

LAND DEVELOPMENT & TRANSPORTATION COMMITTEE

*October 14, 2021*

# SHAKES RUN SECTIONS 10-15 & 19

CASE # 21-RSUB-0009

## Revised Major Preliminary Subdivision Plan

OWNERS

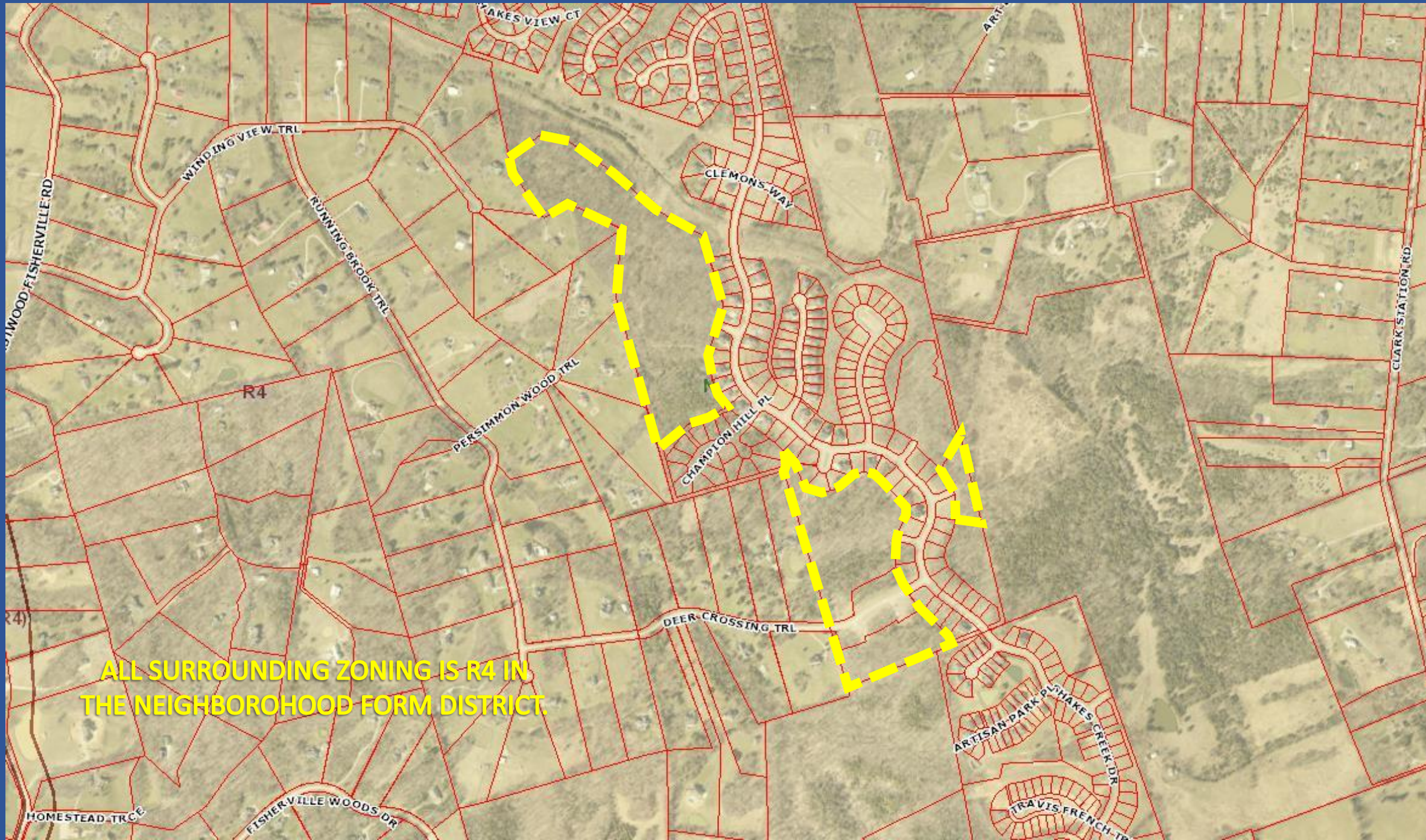
SHAKES RUN PARTNERS, LLC  
SHAKES RUN DEVELOPMENT 9, LLC

REPRESENTATIVE

KELLI JONES  
SABAK, WILSON & LINGO, INC.



