#48

SEP 1 2 2013

Chandler

All-America City

2010

Chandler • Arizona

Where Values Make The Difference

MEMORANDUM **Transportation & Development – CC Memo No. 13-103**

DATE: SEPTEMBER 12, 2013

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER
MARSHA REED, 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: FPT13-0001 SOUTHSHORE VILLAGE

Request: Final Plat approval

Location: North and east of the northeast corner of Arizona Avenue and Chandler Heights Road

Applicant: Rick Engineering

Project Info: Approximately 44 acres, 138 single-family 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 for a single-family residential subdivision. The plat creates the lots, tracts, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION

Move to approve Final Plat FPT13-0001 SOUTHSHORE VILLAGE, per Planning Staff recommendation.

Attachments

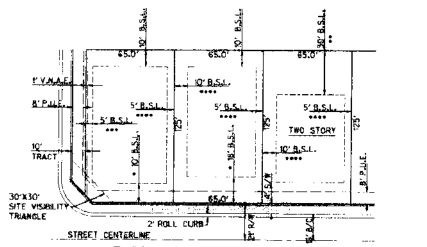
1. Vicinity Maps
2. Final Plat

FINAL PLAT FOR SOUTHSHORE VILLAGE

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

GENERAL 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. 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 HOMEOWNER'S 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.
6. ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY 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 HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
7. MINIMUM REAR YARD SETBACK FOR A TWO-STORY STRUCTURE IS SHALL BE THIRTY (30) FEET.
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.



TYPICAL LOT SETBACK DETAIL

N.T.S.

* FRONT SETBACKS ARE MEASURED TO THE FACE OF THE GARAGE DOOR. LIVABLE SPACE FORWARD OF THE GARAGE MAY ENCROACH UP TO EIGHT (8) FEET.

** A COVERED PATIO MAY BE CONSIDERED A SINGLE STORY ELEMENT AND EXTEND INTO THE REAR YARD NO MORE THAN TEN (10) FEET.

*** STREET SIDE YARDS ON LOTS SHALL INCLUDE THE ADJACENT LANDSCAPE TRACTS. IN ADDITION TO THE TEN (10) FOOT LANDSCAPE TRACT, A FIVE (5) FOOT SIDE YARD WILL STILL BE DESIGNED ON THE LOT.

**** PORCHES, POT SHELVES, FIREPLACES, BATHTUB POP-OUTS, ENTERTAINMENT CENTERS, BAY WINDOWS, SPECIALTY ROOMS AND OTHER ARCHITECTURAL PROJECTIONS WILL BE ALLOWED TO PROJECT UP TO TWO (2) FEET FROM THE STRUCTURE, BUT NO CLOSER THAN THREE (3) FEET TO THE PROPERTY LINE. THE LENGTH OF THE FEATURE CAN BE NO GREATER THAN TEN (10) FEET.

THE LOT COVERAGE, WHICH INCLUDES ANY STRUCTURE OR BUILDING ABOVE GROUND, WILL RANGE FOR THE STANDARD FLOOR PLANS FROM 29-44%. NO MORE THAN ONE HALF WILL EXCEED 45% LOT COVERAGE.

DEDICATION:

KNOWN BY ALL MEN BY THESE PRESENTS: THAT D R HORTON, INC. A DELAWARE CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF SOUTHSHORE VILLAGE, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP-2-SOUTH, RANGE-5-EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS FINAL PLAT AS AND FOR THE FINAL PLAT OF SAID SOUTHSHORE VILLAGE, AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH AND GIVES THE DIMENSIONS OF THE STREETS, LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH STREET, LOT OR TRACT SHALL BE KNOWN BY THE NAME, NUMBER OR LETTER GIVEN TO EACH RESPECTIVELY ON SAID FINAL PLAT AND HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREET R.O.W. AS SHOWN AN SAID FINAL PLAT AND INCLUDED WITHIN THE ABOVE DESCRIBED PREMISES.

ALL TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S" AND "T" ARE NOT DEDICATED TO THE PUBLIC BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE SOUTHSHORE VILLAGE HOMEOWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS. TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S" AND "T" ARE HEREBY DECLARED FOR USES AS NOTED IN THE TRACT TABLE.

