



- **Location:** South of the Southwest corner of 32nd Street and Baseline Road, City of Phoenix, AZ
- **Size:** +/- 5 Acres (10 Gated semi custom Lots)
- **Zoning:** MUA (Mixed-Use Agricultural) – City of Phoenix, Entitlements in progress, Final Plat expected Q1 - 2025
- **Parcel Number:** 301-23-119A
- **Utilities:** All to site
- **Price:** Call for details
- **Comments:**
 - ✓ One of the best remaining locations along the highly coveted Baseline Corridor in S. Phoenix. Less than 15 minutes to downtown Phoenix.
 - ✓ Strategically located across from The Legacy at South Mountain, The Raven at South Mountain and in close proximity to the Arizona Grand Resort and Golf Club.
 - ✓ Great access to Interstate 10, Interstate 17, US 60 and Loop 202.
 - ✓ Strong demographics in trade area.

Lots for Sale | Exclusively Available | Owner/Agent

Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Downtown Phoenix

ASU Tempe

The Legacy At South Mountain

The Pointe On South Mountain

Local or State Parks

Ahwatukee

McKellips Rd
Tribal Lands
Curry Rd

Rio Salado Pkwy
University Dr

Broadway Rd

Southern Ave

Baseline Rd

Guadalupe Rd

Elliot Rd

Montana Vista
Dobbins Village

Rio Montana

SAFeway
McDonald's
Walmart
TACO BELL
CHASE
Wendy's
WHATABurger
KING OF BEANS

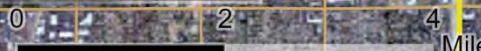
PHX
PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

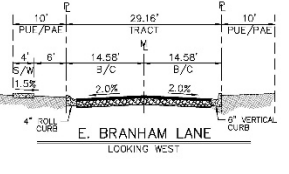
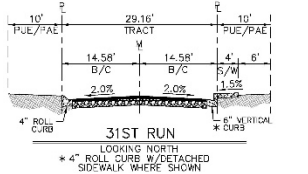
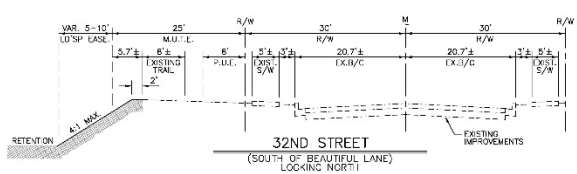
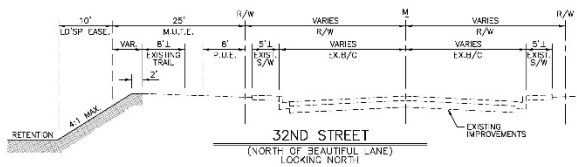
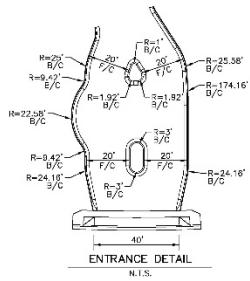
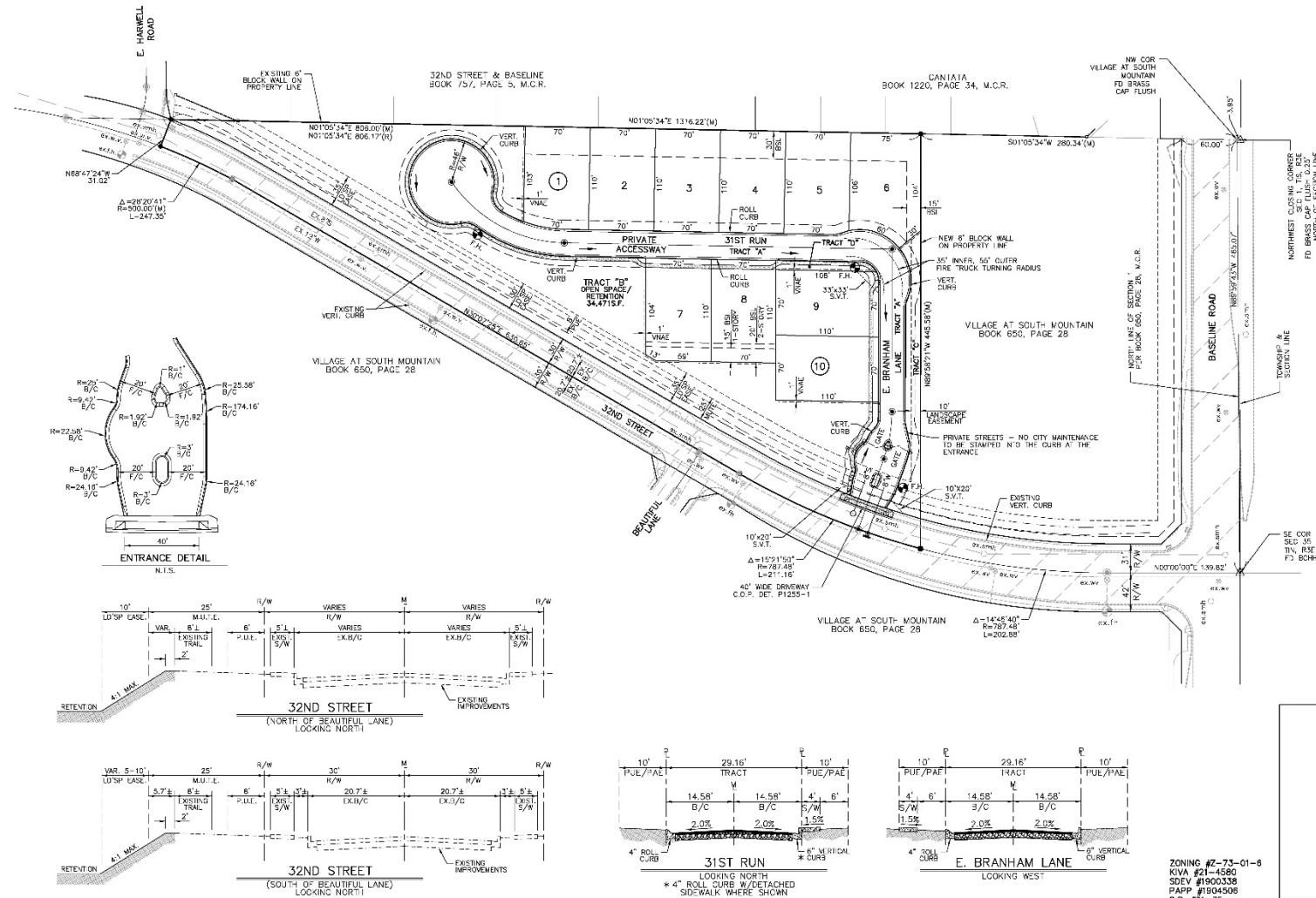
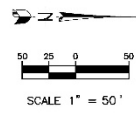
SAFeway
OfficeMax
SAJADO
QT
SONIC
desert FINANCIAL

