



MEMORANDUM **Transportation & Development – CC Memo No. 12-093**

DATE: JULY 27, 2012

TO: MAYOR AND CITY COUNCIL

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

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: FPT12-0014 CALABRIA

- Request: Final Plat approval
- Location: Southwest corner of Brooks Farm and Cooper Roads
- Applicant: Ritoch-Powell & Associates
- Project Info: 97 single-family residential lots on approximately 30 acres

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and Planned Area Development (PAD) zoning, Staff recommends approval.

BACKGROUND

This Final Plat is for a single-family residential subdivision. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION

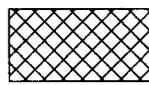
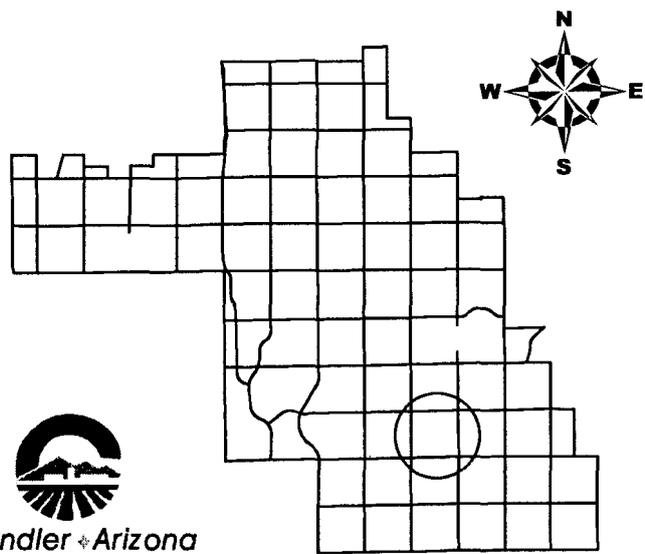
Move to approve Final Plat FPT12-0014 CALABRIA, per Staff recommendation.

