#26

MAR 27 2014

Chandler

All-America City

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Chandler • Arizona

Where Values Make The Difference

MEMORANDUM **Transportation & Development – CC Memo No. 14-030**

DATE: MARCH 27, 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 JK FOR
KEVIN MAYO, PLANNING MANAGER JM FOR KM

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER JMN

SUBJECT: PPT14-0003 THE MET AT FASHION CENTER

Request: Preliminary Plat (PPT) approval

Location: Southeast corner of Chandler Boulevard and Hearthstone Way

Applicant: Hubbard Engineering

BACKGROUND

This Preliminary Plat is for a multi-family residential development and a future mixed use parcel that was approved by Council in November 2013. 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: 4 Opposed: 0 Absent: 3 (Cunningham, Pridemore, Ryan)

RECOMMENDED ACTION

Upon finding the request to be consistent with the General Plan and Planned Area Development (PAD) zoning, Planning Commission and Planning Staff recommend approval of the Preliminary Plat subject to the following condition:

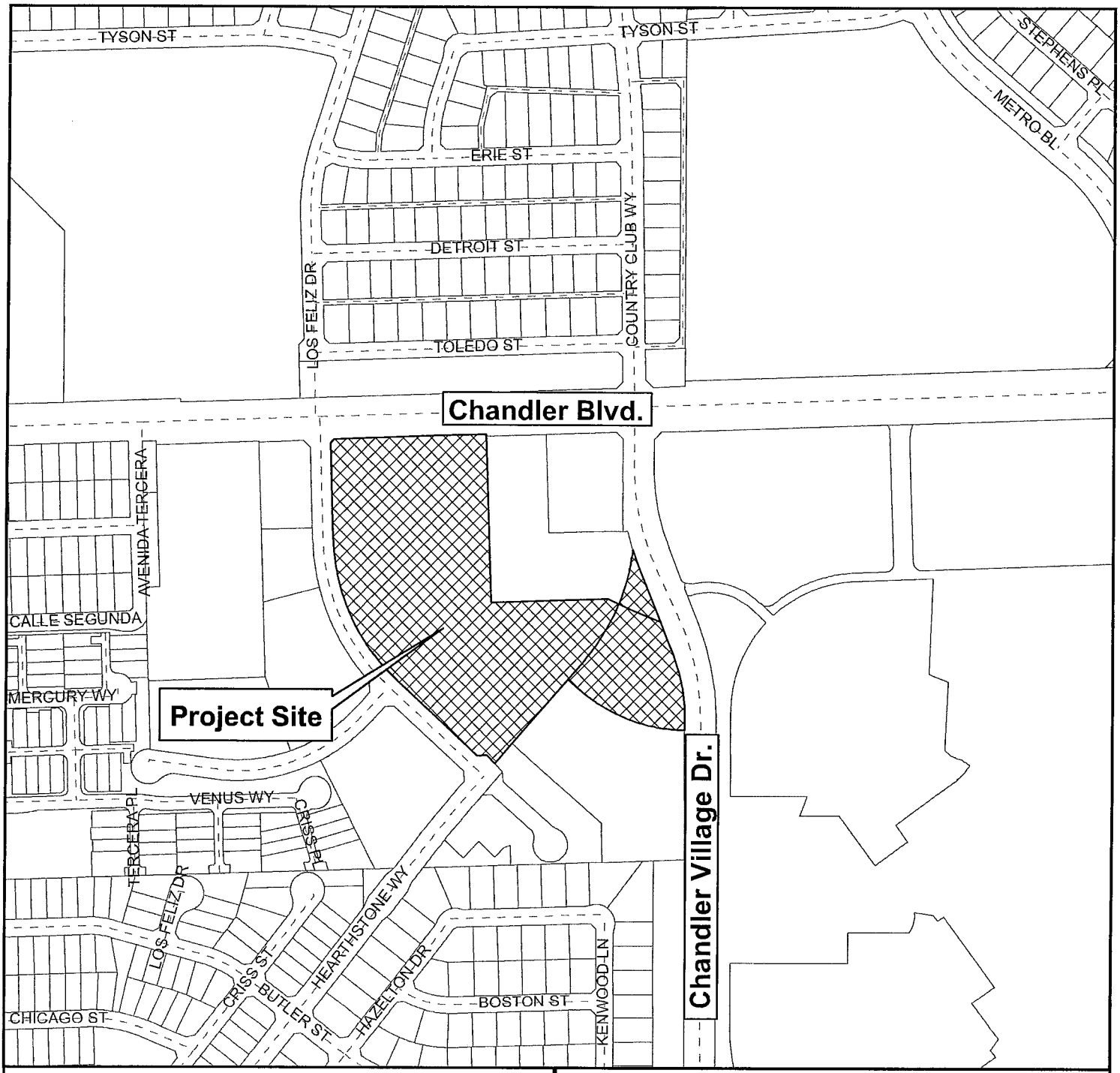
1. Approval by the City Engineer and Director of Transportation & Development with regard to the details of all submittals required by code or condition.