Domino's
CHASE
CVS
McDonald's
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

ROSS
DRESS FOR LESS
Starbucks
IHOP
Target
Applebee's
Wendy's
fru's
Chick-fil-A
Jack
Walmart
ESPORTS

Olive Garden
Total Wine
U-HAUL
SAFeway
DISCOUNT TIRE
Walmart
Wendy's
WELL'S FARGO
COSTCO WHOLESALE





ZONING #Z-73-01-B
KVA #21-686
SDEV #1900338
PAPP #1804506
O.S. #01-35

Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
3015 E. Shea Blvd Suite 110 Scottsdale, AZ 85254
PH 480-385-8305 FX 480-385-8310

PRELIMINARY SITE PLAN
BASELINE 32
"AN M.U.A. PLANNED RESIDENTIAL DEVELOPMENT"

Revised
7-19-23

Date
5-8-23
As-Built

Job No.
210901

NOTES

DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
 ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL PROPERTIES AND WILL NOT EXCEED ONE FOOT CAMEL AT THE PROPERTY LINE, NO NOISE, VIBRATION OR VIBRATION WILL BE LIMITED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, VIBRATION OR VIBRATION LIMITED TO 100 DB IN THE AREA OUTSIDE OF THE SITE.

OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY, OR A PROPERTY OWNER'S ASSOCIATION WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.

ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
 ADDITIONAL INDIVIDUAL LOT REQUIREMENTS (I.E. SETBACKS, WALL ELEVATIONS) ARE LOCATED ON THE APPROVED FINAL SITE PLAN.

I HEREBY CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.

SIGNATURE OF COPYRIGHT OWNER: THOMAS A. WEBER 07-28-23
 DATE: 07-28-23
 PRINT NAME OF COPYRIGHT OWNER: THOMAS A. WEBER
 DATE: 07-28-23

SUPPLEMENTATIONS FOR ZONING CASE #2-73-01-8

1. SITE PLANNING:
 - a. THAT THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATED AUGUST 27, 2001 WITH SPECIFIC REGARDS TO AREAS TO BE COULDED TOWARDS APPROXIMATION OF 20% OPEN SPACE REQUIREMENTS IN THE M.U.A. MAY BE APPROVED BY OSD, AND REPRESENTED BY:
 - A CIRCULAR OPEN SPACE TRACT IN THE RESIDENTIAL AREA.
 - A LANDSCAPING TRACT IN THE EAST AND SOUTH CONNECTING TO ADJACENT PROPERTIES AT THE STREET LINE FROM THE RESIDENTIAL TO THE COMMERCIAL AREAS IN THE NORTH AND CROSSING 32ND STREET.
 - b. LANDSCAPED-TREE LINE STRIPS THAT RUN ALONG BOTH SIDES OF ALL LOCAL STREET IN THE RESIDENTIAL AREA THIS LANDSCAPED STRIP SHALL INCLUDE A WOODLAND STRIP AND A ROW ON THE SITE PLAN.
 - c. THAT A HOME OWNERS ASSOCIATION (HOA) BE CREATED TO MAINTAIN ALL AREAS SHOWN IN (a).
 - d. THAT A DESIGN FEE FOR THE CATED ENTRY FOR THE RESIDENTIAL AREA SHALL BE PROVIDED TO THE REVIEW PRIOR TO PRELIMINARY SITE PLAN APPROVAL.
 - e. THAT SOLID WALLS BE ALLOWED ON THE INTERIOR PERIMETER WALLS (EAST AND SOUTH) NOT THE WALLS ALONG 32ND STREET ON BASELINE ROAD. THESE SOLID WALLS MUST INCLUDE OPICAL CONTROLLED GATES WHERE THEY INTERSECT THE LINEAR PEDESTRIAN FRONTS IN THE EAST AND SOUTH THAT CONNECT ADJACENT PROPERTIES SO PEDESTRIAN CONNECTIONS WITH FUTURE ADJACENT DEVELOPMENT IS ALLOWED.

