#54
JUN 12 2014

Chandler · Arizona
Where Values Make The Difference

Chandler
All-America City
2010

MEMORANDUM **Planning Division – CC Memo No. 14-066**

DATE: JUNE 12, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER MR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

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

SUBJECT: FPT14-0003 THE MET AT FASHION CENTER

Request: Final Plat (FPT) approval

Location: Southeast corner of Chandler Boulevard and Hearthstone Way

Applicant: Hubbard Engineering

BACKGROUND

This Final 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.

RECOMMENDED ACTION

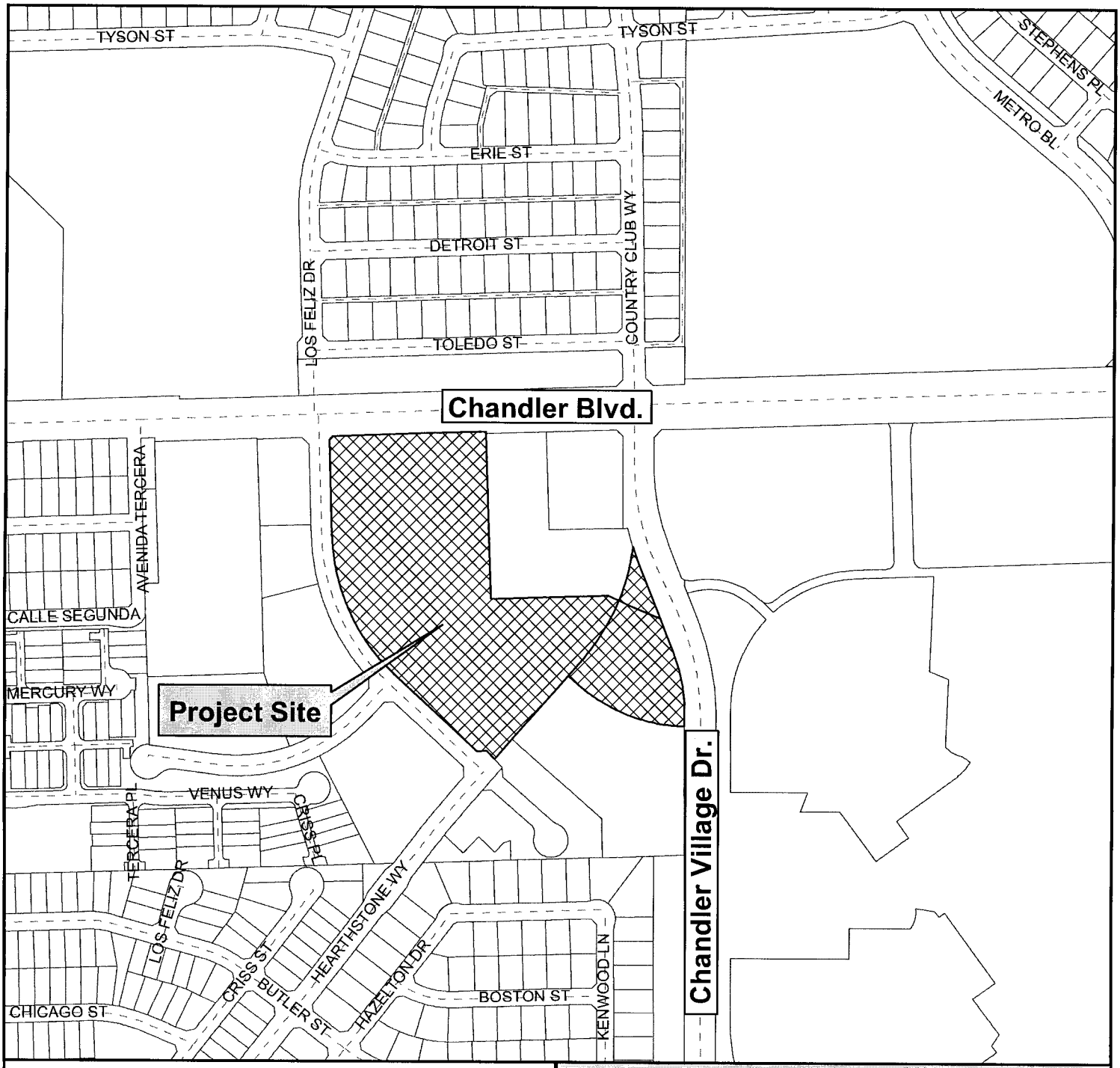
Upon finding the request to be consistent with the General Plan and PAD zoning, Planning Staff recommends approval.

