#25

MAR 13 2014
Chandler
All-America City
2010

Chandler · Arizona
Where Values Make The Difference

MEMORANDUM **Transportation & Development – CC Memo No. 14-021**

DATE: MARCH 13, 2014

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 RJZ for
KEVIN MAYO, PLANNING MANAGER KM

FROM: ERIK SWANSON, CITY PLANNER ES

SUBJECT: FPT13-0021 FIRE ROCK RANCH

Request: Final Plat (FPT) approval

Location: Northwest corner of Chandler Boulevard and Gilbert Road

Applicant: Dan Auxier; EPS Group

BACKGROUND

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

RECOMMENDED ACTION

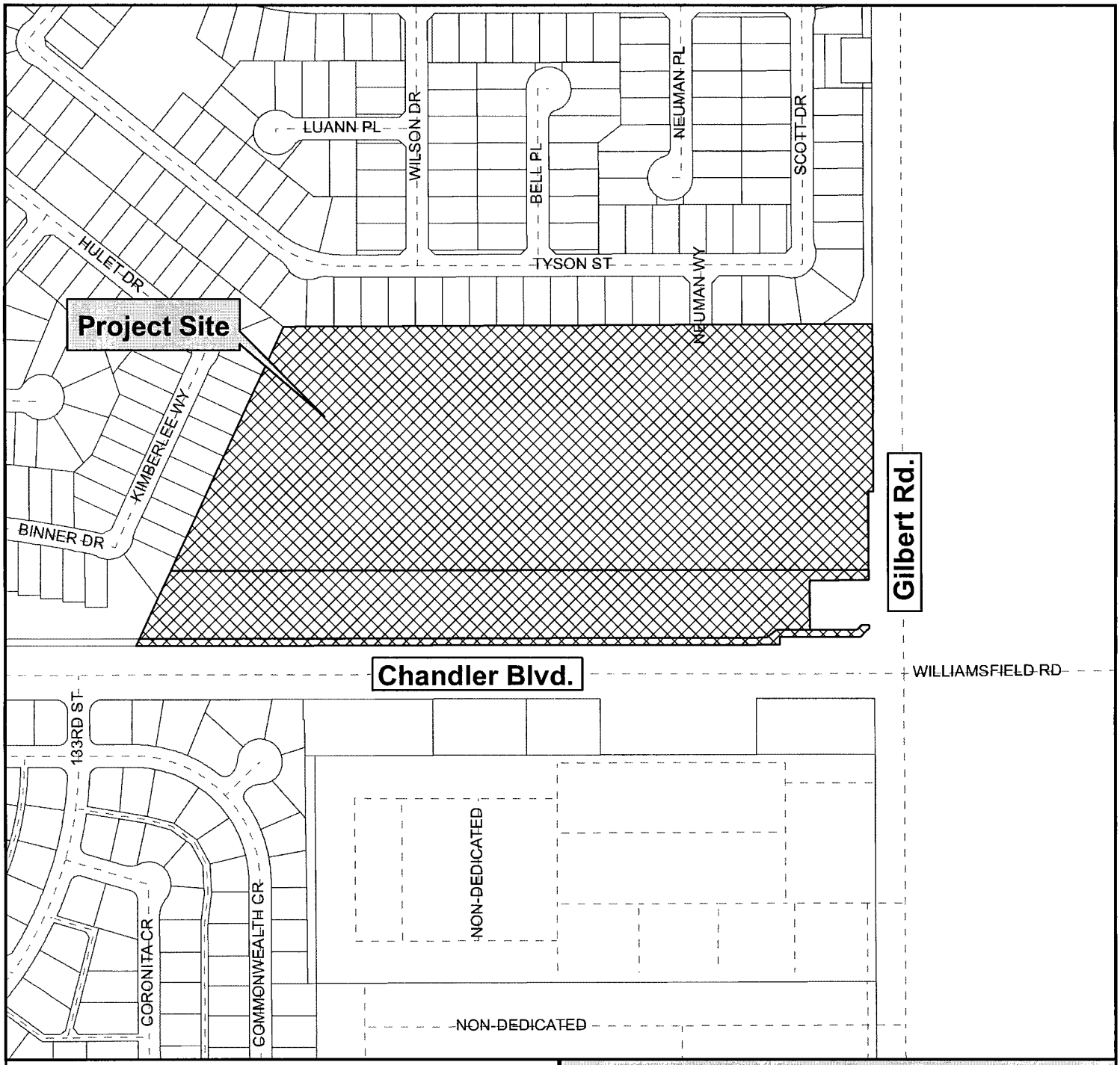
Upon finding the request to be consistent with the General Plan and Planned Area Development zoning, Planning Staff recommends approval.

PROPOSED MOTION

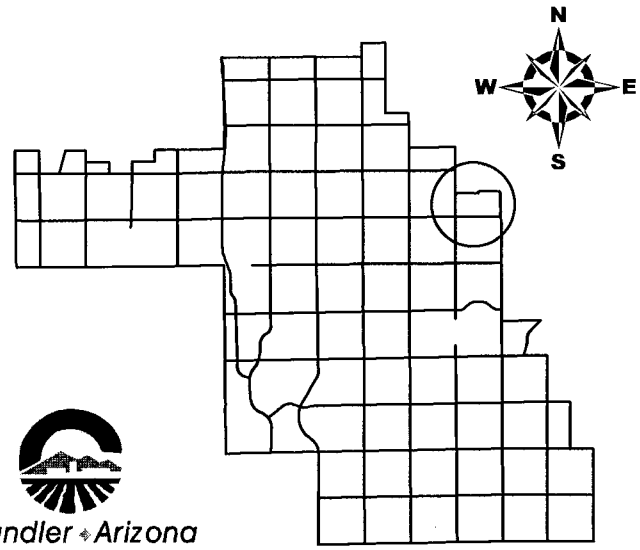
Move to approve Final Plat FPT13-0021 FIRE ROCK RANCH, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map

