#44

DEC 12 2013

Chandler

All-America City

2010

Chandler • Arizona

Where Values Make The Difference

MEMORANDUM **Transportation & Development – CC Memo No. 13-152**

DATE: DECEMBER 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

FROM: KEVIN MAYO, PLANNING MANAGER

SUBJECT: PPT13-0025 OCOTILLO VILLAGE HEALTH CLUB

Request: Preliminary Plat (PPT) approval

Location: Southwest corner of Alma School and Ocotillo roads

Applicant: Mike Burke, DMB Associates Inc.

Project Info: Approximately 14.7-acres, 5 lot commercial development

RECOMMENDATION

Upon finding consistency with the General Plan and Planned Area Development (PAD) zoning, Planning Commission and Planning Staff recommend approval subject to a single condition.

BACKGROUND

This Preliminary Plat is for a 5-lot commercial development that includes a health club. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 6 Opposed: 0 Absent: 1 (Ryan)

RECOMMENDED ACTION

Planning Commission and Planning Staff recommend approval of the Preliminary Plat PPT13-0025 OCOTILLO VILLAGE HEALTH CLUB, subject to the following condition:

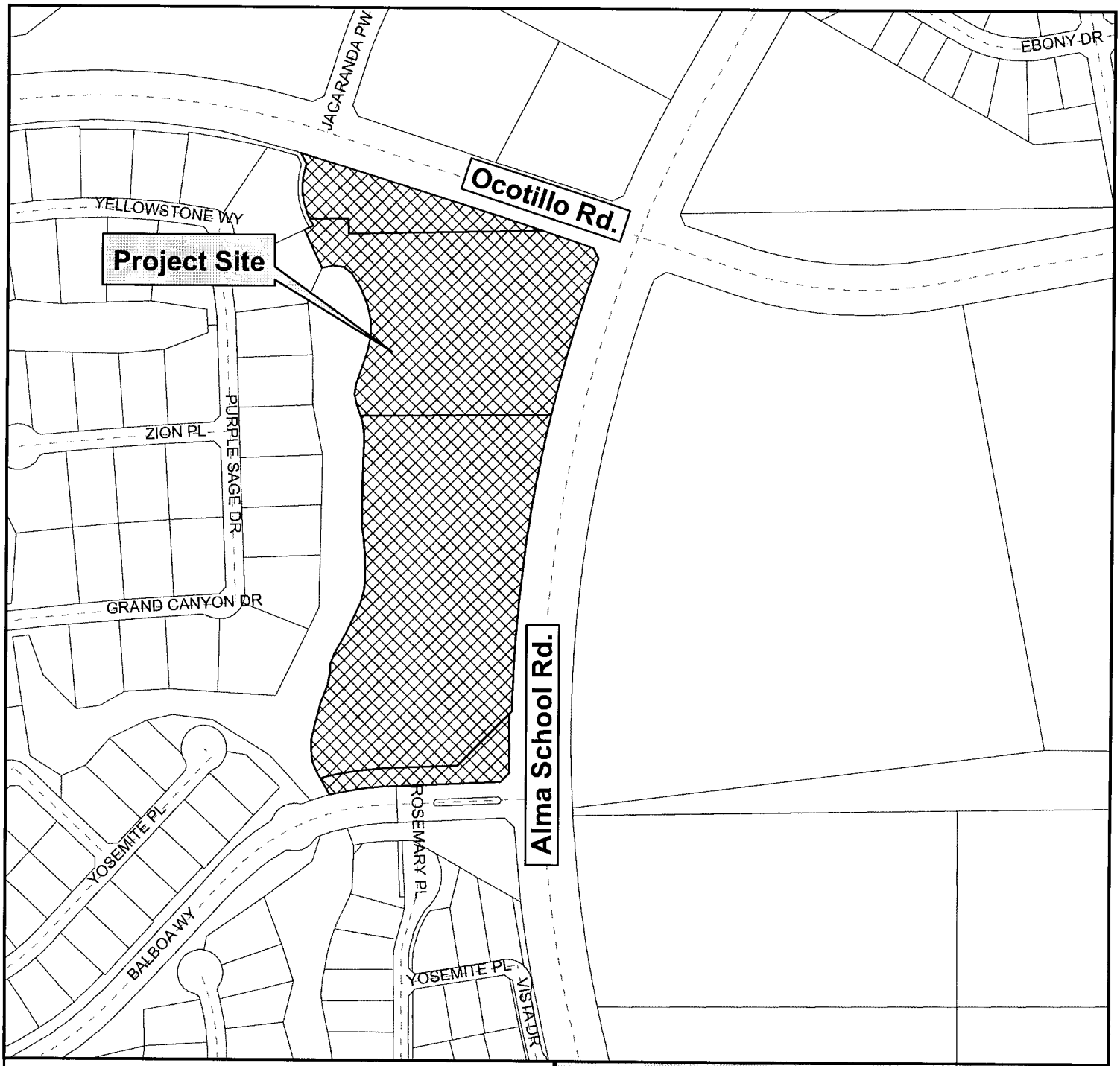
1. Approval by the City Engineer and Director of Transportation & Development with regard to the details of all submittals required by code or condition.

PROPOSED MOTION

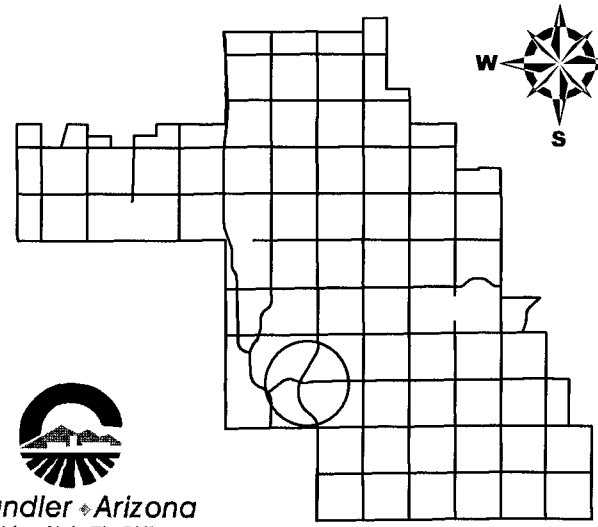
Move to approve the Preliminary Plat PPT13-0025 OCOTILLO VILLAGE HEALTH CLUB, as per Planning Commission and Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Preliminary Plat



