#69

DEC 13 2012

Chandler · Arizona
Where Values Make The Difference

Chandler
All-America City
2010

MEMORANDUM **Transportation & Development – CC Memo No. 12-163**

DATE: NOVEMBER 28, 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: ERIK SWANSON, CITY PLANNER

SUBJECT: PPT12-0013 JACKSON PLACE

Request: Preliminary Plat approval for a new 28-lot single-family residential subdivision

Location: Southeast corner of Ray Road and Jackson Street

Applicant: Troy Peterson; Bowman Consulting

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and PAD zoning, Planning Commission and Staff recommend approval with a single condition.

BACKGROUND

The site recently received zoning approval for a 28-lot single-family residential subdivision located on roughly 6.4 acres. The plat creates the lots, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

Planning Commission and Staff recommend approval of the Preliminary Plat subject to the following condition:

1. Approval by the City Engineer and Director of Transportation and Development with regard to the details of all submittals required by code or condition.

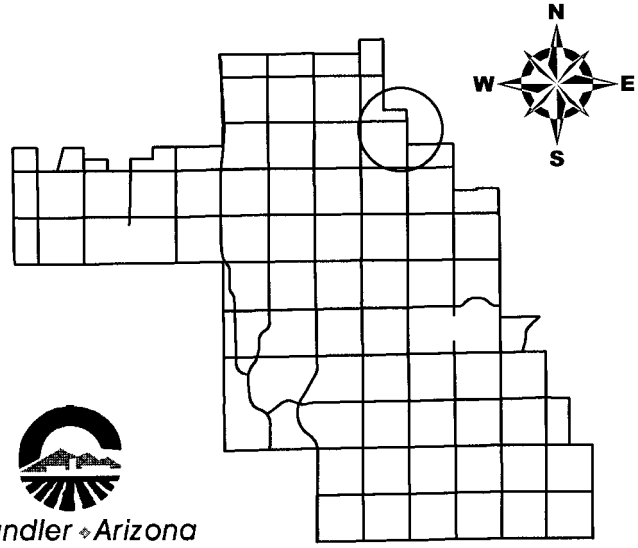
PROPOSED MOTION

Move to approve Preliminary Plat PPT12-0013 JACKSON PLACE, as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Preliminary Plat

