492
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX © LDGENC.COM



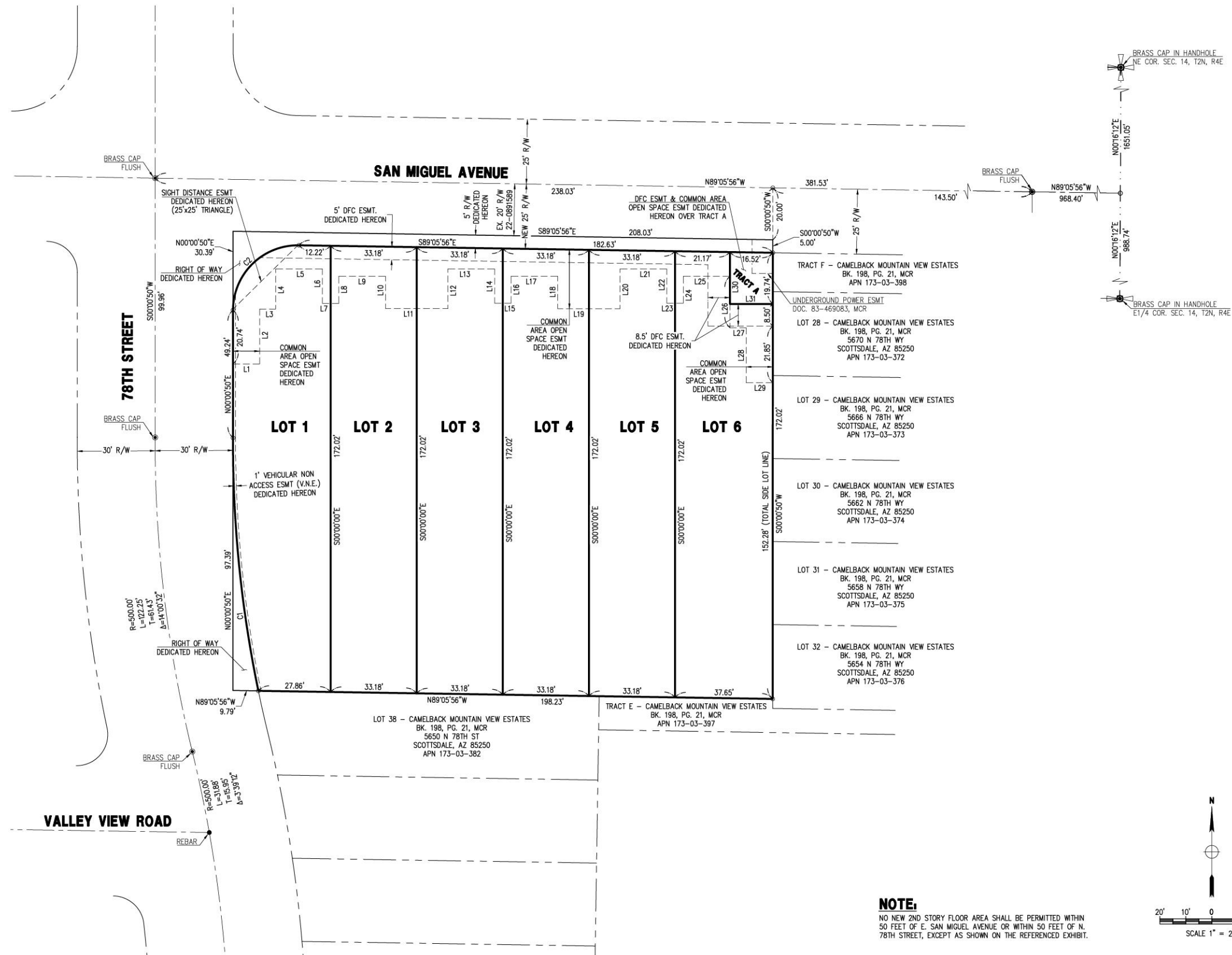
FINAL PLAT
OF
"MODUS SCOTTSDALE 6"

BEING A RE-PLAT OF PARCEL DESCRIBED IN WARRANTY DEED NO. 2014-0523667, IN THE COUNTY RECORDER'S OFFICE,
COUNTY OF MARICOPA, STATE OF ARIZONA

OWNER: MM3 PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.28'	N90°00'00"E
L2	21.18'	N0°00'00"E
L3	6.14'	N90°00'00"E
L4	15.44'	N0°00'00"E
L5	18.03'	N90°00'00"E
L6	13.28'	S0°00'00"E
L7	6.31'	N90°00'00"E
L8	10.45'	N0°00'00"E
L9	18.03'	N90°00'00"E
L10	12.46'	S0°00'00"E
L11	24.02'	N90°00'00"E
L12	15.29'	N0°00'00"E
L13	18.00'	N90°00'00"E
L14	13.25'	S0°00'00"E
L15	6.33'	N90°00'00"E
L16	10.41'	N0°00'00"E
L17	18.00'	N90°00'00"E
L18	12.54'	S0°00'00"E
L19	24.02'	N90°00'00"E
L20	15.37'	N0°00'00"E
L21	18.00'	N90°00'00"E
L22	13.22'	S0°00'00"E
L23	6.33'	N90°00'00"E
L24	10.39'	N0°00'00"E
L25	18.00'	N90°00'00"E
L26	19.84'	S0°00'00"E
L27	6.24'	N90°00'00"E
L28	21.18'	S0°00'00"E
L29	10.27'	N90°00'00"E
L30	20.00'	S0°00'00"E
L31	16.52'	N90°00'00"E

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C2	25.00'	39.66'	90°53'17"	25.39'	N45°27'28"E	35.63'
C1	470.00'	98.21'	11°58'23"	49.29'	N5°43'10"W	98.04'



NOTE:
NO NEW 2ND STORY FLOOR AREA SHALL BE PERMITTED WITHIN
50 FEET OF E. SAN MIGUEL AVENUE OR WITHIN 50 FEET OF N.
78TH STREET, EXCEPT AS SHOWN ON THE REFERENCED EXHIBIT.

