



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM Transportation & Development – CC Memo No. 11-080

DATE: JULY 12, 2011

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RDL*
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*

FROM: KEVIN MAYO, PLANNING MANAGER *KM*

SUBJECT: FPT11-0002 ICAN AT FOLLEY PARK

Request: Amended Final Plat approval

Location: Approximately ¼ mile north of the northeast corner of Pecos Road and Hamilton Street

Applicant: Eric Sostrom
 SIG Survey Innovation Group, Inc.

Project Info: 4.06 total acres, 2.36-acre Lot 11

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and PAD zoning, Staff recommends approval.

BACKGROUND

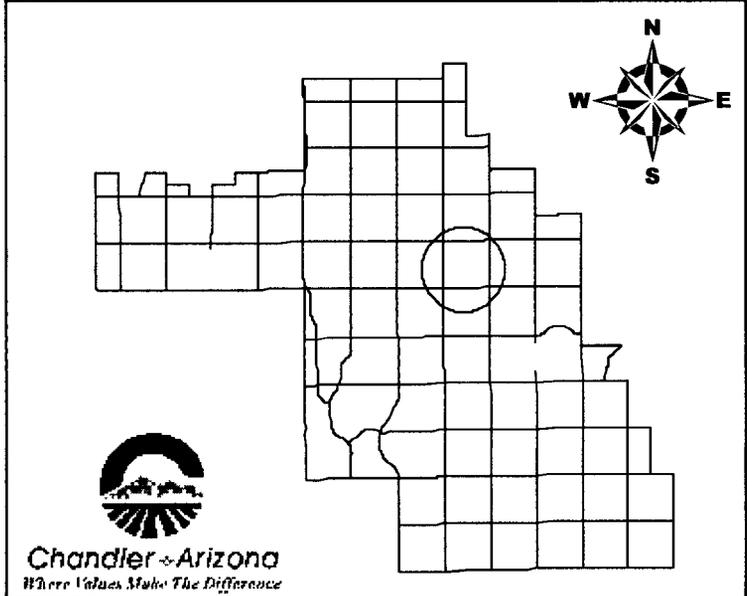
This Final Plat is a replat of a portion of the Bogle Business Park in conjunction with a planned youth facility on approximately 2.36-acres. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION

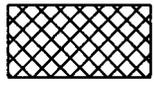
Move to approve Final Plat FPT11-0002 ICAN AT FOLLEY PARK, per Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat



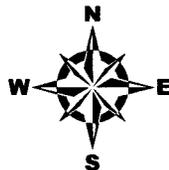
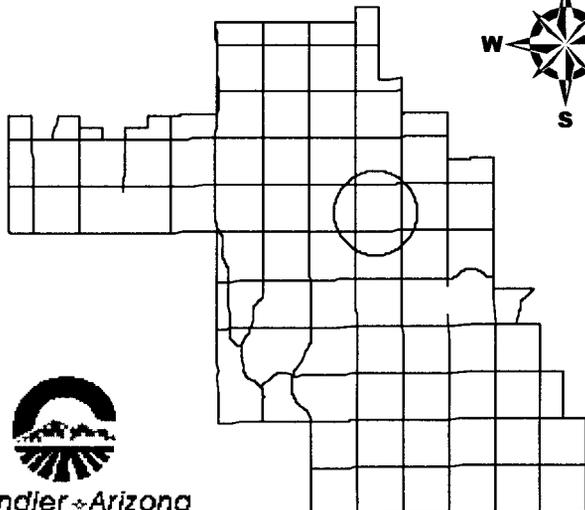
Vicinity Map



