#39
FEB 13 2014

Chandler · Arizona
Where Values Make The Difference

Chandler
All-America City
2010

MEMORANDUM **Transportation & Development – CC Memo No. 14-013**

DATE: FEBRUARY 13, 2014

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 RZ for
KEVIN MAYO, PLANNING MANAGER KM

FROM: ERIK SWANSON, CITY PLANNER ES

SUBJECT: FPT13-0019 SANTA MARIA VILLAGE

Request: Final Plat (FPT) approval

Location: Northeast corner of Chandler Boulevard and McQueen Road

Applicant: Jose Montoya; M2 Group Inc.

BACKGROUND

This Final Plat is for a 79-lot single-family residential subdivision located at the northeast corner of Chandler Boulevard and McQueen Road that was approved by Council in late 2013. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

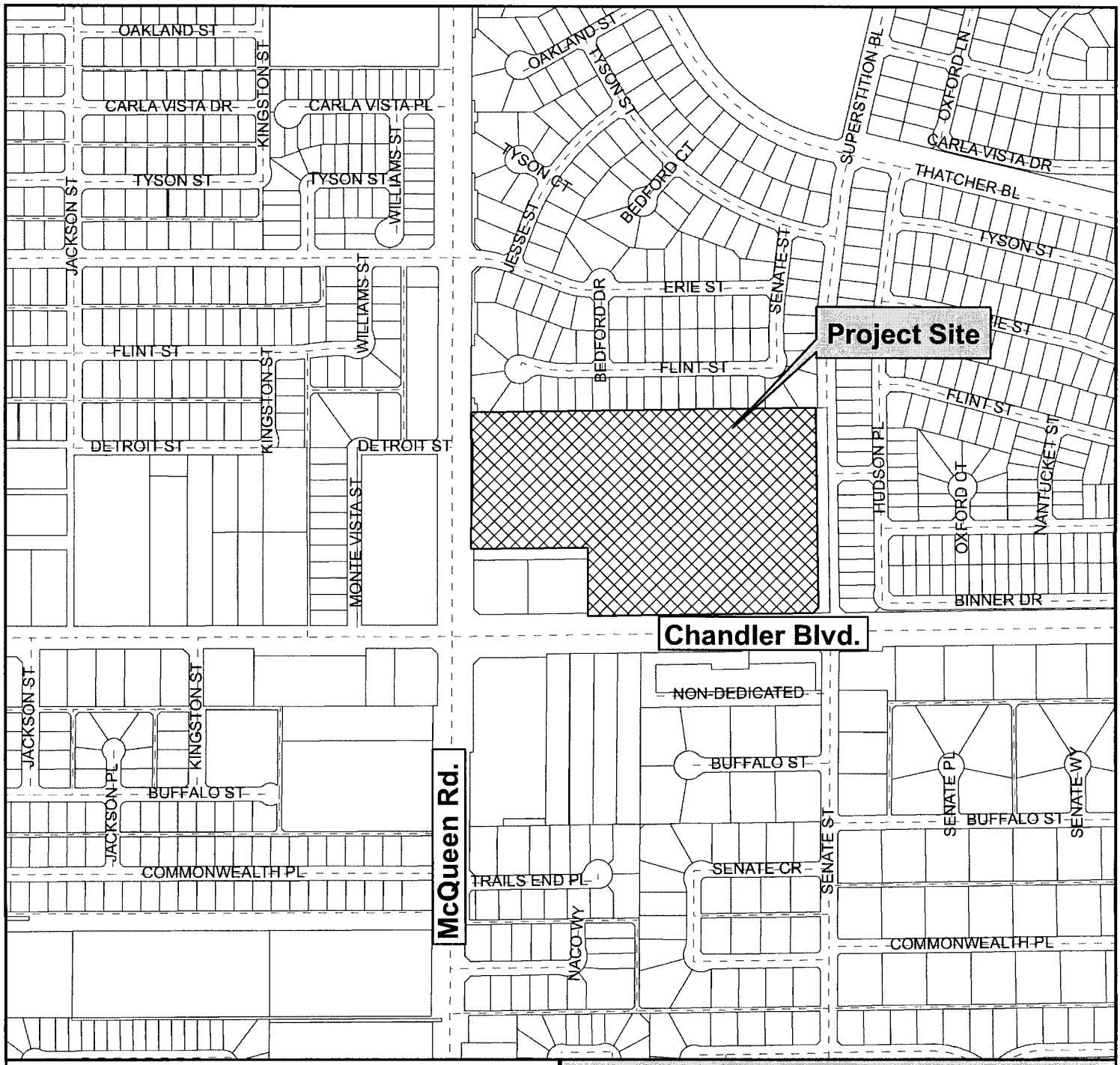
Upon finding the request to be consistent with the General Plan and Planned Area Development zoning, Planning Staff recommends approval.

PROPOSED MOTION

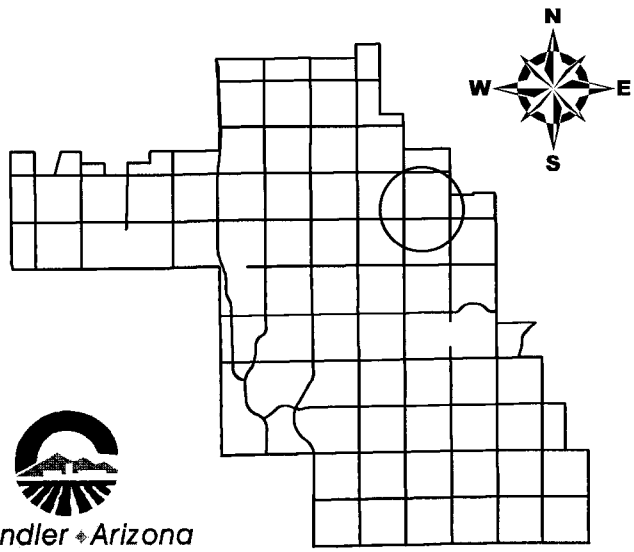
Move to approve Final Plat FPT13-0019 SANTA MARIA VILLAGE, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Preliminary Plat