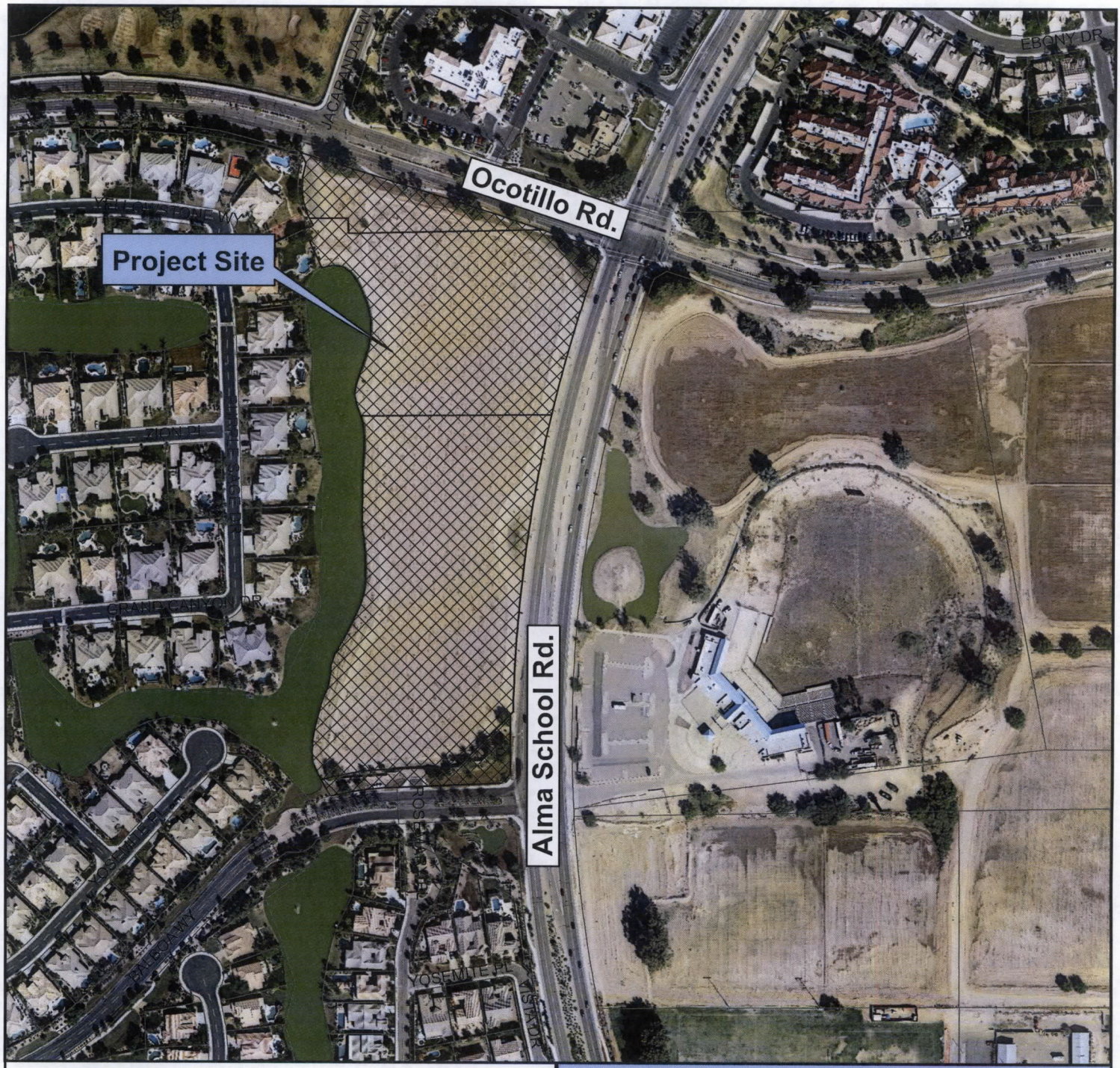
Vicinity Map



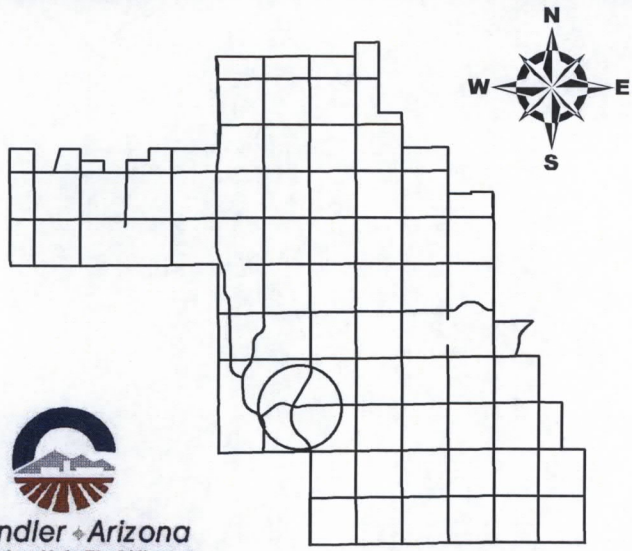
Chandler Arizona
Where Values Make The Difference

Ocotillo Village Health Club

CITY OF CHANDLER 10/31/2013



Vicinity Map



Ocotillo Village Health Club

Chandler ◆ Arizona
Where Values Make The Difference

CITY OF CHANDLER 10/31/2013

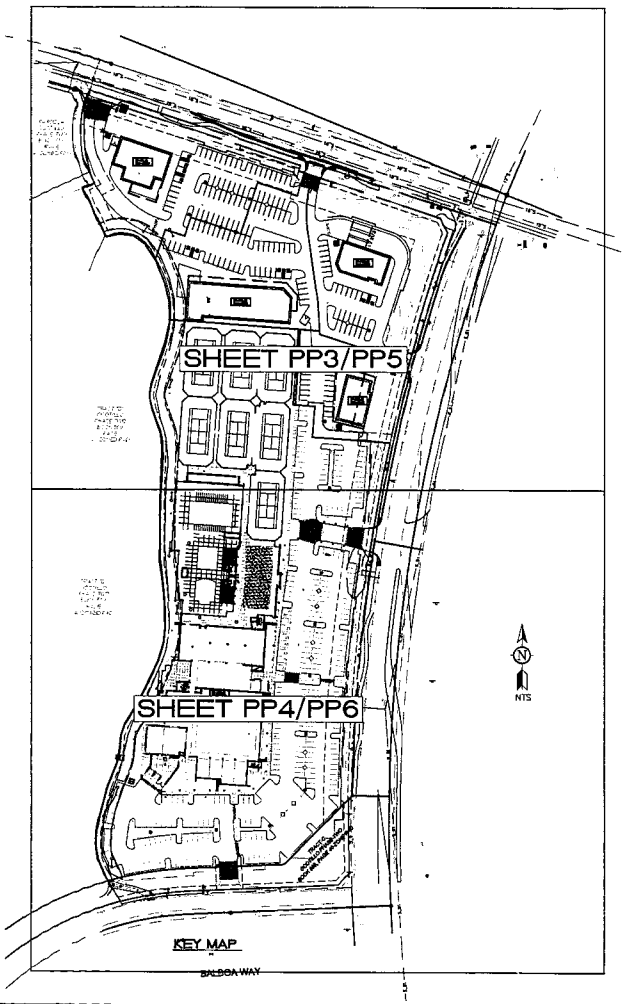
A PRELIMINARY PLAT OF OCOTILLO VILLAGE HEALTH CLUB

A PORTION OF THE SOUTH HALF OF SECTION 17 AND NORTH HALF OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SHEET INDEX

PP1 PRELIMINARY PLAT COVER SHEET
PP2 PRELIMINARY PLAT BOUNDARY INFORMATION
PP3 PRELIMINARY PLAT GRADING AND DRAINAGE PLAN
PP4 PRELIMINARY PLAT GRADING AND DRAINAGE PLAN
PP5 PRELIMINARY PLAT UTILITY PLAN
PP6 PRELIMINARY PLAT UTILITY PLAN

