



RED MOON
DEVELOPMENT & CONSTRUCTION, INC.

SHALIMAR

An Explanatory Statement For
A Proposed R1-6 PRD Sudivision
Submitted By:

RED MOON DEVELOPMENT, INC.

SHALIMAR

TABLE OF CONTENTS

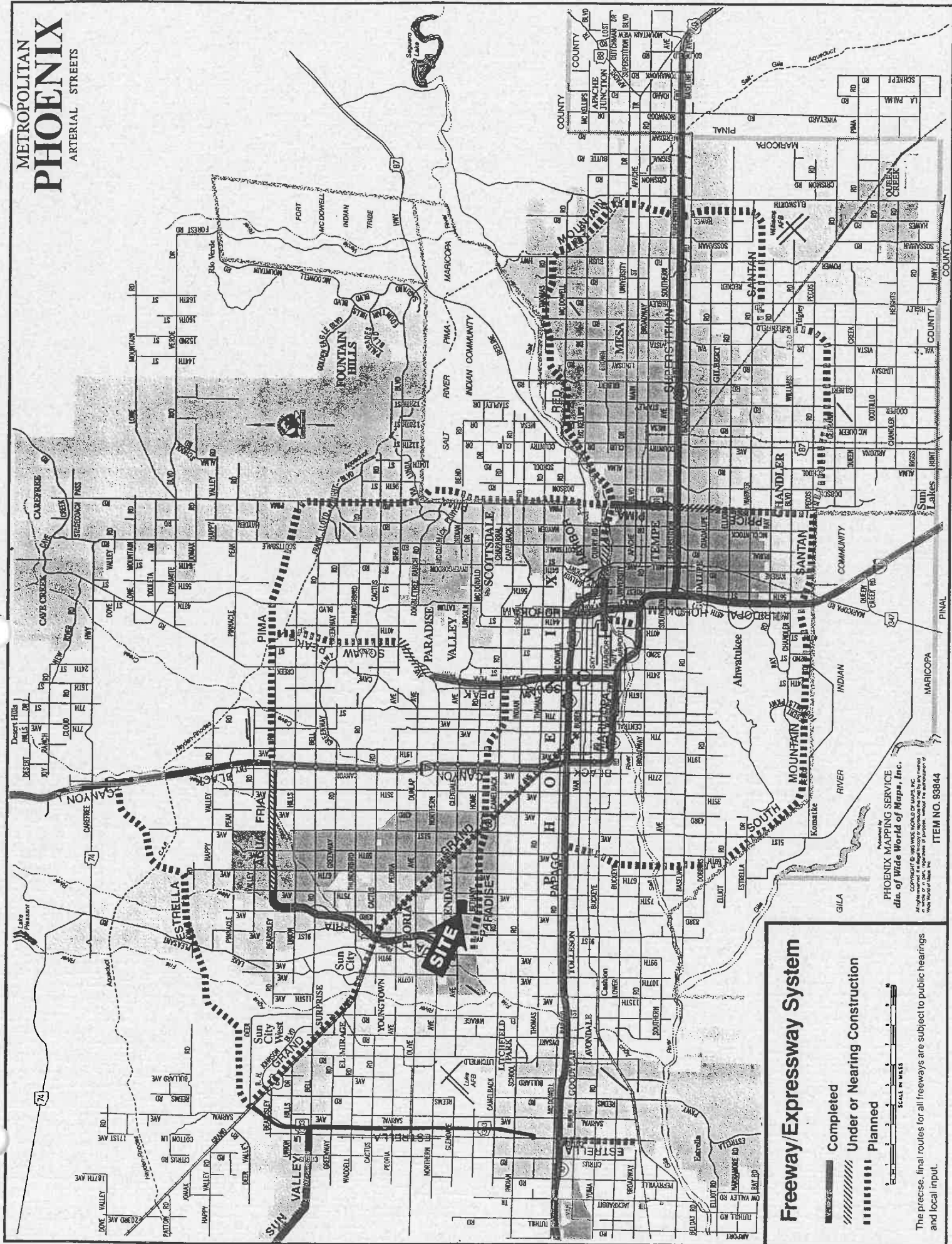
<u>TOPIC</u>	<u>TAB NO.</u>
Location Map	1
Preliminary Plat	2
Preliminary Landscape Plan	3
Site Details & Entry Monument	4
Narrative & Architecture	5
Development Standards	6
Typical Plot Plans	7

City Council 3-14-95

**APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE**

Don Durbin

**METROPOLITAN
PHOENIX
ARTERIAL STREETS**



Freeway/Expressway System

- Completed
Under or Nearing Construction
Planned

The precise, final routes for all freeways are subject to public hearings and local input.

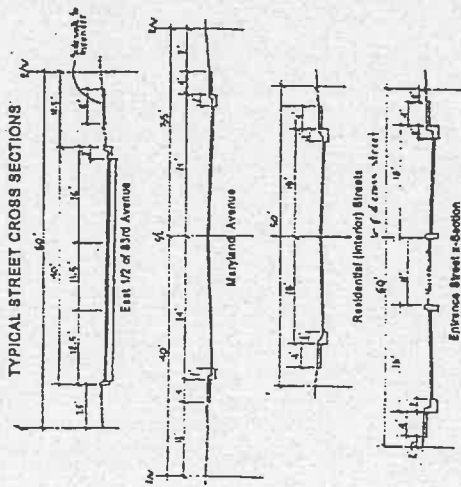
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ITEM NO. 93844

SHALIMAR

A PLANNED RESIDENTIAL DEVELOPMENT



GENERAL NOTES

EXISTING ZONING	M1-0 PRD
AREA	29.93 GR. AC. 27.26 NET AC.
NUMBER OF LOTS	116
MINIMUM LOT SIZE	6,025 S.F.
MAXIMUM LOT SIZE	12,685 S.F.
AVERAGE LOT SIZE	7,900 S.F.
DENSITY	4.21 / NET ACRES

All utilities shall be placed underground.
All existing structures will be removed before improvements.
Streets to be public, dedicated to the city and improved to City of Glendale and M&O Standard Details and Specifications

Direction of Storm Water Flows

tract "A" will be used for storm water retention.