Vicinity Map



Santa Maria Village

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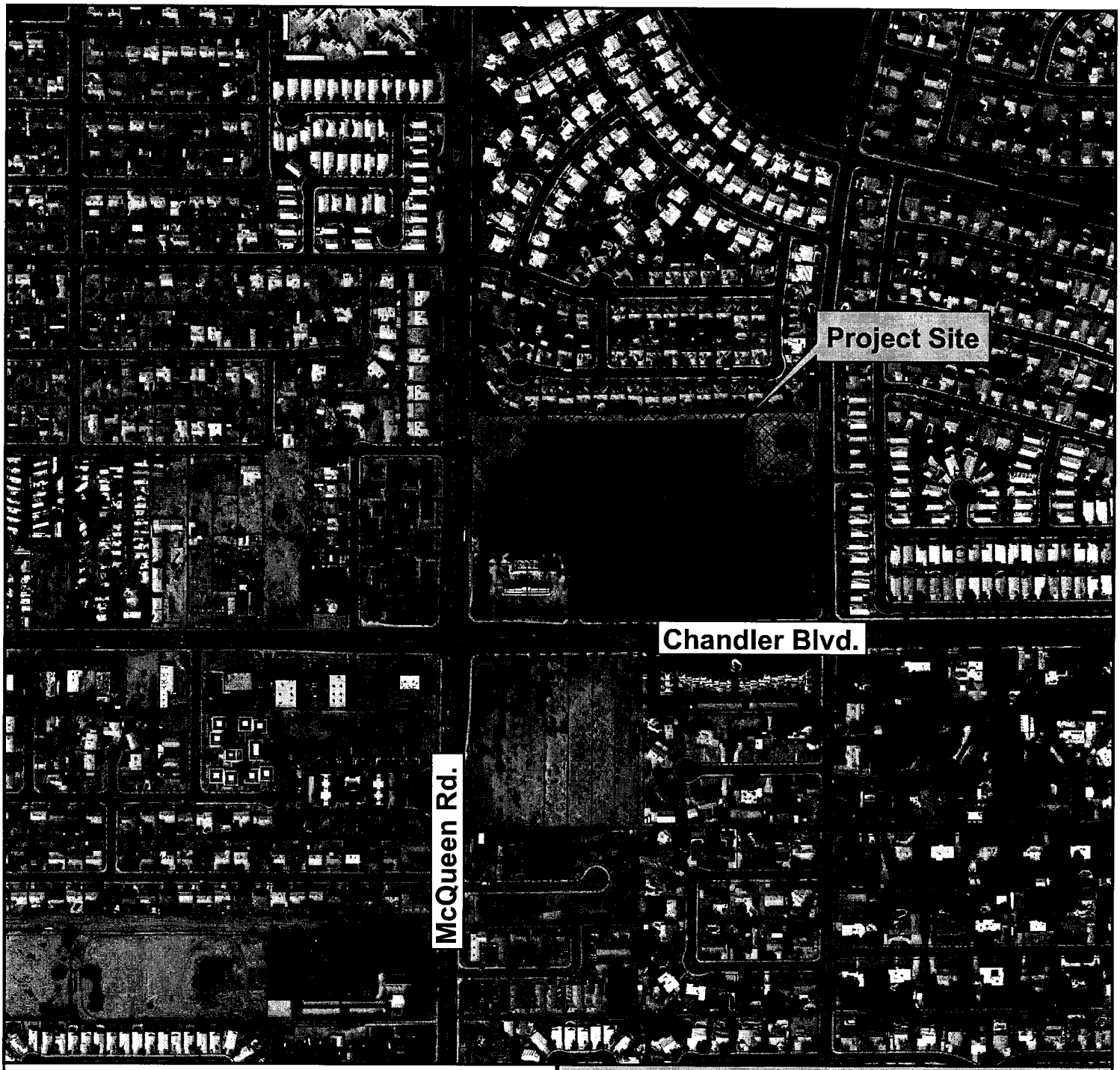
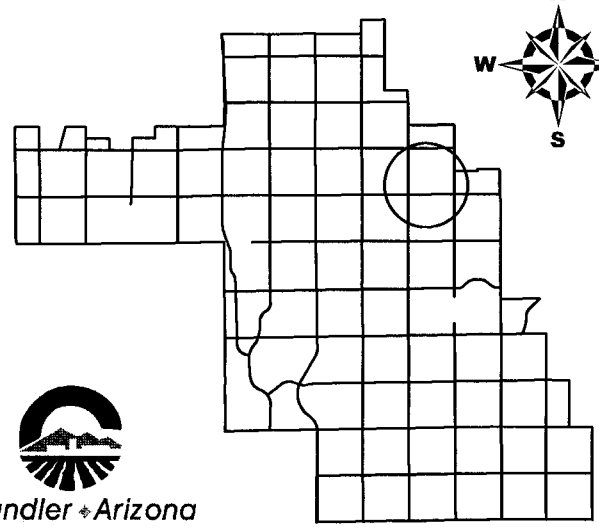
CITY OF CHANDLER 1/28/2014