PROPOSED MOTION

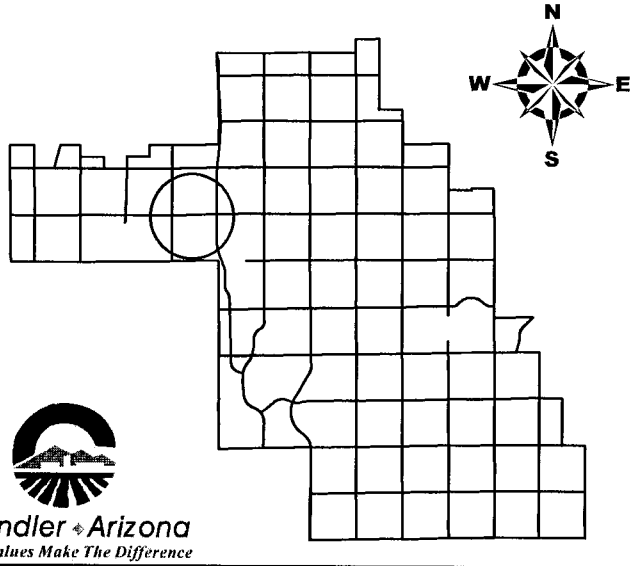
Move to approve Final Plat FPT14-0003 THE MET AT FASHION CENTER, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map



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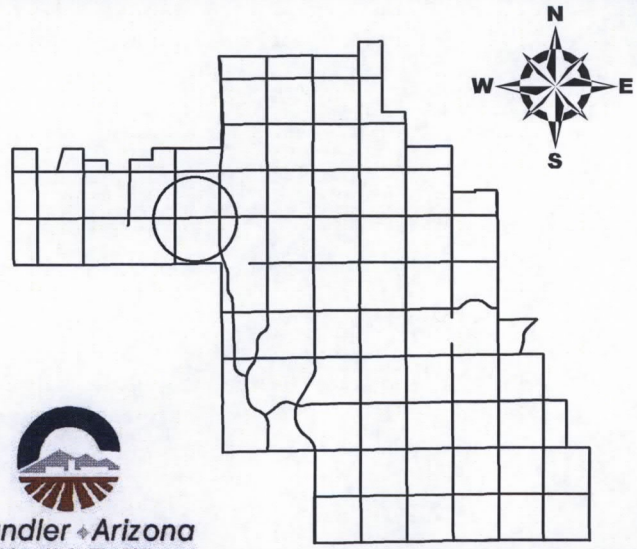
The Met at Fashion Center

CITY OF CHANDLER 5/19/2014



Chandler ◆ Arizona
Where Values Make The Difference

Vicinity Map

The Met at Fashion Center

CITY OF CHANDLER 5/19/2014

FINAL PLAT OF
"THE MET AT FASHION CENTER"

LOTS 3, 4 AND 20 OF CHANDLER COMMERCE CENTER, RECORDED IN BOOK 267 OF MAPS, PAGE 14, MARICOPA COUNTY RECORDS, TOGETHER WITH 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

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT HCW DEVELOPMENT COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "THE MET AT FASHION CENTER", BEING LOTS 3, 4 AND 20 OF CHANDLER COMMERCE CENTER, RECORDED IN BOOK 267 OF MAPS, PAGE 14, MARICOPA COUNTY RECORDS, TOGETHER WITH 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, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "THE MET AT FASHION CENTER" A RESIDENTIAL DEVELOPMENT AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH, RESPECTIVELY ON SAID PLAT.

HCW DEVELOPMENT COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

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

THIS PLAT HEREBY DEDICATED AN EMERGENCY VEHICULAR ACCESS EASEMENT TO THE CITY OF CHANDLER OVER LOTS 1 AND 2.