PUBLIC UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF CHANDLER.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT, INCLUDING A BLANKET EASEMENT FOR EMERGENCY VEHICLE ACCESS.

THE MAINTENANCE OF THE LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THE ABUTTING PROPERTY OWNER.

IN WITNESS WHEREOF: D R HORTON, INC. A DELAWARE CORPORATION, AS OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE SET FORTH HEREON.

D R HORTON, INC. AN DELAWARE CORPORATION, AS OWNER

BY: ______________________ DATE

ACKNOWLEDGEMENT:

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

ON THIS______DAY OF________20___, 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__

HOMEOWNERS ASSOCIATION RATIFICATION:

BY THIS RATIFICATION__________DULY ELECTED________ OF SOUTHSHORE VILLAGE HOMEOWNERS ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

BY: ______________________ DATE

ACKNOWLEDGEMENT:

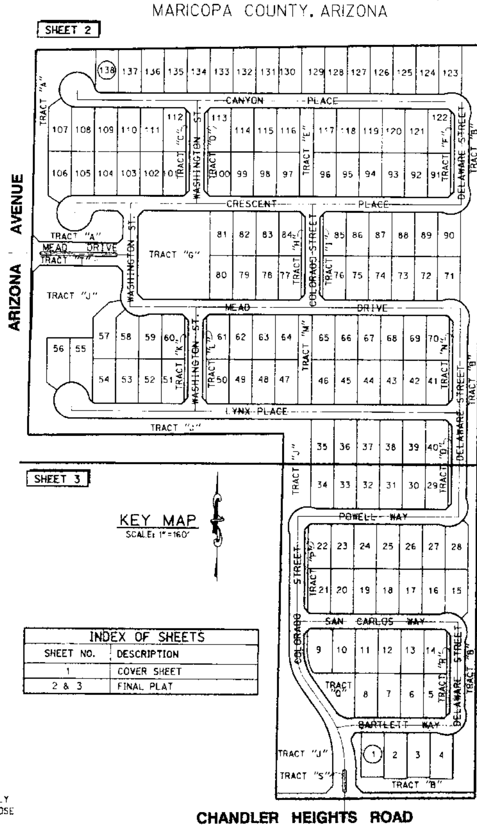
STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

ON THIS______DAY OF________20___, 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__



KEY MAP

SCALE: 1"=160'

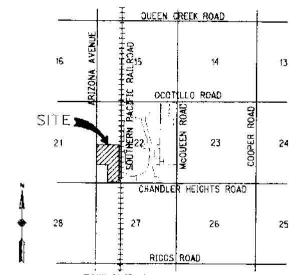
INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2 & 3	FINAL PLAT

AREA:

1,955,886 SQ. FT. OR 44.901 ACRES (CM)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAT IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN AS MONUMENTED BY A BRASS DISC IN A HAND WELL AT THE SOUTHWEST CORNER OF SAID SECTION AND BY A CITY OF CHANDLER BRASS DISC, FLUSH IN PAVEMENT AT THE WEST QUARTER CORNER OF SAID SECTION AS SHOWN ON THE RESULTS OF SURVEY RECORDED IN BOOK 1098 AT PAGE 21, RECORDS OF THE MARICOPA COUNTY RECORDER; SAID BEARING BEING: N 00°46'00" E



TOWNSHIP 2 SOUTH, RANGE 5 EAST

VICINITY MAP

N.T.S.

LEGEND:

- INDICATES PROPERTY/BOUNDARY LINE
- CENTERLINE
- LOT LINES
- EASEMENT LINES
- SURVEY MONUMENT AS NOTED
- LOT, PARCEL AND TRACT MONUMENTATION TO BE SET AT THE COMPLETION OF MASS GRADING
- BRASS CAP FLUSH (TO BE SET AFTER COMPLETION OF STREET CONSTUCTION)
- INDICATES LINES ARE PERPENDICULAR
- (R) RECORD VALUE
- (M) MEASURED VALUE
- (CM) CALCULATED VALUE FROM MEASURED INFORMATION

TRACT AREAS: SEE SHEET 3.

LOT AREAS: SEE SHEET 2.

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.

