#49

SEP 12 2013

Chandler

All-America City

2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Transportation & Development – CC Memo No. 13-101**

DATE: SEPTEMBER 12, 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: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

SUBJECT: FPT13-0005 AERIE AT ALMA & PECOS WEST

Request: Final Plat approval

Location: Northwest corner of Alma School and Pecos roads

Applicant: Terrascape Consulting

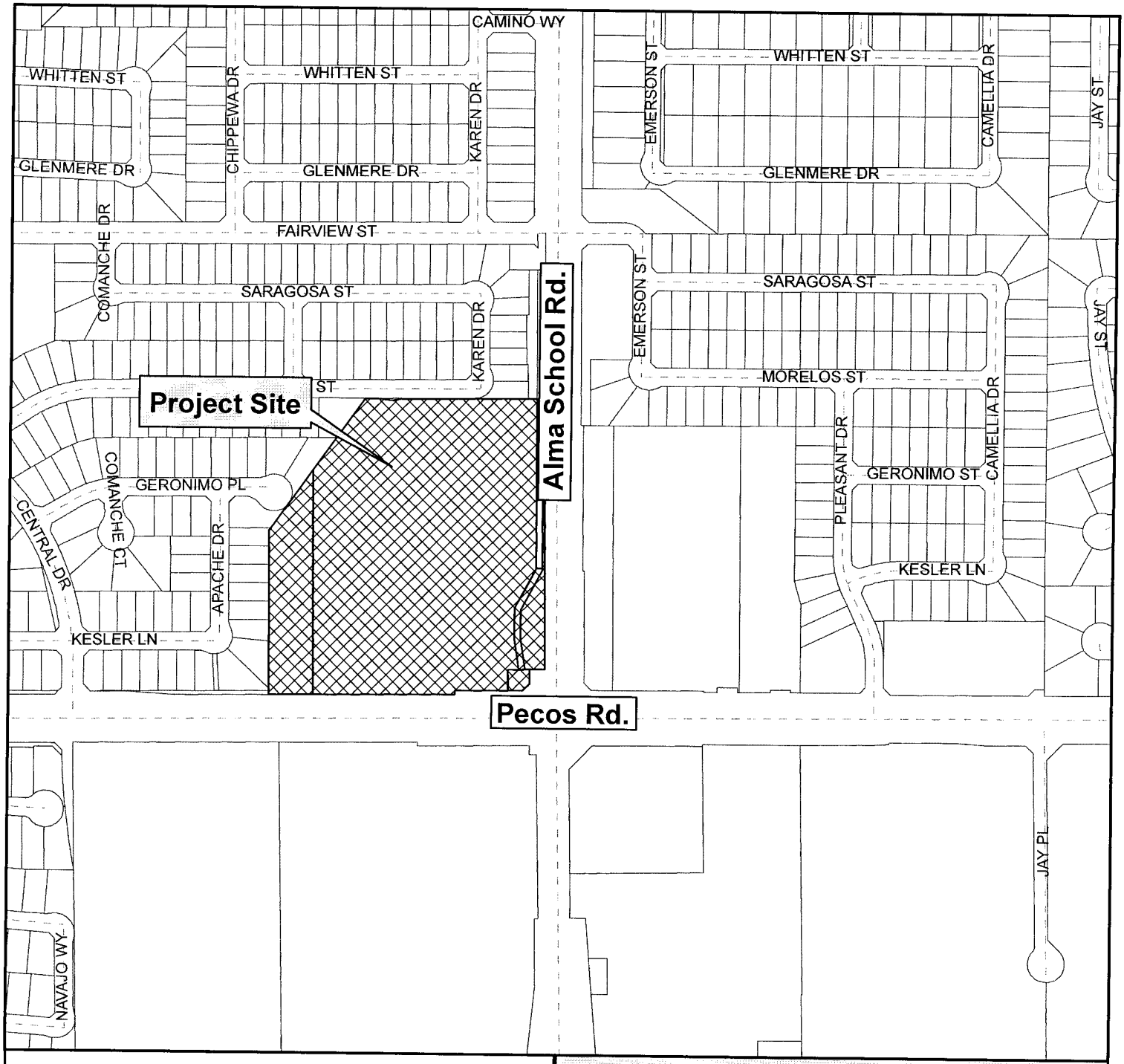
Project Info: Approximately 12 acres and 150 multi-family units

RECOMMENDATION
Upon finding the request to be consistent with the General Plan and PAD zoning, Planning Staff recommends approval.