2. BUILDING DESIGN:

1. RESIDENTIAL BUILDINGS
 - a. THAT ONE OR MORE HOUSES SHALL BE BUILT ON THE SOUTH OF THE PROPERTY AND 50% OF THE OVERALL UNIT SHALL BE ONE-STORY.
 - b. THE FLOOR PLANS SHALL BE CONSISTENT WITH THE ELEVATIONS THAT REFLECT A RURAL DESIGN BASED ON "COUNTRY ARCHITECTURE" STYLE ILLUSTRATED BY THE APPLICANT.
3. STREETS AND RIGHTS-OF-WAY
 - a. THAT A RIGHT-OF-WAY TOTALING 60 FEET SHALL BE DEDICATED FOR THE HALF OF BASELINE ROAD.
 - b. THAT RIGHT-OF-WAY FOR 32ND STREET SHALL BE 50 FEET FROM THE CENTERLINE TO THE CENTERLINE AS SHOWN BY THE CITY OF PHOENIX. THE FUTURE INTERSECTION FOR 32ND STREET AND BASELINE ROAD SHALL BE FENCED TO MATCH THE EXISTING IMPROVEMENTS ON THE NORTH SIDE. ADDITIONAL IMPROVEMENTS MAY BE REQUIRED TO ACCOMMODATE LEFT TURN MOVEMENTS TO THE PROPOSED DRIVEWAYS.
 - c. THAT A 21 FOOT RIGHT-OF-WAY TRAMPLE SHALL BE DEDICATED AT THE SOUTHWEST AND SOUTHWEST CORNERS OF 32ND STREET AND BASELINE ROAD.
 - d. THAT SUFFICIENT RIGHT-OF-WAY SHALL BE DEDICATED TO ACCOMMODATE A BUSWAY (DETAIL P-286) ON BASELINE ROAD EAST OF 32ND STREET (NEW RAILROAD CROSSING).
 - e. THAT RIGHTS-OF-WAY DEDICATIONS AND STREET ALIGNMENTS FOR LOCAL STREETS WITHIN THE SUBDIVISION WILL BE DETERMINED BY OSD AT THE TIME OF PRELIMINARY SUBDIVISION PLAN REVIEW.
 - f. THAT THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURBS, CUTTER, SIDEWALKS, CURB RAMP, STREETSIGNS, WALKWAY SIGNS, LANDSCAPING AND OTHER NECESSARY AS PER PLANS APPROVED BY THE CITY. ALL IMPROVEMENTS SHALL CONFORM WITH ALL ADA ACCESSIBILITY STANDARDS.
 - g. THE APPLICANT SHALL COMPLETE AND SUBMIT THE DEVELOPER PROJECT INFORMATION FORM FOR THE MAG TRANSPORTATION IMPROVEMENT PROGRAM TO THE STREET TRANSPORTATION DEPARTMENT (1000-200-1010). THIS FORM IS A REQUIREMENT OF THE EPA TO MEET CLEAR AIR QUALITY REQUIREMENTS.
 - h. THAT SUFFICIENT RIGHT-OF-WAY MUST BE PROVIDED FOR AN UNDERGROUND TUNNEL CROSSING BASELINE ROAD RUNNING ON THE WEST SIDE OF 32ND STREET (REASONMENT AS MAY BE APPROVED BY THE PARKS, RECREATION AND LIBRARY DEPARTMENT AND STREET TRANSPORTATION DEPARTMENT). THIS RIGHT-OF-WAY SHALL BE APPROXIMATELY 100 FEET FROM THE RIGHT-OF-WAY OF BASELINE ROAD, AT THE 32ND STREET AND BASELINE ROAD (REALIGNMENT).

4. TRAILS

1. THAT A 25 FOOT FASHION SHALL BE PROVIDED ON THE WEST SIDE OF 32ND STREET AND ALSO BASELINE ROAD TO ACCOMMODATE A MULTI-USE TRAIL AS INDICATED ON THE SOUTH MOUNTAIN VICINITY MAP (AVENUE JULIAN TRAIL). SYSTEM MAP PLANS MUST BE SUBMITTED TO THE PARKS, RECREATION AND LIBRARY DEPARTMENT FOR FINAL APPROVAL.

5. OTHER ISSUES:

1. THAT UPON APPROVAL OF THIS REQUEST BY THE CITY COUNCIL OF THE SOUTH MOUNTAIN VILLAGE, IN WANEY WILL BE SUPPLIED OF SUBSEQUENT MODIFICATIONS AND/OR DEVIATIONS OF DEVIATIONS AND/OR VARIANCES.
2. THAT THE DEVELOPMENT SHALL COMMENCE CONSTRUCTION WITHIN 24 MONTHS OF THE ZONING REQUEST APPROVAL BY CITY COUNCIL.

VARIANCES AND USE PERMIT PER ZONING CASE #2A-690-01-8

1. VARIANCES:

1. TO ALLOW A DENSITY OF 2.26 UNITS PER ACRE.
2. TO ALLOW LESS THAN THE REQUIRED 50% OPEN SPACE, AS THE AMOUNTS SPECIFIED ON THE SITE PLAN DATED AUGUST 27, 2001.
3. TO ALLOW RESIDENTIAL, REAR AND SIDE SETBACKS THAT, ON A LOT-BY-LOT BASIS, ARE NO LESS THAN THE BUILDING AND GARAGE SETBACKS OF THE 31-10 ZONING DISTRICT.
4. TO ALLOW 50% MAXIMUM LOT COVERAGE ON ALL RESIDENTIAL LOTS.
5. TO ALLOW PARKING, 24 HANDICAPPED SPACES WITHIN THE DEVELOPMENT SETBACK OF THE COMMERCIAL COMPONENT OF THE DEVELOPMENT.
6. TO PERMIT WALLS AND SIGNAGE TO NOT BE PLACED ON THE EXTERIOR OF THE SOLID MASONRY FENCE ON THE SOUTH AND EAST PER METERS OF THE RESIDENTIAL DEVELOPMENT.
7. TO PERMIT DEVELOPMENT WITHIN THE PROPOSED STRIP ON THE WEST SIDE OF 32ND STREET ADJACENT TO THE LAND DEDICATED FOR CONSTRUCTION OF AN ELECTRICIAN UNDERPASS.