BENCHMARK NUMBER	NGVD 29 ELEVATION	DESCRIPTION	EQUATION	NAVD 88 ELEVATION
46A	1204.510	SECTION 16, T2S, R5E, 3" BRASS CAP IN CONCRETE, 70' NORTH, 70' EAST OF INTERSECTION OF BASHA ROAD AND OCOTILLO RD; 4' NORTH OF BACK OF SIDEWALK. (NORTHING 817729.065, EASTING 717971.277)	1.68	1206.19



LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF OF SECTION 20 AND THE SOUTH HALF OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 17;
THENCE SOUTH 89 DEGREES 26 MINUTES 04 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID SECTION 17, 85.36 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH 63 DEGREES 55 MINUTES 42 SECONDS EAST, 161.08 FEET, SAID POINT ALSO BEING ON THE EAST LINE OF LOT 7, EMBARCADERO AT OCOTILLO, ACCORDING TO BOOK 559 OF MAPS, PAGE 42, MARICOPA COUNTY RECORDS, AND THE POINT OF BEGINNING;
THENCE ALONG THE EAST LINE OF SAID LOT 7, ON SAID CURVE, ON AN ARC TO THE RIGHT, HAVING A RADIUS OF 161.08 FEET, THROUGH A CENTRAL ANGLE OF 44 DEGREES 13 MINUTES 19 SECONDS, 124.32 FEET TO A POINT OF TANGENCY;
THENCE NORTH 18 DEGREES 09 MINUTES 00 SECONDS EAST, 25.30 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OCOTILLO ROAD, SAID POINT BEING ON THE ARC OF A CURVE FROM WHICH THE CENTER BEARS SOUTH 17 DEGREES 22 MINUTES 16 SECONDS WEST, 1545.00 FEET;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, ON SAID CURVE, ON AN ARC TO THE RIGHT, HAVING A RADIUS OF 1545.00 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 46 MINUTES 44 SECONDS, 21.00 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 71 DEGREES 51 MINUTES 00 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING PARALLEL TO, AND 55.00 FEET SOUTHERLY OF, THE CENTERLINE OF OCOTILLO ROAD, 636.21 FEET;
THENCE SOUTH 25 DEGREES 51 MINUTES 52 SECONDS EAST, 27.97 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, FROM WHICH THE CENTER OF SAID NON-TANGENT CURVE BEARS SOUTH 70 DEGREES 04 MINUTES 09 SECONDS EAST, 3065.00 FEET;
THENCE ALONG SAID CURVE, ON AN ARC TO THE LEFT, HAVING A RADIUS OF 3065.00 FEET, THROUGH A CENTRAL ANGLE OF 18 DEGREES 56 MINUTES 33 SECONDS, 1013.32 FEET TO THE NORTHEAST CORNER OF TRACT C, OCOTILLO PHASE TWO, ACCORDING TO BOOK 559 OF MAPS, PAGE 40, MARICOPA COUNTY RECORDS;
THENCE SOUTH 44 DEGREES 46 MINUTES 23 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID TRACT C, 170.00 FEET;
THENCE SOUTH 87 DEGREES 20 MINUTES 26 SECONDS WEST, ALONG THE NORTH LINE OF SAID TRACT C, 167.61 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE, ON AN ARC TO THE LEFT, HAVING A RADIUS OF 580.00 FEET, THROUGH A CENTRAL ANGLE OF 13 DEGREES 30 MINUTES 00 SECONDS, 136.66 FEET;
THENCE ALONG THE EAST, NORTHEAST, AND NORTH LINES OF TRACT D OF SAID OCOTILLO PHASE TWO, THE FOLLOWING 32 COURSES AND DISTANCES:
THENCE NORTH 30 DEGREES 39 MINUTES 54 SECONDS WEST, 15.63 FEET;
THENCE NORTH 22 DEGREES 10 MINUTES 46 SECONDS WEST, 26.01 FEET;
THENCE NORTH 06 DEGREES 17 MINUTES 47 SECONDS WEST, 26.88 FEET;
THENCE NORTH 02 DEGREES 31 MINUTES 09 SECONDS EAST, 22.30 FEET;
THENCE NORTH 09 DEGREES 23 MINUTES 21 SECONDS EAST, 26.05 FEET;
THENCE NORTH 14 DEGREES 59 MINUTES 32 SECONDS EAST, 53.64 FEET;
THENCE NORTH 21 DEGREES 32 MINUTES 31 SECONDS EAST, 47.21 FEET;
THENCE NORTH 09 DEGREES 03 MINUTES 38 SECONDS EAST, 24.47 FEET;
THENCE NORTH 03 DEGREES 57 MINUTES 29 SECONDS EAST, 20.80 FEET;
THENCE NORTH 18 DEGREES 44 MINUTES 28 SECONDS EAST, 21.01 FEET;
THENCE NORTH 30 DEGREES 19 MINUTES 31 SECONDS EAST, 50.98 FEET;
THENCE NORTH 25 DEGREES 08 MINUTES 41 SECONDS EAST, 75.25 FEET;
THENCE NORTH 15 DEGREES 27 MINUTES 24 SECONDS EAST, 32.78 FEET;
THENCE NORTH 05 DEGREES 22 MINUTES 55 SECONDS EAST, 24.08 FEET;
THENCE NORTH 01 DEGREE 41 MINUTES 18 SECONDS WEST, 57.26 FEET;
THENCE NORTH 06 DEGREES 08 MINUTES 00 SECONDS WEST, 29.65 FEET;
THENCE NORTH 08 DEGREES 27 MINUTES 32 SECONDS WEST, 26.08 FEET;
THENCE NORTH 00 DEGREES 22 MINUTES 56 SECONDS EAST, 102.74 FEET;
THENCE NORTH 01 DEGREE 56 MINUTES 26 SECONDS EAST, 98.84 FEET;
THENCE NORTH 05 DEGREES 57 MINUTES 35 SECONDS WEST, 24.52 FEET;
THENCE NORTH 19 DEGREES 45 MINUTES 40 SECONDS WEST, 42.87 FEET;
THENCE NORTH 10 DEGREES 41 MINUTES 29 SECONDS WEST, 25.25 FEET;
THENCE NORTH 09 DEGREES 29 MINUTES 08 SECONDS EAST, 21.14 FEET;
THENCE NORTH 17 DEGREES 58 MINUTES 04 SECONDS EAST, 79.72 FEET;
THENCE NORTH 11 DEGREES 40 MINUTES 13 SECONDS EAST, 33.30 FEET;
THENCE NORTH 01 DEGREE 18 MINUTES 52 SECONDS WEST, 32.43 FEET;
THENCE NORTH 12 DEGREES 39 MINUTES 09 SECONDS WEST, 32.93 FEET;
THENCE NORTH 21 DEGREES 14 MINUTES 48 SECONDS WEST, 42.98 FEET;
THENCE NORTH 33 DEGREES 05 MINUTES 30 SECONDS WEST, 35.15 FEET;
THENCE NORTH 53 DEGREES 42 MINUTES 47 SECONDS WEST, 23.31 FEET;
THENCE NORTH 82 DEGREES 50 MINUTES 06 SECONDS WEST, 24.12 FEET;
THENCE SOUTH 77 DEGREES 57 MINUTES 27 SECONDS WEST, 23.49 FEET;
THENCE NORTH 25 DEGREES 15 MINUTES 14 SECONDS WEST, ALONG THE NORTHEAST LINE OF LOT 8 OF SAID EMBARCADERO AT OCOTILLO, 92.03 FEET;
THENCE NORTH 64 DEGREES 44 MINUTES 46 SECONDS EAST, ALONG THE SOUTHEAST LINE OF LOT 7 OF SAID EMBARCADERO AT OCOTILLO, 22.11 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, FROM WHICH THE CENTER BEARS NORTH 57 DEGREES 36 MINUTES 50 SECONDS EAST, 161.08 FEET;
THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 7, ON SAID CURVE, ON AN ARC TO THE RIGHT, HAVING A RADIUS OF 161.08 FEET, THROUGH A CENTRAL ANGLE OF 06 DEGREES 18 MINUTES 34 SECONDS, 17.75 FEET, TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17 AND THE POINT OF BEGINNING.