Douglas E. Schneider
Arizona Registered Land Surveyor No. 17479
3945 E. Fort Lowell Rd. Suite 111
Tucson, Arizona, 85712

CITY OF CHANDLER:

APPROVAL:

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS______DAY OF________, 20___

BY: ______________________
MAYOR DATE

ATTEST: ______________________
CITY CLERK DATE

CERTIFICATION:

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

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 THEY ARE PLATTED.

PLANNING AND DEVELOPMENT DIRECTOR ______________________ DATE

C.O.C. LOG No. FPT13-0001

SOUTHSHORE VILLAGE
ARIZONA AVENUE & CHANDLER HEIGHTS ROAD
CHANDLER, ARIZONA
FINAL PLAT

RICK ENGINEERING COMPANY
6150 NORTH 16TH STREET
PHOENIX, AZ 85016
602.957.3350
(FAX)602.285.2396
rickengineering.com

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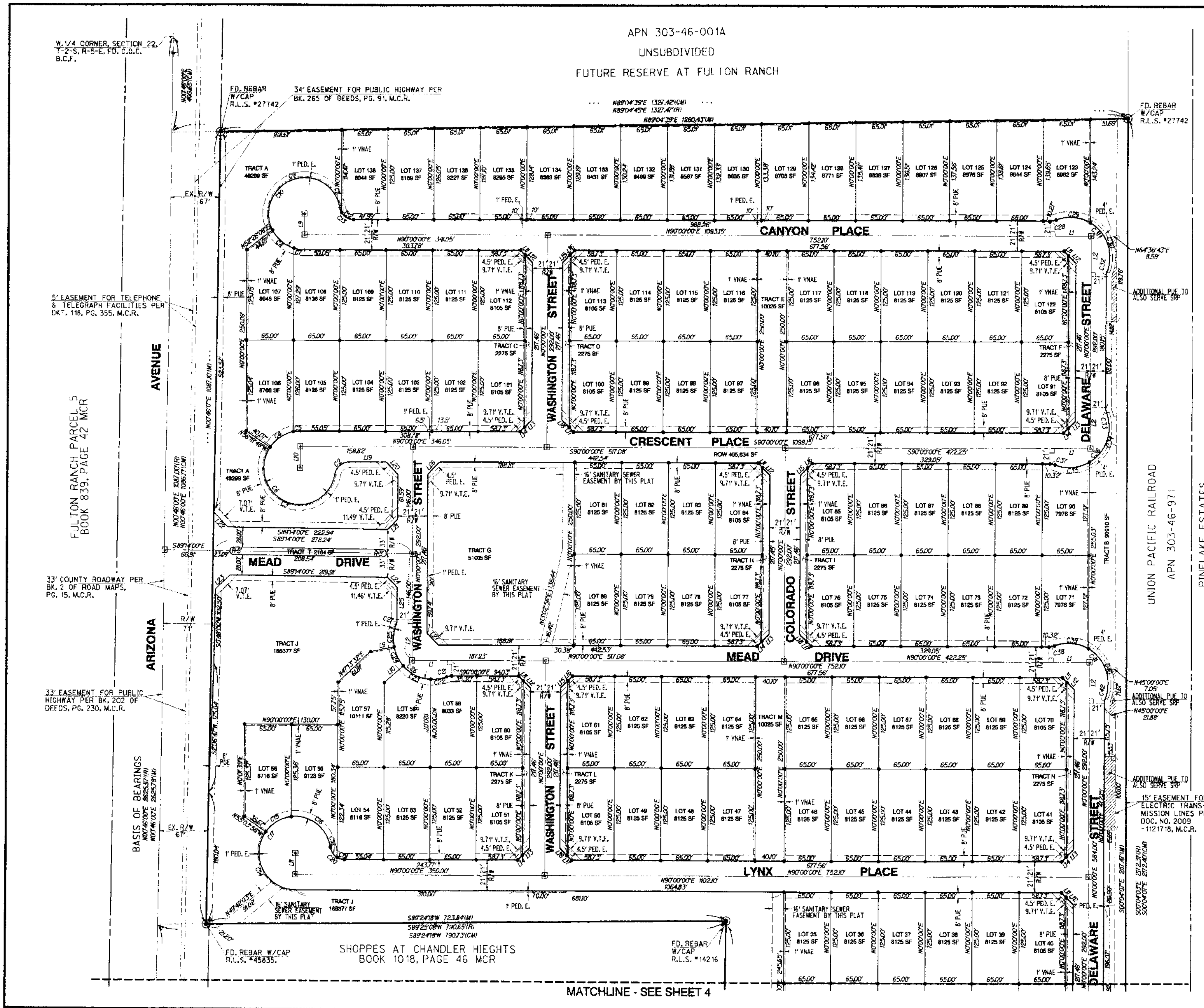
DESIGNED: BB
DRAWN: TCM
PROJECT NO: 4229
DATE: 26-AUG-2013