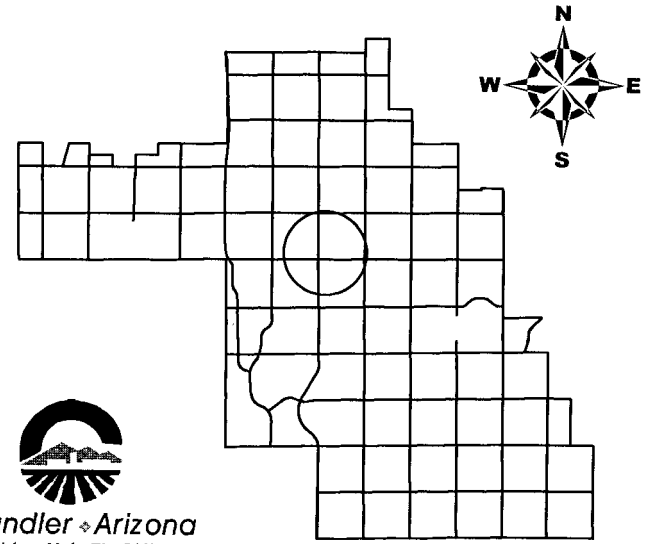
BACKGROUND
The Final Plat is for multi-family residential apartments. The plat creates the lot, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION
Move to approve Final Plat FPT13-0005 AERIE AT ALMA & PECOS WEST, per Planning Staff recommendation.