DATE: 04/03/24
JOB: 2206207
VERSION: 1.1
PLOT DATE: 04/03/24

SCALE: 1"=20'
DESIGNED BY: NP
DRAWN BY: DW
CHECKED BY: JF

FINAL PLAT

"MODUS SCOTTSDALE 6"
7801 E SAN MIGUEL AVE,
SCOTTSDALE, AZ 85250

P 602 889 1984 | F 602 445 9492
8808 N CENTRAL AVE., SUITE 208
PHOENIX, AZ 85020
PHOENIX @ LDENG.COM

Land
DEVELOPMENT GROUP

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 35694
JAMES B. FLACK
SINCE 1998
ARIZONA, U.S.A.

PLAN CHECK NO. 6853-23-2, 9-PP-2022, 28-DR-2022

2 OF 2



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, August 3, 2023**

SUMMARIZED MEETING MINUTES

PRESENT: Tammy Caputi, Councilwoman, Chair
Joe Young, Planning Commissioner
Jeff Brand, Vice Chair, Design Member
Shakir Gushgari, Design Member
Doug Craig, Design Member
Michal Ann Joyner, Development Member
Ali Fakhri, Development Member

ABSENT: None

STAFF: Brad Carr
Eric C. Anderson
Karissa Rodorigo
Bryan Cluff
Chris Zimmer
Jason McWilliams

CALL TO ORDER

Councilwoman Caputi called the meeting of the Development Review Board to order at 1:02 PM.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

PUBLIC COMMENT – NON-AGENDIZED ITEMS

Public Comment time is reserved for citizens to comment on non-agendized items that are within the Development Review Board's jurisdiction. No official Development Review Board action can be taken on the items.

NO SPOKEN OR WRITTEN PUBLIC COMMENT RECEIVED AT HEARING FOR NON-AGENDIZED ITEMS.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to August 3, 2023, Development Review Board agenda items, and other correspondence.

* Note: These are summary minutes only. An audio/video recording of the meeting is available on the Development Review Board website at: http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

MINUTES

2. Approval of the July 20, 2023 Development Review Board Regular Meeting Minutes.
BOARD MEMBER GUSHGARI MOVED TO APPROVE THE JULY 20, 2023 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER CRAIG. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER YOUNG, BOARD MEMBERS GUSHGARI, CRAIG, JOYNER, AND FAKIH, WITH A VOTE OF SIX (6) TO ZERO (0), WITH VICE CHAIR BRAND ABSTAINING.

CONSENT AGENDA

3. 36-DR-2022 (82nd and Princess Drive Internal Community Storage)
Request for approval of a site plan, landscape plans, and building elevations for an internalized community storage facility, with approximately 77,100 square feet of building area in two floors above grade and two floors below grade, on a +/- 1.05-acre site located at 17677 N. 82nd Street, with Industrial Park, Planned Community District (I-1 PCD) zoning.
Staff Contact is Chris Zimmer, 480-312-2347
Applicant Contact is Neil Feaser, (602) 955-3900
COMMISSIONER YOUNG MOVED TO APPROVE CASE 36-DR-2022 ON THE CONSENT AGENDA, 2ND BY COUNCILWOMAN CAPUTI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER YOUNG, VICE CHAIR BRAND, BOARD MEMBERS GUSHGARI, CRAIG, AND JOYNER, WITH A VOTE OF SIX (6) TO ZERO (0), WITH BOARD MEMBER FAKIH RECUSING.

REGULAR AGENDA

4. 28-DR-2022 & 9-PP-2022 (MODUS Development 6-Unit)
Request for approval of the site plan, landscape plans, and building elevations for a new 6-unit townhome development, along with an associated preliminary plat for a six (6) lot subdivision, on a +/- 0.84-acre site located at 7801 E. San Miguel Avenue, with Townhouse Residential (R-4) zoning.
Staff Contact is Bryan Cluff, 480-312-2258
Applicant Contact is C.P. Drewett, (855) 373-9388
VICE CHAIR BRAND MOVED TO APPROVE CASES 28-DR-2022 AND 9-PP-2022 WITH REMOVAL OF STIPULATION #2 AND THE ADDITIONAL STIPULATION FOR CASE 28-DR-2022 FOR APPLICANT TO WORK WITH STAFF TO RESOLVE BOARD MEMBER COMMENTS REGARDING ADJACENCY OF MATERIALS AND CONTRAST, AND MODIFICATION OF HIGHEST SOFFITS TO BE PUSHED FARTHER BACK INTO THE SITE, 2ND BY BOARD MEMBER GUSHGARI. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN CAPUTI, COMMISSIONER YOUNG, VICE CHAIR BRAND, BOARD MEMBERS GUSHGARI, CRAIG, JOYNER, AND FAKIH, WITH A VOTE OF SEVEN (7) TO ZERO (0).

REQUEST TO SPEAK:

HERB FAIR

CAROLINE MASON

WRITTEN COMMENTS:

HERB FAIR / MARIAN GREEN / TARA FLYNN

SUSAN SALEMBIER

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 1:55 PM.