НАЛИЧЬЕ:

WATER	CITY OF GLENDALE
SEWER	CITY OF GLENDALE
REFUSE	CITY OF GLENDALE
ELECTRICITY	SALT RIVER PROVIDENT
TELEPHONE	1 S WEST
GAS	SOUTHWEST GAS

STORM WATER RETENTION

Retention Required, 100 year, 2 hour storm
 $C = 0.60$ $A = 28.95$ acres
 $I = 1.28$
 Vol. Req. = $7200 \times 28.95 \times 0.60 \times 1.28 = 161,730$ cu. ft.
 Top area of retention 87,120 sq. ft.
 Bottom area of retention 78,600 sq. ft.
 Average area of retention 82,860 sq. ft.
 Volume = $82,860 \times 1.7 = 140,862$ cu. ft.

LEGAL DESCRIPTION

Beginning at the West 1/4 corner of Section 11,
T-2-N, R-1-E, G & BR A & M;
thence N 88° 17' 30" E, a distance of 1962.78';
thence S 00° 09' 00" W, a distance of 665.76';
thence S 88° 17' 30" W, a distance of 1967.04';
thence NORTH, a distance of 665.10', to the
Point of Beginning.

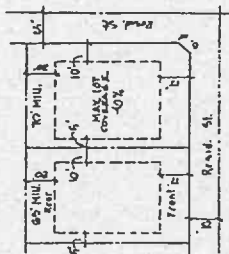
BENCHMARK

Brass Cap in Handhole
Elevation 1088.69
53rd Ave. & Maryland

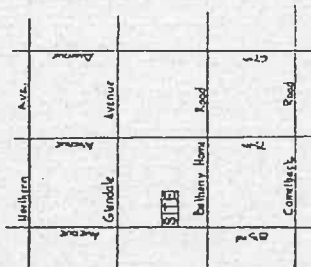
OWNER

Block Property Investors
4455 E. Camelback Road
Phoenix, AZ 85018-2848
602/947-9263

TYPICAL 10T9



VICINITY MAP



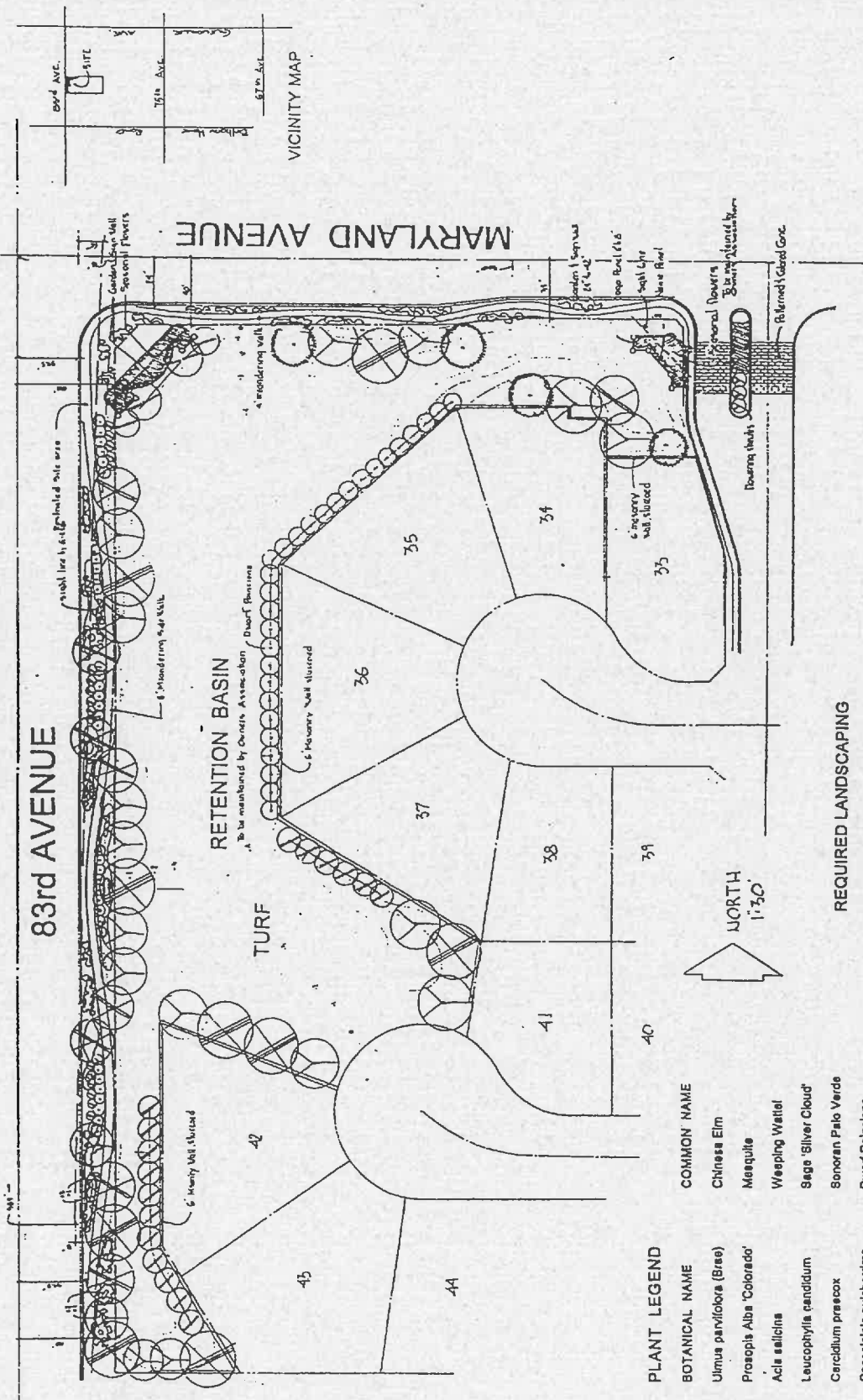
Prepared by:
J. W. STANSEL & ASSOCIATES
PLANNERS
NORTHEAST
ENGINEERS
7060 VIA BONITA, SCOTTSDALE, ARIZONA 85258

RED MOON
1333 N. CIVIC CENTER PLAZA, SUITE 600
SCOTTSDALE, ARIZONA 85251

DATE	9-7-94
TIME	1:00
BY	EM-16 M
REMARKS	1

PRELIMINARY LANDSCAPE
PLAN FOR

83rd AVENUE



NORTH
1730.