PROPOSED MOTION

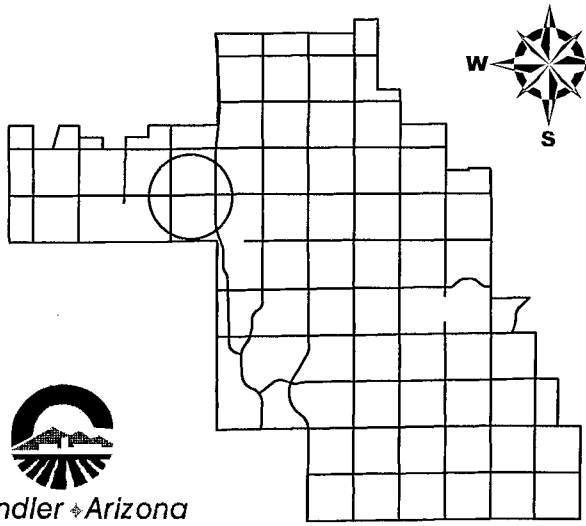
Move to approve Preliminary Plat PPT14-0003 THE MET AT FASHION CENTER, per Planning Commission and Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Preliminary Plat



Vicinity Map



Chandler Arizona
Where Values Make The Difference

The Met at Fashion Center

CITY OF CHANDLER 2/14/2014

Vicinity Map

Chandler Arizona
Where Values Make The Difference

The Met at Fashion Center

CITY OF CHANDLER 2/14/2014

PRELIMINARY PLAT
FOR
THE MET AT FASHION CENTER

PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

PARCEL NO. 1:

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36 BEING MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH A BRASS CAP IN HANDHOLE MARKING THE INTERSECTION OF CHANDLER BOULEVARD AND CHANDLER VILLAGE DRIVE BEARS NORTH 89 DEGREES 59 MINUTES 02 SECONDS EAST, 2515.58 FEET;

THENCE ALONG THE NORTH LINE OF SAID SECTION 36 NORTH 89 DEGREES 59 MINUTES 02 SECONDS EAST, 1595.43 FEET TO THE INTERSECTION OF CHANDLER BOULEVARD AND HEARTHSTONE WAY;

THENCE DEPARTING SAID NORTH LINE ALONG THE CENTERLINE OF SAID HEARTHSTONE WAY SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 354.74 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 600.00 FEET;

THENCE ALONG SAID CENTERLINE AND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08 DEGREES 34 MINUTES 58 SECONDS, AN ARC LENGTH OF 89.83 FEET;

THENCE DEPARTING SAID CENTERLINE NORTH 81 DEGREES 25 MINUTES 02 SECONDS EAST, [illegible] FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID HEARTHSTONE WAY AND THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 418.46 FEET

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 110.81 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 342.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, FROM WHICH THE CENTER BEARS NORTH 65 DEGREES 53 MINUTES 37 SECONDS WEST, 567.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20 DEGREES 13 MINUTES 46 SECONDS, AN ARC LENGTH OF 200.19 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CHANDLER VILLAGE DRIVE;

THENCE ALONG SAID WEST RIGHT-OF-LINE SOUTH 89 DEGREES 12 MINUTES 58 SECONDS EAST, 14.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, FROM WHICH THE CENTER BEARS NORTH 79 DEGREES 07 MINUTES 47 SECONDS EAST, 545.51 FEET;

THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08 DEGREES 33 MINUTES 42 SECONDS, AN ARC LENGTH OF 89.14 FEET;

THENCE SOUTH 19 DEGREES 25 MINUTES 55 SECONDS EAST, 30.59 FEET;

THENCE SOUTH 19 DEGREES 35 MINUTES 56 SECONDS EAST, 157.92 FEET;