HCW DEVELOPMENT COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DO HEREBY GRANT AND CONVEY TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, AN EASEMENT FOR AVIGATION PURPOSES OVER AND ACROSS ALL LOTS, TRACTS AND PARCELS OF SAID SUBDIVISION IN CONNECTION WITH FLIGHTS FROM THREE HUNDRED FIFTY (350) FEET ABOVE THE SURFACE TO AN INFINITE HEIGHT ABOVE THE SAME, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THE LAND, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM, OR OPERATION AT OR ON STELLAR AIR PARK; AND THE OWNERS (GRANTORS) DO FURTHER RELEASE AND DISCHARGE THE CITY, FOR THE USE AND BENEFIT OF THE PUBLIC AND AGENCIES OF THE CITY, OF AND FROM ALL LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER OR IN CONNECTION WITH THE OWNERS' (GRANTORS') PROPERTY ABOVE THREE HUNDRED FIFTY (350) FEET, TO AN INFINITE HEIGHT ABOVE THE SAME, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSE BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATION AT OR ON CHANDLER MUNICIPAL AIRPORT.

THE GRANTING OF THIS AVIGATION EASEMENT AND RELEASE DOES NOT RELIEVE THE OWNERS AND OPERATORS OF AIRCRAFT FROM LIABILITY FOR DAMAGES OR INJURY TO PERSONS OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, VIBRATION, FUMES DUST, FUEL, AND LUBRICANT PARTICLES.

THE AVIGATION EASEMENT AND RELEASE SHALL BE BINDING UPON SAID OWNERS (GRANTORS) AND THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST TO ALL LOTS, TRACT, AND PARCEL IN THE SAID SUBDIVISION AND OWNERS FURTHER AGREE THAT THIS EASEMENT AND STATEMENT OR RELEASE SHALL BE COVENANT RUNNING WITH THE LAND.

IN WITNESS WHEREOF:
HCW DEVELOPMENT COMPANY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF

_____ ITS _____, THEREUNTO DULY AUTHORIZED

THIS ____ DAY OF _____, 2014.

BY: _____
OWNER/AUTHORIZED SIGNER

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL:

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

_____, 20____.

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:_____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL:

_____ _____
NOTARY PUBLIC EXPIRES

MY COMMISSION EXPIRES:

_____, 20____.

LEGAL DESCRIPTION

LOT 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 89.88 FEET;
THENCE DEPARTING SAID CENTERLINE NORTH 81 DEGREES 25 MINUTES 02 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 NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 448.46 FEET
THENCE SOUTH 00 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 85 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 RIGH-OF-WAY LINE OF CHANDLER VILLAGE DRIVE;
THENCE ALONG SAID WEST RIGHT-OF-LINE SOUTH 89 DEGREES 12 MINUTES 58 SECONDS EAST, 14.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, FROM WHICH THE CENTER BEARS NORTH 79 DEGREES 07 MINUTES 47 SECONDS EAST, 596.53 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 35 MINUTES 56 SECONDS EAST, 101.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, FROM WHICH THE CENTER BEARS SOUTH 70 DEGREES 29 MINUTES 05 SECONDS WEST, 508.84 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16 DEGREES 38 MINUTES 29 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 35 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 12 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 88 DEGREES 50 MINUTES 53 SECONDS WEST, 27.95 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 49 SECONDS EAST, 570.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36 DEGREES 48 MINUTES 00 SECONDS, AN ARC LENGTH OF 366.10 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 350,494 SQUARE FEET OR 8.0462 ACRES, MORE OR LESS.

LOT 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, 74.74 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, 13.79 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, 445.10 FEET;
THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 374.94 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 448.46 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 85.39 FEET;
THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 280.00 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 170,284 SQUARE FEET OR 3.9092 ACRES, MORE OR LESS.