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. SAID LINE BEARS NORTH 00°13'44" WEST AS SHOWN ON THE PLAT OF OCOTILLO PHASE TWO, BOOK 559 OF MAPS, PAGE 40.

FLOODZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C3030 H, DATED SEPTEMBER 30, 2005, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

DEVELOPER:

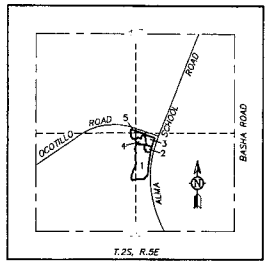
DMB ASSOCIATES INC.
7600 E. DOUBLETREE RANCH RD. #300
SCOTTSDALE, AZ 85258
PHONE: (480) 367-7000
CONTACT: MIKE BURKE

ENGINEER:

ERICKSON & MEEKS ENGINEERING, LLC
13444 N. 32ND STREET, SUITE 6
PHOENIX, ARIZONA 85032
PHONE: (602) 569-6593
FAX: (602) 569-6493
CONTACT: TOM MEEKS

ARCHITECT:

BUTLER DESIGN GROUP, INC.
5017 E. WASHINGTON STREET, SUITE 107
PHOENIX, AZ 85034
PH: (602) 957-1800
FAX: (602) 957-7722
CONTACT: JOHN MOCARSKI



VICINITY MAP

N.T.S.

ZONING

P.A.D. FOR THE FOLLOWING THREE PARCELS
APN 303-39-618G, APN 303-48-005V, 303-48-005S

AREAS

LOT 1 – 330,499 SQUARE FEET OR 7.587 ACRES NET
370,146 SQUARE FEET OR 8.497 ACRES GROSS
LOT 2 – 28,738 SQUARE FEET OR 0.660 ACRES NET
38,663 SQUARE FEET OR 0.888 ACRES GROSS
LOT 3 – 54,835 SQUARE FEET OR 1.259 ACRES NET
98,824 SQUARE FEET OR 2.269 ACRES GROSS
LOT 4 – 50,766 SQUARE FEET OR 1.166 ACRES NET
51,900 SQUARE FEET OR 1.191 ACRES GROSS
LOT 5 – 58,131 SQUARE FEET OR 1.335 ACRES NET
83,905 SQUARE FEET OR 1.926 ACRES GROSS

TOTAL – 522,926 SQUARE FEET OR 12.007 ACRES NET
TOTAL – 643,438 SQUARE FEET OR 14.771 ACRES GROSS

NOTES

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

2. 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.

3. 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.

4. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE OVERHEAD LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

5. THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

6. THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.

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: _____
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.

BY: _____
CITY ENGINEER DATE

CERTIFICATION

THIS TO CERTIFY THAT THIS PRELIMINARY 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

_____
JEFFREY S. ERICKSON
P.E. #23980
13444 N. 32ND STREET, SUITE 6
PHOENIX, ARIZONA 85032

PPT13-0025

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

EME
Erickson & Meeks Engineering, L.L.C.
13444 N. 32nd Street
Suite 6
Phoenix, Arizona 85032
Phone: (602) 569-6593
Fax: (602) 569-6493