Vicinity Map



Chandler ◆ Arizona
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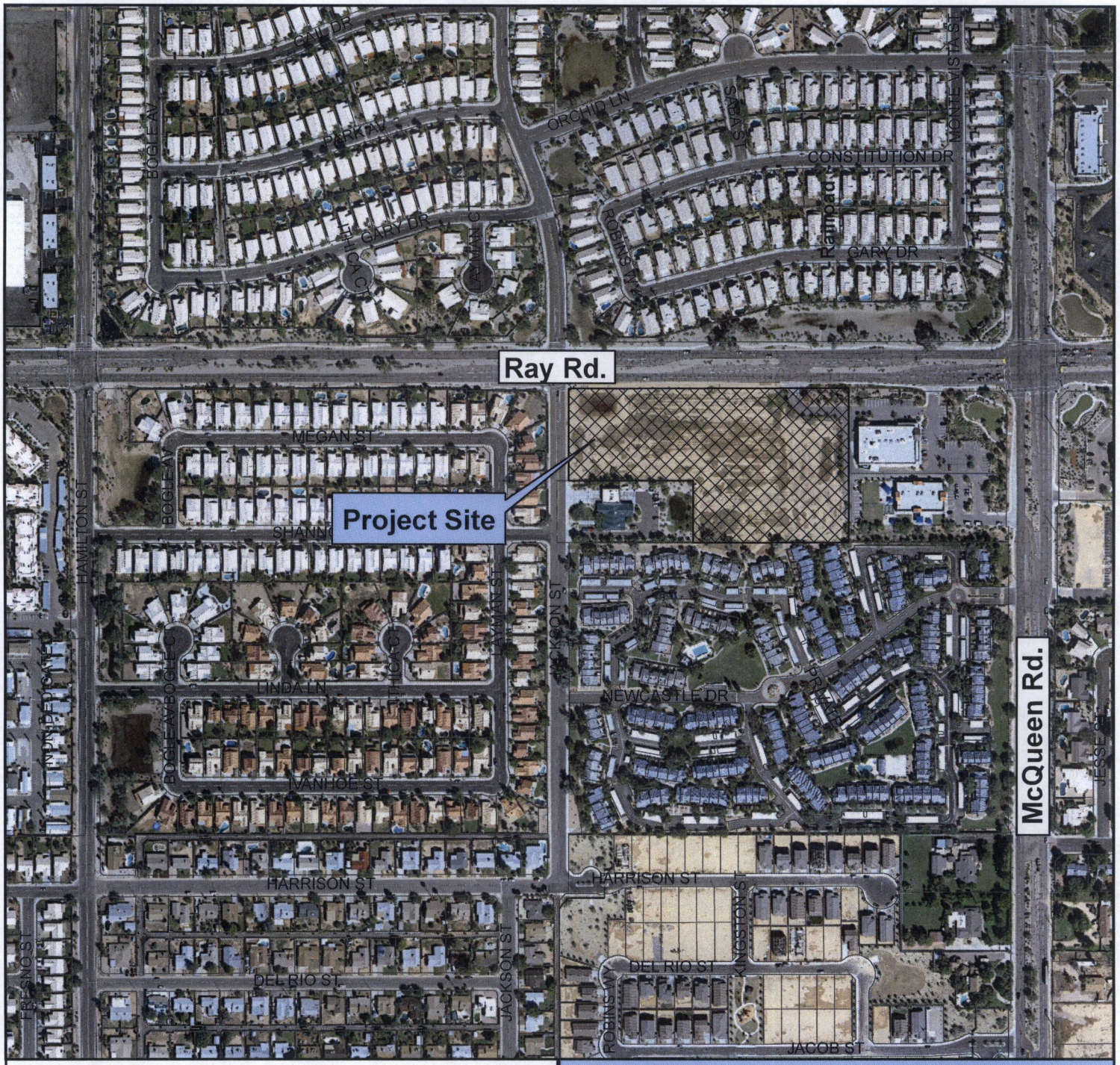
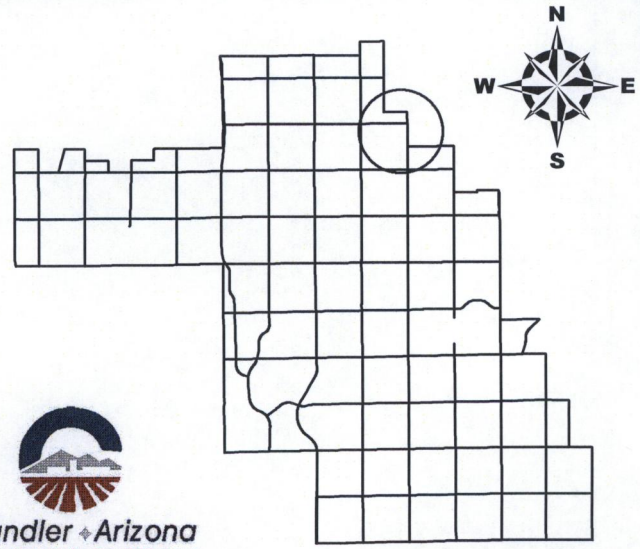
Preliminary Plat of Jackson Place

CITY OF CHANDLER 11/29/2012



Vicinity Map



Chandler ◆ Arizona
Where Values Make The Difference

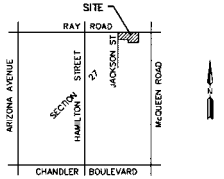
Preliminary Plat of Jackson Place

CITY OF CHANDLER 11/29/2012

JACKSON PLACE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 27, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 00 DEGREES 00 MINUTES 17 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 500.00 FEET TO THE NORTHEAST CORNER OF NEW CASTLE, A HORIZONTAL PROPERTY REGIME AS SHOWN IN BOOK 281, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 47 MINUTES 09 SECONDS WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1334.28 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27;

THENCE NORTH 00 DEGREES 12 MINUTES 23 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 500.00 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27;

THENCE NORTH 88 (89) DEGREES 47 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 1336.04 FEET BACK TO THE **POINT OF BEGINNING**.