Vicinity Map



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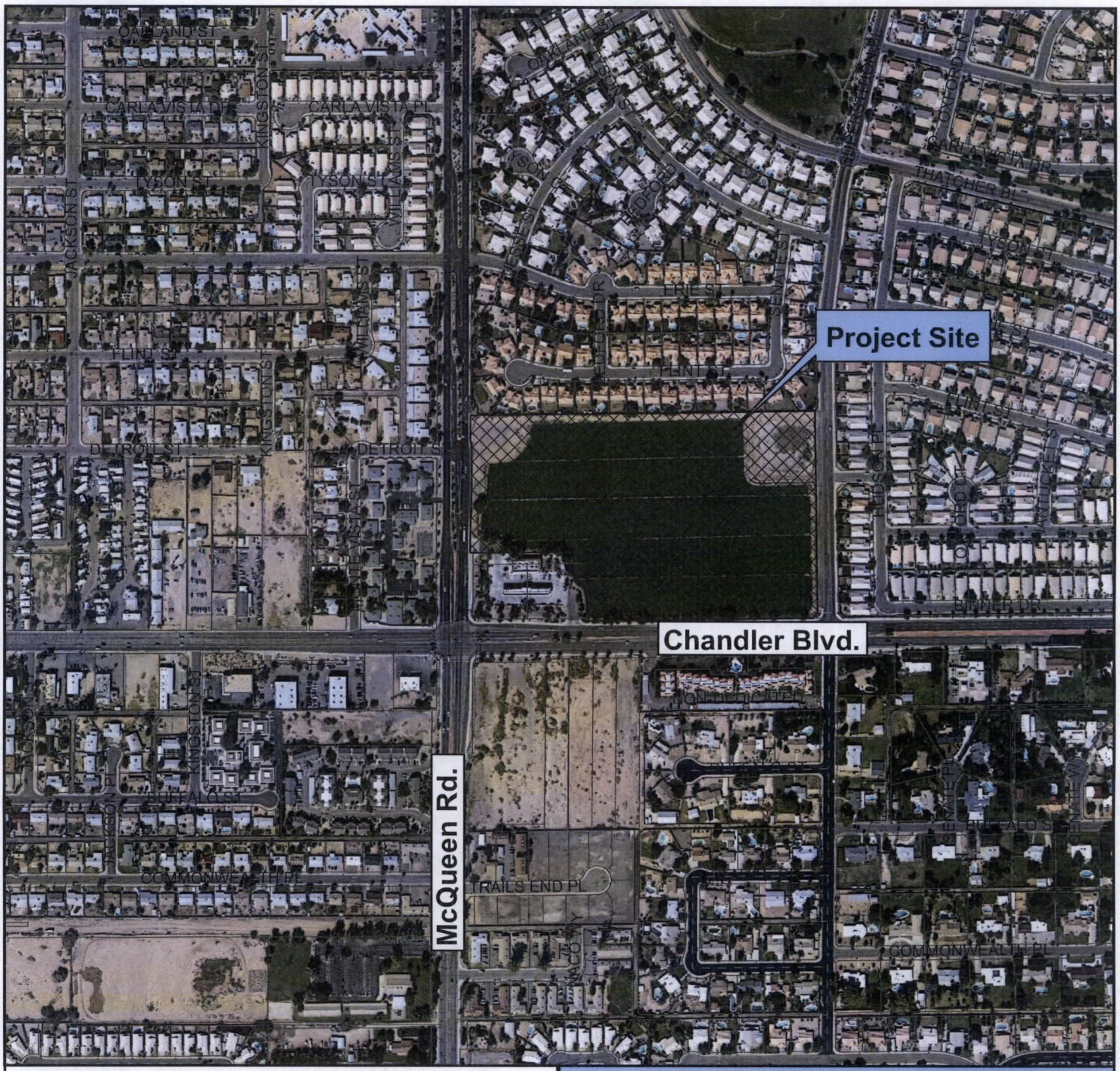
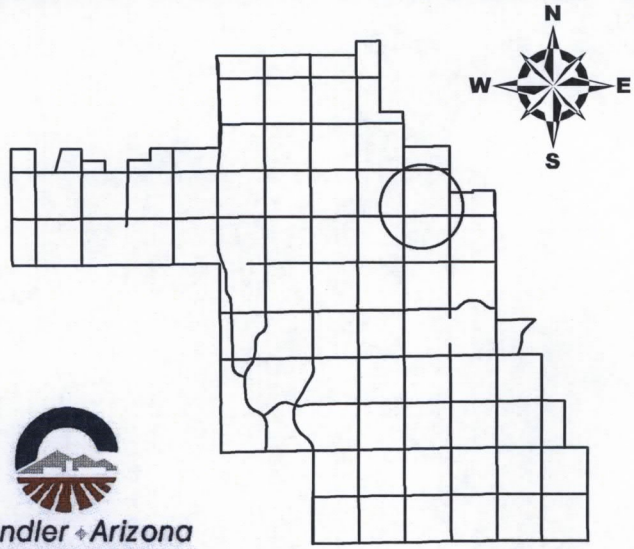
CITY OF CHANDLER 1/28/2014



Vicinity Map



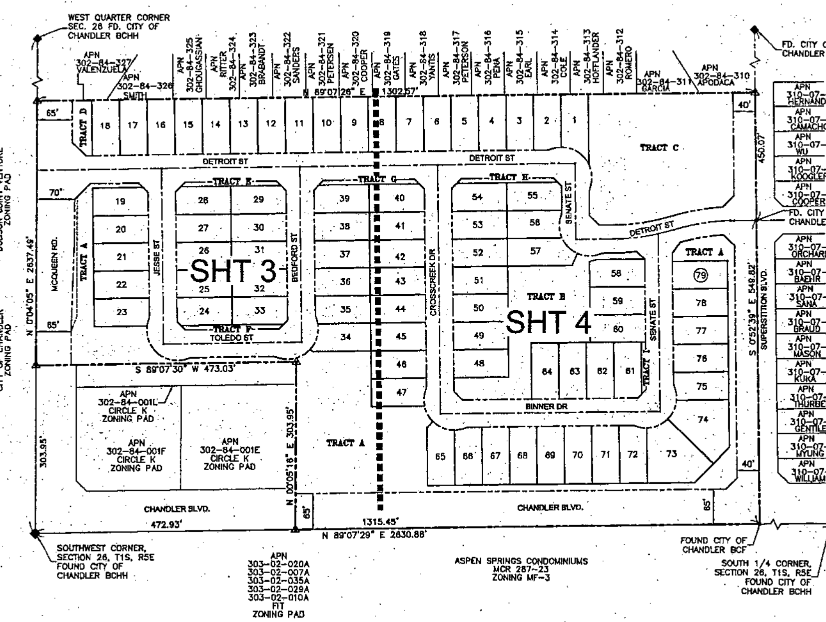
Santa Maria Village

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 1/28/2014

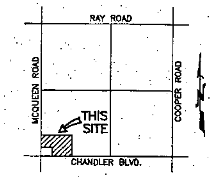
FINAL PLAT
FOR
SANTA MARIA VILLAGE

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA.



