



Chandler · Arizona
Where Values Make The Difference

39
JUN 27 2013



MEMORANDUM Transportation & Development – CC Memo No. 13-065

DATE: JUNE 27, 2013

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
MARSHA REED, ASSISTANT CITY MANAGER *MR*
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: FPT12-0014 CALABRIA

Request: Final Plat (FPT) approval

Location: Southwest corner of Brooks Farm and Cooper roads

Applicant: Troy Ray; 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, Southeast Chandler Area Plan and in conformance with the site’s Planned Area Development (PAD) zoning, Planning Staff recommends approval.

BACKGROUND

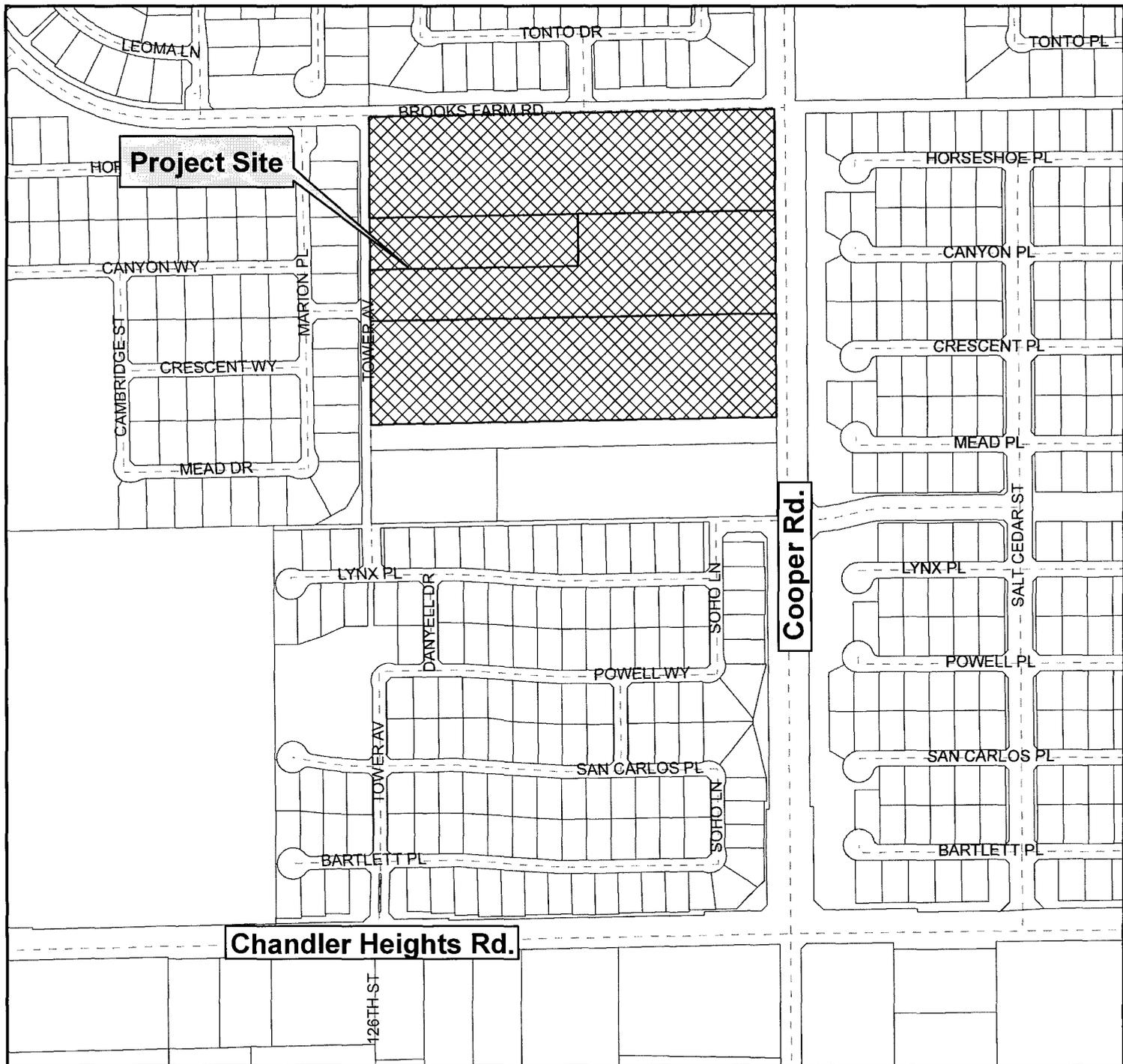
This Final Plat is for the Calabria single-family residential subdivision. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION

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

Attachments

1. Vicinity Maps
2. Final Plat

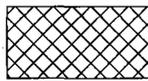
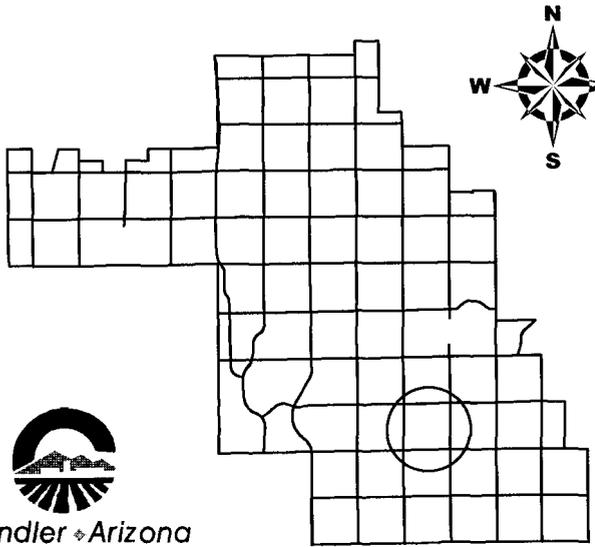


Cooper Rd.

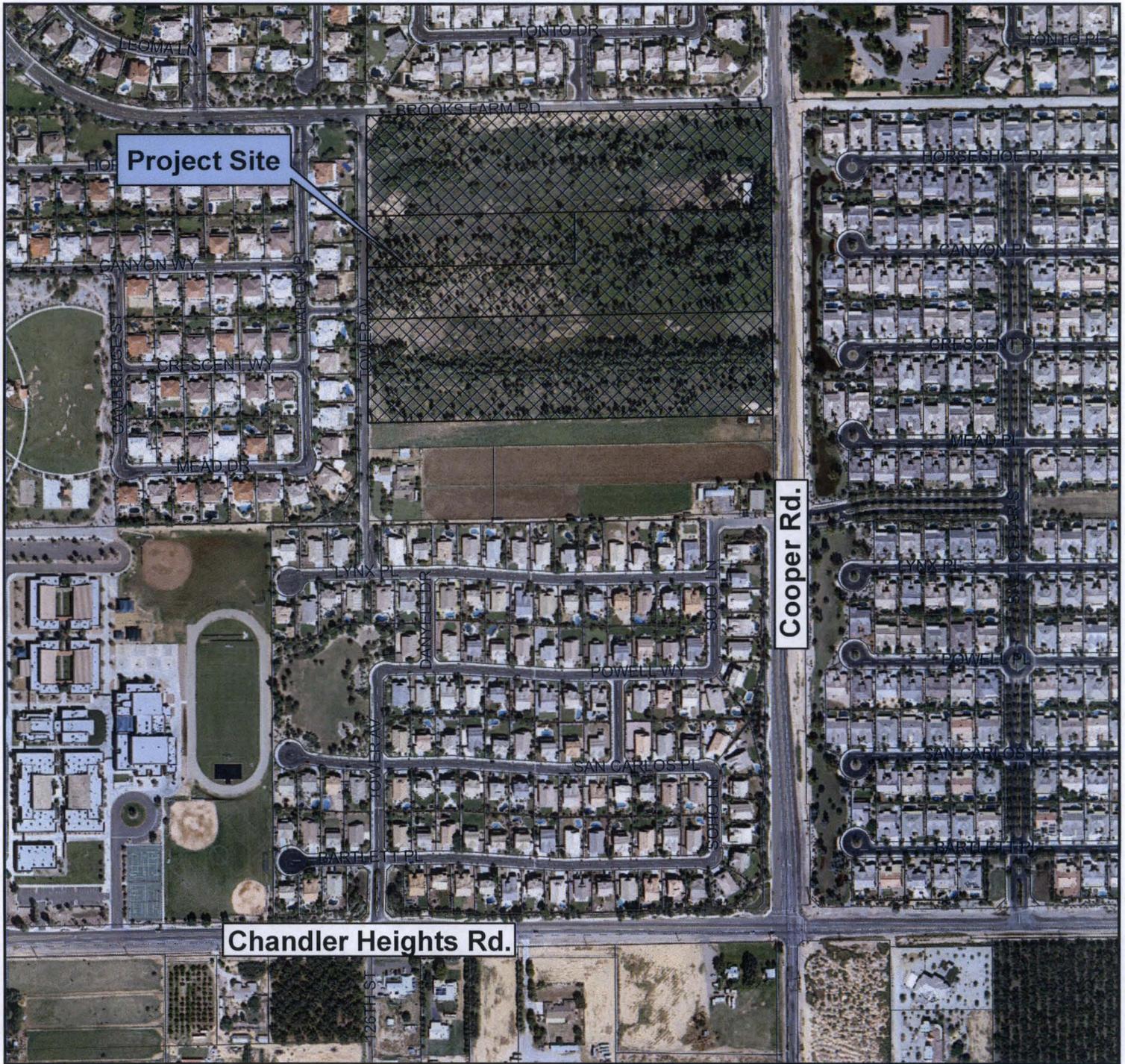
Chandler Heights Rd.