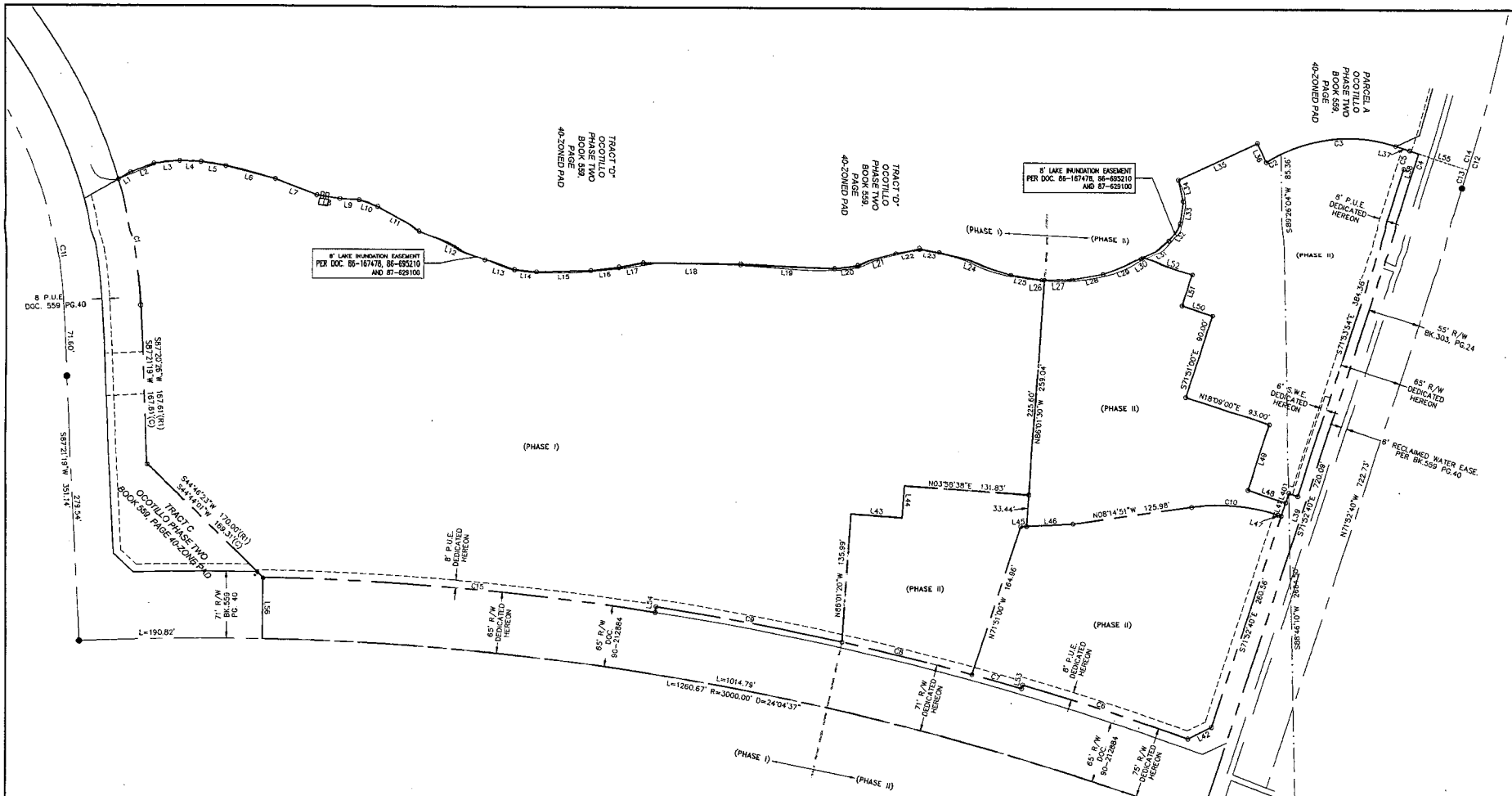
OCOTILLO VILLAGE HEALTH CLUB
PRELIMINARY PLAT COVER SHEET
CHANDLER, ARIZONA

REVISIONS

DATE:	10/28/13
PROJ. NO:	213-027
DESIGN:	TEM
DRAWN:	GMB
CHECK:	JSE
SCALE:	NTS
CAD FILE:	1327PP1

PP1
1 of 6

PPT13-0025



LINE TABLE						
LINE	BEARING(C)	LENGTH(C)	BEARING(R)	LENGTH(R)	BEARING(R1)	LENGTH(R1)
L1	N30°39'54"W	14.87	N30°39'54"W	15.63	N30°39'51"W	15.63
L2	N21°26'50"W	26.01	N22°10'46"W	26.01	N22°10'47"W	26.01
L3	N06°17'47"W	26.88	N06°17'47"W	26.88	N06°17'50"W	26.88
L4	N02°31'09"E	22.30	N02°31'09"E	22.30	N02°31'11"E	22.30
L5	N09°23'21"E	26.05	N09°23'21"E	26.05	N09°23'22"E	26.05
L6	N14°59'32"E	53.64	N14°59'32"E	53.64	N14°59'32"E	53.84
L7	N21°32'31"E	47.21	N21°32'31"E	47.21	N21°32'31"E	47.21
L8	N09°03'38"E	24.47	N09°03'38"E	24.47	N09°03'39"E	24.47
L9	N03°57'29"E	20.80	N03°57'29"E	20.80	N03°57'31"E	20.80
L10	N18°44'28"E	21.01	N18°44'28"E	21.01	N18°44'22"E	21.01
L11	N30°19'31"E	50.98	N30°19'31"E	50.98	N30°19'33"E	50.98
L12	N25°08'41"E	75.25	N25°08'41"E	75.25	N25°08'41"E	75.25
L13	N15°27'24"E	32.78	N15°27'24"E	32.78	N15°27'28"E	32.78
L14	N05°22'55"E	24.08	N05°22'55"E	24.08	N05°22'51"E	24.08
L15	N01°41'18"W	57.26	N01°41'18"W	57.26	N01°41'18"W	57.26
L16	N06°08'00"W	29.65	N06°08'00"W	29.65	N06°08'00"W	29.65
L17	N08°27'32"W	26.08	N08°27'32"W	26.08	N08°27'31"W	26.09
L18	N00°22'56"E	102.74	N00°22'56"E	102.74	N00°22'56"E	102.74
L19	N01°56'26"E	98.84	N01°56'26"E	98.84	N01°56'25"E	98.83
L20	N05°57'35"W	24.52	N05°57'35"W	24.52	N05°57'27"W	24.52
L21	N19°45'40"W	42.87	N19°45'40"W	42.87	N19°45'40"W	42.88
L22	N10°41'29"W	25.25	N10°41'29"W	25.25	N10°41'29"W	25.25
L23	N09°29'08"E	21.14	N09°29'08"E	21.14	N09°28'59"E	21.14
L24	N17°58'04"E	79.72	N17°58'04"E	79.72	N17°58'04"E	79.72
L25	N11°40'13"E	33.30	N11°40'13"E	33.30	N11°40'14"E	33.29
L26	N01°18'52"W	2.91	N01°18'52"W	32.43	N01°18'51"W	32.44
L27	N01°18'52"W	29.52	N01°18'52"W		N01°18'51"W	
L28	N12°39'09"W	32.93	N12°39'09"W	32.93	N12°39'07"W	32.93

LINE TABLE						
LINE	BEARING(C)	LENGTH(C)	BEARING(R)	LENGTH(R)	BEARING(R1)	LENGTH(R1)
L29	N21°14'48"W	42.98	N21°14'48"W	42.98	N21°14'46"W	42.98
L30	N33°05'30"W	2.22	N33°05'30"W	35.16	N33°05'34"W	35.16
L31	N33°05'30"W	32.94	N33°05'30"W		N33°05'34"W	
L32	N53°42'47"W	23.31	N53°42'47"W	23.31	N53°42'47"W	23.31
L33	N82°50'06"W	24.12	N82°50'06"W	24.12	N82°50'03"W	24.12
L34	S77°57'27"W	23.49	S77°57'27"W	23.49	S77°57'29"W	23.49
L35	N25°15'14"W	92.03	N25°15'14"W	92.03	N25°15'14"W	92.03
L36	N64°44'46"E	22.11	N64°44'46"E	22.11	N64°44'46"E	22.11
L37	N18°09'00"E	15.50	N18°09'00"E	25.30	N18°09'00"E	25.00
L38	N18°09'00"E	10.00	N18°09'00"E		N18°09'00"E	
L39	S18°07'20"W	10.00				
L40	S71°52'40"E	10.55				
L41	S71°52'40"E	15.00				
L42	S26°04'32"E	27.89				
L43	N03°58'40"E	53.91				
L44	N85°49'56"W	34.03				
L45	N03°09'19"W	6.18				
L46	N03°09'19"W	46.92				
L47	N18°09'00"E	3.56				
L48	S18°09'00"W	41.81				
L49	N71°51'00"W	77.44				
L50	S18°09'00"W	34.00				
L51	N71°51'00"W	34.78				
L52	S18°09'00"W	54.90				
L53	S73°51'41"E	4.00				
L54	S81°14'16"E	6.00				
L55	S18°09'00"W	55.01				
L56	N89°09'36"W	65.00				

CURVE TABLE(C)				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	13°30'03"	580.00	136.67	S80°36'17"W 136.35
C2	6°18'54"	161.08	17.75	S29°13'43"E 17.74
C3	44°13'19"	161.08	124.32	S03°57'36"E 121.26
C4	0°45'45"	1545.00	20.56	N72°15'33"W 20.56
C5	0°46'04"	1535.00	20.57	N72°15'42"W 20.57
C6	3°24'07"	3075.00	182.58	S17°50'23"W 182.55
C7	1°01'03"	3071.00	54.53	S15°37'48"W 54.53
C8	2°38'19"	3071.00	141.42	S13°48'07"W 141.41
C9	3°43'14"	3071.00	199.42	S10°37'21"W 199.38
C10	26°23'51"	200.00	92.14	S04°57'05"W 91.33
C11	44°23'59"	500.00	387.46	S65°09'20"W 377.84
C12	52°48'48"	1600.00	1474.83	S81°42'56"W 1423.17
C13	180°00'00"	10.27	32.26	S72°14'44"E 20.54
C14	52°04'41"	1600.00	1454.29	S81°20'52"W 1404.75
C15	7°48'19"	3065.00	417.55	S04°51'34"W 417.22

CURVE TABLE(R)			
CURVE	DELTA	RADIUS	ARC
C1	13°30'00"	580.00	136.66
C2	6°18'54"	161.08	17.75
C3	44°13'19"	161.08	124.32
C4	0°46'44"	1545.00	21.00