OWNER / DEVELOPER

MERITAGE HOMES
17851 NORTH 85TH STREET
SUITE 300
SCOTTSDALE, AZ. 85255
PH: (480) 515-8110
FAX: (480) 515-7921
CONTACT: FIL HIROHATA



VICINITY MAP
N.T.S.

ENGINEER

M2 GROUP, INC.
952 E. BASELINE RD.
SUITE 123
MESA, AZ 85204
PH: (480) 539-7497
FAX: (480) 539-2810
CONTACT: JOSE MONTOYA

SHEET INDEX

SHEET	DESCRIPTION
1	COVER
2	LOT, TRACT, LINE & CURVE TABLES
3-4	LOTS, EASEMENTS & TRACTS

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST, GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS NORTH 89 DEGREES 07 MINUTES 29 SECONDS EAST AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 669, PAGE 47, MARICOPA COUNTY RECORDER

LEGEND

	MONUMENT LINE
	RIGHT-OF-WAY LINE
	SUBDIVISION BOUNDARY
	INTERIOR PROPERTY LINE
	CENTERLINE
	MATCH LINE
MUE	MULTI-USE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
EAE	EMERGENCY ACCESS EASEMENT
WE	WATER EASEMENT
SE	SEWER EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE, ESMNT PER DETAIL SHT 2
BCF	BRASS CAP FLUSH
BCHH	BRASS CAP IN HANDHOLE
R/W	RIGHT OF WAY
MCR	MARICOPA COUNTY RECORDER
◆	SECTION QUARTER CORNER, AS NOTED
■	CENTERLINE MONUMENT (BRASS CAP FLUSH; M.A.G. DTL. 120, TYPE B)
△	CORNER OF SUBDIVISION (AS NOTED)
•	SURVEY MONUMENT (AS NOTED)

KEY MAP
1"=100'

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, DOES HEREBY PUBLISH THIS PLAT AS THE PLAT OF SANTA MARIA, A PORTION OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. OWNER DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET AND TRACT, AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME, AND/OR LETTER GIVEN TO EACH RESPECTIVELY. OWNER HEREBY DEDICATES TO THE CITY OF CHANDLER THE STREETS AS SHOWN ON THE PLAT. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON.

PUBLIC UTILITY EASEMENTS ARE DEDICATED FOR THE BENEFIT OF PUBLIC UTILITIES AND ARE LOCATED WHERE SHOWN, IN, OVER, AND UNDER THE AREAS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF NECESSARY UTILITIES. PUBLIC UTILITIES LOCATING UTILITY FACILITIES IN THIS PUBLIC UTILITY EASEMENT SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE CITY OF CHANDLER, ARIZONA. SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, WARRANTS AND REPRESENTS TO THE CITY OF CHANDLER TO BE THE SOLE OWNER OF THE PROPERTY COVERED HEREBY AND THAT EVERY LENDER, EASEMENT HOLDER, OR OTHER PERSON, OR ENTITY, HAVING ANY INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO, OR JOINED IN THIS PLAT, AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHICH OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

TRACTS A, B, C, D, E, F, G, H AND I ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE SANTA MARIA COMMUNITY ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (THE CC&R'S). THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE SANTA MARIA COMMUNITY ASSOCIATION OR ABUTTING PROPERTY OWNER.

IN WITNESS WHEREOF:
MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION, AS OWNER HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME ATTESTED BY THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED

THIS ________ DAY OF ________________ 2014.

MERITAGE HOMES OF ARIZONA INC., AN ARIZONA CORPORATION

BY ________________, ITS ________________

IN WITNESS WHEREOF:
SANTA MARIA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME ATTESTED BY THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED

THIS ________ DAY OF ________________, 2014.

SANTA MARIA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY ________________, ITS ________________

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF ____________ 2014, 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.

BY: ________________ DATE
NOTARY PUBLIC
MY COMMISSION EXPIRES:

LIEN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DKT. NO. ________ RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HEREWITH, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS ________ DAY OF ________ 2014

BY: ________________, ITS ________________

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF ____________ 2014, 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.

BY: ________________ DATE
NOTARY PUBLIC
MY COMMISSION EXPIRES:

RATIFICATION

BY THIS RATIFICATION ________________, DULY ELECTED ________________ OF THE SANTA MARIA COMMUNITY ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

SIGNATURE ________________ DATE

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF ____________ 2014, 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.

BY: ________________ DATE
NOTARY PUBLIC
MY COMMISSION EXPIRES:

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. 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.
5. 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. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

PROJECT DATA

GROSS AREA: 20.14 ACRES
NET AREA: 17.49 ACRES

LOT, PARCEL, AND TRACT MONUMENTATION WILL CONSIST OF 1/2" REBAR, TO BE SET AT COMPLETION OF MASS GRADING.

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.

JAY N. VAUGHN — 1-17-14 DATE
Registered Land Surveyor No.14216
952 E. Baseline Rd.
Suite 123
Mesa, AZ 85204

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.