126TH ST

Vicinity Map



Calabria



Chandler Heights Rd.

Cooper Rd.

Project Site

Vicinity Map



Calabria

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT LAND HOLDINGS INVESTMENT CO., LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF "CALABRIA", A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "CALABRIA" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, 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. SOUTH COOPER ROAD, EAST BROOKS FARM ROAD, AND SOUTH TOWER AVENUE ARE HEREBY DEDICATED TO THE PUBLIC FOR THE USES AS SHOWN HEREON.

EASEMENTS ARE DEDICATED AS SHOWN ON THE PLAT FOR THE PURPOSES SHOWN WHICH INCLUDE IRRIGATION, WATER, SEWER, STREET LIGHT, SIGHT VISIBILITY AND VEHICULAR NON-ACCESS. THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF CHANDLER.

TRACTS "A" THRU "C" AND TRACTS "E" THRU "H" ARE NOT DEDICATED TO THE PUBLIC BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE CALABRIA PROPERTY OWNERS' ASSOCIATION, AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. THESE TRACTS ARE FURTHER DECLARED TO BE FOR THE PURPOSES OF STORM WATER RETENTION AND LANDSCAPING. ADDITIONALLY, TRACT "A" IS DECLARED TO BE FOR THE PURPOSE OF HAVING PRIVATE IRRIGATION.

TRACT "D" IS ALSO NOT TO BE CONSTRUED TO BE DEDICATED TO THE PUBLIC, BUT IS A COMMON AREA TRACT AND IS HEREBY DECLARED AS A PRIVATE STREET FOR THE BENEFIT OF THE CALABRIA PROPERTY OWNERS' ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. AN EASEMENT IS HEREBY DEDICATED TO THE PUBLIC FOR REFUSE COLLECTION, PUBLIC UTILITY, DRAINAGE AND EMERGENCY AND SERVICE TYPE VEHICLES OVER TRACT "D" OF THE PROPERTY OWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF COMMON AREA TRACTS. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION OF THE ADJUTING PROPERTY OWNER. ALL TRACTS SHALL BE IMPROVED IN ACCORDANCE WITH APPROVED PLANS AND DEED TO THE CALABRIA PROPERTY OWNERS' ASSOCIATION AFTER PLAT RECORDATION.

IN WITNESS WHEREOF: LAND HOLDINGS INVESTMENT CO., LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNERS, HAVE HERETO CAUSED THEIR CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED.

LAND HOLDINGS INVESTMENT CO., LLC
BY: _____ DATE _____

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }
ON THIS _____ DAY OF _____ 2013, 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 _____

RATIFICATION

BY THIS RATIFICATION _____ DULY ELECTED PRESIDENT OF CALABRIA PROPERTY OWNERS' ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }
ON THIS _____ DAY OF _____ 2013, 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 _____

LIEN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED NATIONAL BANK OF ARIZONA AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN INSTRUMENT NO. 2011-042042Z, RECORDS OF MARICOPA RECORDER, MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAME THIS _____ DAY OF _____ 2013.