REQUIRED LANDSCAPING

63rd Avenue.685'; 30"=20.7 provide 21

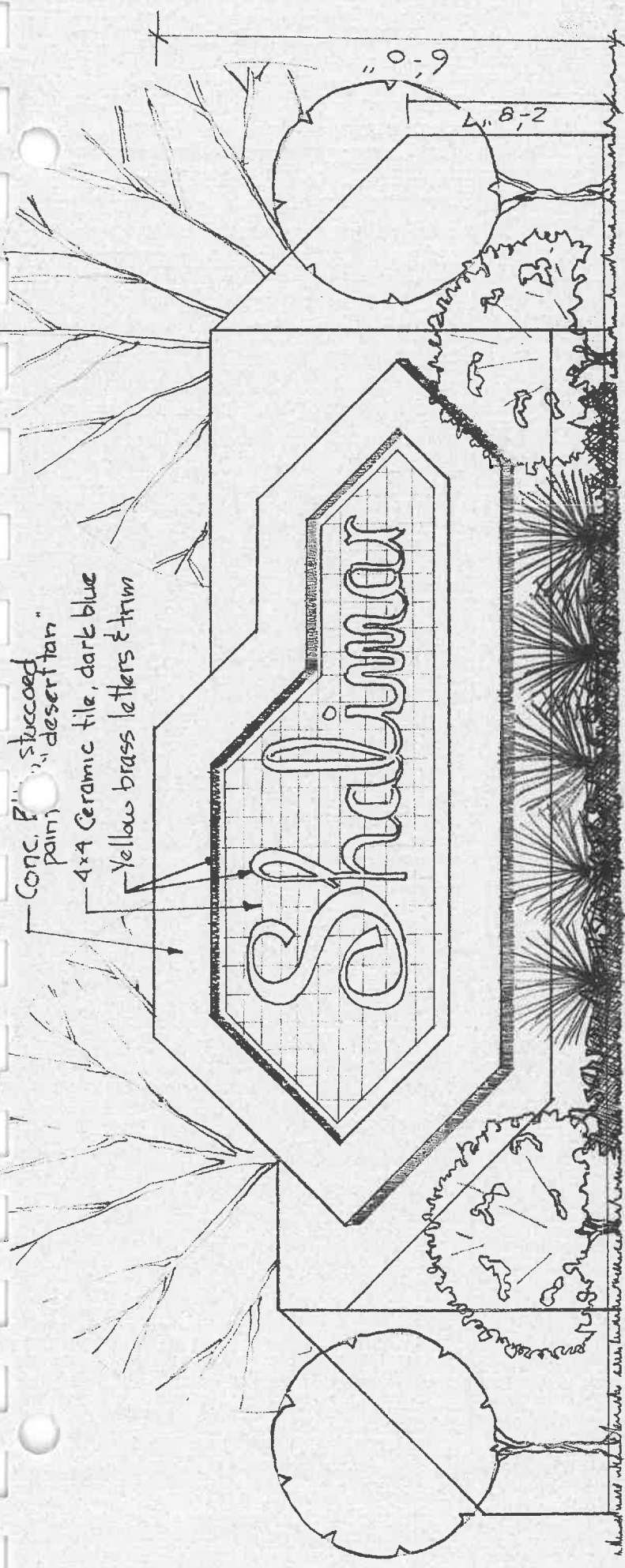
Maryland Avenue 348' : 30' = 11.6 provide 12

PLANT LEGEND	BOTANICAL NAME	COMMON NAME
	<i>Ulmus parviflorus</i> (Bire)	Chinese Elm
	<i>Prosopis Alba</i> 'Colorado'	Mesquite
	<i>Acia selicina</i>	Weeping Wattle
	<i>Leucophylla candidum</i>	Sage 'Silver Cloud'
	<i>Cercidium praecox</i>	Sonoran Palo Verde
	<i>Caesalpinia pulcherrima</i>	Dwarf Palociana
	<i>Pinus olearica</i>	Monrel Pine
	<i>Lantana montevidensis</i>	Trailing Lantana Yellow