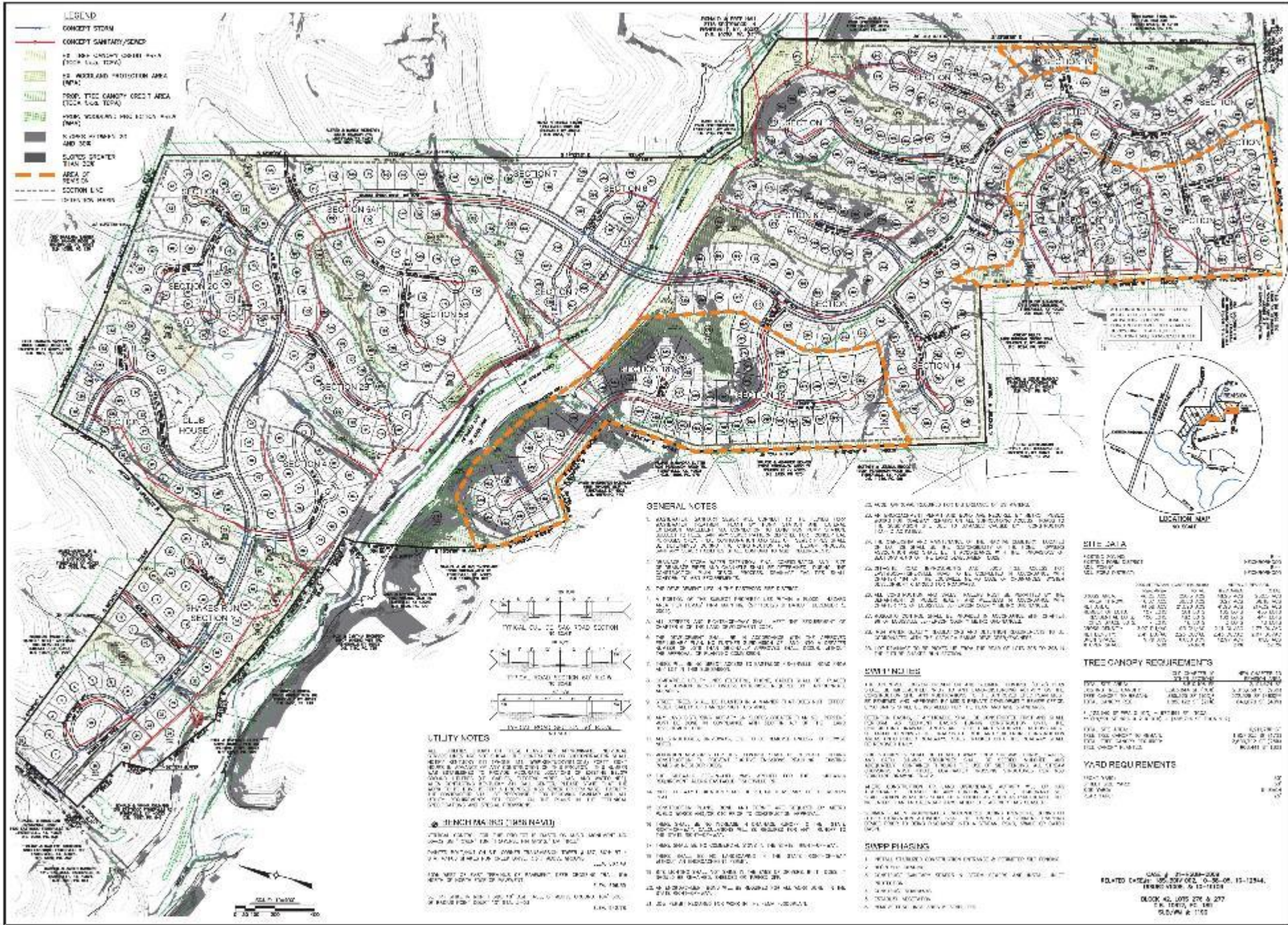
# ZONING MAP



ALL SURROUNDING ZONING IS R4 IN  
THE NEIGHBORHOOD FORM DISTRICT.



# PROPOSED PLAN



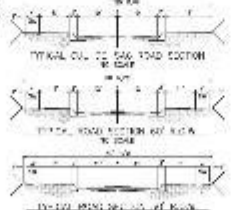
- LEGEND**
- CONCEPT STREET
  - CONCEPT SANITARY/SOLID
  - 12" SAN. UTILITY (DRAIN) MAIN (100% LUG. TYP.)
  - 12" WOODLAND PROTECTION AREA (WPA)
  - 100% TREE CANOPY (CREEK AREA) (100% LUG. TYP.)
  - WOOD WOODLAND PROTECTION AREA (WPA)
  - ROADWAY EASEMENT 30' AND OVER
  - SLATED GREATER THAN 20%
  - SECTION LINE
  - SECTION MARK

**GENERAL NOTES**

1. ALL UTILITIES SHALL BE INSTALLED TO THE DEPTH AND WIDTH SPECIFIED ON THE PLAN. ALL UTILITIES SHALL BE INSTALLED TO THE DEPTH AND WIDTH SPECIFIED ON THE PLAN.
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**UTILITY NOTES**

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**SITE DATA**

PROPERTY	AREA (SQ. FT.)	PERCENTAGE
TOTAL AREA	1,234,567	100%
IMPROVED AREA	123,456	10%
UNIMPROVED AREA	1,111,111	90%
TOTAL AREA	1,234,567	100%
IMPROVED AREA	123,456	10%
UNIMPROVED AREA	1,111,111	90%

**TREE CANOPY REQUIREMENTS**

PROPERTY	AREA (SQ. FT.)	PERCENTAGE
TOTAL AREA	1,234,567	100%
IMPROVED AREA	123,456	10%
UNIMPROVED AREA	1,111,111	90%
TOTAL AREA	1,234,567	100%
IMPROVED AREA	123,456	10%
UNIMPROVED AREA	1,111,111	90%