EXCEPT THE NORTH 65 FEET; AND

EXCEPT THE EAST 55 FEET; AND

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27;

THENCE SOUTH 89 DEGREES 47 MINUTES 09 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 514.49 FEET;

THENCE SOUTH 00 DEGREES 12 MINUTES 51 SECONDS EAST A DISTANCE OF 65.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF RAY ROAD, SAID POINT ALSO BEING THE TRUE **POINT OF BEGINNING**;

THENCE NORTH 89 DEGREES 47 MINUTES 09 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF RAY ROAD, A DISTANCE OF 414.25 FEET;

THENCE SOUTH 45 DEGREES 06 MINUTES 34 SECONDS EAST TO THE WEST RIGHT-OF-WAY LINE OF McQUEEN ROAD, A DISTANCE OF 49.41 FEET;

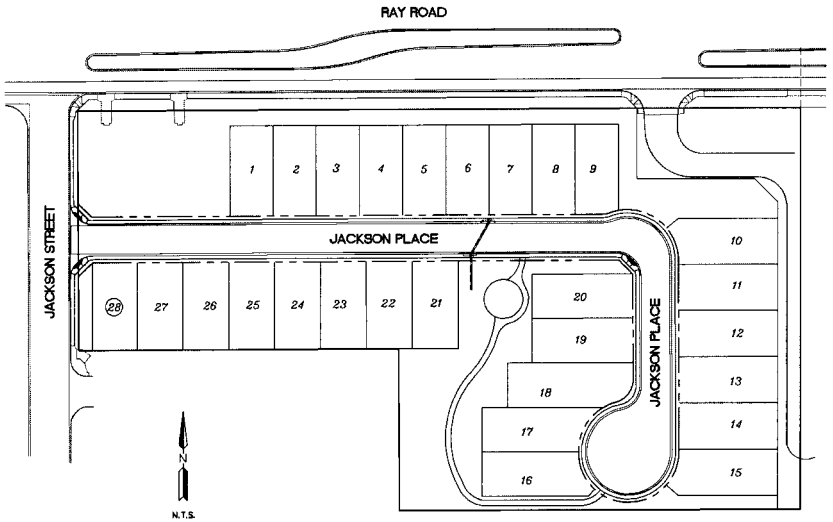
THENCE SOUTH 00 DEGREES 00 MINUTES 17 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF McQUEEN ROAD, A DISTANCE OF 400.02 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 09 SECONDS WEST A DISTANCE OF 449.25 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 17 SECONDS WEST A DISTANCE OF 435.00 FEET TO THE TRUE **POINT OF BEGINNING**; AND

EXCEPT THE SOUTH 175.00 FEET OF THE WEST 383.00 FEET; AND

EXCEPT THE WEST 33.00 FEET, EXCEPT THE SOUTH 175.00 FEET THEREOF.



SHEET INDEX

PP01	COVER SHEET
PP02	PRELIMINARY PLAT

OWNER/DEVELOPER:

D.R. HORTON INC
20410 N 19th AVENUE
SUITE 100
PHOENIX, AZ 85027
PHONE: (480) 483-0006
CONTACT: HOLLY JAMES

ENGINEER:

BOWMAN CONSULTING
3010 S. PRIEST DR. SUITE 103
CHANDLER, AZ 85282
PHONE: (480) 628-8830
CONTACT: TROY PETERSON

BASIS OF BEARING

BASIS OF BEARING IS N88°47'09"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 5 EAST ACCORDING TO THE FINAL PLAT FOR OSCO #19-228 PER BOOK 474 OF MAPS PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK

CITY OF CHANDLER BENCHMARK #26
SECTION 22, T1S, R5E, 3" CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH BETWEEN WARNER ROAD AND RAY ROAD; 450' WEST OF McQUEEN ROAD AT INTERSECTION OF CALLE DEL NORTE AND KINGSTON STREET

ELEVATION: 1218.88 (NGVD 29)
1220.85 (NAVD88)
EQUATION: NGVD29 + 1.785' = NAVD88

SITE DATA

ZONING:	PAD - PLANNED AREA DEVELOPMENT
TOTAL SINGLE FAMILY LOTS:	28
GROSS AREA:	6.46 ac
NET AREA:	6.46 ac
OPEN SPACE:	2.08 ac
DENSITY:	4.33 du/ac
MIN LOT SIZE:	47'x95'
MIN LOT AREA:	4,575 sf
MAX LOT AREA:	6,314 sf
AVERAGE LOT AREA:	4,995 sf
F.E.M.A. ZONE:	ZONE "X"
LATITUDE:	33° 19' 13"
LONGITUDE:	111° 49' 38"