THENCE SOUTH 19 DEGREES 30 MINUTES 56 SECONDS EAST, 101.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, FROM WHICH THE CENTER BEARS SOUTH 70 DEGREES 23 MINUTES 05 SECONDS WEST, 505.84 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16 DEGREES 38 MINUTES 23 SECONDS, AN ARC LENGTH OF 147.79 FEET;

THENCE SOUTH 01 DEGREES 47 MINUTES 52 SECONDS WEST, 73.70 FEET THE TO BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, FROM WHICH THE CENTER BEARS NORTH 03 DEGREES 30 MINUTES 38 SECONDS EAST, 500.00 FEET;

THENCE DEPARTING SAID WEST RIGHT-OF-LINE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 39 DEGREES 35 MINUTES 17 SECONDS, AN ARC LENGTH OF 345.46 FEET;

THENCE NORTH 46 DEGREES 49 MINUTES 10 SECONDS WEST, 33.00 FEET;

THENCE SOUTH 43 DEGREES 10 MINUTES 50 SECONDS WEST, 322.35 FEET;

THENCE NORTH 41 DEGREES 35 MINUTES 34 SECONDS WEST, 33.14 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 53 SECONDS WEST, 27.05 FEET TO THE EAST RIGHT-OF-WAY LINE OF HEARTHSTONE WAY;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 45 DEGREES 29 MINUTES 03 SECONDS WEST, 325.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, FROM WHICH THE CENTER BEARS NORTH 44 DEGREES 36 MINUTES 45 SECONDS EAST, 540.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36 DEGREES 48 MINUTES 03 SECONDS, AN ARC LENGTH OF 386.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 350,494 SQUARE FEET OR 8.0462 ACRES, MORE OR LESS.

PARCEL NO. 2.

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36 BEING MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH A BRASS CAP IN HANDHOLE MARKING THE INTERSECTION OF CHANDLER BOULEVARD AND CHANDLER VILLAGE DRIVE BEARS NORTH 89 DEGREES 59 MINUTES 02 SECONDS EAST, 2515.58 FEET;

THENCE ALONG THE NORTH LINE OF SAID SECTION 36 NORTH 89 DEGREES 59 MINUTES 02 SECONDS EAST, 1595.43 FEET TO THE INTERSECTION OF CHANDLER BOULEVARD AND HEARTHSTONE WAY;

THENCE DEPARTING SAID NORTH LINE ALONG THE CENTERLINE OF SAID HEARTHSTONE WAY SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 71.24 FEET;

THENCE DEPARTING SAID CENTERLINE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID HEARTHSTONE WAY AND THE POINT OF BEGINNING;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, 27.94 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID CHANDLER BOULEVARD;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89 DEGREES 59 MINUTES 02 SECONDS EAST, 435.09 FEET;

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 384.94 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 449.46 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID HEARTHSTONE WAY AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, FROM WHICH THE CENTER BEARS NORTH 81 DEGREES 25 MINUTES 02 SECONDS EAST, 570.00 FEET;

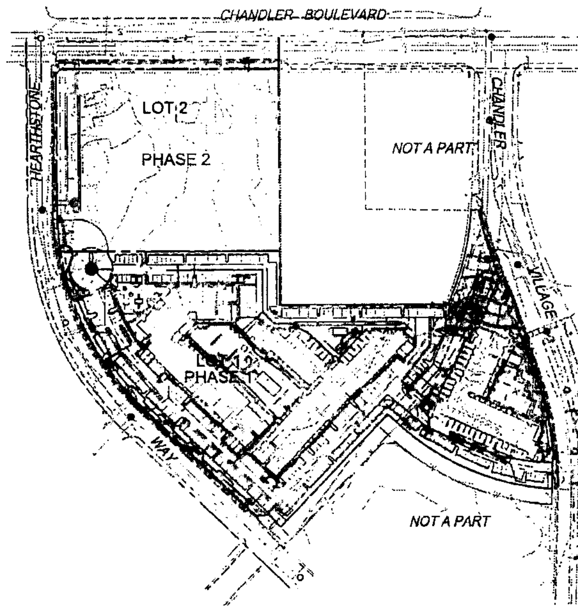
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE AND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08 DEGREES 34 MINUTES 58 SECONDS, AN ARC LENGTH OF 85.33 FEET;

THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 283.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 174,685 SQUARE FEET OR 4.0102 ACRES, MORE OR LESS.