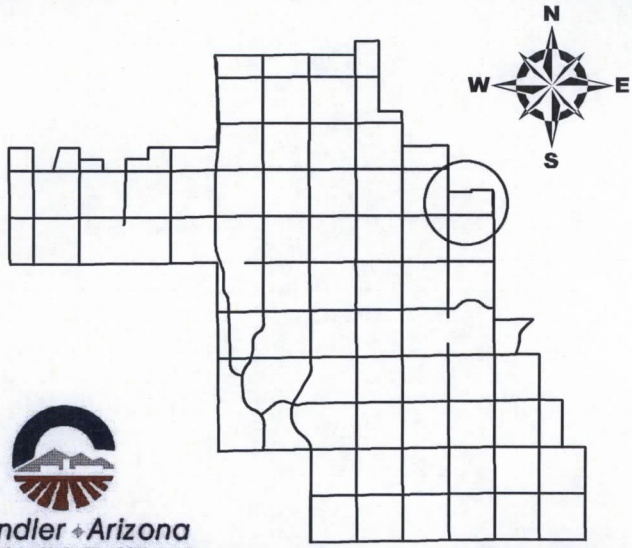


Fire Rock Ranch

Chandler ◆ Arizona
Where Values Make The Difference

CITY OF CHANDLER 2/26/2014

Vicinity Map



Chandler Arizona
Where Values Make The Difference

Fire Rock Ranch

CITY OF CHANDLER 2/26/2014

FINAL PLAT

FIRE ROCK RANCH

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT KB HOME PHOENIX INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY PUBLISHES THIS FINAL PLAT AS AND FOR FIRE ROCK RANCH, SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SAME AND THAT THE LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN, RESPECTIVELY, ON SAID FINAL PLAT. EASEMENTS ARE DEDICATED AS SHOWN ON THIS FINAL PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF CHANDLER, FOR USE AS SUCH THE STREETS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

OWNER HEREBY DEDICATES TO THE CITY OF CHANDLER PUBLIC UTILITY EASEMENTS 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. SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

OWNER HEREBY DEDICATES TO THE CITY OF CHANDLER, A SEWER EASEMENT ACROSS THAT AREA DEPICTED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF SANITARY SEWER LINES.

OWNER HEREBY DEDICATES TO THE CITY OF CHANDLER A WATER EASEMENT AND WATER SERVICE EASEMENT ACROSS THOSE AREAS DEPICTED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF WATER LINES AND FACILITIES.

OWNER HEREBY DEDICATES TO THE CITY OF CHANDLER A MONUMENT EASEMENT ACROSS THAT PORTION OF TRACT E, DEPICTED HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF ENTRY FEATURE MONUMENTATION.

OWNER HEREBY DEDICATES, GRANTS AND CONVEYS RIGHTS OF INGRESS AND EGRESS FOR ALL EMERGENCY VEHICLES AND/OR GOVERNMENT VEHICLES OVER AND ACROSS ALL MOTOR COURT EASEMENTS AS DESIGNATED ON THIS PLAT.

TRACTS A THROUGH Y, INCLUSIVE, ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF FIRE ROCK RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

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

IN WITNESS WHEREOF: KB HOME PHOENIX INC., AN ARIZONA CORPORATION, AS OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED PERSON THEREUNTO DULY AUTHORIZED THIS ______ DAY OF ______________________ 2014

BY: KB HOME PHOENIX INC., AN ARIZONA CORPORATION

____

ITS: ______________________

ACKNOWLEDGMENT

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

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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: ______________

MY COMMISSION EXPIRES: ______________

RATIFICATION

BY THIS RATIFICATION ______________ DULY ELECTED ______________ OF FIRE ROCK RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

____
SIGNATURE DATE

ACKNOWLEDGMENT

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

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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: ______________

MY COMMISSION EXPIRES: ______________

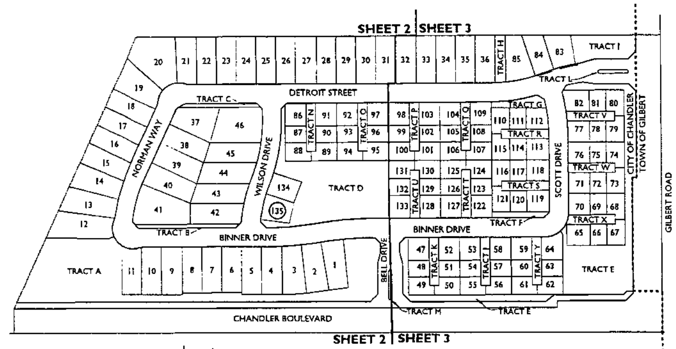
LEGAL DECRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25, FROM WHICH A BRASS CAP AT THE SOUTH QUARTER CORNER OF SAID SECTION 25 BEARS SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST (AN ASSUMED BEARING) AT A DISTANCE OF 2629.02 FEET;
THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, FOR A DISTANCE OF 1,715.19 FEET;
THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 65.00 FEET TO THE SOUTHEAST CORNER OF TRACT B OF DOBSON PLACE PARCEL 5, AS RECORDED IN BOOK 449, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE NORTH 24 DEGREES 49 MINUTES 03 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID DOBSON PLACE PARCEL 5, FOR A DISTANCE OF 785.75 FEET TO THE SOUTHWEST CORNER OF DOBSON PLACE PARCEL 2, AS RECORDED IN BOOK 458, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE NORTH 89 DEGREES 39 MINUTES 52 SECONDS EAST, ALONG THE SOUTH LINE OF SAID DOBSON PLACE PARCEL 2, FOR A DISTANCE OF 1,381.02 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25;
THENCE SOUTH 00 DEGREES 20 MINUTES 08 SECONDS EAST ALONG SAID EAST LINE, FOR A DISTANCE OF 781.30 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25, T.1 N., R.5 E., AS SHOWN ON THE FINAL PLAT FOR DOBSON PLACE PARCEL 5, BK. 449, PG. 6, RECORDS OF MARICOPA COUNTY, ARIZONA. BEARING: N89°50'00"E



KEY MAP/SHEET INDEX

NOT TO SCALE

DEVELOPER/OWNER

KB HOME PHOENIX INC.
4127 E. VAN BUREN ST.
SUITE 150
PHOENIX, ARIZONA 85008
TEL: 602.282.3064
CONTACT: JANNELLE SPEAKE

ENGINEER

EPS GROUP, INC.
2045 S. VINEYARD AVE.
SUITE 101
MESA, AZ 85210
TEL: 480.503.2250
CONTACT: DANIEL "OX" AUXIER, P.E.