Lot Data Table:

LOT	1	8125 SF	LOT	70	8105 SF
LOT	2	8385 SF	LOT	71	7976 SF
LOT	3	8125 SF	LOT	72	8125 SF
LOT	4	8235 SF	LOT	73	8125 SF
LOT	5	8105 SF	LOT	74	8125 SF
LOT	6	8125 SF	LOT	75	8125 SF
LOT	7	8125 SF	LOT	76	8105 SF
LOT	8	8133 SF	LOT	77	8105 SF
LOT	9	8537 SF	LOT	78	8125 SF
LOT	10	8125 SF	LOT	79	8125 SF
LOT	11	8125 SF	LOT	80	8125 SF
LOT	12	8125 SF	LOT	81	8125 SF
LOT	13	8125 SF	LOT	82	8125 SF
LOT	14	8105 SF	LOT	83	8125 SF
LOT	15	8116 SF	LOT	84	8105 SF
LOT	16	8087 SF	LOT	85	8105 SF
LOT	17	8125 SF	LOT	86	8125 SF
LOT	18	8125 SF	LOT	87	8125 SF
LOT	19	8125 SF	LOT	88	8125 SF
LOT	20	8125 SF	LOT	89	8125 SF
LOT	21	8105 SF	LOT	90	7976 SF
LOT	22	8105 SF	LOT	91	8105 SF
LOT	23	8125 SF	LOT	92	8125 SF
LOT	24	8125 SF	LOT	93	8125 SF
LOT	25	8125 SF	LOT	94	8125 SF
LOT	26	8125 SF	LOT	95	8125 SF
LOT	27	8087 SF	LOT	96	8125 SF
LOT	28	8219 SF	LOT	97	8125 SF
LOT	29	8105 SF	LOT	98	8125 SF
LOT	30	8125 SF	LOT	99	8125 SF
LOT	31	8125 SF	LOT	100	8105 SF
LOT	32	8125 SF	LOT	101	8105 SF
LOT	33	8125 SF	LOT	102	8125 SF
LOT	34	8087 SF	LOT	103	8125 SF
LOT	35	8125 SF	LOT	104	8125 SF
LOT	36	8125 SF	LOT	105	8128 SF
LOT	37	8125 SF	LOT	106	8768 SF
LOT	38	8125 SF	LOT	107	8945 SF
LOT	39	8125 SF	LOT	108	8136 SF
LOT	40	8105 SF	LOT	109	8125 SF
LOT	41	8105 SF	LOT	110	8125 SF
LOT	42	8125 SF	LOT	111	8125 SF
LOT	43	8125 SF	LOT	112	8105 SF
LOT	44	8125 SF	LOT	113	8105 SF
LOT	45	8125 SF	LOT	114	8125 SF
LOT	46	8125 SF	LOT	115	8125 SF
LOT	47	8125 SF	LOT	116	8125 SF
LOT	48	8125 SF	LOT	117	8125 SF
LOT	49	8125 SF	LOT	118	8125 SF
LOT	50	8105 SF	LOT	119	8125 SF
LOT	51	8105 SF	LOT	120	8125 SF
LOT	52	8125 SF	LOT	121	8125 SF
LOT	53	8125 SF	LOT	122	8105 SF
LOT	54	8116 SF	LOT	123	8962 SF
LOT	55	9123 SF	LOT	124	9044 SF
LOT	56	8716 SF	LOT	125	8976 SF
LOT	57	10111 SF	LOT	126	8907 SF
LOT	58	8220 SF	LOT	127	8839 SF
LOT	59	8033 SF	LOT	128	8771 SF
LOT	60	8105 SF	LOT	129	8703 SF
LOT	61	8105 SF	LOT	130	8635 SF
LOT	62	8125 SF	LOT	131	8567 SF
LOT	63	8125 SF	LOT	132	8499 SF
LOT	64	8125 SF	LOT	133	8431 SF
LOT	65	8125 SF	LOT	134	8363 SF
LOT	66	8125 SF	LOT	135	8295 SF
LOT	67	8125 SF	LOT	136	8227 SF
LOT	68	8125 SF	LOT	137	8159 SF
LOT	69	8125 SF	LOT	138	8044 SF