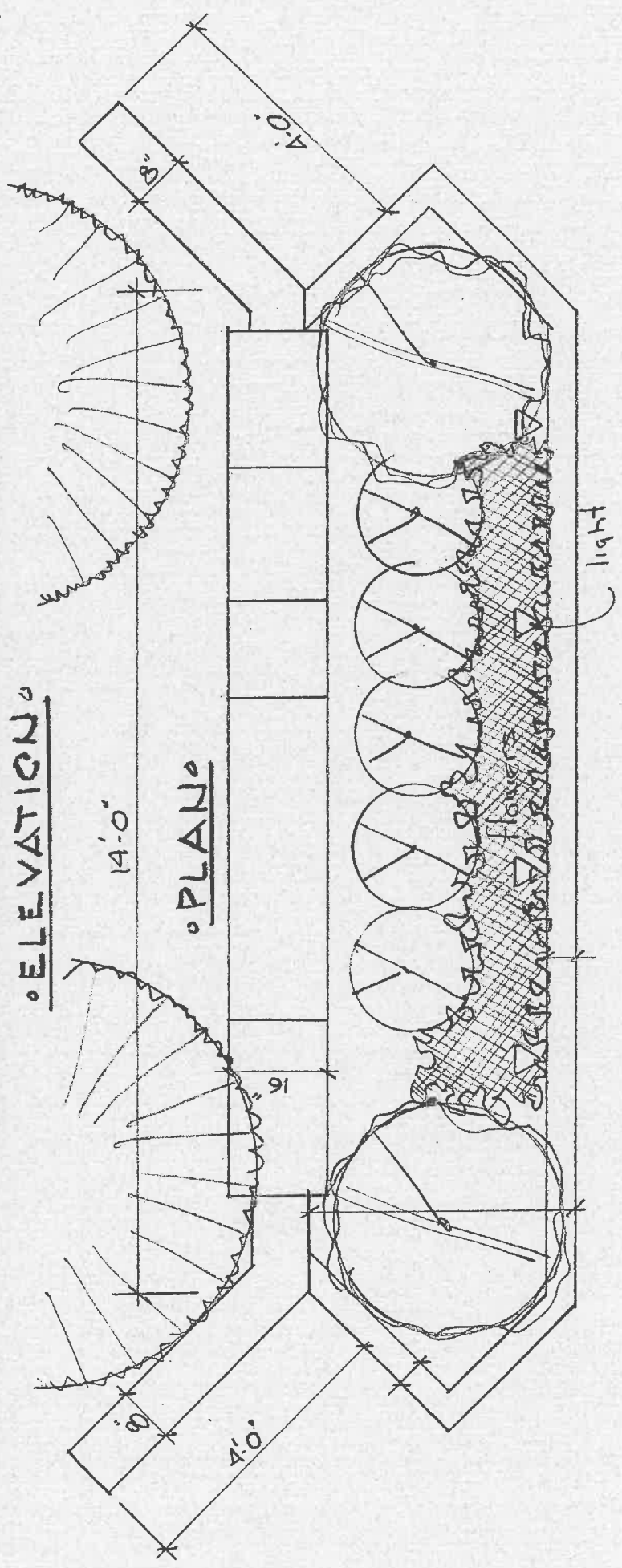
Trailing Lantern Yellow

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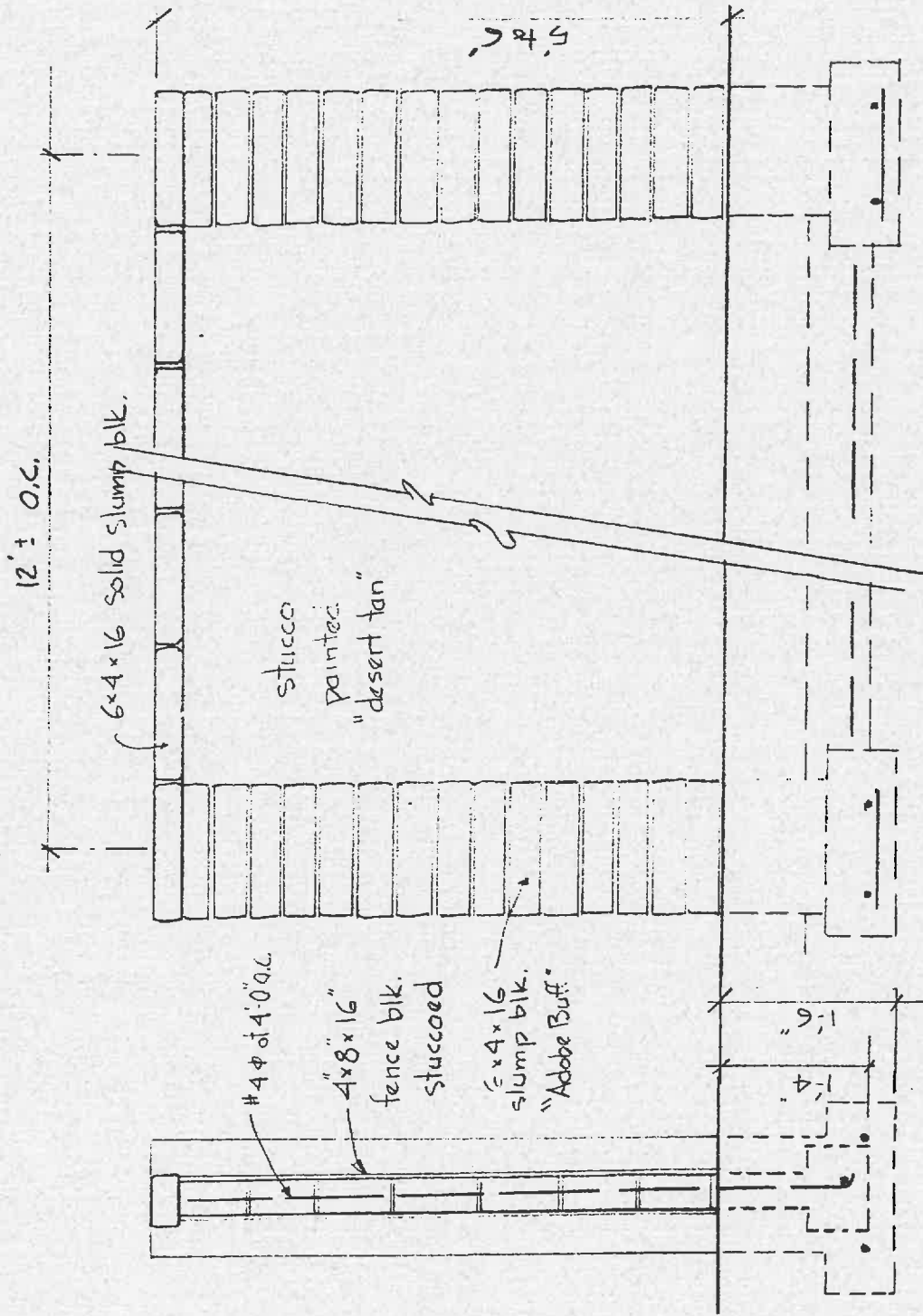
- Conc. P... stuccoed
palm "desert tan"
- 4x4 Ceramic tile, dark blue
- Yellow brass letters & trim



ELEVATION



4 ϕ Cont. @ Corn.
 6x4x16 slump blk
 4x4x12 blk.
 4x8x16 fence blk
 6x4x16 slump blk



• TYPICAL PERIMETER WALL DETAIL •

1/2" = 1'-0"

SHALIMAR

Land Use

Shalimar is a proposed residential subdivision of a 29.95 acre parcel located on the Southeast Corner of 83rd Avenue and Maryland Avenue. Our proposal for this rectangular shaped parcel will yield 117 lots (generally 65' to 80' x 105' to 110') and the overall density is 3.9 lots per acre. At the present time we not considering phasing the proposed development.