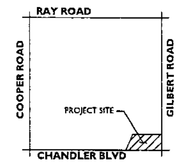
LEGEND

⊡	FOUND BRASS CAP AS NOTED
⊙	SET BRASS CAP AT COMPLETION OF CONSTRUCTION
●	CORNER OF SUBDIVISION, MONUMENT AS NOTED.
BC	BRASS CAP
BCHH	BRASS CAP IN A HAND HOLE
BSL	BUILDING SETBACK LINE
MCR	MARICOPA COUNTY RECORDER
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
VNAE	VEHICULAR NON-ACCESS EASEMENT
SVE	SIGHT VISIBILITY TRIANGLE EASEMENT
MCE	MOTOR COURT EASEMENT
UBE	USE AND BENEFIT EASEMENT
WE	WATER EASEMENT
WSE	WATER SERVICE EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT

AREA SUMMARY TABLE

DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS	607,862 S.F.	13.9546 AC.
TRACTS A THROUGH Y	230,309 S.F.	5.2872 AC.
NEW RIGHT OF WAY	186,496 S.F.	4.2814 AC.
NET AREA	1,024,668 S.F.	23.5231 AC.
EXISTING RIGHT OF WAY (INCLUDING LICENSE AREA ACROSS USA FEE)	192,158 S.F.	4.4113 AC.
GROSS AREA (TO SECTION LINE)	1,216,826 S.F.	27.9345 AC.

SEE SHEET 3 FOR LOT AREA TABLE

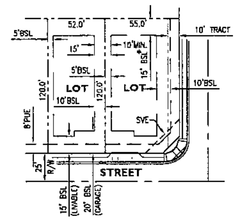


VICINITY MAP

SECTION 25, T.1S., R.5E
NOT TO SCALE

TRACT USE TABLE

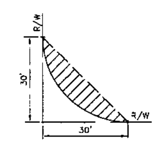
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE, OPEN SPACE, SEWER EASEMENT, RETENTION	68,678	1.5766
B	LANDSCAPE, OPEN SPACE	2,651	0.0609
C	LANDSCAPE, OPEN SPACE	2,020	0.0464
D	LANDSCAPE, OPEN SPACE, RETENTION, PARKING, AMENITIES	44,333	1.0177
E	LANDSCAPE, OPEN SPACE, RETENTION	47,551	1.0916
F	LANDSCAPE, OPEN SPACE	2,312	0.0531
G	LANDSCAPE, OPEN SPACE	3,275	0.0752
H	LANDSCAPE, OPEN SPACE, WATER EASEMENT	3,472	0.0797
I	LANDSCAPE, OPEN SPACE, RETENTION	10,491	0.2405
J	MOTORCOURT EASEMENT, PUBLIC UTILITY EASEMENT	3,162	0.0726
K	MOTORCOURT EASEMENT, PUBLIC UTILITY EASEMENT	3,162	0.0726
L	LANDSCAPE, OPEN SPACE	703	0.0161
M	LANDSCAPE, OPEN SPACE	694	0.0159
N	MOTORCOURT EASEMENT, PUBLIC UTILITY EASEMENT	3,162	0.0726
O	MOTORCOURT EASEMENT, PUBLIC UTILITY EASEMENT	3,162	0.0726
P	MOTORCOURT EASEMENT, PUBLIC UTILITY EASEMENT	3,162	0.0726
Q	MOTORCOURT EASEMENT, PUBLIC UTILITY EASEMENT	3,162	0.0726
R	MOTORCOURT EASEMENT, PUBLIC UTILITY EASEMENT	3,149	0.0723
S	MOTORCOURT EASEMENT, PUBLIC UTILITY EASEMENT	3,150	0.0723
T	MOTORCOURT EASEMENT, PUBLIC UTILITY EASEMENT	3,163	0.0726
U	MOTORCOURT EASEMENT, PUBLIC UTILITY EASEMENT	3,163	0.0726
V	MOTORCOURT EASEMENT, PUBLIC UTILITY EASEMENT	3,144	0.0722
W	MOTORCOURT EASEMENT, PUBLIC UTILITY EASEMENT	3,075	0.0706
X	MOTORCOURT EASEMENT, PUBLIC UTILITY EASEMENT	3,150	0.0723
Y	MOTORCOURT EASEMENT, PUBLIC UTILITY EASEMENT	3,162	0.0726



TYPICAL TRADITIONAL LOT DETAILS

NOT TO SCALE

TRADITIONAL LOTS SETBACK REQUIREMENTS:
FRONT SETBACK:
ARCHITECTURE ADJACENT TO STREET (FROM R/W): 15'
GARAGE FACE ADJACENT TO STREET (FROM R/W): 20'
SIDE SETBACK: 5' AND 10 (AGGREGATE OF 15')
*REAR SETBACK: 15' (30' FOR 2-STORY HOMES)
COVERED PATIO/FRONT PORCH: 5' ENCROACHMENT INTO ANY SETBACK AREA
MINIMUM BUILDING SEPARATION: 10'
ARCHITECTURAL POP-OUTS/ENCROACHMENTS: 3' ENCROACHMENT INTO ANY SETBACK