SCALE: 1"= 60'

SOUTHSHORE VILLAGE

ARIZONA AVENUE & CHANDLER HEIGHTS ROAD
CHANDLER, ARIZONA

FINAL PLAT

17479 DOUGLAS E. SCHNEIDER ARIZONA U.S.A. Expires 6/30/16

RICK ENGINEERING COMPANY
6150 NORTH 16TH STREET
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602.957.3350
(FAX)602.285.2396
rickengineering.com

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PROJECT NO: 4229 | DESIGNED: BB
DATE: 26-AUG-2013 | DRAWN: TCM

C.O.C. LOG No. FPT13-0001

MATCHLINE - SEE SHEET 3

Line Data Table:

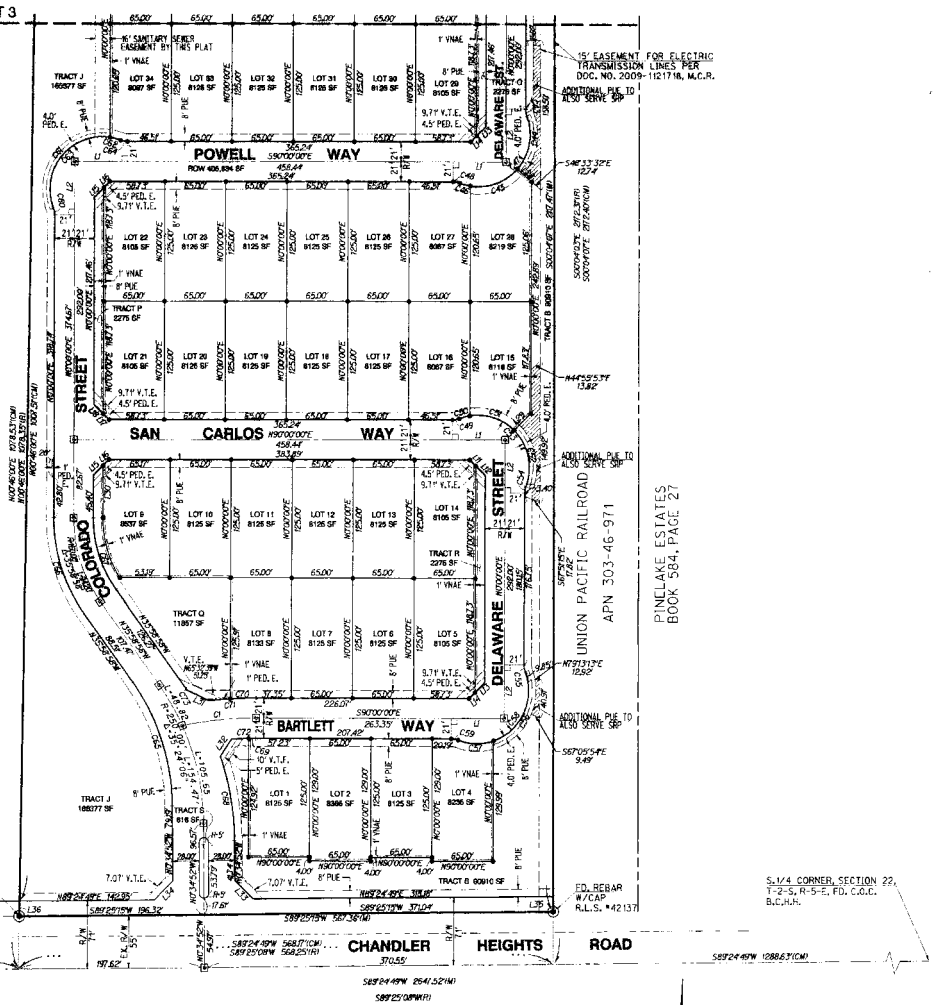
NAME	DIRECTION	LENGTH
L1	N 90°00'00" E	55.93
L2	N 00°00'00" E	55.93
L3-L8	NOT USED	
L9	N 78°49'24" E	34.09
L10	N 48°36'46" E	35.33
L11	S 45°00'00" E	8.87
L12	S 45°00'00" E	14.14
L13	S 45°00'00" W	14.14
L14	S 45°00'00" W	8.87
L15	N 45°00'00" E	14.14
L16	N 45°00'00" E	8.87
L17	N 45°00'00" W	8.87
L18	N 45°00'00" W	14.14
L19	S 90°00'00" E	52.58
L20	S 45°00'00" E	23.01
L21	S 45°23'00" W	19.47
L22	N 44°13'52" W	28.28
L23	S 45°46'00" W	28.28
L24	S 44°37'00" E	19.49
L25	S 0°00'00" W	43.66
L26	N 45°00'00" E	23.01
L27	N 45°00'00" W	23.01
L28	S 48°33'32" E	20.45
L29	N 44°41'43" E	25.42
L30	S 0°00'00" W	55.40
L31	S 65°25'30" E	25.89
L32	S 33°51'49" W	21.15
L33	S 45°35'01" E	28.28
L34	N 44°24'59" E	28.29
L35	N 0°04'07" W	18.07
L36	N 0°46'00" E	10.00