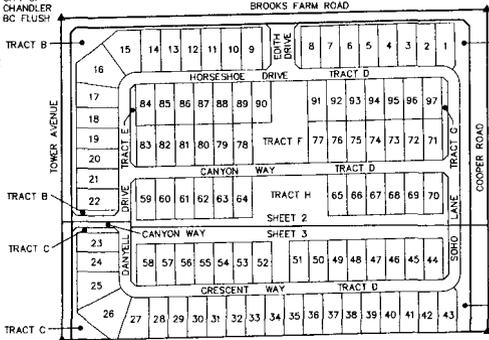
BY: _____ DATE _____

ITS: MANAGER _____ DATE _____

DATE: May 24, 2013 FILE: P:\Projects\2012\0210119 - Calabria\Survey\CGN - DWG\CALABRIA FINAL PLAT V2.dwg

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



LEGEND

- BSL BACK SET LINE
- P/L PROPERTY LINE
- MCR MARICOPA COUNTY RECORDS
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- ROW RIGHT OF WAY
- CP COTTON PICKER SPINDLE
- BC BRASS CAP
- BCMH BRASS CAP IN HAND HOLE
- SWE SIDEWALK EASEMENT
- BOUNDARY LINE
- RIGHT OF WAY LINE
- EXISTING RIGHT OF WAY
- CENTERLINE
- EASEMENT LINE
- LOT LINE

- BRASS CAP FLUSH UNLESS NOTED OTHERWISE
- SUBDIVISION CORNER (AS NOTED)
- 30' X 30' VISIBILITY EASEMENT, SEE RESTRICTIONS ON P.A.D. TYPICAL DETAIL
- 5' WATERLINE, STREETLIGHT AND SIDEWALK EASEMENT

- INST. #2010-041800Z, MCR & INST. #2012-0491118, MCR PER RE-RECORDED QUIT CLAIM DEED
- ALTA SURVEY, BK.1106, PG.27, MCR
- PLSS SUBDIVISION RECORD OF SURVEY (GDACS), BK.589, PG.48, MCR

TRACT TABLE

NAME	AREA (SF)	DESCRIPTION OF USE
TRACT A	41,724	RETENTION / LANDSCAPING / PRIVATE IRRIGATION
TRACT B	26,715	RETENTION / LANDSCAPING
TRACT C	11,803	RETENTION / LANDSCAPING
TRACT D	176,139	PRIVATE STREETS, PUE
TRACT E	4,357	LANDSCAPING
TRACT F	36,235	RETENTION / LANDSCAPING
TRACT G	4,368	LANDSCAPING
TRACT H	120,304	RETENTION / LANDSCAPING

THE USES SHOWN IN THE TRACT AREA TABLE ARE BLANKET AND COVER THE ENTIRE TRACT. OTHER EASEMENTS MAY AFFECT ONLY PORTIONS OF THE ABOVE LISTED TRACTS AND ARE AS SHOWN ON THE PLAT.

SITE DATA

5/8" REBAR WITH TAG STAMPED RLS 33868
ZONING P.A.D.
GROSS AREA 1,514,835 SF = 30,1757 ACRES
NET AREA 1,192,708 SF = 27,3807 ACRES
NUMBER OF LOTS 97 (SEE SHEET 3 FOR LOT AREAS)

SHEET INDEX

FPO1 COVER SHEET
FPO2 & FPO3 PLAN SHEETS

CERTIFICATE OF ASSURED WATER SUPPLY

LAND HOLDINGS INVESTMENT CO., LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS RECEIVED A CERTIFICATE OF ASSURED WATER SUPPLY FOR THIS SUBDIVISION PURSUANT TO A.R.S. 45-576. SUBMITS SAID CERTIFICATE WITH THIS PLAT.

NOTES:

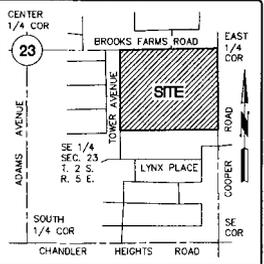
- ALL UTILITIES AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- ALL TRACTS SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE PROPERTY OWNERS ASSOCIATION. THE PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- ALL INDIVIDUAL LOT AND TRACT PROPERTY 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.
- 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.
- 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.
- THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS ("TITLEHOLDER(S)") SHALL BE RESPONSIBLE FOR IRRIGATION OF THE COMMON AREA TRACTS. THE SOURCE OF IRRIGATION WATER FOR THE COMMON AREA TRACTS SHALL BE RECLAIMED WATER ("EFFLUENT"), BUT IF RECLAIMED WATER IS UNAVAILABLE AT THE TIME CONSTRUCTION IN THE SUBDIVISION BEGINS, THE TITLEHOLDER(S) SHALL CAUSE THE COMMON AREA TRACTS TO BE IRRIGATED AND SUPPLIED WITH WATER, OTHER THAN SURFACE WATER FROM ANY IRRIGATION DISTRICT, THROUGH SOURCES CONSISTENT WITH THE ARIZONA LAW AND THE RULES AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. ONCE EFFLUENT OF THE QUANTITY AND QUALITY NEEDED TO SUPPORT SUCH COMMON AREA TRACTS IS AVAILABLE, THEN THE TITLEHOLDER(S) SHALL CAUSE EFFLUENT TO BE USED TO IRRIGATE THE COMMON AREA TRACTS. AT SUCH TIME AS TITLE TO THE COMMON AREA TRACTS IS SOLD OR OTHERWISE TRANSFERRED, IN WHOLE OR IN PART, WHETHER TO THE SUBDIVISION PROPERTY OWNERS' ASSOCIATION OR TO SOME THIRD PARTY, THE TITLEHOLDER(S) SHALL ALSO SELL OR TRANSFER AT THE OPTION OF THE PARTY ACQUIRING TITLE THERETO, ANY WATER RIGHTS OR PERMITS HELD BY OR IN THE NAME OF THE TITLEHOLDER(S) BENEFITING OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS.
- REFER TO COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) FOR ADDITIONAL EASEMENTS NOT SHOWN HEREON.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS A CITY OF CHANDLER APPROVED BENCHMARK NO. 49A BEING A BRASS CAP IN CONCRETE, FLUSH, LOCATED AT THE INTERSECTION OF LYNX PLACE AND SOHO LANE WHICH HAS AN NAVD88 ELEVATION = 1242.34' AND AN NGVD29 ELEVATION = 1240.36'

BASIS OF BEARINGS

THE BASIS OF BEARING IS S02°30'2"E FOR THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, CITY OF CHANDLER, ARIZONA, AS SHOWN ON A PLSS RECORD OF SURVEY MARICOPA COUNTY GEODETIC DEMONSTRATION AND CADASTRAL SURVEY (GDACS) RECORDED IN BOOK 589, PAGE 48, MARICOPA COUNTY RECORDS.



VICINITY MAP

FLOOD ZONE

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) 04013C3035H DATED SEPTEMBER 30, 2005, THIS SUBDIVISION IS LOCATED IN FLOOD ZONE X. ZONE X IS DEFINED AS FOLLOWS: AREAS OF 0.1% 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.

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.

Troy A. Bay DATE
REGISTERED LAND SURVEYOR NO. 33868
3838 NORTH CENTRAL AVENUE, SUITE 1250
PHOENIX, ARIZONA 85012



CITY OF CHANDLER CERTIFICATIONS

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 THEY ARE PLATTED.

PLANNING & DEVELOPMENT DIRECTOR _____ DATE _____

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

CITY ENGINEER _____ DATE _____

ACCEPTANCE

BY ACCEPTANCE OF THIS PLAT THE CITY OF CHANDLER AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED.

CITY OF CHANDLER APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS DAY OF _____ 2013

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CLERK _____ DATE _____

COUNTY RECORDER stamp area with fields for No., By, Date, Record, Appr., Date.

Table with columns: No., By, Date, Record, Appr., Date. Includes RITCOCH-POWELL & ASSOCIATES stamp and a summary row: DATE 1/15/13, DATE 1/15/13, DATE 1/15/13, SHEET 1, TOTAL SHEETS 3.