2. USE PERMITS:

1. TO ALLOW OUTDOOR DINING WITHIN 300 FEET OF A RESIDENTIAL ZONE OR USE.
2. TO ALLOW OUTDOOR CONSUMPTION OF ALCOHOL.

PRELIMINARY SITE PLAN FOR BASELINE 32

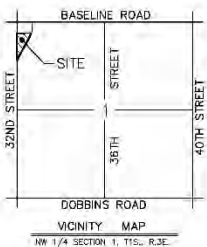
"A MIXED USED AGRICULTURAL (M.U.A.) PLANNED RESIDENTIAL DEVELOPMENT"
 SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 1,
 TOWNSHIP 1 SOUTH, RANGE 3 EAST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ENGINEER
 CLOSE ENGINEERING, INC.
 3010 E. SALT RIVER BLVD., #110
 SCOTTSDALE, AZ 85264
 (602) 350-8200
 CONTACT: TOM WEBER

DEVELOPER
 68 VENTURES, LLC
 6011 W. MEAD CANYON RD.
 TUCSON, AZ 85712
 (480) 618-3664
 CONTACT: RANDY ROCHFORD

PROJECT DESCRIPTION
 A 10 LOT SINGLE-FAMILY DEVELOPMENT WITHIN THE M.U.A. ZONING DISTRICT.

PARKING CALCULATIONS
 CAR: 10 LOTS PROVIDED WITH A TWO (2) CAR GARAGE AND A MINIMUM 15' "LOT WALKWAY"



| TRACT | AREA | USE |
|-------|---------------------------|---|
| "A" | 29,900 S.F. 0.6814 AC. | OFFICE/ADDITIONAL PUBLIC WAITING & SERVICE VEHICLE REFUSE COLLECTION AND EMERGENCY AND SERVICE VEHICLE. |
| "B" | 34,471 S.F. 0.7913 AC. | LANDSCAPING, PEDESTRIAN ACCESS, P.U.E., RETENTION AND OPEN SPACE |
| "C" | 5,071 S.F. 0.1164 AC. | LANDSCAPING, PEDESTRIAN ACCESS, P.U.E. |
| "D" | 7,029 S.F. 0.1608 AC. | LANDSCAPING, PEDESTRIAN ACCESS, P.U.E. |
| "E" | 70,353 S.F. 1.6127 AC. | LANDSCAPING, PEDESTRIAN ACCESS, P.U.E. |

LEGEND

- NO GATES SUBDIVISION CORNER
- NO GATES FIRE HYDRANT
- INDICATES PUBLIC UTILITY EASEMENT AT ALL LOT FRONTAGE UNLESS OTHERWISE NOTED
- B.S.L. INDICATES MAXIMUM BUILDING SETBACK LINES
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- P.A.E. INDICATES PUBLIC ACCESS EASEMENT
- V.N.A.E. INDICATES VEHICULAR NON ACCESS EASEMENT

SITE DATA

EXISTING ZONING: M.U.A.
 PROPOSED ZONING: M.U.A.
 CROSS ACRES: 4.9229 ACRES OR 201,344 S.F.
 NET ACRES: 3.9816 ACRES OR 173,433 S.F.
 TOTAL NUMBER OF LOTS: 10
 PROPOSED DENSITY: 2.16 U/LU PER ACRE
 DENSITY CALCULATION: (# OF LOTS/CROSS ACRES = 10/4.62=2.16)
 TYPICAL LOT SIZE: 70'X110'
 BUILDING HEIGHT: 2 STORIES AND 30'

LOT SALES: YES
 COMMON RETENTION: APRN: 301-23-1184
 WATER, SEWER, AND SANITATION SERVICES BY THE CITY OF PHOENIX.
 GAS SERVICE BY THE CITY OF PHOENIX AS COOPERATION.
 TELEPHONE SERVICE BY CENTURYLINK.
 CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENT SHALL BE LIMITED TO UTILITIES AND WOOD. ALL WIRE OF REMOVAL SERVICE IS LIMITED TO ALL UTILITIES AND SINGLE PHASE ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND. ALL TRANSFORMERS, CABINETS, AND OTHER EQUIPMENT WITHIN PERMETER STREET FRONTAGES.

LOT COVERAGE

CALCULATION:
 MAX. COVERAGE (80% OF STRETT AREA) = MAX. ALLOWABLE AREA UNDER ROOF PER LOT

$$(0.85) \left(\frac{70 \times 110}{2} \right) = 4,574 \text{ S.F. MAXIMUM PERMITTED (80% OF THE LOT)}$$

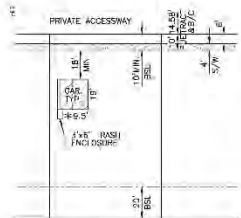
OPEN SPACE

NET ACRES: 3.9816 AC. OR 173,433 S.F. X 21% = 36,421 S.F. REQUIRED PER APPROVED FINAL SITE PLAN (MUA #01-18834)