**YARD REQUIREMENTS**

PROPERTY	AREA (SQ. FT.)	PERCENTAGE
TOTAL AREA	1,234,567	100%
IMPROVED AREA	123,456	10%
UNIMPROVED AREA	1,111,111	90%
TOTAL AREA	1,234,567	100%
IMPROVED AREA	123,456	10%
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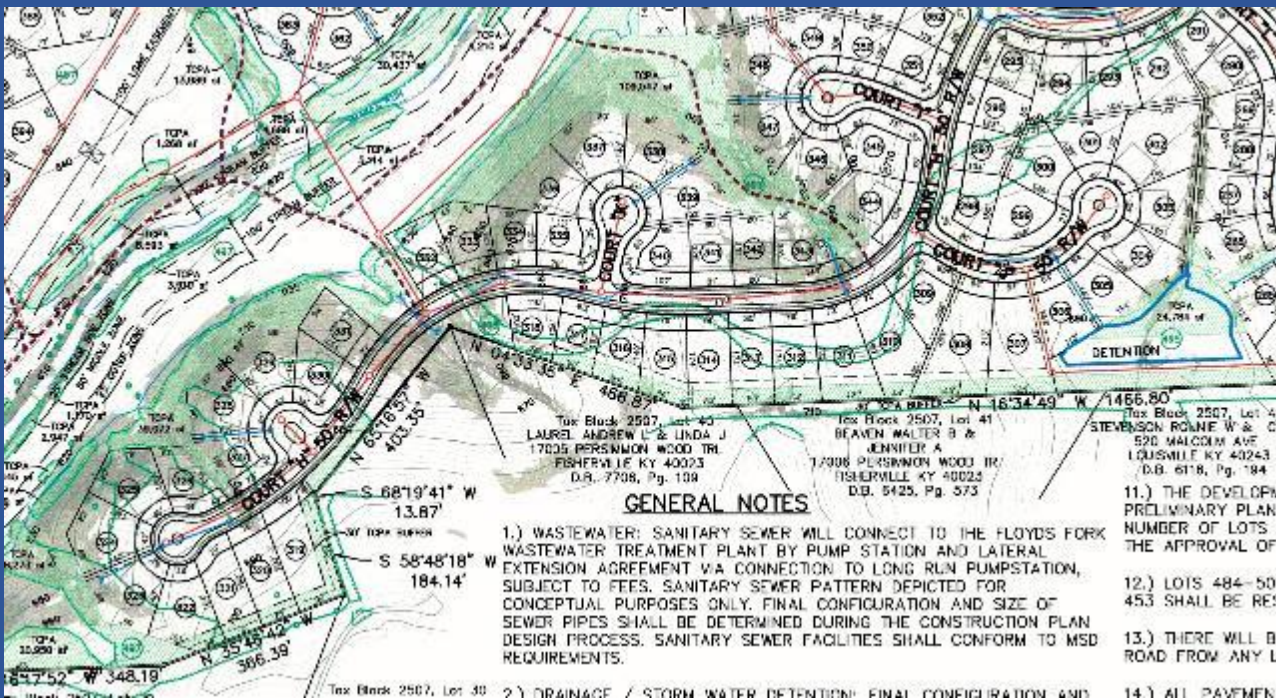
DATE: 01-20-2024  
 PROJECT NO: 2024-001  
 SHEET NO: 10-13  
 BLOCK 42, LOTS 276 & 277  
 P.L. 10-13-2024

**SABAK, WILSON & LINGO, INC.**  
 ENGINEERS, ARCHITECTS & PLANNERS  
 1800 S. 10th Street, Suite 100, Phoenix, AZ 85026  
 PH: 602.998.8888 FAX: 602.998.8889