CURVE TABLE(R1)			
CURVE	DELTA	RADIUS	ARC
C1	13°30'01"	580.00	136.66
C2	6°17'48"	161.08	17.70
C3	44°14'23"	161.08	124.38

LEGEND

- ○ SET 1/2" REBAR, RLS#35833, UNLESS OTHERWISE NOTED. PROPERTY CORNERS TO BE SET AT COMPLETION OF MASS GRADING.
- ▣ FOUND BRASS CAP IN HANDHOLE
- ◉ FOUND BRASS FLUSH
- ● FOUND 1/2" REBAR, NO I.D.
- ⊠ FOUND CHISELED "X" IN CONCRETE
- DOC. DOCUMENT NUMBER
- (R) RECORD DATA PER DOC. 2007-0858629
- (R1) RECORD DATA PER BOOK 559, PAGE 40
- (C) CALCULATED DATA PER THIS PLAT
- (M) MEASURED DATA PER THIS PLAT
- SECTION LINE
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE

SCALE: 1"= 50'

0 25' 50' 100' 150'

BASIS OF BEARING
N00°13'44"W 2649.16'

FOUND "X"
EAST 1/4 COR. SEC. 20
T2S, R5E

FOUND BRASS CAP IN HANDHOLE
SOUTHEAST COR. SEC. 17
NORTHEAST COR. SEC. 20
T2S, R5E

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Phone: (602) 549-8593
Fax: (602) 549-8493

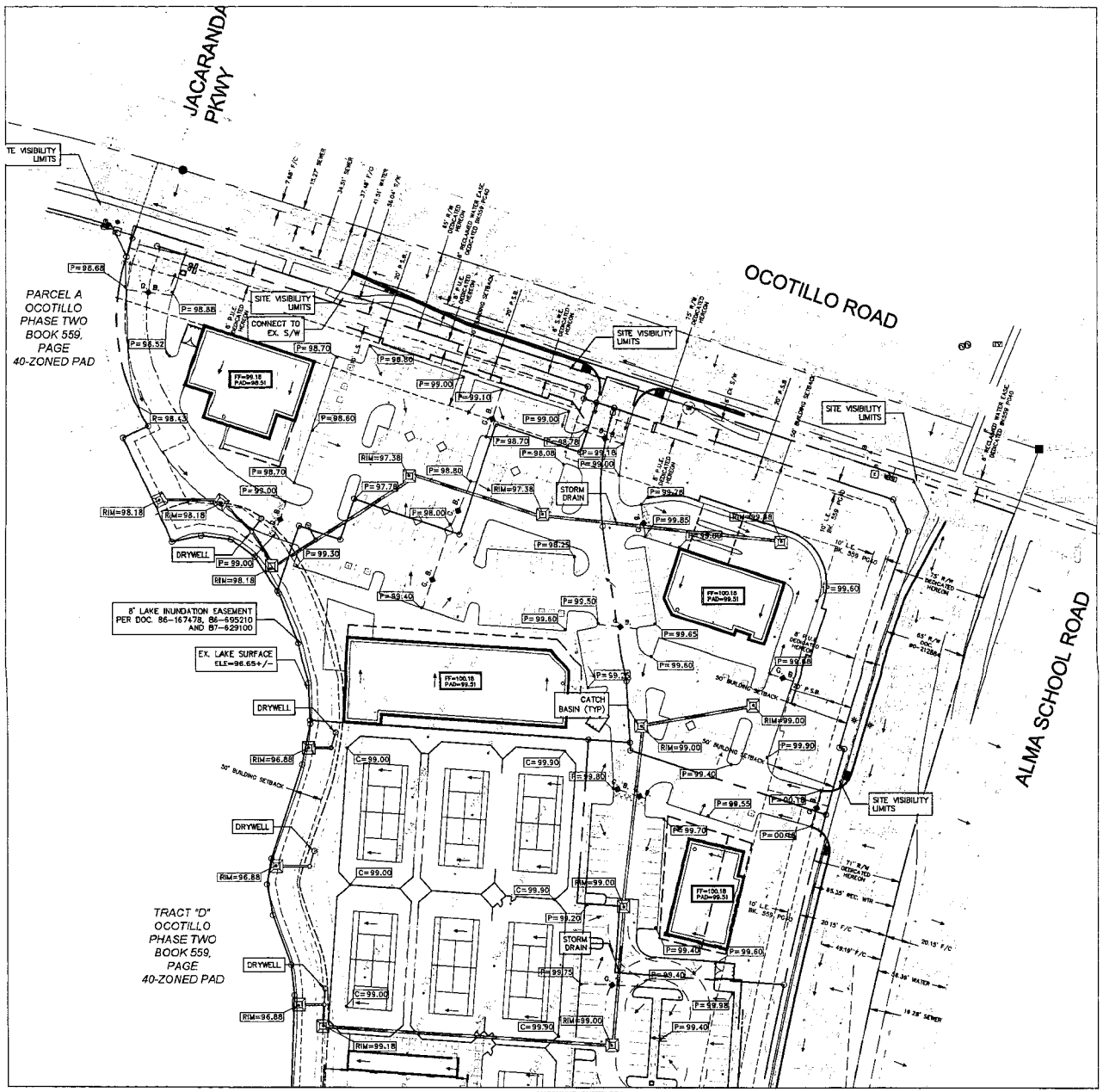
OCOTILLO VILLAGE HEALTH CLUB
PRELINIARY PLAT - PROPERTY DATA
CHANDLER, ARIZONA

REVISIONS

DATE:	10/28/13
PROJ. NO:	213-027
DESIGN:	TEM
DRAWN:	GMB
CHECK:	JSE
SCALE:	1"=50'
CAD FILE:	527prepla02

PP2
2 of 6

PPT13-0025



LEGEND:

P=53.00	PROPOSED FINISH PAVEMENT ELEVATION
INV=48.50	PROPOSED PIPE INVERT ELEVATION
FF=1157.00	PROPOSED FINISH FLOOR ELEVATION
	PROPOSED STORM DRAIN CATCH BASIN
	PROPOSED STORM DRAIN PIPE
	DIRECTION OF PROPOSED DRAINAGE
	CURB OPENING
1	PROPOSED DRAINAGE AREA IDENTIFICATION
	PROPOSED DRAINAGE AREA BOUNDARY
	PROPOSED DRAIN BASIN
4-1	PROPOSED SUBDRAINAGE AREA IDENTIFICATION (HYDROLOGY)

DRAINAGE STATEMENT

100-YEAR, 2-HOUR RETENTION FOR THIS PROPERTY, AND ADJACENT HALF SITE ROADWAYS HAVE BEEN ACCOUNTED FOR IN THE EXISTING LAKE THAT BORDERS THE WEST PROPERTY LINE. ADDITIONAL STORM WATER THAT HAS BEEN ADDED TO THE LAKE WITH THIS SITE DEVELOPMENT WILL BE DEWATER WITHIN THE 36-HOUR TIME PERIOD WITH THE ADDITION OF DRYWELLS.

— SITE VISIBILITY AREA, LANDSCAPE BETWEEN 24" AND 6" PROHIBITED.

