#68

AUG 15 2013
Chandler

Chandler · Arizona
Where Values Make The Difference

All-America City
2010

MEMORANDUM **Transportation & Development – CC Memo No. 13-090**

DATE: AUGUST 15, 2013

TO: MAYOR AND COUNCIL

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

FROM: ERIK SWANSON, CITY PLANNER ES

SUBJECT: FPT13-0004 JACARANDA PLACE

Request: Final Plat (FPT) approval

Location: West of the northwest corner of Lindsay and Riggs roads

Applicant: Sherrie Koshiol; Bowman Consulting Group

Project Info: 57 single-family residential lots on approximately 25 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

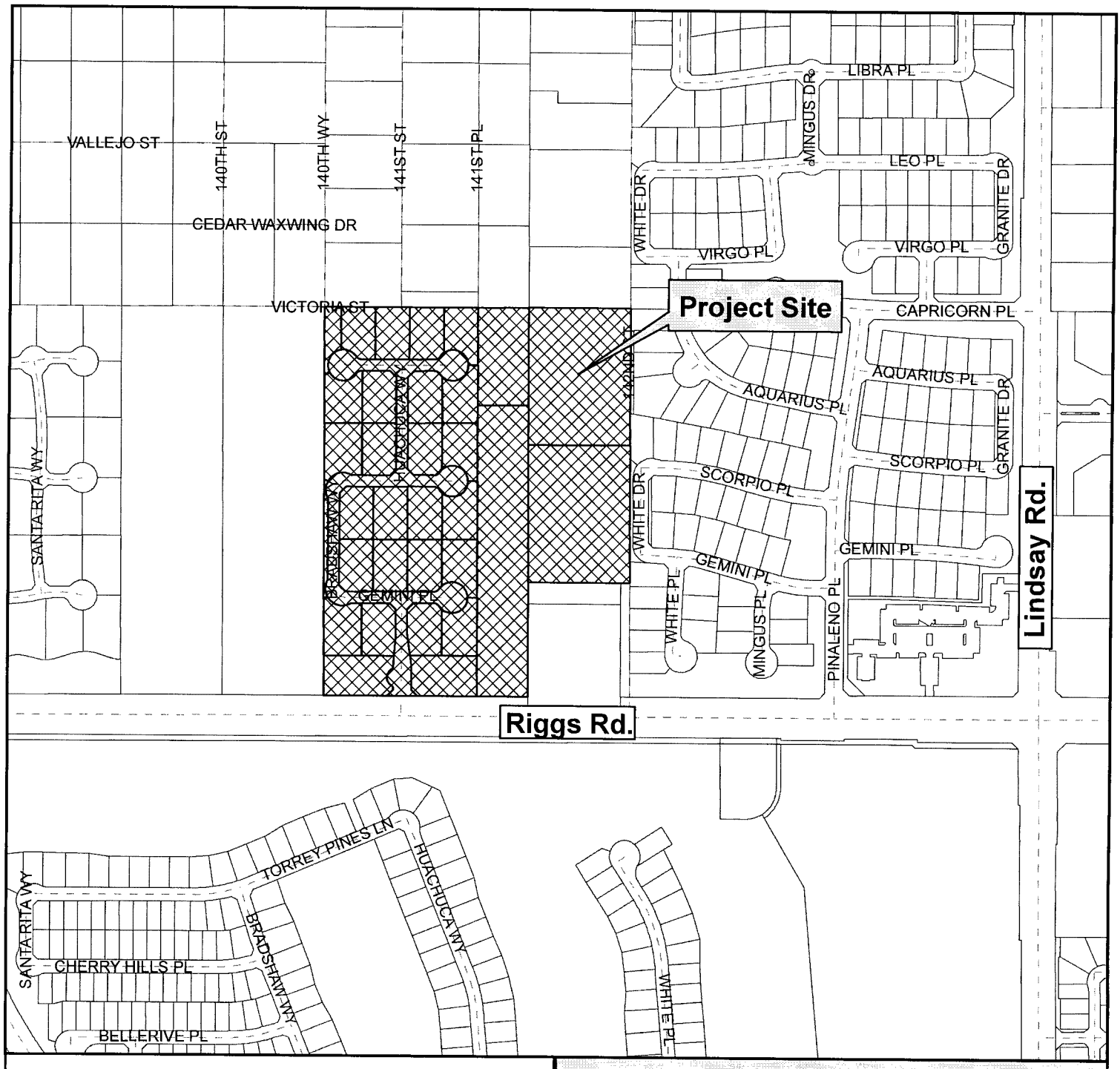
This Final Plat is for the recently approved Jacaranda Place single-family residential subdivision. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION

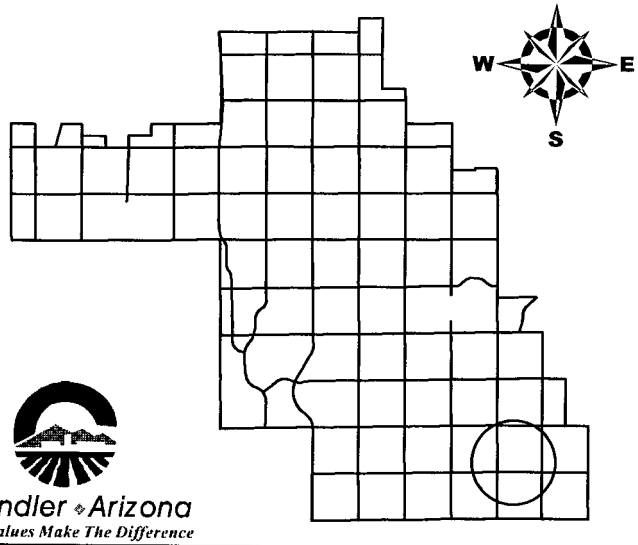
Move to approve Final Plat FPT13-0004 JACARANDA PLACE, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map



Jacaranda Place

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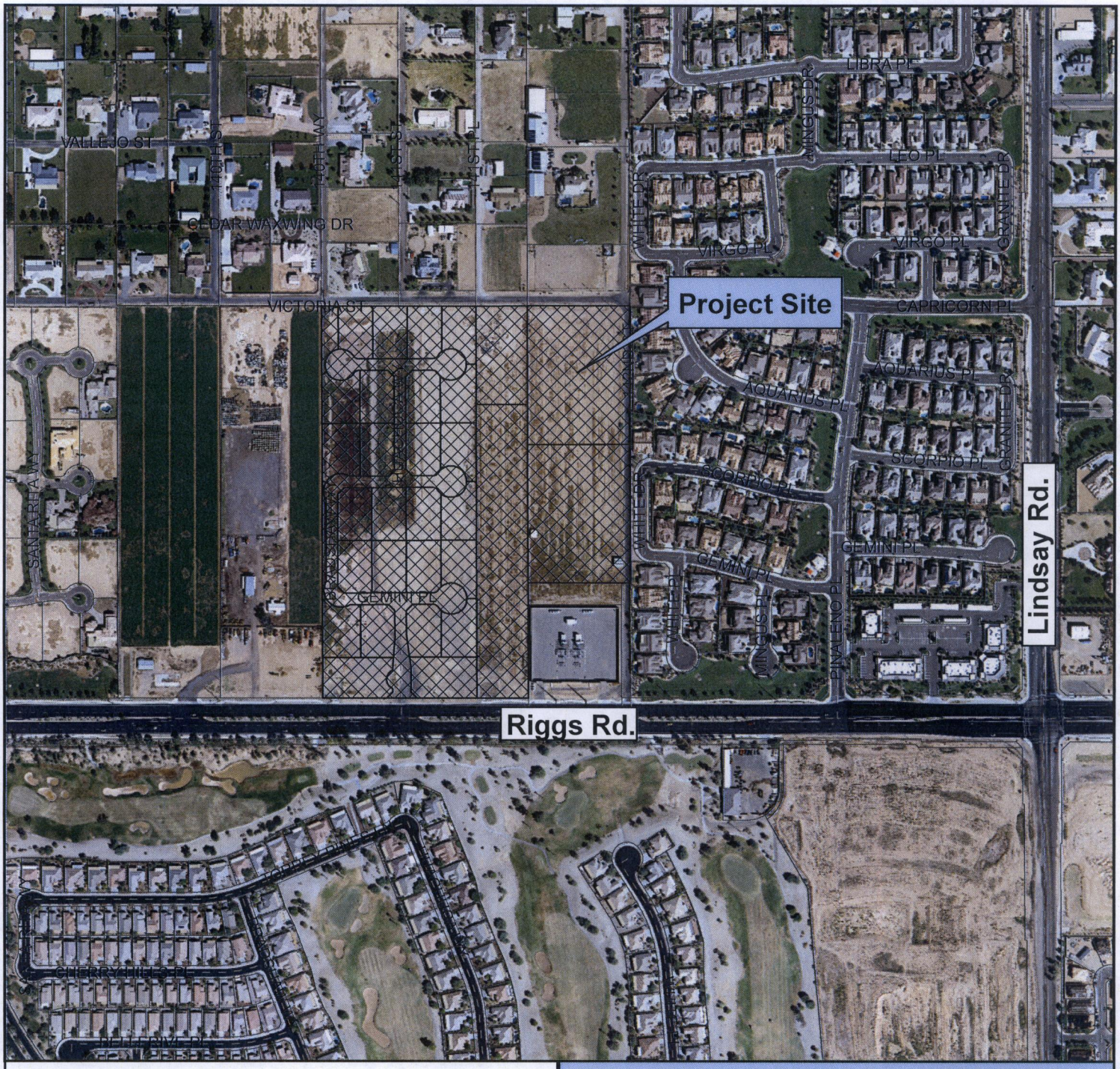
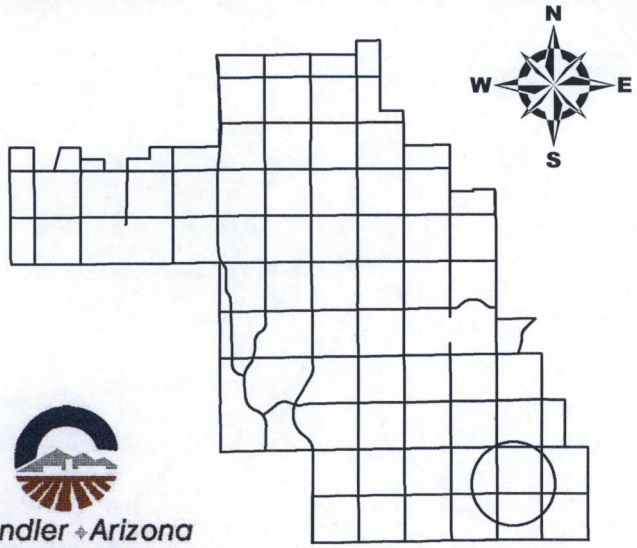
CITY OF CHANDLER 7/25/2013