Attachments
1. Vicinity Maps
2. Final Plat



Vicinity Map



Chandler ◆ Arizona
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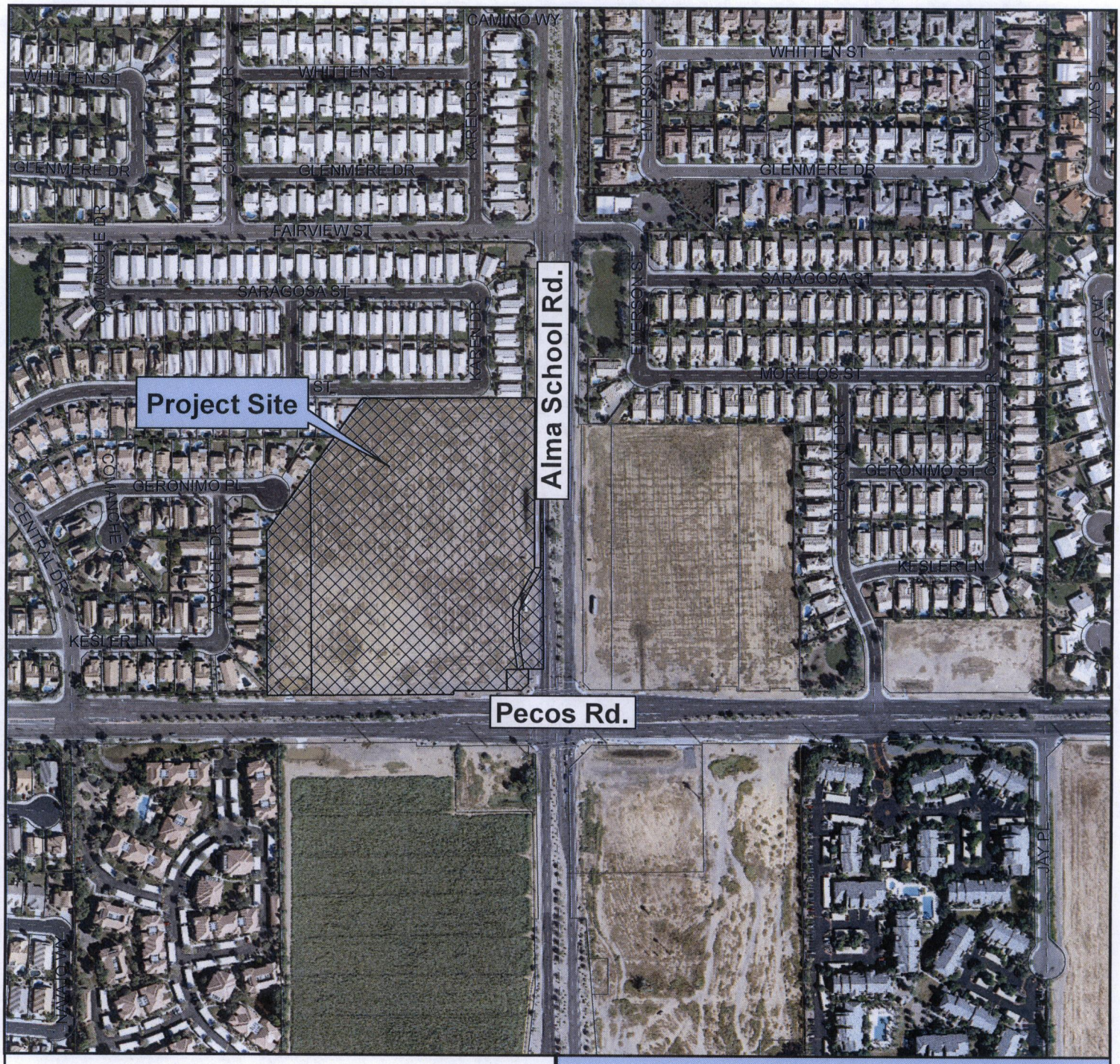
Aerie At Alma & Pecos West

CITY OF CHANDLER 8/13/2013



Chandler Arizona
Where Values Make The Difference

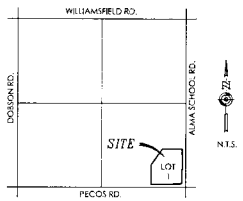
Vicinity Map

Aerie At Alma & Pecos West

CITY OF CHANDLER 8/13/2013

FINAL PLAT
FOR
AERIE AT ALMA & PECOS WEST

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS: ALTA VISTA COMMUNITIES ASNE, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME "AERIE AT ALMA & PECOS - WEST" LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "AERIE AT ALMA & PECOS WEST", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. ALTA VISTA COMMUNITIES ASNE, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY OWNERS ASSOCIATION OR ABUTTING PROPERTY OWNERS. THIS PLAT HEREBY DEDICATES EMERGENCY VEHICULAR ACCESS TO THE CITY OF CHANDLER.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, ALTA VISTA COMMUNITIES ASNE, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER., HAS HEREBY CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____ ITS _____, IS THEREUNTO DULY AUTHORIZED THIS ___ DAY OF _____, 2013.

_____
DATE

ACKNOWLEDGMENT

STATE OF _____)
) SS
COUNTY OF _____)

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:

_____
DATE

FLOOD ZONE

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2665G, PANEL 2665 OF 4350, DATED SEPTEMBER 30, 2005.

ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA 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.

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

BASIS OF BEARING

NORTH 00°04'36" WEST - BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN ON THE FINAL PLAT OF BLAKEMAN RANCH - UNIT 1, BOOK 382 OF MAPS, PAGE 25, MARICOPA COUNTY RECORDS.