The property is located in the Parkside Character Area. Per the current General Plan the property is designated for a maximum of 3.5 lots per acre. However, the current R1-6 PRD Zoning would allow up to 5.0 lots per acre. The proposed R1-6 P.R. D. Zoning request meets the criteria of larger lots. We feel the design of Shalimar will enhance the quality of life for Shalimar residents.

To enhance the design of the plat we have designed the retention basin along 83rd Ave. to buffer the adjacent lots and to act as a focal point for people using 83rd Ave and Maryland (see enclosed design). This area will be a combination of trees, shrubs, lawn and desert landscaping. Also a Subdivision Identification Monument will be located on the corner of 83rd Ave. and Maryland.

Streets will be built to city standards and dedicated to the city for public use. At the request of Staff we have located 79th Lane to accommodate a potential city park to the East. The traffic pattern has been established to hinder using the subdivision as a main access to the South through 81st Ave. and the curvilinear nature of the street layout is aesthetically pleasing and will act act as a natural deterrent to excessive speeding.

SHALIMAR

Lot Orientation

The proposed plat has been designed to provide as many North/South facing lots as possible to allow for the preferred solar orientation that homebuyers are requesting. All houses will be built using energy conservation features where feasible. Standard Features are intended to provide a quality product with an emphasis on water and energy conservation where ever possible.

Open Space and Neighborhood Amenities

In accordance with the goals of the General Plan and Subdivision Design expectations, the retention facility acts as a buffer to adjacent lots as well as right of way landscaping along 83rd Ave. A meandering sidewalk will be provided along 83rd Ave. and on Maryland. This will provide Community safety for the pedestrians as well as provide for an attractive design.

We have provided an "Open Space" in the subdivision to allow for onsite water retention and to enhance the visual appearance of the subdivision. We considered a tot lot in this area however, our feeling is that the proposed city park to the East will better serve in this purpose and provide better safety and accessibility to the residents.

The "Open Space" indicated on the plat will be deeded to a "to be formed" Shalimar Homeowners' Association. The Association will be responsible for maintaining all common areas. Shalimar has been designed so that lot sizes are comparable in size to the adjacent "Chaparral Country" Subdivision.

SHALIMAR

Entry Monumentation

We have identified one major entry way into the plat as shown on the preliminary landscape plan. We located this entry to provide a safe entrance for the future homeowner and to accommodate Staff suggestions.

We have proposed a Plat Monument Sign on the Corner of 83rd Ave. and Maryland and an additional Monument Sign on 82nd Ave.

Architecture

Residential development shall meet the criteria of the City of Glendale Subdivision Design expectations. The proposed residential community will feature single-level and two-story houses of quality design. The homes will range from 1,350 to 2,400 square feet with at least one plan offered over 2,000 square feet.

In addition the homebuilder will ensure that the homes have complete stucco exteriors, insulated windows and ground mounted air conditioning systems. The house plans will include double car garages, with options for a third car garage. Cone tile roofs and covered patios will be standard with each house.

Front and rear elevations will be articulated. Special attention will be given during the design process to create visual interests. All exterior colors shall be conducive to Southwest architecture.

Front setbacks will vary from a minimum of 17 feet to a maximum of 22 feet with adjacent lots varying by at least 2 feet. In addition there shall be a minimum setback of 20 feet from the sidewalk.

SHALIMAR

Conclusion

This proposal is presented to the City of Glendale after considerable interaction with the Planning Staff. We feel we have conformed with the concerns stated by Staff. We also feel the site is an asset to the Community and will enhance the lives in surrounding areas.

SHALIMAR

Development Standards

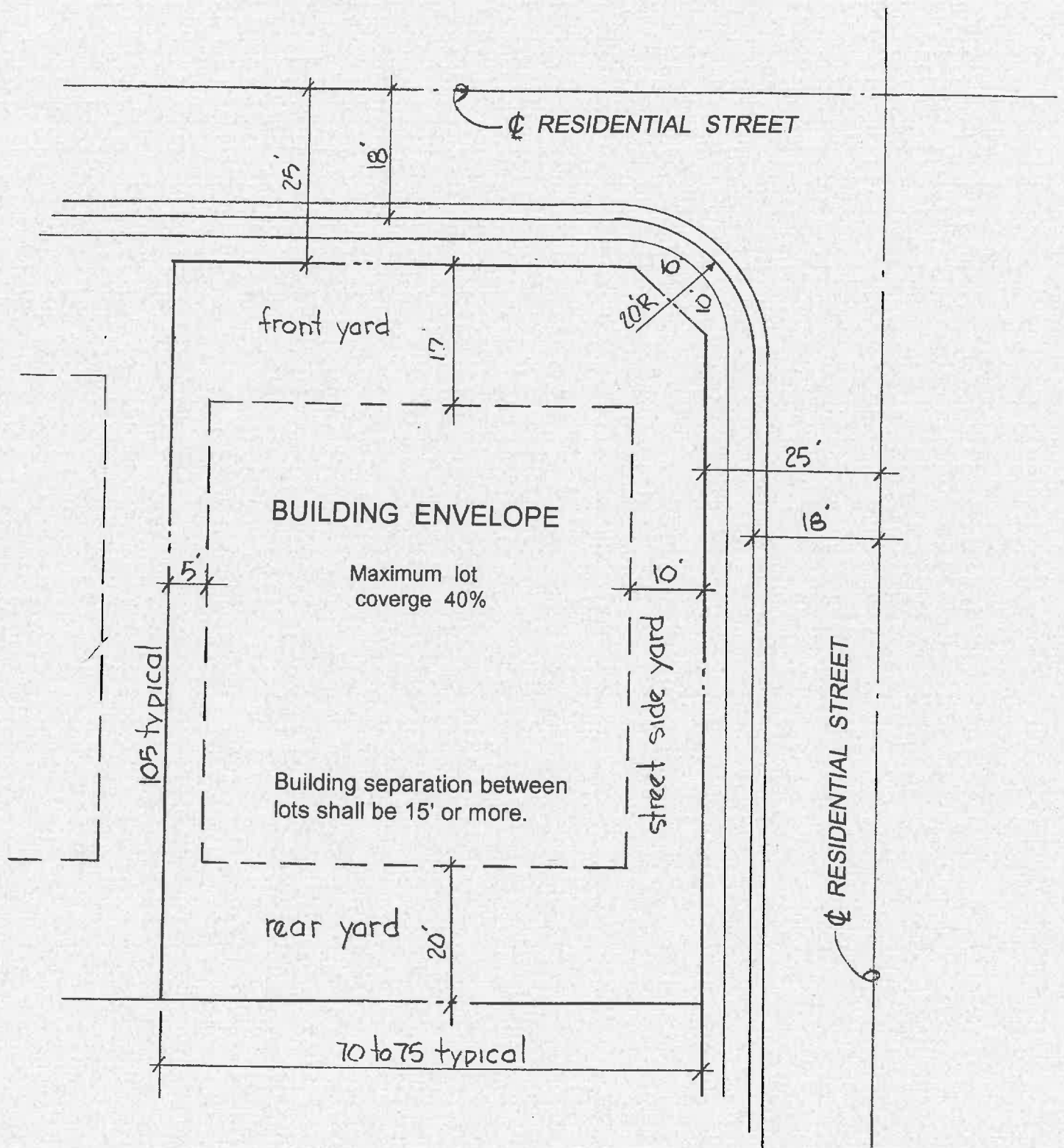
Uses allowed shall be those uses permitted, conditional or accessory as set forth in the R1-6 single family residential district in the City of Glendale Zoning Ordinance.