PLANNING AND 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 ____________, 2014

BY: ________________ DATE
MAYOR

ATTEST: ________________ DATE
CITY CLERK

C.O.C. LOG NO: FPT13-0019

REVISIONS:

M2 Group, Inc.
952 E. Baseline Road
Suite 123
Mesa, Arizona 85204
tel: (480) 539-7497
fax: (480) 539-2810

group
Civil Engineering

FINAL PLAT

PROJECT: SANTA MARIA VILLAGE
CHANDLER, ARIZONA

ARIZONA 811

JOB NO. 13002MH
13002FP01.dwg
SHEET NO. 1
1 OF 4

LEGAL DESCRIPTION

A Portion of the Southwest Quarter of Section 26, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as described in Document 2009-0231760, more particularly described as follows.

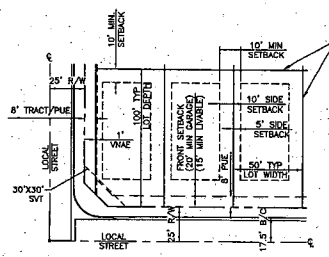
Commencing at a City of Chandler brass cap in hand hole, marking the Southwest Corner of said Section 26 from which a brass cap in hand hole marking the South Quarter Corner of said Section 26 bears North 89 Degrees 07 Minutes 29 Seconds East, an assumed bearing, a distance of 2630.58 feet;
Thence North 89 Degrees 07 Minutes 29 Seconds East, along the south line of the Southwest Quarter of said Section 26, a distance of 472.93 feet to the POINT OF BEGINNING;

Thence North 00 Degrees 05 Minutes 18 Seconds East, along the east line of a parcel described in Document 2004-129429, a distance of 303.95 feet;
Thence South 89 Degrees 07 Minutes 29 Seconds West, along the north line of a parcel described in Document 2004-129429, a distance of 473.03 feet, to the west line of the Southwest Quarter of said Section 26;
Thence North 00 Degrees 04 Minutes 05 Seconds East, along the west line of the Southwest Quarter of said Section 26, a distance of 476.17 feet to the southeast corner of THE TRADITION, as recorded in Book 341 of Maps, Page 14 , records of Maricopa County;
Thence North 89 Degrees 07 Minutes 29 Seconds East, along the south line of said THE TRADITION, a distance of 1302.57 feet, to a point on the center line of Superstition Boulevard as shown on the Plat of THE TRADITION UNIT 4, as recorded in Book 405 of Maps, Page 35, records of Maricopa County;
Thence South 00 Degrees 52 Minutes 39 Seconds East, along the said centerline, a distance of 780.03 feet to a City of Chandler brass cap in hand hole on the south line of the Southwest Quarter of said Section 26;
Thence South 89 Degrees 07 Minutes 29 Seconds West, along the south line of the Southwest Quarter of said Section 26, a distance of 842.52 feet to the POINT OF BEGINNING.

TRACT TABLE

TRACT	ACRES	SQ. FT.	DESCRIPTION OF USE
A	2.0943	91,228	LANDSCAPE/PUBLIC UTILITIES/DRAINAGE
B	0.6981	30,411	LANDSCAPE/PUBLIC UTILITIES/DRAINAGE
C	1.3302	57,944	LANDSCAPE/PUBLIC UTILITIES/DRAINAGE
D	0.0756	3,292	LANDSCAPE/PUBLIC UTILITIES
E	0.0320	1,392	LANDSCAPE/PUBLIC UTILITIES
F	0.0327	1,424	LANDSCAPE/PUBLIC UTILITIES
G	0.0320	1,392	LANDSCAPE/PUBLIC UTILITIES
H	0.0323	1,408	LANDSCAPE/PUBLIC UTILITIES
I	0.0163	712	LANDSCAPE/PUBLIC UTILITIES
TOTAL	4.3435	189,203	

NOTE: NOT ALL OF THE USES LISTED IN THE TRACT TABLE ENCOMPASS THE ENTIRE TRACT



TYPICAL LOT DETAIL
N.T.S.

SETBACK INFORMATION:
FRONT
15' MIN LIVABLE
18' MAX LIVABLE
20' MIN GARAGE
23' MAX GARAGE
REAR
10' MIN
SIDE
5' MIN PROPERTY LINE
10' MIN ADJACENT BUILDING

MAXIMUM LOT COVERAGE
1-STORY HOME - 60%
2-STORY HOME - 50%

*2-STORY HOMES PROHIBITED ON LOTS 1-18, 75-79, AND ALL CORNER LOTS EXCEPT LOT 58

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	35.06	N45°24'15"W
L2	39.99	S44°32'31"W
L3	24.04	S45°52'34"E
L4	24.04	S44°07'26"W
L5	28.29	N44°07'25"E
L6	24.04	N45°52'34"W
L7	24.04	S44°07'26"W
L8	24.04	S45°52'34"E
L9	24.04	S44°07'26"W
L10	21.21	S45°52'34"E
L11	25.21	S45°52'34"E
L12	15.58	N89°07'26"E
L13	24.00	N23°25'31"E
L14	14.31	S75°25'28"W
L15	20.10	S49°08'47"E
L16	24.88	N36°33'13"E
L17	28.61	S43°26'47"W
L18	27.90	N46°38'14"W
L19	21.21	N44°07'26"E
L20	21.21	N45°52'34"W
L21	15.72	S44°07'26"W
L22	21.21	N44°07'26"E
L23	5.74	N50°45'06"W
L24	21.21	S45°52'34"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	7.34	20.00	21°02'22"
C2	126.79	55.00	132°04'44"
C3	7.34	20.00	21°02'22"
C4	7.34	20.00	21°02'22"
C5	126.79	55.00	132°04'44"
C6	7.34	20.00	21°02'22"
C7	7.34	20.00	21°02'22"
C8	126.79	55.00	132°04'44"
C9	7.34	20.00	21°02'22"
C10	7.34	20.00	21°02'22"
C11	126.79	55.00	132°04'44"
C12	7.34	20.00	21°02'22"
C13	7.34	20.00	21°02'22"
C14	126.79	55.00	132°04'44"
C15	7.34	20.00	21°02'22"
C16	7.34	20.00	21°02'22"
C17	126.79	55.00	132°04'44"
C18	7.34	20.00	21°02'22"
C19	41.88	425.00	5°38'48"
C20	82.39	400.00	11°48'08"
C21	77.24	375.00	11°48'08"
C22	27.15	375.00	4°08'52"
C23	28.98	400.00	4°08'52"
C24	98.31	425.00	13°15'13"
C25	111.35	400.00	15°57'00"
C26	79.18	375.00	12°05'50"

