#42
APR 26 2012
Chandler
All-America City
2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Transportation & Development – CC Memo No. 12-044**

DATE: APRIL 6, 2012

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

SUBJECT: FPT12-0006 PARCLAND CROSSING

Request: Final Plat amendment approval

Location: East of the northeast corner of Alma School and Willis Roads

Applicant: XCL Engineering, LLC

Project Info: For ParcLand Crossing Apartments under construction, amended plat to address SRP and PUE easement locations, and number of lots

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

BACKGROUND
The Final Plat is an amendment to the approved Final Plat for ParcLand Crossing which included three lots and is changing to two lots. Lot 1 is the apartments under construction, and Lot 2 is a proposed office development. The amended Final Plat also corrects the locations of a PUE and SPR U.S.B.R. easement along Willis Road for Lots 1 and 2.

PROPOSED MOTION
Move to approve Final Plat FPT12-0006 PARCLAND CROSSING per Planning Staff recommendation.

Attachments
1. Vicinity Maps
2. Final Plat

AMENDMENT PLAT
FOR
PARCLAND CROSSING

A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CHANDLER, ARIZONA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT ALMA SCHOOL APARTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND BANNER HEALTH, AN ARIZONA NON-PROFIT CORPORATION, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF "PARCLAND CROSSING." A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "PARCLAND CROSSING" AND HEREBY DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

THAT ALMA SCHOOL APARTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND BANNER HEALTH, AN ARIZONA NON-PROFIT CORPORATION, AS OWNERS, HEREBY DEDICATE TO THE PUBLIC, FOR USE AS SUCH, THE STREET RIGHTS-OF-WAY AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

AN EASEMENT FOR EMERGENCY VEHICLE ACCESS OVER ALL LOTS AND TRACTS AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF CHANDLER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE PARCLAND CROSSING SERVICE ASSOCIATION OR ABUTTING PROPERTY OWNER.

IN WITNESS WHEREOF: ALMA SCHOOL APARTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND BANNER HEALTH, AN ARIZONA NON-PROFIT CORPORATION, AS OWNERS, HAVE HEREUNTO CAUSED THEIR NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE OFFICERS LISTED BELOW, THEREUNTO DULY AUTHORIZED.

BY: ALMA SCHOOL APARTMENTS, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, AND KITCHELL DEVELOPMENT COMPANY, AN ARIZONA CORPORATION, ITS MANAGING MEMBER

BY _____ DATE _____

ITS: _____

BY: BANNER HEALTH, AND ARIZONA NON-PROFIT CORPORATION

BY _____ DATE _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS _____ DAY OF _____ 2012, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGE 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____
DATE

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS _____ DAY OF _____ 2012, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGE SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

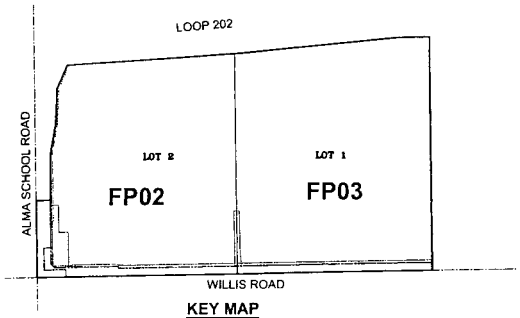
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

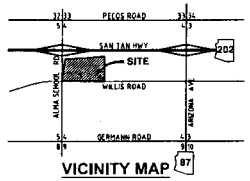
MY COMMISSION EXPIRES: _____
DATE

NOTES

1. ALL UTILITIES AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
2. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
3. LOT 1 OF THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
4. ALL INDIVIDUAL LOT CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT. PROPERTY CORNERS WILL BE SET AT COMPLETION OF MASS GRADING.
5. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
6. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
7. THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP 04013C2665G, DATED SEPTEMBER 30, 2005.
8. 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.
9. EASEMENTS FOR PRIVATE UTILITIES, ROADWAYS, WALKWAYS, INGRESS, EGRESS, PARKING, DRAINAGE, EMERGENCY VEHICLE AND FACILITY CONSTRUCTION AND MAINTENANCE ARE PROVIDED ACCORDING TO THE "RECIPROCAL DECLARATION OF RESTRICTIONS AND EASEMENTS," DOC. 2006-0684256, MARICOPA COUNTY RECORDS