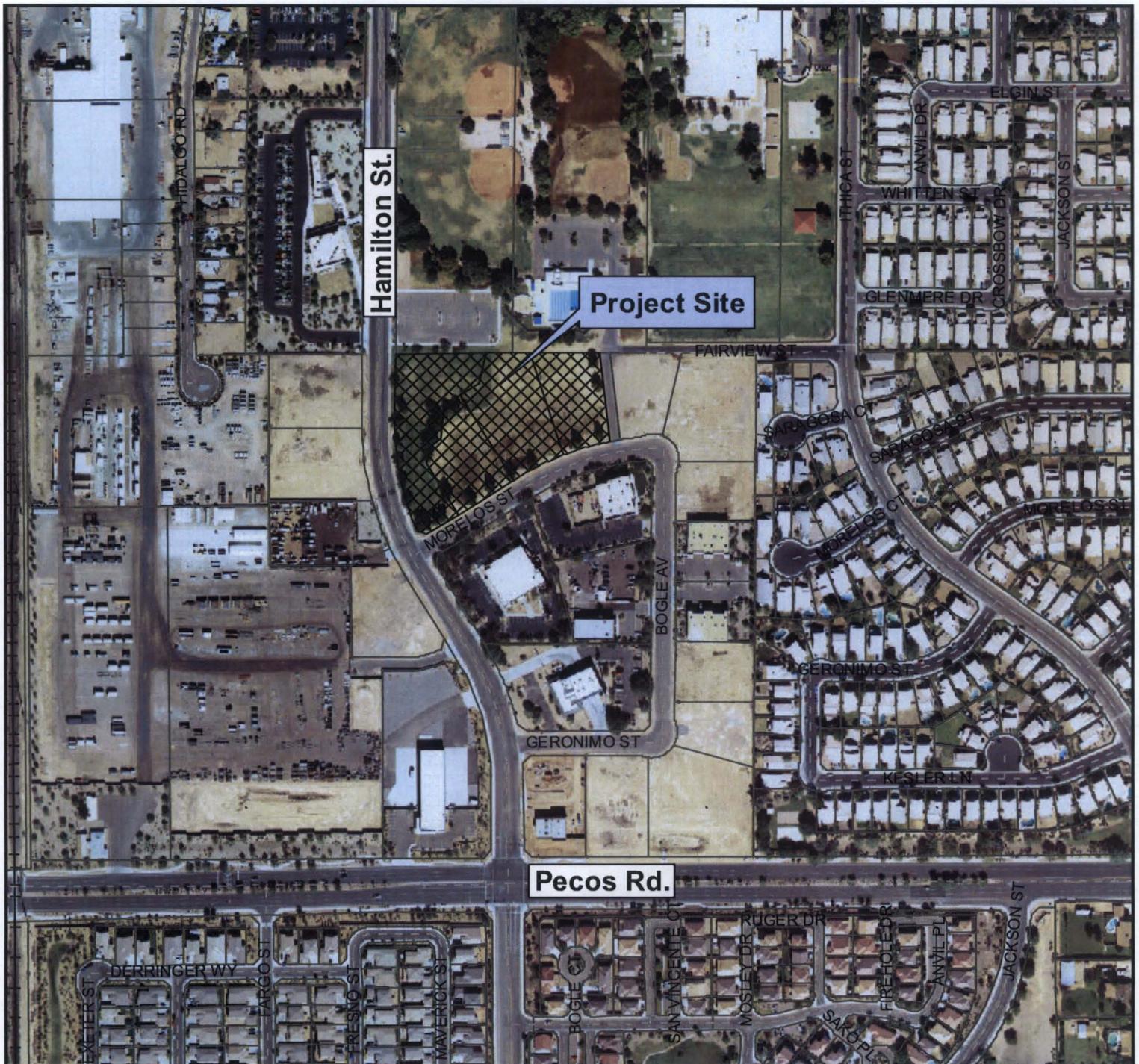
ICAN at Folley Park



Vicinity Map



ICAN at Folley Park

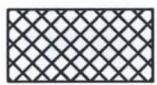


Project Site

Pecos Rd.

Hamilton St.

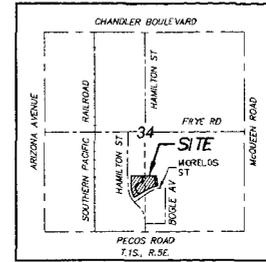
Vicinity Map



ICAN at Folley Park

AMENDED FINAL PLAT

FOR "ICAN AT FOLLEY PARK" AMENDING LOTS 11, 12, 13 AND TRACT 'A' OF THE FINAL PLAT OF "BOGLE BUSINESS PARK" AS RECORDED IN BOOK 326, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED WITHIN A PORTION OF THE SOUTH HALF OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: THAT THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION AS OWNER DOES HEREBY PUBLISH THIS AMENDED FINAL PLAT UNDER THE NAME OF "ICAN AT FOLLEY PARK" AMENDING LOTS 11, 12, 13 AND TRACT 'A' OF THE FINAL PLAT OF "BOGLE BUSINESS PARK" AS RECORDED IN BOOK 326, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED WITHIN A PORTION OF THE SOUTH HALF OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. OWNER HEREBY DECLARES THAT SAID AMENDED PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID AMENDED PLAT.

THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION AS OWNER HEREBY PROVIDES TO THE PUBLIC FOR USE AS SUCH THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE PREMISES. EASEMENTS PROVIDED FOR PURPOSES INDICATED. AN EASEMENT FOR EMERGENCY VEHICULAR ACCESS IS HEREBY DEDICATED.