Vicinity Map



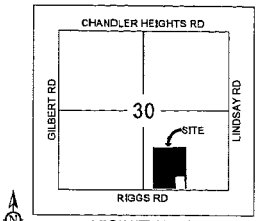
Jacaranda Place

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 7/25/2013

A FINAL PLAT OF
"JACARANDA PLACE RE-PLAT"

A RE-PLAT OF "JACARANDA PLACE" RECORDED IN BOOK 959 OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA AND A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
NTS

DEDICATION

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT ASHTON WOODS ARIZONA, LLC, A NEVADA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "JACARANDA PLACE RE-PLAT ", A RE-PLAT OF "JACARANDA PLACE" RECORDED IN BOOK 959 OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA AND A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS FINAL PLAT AS AND FOR THE FINAL PLAT OF SAID "JACARANDA PLACE RE-PLAT" AND HEREBY DECLARE THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PARCELS, LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH PARCEL, LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. THAT ASHTON WOODS ARIZONA, LLC, A NEVADA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE RIGHT-OF-WAY FOR 142ND STREET AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES.

TRACTS "A" THROUGH "L" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AND DECLARED TO BE COMMON PROPERTY WITHIN A PARCEL ASSESSMENT AREA TO BE OWNED AND MAINTAINED BY THE JACARANDA PLACE HOMEOWNERS ASSOCIATION FOR THE USE AND ENJOYMENT OF THE OWNERS OF THE LOTS WITHIN "JACARANDA PLACE RE-PLAT" AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR JACARANDA PLACE.

THE STREETS ARE PRIVATE STREETS, THERE IS HEREBY DECLARED TO BE A PERPETUAL EASEMENT ON TRACT "M" FOR PRIVATE ROADWAYS AND INGRESS/EGRESS TO AND FROM EACH LOT BY THE OWNER THEREOF, THE OWNER'S FAMILY, THE OWNER'S TENANTS, AND THEIR GUESTS, INVITEES, CONTRACTORS, AND EMPLOYEES. OWNER GRANTS TO THE CITY OF CHANDLER AND APPLICABLE UTILITY PROVIDERS AND SERVICE PROVIDERS A PERPETUAL EASEMENT OVER, UNDER, THROUGH AND ACROSS TRACT "M" FOR (1) THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITY LINES AND ANCILLARY FACILITIES, INCLUDING, WITHOUT LIMITATION, ELECTRICITY, GAS, TELEPHONE, CABLE TV, PUBLIC WATER, PUBLIC RECLAIMED WATER, AND PUBLIC SEWER LINES, (2) INGRESS AND EGRESS FOR THE OPERATION AND MAINTENANCE OF SUCH UTILITY LINES AND FACILITIES, AND (3) INGRESS AND EGRESS FOR TRASH REMOVAL AND EMERGENCY SERVICE VEHICLES.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

THE LANDSCAPE MAINTENANCE OF ALL TRACTS IS THE RESPONSIBILITY OF THE JACARANDA PLACE HOMEOWNERS ASSOCIATION. THE MAINTENANCE OF THE LANDSCAPING WITHIN THE RIGHT OF WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE JACARANDA PLACE HOMEOWNERS ASSOCIATION OR ABUTTING PROPERTY OWNER. ALL TRACTS SHALL BE IMPROVED IN ACCORDANCE WITH APPROVED PLANS AND DEEDED TO THE JACARANDA PLACE HOMEOWNERS ASSOCIATION AFTER FINAL PLAT RECORDATION.

ALL TRACTS LOTS AND EASEMENTS SHOWN ON THE FINAL PLAT OF "JACARANDA PLACE" RECORDED IN BOOK 959 OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA SHALL BE ABANDONED UPON APPROVAL OF THIS PLAT.

IN WITNESS WHEREOF: ASHTON WOODS ARIZONA, LLC, A NEVADA LIMITED LIABILITY COMPANY HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED.

BY: ASHTON WOODS ARIZONA, LLC.
A NEVADA LIMITED LIABILITY COMPANY

ITS: _____

BY: _____

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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

_____, 20____

NOTES

1) THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.

2) CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.

3) 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.

4) 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.

5) ALL UTILITIES AND 12KV ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.

6) ALL INDIVIDUAL LOT 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.

7) 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 5' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

8) THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE X PER FEMA FLOOD INSURANCE RATE MAP 04013C2870H, DATED SEPTEMBER 30, 2005.

9) ALL OFFICIAL SEALS AND STAMPS AFFIXED TO THE FINAL PLAT MUST BE IN BLACK INK AS REQUIRED BY THE MARICOPA COUNTY RECORDER'S OFFICE. ALL SIGNATURES MUST BE IN BLACK INK.