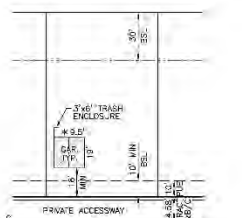
LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 3 EAST, AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST SUBDIVISION CORNER AS SHOWN IN THE PLAN OF "VILLAGE AT SOUTH MOUNTAIN" SUBDIVISION TO THE PLAN OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDS IN BOOK 880 OF MAPS, PAGE 25, FROM WHENCE THE PLATTED INTERSECTION OF BASELINE ROAD AND 32ND STREET BEARS SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 483.00 FEET;
 (1) THE SOUTH 80 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 342.61 FEET; (2) THE NORTHWEST QUARTER CORNER ALSO BEING THE POINT OF BEGINNING;
 THENCE NORTH 80 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 445.38 FEET TO A POINT ON THE ARC OF A 30-DIGREE CURVE WHOSE CENTER BEARS NORTH 30 DEGREES 14 MINUTES 10 SECONDS WEST A DISTANCE OF 210.45 FEET TO A POINT ON SAID MONUMENT LINE;
 THENCE CONTINUING ALONG SAID MONUMENT LINE OF 32ND STREET THROUGH A CENTRAL ANGLE OF 15 DEGREES 2' MINUTES 20 SECONDS AND AN ARC LENGTH OF 211.06 FEET, THE CHORD OF WHICH BEARS SOUTH 22 DEGREES 28 MINUTES 35 SECONDS WEST, A DISTANCE OF 210.45 FEET TO A POINT ON SAID MONUMENT LINE;
 THENCE CONTINUING ALONG SAID MONUMENT LINE SOUTH 30 DEGREES 07 MINUTES 25 SECONDS WEST, A DISTANCE OF 202.68 FEET TO THE BEGINNING OF A TANGENT CURVE WHOSE CENTER BEARS SOUTH 80 DEGREES 32 MINUTES 32 SECONDS EAST, A DISTANCE OF 300.00 FEET;
 THENCE CONTINUING ALONG SAID MONUMENT LINE THROUGH A CENTRAL ANGLE OF 09 DEGREES 59 MINUTES 13 SECONDS AND AN ARC LENGTH OF 94.25 FEET, THE CHORD OF WHICH BEARS SOUTH 28 DEGREES 17 MINUTES 48 SECONDS WEST, A DISTANCE OF 94.25 FEET TO A POINT ON SAID MONUMENT LINE;
 THENCE NORTH 68 DEGREES 31 MINUTES 48 SECONDS WEST A DISTANCE OF 30.02 FEET;
 THENCE NORTH OF 125 DEGREES 11 MINUTES 34 SECONDS EAST, A DISTANCE OF 805.71 FEET TO THE TRUTH POINT OF BEGINNING.



TYPICAL LOT WITH SIDEWALK
 * MINIMUM 2 SPACES AT 8 5/8' W



TYPICAL LOT WITHOUT SIDEWALK
 * MINIMUM 2 SPACES AT 8 5/8' W

ZONING #2-73-01-8
 KIVA #21-4580
 SEVEN #1804308
 PAPP #1804508
 Q.S. #01-35

Close Engineering, Inc.
 ENGINEERS & SURVEYORS
 3010 E. SALT RIVER BLVD. SUITE 110 SCOTTSDALE, AZ 85264
 TEL: 602-350-8200 FAX: 602-351-0911

**PRELIMINARY SITE PLAN
 BASELINE 32
 "AN M.U.A. PLANNED RESIDENTIAL DEVELOPMENT"**

Revised: /- 9-23
 Date: 0-8-23
 As-Built:
 Job No. 210801
 1 OF 2



LANDSCAPE LEGEND

- | | | | | | | | |
|--|--|--|--|--|---|--|--|
| | CERCAS DE LA TIERRA MEXICAN STREET PALM VERDE 2' CALIP. @ 1.5' W | | CALCEOLARIA MEXICANA MEXICAN SHED G' PARADISE 5 GALLON | | EASY IRON WHEEL TREE "DREAM" SPONGE 5 GALLON | | ACACIA REDOLENS "DREAM" CASCITA W 5 GALLON |
| | PISTACIA YUCCA RIVERBANK PISTACHE 2' CALIP. @ 1.5' W | | DODONAEA VISCIDIFLORA "DREAM" HOP BUSH 5 GALLON | | AGAVE DESMETIANA SMOOTH AGAVE 5 GALLON | | BOUGAINVILLEA BOUGAINVILLEA 5 GALLON |
| | PROSOPIS JULIFLORA "DREAM" HONEY MESQUITE 1.5' CALIP. @ 1.5' W | | EUCALYPTUS FRUTESCENS "DREAM" GUM 5 GALLON | | FICUS MONTEVICENSIS "GOLD MOUND" 1 GALLON | | 1/2\" |
| | QUERCUS ILEX IRONWOOD 2' CALIP. @ 1.5' W | | FESPALOE PARVIFLORA LILY TUECCA 5 GALLON | | LAVANDULA ANGSTIFOLIA "DREAM" PURPLE 1 GALLON | | |
| | CALCEOLARIA MEXICANA CASCITA OIE 1.5' CALIP. @ 1.5' W | | FICUS MONTEVICENSIS "GOLD MOUND" 5 GALLON | | CONVOLVULUS CONSPICUUS "DREAM" BUSH 5 GALLON | | |

T&M ASSOCIATES
T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITES PLANNING
CONSTRUCTION MANAGEMENT
PHOTOGRAPHY
2000 N. CENTRAL AVENUE, SUITE 100
PHOENIX, ARIZONA 85004
TEL: 602.254.1111
WWW.TJMCQUEEN.COM