LEGEND

- SURVEY MONUMENT
- DRYWELL
- STORM DRAIN
- EXISTING CONTOUR LINES
- GRADE BREAK
- DRAINAGE FLOW DIRECTION
- A — CROSS SECTION
- (A) RETENTION AREA
- FF=XXX PAD=XX.X — PROPOSED FINISHED FLOOR AND PAD ELEVATIONS
- P XX.XX — PROPOSED ELEVATIONS
- TC (XX.XX) G (XX.XX) — EXISTING ELEVATIONS
- X XXX NG — EXISTING GROUND ELEVATIONS
- X XXX EP — EXISTING EDGE OF PAVEMENT
- P.U.E. — PUBLIC UTILITY EASEMENT
- 8"S — SEWER LINE - SIZE
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- 8"W — WATER LINE - SIZE
- VERT. CURB, GUTTER & SIDEWALK
- SIDEWALK RAMP
- DRAINAGE AREA DESIGNATION
- PROPOSED TYPE "F" C.B.
- PROPOSED WALL
- U.L.E — UTILITY LINE EASEMENT
- L.E. — LANDSCAPE EASEMENT



KEY MAP
NTS

OWNER

NOW DEVELOPMENT COMPANY, LLC
153 S. PAYNE STEWART DR.
BRANSON, MO 65616
PH: (417)332-3439
CONTACT:

CIVIL ENGINEER

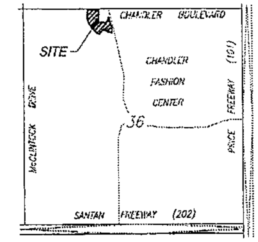
HUBBARD ENGINEERING
1840 S. STAPLEY DR. SUITE #137
MESA, AZ 85204
PHONE: (480) 892-3313
CONTACT: SHAWN D. HANRAHAN

ARCHITECT

[illegible] ARCHITECTURE GROUP
22041 N. 44TH ST. SUITE 100
PHOENIX, ARIZONA 85050
PH (602) 255-9200
CONTACT: [illegible] APPLEGATE

BASIS OF BEARING

CENTERLINE OF LOS FELIZ DRIVE AS SHOWN ON CHANDLER COMMERCE PARK, BOOK 257, PAGE 14, MARICOPA COUNTY RECORDER'S OFFICE
SAID LINE BEARS NORTH 00°00'00" EAST



VICINITY MAP:

SCALE: NTS

PARCEL ACREAGES

TOTAL ACREAGE:
LOT 1: RESIDENTIAL
±9.245 GROSS ACRES (402,740.59 S.F.)
±8.04 NET ACRES (350,494 S.F.)
LOT 2: COMMERCIAL
±4.890 GROSS ACRES (213,040.69 S.F.)
±4.010 NET ACRES (174,684.75 S.F.)

ZONING

THE SITE IS ZONED "PAD" PER THE CITY OF CHANDLER ZONING MAP.

TOTAL LOT NUMBER:

2 LOTS, (LOT 1 RESIDENTIAL, LOT 2 COMMERCIAL)

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
04013	2720 OCT. 16, 2013	L	OCT. 16, 2013	X	

ZONE X IS DEFINED AS: AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD

AIRPORT IMPACT OVERLAY DISTRICT

THIS SUBDIVISION IS WITHIN STELLAR AIRPARK AIRPORT IMPACT OVERLAY DISTRICT. AN AVIGATION OR AVIATION EASEMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING.

CITY OF CHANDLER GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST CURRENT ADOPTED MAG SPECIFICATIONS AND STANDARD DETAILS AS MODIFIED BY THE CITY OF CHANDLER.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
3. THE CITY ENGINEER'S OFFICE SHALL BE NOTIFIED 24 HOURS PRIOR TO STARTING EACH PHASE OF CONSTRUCTION (480-782-3320).
4. PROJECT ELEVATIONS ARE BASED UPON NAVD 88 DATUM. THE FOLLOWING BENCHMARK WAS UTILIZED:

BENCHMARK NO.	NGVD 29 ELEV	DESCRIPTION	EQUATION	NAVD 88 ELEV
6	1175.34	[illegible] 3" BRASS CAP IN CONCRETE FLUSH, BETWEEN CHANDLER [illegible] RD. 205' WEST OF MCCLINTOCK DRIVE AT INTERSECTION OF 70TH ST AND [illegible] WAY	1.788	1178.13