10) 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 HOMEOWNERS 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.

11) ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED THE CITY OF CHANDLER AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE JACARANDA PLACE COMMUNITY ASSOCIATION. THE JACARANDA PLACE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

12) THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.

13) A #4 REBAR 18" IN LENGTH WILL BE SET AT EACH PROPERTY CORNER FOLLOWING MASS GRADE.

LEGEND

- SUBDIVISION BOUNDARY
- ROAD MONUMENT LINE
- ACCESS EASEMENT
- (PUE) PUBLIC UTILITY EASEMENT
- SEWER EASEMENT
- (VE) VISIBILITY EASEMENT
- (VNAE) VEHICLE NO-ACCESS EASEMENT
- (WSLE) WATER & STREET LIGHT EASEMENT
- WATER EASEMENT
- LOT LINE
- (R/W) RIGHT-OF-WAY
- RIGHT-OF-WAY (EXISTING)
- SECTION LINE

- BRASS CAP IN HAND HOLE (EXISTING)
- SET MONUMENT PER MAG DTL 120-1
- SUBDIVISION CORNER
- FOUND SURVEY MONUMENT (AS NOTED)

M.C.R. MARICOPA COUNTY RECORDER
ESMT EASEMENT
G&SRM GILA & SALT RIVER MERIDIAN
WSLE WATER & STREET LIGHT EASEMENT
DOC. DOCUMENT
NO. NUMBER
DKT. DOCKET
PG. PAGE

HOMEOWNERS ASSOCIATION RATIFICATION

RATIFICATION:

BY THIS RATIFICATION _____
(PRINTED NAME)

DULY ELECTED _____
(PRINTED TITLE)

OF _____

ACKNOWLEDGES RESPONSIBILITIES DEDICATED HEREON.

_____ _____
SIGNATURE DATE

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS.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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

_____, 20____

BOUNDARY CORNER NOTIFICATION

PER THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS (ADOPTED FEB. 8, 2010). EXTERIOR BOUNDARY CORNERS WILL BE SET BY THE SURVEYOR WHO CERTIFIED THIS PLAT. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO ENSURE THAT INTERIOR CORNERS OF THE SUBDIVISION ARE SET (I) WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE CONSTRUCTION IMPROVEMENTS, OR (II) WITHIN TWO (2) YEARS AFTER RECORDATION OF THE SUBDIVISION PLAT, WHICHEVER DATE IS FIRST TO OCCUR. THE INTERIOR CORNERS OF THE SUBDIVISION MAY BE STAKED BY SURVEYORS OTHER THAN WHO CERTIFIED THIS SURVEY. IT WILL BE THE RESPONSIBILITY OF THE OTHER SURVEYOR WHO STAKES THE INTERIOR CORNERS OF THE SUBDIVISION TO RECORD A "RECORD OF SURVEY" WITH THE COUNTY RECORDER CONSISTENT WITH CURRENT ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.

BY: _____

ITS: _____

GROSS AREA

1,092,471 SQ.FT. OR 25.0797 ACRES, MORE OR LESS

TOTAL TRACT AREA

419,828 SQ.FT. OR 9.6379 ACRES, MORE OR LESS

TOTAL PARCEL AREA

672,643 SQ.FT. OR 15.4418 ACRES, MORE OR LESS

ENGINEER:

BOWMAN CONSULTING GROUP
3010 S. PRIEST DR., # 101
TEMPE, ARIZONA 85282
(480) 629-8830
CONTACT: SHERRI KOSHIOL

DEVELOPER:

ASHTON WOODS HOMES
8991 E. CAMELBACK ROAD, #A-300
SCOTTSDALE, AZ 85251
PHONE: (480) 515-9955
CONTACT: MARI FLYNN

ZONING

ZONED: PAD

BASIS OF BEARING

BASIS OF BEARING FOR THIS PLAT IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 30: NORTH 89°45'13" EAST AS SHOWN ON THE RECORD OF SURVEY OF "JACARANDA" RECORDED IN BOOK 1150 OF MAPS, PAGE 09, RECORDS OF MARICOPA COUNTY, ARIZONA.

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.

_____ 07/15/13
JERRY L. DODD JR. R.L.S.# 521369 DATE
jdodd@bowmancg.com

3010 S. PRIEST DRIVE, SUITE 103
TEMPE, ARIZONA 85282

APPROVALS

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.

BY: _____ DATE: _____
PLANNING AND DEVELOPMENT DIRECTOR

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.

BY: _____ DATE: _____
CITY ENGINEER

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.

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA.