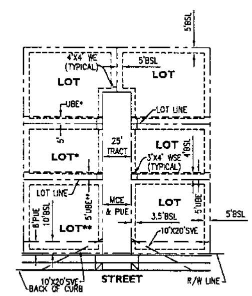


SIGHT VISIBILITY TRIANGLE EASEMENT

NOT TO SCALE

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. A #4 REBAR 18" IN LENGTH WILL BE SET AT EACH LOT, PARCEL AND TRACT PROPERTY CORNER AT THE COMPLETION OF MASS GRADING.
4. THERE IS HEREBY DESIGNATED A PUBLIC UTILITY EASEMENT UPON, OVER, UNDER, ACROSS AND THROUGH ALL MOTOR COURT EASEMENTS SHOWN HEREON.
5. USES AND RESTRICTIONS, TERMS AND CONDITIONS GOVERNING THE MOTOR COURT EASEMENTS ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS PLAT TO BE RECORDED HEREAFTER.
6. THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
7. 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.
8. 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 EFFLUENT 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 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.
9. 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 WHICH SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREA TRACTS.
10. 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.
11. THIS PROPERTY IS WITHIN THE CHANDLER MUNICIPAL AIRPORT POTENTIAL AIRPORT INFLUENCE AREA AND IS SUBJECT TO AIRCRAFT NOISE AND OVERFLIGHT ACTIVITY, AND IS ENCUMBERED BY AN AVIGATION EASEMENT GRANTED TO THE CITY OF CHANDLER.
12. SUBJECT TO AN EASEMENT FOR IRRIGATION FACILITIES AND INCIDENTAL PURPOSES PER DOCKET 12000, PAGE 1423, M.C.R. NO PLOTTABLE COURSES WITHIN THE RECORDED DOCUMENT. EASEMENT DOES NOT AFFECT ANY LOTS.
13. THESE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.*
*THIS NOTE PERTAINS TO MOTOR COURT EASEMENTS WITHIN TRACTS J AND K, AND TRACTS N THROUGH Y, INCLUSIVE.
14. THE FOLLOWING PRIVATE EASEMENTS HAVE BEEN PROVIDED IN THE CC&R'S OR BY SEPARATE INSTRUMENTS:
A. POTABLE WATER, B. SANITARY SEWER, C. PIPE LINE, D. PEDESTRIAN ACCESS, E. VEHICULAR ACCESS, F. DRAINAGE AND DRAINAGE FACILITIES.



UBE* BENEFITS LOT* (TYPICAL)
UBE** BENEFITS LOT** (TYPICAL)

TYPICAL CLUSTER LOT DETAILS AND USE AND BENEFIT EASEMENT

NOT TO SCALE

1. LOTS SHOWN ON SAID PLAT SHALL HAVE A PRIVATE USE AND BENEFIT EASEMENT (UBE) OF NOT LESS THAN FOUR (4) FEET IN WIDTH (MEASURED FROM THE COMMON PROPERTY LINE TO THE EXTERIOR BUILDING STEM WALL OF THE BURDENED LOT) AND EXTENDING FROM THE FRONT STEM WALL OF THE BURDENED LOT TO THE REAR GARAGE WALL OF THE BURDENED LOT, AS ILLUSTRATED ON THE USE BENEFIT EASEMENT DETAIL ON THIS SHEET.
2. THE UBE MAY BE USED BY THE BENEFITED LOT FOR LANDSCAPING, DRAINAGE CONVEYANCE AND MAINTENANCE PURPOSES AND BY THE BURDENED LOT FOR DRAINAGE CONVEYANCE AND FOR MAINTENANCE OF THE SIDE YARD RETURN WALLS AND THE EXTERIOR PORTION OF THE RESIDENCE AND GARAGE.
3. PERMANENT HARDSCAPE STRUCTURES SUCH AS POOLS, SPAS, BARBECUE STRUCTURES, A/C UNITS AND FENCES (EXCEPT SIDE YARD RETURN WALLS), AND SIMILAR STRUCTURES ARE PROHIBITED WITHIN THE UBE.
4. ADDITIONAL USES, TERMS AND CONDITIONS GOVERNING THE UBE'S ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS PLAT AS RECORDED HEREAFTER.

BUILDING SETBACKS WITHIN THE CLUSTER LOTS:
FRONT SETBACK:
ARCHITECTURE ADJACENT TO MOTOR COURT TRACT OR LOT LINE: 3.5'
ARCHITECTURE ADJACENT TO RIGHT OF WAY: 10'
FRONT PORCH FROM RIGHT OF WAY: 5'
GARAGE FACE ADJACENT TO STREET (FROM R/W): 18'
GARAGE FACE ADJACENT TO MOTOR COURT (FROM TRACT) 3.5'
SIDE SETBACK:
SIDE: 4'
SIDE TO R/W: 10'
SIDE TO MOTOR COURT TRACT: 0'
REAR SETBACK: 5'
COVERED PATIO SETBACK: 0' (WHEN ADJACENT TO USE/BENEFIT EASEMENT)
MINIMUM BUILDING SEPARATION (EXCLUDING COVERED PATIOS): 10'
ARCHITECTURAL POP-OUTS/ENCROACHMENTS: 3' ENCROACHMENT INTO ANY SETBACK

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 PURPOSES FOR WHICH THEY ARE PLATTED.

____
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

BY ACCEPTANCE OF THIS PLAT, THE CITY OF CHANDLER AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN HEREON A BEING VACATED OR ABANDONED.

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS ______ DAY OF ______________

BY: ______________________
MAYOR DATE

ATTEST: ______________________
CITY CLERK DATE

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.

MARY KENNEDY
REGISTERED LAND SURVEYOR NO. 21071
EPS GROUP, INC.
2045 S VINEYARD AVENUE
SUITE 101
MESA, AZ 85210

COUNTY RECORDER

FIRE ROCK RANCH
CHANDLER, AZ
FINAL PLAT

EPS GROUP
2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Project:
Revisions:

Designer: MK
Drawn by: DB

REGISTERED LAND SURVEYOR 21071 MARY F. KENNEDY ARIZONA U.S.A. EXPIRES: 6/30/15

Job No. 12-200
FP01
Sheet No. 1 of 3

C.O.C. Log No. FPT 13-0021

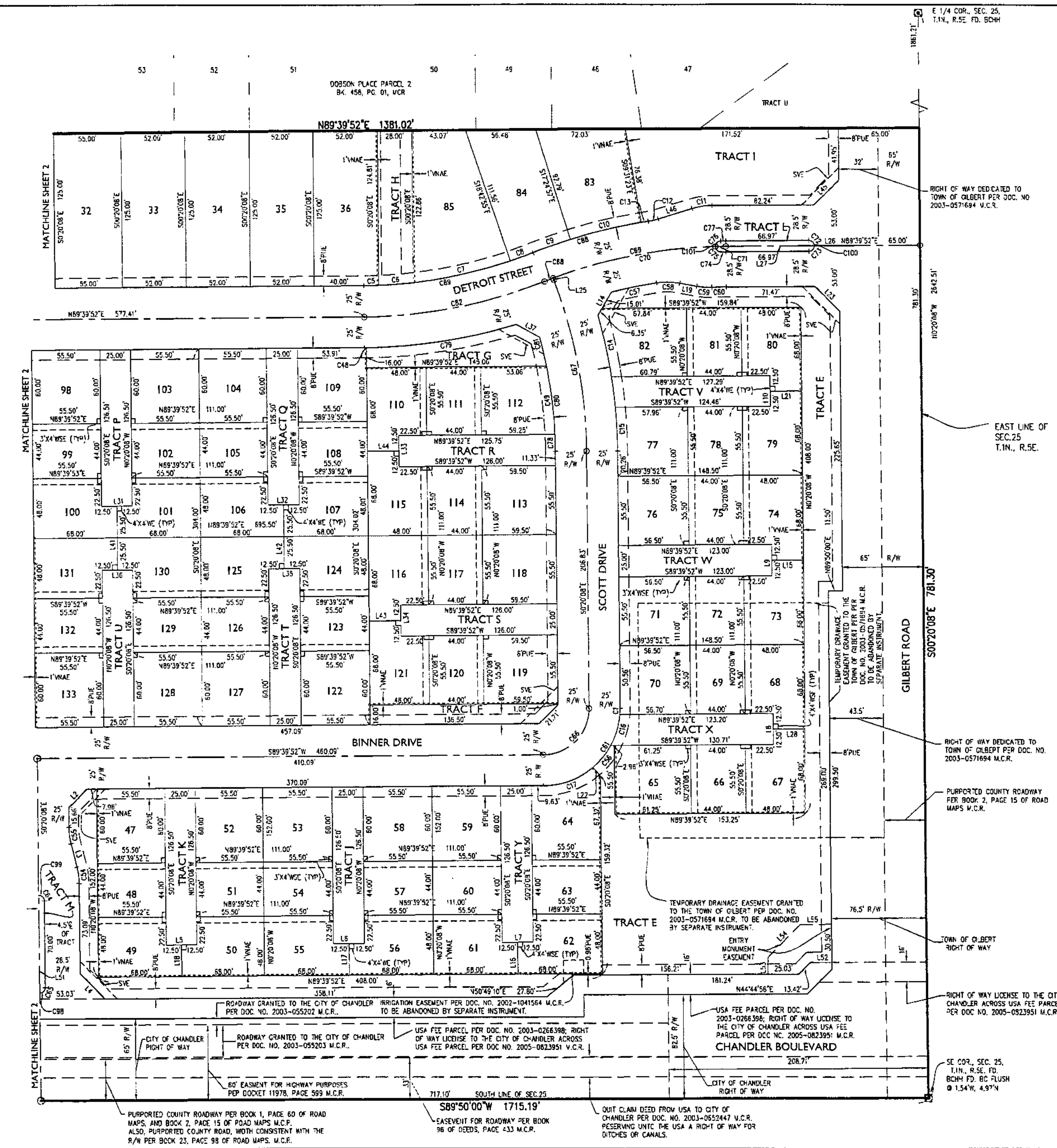
12-200

mkennedy Feb 18, 2014 9:47am S:\Projects\2012\12-200\Legal Survey\Dwgs\Final Plat\12-200 FP01.dwg

CONTINUED FROM SHEET 2

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C52	5.18'	375.00'	000°47'27"	2.59'	5.18'	N06°36'31"E
C53	134.91'	425.00'	018°11'17"	68.03'	134.35'	N08°45'31"E
C54	13.47'	55.00'	014°02'10"	6.77'	13.44'	N07°21'13"W
C55	13.47'	55.00'	014°02'10"	6.77'	13.44'	N07°21'13"W
C56	22.87'	62.00'	021°08'16"	11.57'	22.74'	N39°06'15"E
C57	37.19'	375.00'	005°40'56"	18.61'	37.17'	N78°15'31"E
C58	18.80'	55.00'	019°34'53"	9.49'	18.71'	S89°06'34"E
C59	12.30'	55.00'	012°48'44"	6.18'	12.27'	S85°43'30"E
C60	11.50'	367.00'	001°47'44"	5.75'	11.50'	N88°46'00"E
C61	97.39'	62.00'	090°00'00"	62.00'	87.68'	N44°39'52"E
C62	7.07'	4.50'	090°00'00"	4.50'	6.36'	N45°20'08"W
C63	7.07'	4.50'	090°00'00"	4.50'	6.36'	N44°39'52"E
C64	7.07'	4.50'	090°00'00"	4.50'	6.36'	S45°20'08"E
C65	7.07'	4.50'	090°00'00"	4.50'	6.36'	S44°39'52"W
C66	58.12'	37.00'	090°00'00"	37.00'	52.33'	N44°39'52"E
C67	141.91'	400.00'	020°19'35"	71.71'	141.16'	N10°29'55"W
C68	7.35'	400.00'	001°03'08"	3.67'	7.35'	S66°48'43"W
C69	141.91'	400.00'	020°19'35"	71.71'	141.16'	S79°30'05"W
C70	133.37'	400.10'	019°05'58"	67.31'	132.75'	S78°53'25"W
C71	8.53'	352.00'	001°23'21"	4.27'	8.53'	S59°03'12"W
C72	7.07'	4.50'	090°00'00"	4.50'	6.36'	S45°20'08"E
C73	7.07'	4.50'	090°00'00"	4.50'	6.36'	S44°39'52"W
C74	3.99'	395.50'	000°34'40"	1.99'	3.99'	S89°22'33"W
C75	7.02'	4.50'	089°21'19"	4.45'	6.33'	N46°14'08"W
C76	7.12'	4.50'	090°38'41"	4.55'	6.40'	N43°45'52"E
C77	4.08'	404.50'	000°34'40"	2.04'	4.08'	N89°22'33"E
C78	13.68'	375.00'	002°05'23"	6.84'	13.68'	S01°22'49"E
C79	124.39'	425.00'	016°46'09"	62.64'	123.94'	N81°16'48"E
C80	93.56'	375.00'	014°17'40"	47.02'	93.31'	N07°28'57"W
C81	23.98'	375.00'	003°39'52"	12.00'	23.98'	N12°47'51"W
C82	149.25'	400.00'	021°22'43"	75.50'	148.39'	N78°58'31"E
C83	132.24'	775.00'	009°46'37"	66.28'	132.08'	S84°46'34"W
C84	143.21'	825.00'	009°56'44"	71.76'	143.03'	N84°51'38"E
C85	16.65'	55.00'	017°20'29"	8.39'	16.58'	S81°09'45"W
C86	138.87'	800.00'	009°56'44"	69.61'	138.69'	N84°51'38"E
C87	136.51'	800.00'	009°46'37"	68.42'	136.34'	S84°46'34"W
C88	96.14'	425.00'	012°57'38"	48.27'	95.93'	S74°45'58"W
C89	139.92'	375.00'	021°22'43"	70.78'	139.11'	N78°58'31"E
C90	174.53'	400.00'	024°59'59"	88.66'	173.15'	S12°20'00"W
C91	154.46'	400.00'	022°07'26"	78.20'	153.50'	S10°53'44"W
C92	155.64'	400.00'	022°17'36"	78.82'	154.66'	N10°48'40"E
C93	121.87'	375.00'	018°37'14"	61.48'	121.34'	S15°31'23"W
C94	125.61'	55.00'	130°51'23"	120.29'	100.04'	S42°04'48"E
C95	14.65'	55.00'	015°15'49"	7.37'	14.61'	N15°43'00"E
C96	124.23'	425.00'	016°44'54"	62.56'	123.79'	S16°27'32"W
C97	95.53'	55.00'	099°30'51"	64.99'	83.96'	S57°14'56"W
C98	14.11'	4.50'	179°39'52"	1537.36'	9.00'	N89°49'56"E
C99	14.11'	4.50'	179°39'52"	1537.36'	9.00'	S89°49'56"W
C100	14.14'	4.50'	180°00'00"	INFINITY	9.00'	N00°20'08"W
C101	14.07'	4.50'	179°05'13"	564.67'	9.00'	S00°27'24"E