UTILITIES SERVICES

WATER:	CITY OF CHANDLER
SEWER:	CITY OF CHANDLER
ELECTRIC:	ARIZONA PUBLIC SERVICE
TELEPHONE:	QWEST
CABLE:	COX COMMUNICATIONS
GAS:	SOUTHWEST GAS
RECLAIMED WATER:	CITY OF CHANDLER

FLOOD ZONE CERTIFICATION:

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 04013C2655 G, UPDATED SEPT. 30, 2005, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X IS DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

NOTES:

1. THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
2. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OF ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
3. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OF ACCEPTANCE WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

Bowman Consulting Group, Ltd.
3010 South Priest Drive Ste 103
Tempe, Arizona 85282
Phone: (480) 629-8830
www.bowmanconsulting.com

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PRELIMINARY PLAT
JACKSON PLACE
CHANDLER, ARIZONA
MARICOPA COUNTY

PPT 12-xxxx
PROJECT NUMBER

32334
D. TROY PETERSON
Expires 09/30/13

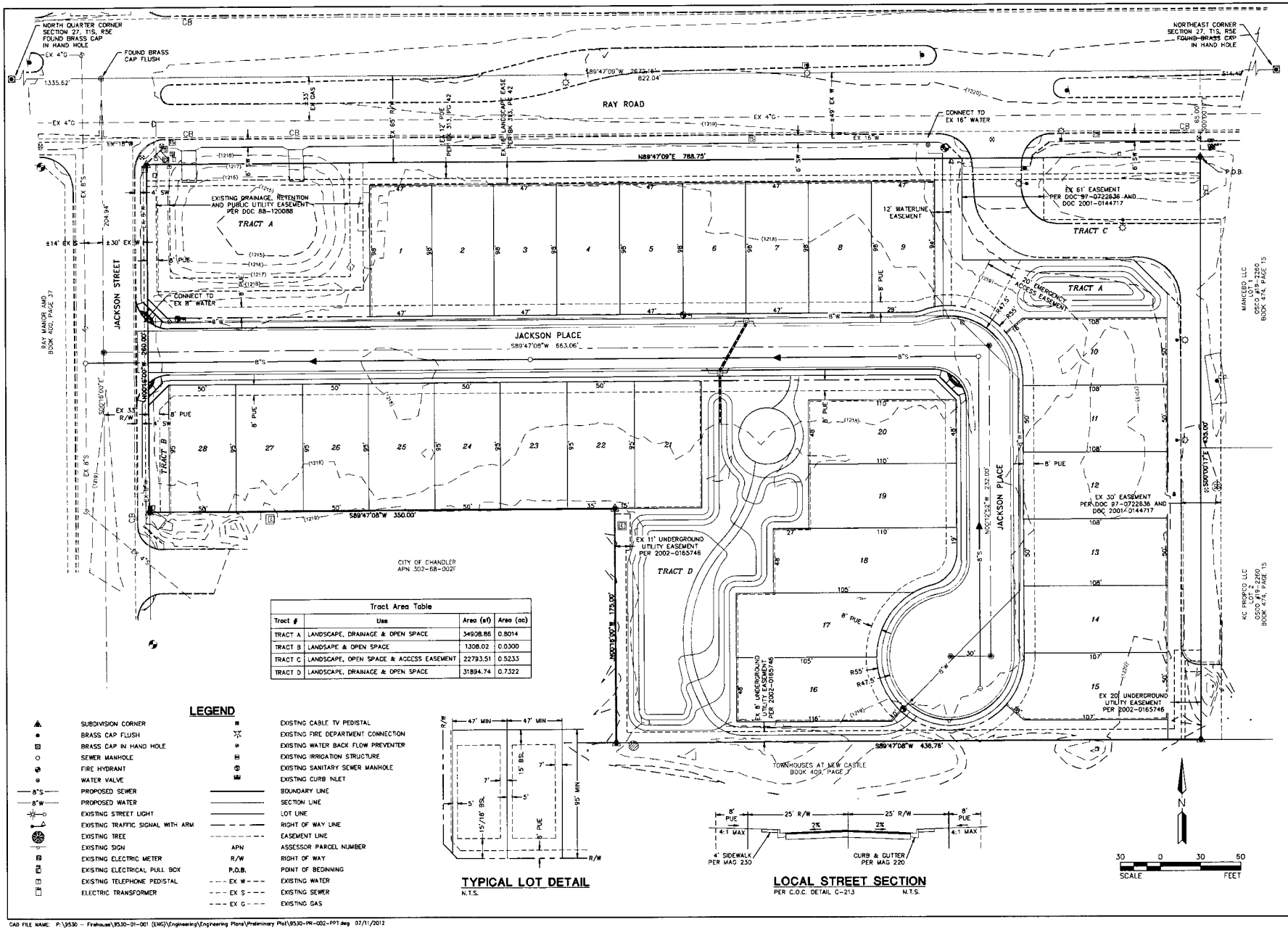
PLAN STATUS

DATE	DESCRIPTION

DESIGN	SKF	DRAWN	CHKD

SCALE H: AS NOTED
V: NONE
JOB No. 9530-01-001
DATE : JULY 2012
FILE No. PP01
SHEET 1 OF 2

CAD FILE NAME: P:\9530 - Firehouse\9530-01-001 (ENG)\Engineering\Engineering Plans\Preliminary Plat\9530-PR-001-PPT.dwg 07/11/2012



Tract Area Table			
Tract #	Use	Area (sf)	Area (ac)
TRACT A	LANDSCAPE, DRAINAGE & OPEN SPACE	34908.85	0.8014