SCALE: 1" = 40'

0 20' 40' 80' 120'

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OCOTILLO VILLAGE HEALTH CLUB

PRELIMINARY PLAT GRADING AND DRAINAGE PLAN

CHANDLER, ARIZONA

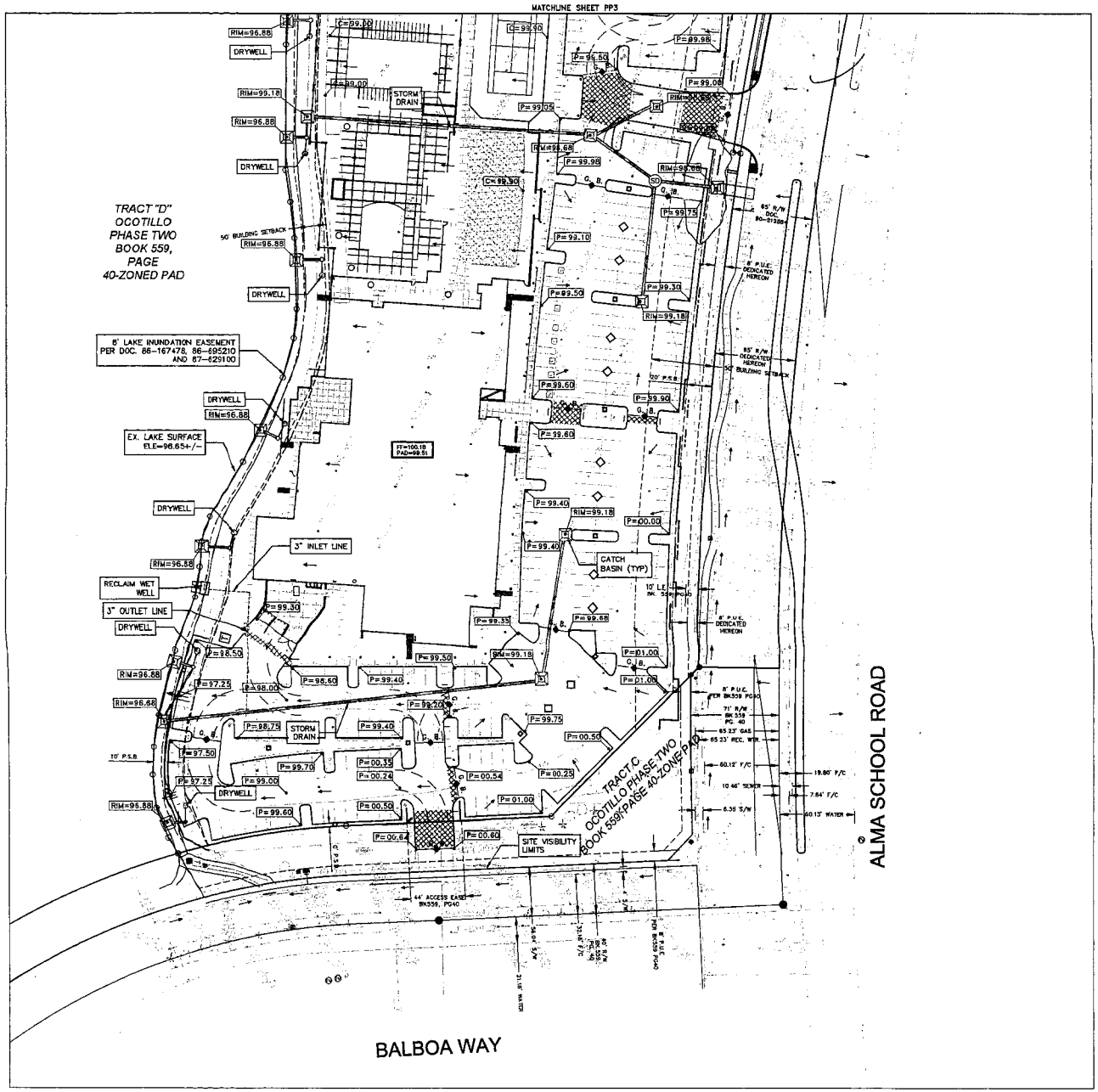
REVISIONS

DATE:	10/28/13
PROJ. NO:	213-027
DESIGN:	TEM
DRAWN:	GMB
CHECK:	JSE
SCALE:	1"=40'
CAD FILE:	1327prepla13

PP3

3 of 6

PPT13-0025



LEGEND:

P=53.00	PROPOSED FINISH PAVEMENT ELEVATION
INV=48.50	PROPOSED PIPE INVERT ELEVATION
FF=1157.00	PROPOSED FINISH FLOOR ELEVATION
	PROPOSED STORM DRAIN CATCH BASIN
	PROPOSED STORM DRAIN PIPE
	DIRECTION OF PROPOSED DRAINAGE
	CURB OPENING
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OCOTILLO VILLAGE HEALTH CLUB