LOT AREA TABLE

LOT #	AREA (SF)	AREA (AC)
LOT: 1	7105	0.1631
LOT: 2	7090	0.1625
LOT: 3	7304	0.1677
LOT: 4	6888	0.1581
LOT: 5	6500	0.1492
LOT: 6	6240	0.1433
LOT: 7	6240	0.1433
LOT: 8	6240	0.1433
LOT: 9	6575	0.1576
LOT: 10	6498	0.1492
LOT: 11	6734	0.1546
LOT: 12	10346	0.2376
LOT: 13	8500	0.1951
LOT: 14	7726	0.1774
LOT: 15	6828	0.1567
LOT: 16	6507	0.1494
LOT: 17	6508	0.1494
LOT: 18	6509	0.1494
LOT: 19	8735	0.2005
LOT: 20	13011	0.2987
LOT: 21	6602	0.1516
LOT: 22	6500	0.1492
LOT: 23	6500	0.1492
LOT: 24	6500	0.1492
LOT: 25	6500	0.1492
LOT: 26	6500	0.1492
LOT: 27	6575	0.1576
LOT: 28	6500	0.1492
LOT: 29	6500	0.1492
LOT: 30	6500	0.1492
LOT: 31	6500	0.1492
LOT: 32	6975	0.1578
LOT: 33	6500	0.1492
LOT: 34	6500	0.1492
LOT: 35	6500	0.1492
LOT: 36	6499	0.1492
LOT: 37	8021	0.1841
LOT: 38	6568	0.1508
LOT: 39	7317	0.1680
LOT: 40	7729	0.1774
LOT: 41	11837	0.2717
LOT: 42	7508	0.1724
LOT: 43	7252	0.1665
LOT: 44	7692	0.1765
LOT: 45	7156	0.1643
LOT: 46	11475	0.2634
LOT: 47	3330	0.0764
LOT: 48	2442	0.0561
LOT: 49	2983	0.0685
LOT: 50	2983	0.0685
LOT: 51	2442	0.0561
LOT: 52	3330	0.0764
LOT: 53	3330	0.0764
LOT: 54	2442	0.0561
LOT: 55	2983	0.0685
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LOT: 57	2442	0.0561
LOT: 58	3330	0.0764
LOT: 59	3330	0.0764
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LOT: 61	2983	0.0685
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LOT: 63	2442	0.0561
LOT: 64	3578	0.0821
LOT: 65	3399	0.0780
LOT: 66	2442	0.0561
LOT: 67	2983	0.0685
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LOT: 69	2442	0.0561
LOT: 70	3136	0.0720
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LOT: 79	2983	0.0685
LOT: 80	2983	0.0685
LOT: 81	2442	0.0561
LOT: 82	3652	0.0838
LOT: 83	5384	0.1235
LOT: 84	5369	0.1232
LOT: 85	7201	0.1653
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LOT: 88	2983	0.0685
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LOT: 93	2442	0.0561
LOT: 94	2983	0.0685
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LOT: 96	2442	0.0561
LOT: 97	3330	0.0764
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LOT: 99	2442	0.0561
LOT: 100	2983	0.0685
LOT: 101	2983	0.0685
LOT: 102	2442	0.0561
LOT: 103	3330	0.0764
LOT: 104	3330	0.0764
LOT: 105	2442	0.0561
LOT: 106	2983	0.0685
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LOT: 108	2442	0.0561
LOT: 109	3330	0.0764
LOT: 110	2983	0.0685
LOT: 111	2442	0.0561
LOT: 112	3156	0.0724
LOT: 113	3302	0.0758
LOT: 114	2442	0.0561
LOT: 115	2983	0.0685
LOT: 116	2983	0.0685
LOT: 117	2442	0.0561
LOT: 118	3302	0.0758
LOT: 119	3302	0.0758
LOT: 120	2442	0.0561
LOT: 121	2983	0.0685
LOT: 122	3330	0.0764
LOT: 123	2442	0.0561
LOT: 124	2983	0.0685
LOT: 125	2983	0.0685
LOT: 126	2442	0.0561
LOT: 127	3330	0.0764
LOT: 128	3330	0.0764
LOT: 129	2442	0.0561
LOT: 130	2983	0.0685
LOT: 131	2983	0.0685
LOT: 132	2442	0.0561
LOT: 133	3330	0.0764
LOT: 134	4541	0.1042
LOT: 135	4836	0.1110