NOTES

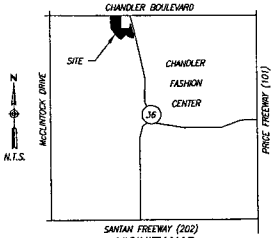
1. THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
2. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
3. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLATED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
4. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
5. 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) BENEFITTING OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS.
6. ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT. PROPERTY CORNERS WILL BE SET AT COMPLETION OF MASS GRADING.
7. 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.
8. BY ACCEPTANCE OF THIS PLAT, THE CITY OF CHANDLER AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN AS BEING VACATED OR ABANDONED.
9. THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP NO. 04013C2720L DATED OCTOBER, 16, 2013.
10. THIS SUBDIVISION SHALL HAVE A BLANKET EASEMENT OVER LOT 1 AND LOT 2 FOR POTABLE WATER, SANITARY WATER , FIRE LINE, PEDESTRIAN ACCESS, VEHICULAR ACCESS, INGRESS/EGRESS, DRAINAGE AND DRAINAGE FACILITIES.

SURVEYOR'S 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.

ADRIAN W. BERGSMA, R.L.S.
REGISTRATION NO. 41282
1840 S. STAPLEY DRIVE, SUITE #137
MESA, AZ. 85204

REGISTERED LAND SURVEYOR
41282
ADRIAN W. BURCHAM
ARIZONA U.S.A.



VICINITY MAP
T1S, R4E, SEC 36

SHEET INDEX

1 COVER SHEET
2 FINAL PLAT DEDICATIONS
3 VACATED EASEMENTS

PARCEL ADDRESS

3657 W. CHANDLER BLVD.
CHANDLER AZ. 85226

OWNER

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

SURVEYOR/ENGINEER

HUBBARD ENGINEERING
1840 S. STAPLEY DR. SUITE #137
MESA, AZ. 85204
PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: ADRIAN BURCHAM, RLS

PARCEL ACREAGES

LOT 1: RESIDENTIAL ±8.0462 AC. (350,494 S.F.)
LOT 2: COMMERCIAL ±3.9092 AC. (170,284 S.F.)
TOTAL ACREAGE: ±12.0564 AC. (525,179 S.F.)

ZONING

CITY OF CHANDLER ZONE PAD OBTAINED FROM MARICOPA COUNTY ASSESSOR'S WEB SITE.

BASIS OF BEARINGS

CENTERLINE OF LOS FELIZ DRIVE AS SHOWN ON CHANDLER COMMERCE PARK, BOOK 267, PAGE 14, MARICOPA COUNTY RECORDER'S OFFICE.
SAID LINE BEARS N00°00'00"E

CERTIFICATION

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS AND TRACTS SHOWN ON THIS PLAT CONFORM TO GOOD LAND PLANING POLICIES AND ARE SUITABLE FOR THE PURPOSES FOR WHICH THEY ARE PLATTED.

_____ _____
TRANSPORTATION & DEVELOPMENT DIRECTOR DATE

CERTIFICATION

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

APPROVAL

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

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS

____ DAY OF _____, 2014.

BY:_____ _____
MAYOR DATE

ATTEST:

_____ _____
CITY CLERK DATE

HUBBARD ENGINEERING
1840 S. Stapley Dr.
Suite 137
Mesa, AZ 85204
Ph: 480.892.3313
www.hubbardengineering.com

"THE MET AT FASHION CENTER"
FINAL PLAT-COVER SHEET
City of Chandler, Maricopa County, Arizona

Project No. 13125	Date 04/17/14
Project Manager ADRIAN BURCHAM	Project Eng.