Curve Data Table:

NAME	DELTA	RADIUS	ARC
C1	11°20'33"	400.00	79.19
C2	80°07'45"	20.00	27.97
C3	203°48'56"	50.00	177.86
C4	44°50'06"	50.00	39.13
C5	11°28'44"	50.00	0.02
C6	260°07'46"	50.00	227.01
C7	17°33'49"	50.00	15.18
C8	45°34'36"	50.00	39.77
C9	197°09'16"	50.00	172.05
C10	260°07'45"	50.00	227.00
C11	21°50'33"	20.00	7.62
C12	58°17'12"	20.00	20.35
C13	80°07'45"	20.00	27.97
C14	124°56'04"	50.00	109.03
C15	48°10'40"	50.00	42.04
C16	87°01'01"	50.00	75.94
C17	260°07'45"	50.00	227.01
C18	50°15'41"	20.00	17.54
C19	28°52'04"	20.00	10.43
C20	80°07'45"	20.00	27.97
C21	21°02'22"	20.00	7.34
C22	23°56'35"	20.00	22.97
C23	45°43'33"	55.00	43.89
C24	30°12'36"	55.00	29.00
C25	32°12'58"	55.00	30.93
C26	132°04'44"	55.00	126.79
C27	21°02'22"	20.00	7.34
C28	21°02'22"	20.00	7.34
C29	51°24'04"	55.00	49.34
C30	80°40'41"	55.00	77.45
C31	132°04'44"	55.00	126.79
C32	21°02'22"	20.00	7.34
C33	21°02'22"	20.00	7.34
C34	80°44'18"	55.00	77.50
C35	51°20'26"	55.00	49.28
C36	132°04'44"	55.00	126.79
C37	21°02'22"	20.00	7.34
C38	21°02'22"	20.00	7.34
C39	51°20'26"	55.00	49.28
C40	80°44'18"	55.00	77.50
C41	132°04'44"	55.00	126.79
C42	21°02'22"	20.00	7.34
C43	21°02'22"	20.00	7.34
C44	62°28'50"	55.00	59.98
C45	57°23'03"	55.00	55.08
C46	12°12'51"	55.00	11.72
C47	132°04'44"	55.00	126.79
C48	21°02'22"	20.00	7.34
C49	21°02'22"	20.00	7.34
C50	12°12'51"	55.00	11.72
C51	53°31'14"	55.00	51.38
C52	66°20'40"	55.00	63.69
C53	132°04'44"	55.00	126.79
C54	21°02'22"	20.00	7.34
C55	21°02'22"	20.00	7.34
C56	92°03'54"	55.00	88.36
C57	40°00'50"	55.00	38.41
C58	132°04'44"	55.00	126.79
C59	21°02'22"	20.00	7.34
C60	21°02'22"	20.00	7.34
C61	119°51'53"	55.00	115.06
C62	12°12'51"	55.00	11.72
C63	132°04'44"	55.00	126.79
C64	21°02'22"	20.00	7.34
C65	35°24'07"	223.50	138.10
C66	35°58'58"	171.00	107.39
C67	59°58'58"	129.00	81.01
C68	18°47'52"	277.00	90.88
C69	1°10'30"	379.00	7.77
C70	3°45'59"	421.00	27.67
C71	6°48'28"	421.00	50.02
C72	3°56'09"	379.00	26.36
C73	0°35'04"	277.00	3.15