LOT TABLE

LOT #	AREA	
1	5,201 SQ. FT.	0.1194 ACRES
2	4,922 SQ. FT.	0.1130 ACRES
3	5,000 SQ. FT.	0.1148 ACRES
4	5,000 SQ. FT.	0.1148 ACRES
5	5,000 SQ. FT.	0.1148 ACRES
6	5,000 SQ. FT.	0.1148 ACRES
7	5,000 SQ. FT.	0.1148 ACRES
8	5,000 SQ. FT.	0.1148 ACRES
9	5,000 SQ. FT.	0.1148 ACRES
10	5,000 SQ. FT.	0.1148 ACRES
11	5,000 SQ. FT.	0.1148 ACRES
12	5,000 SQ. FT.	0.1148 ACRES
13	5,000 SQ. FT.	0.1148 ACRES
14	5,000 SQ. FT.	0.1148 ACRES
15	5,000 SQ. FT.	0.1148 ACRES
16	5,000 SQ. FT.	0.1148 ACRES
17	5,000 SQ. FT.	0.1148 ACRES
18	5,000 SQ. FT.	0.1148 ACRES
19	4,960 SQ. FT.	0.1139 ACRES
20	5,000 SQ. FT.	0.1148 ACRES
21	5,000 SQ. FT.	0.1148 ACRES
22	5,000 SQ. FT.	0.1148 ACRES
23	4,960 SQ. FT.	0.1139 ACRES
24	4,978 SQ. FT.	0.1142 ACRES
25	5,000 SQ. FT.	0.1148 ACRES
26	5,000 SQ. FT.	0.1148 ACRES
27	5,000 SQ. FT.	0.1148 ACRES

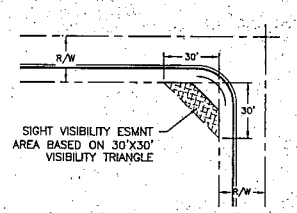
LOT TABLE

LOT #	AREA	
28	4,960 SQ. FT.	0.1139 ACRES
29	4,959 SQ. FT.	0.1139 ACRES
30	5,000 SQ. FT.	0.1148 ACRES
31	5,000 SQ. FT.	0.1148 ACRES
32	5,000 SQ. FT.	0.1148 ACRES
33	4,975 SQ. FT.	0.1142 ACRES
34	4,981 SQ. FT.	0.1143 ACRES
35	4,960 SQ. FT.	0.1139 ACRES
36	5,000 SQ. FT.	0.1148 ACRES
37	5,000 SQ. FT.	0.1148 ACRES
38	5,000 SQ. FT.	0.1148 ACRES
39	4,959 SQ. FT.	0.1139 ACRES
40	4,959 SQ. FT.	0.1139 ACRES
41	5,000 SQ. FT.	0.1148 ACRES
42	5,000 SQ. FT.	0.1148 ACRES
43	5,000 SQ. FT.	0.1148 ACRES
44	5,000 SQ. FT.	0.1148 ACRES
45	5,000 SQ. FT.	0.1148 ACRES
46	5,000 SQ. FT.	0.1148 ACRES
47	4,873 SQ. FT.	0.1119 ACRES
48	5,000 SQ. FT.	0.1148 ACRES
49	5,000 SQ. FT.	0.1148 ACRES
50	5,000 SQ. FT.	0.1148 ACRES
51	5,000 SQ. FT.	0.1148 ACRES
52	5,000 SQ. FT.	0.1148 ACRES
53	5,000 SQ. FT.	0.1148 ACRES
54	4,960 SQ. FT.	0.1139 ACRES

LOT TABLE

LOT #	AREA	
55	4,976 SQ. FT.	0.1142 ACRES
56	4,845 SQ. FT.	0.1112 ACRES
57	5,772 SQ. FT.	0.1325 ACRES
58	4,978 SQ. FT.	0.1142 ACRES
59	5,000 SQ. FT.	0.1148 ACRES
60	5,000 SQ. FT.	0.1148 ACRES
61	4,978 SQ. FT.	0.1142 ACRES
62	5,000 SQ. FT.	0.1148 ACRES
63	5,000 SQ. FT.	0.1148 ACRES
64	5,000 SQ. FT.	0.1148 ACRES
65	5,312 SQ. FT.	0.1220 ACRES
66	5,172 SQ. FT.	0.1187 ACRES
67	5,250 SQ. FT.	0.1205 ACRES
68	5,250 SQ. FT.	0.1205 ACRES
69	5,250 SQ. FT.	0.1205 ACRES
70	5,250 SQ. FT.	0.1205 ACRES
71	5,250 SQ. FT.	0.1205 ACRES
72	5,169 SQ. FT.	0.1187 ACRES
73	9,583 SQ. FT.	0.2200 ACRES
74	8,729 SQ. FT.	0.2004 ACRES
75	4,897 SQ. FT.	0.1124 ACRES
76	5,000 SQ. FT.	0.1148 ACRES
77	5,000 SQ. FT.	0.1148 ACRES
78	5,000 SQ. FT.	0.1148 ACRES
79	5,000 SQ. FT.	0.1148 ACRES

TOTAL LOT AREA 405,283 SQ. FT.
OR 9.3036 ACRES MORE OR LESS



SIGHT VISIBILITY EASEMENT DETAIL
N.T.S.

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.