C.C.C. LOG NO. EPT. 12-0014

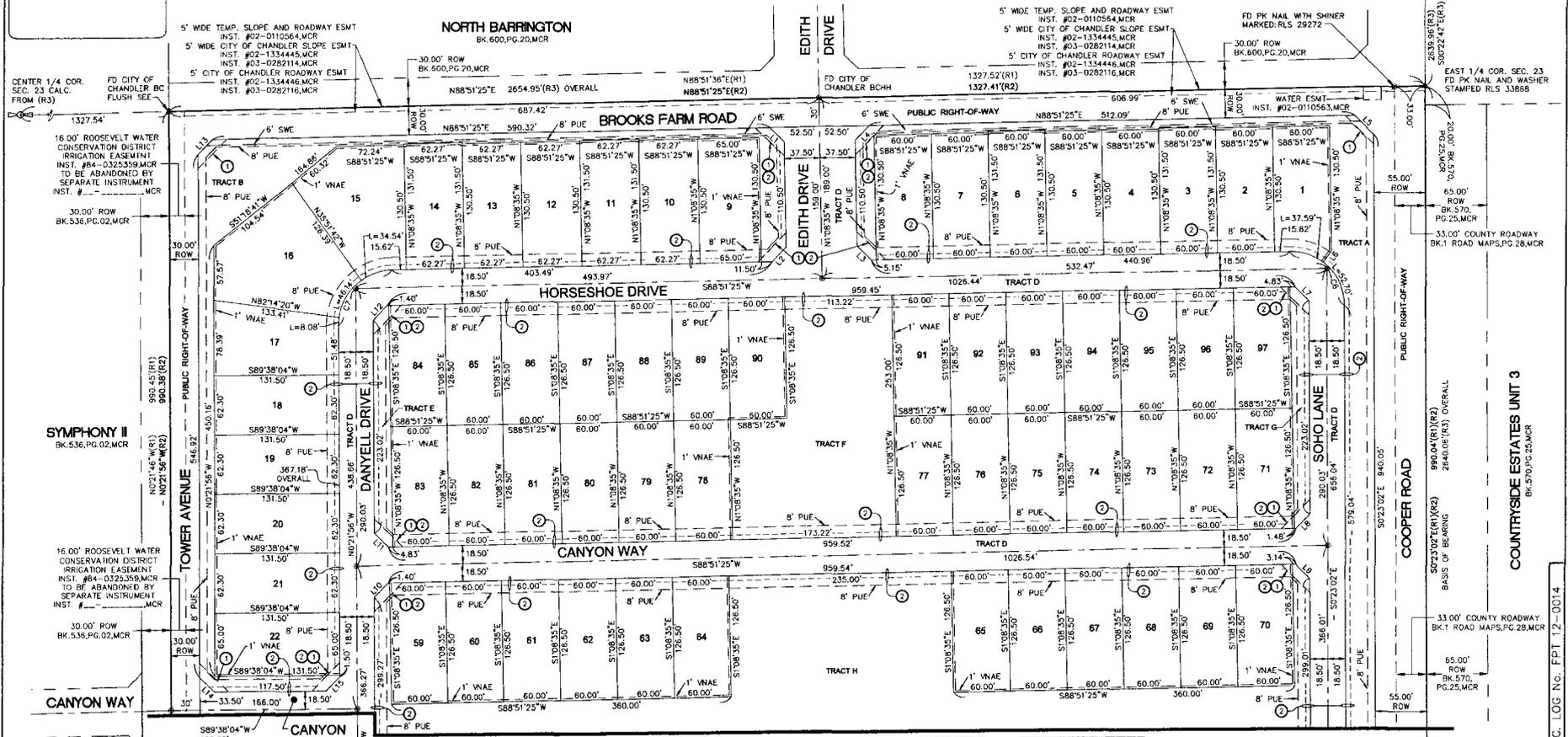
COUNTY RECORDER

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



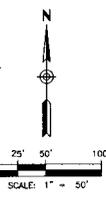
SYMPHONY II
BK.536,PG.02,MCR

16.00' ROOSEVELT WATER
CONSERVATION DISTRICT
IRRIGATION EASEMENT
INST. #64-0325359,MCR
TO BE ABANDONED BY
SEPARATE INSTRUMENT
INST. # _____

16.00' ROOSEVELT WATER
CONSERVATION DISTRICT
IRRIGATION EASEMENT
INST. #64-0325359,MCR
TO BE ABANDONED BY
SEPARATE INSTRUMENT
INST. # _____

OWNER/DEVELOPER
LAND HOLDINGS INVESTMENT CO., LLC
1321 E. BASELINE ROAD
GILBERT, AZ 85234
PHONE: 480.892.4492
CONTACT: PAUL DUGAS, DIRECTOR OF LAND DEVELOPMENT

PREPARED BY
RITCHIE-POWELL & ASSOCIATES
3838 NORTH CENTRAL AVE.
SUITE 1250
PHOENIX, ARIZONA 85012
PHONE: 602.263.1177
FAX: 602.277.6286
CONTACT: TROY A. RAY, RLS
MARK R. SANDWICK, LSIT



LEGEND

- BSL BACK SET LINE
- P/L PROPERTY LINE
- MCR MARICOPA COUNTY RECORDS
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- ROW RIGHT OF WAY
- OP COTTON PICKER SPINDLE
- BC BRASS CAP
- BOHH BRASS CAP IN HAND HOLE
- BOUNDARY LINE
- - - RIGHT OF WAY LINE
- - - EXISTING RIGHT OF WAY
- - - CENTERLINE
- - - EASEMENT LINE
- ... LOT LINE