Tract Area And Usage Table

TRACT	AREA (SF)	AREA (ACRES)	DESCRIPTION OF USE
A	49,299	1.13	LANDSCAPING/OPEN SPACE/RETENTION
B	90,910	2.09	LANDSCAPING/OPEN SPACE/RETENTION
C	2,275	0.05	LANDSCAPING/OPEN SPACE
D	2,275	0.05	LANDSCAPING/OPEN SPACE
E	10,025	0.23	LANDSCAPING/OPEN SPACE/RETENTION
F	2,275	0.05	LANDSCAPING/OPEN SPACE
G	51,005	1.17	LANDSCAPING/OPEN SPACE/RETENTION/AMENITIES
H	2,275	0.05	LANDSCAPING/OPEN SPACE
I	2,275	0.05	LANDSCAPING/OPEN SPACE
J	165,377	3.80	LANDSCAPING/OPEN SPACE/RETENTION
K	2,275	0.05	LANDSCAPING/OPEN SPACE
L	2,275	0.05	LANDSCAPING/OPEN SPACE
M	10,025	0.23	LANDSCAPING/OPEN SPACE/RETENTION
N	2,275	0.05	LANDSCAPING/OPEN SPACE
O	2,275	0.05	LANDSCAPING/OPEN SPACE
P	2,275	0.05	LANDSCAPING/OPEN SPACE
Q	11,857	0.27	LANDSCAPING/OPEN SPACE/RETENTION
R	2,275	0.05	LANDSCAPING/OPEN SPACE
S	616	0.01	LANDSCAPE MEDIAN
T	2,163	0.05	LANDSCAPE MEDIAN
TOTAL TRACT AREA:	416,299 SF OR 9.56 ACRES		
TOTAL RIGHT OF WAY:	405,834 SF OR 9.32 ACRES		



SOUTHSHORE VILLAGE

ARIZONA AVENUE & CHANDLER HEIGHTS ROAD
CHANDLER, ARIZONA

FINAL PLAT

RICK ENGINEERING COMPANY
8150 NORTH 19TH STREET
PHOENIX, ARIZONA
602.957.2330
FAX602.957.2396
Phoenix, Tucson, Sacramento, Riverside, Chicago, San Luis Obispo, Albuquerque