IN WITNESS WHEREOF:
THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION AS OWNER, HAS HERETOFORE CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____ ITS _____ THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2011.

BY: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF _____, 2011, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____

_____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, AS SHOWN ON "BOGLE BUSINESS PARK" RECORDED IN BOOK 326, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA. SAID LINE BEARS NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST.

ZONING

THIS PROPERTY IS ZONED P.A.D.
INFORMATION OBTAINED FROM THE MARICOPA COUNTY ASSESSOR'S WEBSITE

AREAS

LOT 11	102,906 SQUARE FEET, OR 2.362 ACRES
TRACT 'A'	65,295 SQUARE FEET, OR 1.499 ACRES
TRACT 'B'	8,809 SQUARE FEET, OR 0.202 ACRES
TOTAL	177,010 SQUARE FEET, OR 4.064 ACRES

LEGEND

- BRASS CAP IN HANGHOLE
- BRASS CAP FLUSH
- FOUND 1/2" REBAR LS#22788, UNLESS OTHERWISE NOTED
- FOUND COTTON PICKER SPINDLE
- SET 1/2" REBAR LS#11894 TO BE SET AT COMPLETION OF MASS GRADING

R/W RIGHT OF WAY
P.U.E. PUBLIC UTILITY EASEMENT
V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
BK., PG. BOOK, PAGE
M.C.R. MARICOPA COUNTY RECORDS
(C) CALCULATED DIMENSIONS
(R1) DIMENSIONS PER PLAT "BOGLE BUSINESS PARK", BK.326, PG.23
(R2) DIMENSIONS PER "VACATION PLAT, HAMILTON RIGHT OF WAY", BK.532, PG.47

BOUNDARY LINE _____
ADJACENT BOUNDARY LINE _____
CENTER LINE _____
EASEMENT LINE _____

OWNER

CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION
P.O. BOX 993
CHANDLER, ARIZONA 85244

NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES, AND DRIVEWAYS.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPERE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF OURS SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION OR ADJUTING PROPERTY OWNER.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

CERTIFICATION

THIS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Eric L. Sostrom 4/26/11
ERIC L. SOSTROM
R.L.S. #41894
16414 N. 91ST STREET STE. 102
SCOTTSDALE, ARIZONA 85248

APPROVALS

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THIS SUBMISSION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

BY: CITY ENGINEER _____ DATE _____

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS AND TRACTS SHOWN ON THIS PLAT CONFORM TO 5000 LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

BY: PLANNING & DEVELOPMENT DIRECTOR _____ DATE _____

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA
THIS ____ DAY OF _____, 2011.