1.	Minimum lot area	6,825
2.	Average lot area	8,560
3.	Maximum building height	25'
4.	Minimum setback Front	17'
	Rear	20'
	Side	5' & 10'
	Side Street	10'
5.	Maximum lot coverage	45%
6.	Minimum distance between residences on adjacent lots	15'
7.	Minimum lot width	65'

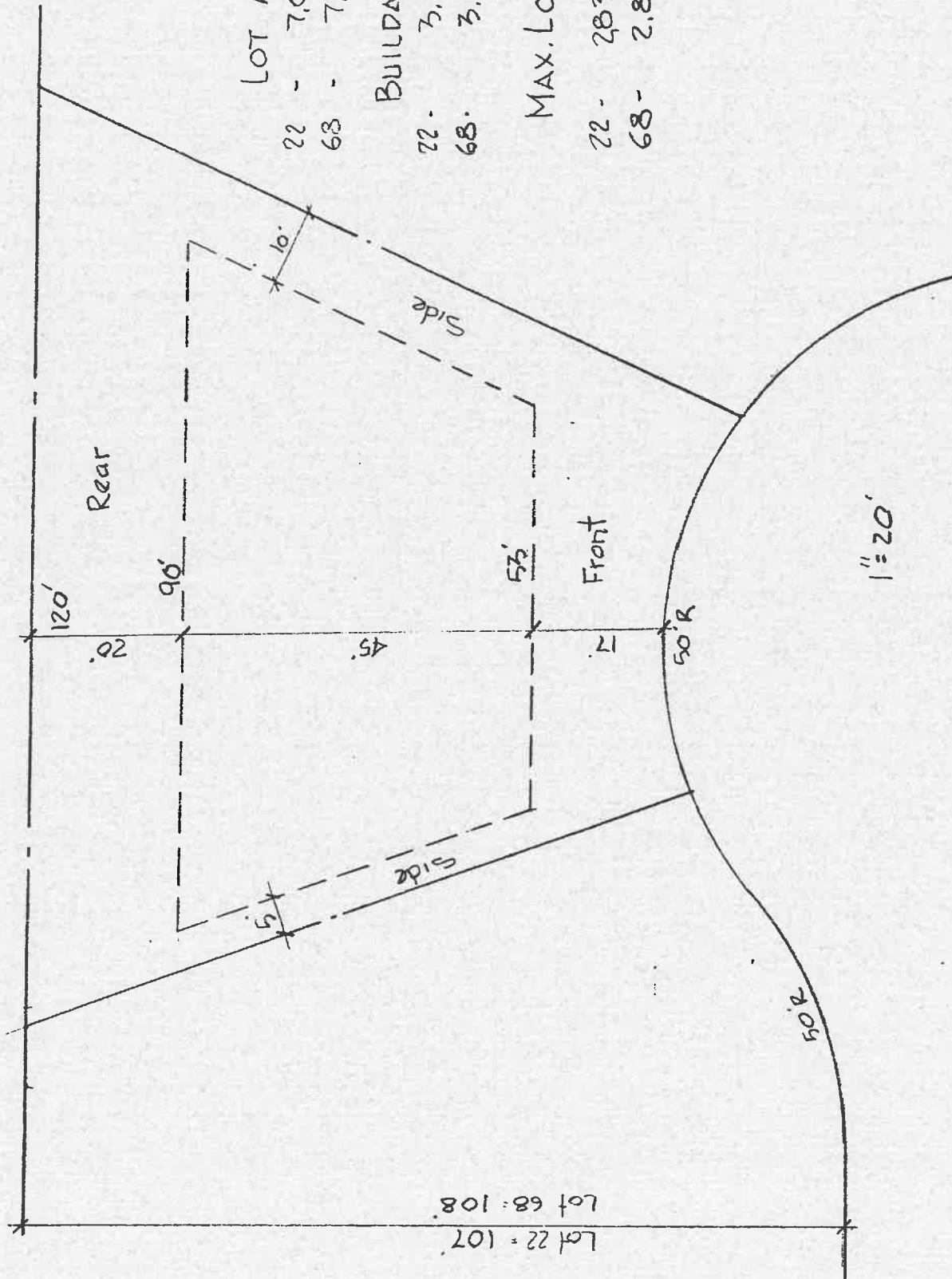
Notes

- All setbacks measured from R.O.W. or common property line between lots.
- unenclosed patio covers may project 3' into a required rear yard setback.
- Minimum side yard setbacks exclude fireplaces. Fireplaces may project a maximum of 2' into the required yard while maintaining a minimum 3' setback from the property line. Bay windows may project 3' into a required 10' side yard and must maintain a minimum 5' setback on the other side yard