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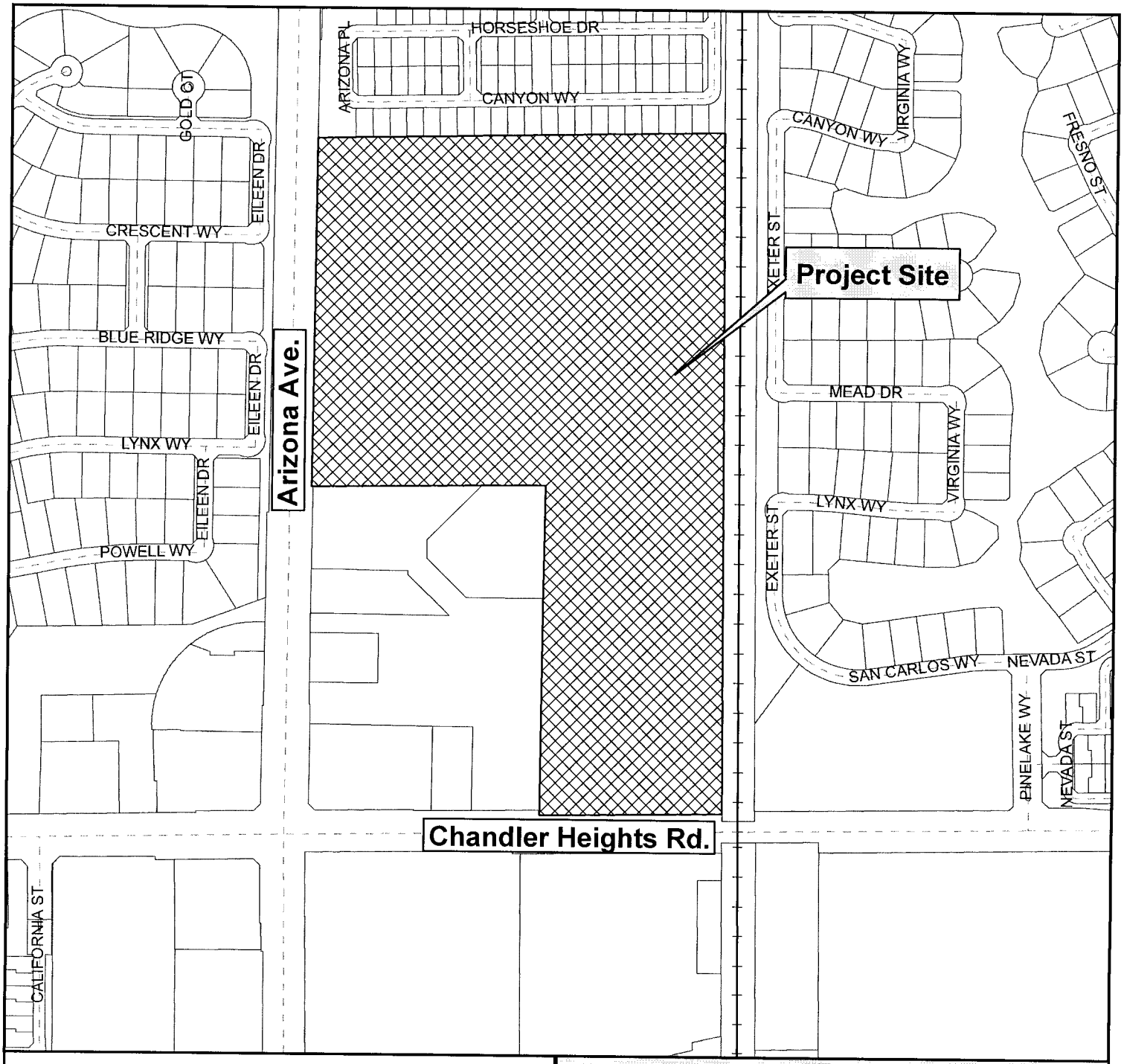
DESIGNED: BB
DRAWN: TCM

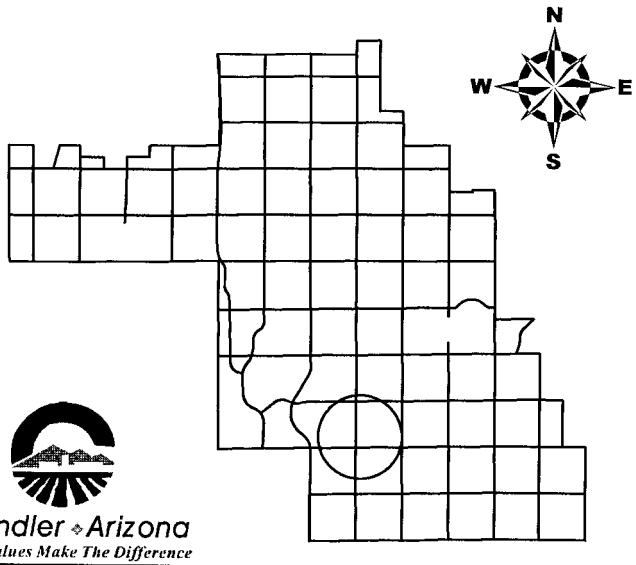
PROJECT NO: 439
DATE: 26-AUG-2013

C.O.C. LOG No. FPT13-0001

SHEET 3 OF 3



Vicinity Map



Chandler Arizona
Where Values Make The Difference

Southshore Village

CITY OF CHANDLER 8/3212013

Vicinity Map

Southshore Village

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 8/3212013