C.O.C. LOG NO: FPT13-0019

REVISIONS

M2 Group, Inc.
Civil Engineering
2929 E. Baseline Road
Suite 123
Mesa, Arizona 85204
tel: (480) 539-1487
fax: (480) 539-2810

FINAL PLAT

PROJECT:
SANTA MARIA VILLAGE
CHANDLER, ARIZONA

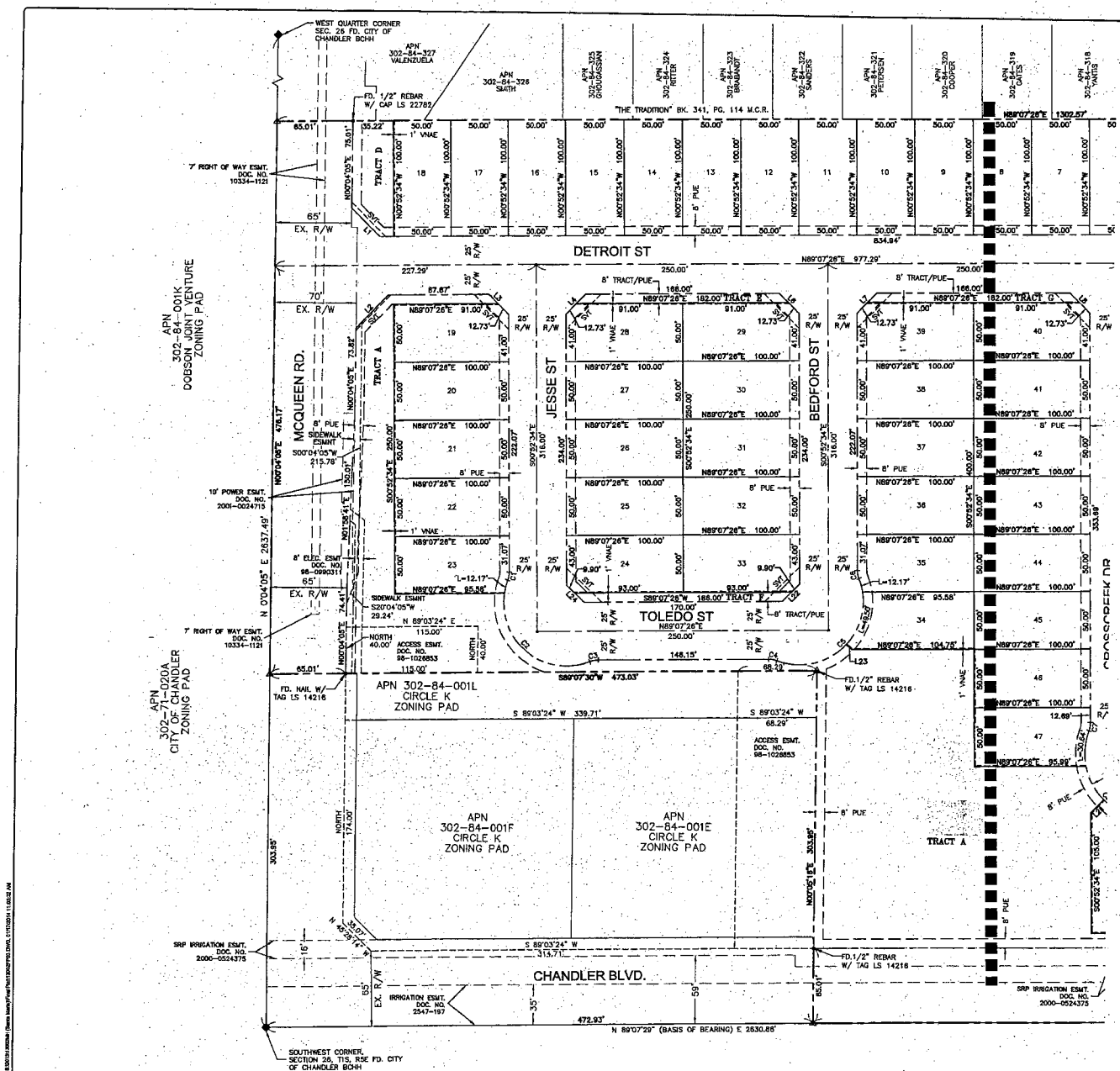
Call at least two full working days before you begin excavation
ARIZONA 811
Blue Stake, Inc.
Call Before You Dig
For Marking Underground Utilities
In Maricopa County (602) 263-1100

REGISTERED LAND SURVEYOR
14218
ERIC L. WILCOX
ARIZONA, U.S.A.
Expires 6/30/14

JOB NO.
13002MH

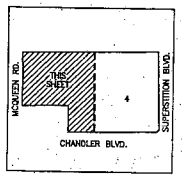
13002FP02.DWG

SHEET NO.
2

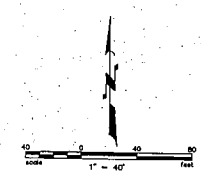


LEGEND

	MONUMENT LINE
	RIGHT-OF-WAY LINE
	SUBDIVISION BOUNDARY
	INTERIOR PROPERTY LINE
	CENTERLINE
	MATCH LINE
MUE	MULTI-USE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
EAE	EMERGENCY ACCESS EASEMENT
WE	WATER EASEMENT
SE	SEWER EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE, DEFINES EASEMENT PER DETAIL SHEET 2
BCF	BRASS CAP FLUSH
BCHH	BRASS CAP IN HANDHOLE
R/W	RIGHT OF WAY
MCR	MARICOPA COUNTY RECORDER
◆	SECTION QUARTER CORNER, AS NOTED
■	CENTERLINE MONUMENT (BRASS CAP FLUSH; M.A.G. DTL. 120, TYPE B)
△	CORNER OF SUBDIVISION (AS NOTED)
•	SURVEY MONUMENT (AS NOTED)



KEY MAP
N.T.S.