THIS _____ DAY OF _____, 2013

BY: _____
MAYOR DATE

BY: _____
CITY CLERK DATE

C.O.C. LOG NO. FPT 13-0004

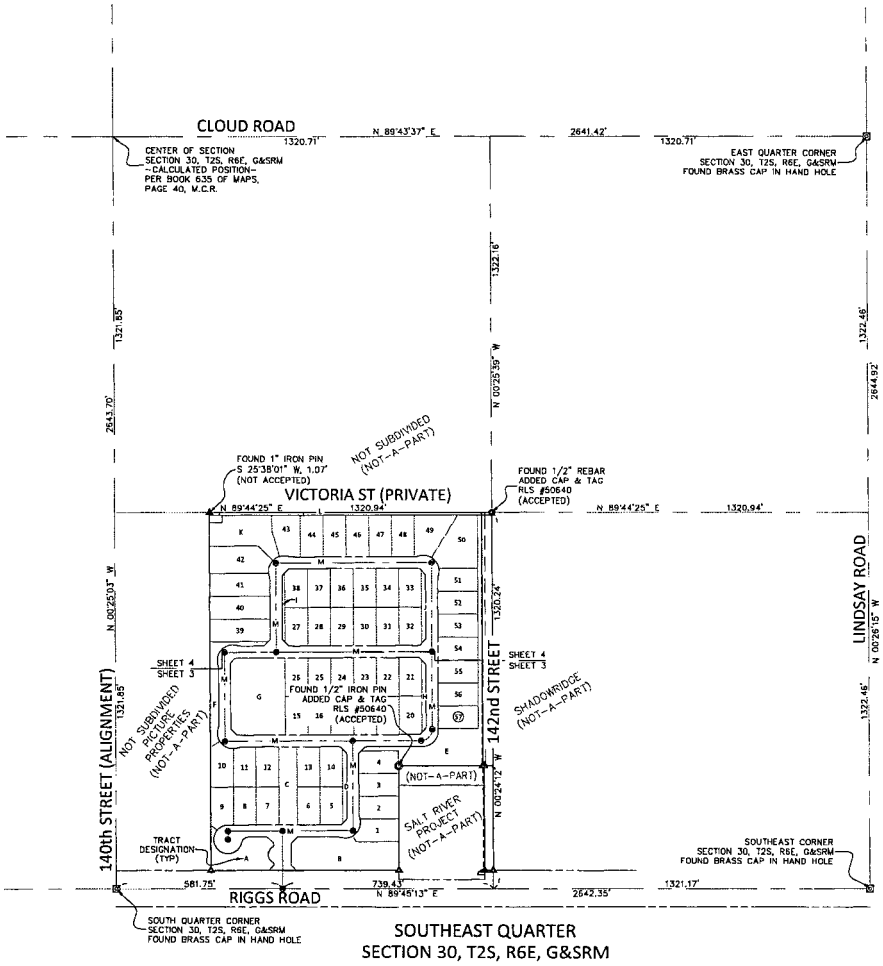
Bowman CONSULTING
Bowman Consulting Group, Ltd.
3010 South Priest Drive, 103
Tempe, Arizona 85282
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowmanconsulting.com

"JACARANDA PLACE RE-PLAT"
FINAL PLAT
CHANDLER, AZ

DATE	REVISION

© Bowman Consulting Group, Ltd.

DATE: 07-15-13
PROJ NO: 9670-01
TASK NUM: 002
DRAWN BY: LB
CHECKED: SF
QUALITY: CH
CLIENT NO:
SCALE
-



KEY MAP

N

SCALE: 1"= 200'

0 100' 200' 400' 600'

Legend

- SUBDIVISION BOUNDARY
- ROAD MONUMENT LINE
- ACCESS EASEMENT
- (PUE) PUBLIC UTILITY EASEMENT
- SEWER EASEMENT
- (VE) VISIBILITY EASEMENT
- (VNAE) VEHICLE NO-ACCESS EASEMENT
- (WSLE) WATER & STREET LIGHT EASEMENT
- WATER EASEMENT
- LOT LINE
- (R/W) RIGHT-OF-WAY
- RIGHT-OF-WAY (EXISTING)
- SECTION LINE

- BRASS CAP IN HAND HOLE (EXISTING)
- SET MONUMENT PER MAG DTL 120-1
- SUBDIVISION CORNER
- FOUND SURVEY MONUMENT (AS NOTED)

M.C.R. MARICOPA COUNTY RECORDER
ESMT EASEMENT
G&SRM GILA & SALT RIVER MERIDIAN
WSLE WATER & STREET LIGHT EASEMENT
DOC. DOCUMENT

LOT AREAS

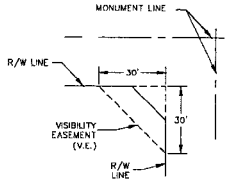
LOT	SQ FT	Acres
LOT 1	11,630	0.2670
LOT 2	11,192	0.2569
LOT 3	11,216	0.2575
LOT 4	11,183	0.2567
LOT 5	10,782	0.2475
LOT 6	10,800	0.2479
LOT 7	10,800	0.2479
LOT 8	10,800	0.2479
LOT 9	11,205	0.2572
LOT 10	11,669	0.2679
LOT 11	11,121	0.2553
LOT 12	11,200	0.2571
LOT 13	11,200	0.2571
LOT 14	11,168	0.2564
LOT 15	10,800	0.2479
LOT 16	10,800	0.2479
LOT 17	10,800	0.2479
LOT 18	10,800	0.2479
LOT 19	10,800	0.2479
LOT 20	10,768	0.2472
LOT 21	10,768	0.2472
LOT 22	10,800	0.2479
LOT 23	10,800	0.2479
LOT 24	10,800	0.2479
LOT 25	10,800	0.2479
LOT 26	10,800	0.2479
LOT 27	10,716	0.2460
LOT 28	10,800	0.2479
LOT 29	10,800	0.2479