**NEW SUB-DIVISION
32ND STREET AND BASELINE
PHOENIX, ARIZONA**

NUMBER SERIES DATE

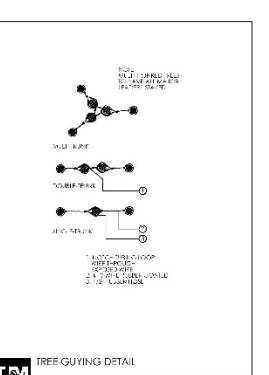
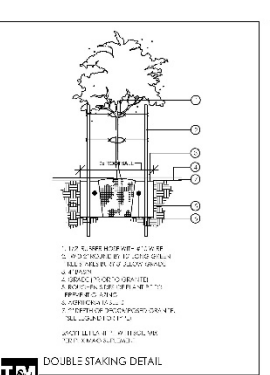
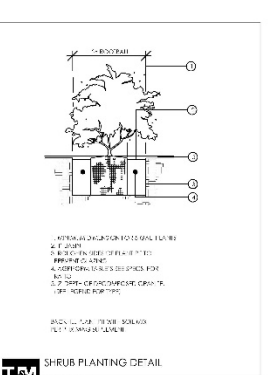
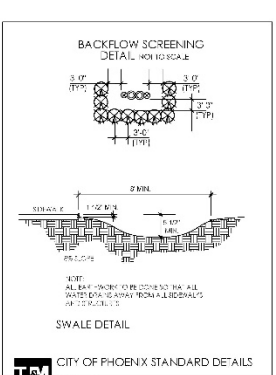
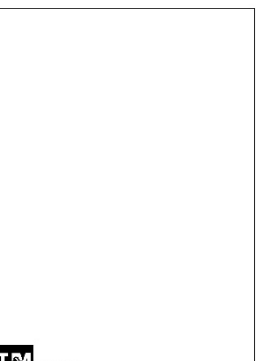
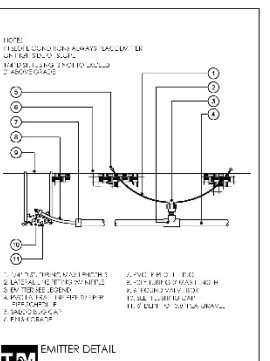
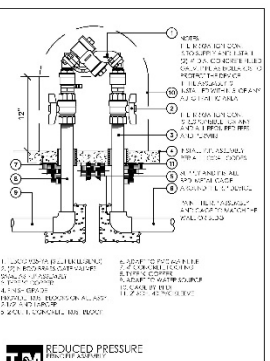
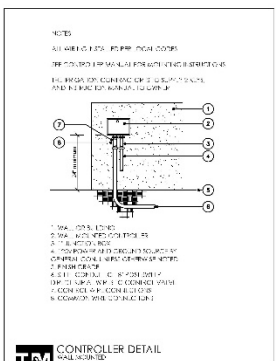
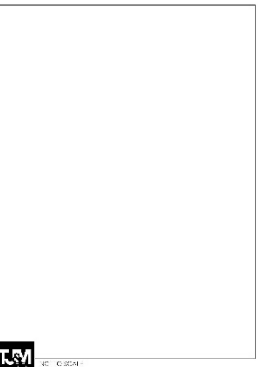
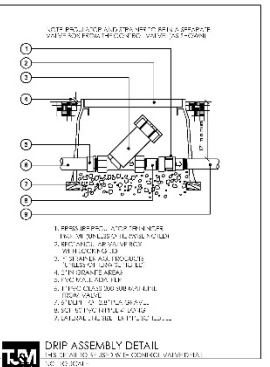
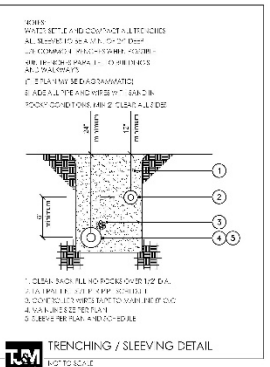
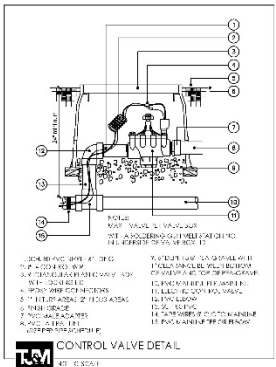


SHEET TITLE: LANDSCAPE
DATE: 08.07.23
DRAWN BY: KIBB
CHECKED BY: TJHQ
PROJECT NO: 2322
SHEET



KIVA NO:
PAPP NO:
SDEV NO:
LSPL NO:
Q-S NO:

La.01



CITY OF PHOENIX GENERAL LANDSCAPE NOTES:

11- CITY OF PHOENIX GENERAL NOTES ARE THE ONLY NOTES APPLICABLE TO THIS PROJECT. ANY NOTES NOT SHOWN OR NOT REFERRED TO IN THESE GENERAL NOTES ARE THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT. ANY NOTES IN CONFLICT WITH THESE GENERAL NOTES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT. THE CITY OF PHOENIX DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY, INCLUDING BUT NOT LIMITED TO, THE CITY OF PHOENIX, THE STATE OF ARIZONA, OR ANY OTHER AGENCIES. THE CITY OF PHOENIX IS NOT RESPONSIBLE FOR ANY INACCURACIES OR OMISSIONS IN ANY INFORMATION PROVIDED BY ANY OTHER PARTY.

12- THROUGH DESIGN AND CONSTRUCTION, THE CITY OF PHOENIX DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY, INCLUDING BUT NOT LIMITED TO, THE CITY OF PHOENIX, THE STATE OF ARIZONA, OR ANY OTHER AGENCIES. THE CITY OF PHOENIX IS NOT RESPONSIBLE FOR ANY INACCURACIES OR OMISSIONS IN ANY INFORMATION PROVIDED BY ANY OTHER PARTY.

13- CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS IS FOR PERMIT PURPOSES ONLY AND SHALL BE THE CITY'S RESPONSIBILITY TO CORRECT ANY ERRORS IN THE PLAN. MATERIAL CHANGES ARE SUBJECT TO BEING IN ACCORDANCE WITH ALL CITY ORDINANCES, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.

14- CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE SPECIFICATIONS ASSOCIATION OF GOVERNMENTS (MAD), LITHUANIA STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX STANDARD SPECIFICATIONS AND DETAILS.

15- ALL BUILDING PERMITS CANNOT BE OBTAINED UNTIL CONDITIONS ARE APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.

16- NO PLAN SUBSTITUTIONS, TYPING, OR QUANTITIES FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE CITY OF PHOENIX LANDSCAPE DIVISION AT 602-262-7811.

17- ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERMAN ASSOCIATION STANDARDS.

18- A RIGHT-OF-WAY AND CITY REQUIREMENT MAPS, ZONING, AND PARKS/RECREATION MATERIAL SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOWWAY USE PLAN (LUI).

19- CONTACT THE PARKS AND RECREATION DEPARTMENT FOR FORESTRY SUPERVISOR AT 602-262-4862 TO VERIFY OWNERSHIP OF ANY PLANT MATERIAL. THE PUBLIC RIGHT-OF-WAY PLANTING LOCATIONS OR DEADLINES, OBTAIN WRITTEN PERMISSION FROM THE PARKS AND RECREATION DEPARTMENT PRIOR TO THE LOCATION OR REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.

20- CONTACT THE STREET REPORTS/COMPONENTS REPORT COURIER AT 602-262-6284 TO GET TO THE LOCATION OR REMOVAL OF MISSING PLANT MATERIAL TO BE REPLACED. RECORD PLANTING OR REMOVAL SHALL BE CONDUCTED WITHIN THE DESIGNATED TIME FRAME TO PREVENT CONSTRUCTION DELAYS. PREPARED THE BACKLOG FOR REMOVAL OF ALL PLANT MATERIAL OR EQUIPMENT.

21- ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE KIND AND KIND BY THE CONTRACTOR.

22- PROPOSED IRRIGATION SYSTEMS SHALL INCLUDE ANY AND ALL BACKFLOW PREVENTERS IN COMPLIANCE WITH THE CITY OF PHOENIX PERMITS SYSTEMS IN HIGHWAYS TO THE PROPOSED SYSTEM. ALL THROUGH IRRIGATION SYSTEMS IN THE HIGHWAY SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PHOENIX PERMITS SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND VERIFYING THE LOCATION OF PLANT MATERIALS AND IRRIGATION PERMITS PRIOR TO THE START OF CONSTRUCTION. MATERIALS IN THE HIGHWAY SHALL BE APPROVED BY THE CITY OF PHOENIX.

23- WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SOWN FOR RECORD ONLY.

24- IN ALL CITIES, COUNTRIES, AND STATES, THERE SHALL BE A MINIMUM CLEARANCE OF 8 FEET HIGH OVERHEAD POWER LINES. ANY OVERHEAD POWER LINES SHALL BE A MAXIMUM OF 10 FEET HIGH OVERHEAD POWER LINES. ANY OVERHEAD POWER LINES SHALL BE A MAXIMUM OF 10 FEET HIGH OVERHEAD POWER LINES. ANY OVERHEAD POWER LINES SHALL BE A MAXIMUM OF 10 FEET HIGH OVERHEAD POWER LINES.

25- PVC PIPE MATERIALS ARE REQUIRED TO HAVE A MAXIMUM OF FIVE (5) 90-Degree ELBOWS PER 100 FEET OF PIPE. ALL OTHER ELBOWS ARE ALLOWED. NO POLY BUTYLENE LATERALS ARE ALLOWED.

26- PLANT QUANTITIES AND CALIBER SIZES PER THE ZONING REGULATIONS MUST BE STRICTLY FOLLOWED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN EQUALLY. ANY DEVIATIONS FROM THE PLAN WILL BE REQUIRED TO BE APPROVED BY THE CITY OF PHOENIX.

27- PLANT MATERIALS SHALL BE REPLACED IN LIKE KIND AND KIND BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND VERIFYING THE LOCATION OF PLANT MATERIALS AND IRRIGATION PERMITS PRIOR TO THE START OF CONSTRUCTION. MATERIALS IN THE HIGHWAY SHALL BE APPROVED BY THE CITY OF PHOENIX.

MISC. LANDSCAPE NOTES: THESE NOTES ARE NOT REVIEWED OR APPROVED BY THE CITY OF PHOENIX.

1- THESE NOTES SHALL BE REMOVED AND ACCORDANCE WITH THE CITY OF PHOENIX PERMITS SYSTEMS.

2- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND VERIFYING THE LOCATION OF PLANT MATERIALS AND IRRIGATION PERMITS PRIOR TO THE START OF CONSTRUCTION. MATERIALS IN THE HIGHWAY SHALL BE APPROVED BY THE CITY OF PHOENIX.

3- ALL PLANT MATERIALS SHALL BE REPLACED IN LIKE KIND AND KIND BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND VERIFYING THE LOCATION OF PLANT MATERIALS AND IRRIGATION PERMITS PRIOR TO THE START OF CONSTRUCTION. MATERIALS IN THE HIGHWAY SHALL BE APPROVED BY THE CITY OF PHOENIX.