C.O.C. LOG NO: FPT13-0019

REVISIONS:

M2 Group, Inc.
952 E. Baseline Road
Suite 123
Mesa, Arizona 85204
tel: (480) 539-7497
fax: (480) 539-2810

group
Civil Engineering

FINAL PLAT

PROJECT:
SANTA MARIA VILLAGE
CHANDLER, ARIZONA

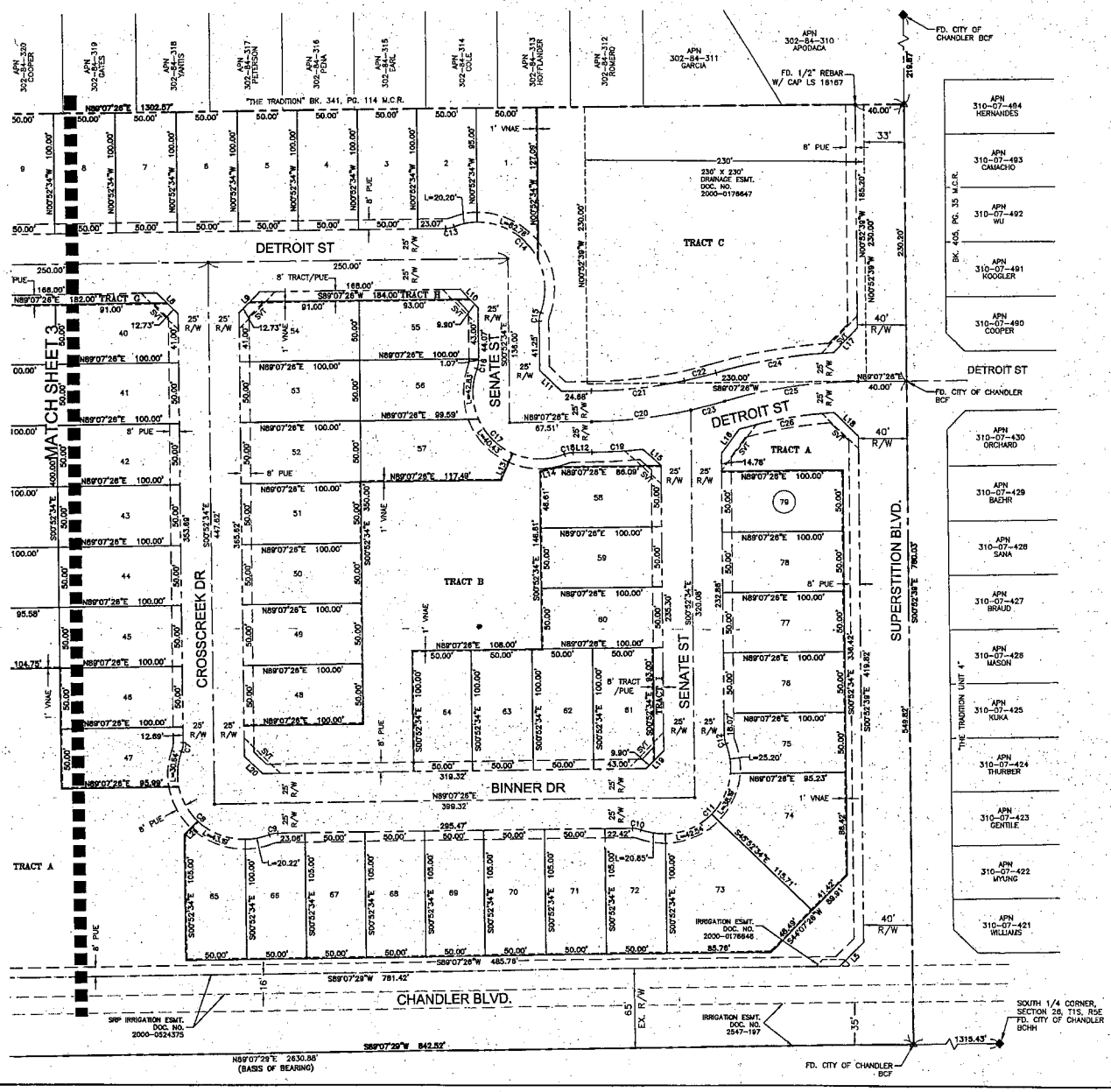
ARIZONA 811

JOB NO. 13002MH

13002FP03.DWG

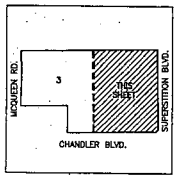
SHEET NO. 3

3 OF 4



LEGEND

	MONUMENT LINE
	RIGHT-OF-WAY LINE
	SUBDIVISION BOUNDARY
	INTERIOR PROPERTY LINE
	CENTERLINE
	MATCH LINE
MUE	MULTI-USE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
EAE	EMERGENCY ACCESS EASEMENT
WE	WATER EASEMENT
SE	SEWER EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE, DEFINES EASEMENT PER DETAIL SHEET 2
BCF	BRASS CAP FLUSH
BCHH	BRASS CAP IN HANDHOLE
R/W	RIGHT OF WAY
MCR	MARICOPA COUNTY RECORDER
◆	SECTION QUARTER CORNER, AS NOTED
■	CENTERLINE MONUMENT (BRASS CAP FLUSH; M.A.G. DTL. 120, TYPE B)
▲	CORNER OF SUBDIVISION (AS NOTED)
●	SURVEY MONUMENT (AS NOTED)



KEY MAP
N.T.S.

1" = 40'

C.O.C. LOG NO: FPT13-0019

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M2 group
Civil Engineering

FINAL PLAT

PROJECT:
SANTA MARIA VILLAGE
CHANDLER, ARIZONA

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

REGISTERED LAND SURVEYOR
14316
JAY R. VOLTZKE
ARIZONA, U.S.A.

JOB NO.
13002MH

13002FP04.DWG

SHEET NO.
4

4 OF 4