**RECEIVED** 01-20-2024  
**PROJECT TITLE** SHAKES RUN - SECTIONS 10 & 13  
**DATE** 01-20-2024  
**SCALE** AS SHOWN

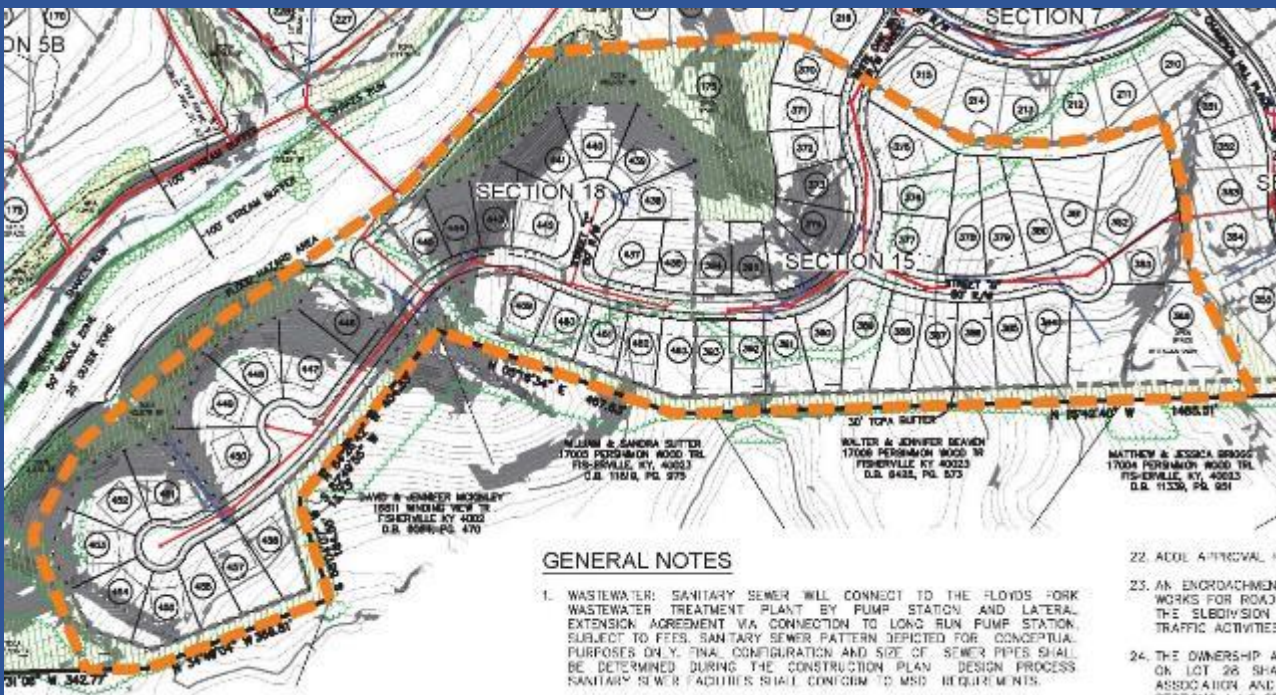
**PSP**

# SECTIONS 15 & 18



## 2006 APPROVED PLAN

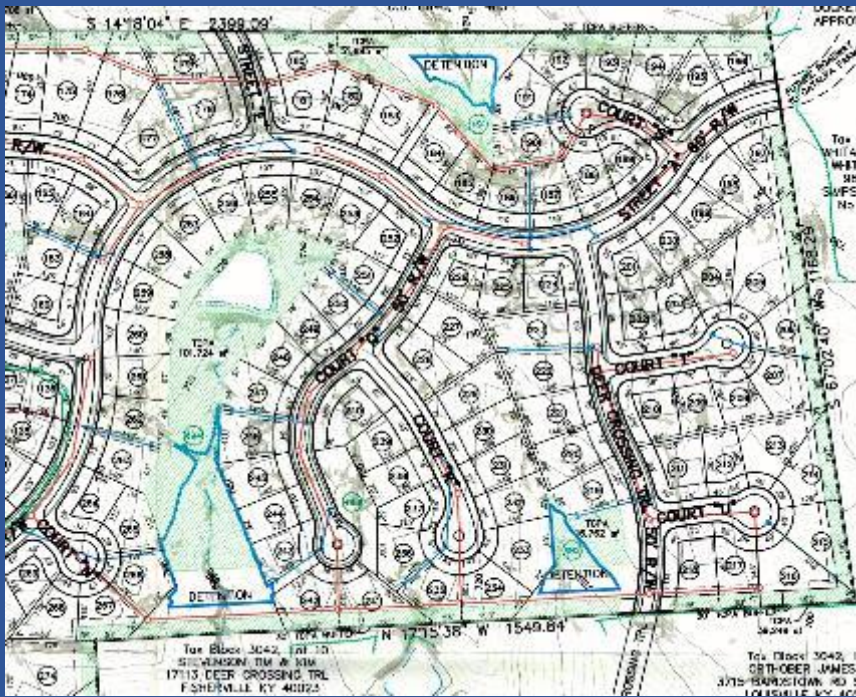
- 56 BUILDABLE LOTS
- 30' TREE PRESERVATION AREA ON PRIVATE LOT AT EDGE OF DEVELOPMENT.