REFERENCE DOCUMENTS

DEED OF RECORD.
FINAL PLAT OF BLAKEMAN RANCH - UNIT 1, BOOK 382 OF MAPS, PAGE 25, M.C.R.
RESULTS OF SURVEY, BOOK 534 OF MAPS, PAGE 20, M.C.R.
PLSS SUBDIVISION RECORD OF SURVEY, BOOK 669 OF MAPS, PAGE 47, M.C.R.
PLSS SUBDIVISION RECORD OF SURVEY, BOOK 589 OF MAPS, PAGE 48, M.C.R.

SURVEYOR

TERRASCAPE CONSULTING, LLC
1102 E MISSOURI AVE.
PHOENIX, AZ. 85014
PHONE: 602-297-8732
ATTN: MITCHELL RAGSDALE RPLS # 48943

OWNER

ALTA VISTA COMMUNITIES ASNE, LLC
700 E. BROADWAY BLVD. STE. 200
TUCSON, AZ 85750
PHONE # 520-344-9641
ATTN: Roger Kaiser

AREA SUMMERIES

LOT 1	526,828.66 S.F.	12.09 ACRES
USA FEE	17,001.82 S.F.	0.39 ACRES
R/W	91,833.44 S.F.	2.11 ACRES
GROSS	635,657.20 S.F.	14.59 ACRES

LEGEND

- FOUND SECTIONAL MONUMENT
- FOUND MONUMENT AS NOTED
- NOTHING FOUND / NOTHING SET
- SET 1/2" REBAR WITH CAP RAGSDALE 48943
- M.C.R. MARICOPA COUNTY RECORDS
- (R) RECORD DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- R/W RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- PROPERTY LINE
- SECTION LINE

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 BUSHED ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
5. ALL UTILITIES AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
6. 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.
7. PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR & CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THERE PLACEMENT UNLESS OTHERWISE NOTED HEREON. PROPERTY CORNERS WILL BE PLACED AT COMPLETION OF MASS GRADING.
8. ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A CONDITION OF TITLE REPORT ISSUED BY MAGNUS TITLE AGENCY, ORDER NO. 02-04035295-711-VE1, DATED FEBRUARY 19, 2013.
9. THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS ("TITLEHOLDERS(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 RULES AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. ONCE EFFLUENT OF THE QUANTITY AND QUALITY NEED 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 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 TITLEHOLDERS(S) BENEFITING OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS.

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 PLATED.

_____ _____
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

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

BY: _____ _____
MAYOR DATE

ATTEST: _____ _____
CITY CLERK DATE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY (AS DEFINED AND LIMITED BY A.R.S. 32-151) THAT THIS PLAT IS CORRECT AND ACCURATE AND MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____ 8 / 28 / 13
MITCHELL H RAGSDALE RPLS #48943 DATE
1102 E MISSOURI AVE.
PHOENIX, AZ
85014