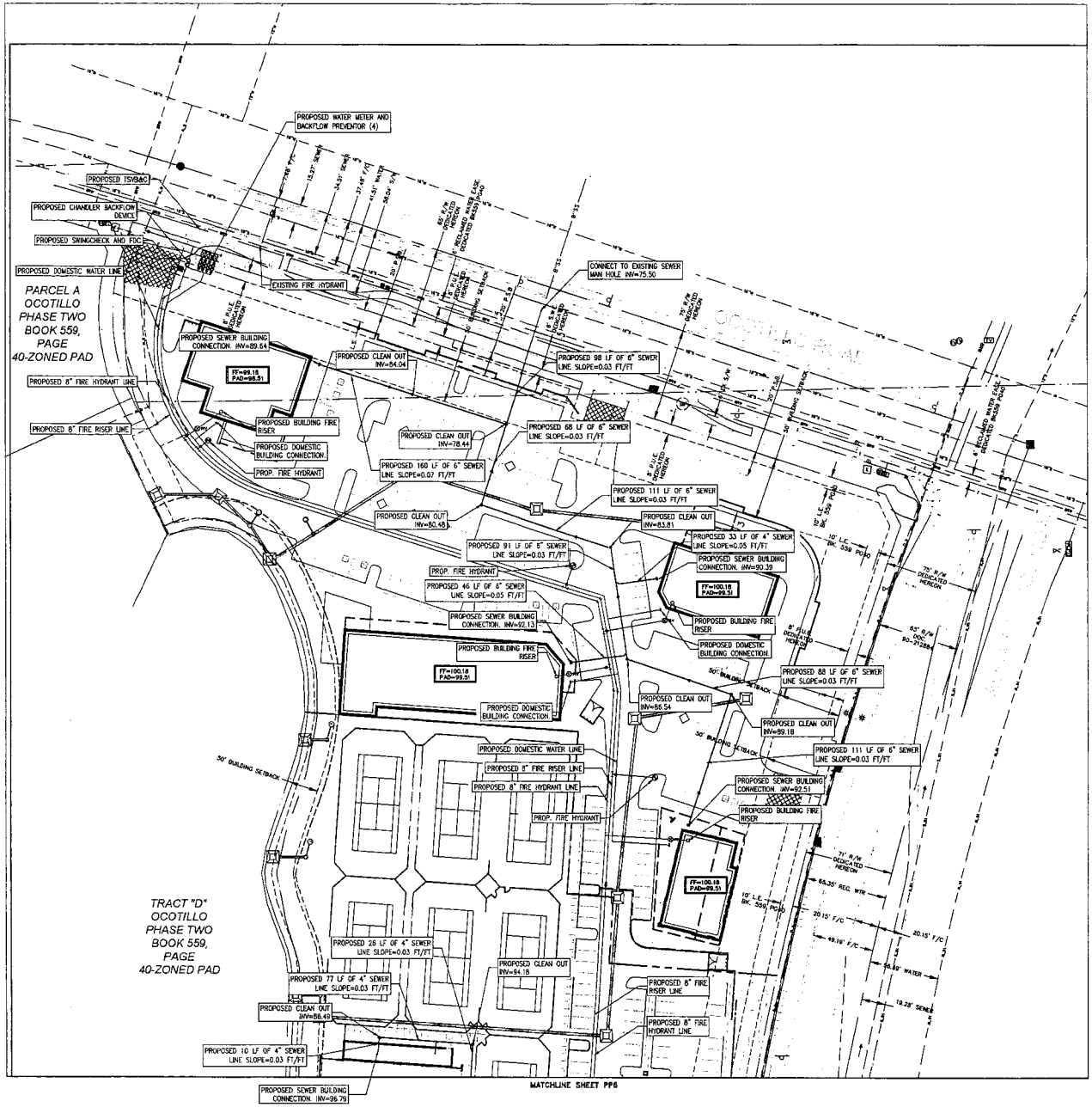
PRELIMINARY PLAT GRADING AND DRAINAGE PLAN

CHANDLER, ARIZONA

REVISIONS

DATE:	10/28/13
PROJ. NO:	213-027
DESIGN:	TEM
DRAWN:	GMB
CHECK:	JSE
SCALE:	1"=40'
CAD FILE:	1327preplat4

PP4



LEGEND:

FF=54.90	PROPOSED FINISH FLOOR ELEVATION
SS	PROPOSED SEWER MANHOLE
•	PROPOSED SEWER CLEANOUT
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER METER
	PROPOSED BACKFLOW DEVICE
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED POST INDICATOR VALVE

CONCEPTUAL UTILITY NOTES

1. ALL UTILITY STUB LOCATIONS ARE CONCEPTUAL AND FINAL LOCATIONS AND SIZING WILL BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.

2. DUAL LOOP FIRE LINES WILL BE IN A JOINT TRENCH WHEN POSSIBLE.

3. WATER METER LINES WILL BE IN A JOINT TRENCH WHEN POSSIBLE.

4. WATER METER SIZES TO BE DETERMINED WHEN BUILDINGS ARE FINALIZED. ESTIMATED DOMESTIC SERVICE RANGE FROM 1 1/2-INCH METER SIZE TO 2-INCH.

SCALE: 1" = 40'

0 20' 40' 80' 120'

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OCOTILLO VILLAGE HEALTH CLUB
PRELIMINARY PLAT UTILITY PLAN
CHANDLER, ARIZONA

REVISIONS

DATE:	10/28/13
PROJ. NO:	213-027
DESIGN:	TEM
DRAWN:	GMB
CHECK:	JSE
SCALE:	1"=40'
CAD FILE:	1327preplat5

PP5

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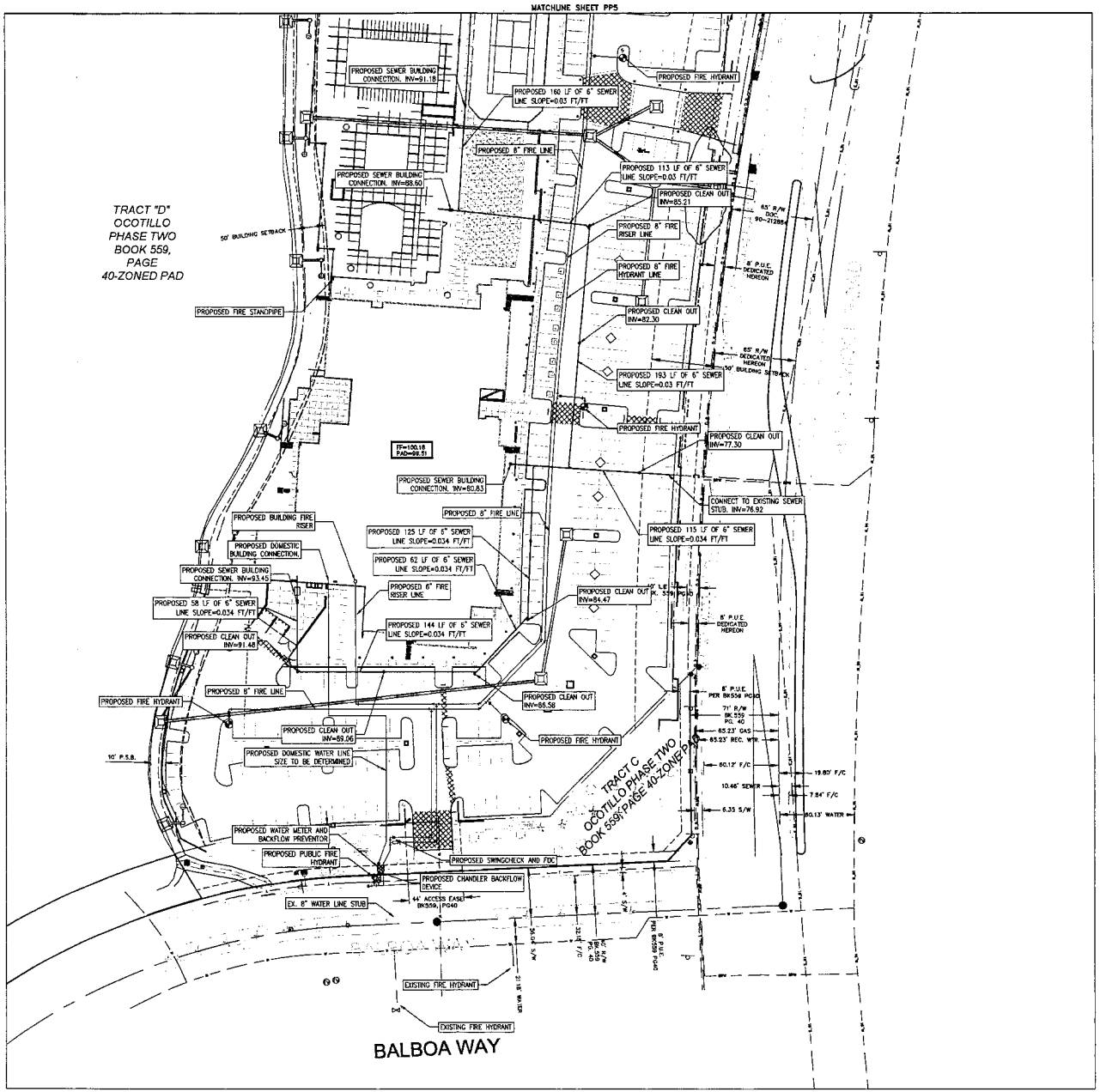

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FF=54.90	PROPOSED FINISH FLOOR ELEVATION
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	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED WATER METER
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OCOTILLO VILLAGE HEALTH CLUB
PRELIMINARY PLAT UTILITY PLAN
CHANDLER, ARIZONA

REVISIONS

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DESIGN:	TEM
DRAWN:	GMB
CHECK:	JSE
SCALE:	1"=40'
CAD FILE:	1327prepl16

PP6

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