5. PRIOR TO ANY CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR/DEVELOPER SHALL NOTIFY THE LANDSCAPE COMPLIANCE COORDINATOR AT 480-782-[illegible]. ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE RESTORED TO ORIGINAL CONDITIONS USING THE FOLLOWING REQUIREMENTS:
   A. ALL TREES IMPACTED BY CONSTRUCTION SHALL BE REPLACED WITH THE SAME SIZE AND TYPE OF TREE AT A LOCATION DETERMINED BY THE CITY.
   B. ALL IRRIGATION SYSTEMS SHALL BE RESTORED TO FULLY FUNCTIONAL STATUS. ANY [illegible] ASPHALT OR CONCRETE SHALL BE SLEEVED [illegible] (2) [illegible].
   C. THE AREA OF CONSTRUCTION SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE [illegible].
   D. [illegible]
   E. THE STREET [illegible] SHALL BE CONTACTED TO INSPECT ALL WORK BEFORE A [illegible] ACCEPTANCE IS ISSUED.
   F. THE CONTRACTOR/DEVELOPER SHALL MAINTAIN THE AREA FOR NINETY (90) DAYS AFTER [illegible] ACCEPTANCE. AFTER 90 DAYS THE CITY SHALL BE CONTACTED FOR FINAL ACCEPTANCE AND ASSUMPTION OF MAINTENANCE.
6. ANY WORK PERFORMED WITHOUT THE APPROVAL OF THE CITY ENGINEER AND/OR ALL WORK AND MATERIAL NOT IN CONFORMANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL UNCOVER ALL EXISTING LINES BEING TIED INTO TO VERIFY THEIR LOCATION. THE CONTRACTOR SHALL LOCATE OR HAVE LOCATED ALL EXISTING UNDERGROUND UTILITIES (ELECTRIC, TELEPHONE, PIPELINES, ETC.) AND STRUCTURES IN ADVANCE OF CONSTRUCTION AND SHALL ELIMINATE ALL CONFLICTS PRIOR TO START OF CONSTRUCTION. BLUE STAKE TELEPHONE (602) 263-1100.
8. THE CITY OF CHANDLER IS NOT RESPONSIBLE FOR ANY [illegible] DUE TO DELAYS AND/OR DAMAGES TO UTILITIES IN CONJUNCTION WITH THIS CONSTRUCTION. THE CITY WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION OR UTILITY [illegible].
9. NO FINAL ACCEPTANCE [illegible] SHALL BE ISSUED UNTIL [illegible] REPRODUCIBLE "AS-BUILT" PLANS, CERTIFIED AND SEALED BY A REGISTERED CIVIL ENGINEER, HAVE BEEN SUBMITTED AND ACCEPTED BY THE CITY ENGINEER.
10. [illegible] STREET CUT PERMITS MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO [illegible]. ALL PAVEMENT REPLACEMENT SHALL BE IN ACCORDANCE WITH SECTION [illegible] AND AS [illegible] BY CITY [illegible].
11. [illegible] SHALL NOT BE STARTED UNTIL [illegible] ARE APPROVED BY THE CITY ENGINEER. [illegible] SHALL BE INSTALLED IN ACCORDANCE WITH MAG SECTION [illegible] AND [illegible] WITH 10" [illegible].
12. [illegible] OF CONCRETE OR PAVING ITEMS SHALL NOT COMMENCE UNTIL ALL UNDERGROUND WORK HAS BEEN [illegible] AND TESTED.
13. [illegible] OF EXCESS MATERIAL WITHIN THE CHANDLER CITY LIMITS OR PLANNING AREA SHALL BE [illegible] IN SUCH A WAY THAT WILL NOT CREATE A NUISANCE. THE PLACING OF MATERIAL ON PRIVATE PROPERTY [illegible] REQUIRES WRITTEN AUTHORIZATION. STOCKPILES ARE NOT TO EXCEED [illegible] FEET IN HEIGHT. [illegible] SHALL NOT EXCEED A 1 TO 2 RATIO [illegible] MUST BE REMOVED WITHIN 7 DAYS OF CITY NOTIFICATION IF [illegible] FAIL TO MAINTAIN SATISFACTORY [illegible] CONTROL.
14. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH THE CHANDLER TRAFFIC BARRICADE MANUAL.
15. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS FOR CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO [illegible] STREETS, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS, ALLAY DUST, AND TAKE [illegible] MEASURES ARE NECESSARY TO INSURE THAT ALL ROADS ARE MAINTAINED IN A CLEAN, MUD AND DUST-FREE CONDITION [illegible]. THE CONTRACTOR SHALL [illegible] STREET SWEEPER FOR STREET CLEANING.
16. AN APPROVED SET OF PLANS SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES THAT WORK IS IN PROGRESS. DEVIATIONS FROM THE PLANS SHALL NOT BE ALLOWED WITHOUT AN APPROVED PLAN REVISION.
17. A MINIMUM HORIZONTAL SEPARATION OF SIX (6) FEET IS REQUIRED BETWEEN SEWER SERVICES AND WATER [illegible]. A MINIMUM HORIZONTAL SEPARATION OF SIX (6) FEET IS REQUIRED BETWEEN [illegible] SERVICES AND SEWER, WATER, OR [illegible] SERVICES.
18. SETBACKS FOR UTILITY POLES, STRUCTURES, AND OTHER SIMILAR FACILITIES (NOT INCLUDING LANDSCAPING) GREATER THAN 6 INCHES IN HEIGHT SHALL BE 5 FEET FROM THE BACK OF CURB UNLESS APPROVED IN WRITING BY THE CITY ENGINEER. [illegible] WHERE THE FACILITIES ARE ADJACENT TO A DECELERATION LANE, BUS BAY, OR MEDIAN CURB, THE SETBACK CAN BE REDUCED TO 2 FEET FROM THE BACK OF CURB.
19. ANY PROPOSED RETAINING WALLS, OR COMBINATION RETAINING/SCREEN WALLS, SHALL BE CONSTRUCTED, AND THE RETAINING WALL AS-BUILT CERTIFICATION SIGNED BY THE REGISTERED CIVIL/STRUCTURAL ENGINEER, BEFORE ANY IMPROVEMENTS ARE ACCEPTED, OR CONDITIONALLY ACCEPTED, BY THE CITY ENGINEER.
20. ALL UNDERGROUND FACILITIES INSTALLED IN ANY REAL PROPERTY OUTSIDE THE CITY RIGHT-OF-WAY SHALL COMPLY WITH THE FOLLOWING MARKING STANDARDS IN ACCORDANCE WITH HOUSE BILL 2256. A YELLOW INSULATED COPPER WIRE OR OTHER APPROVED CONDUCTOR SHALL BE INSTALLED ADJACENT TO UNDERGROUND UTILITIES FOR FIRE LINE PIPING, [illegible] WATER DISTRIBUTION PIPING, SANITARY SEWER LINES, [illegible] RECLAIMED WATER PIPING, [illegible] FLOW IRRIGATION PIPING AND PRESSURIZED IRRIGATION PIPING LARGER THAN TWO (2) INCHES IN DIAMETER UNLESS THESE FACILITIES CAN BE DETECTED FROM ABOVE GROUND WITH AN ELECTRONIC LOCATING DEVICE. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE ABOVE GROUND AT EACH END OF THE PIPING. THE TRACER WIRE SHALL NOT BE LESS THAN 18 AWG AND THE INSULATION TYPE SHALL BE SUITABLE FOR DIRECT BURIAL.
21. ANY CONSTRUCTION DETOURS WILL REQUIRE AN ALL-WEATHER SURFACE FOR MARICOPA COUNTY AIR QUALITY REQUIREMENTS.
22. THE FOLLOWING UTILITY COMPANIES HAVE BEEN NOTIFIED BY BLUE STAKE CONSTRUCTION AND PROJECT PLANS HAVE BEEN SUBMITTED MOST RECENTLY AS NOTED:

UTILITIES WITHIN OR AFFECTED BY THE PROJECT	
UTILITY CONTACT	DATE SUBMITTED
ARIZONA PUBLIC SERVICE	02-01-14
AT&T TELEPHONE LONG DISTANCE	02-01-14
COX CABLE	02-01-14
CENTURY LINK	02-01-14
SALT RIVER PROJECT (POWER)	02-01-14
SALT RIVER PROJECT (IRRIGATION)	02-01-14
SOUTHWEST GAS	02-01-14

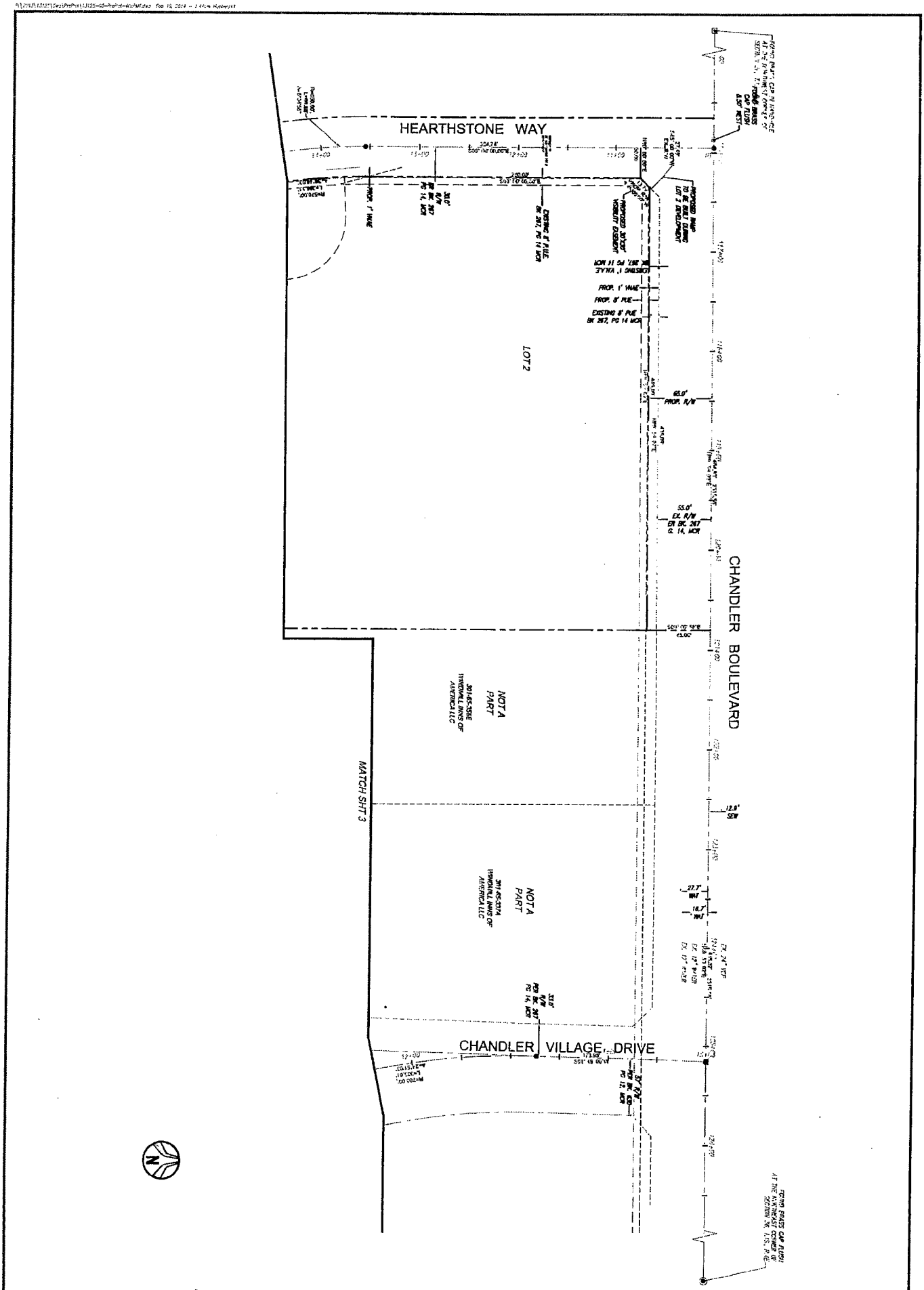
HUBBARD ENGINEERING
1840 S. Stapley Dr.
Suite 137
Mesa, AZ 85204
PH: 480.892.3313

PRELIMINARY PLAT
THE MET AT FASHION CENTER
A PORTION OF THE NORTHWEST QUARTER OF SECTION 36

Project No. 13125
Date 02/10/2014
Project Eng.
Project Mgr.

Call before you dig 1.800.STAKE.IT 602.263.1100

SHT: 1 OF



SHT: 2 OF 3

Call before you dig.

Project No.	Date
13125	02/10/2014
Project Mgr. S. HANRAHAN	Project Eng. B. STEFFENHAGEN P.E.