KEY MAP



VICINITY MAP
SECTION 4, T2S, R5E
NOT TO SCALE

BASIS OF BEARING

BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, (ALSO KNOW AS CENTERLINE OF WILLIS ROAD) A BEARING NORTH 89 DEGREES 04 MINUTES 15 SECONDS EAST. SAID BASIS OF BEARING IS 19 SECONDS LESS THAN THE BASIS OF BEARING OF NORTH 89 DEGREES 04 MINUTES 34 SECONDS EAST USED IN THE FINAL PLAT FOR ALMA SCHOOL PLACE RECORDED IN BOOK 587, PAGE 18, MARICOPA COUNTY RECORDS.

BENCHMARK

SECTION 5, T2S, R5E. SET 3" BRASS CAP IN CONCRETE, 200' NORTH INTERSECTION OF GERMANN ROAD AND ALMA SCHOOL ROAD 3' WEST OF BACK OF SIDEWALK AT WEST SIDE OF ALMA SCHOOL ROAD. NORTHING 828448.394 EASTING 717765.459 CITY OF CHANDLER BENCHMARK No. 39A ELEVATION 1267.43

SURVEYOR'S CERTIFICATION

THIS IS 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.

RICHARD E. JONES
R.L.S. No. 27742
XCL ENGINEERING, L.L.C.
1460 SOUTH KAREN DRIVE
CHANDLER, AZ 85286
PHONE: (602)790-2267

ENGINEERING & LAND SURVEYING
CERTIFICATE NO.
27742
RICHARD E. JONES
Expires 3/31/13
ARIZONA, U.S.A.

LIENHOLDER RATIFICATION

(LOT No 1)

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THE CERTAIN DEED OF TRUST RECORDED IN DOCUMENT No. _____ RECORDS OF MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HEREWITH, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS SIGNED THEIR NAMES THIS _____ DAY OF _____ 2012.

WELLS FARGO BANK, NATIONAL ASSOCIATION

BY: _____ DATE: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS _____ DAY OF _____ 2012, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGE 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____
DATE

CITY OF CHANDLER CERTIFICATION

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

_____ _____
PLANNING AND DEVELOPMENT DIRECTOR DATE

CERTIFICATION

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

_____ _____
CITY ENGINEER DATE

CITY OF CHANDLER APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS _____ DAY OF _____, 2012

BY: _____ _____
MAYOR DATE

ATTEST: _____ _____
CITY CLERK DATE

LOT TABLE				
	GROSS AREA		NET AREA	
	(S.F.)	(AC.)	(S.F.)	(AC.)
LOT 1	939,237	21.5619	907,872	20.8419
LOT 2	854,639	19.6198	798,245	18.3252
TOTALS	1,793,876	41.1817	1,706,117	39.1670

OWNER/DEVELOPER

ALMA SCHOOL APARTMENTS, L.L.C.
C/O KITCHELL DEVELOPMENT COMPANY
1717 E. HIGH AND, SUITE 100
PHOENIX, AZ 85016
PHONE: (602) 631-6101
CONTACT: BRAD ANDERSON

OWNER/DEVELOPER

BANNER HEALTH
1900 N. HIGLEY ROAD
GILBERT, AZ 85234
PHONE: (480) 394-7004
CONTACT: BILL SMITH

ENGINEER/SURVEY

XCL ENGINEERING, L.L.C.
1460 S. KAREN DR.
CHANDLER, AZ 85286
PHONE: (480) 275-2711
CONTACT: OMAR CERVANTES, P.E.