LOT	SQ FT	Acres
LOT 30	10,800	0.2479
LOT 31	10,800	0.2479
LOT 32	10,768	0.2472
LOT 33	10,782	0.2475
LOT 34	10,800	0.2479
LOT 35	10,800	0.2479
LOT 36	10,800	0.2479
LOT 37	10,800	0.2479
LOT 38	10,716	0.2460
LOT 39	16,876	0.3874
LOT 40	16,908	0.3882
LOT 41	16,863	0.3871
LOT 42	19,299	0.4430
LOT 43	13,170	0.3023
LOT 44	11,635	0.2671
LOT 45	11,617	0.2667
LOT 46	11,589	0.2663
LOT 47	11,581	0.2659
LOT 48	11,563	0.2654
LOT 49	15,330	0.3519
LOT 50	22,796	0.5233
LOT 51	11,119	0.2553
LOT 52	11,232	0.2579
LOT 53	11,233	0.2579
LOT 54	11,234	0.2579
LOT 55	11,235	0.2579
LOT 56	11,235	0.2579
LOT 57	11,236	0.2579
TOTAL	672,643	15.4418

TRACT AREA/USAGE

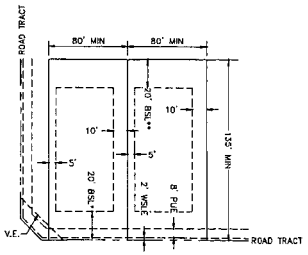
TRACT	SQ FT	ACRES	USAGE
TRACT A	20,531	0.4713	OS, LS, DR
TRACT B	41,712	0.9576	OS, LS, DR
TRACT C	17,423	0.4000	OS, LS
TRACT D	3,690	0.0847	OS, LS
TRACT E	43,544	0.9996	OS, LS, DR
TRACT F	13,101	0.3008	OS, LS
TRACT G	51,287	1.1774	OS, LS, DR
TRACT H	3,585	0.0823	OS, LS
TRACT I	2,340	0.0537	OS, LS
TRACT J	3,615	0.0830	OS, LS
TRACT K	26,102	0.5992	OS, LS, DR
TRACT L	9,557	0.2194	OS
TRACT M	183,340	4.2089	PS
TOTAL	419,828	9.6379	

OS = OPEN SPACE
LS = LANDSCAPING
DR = DRAINAGE EASEMENT
PS = PRIVATE STREET



30' X 30' VISIBILITY EASEMENT

(N.T.S.)



TYPICAL LOT DETAIL

* 15' FRONT BSL FOR SIDE ENTRY GARAGE OR LIVABLE AREA

** 20' REAR BSL FOR SINGLE STORY, PATIO'S OR SINGLE STORY ELEMENTS ON TWO STORY HOME
30' REAR BSL FOR TWO STORY HOME

C.O.C. LOG NO. FPT 13-0004

Bowman CONSULTING
Bowman Consulting Group, Ltd.
3010 South Priest Drive, #103
Tempe, Arizona 85282
Phone (480) 629-8830
Fax (480) 629-8841
www.bowmanconsulting.com