BY: MAYOR _____ DATE _____

ATTEST: CITY CLERK _____ DATE _____

16414 NORTH 91ST ST., STE 102
SCOTTSDALE, ARIZONA 85248
PHONE (480) 922-0780
FAX (480) 922-0781

SIG
SURVEY INNOVATION
GROUP, INC.
Land Surveying Services

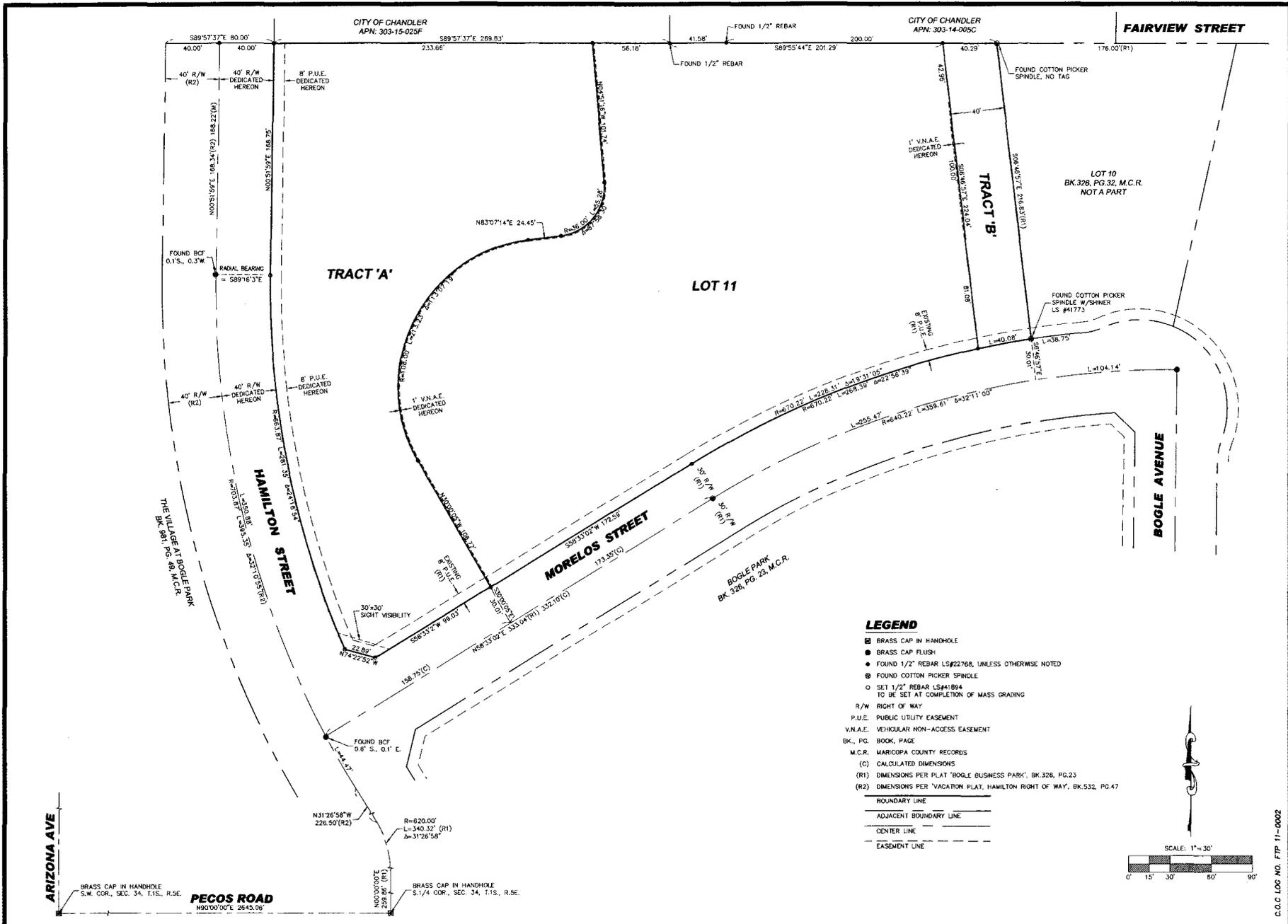
AMENDED FINAL PLAT
ICAN at FOLLEY PARK
CHANDLER, ARIZONA



REVISIONS:
△
△
△

DRAWING NAME:
10130-PLAT
JOB NO. 2010-130
DRAWN: ELS
CHECKED: RMH
DATE: 4/26/2011
SCALE: N.T.S.
SHEET: 1 OF 2

C.O.C. LOG NO. FTP 11-0002



16414 NORTH 91ST ST., SITE 102
 SCOTTSDALE, ARIZONA 85258
 PHONE (480) 922-0788
 FAX (480) 922-0781

SIG
 SURVEY INNOVATION
 GROUP, INC
 Land Surveying Services

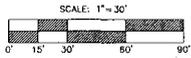
**AMENDED FINAL PLAT
 ICAN at FOLLEY PARK
 CHANDLER, ARIZONA**



REVISIONS:
 Δ
 Δ
 Δ

DRAWING NAME:
 10130-PLAT
 JOB NO. 2010-130
 DRAWN: ELS
 CHECKED: RMH
 DATE: 4/26/2011
 SCALE: 1" = 30'
 SHEET: 2 OF 2

- LEGEND**
- BRASS CAP IN HANDHOLE
 - BRASS CAP FLUSH
 - FOUND 1/2" REBAR LS#22768, UNLESS OTHERWISE NOTED
 - ⊙ FOUND COTTON PICKER SPINDLE
 - SET 1/2" REBAR LS#1894 TO BE SET AT COMPLETION OF MASS GRADING
 - R/W RIGHT OF WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
 - BK., PG. BOOK, PAGE
 - M.C.R. MARICOPA COUNTY RECORDS
 - (C) CALCULATED DIMENSIONS
 - (R1) DIMENSIONS PER PLAT 'BOGLE BUSINESS PARK', BK.326, PG.23
 - (R2) DIMENSIONS PER 'VACATION PLAT, HAMILTON RIGHT OF WAY', BK.532, PG.47
 - BOUNDARY LINE
 - - - ADJACENT BOUNDARY LINE
 - CENTER LINE
 - - - EASEMENT LINE



C.O.C. LOG NO. FTP 11-0002