MATCHLINE - SEE SHEET 3

- SWE SIDEWALK EASEMENT
- ⊗ BRASS CAP FLUSH UNLESS NOTED OTHERWISE
- ▲ SUBDIVISION CORNER (AS NOTED)
- ⊙ 30' X 30' VISIBILITY EASEMENT, SEE RESTRICTIONS ON P.A.D. TYPICAL DETAIL.
- ⊕ 5" WATERLINE, STREETLIGHT AND SIDEWALK EASEMENT
- (R1) INST. #2010-0418002, MCR & INST. #2012-0491118, MCR PER RE-RECORDED QUIT CLAIM DEED
- (R2) ALTA SURVEY, BK.1106, PG.27, MCR
- (R3) PLS SUBDIVISION RECORD OF SURVEY (GDACS), BK.589, PG.48, MCR

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	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°15'45"W	21.36'
L20	S39°17'08"E	15.46'

LINE	BEARING	LENGTH
L21	S88°50'33"W	35.63'
L22	S89°50'33"W	32.26'

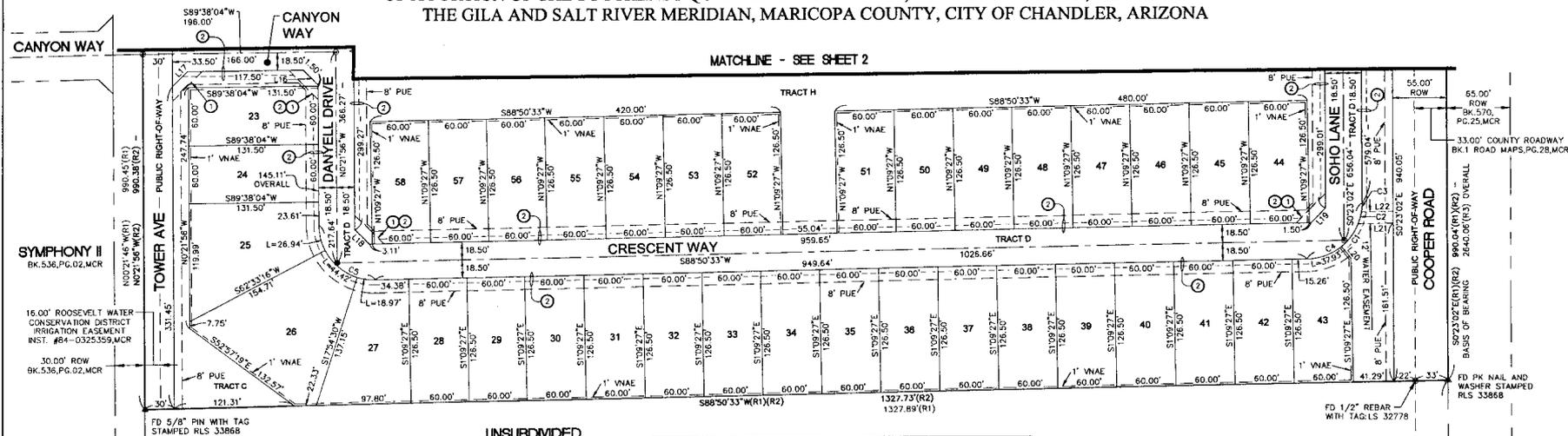


RITCHIE-POWELL & ASSOCIATES					
3838 NORTH CENTRAL AVE., SUITE 1250 PHOENIX, AZ 85012 (602) 263-1177					
NO.	BY	DATE	REVISION	APPR.	DATE
DESIGNED	DRAWN	CHECKED	DATE	DATE	DATE
TAR	MRS	TAR	1/15/13	1/15/13	1/15/13
DATE	DATE	DATE	DATE	DATE	DATE
1/15/13	1/15/13	1/15/13	1/15/13	1/15/13	1/15/13
SRVY					2 OF 3

C.C.G. LOG No. EPT 12-0014

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



SYMPHONY II
BK. 536, PG. 02, MCR

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

30.00' ROW BK. 536, PG. 02, MCR

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

UNSUBDIVIDED
SIXTO FRANCO INST. #85-0029983, MCR

CURVE	DELTA	RADIUS	LENGTH
C1	29°09'56"	57.00'	29.01'
C2	12°35'57"	57.00'	12.53'
C3	9°20'01"	57.00'	9.29'
C4	89°13'24"	57.00'	88.76'
C5	90°47'31"	57.00'	90.32'

CURVE	DELTA	RADIUS	LENGTH
C6	90°45'22"	57.00'	90.29'
C7	89°13'21"	57.00'	88.76'