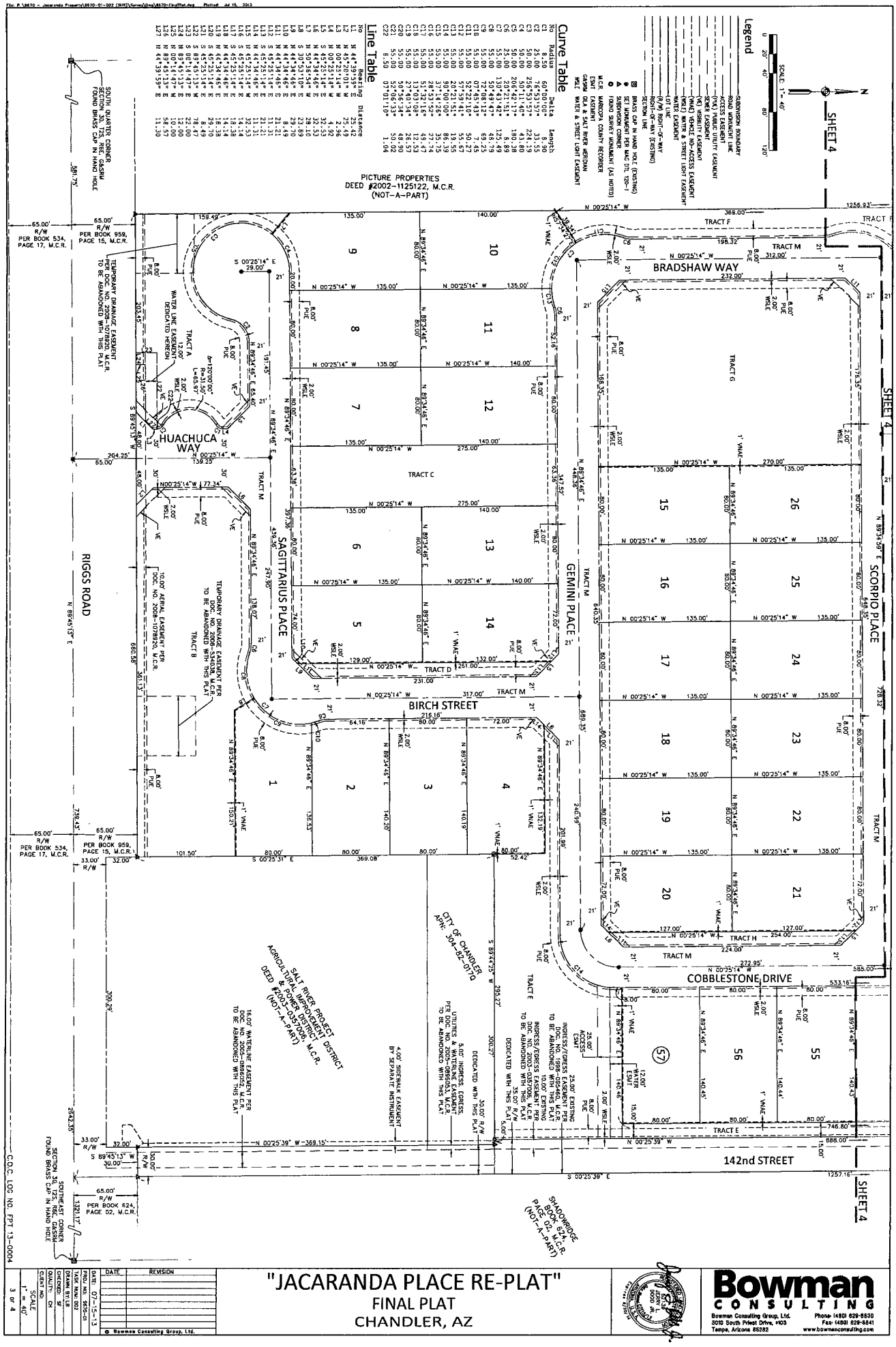
REGISTERED LAND SURVEYOR
52136
JERRY L. BOOD JR.
ARIZONA U.S.A.
Expires 9/30/14

"JACARANDA PLACE RE-PLAT"
FINAL PLAT
CHANDLER, AZ

DATE	REVISION

© Bowman Consulting Group, Ltd.

DATE: 07-15-13
PROJ NO: 9670-01
TASK NUM: 002
DRAWN BY: LB
CHECKED: SF
QUALITY: CH
CLIENT NO:
SCALE
1" = 40'
2 of 4



"JACARANDA PLACE RE-PLAT"