Attachments

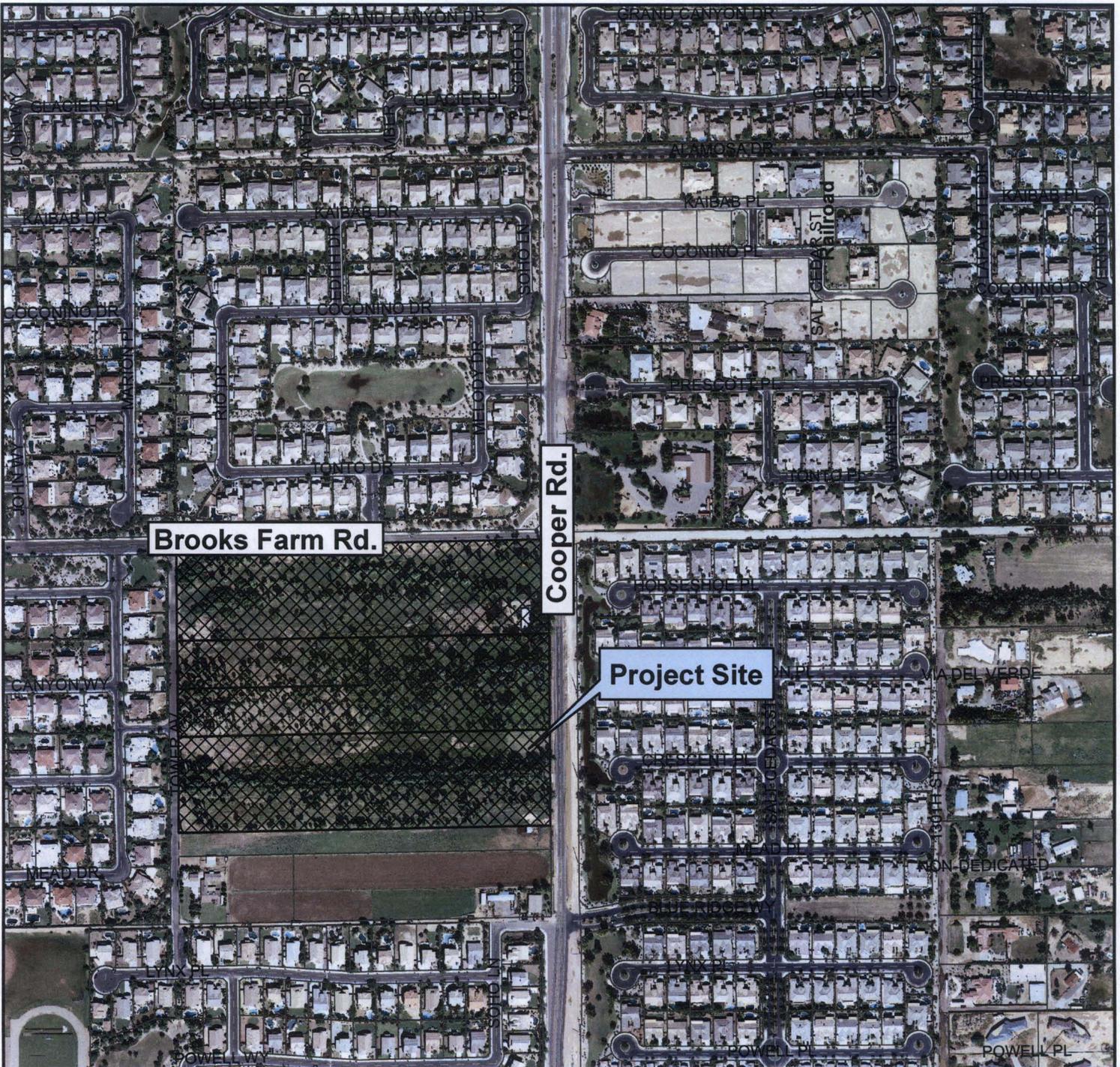
1. Vicinity Maps
2. Final Plat



Vicinity Map



Calabria



Brooks Farm Rd.

Cooper Rd.

Project Site

Vicinity Map



Calabria

COUNTY RECORDER

CENTER 1/4 COR. SEC. 23 CALC. FROM (R3)