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| NUMBER | REVISION | DATE |
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| LANDSCAPE ARCHITECT | CITY OF PHOENIX | DATE |
|---------------------|-----------------|------|
| | | |

ESTIMATED RIGHT-OF-WAY COSTS: \$ _____ ESTIMATED TOTAL LANDSCAPE IN-HIGHWAY MAINTENANCE BY 1st CITY: \$ _____ TO ALL AGENCIES FOR PUBLIC LANDSCAPE AREAS: \$ _____ SQUARE FOOTAGE OF TURF: _____

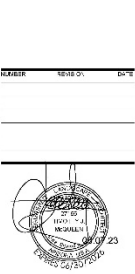
KIVA NO: _____
 PAPP NO: _____
 SDEV NO: _____
 LSPL NO: _____
 Q-S NO: _____



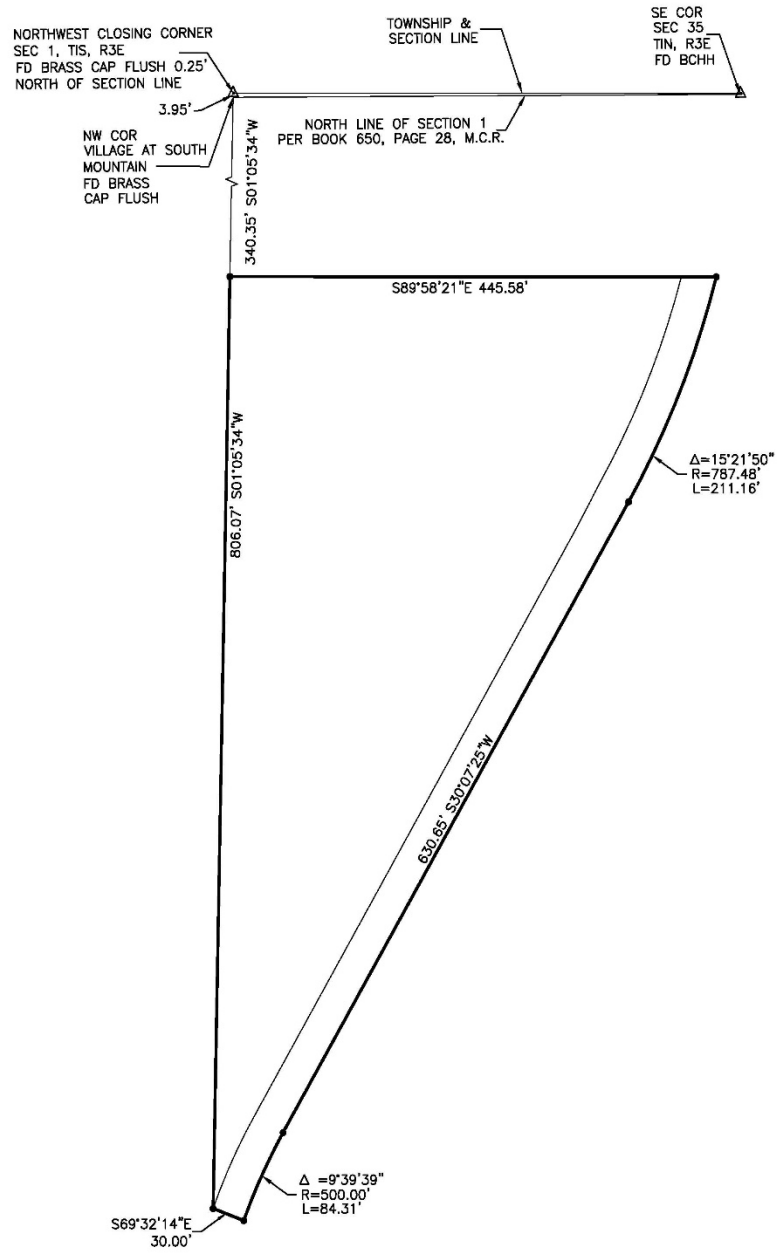
NEW SUB-DIVISION

32ND STREET AND BASELINE

PHOENIX, ARIZONA



| DATE | REVISION | DATE |
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| | | |



July 18, 2023
Job No. 210901
Rev: October 26, 2023

**Legal Description
For
Baseline 32**

A portion of the Northwest quarter of the Northwest quarter of Section 1 Township 1 South, range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Northwest subdivision corner as shown in the plat of "Village at South Mountain", according to the plat of record in the office of the county recorder of Maricopa County, Arizona, recorded in Book 650 of Maps, Page 23, from which the platted intersection of Baseline Road and 32nd Street bears South 90 degrees 00 minutes 00 seconds East, a distance of 465.00 feet;

Thence South 01 degrees 05 minutes 34 seconds West, a distance of 340.64 feet to the Northwesterly property corner also being the True Point of Beginning;

Thence South 89 degrees 58 minutes 21 seconds East, a distance of 445.58 feet to a point on the arc of a non-tangent curve whose center bears North 75 degrees 14 minutes 30 seconds West a distance of 787.48 feet, said point also being on the monument line of 32nd Street;

Thence continuing along said monument line of 32nd Street though a central angle of 15 degrees 21 minutes 50 seconds and an arc length of 211.16 feet, the chord of which bears South 22 degrees 26 minutes 25 seconds West, a distance of 210.53 feet to a point on said monument line;

Legal Description
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Baseline 32
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Page 2

Thence continuing along said monument line, South 30 degrees 07 minutes 25 seconds West, a distance of 630.65 feet to the beginning of a tangent curve whose center bears South 59 degrees 52 minutes 35 seconds East a distance of 500.00 feet;

Thence continuing along said monument line through a central angle of 09 degrees 39 minutes 39 seconds and an arc length of 84.31 feet, the chord of which bears South 25 degrees 17 minutes 36 seconds West a distance of 84.21 feet to a point on said monument line;

Thence North 69 degrees 32 minutes 14 seconds West a distance of 30.00 feet;

Thence North 01 degrees 05 minutes 34 seconds East, a distance of 806.07 feet to the True Point of Beginning.

Note: The above described parcel contains 201,268 square feet or 4.6205 acres, more or less