FINAL PLAT

CHANDLER, AZ

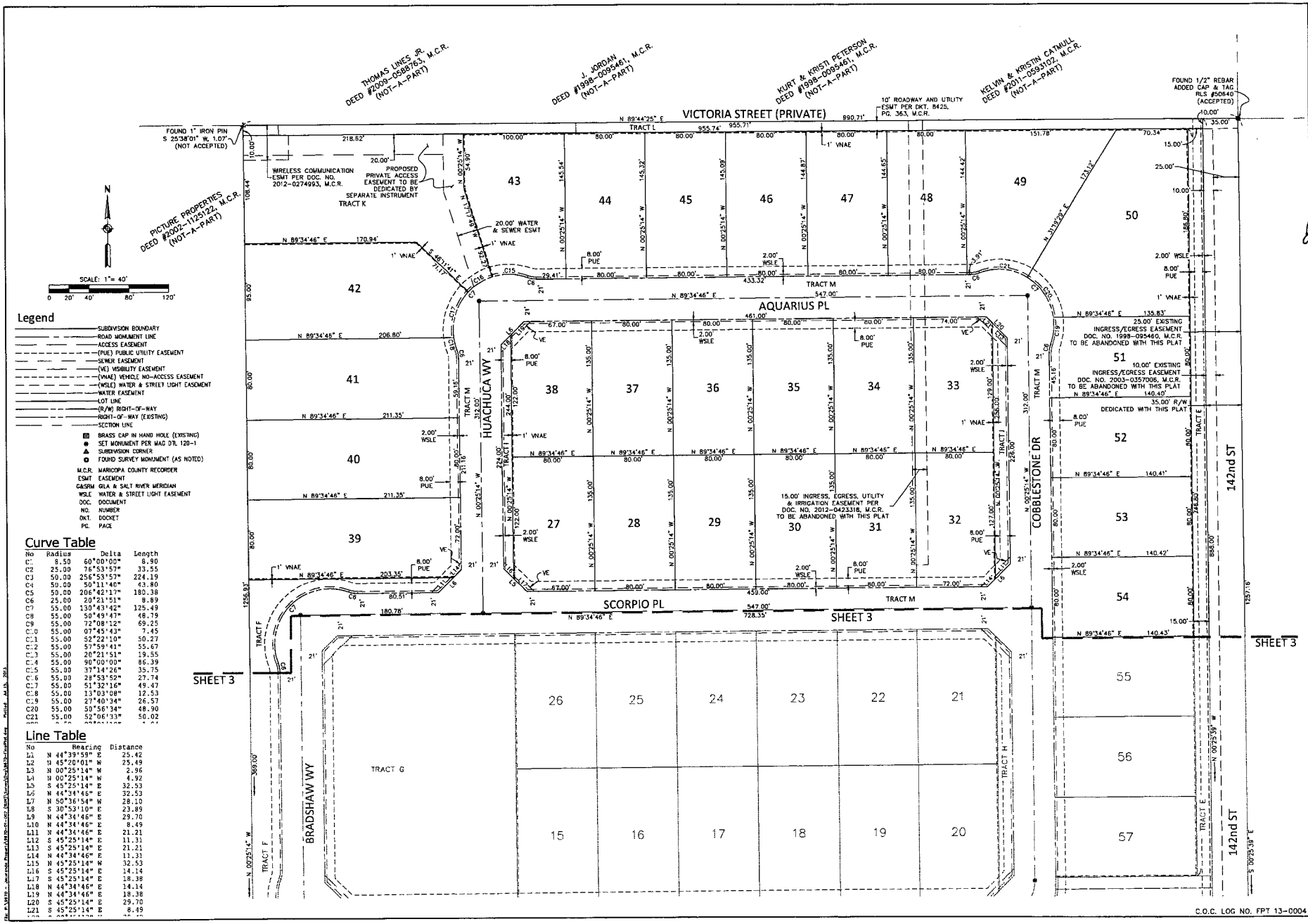
Bowman CONSULTING

Bowman Consulting Group, Ltd.
3010 South Priest Drive, #103
Tempe, Arizona 85282

Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

DATE: 07-15-13
PROJ. NO.: 9670-01
TASK NUM: 002
DRAWN BY: LB
CHECKED: SF
QUALITY: CH
CLIENT NO.:
SCALE: 1" = 40'
3 of 4



Legend

- SUBDIVISION BOUNDARY
- ROAD MONUMENT LINE
- ACCESS EASEMENT
- (PUE) PUBLIC UTILITY EASEMENT
- SEWER EASEMENT
- (VE) VISIBILITY EASEMENT
- (VNAE) VEHICLE NO-ACCESS EASEMENT
- (WSLE) WATER & STREET LIGHT EASEMENT
- WATER EASEMENT
- LOT LINE
- (R/W) RIGHT-OF-WAY
- RIGHT-OF-WAY (EXISTING)
- SECTION LINE

- BRASS CAP IN HAND HOLE (EXISTING)
- SET MONUMENT PER MAG DTL 120-1
- SUBDIVISION CORNER
- FOUND SURVEY MONUMENT (AS NOTED)

M.C.R. MARICOPA COUNTY RECORDER
ESMT EASEMENT
G&SRM GILA & SALT RIVER MERIDIAN
WSLE WATER & STREET LIGHT EASEMENT
DOC. DOCUMENT
NO. NUMBER
DKT. DOCKET
PG. PAGE

Curve Table

No	Radius	Delta	Length
C1	8.50	60°00'00"	8.90
C2	25.00	76°53'57"	33.55
C3	50.00	256°53'57"	224.19
C4	50.00	50°11'40"	43.80
C5	50.00	206°42'17"	180.38
C6	25.00	20°21'51"	8.89
C7	55.00	130°43'42"	125.49
C8	55.00	50°49'47"	48.79
C9	55.00	72°08'12"	69.25
C10	55.00	07°45'43"	7.45
C11	55.00	52°22'10"	50.27
C12	55.00	57°59'41"	55.67
C13	55.00	20°21'51"	19.55
C14	55.00	90°00'00"	86.39
C15	55.00	37°14'26"	35.75
C16	55.00	28°53'52"	27.74
C17	55.00	51°32'16"	49.47
C18	55.00	13°03'08"	12.53
C19	55.00	27°40'34"	26.57
C20	55.00	50°56'34"	48.90
C21	55.00	52°06'33"	50.02

Line Table

No	Bearing	Distance
L1	N 44°39'59" E	25.42
L2	N 45°20'01" W	25.49
L3	N 00°25'14" W	2.96
L4	N 00°25'14" W	4.92
L5	S 45°25'14" E	32.53
L6	N 44°34'46" E	32.53
L7	N 50°36'58" W	28.10
L8	S 30°53'10" E	23.89
L9	N 44°34'46" E	29.70
L10	N 44°34'46" E	8.49
L11	N 44°34'46" E	21.21
L12	S 45°25'14" E	11.31
L13	S 45°25'14" E	21.21
L14	N 44°34'46" E	11.31
L15	N 45°25'14" W	32.53
L16	S 45°25'14" E	14.14
L17	S 45°25'14" E	18.38
L18	N 44°34'46" E	14.14
L19	N 44°34'46" E	18.38
L20	S 45°25'14" E	29.70
L21	S 45°25'14" E	8.49

C.O.C. LOG NO. FPT 13-0004

"JACARANDA PLACE RE-PLAT"

FINAL PLAT

CHANDLER, AZ

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REGISTERED LAND SURVEYOR
JERRY L. DODD JR.
ARIZONA U.S.A.
Expires 6/30/14

REVISION	DATE

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DATE: 07-15-13
PROJ NO: 9670-01
TASK NUM: 002
DRAWN BY: LB
CHECKED: SF
QUALITY: CH
CLIENT NO:
SCALE 1" = 40'
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