PRELIMINARY PLAT

THE MET AT FASHION CENTER

A PORTION OF THE NORTHWEST QUARTER OF SECTION 36 TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

HUBBARD ENGINEERING
1840 S. Stapley Dr.
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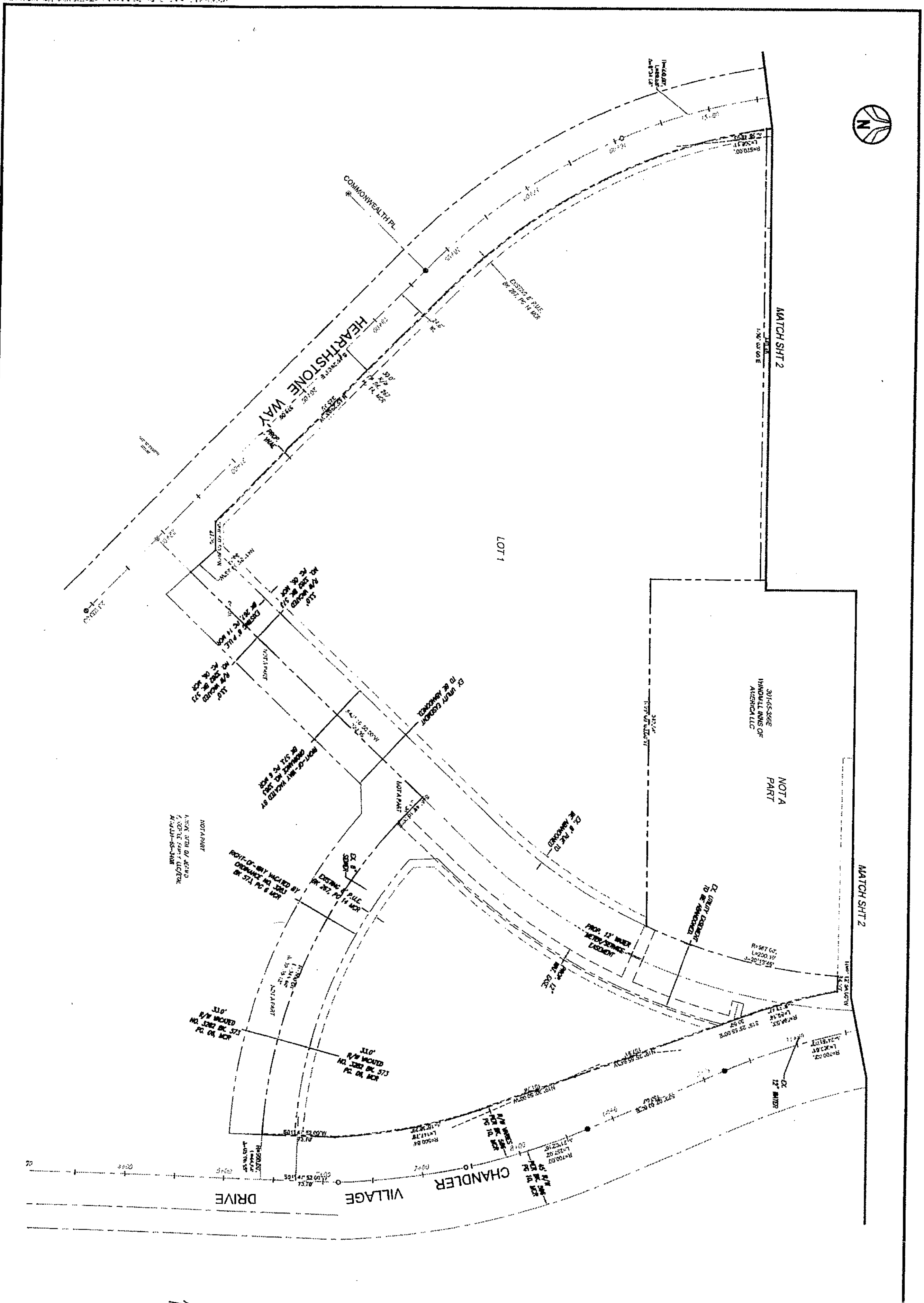
Mesa, AZ 85204
Ph: 480.833.0013
www.hubbardengineering.com

C.O.C. LOG# PPT14-0003



PRELIMINARY PLAT

THE MET AT FASHION CENTER

A PORTION OF THE NORTHWEST QUARTER OF SECTION 36 TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

Project No.	Date
13125	02/10/2014
Project Mgr.	Project Eng.
S. HANRAHAN	B. STEFFENHAGEN P.E.

Call before you dig 1.800.STAKE.IT 602.263.1100

SHT: 3 of 3

HUBBARD ENGINEERING

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www.hubbardengineering.com

C.O.C. LOG# PPT14-0003