SHEET INDEX

FP01 COVER SHEET
FP02-FP03 FINAL PLAT SHEETS

COUNTY RECORDER

C.O.C. LOG NO. FPT10-0008

XCL ENGINEERING, LLC
1460 S. KAREN DR.
CHANDLER, AZ 85286
(480) 275-2711
http://www.xclengineering.com
CONSULTING • ENGINEERING • PLANNING • SURVEYING

CERTIFY BY:

DESIGNED BY: O. CERVANTES

APPROVED BY: O. JONES

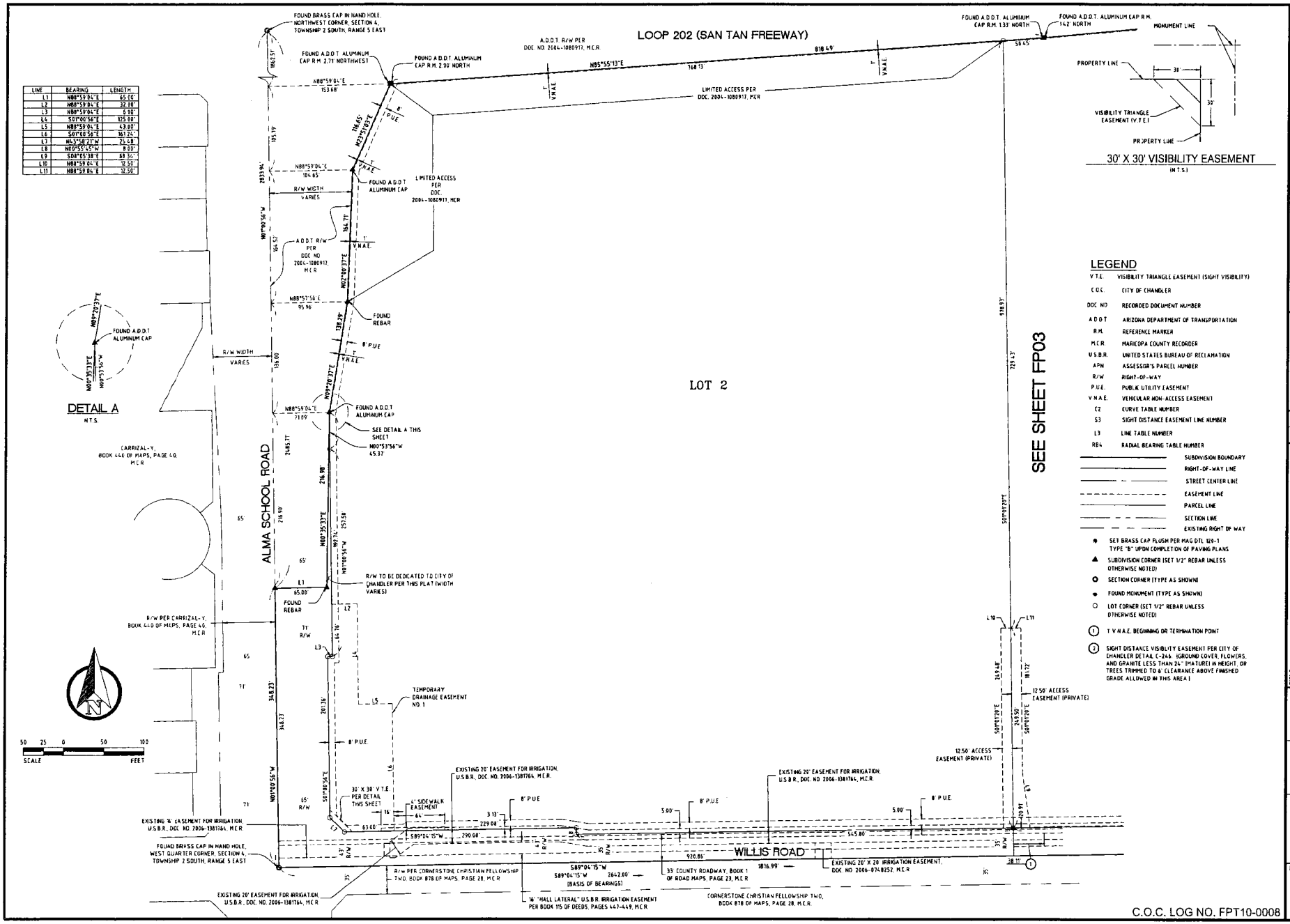
TITLE: AMENDMENT PLAT

PROJECT: PARCLAND CROSSING
CITY OF CHANDLER
MARICOPA COUNTY, ARIZONA

DATE: 03/15/12	SCALE: 1=0	JOB No: 10-0869
REV	DATE	DESCRIPTION

DRAWING No.
FP01
SHEET 1 OF 3

LINE	BEARING	LENGTH
L1	N88°59'04"E	65.00'
L2	N88°59'04"E	32.00'
L3	N88°59'04"E	6.00'
L4	S01°00'56"E	135.00'
L5	N88°59'04"E	43.00'
L6	S01°00'56"E	161.24'
L7	N45°58'27"W	25.48'
L8	N00°55'45"W	8.00'
L9	S08°05'38"E	68.34'
L10	N88°59'04"E	12.50'
L11	N88°59'04"E	12.50'



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1140 S. KAREN DR.
CHANDLER, AZ 85286
PHONE: (602) 790-2267
http://www.xclengineering.com
CONSULTING • ENGINEERING • PLANNING • SURVEYING

CERTIFY BY:

DESIGNED BY: O. CERVANTES

APPROVED BY: D. JONES

TITLE: FINAL PLAT

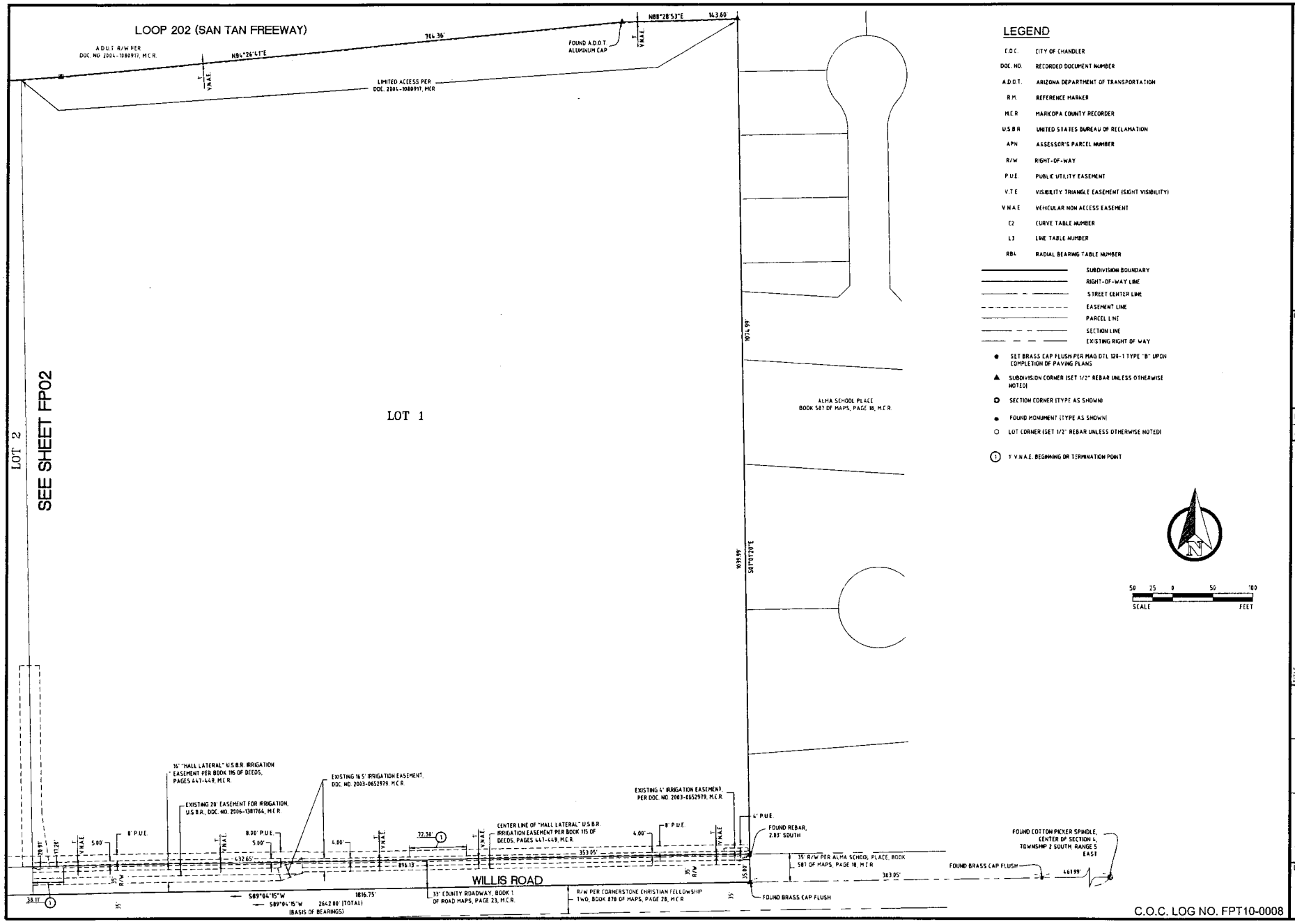
PROJECT: PARCLAND CROSSING
CITY OF CHANDLER
MARICOPA COUNTY, ARIZONA

DATE	REV	DATE	DESCRIPTION
03/15/12			

SCALE: 1:40 | JOB No. 10-0009

DRAWING No. FP02

SHEET 2 OF 3



LEGEND

C.O.C.	CITY OF CHANDLER
DOC. NO.	RECORDED DOCUMENT NUMBER
A.D.O.T.	ARIZONA DEPARTMENT OF TRANSPORTATION
R.M.	REFERENCE MARKER
M.C.R.	MARICOPA COUNTY RECORDER
U.S.B.R.	UNITED STATES BUREAU OF RECLAMATION
APN	ASSESSOR'S PARCEL NUMBER
R/W	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
V.T.E.	VISIBILITY TRIANGLE EASEMENT (SIGHT VISIBILITY)
V.N.A.E.	VEHICULAR NON ACCESS EASEMENT
C2	CURVE TABLE NUMBER
L3	LINE TABLE NUMBER
RB4	RADIAL BEARING TABLE NUMBER

- SUBDIVISION BOUNDARY
- RIGHT-OF-WAY LINE
- STREET CENTER LINE
- EASEMENT LINE
- PARCEL LINE
- SECTION LINE