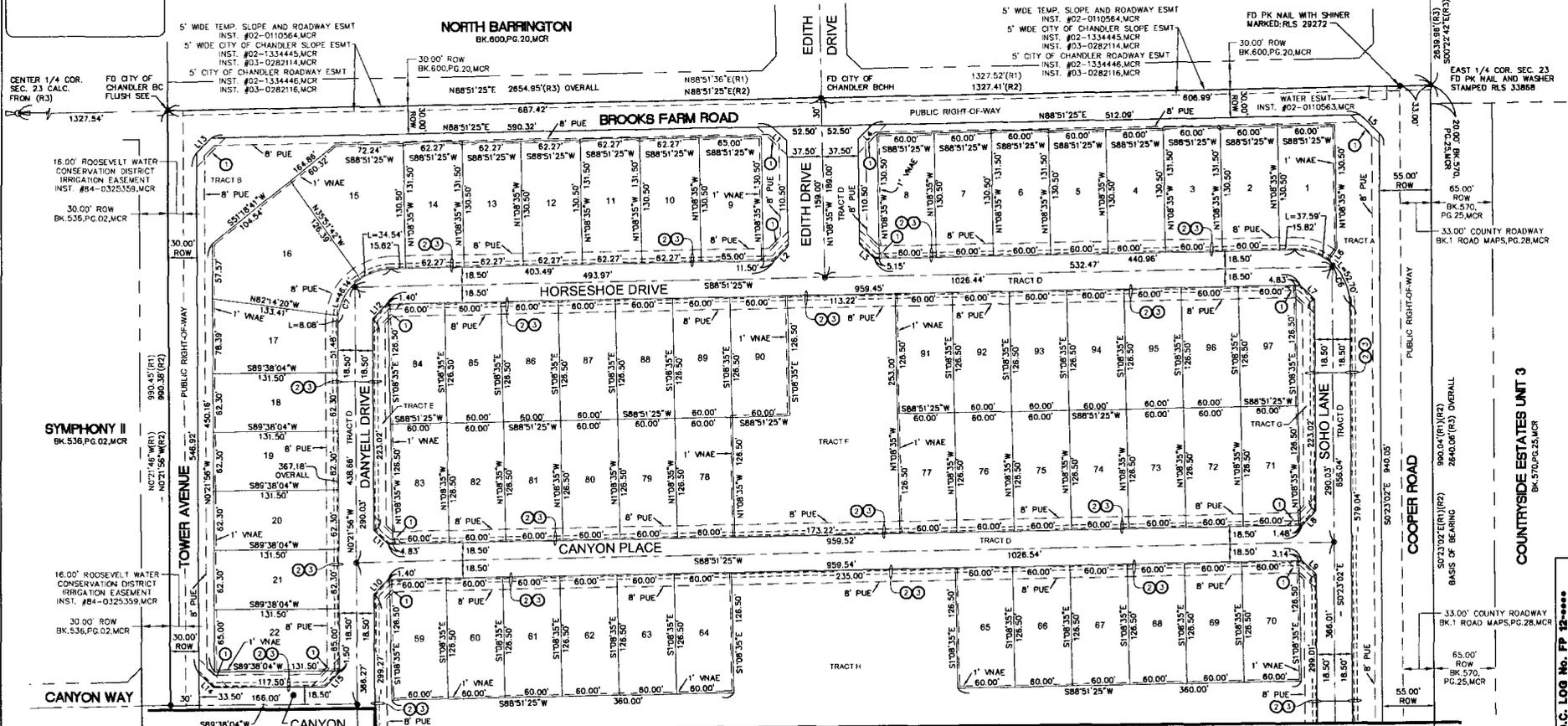
FD CITY OF CHANDLER BC FLUSH SEE

CALABRIA FINAL PLAT

OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, CITY OF CHANDLER, ARIZONA

NORTH BARRINGTON
BK.600.PG.20.MCR

NORTHEAST COR. SEC. 23 CITY OF CHANDLER BC FLUSH



SYMPHONY II
BK.536.PG.02.MCR

16.00' ROOSEVELT WATER CONSERVATION DISTRICT IRRIGATION EASEMENT INST. #84-0325359.MCR

CANYON WAY



DATE: Jun 11, 2012 FILE: P:\proj\2010\210119 - Calabria Survey DGN - DWG CALABRIA FINAL PLAT V1.dwg

LEGEND

- | | | | |
|------|-------------------------------|------|---|
| BL | BACK SET LINE | ● | BRASS CAP FLUSH UNLESS NOTED OTHERWISE |
| P/L | PROPERTY LINE | ▲ | SUBDIVISION CORNER (AS NOTED) |
| MCR | MARICOPA COUNTY RECORDS | △ | 30' x 30' VISIBILITY EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT | ○ | 3.5' WATERLINE & STREETLIGHT EASEMENT |
| VNAE | VEHICULAR NON-ACCESS EASEMENT | ○ | 1.5' SIDEWALK EASEMENT |
| ROW | RIGHT OF WAY | (R1) | INST. #2010-0418002, MCR & INST. #2012-0481118, MCR PER RE-RECORDED QUIT CLAIM DEED |
| CPS | COTTON PICKER SPINDLE | (R2) | ALTA SURVEY, BK.1106, PG.27, MCR |
| BC | BRASS CAP | (R3) | PLSS SUBDIVISION RECORD OF SURVEY (ODACS), BK.589, PG.48, MCR |
| BC/H | BRASS CAP IN HAND HOLE | | |
| --- | BOUNDARY LINE | | |
| --- | RIGHT OF WAY LINE | | |
| --- | EXISTING RIGHT OF WAY | | |
| --- | CENTERLINE | | |
| --- | EASEMENT LINE | | |
| --- | LOT LINE | | |

MATCHLINE - SEE SHEET 3

LINE TABLE

LINE	BEARING	LENGTH
L1	N46°08'35"W	21.21'
L2	N43°51'25"E	21.21'
L3	N46°08'35"W	21.21'
L4	N43°51'25"E	21.21'
L5	N45°45'49"W	28.10'
L6	N36°38'19"E	15.12'
L7	S45°45'49"E	21.07'
L8	S44°14'11"W	21.35'
L9	S45°45'49"E	21.07'
L10	S44°14'45"W	21.36'

LINE TABLE

LINE	BEARING	LENGTH
L11	N45°45'15"W	21.07'
L12	S44°14'45"W	21.36'
L13	S44°14'45"W	21.36'
L14	N45°21'56"W	21.21'
L15	N44°38'04"E	21.21'
L16	S45°21'56"E	21.21'
L17	S44°38'04"W	21.21'
L18	N45°45'42"W	21.07'
L19	S44°13'45"W	21.36'
L20	S39°17'08"E	15.46'

LINE TABLE

LINE	BEARING	LENGTH
L21	S88°50'33"W	35.63'
L22	S88°50'33"W	32.26'

RITCOH-POWELL
& Associates

3838 NORTH CENTRAL AVE., SUITE 1250
PHOENIX, AZ 85012 (802) 263-1177

NO.	BY	DATE	REVISION	APPR.	DATE

REVISION	DRAWN	CHECKED	TITLE	SHEET NO.	TOTAL SHEETS

DATE: 6/4/12 DATE: 6/4/12 DATE: 6/4/12 BRVY1 2 OF 3

C.O.C. LOG No. FP 12-****

COUNTRYSIDE ESTATES UNIT 3
BK.570.PG.25.MCR

33.00' COUNTY ROADWAY BK.1 ROAD MAPS, PG.28.MCR

55.00' ROW BK.570, PG.25.MCR

SOUTHEAST COR. SEC. 23 CITY OF CHANDLER BCHH