TYPICAL RESIDENTIAL CORNER LOT DEVELOPMENT STANDARDS



TYPICAL BUILDING PAD for Lots 22 & 68



LOT AREA

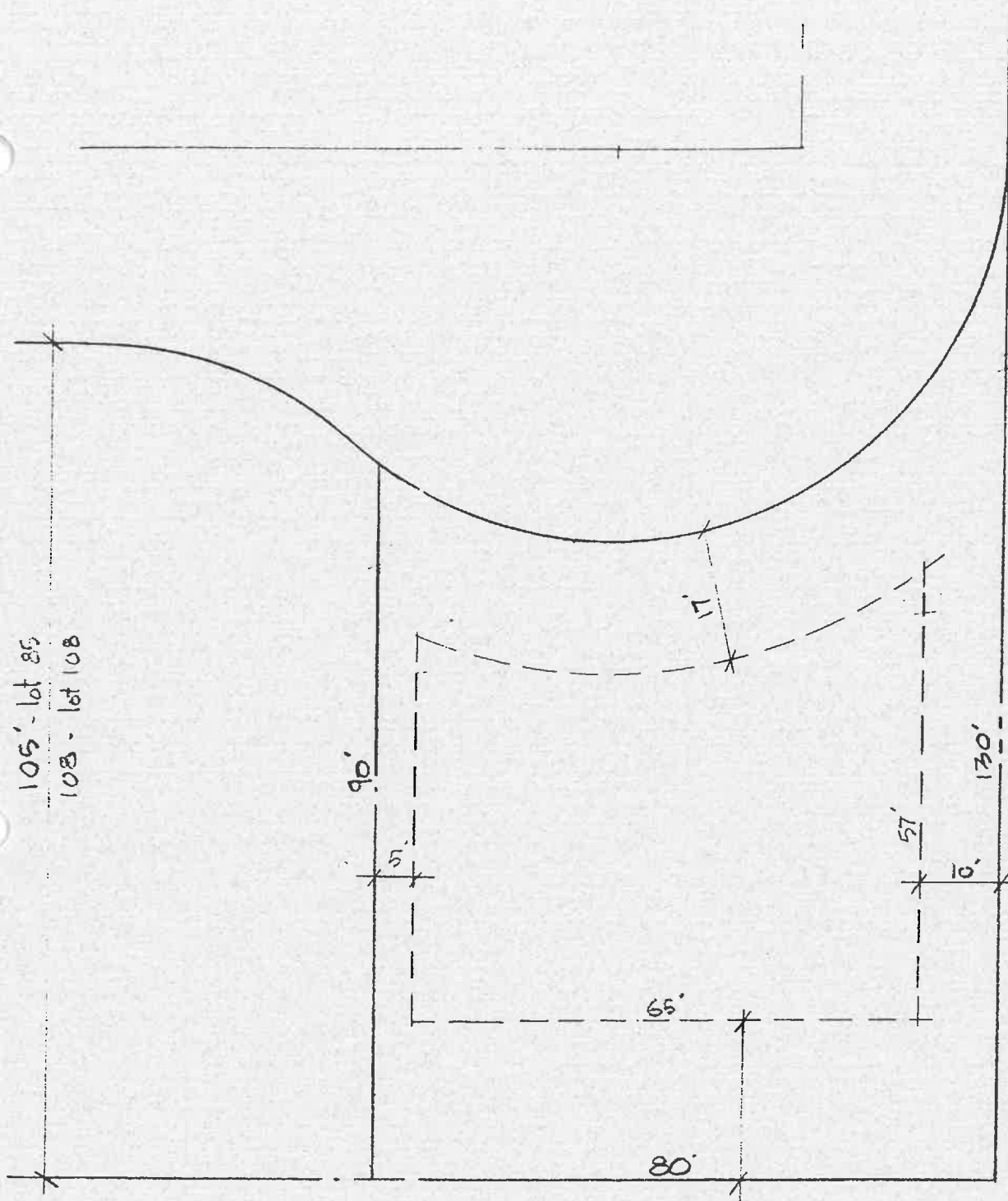
22 - 7,093 s.f.
68 - 7,179 s.f.

BUILDABLE AREA

22 - 3,217 s.f.
68 - 3,289 s.f.

MAX. LOT COVERAGE @ 40%

22 - 2,837 s.f.
68 - 2,871 s.f.



TYPICAL BUILDING PAD for LOTS 85 & 108

LOT AREA # 85 = 7,320 s.f.
108 = 7,560 s.f.

BUILDABLE AREA # 85 = 3,120 s.f.
108 = 3,315 s.f.