- EXISTING RIGHT OF WAY

● SET BRASS CAP FLUSH PER MAG DTL 120-1 TYPE "B" UPON COMPLETION OF PAVING PLANS

▲ SUBDIVISION CORNER (SET 1/2" REBAR UNLESS OTHERWISE NOTED)

◎ SECTION CORNER (TYPE AS SHOWN)

● FOUND MONUMENT (TYPE AS SHOWN)

○ LOT CORNER (SET 1/2" REBAR UNLESS OTHERWISE NOTED)

(1) T.V.N.A.E. BEGINNING OR TERMINATION POINT

XCL ENGINEERING, L.L.C
1460 S. KAREN DR.
CHANDLER, AZ 85286
PHONE: (602) 790-2267
http://www.xclengineering.com
XCL ENGINEERING LLC

CERTIFY BY:

REGISTERED PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 37742 RICHARD E. JONES ARIZONA, U.S.A. Expires 3/31/13

DESIGNED BY: D. CERVANTES

APPROVED BY: D. JONES

TITLE: FINAL PLAT

PROJECT: PARCLAND CROSSING
CITY OF CHANDLER
MARICOPA COUNTY, ARIZONA

DATE: 03/15/12	SCALE: 1:50	JOB No: 10-0009
REV.	DATE	DESCRIPTION

DRAWING No. FP03

SHEET 3 OF 3

C.O.C. LOG NO. FPT10-0008