TRACT B	LANDSAPE & OPEN SPACE	1308.02	0.0300
TRACT C	LANDSCAPE, OPEN SPACE & ACCESS EASEMENT	22793.51	0.5233
TRACT D	LANDSCAPE, DRAINAGE & OPEN SPACE	31894.74	0.7322

LEGEND

▲	SUBDIVISION CORNER	■	EXISTING CABLE TV PEDISTAL
•	BRASS CAP FLUSH	☆	EXISTING FIRE DEPARTMENT CONNECTION
▣	BRASS CAP IN HAND HOLE	⊕	EXISTING WATER BACK FLOW PREVENTER
○	SEWER MANHOLE	▥	EXISTING IRRIGATION STRUCTURE
◉	FIRE HYDRANT	⊛	EXISTING SANITARY SEWER MANHOLE
⊗	WATER VALVE	▦	EXISTING CURB INLET
8"S	PROPOSED SEWER		BOUNDARY LINE
8"W	PROPOSED WATER		SECTION LINE
	EXISTING STREET LIGHT		LOT LINE
	EXISTING TRAFFIC SIGNAL WITH ARM		RIGHT OF WAY LINE
	EXISTING TREE		EASEMENT LINE
	EXISTING SIGN	APN	ASSESSOR PARCEL NUMBER
	EXISTING ELECTRIC METER	R/W	RIGHT OF WAY
	EXISTING ELECTRICAL PULL BOX	P.O.B.	POINT OF BEGINNING
	EXISTING TELEPHONE PEDISTAL	EX W	EXISTING WATER
	ELECTRIC TRANSFORMER	EX S	EXISTING SEWER
		EX G	EXISTING GAS

TYPICAL LOT DETAIL
N.T.S.

LOCAL STREET SECTION
PER C.O.C. DETAIL C-213 N.T.S.

Bowman CONSULTING
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PRELIMINARY PLAT
JACKSON PLACE
MARICOPA COUNTY
CHANDLER, ARIZONA

PPT 12-xxxx
PROJECT NUMBER

32334 D. TROY PETERSON

PLAN STATUS	
DATE	DESCRIPTION
DESIGN SKF	DRAWN CHKD
SCALE H: AS NOTED V: NONE	
JOB No. 9530-01-001	
DATE : JULY 2012	
FILE No. PP02	
SHEET 2 OF 2	

CAD FILE NAME: P:\9530 - Firehouse\9530-01-001 (ENG)\Engineering\Engineering Plans\Preliminary Plat\9530-PR-002-PPT.dwg 07/11/2012