Expires 12/31/2014

C.O.C. LOG NO FPT 13-0006

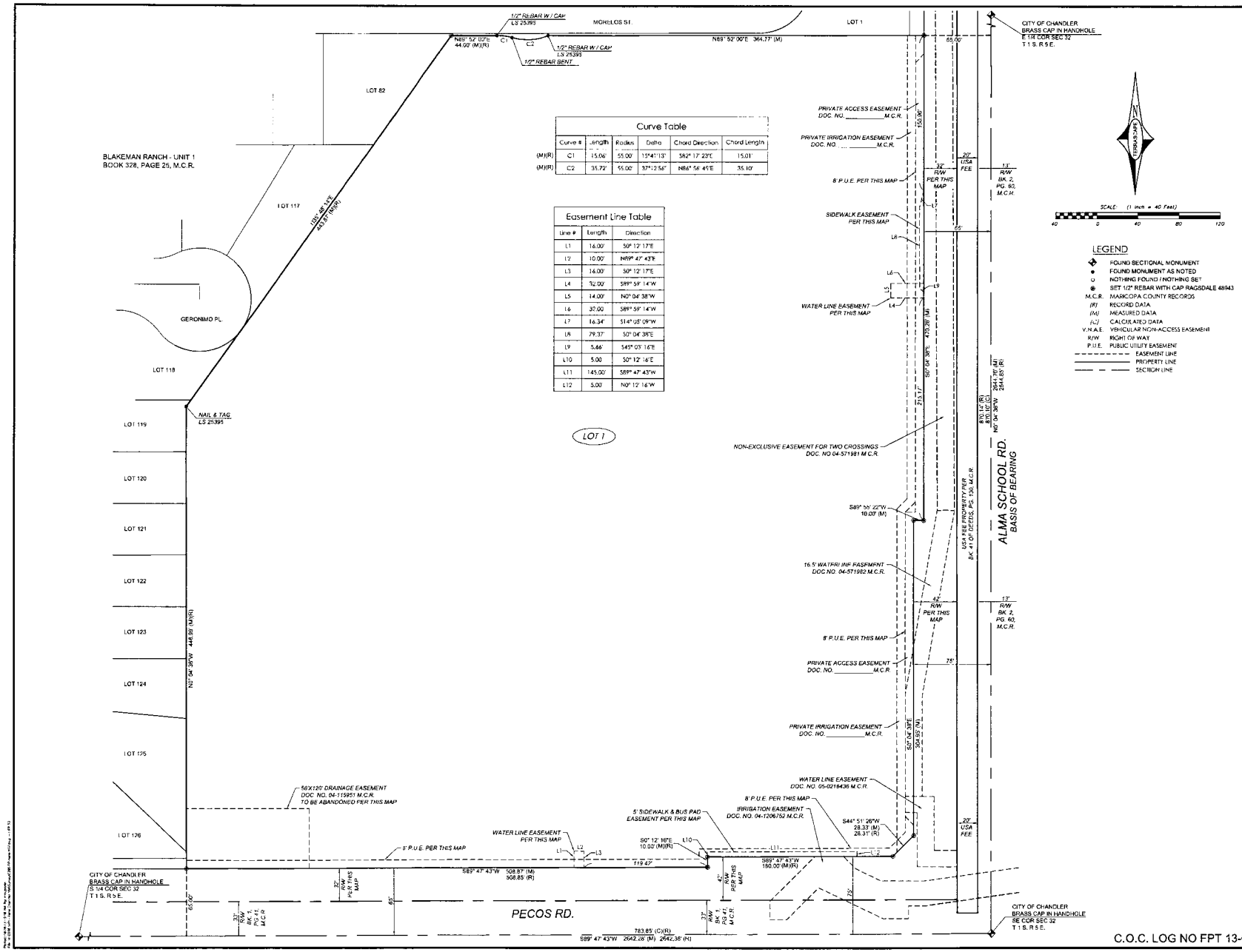
terrascape • civil engineering • surveying • urban planning consulting
1102 E. Missouri Avenue, Phoenix, Arizona 85014 • 4525 W. Chandler Boulevard, Suite 103, Chandler, Arizona 85226
T: (602) 297-8732 F: (602) 324-0466 W: terrascapeconsulting.com E: info@terrascapeconsulting.com

FINAL PLAT

AERIE AT ALMA & PECOS WEST

Call at least two full working days before you begin excavation. ARIZONA 811 Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602) 263-1100

DATE:	08 / 28 / 13
CHECKED BY:	DSM
DRAWN BY:	MHR
TITLE:	FINAL PLAT AERIE AT ALMA & PECOS WEST
SHEET No.	1 of 2
PROJECT No.	0286



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48943 MITCHELL H. RAGSDALE Arizona U.S.A.

Expires 12/31/2014

FINAL PLAT

AERIE AT ALMA & PECOS WEST

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DATE:	06 / 03 / 13
CHECKED BY:	DSM
DRAWN BY:	MHR
TITLE:	FINAL PLAT AERIE AT ALMA & PECOS WEST
SHEET No.	2 of 2
PROJECT No.	0286