LINE TABLE

LINE	BEARING	LENGTH
L1	S44°45'08"W	28.24'
L2	N44°39'52"E	21.21'
L3	N14°22'18"W	19.44'
L4	N45°15'04"W	28.33'
L5	N89°39'52"E	25.00'
L6	N89°39'52"E	25.00'
L7	N89°39'52"E	25.00'
L8	S00°20'08"E	25.00'
L9	S00°20'08"E	25.00'
L10	S00°20'08"E	25.00'
L11	S13°42'03"W	19.44'
L12	N89°39'52"E	10.00'
L13	S45°20'08"E	21.21'
L14	N30°01'23"E	21.36'
L15	S89°39'52"W	25.50'
L16	N00°20'08"W	25.50'
L17	N00°20'08"W	25.50'
L18	N00°20'08"W	25.50'
L19	S79°19'08"E	13.67'
L20	S44°39'52"W	21.21'
L21	S89°39'52"W	25.50'
L22	S40°19'36"E	9.37'
L23	S45°20'08"E	28.28'
L24	N41°54'16"W	22.34'
L25	S20°39'43"E	1.46'
L26	S89°35'21"W	20.00'
L27	N89°39'52"E	71.47'
L28	S89°39'52"W	25.50'
L29	N89°39'52"E	25.00'
L30	N89°39'52"E	25.00'
L31	N89°39'07"E	25.00'
L32	N89°39'52"E	25.00'
L33	N00°20'08"W	25.00'
L34	N00°20'08"W	25.00'
L35	N89°40'13"E	25.00'
L36	N89°39'52"E	25.00'
L37	S60°52'02"E	21.67'
L38	S44°39'52"W	21.21'
L39	S00°20'07"E	25.50'
L40	S00°20'08"E	25.50'
L41	S00°20'08"E	51.00'
L42	S00°20'08"E	51.00'
L43	N89°39'52"E	25.50'
L44	N89°39'52"E	25.50'
L45	N44°39'52"E	28.28'
L46	N72°39'08"E	28.57'
L47	S57°14'56"W	25.33'
L48	N47°26'29"E	20.23'
L49	S41°58'37"E	22.36'
L50	S45°20'08"E	21.21'
L51	S00°20'08"E	79.00'
L52	N89°50'00"E	17.09'
L53	N00°10'00"W	13.42'
L54	N44°44'54"E	37.53'
L55	N89°49'56"E	25.00'

NORTH

scale 40 0 40 80 feet

COUNTY RECORDER

EPS GROUP
2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
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www.epsgroupinc.com

Project: FIRE ROCK RANCH
CHANDLER, AZ

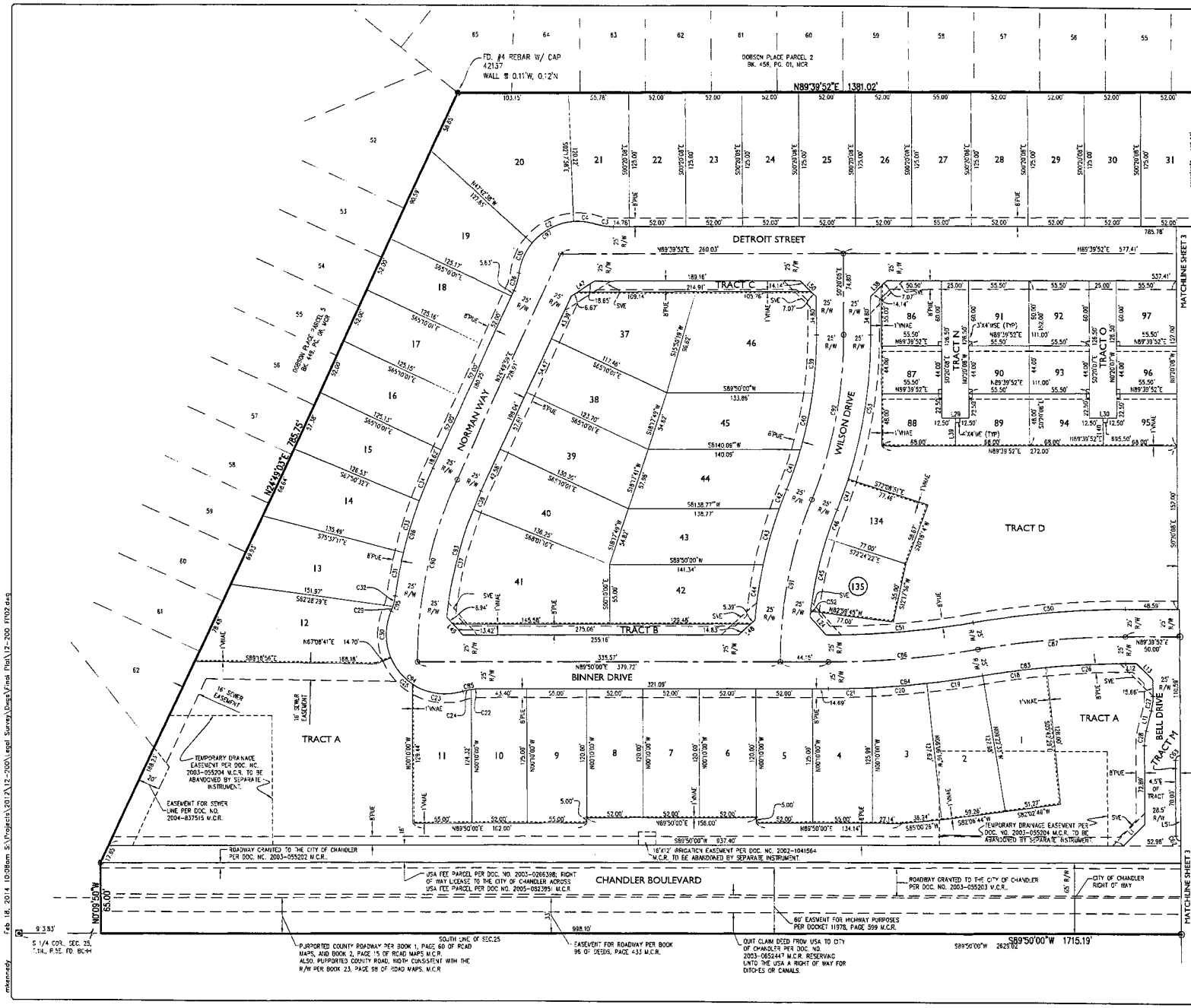
FINAL PLAT

Revisions:

Designer: MK
Drawn by: DB

REGISTERED LAND SURVEYOR 21071 MARY F. KENNEDY ARIZONA, U.S.A. EXPIRES: 6/30/15

Job No. 12-200
FP03
Sheet No. 3 of 3



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	4.94'	62.00'	004°33'57"	2.47'	4.94'	N01°56'51"E
C2	44.17'	55.00'	046°00'44"	23.35'	42.99'	S62°23'35"W
C3	16.85'	55.00'	017°32'29"	8.38'	16.78'	N81°39'53"W
C4	20.74'	55.00'	021°36'24"	10.50'	20.62'	N83°47'51"W
C5	12.00'	375.00'	001°50'02"	6.00'	12.00'	S88°46'52"W
C6	28.07'	375.00'	004°17'22"	14.04'	28.07'	S85°41'10"W
C7	80.22'	375.00'	012°15'24"	40.28'	80.07'	S77°24'47"W
C8	19.63'	375.00'	002°59'56"	9.82'	19.62'	S69°47'07"W
C9	31.85'	425.00'	004°17'54"	15.95'	31.88'	S70°26'08"W
C10	58.55'	425.00'	007°53'34"	29.32'	58.50'	S76°31'50"W
C11	16.33'	55.00'	017°00'44"	8.23'	16.27'	S81°09'30"W
C12	8.25'	55.00'	008°35'39"	4.13'	8.24'	S76°36'58"W
C13	5.71'	425.00'	000°46'10"	2.85'	5.71'	S80°51'42"W
C14	51.09'	425.00'	006°53'16"	25.58'	51.06'	N11°55'40"W
C15	35.28'	425.00'	004°45'22"	17.65'	35.27'	N02°42'49"W
C16	26.30'	62.00'	024°18'16"	13.39'	26.10'	N16°22'57"E
C17	43.27'	62.00'	039°58'28"	22.56'	42.40'	N69°40'08"E
C18	58.45'	775.00'	004°19'51"	29.25'	58.47'	N82°05'11"E
C19	51.97'	825.00'	003°36'34"	25.99'	51.96'	N81°41'33"E
C20	50.91'	825.00'	003°32'08"	25.46'	50.90'	N85°15'54"E
C21	40.32'	825.00'	002°48'02"	20.17'	40.32'	N88°25'59"E
C22	8.63'	55.00'	008°59'39"	4.33'	8.62'	N85°20'11"E
C23	49.35'	55.00'	051°24'40"	26.46'	47.71'	S81°48'09"E
C24	8.01'	55.00'	008°20'51"	4.01'	8.01'	N76°39'56"E
C25	31.91'	55.00'	033°14'30"	16.42'	31.46'	S39°28'34"E
C26	72.76'	775.00'	005°22'46"	36.41'	72.74'	N86°58'30"E
C27	13.47'	55.00'	014°02'10"	6.77'	13.44'	S06°40'58"W
C28	13.47'	55.00'	014°02'10"	6.77'	13.44'	S06°40'58"W
C29	4.79'	55.00'	004°59'20"	2.40'	4.79'	S20°51'44"W
C30	44.35'	55.00'	046°12'13"	23.46'	43.16'	S00°14'48"W
C31	40.86'	425.00'	005°30'38"	20.45'	40.85'	S10°50'24"W
C32	9.86'	55.00'	010°16'29"	4.94'	9.85'	S1°31'20"W
C33	50.47'	425.00'	006°48'14"	25.26'	50.44'	S16°59'51"W
C34	32.86'	425.00'	004°26'02"	16.45'	32.86'	S22°36'59"W
C35	30.62'	55.00'	031°53'43"	15.72'	30.22'	S23°26'22"W
C36	16.85'	55.00'	017°32'29"	8.39'	16.78'	S16°06'45"W
C37	103.19'	375.00'	015°45'59"	51.92'	102.86'	N14°05'45"E
C38	16.68'	375.00'	002°51'15"	9.34'	16.68'	N23°24'22"E
C39	53.57'	375.00'	008°11'07"	26.83'	53.53'	S03°45'26"W
C40	53.22'	375.00'	008°07'55"	26.66'	53.18'	S11°54'56"W
C41	39.11'	375.00'	005°58'34"	19.57'	39.10'	S18°58'11"W
C42	19.33'	425.00'	002°36'20"	9.67'	19.33'	S20°39'18"W
C43	54.10'	425.00'	007°17'35"	27.09'	54.06'	S15°42'20"W
C44	52.00'	425.00'	007°00'36"	26.03'	51.98'	S08°33'54"W
C45	69.31'	375.00'	010°35'23"	34.75'	69.21'	N12°17'56"E
C46	28.56'	375.00'	004°21'50"	14.29'	28.56'	N19°46'33"E
C47	30.45'	425.00'	004°06'19"	15.23'	30.44'	N19°54'19"E
C48	1.59'	425.00'	000°12'53"	0.80'	1.59'	N89°33'26"E
C49	55.90'	375.00'	008°32'25"	28.00'	55.84'	S06°41'43"E
C50	140.75'	825.00'	009°46'37"	70.56'	140.61'	S84°46'34"W
C51	136.45'	775.00'	010°05'25"	68.42'	136.31'	S84°55'58"W

CONTINUED ON SHEET 3

COUNTY RECORDER

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FIRE ROCK RANCH
CHANDLER, AZ
FINAL PLAT

Project:
Revisions:

Designer: MK
Drawn by: DR

Job No. 12-200
FP02
Sheet No. 2 of 3

12-200

Feb. 18, 2014 - 10:08am S:\Projects\2012\12-200\Legal Survey\Dwgs\Final Plat\12-200_FP02.dwg
mkennedy