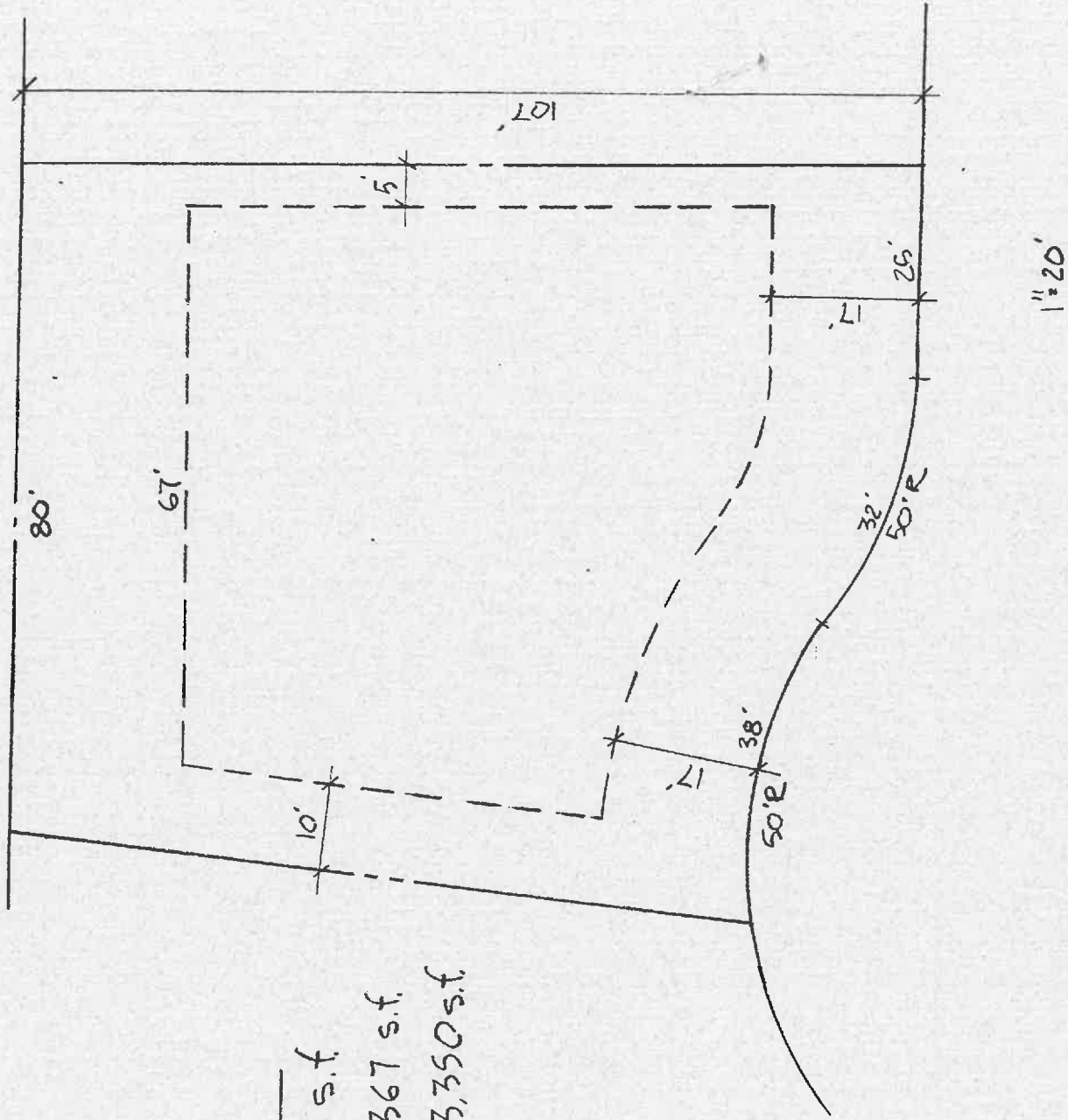
MAX LOT COVERAGE # 85 = 2,928 s.f.
108 = 3,024 s.f.

LOT 40

Lot area 8,375 s.f.

Buildable Area 4,367 s.f.

Max. Lot Coverage 3,350 s.f.





March 21, 1995

Mr. Brad Woodruff
4333 North Civic Center Plaza, Suite 600
Scottsdale, AZ 85251

Re: Approval of Z-94-31 (Shalimar): 6441 North 83rd Avenue

Dear Brad:

On March 14, 1995, the City Council of the City of Glendale voted to approve your PRD request (Z-94-31). This Planned Residential Development Plan was approved subject to the following stipulation:

1. Development shall be in substantial conformance with the PRD Plan for "Shalimar", dated January 26, 1994.

This stipulation is part of the permanent file for this case, and is available for public review.

If you have any questions or require additional assistance, please call me at 435-4169.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Fairbanks".

Dan Fairbanks, AICP
Planner
Community Development Group

DF/nr



March 21, 1995

Mr. Brad Woodruff
Red Moon Development
4333 North Civic Center Plaza, Suite 600
Scottsdale, AZ 85251

Dear Brad:

Re: Planning Commission Approval of P-94-20 (Shalimar)

At the regularly scheduled meeting of February 9, 1995, the Glendale Planning Commission approved the preliminary plat for "Shalimar", located at 6441 North 83rd Avenue. Based on the recent City Council approval of the related zoning case (March 14, 1995), the effective date of the preliminary plat approval is March 29, 1995. The Planning Commission's approval was subject to the following stipulations:

1. The proposed PRD Plan (Z-94-31) shall be approved by City Council prior to final plat approval. The 15-day preliminary plat appeal period specified by Section 31-151 of the Subdivision and Minor Land Division Ordinance for this Planning Commission Action shall begin on the date the City Council approves the PRD Plan.
2. Subdivision infrastructure and improvement plans, including plans for entry features, perimeter walls, tract and median landscaping shall be reviewed and approved by staff prior to final plat approval by the City Council.
3. The existing irrigation ditch located along the eastern boundary of this subdivision shall be tiled or relocated in conjunction with the development of this property.

The Planning Commission's approval authorizes you and your consultants to prepare and submit improvement plans for this subdivision, including water, sewer, paving, grading and drainage plans, landscape and perimeter wall design plans, and street lighting. However, as the 15-day preliminary plat appeal period has not yet expired, any submittal of improvement plans is considered at risk. Should you desire to submit improvement plans, sheet size is 24" x 36". Submittal of a soils report is also required prior to construction. All improvement plans must come in as one submittal package, not as individual submittals. Contact Mary Wetenkamp, Development Services Center, at 435-4198 if you

PL547.55

March 21, 1995
Mr. Brad Woodruff
Page 2

or your consultants have any questions regarding this submittal or information on plan review schedules and permit fees.

The submittal of the final plat application, \$500 final plat filing fee, and six copies of the final plat should be included with your improvement plan submittal.

At a future date, house product plans should be submitted to the Development Services Center for review. Please contact Autumn Hartsoe, Development Services Representative, at 435-4198 if you have any questions regarding the house plan submittal. It is appropriate to submit two copies of the model home complex plan at the time of house product submittal. Should a home builder currently be interested in this site, I encourage you to have them contact me regarding a model home complex.

Please contact me at 435-4169 if I can provide more information or further assist you in this matter.

Sincerely,



Daniel P. Fairbanks
Planner
Community Development Group

DPF/nr

Enclosure

cc: Mary Wetenkamp, Senior Development Services Representative
Autumn Hartsoe, Development Services Representative
John Stansel, J.W. Stansel & Associates