MIGUEL & MARY ARTECHE
INST. #85-0029983, MCR

LOT NO.	SQUARE FEET
1	8,018
2	7,830
3	7,890
4	7,830
5	7,830
6	7,890
7	7,830
8	7,830
9	8,483
10	8,127
11	8,189
12	8,127
13	8,127
14	8,189
15	11,886
16	13,685
17	9,077
18	8,192
19	8,192
20	8,192
21	8,192
22	8,548
23	7,890
24	7,890
25	11,420

LOT NO.	SQUARE FEET
26	14,586
27	9,627
28	7,590
29	7,590
30	7,590
31	7,590
32	7,590
33	7,590
34	7,590
35	7,590
36	7,590
37	7,590
38	7,590
39	7,590
40	7,590
41	7,590
42	7,590
43	7,784
44	7,590
45	7,590
46	7,590
47	7,590
48	7,590
49	7,590
50	7,590

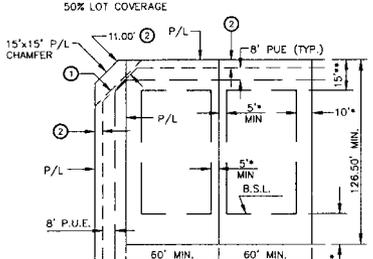
LOT NO.	SQUARE FEET
51	7,590
52	7,590
53	7,590
54	7,590
55	7,590
56	7,590
57	7,590
58	7,590
59	7,590
60	7,590
61	7,590
62	7,590
63	7,590
64	7,590
65	7,590
66	7,590
67	7,590
68	7,590
69	7,590
70	7,590
71	7,590
72	7,590
73	7,590
74	7,590
75	7,590

LOT NO.	SQUARE FEET
76	7,590
77	7,590
78	7,590
79	7,590
80	7,590
81	7,590
82	7,590
83	7,590
84	7,590
85	7,590
86	7,590
87	7,590
88	7,590
89	7,590
90	7,590
91	7,590
92	7,590
93	7,590
94	7,590
95	7,590
96	7,590
97	7,590

LEGEND

- BSL BACK SET LINE
- P/L PROPERTY LINE
- MCR MARICOPA COUNTY RECORDS
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- VNAE VEHICULAR NON-ACCESS EASEMENT
- ROW RIGHT OF WAY
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- ▲ SUBDIVISION CORNER (AS NOTED)
- ① 30' x 30' VISIBILITY EASEMENT, SEE RESTRICTIONS ON P.A.D. TYPICAL DETAIL
- ② 5' WATERLINE, STREETLIGHT AND SIDEWALK EASEMENT
- (R1) INST. #2010-0418002, MCR & INST. #2012-0491118, MCR PER RE-RECORDED QUIT CLAIM DEED
- (R2) ALTA SURVEY, BK.1106, PG.27, MCR
- (R3) PLS SUBDIVISION RECORD OF SURVEY (GDACS), BK. 589, PG. 48, MCR

P.A.D. TYPICAL LOT DETAIL



- ① 30' x 30' VISIBILITY EASEMENT. SUBJECT TO THE FOLLOWING RESTRICTIONS: GROUND COVER, FLOWERS, AND GRANITE LESS THAN 2" (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 6" ABOVE GROUND IN THIS AREA. TREES SHALL NOT BE SPACED LESS THAN 8' APART.
- ② 5' WATERLINE, STREETLIGHT AND SIDEWALK EASEMENT
- * - TOTAL SIDE YARD SETBACK IS 15'.
- ** - 30' MIN. REAR YARD SET BACK FOR 2-STORY HOMES. 15' MIN. FRONT YARD SET BACK TO LIVEABLE AREA 20' MIN. FRONT YARD SET BACK TO GARAGE. PORCHES CAN EXTEND INTO REAR SET BACK BY 10'. PORCHES CAN EXTEND INTO FRONT SET BACK BY 5'



COUNTY RECORDER

RITCOCH-POWELL & ASSOCIATES								
3838 NORTH CENTRAL AVE., SUITE 1250 PHOENIX, AZ 85012 (602) 263-1177								
NO.	BY	DATE	REVISION	APPR.	DATE			
DESIGNED:	TAR	DRAWN:	MRS	CHECKED:	TAR	INC. NO.:	SHEET NO.:	TOTAL SHEETS:
DATE:	1/15/13	DATE:	1/15/13	DATE:	1/15/13	BY:	SVY1	3 OF 3

C.O.C. LOG No. FPI-12-001-4