## 2021 PROPOSED PLAN

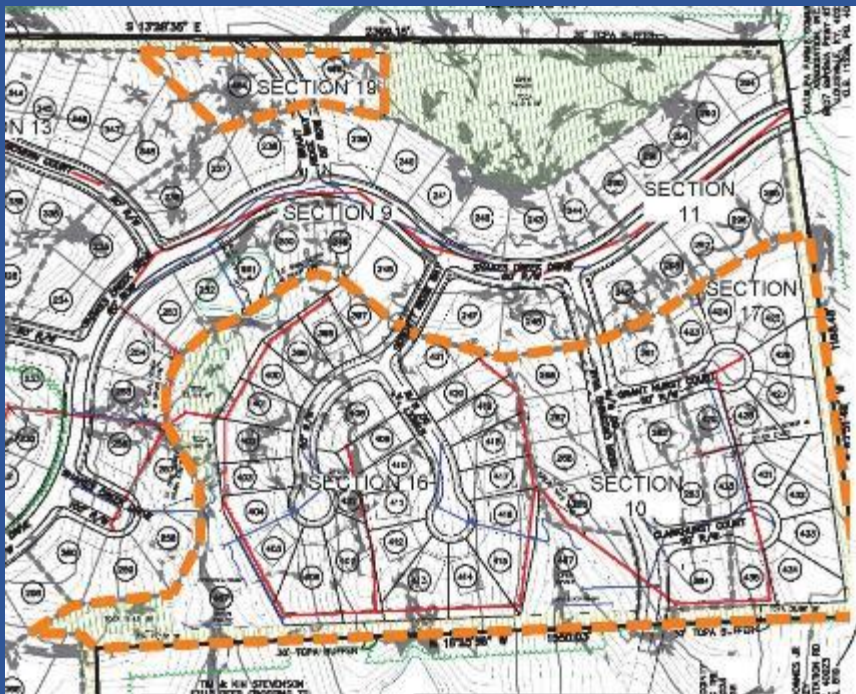
- 54 BUILDABLE LOTS
- 30' TREE PRESERVATION AREA IN OPEN SPACE AT EDGE OF DEVELOPMENT

# SECTIONS 10, 16, 17, 19



## 2006 APPROVED PLAN

- 49 BUILDABLE LOTS
- 30' TREE PRESERVATION AREA ON PRIVATE LOT AT EDGE OF DEVELOPMENT.



## 2021 PROPOSED PLAN

- 48 BUILDABLE LOTS
- 30' TREE PRESERVATION AREA IN OPEN SPACE AT EDGE OF DEVELOPMENT

# DATA COMPARISON

	2006 APPROVAL (CASE #10-38-05)		AREA OF REVISION	
	REV. AREA	TOTAL	REV. AREA	TOTAL
GROSS AREA:	48.25 ACS	250.5 ACS	48.25 ACS	250.5 ACS
AREA IN ROW:	6.67 ACS	36.60 ACS	6.27 ACS	36.18 ACS
NET AREA:	41.58 ACS	213.90 ACS	41.98 ACS	214.32 ACS
NUMBER OF LOTS:	107 LOTS	501 LOTS	105 LOTS	453 LOTS
RESIDENTIAL LOTS:	100 LOTS	483 LOTS	102 LOTS	444 LOTS
OPEN SPACE LOTS:	7 LOTS	18 LOTS	3 LOTS	10 LOTS
GROSS DENSITY:	2.07 DU/AC	1.93 DU/AC	2.11 DU/AC	1.77 DU/AC
NET DENSITY:	2.41 DU/AC	2.25 DU/AC	2.43 DU/AC	2.07 DU/AC
OPEN SPACE:	9.78 ACS	61.60 ACS	12.97 ACS	81.8 ACS
% OPEN SPACE:	20%	24.60%	27%	32.7%

## 2006 APPROVED PLAN

- 483 BUILDABLE LOTS
- 18 OPEN SPACE LOTS
- 24.6% OPEN SPACE

## 2021 PROPOSED PLAN

- 444 BUILDABLE LOTS
- 10 OPEN SPACE LOTS
- 32.7% OPEN SPACE