Sht: 1 of 3

C.O.C. LOG NO. FPT 14-0003

FPT14-0003

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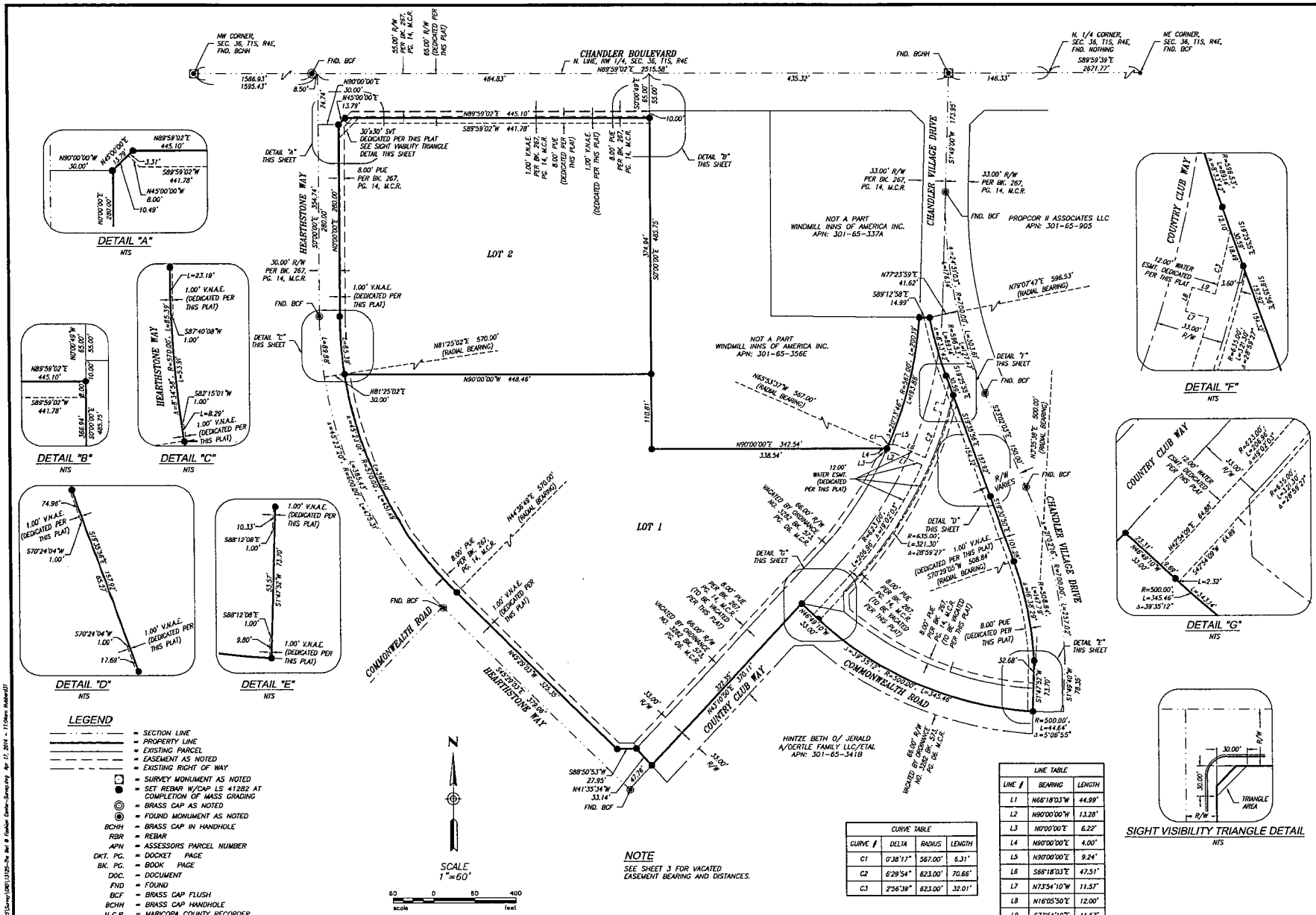
CHANDLER BOULEVARD
N. LINE, NW 1/4, SEC. 36, T1S, R4E
N89°59'02"E 2515.58'
NW CORNER, SEC. 36, T1S, R4E, FND. BCHH
N. 1/4 CORNER, SEC. 36, T1S, R4E, FND. NOTHING
NE CORNER, SEC. 36, T1S, R4E, FND. BCF
S89°59'39"E 2671.77'
HEARTHSTONE WAY
CHANDLER VILLAGE DRIVE
COMMONWEALTH ROAD
COUNTRY CLUB WAY
LOT 1
LOT 2
NOT A PART WINDMILL INNS OF AMERICA INC. APN: 301-65-337A
NOT A PART WINDMILL INNS OF AMERICA INC. APN: 301-65-356E
PROPCOR II ASSOCIATES LLC APN: 301-65-905
HINTZE BETH O/ JERALD A/OERTLE FAMILY LLC/ETAL APN: 301-65-341B
DETAIL "A"
DETAIL "B"
DETAIL "C"
DETAIL "D"
DETAIL "E"
DETAIL "F"
DETAIL "G"
SIGHT VISIBILITY TRIANGLE DETAIL
LEGEND
= SECTION LINE
= PROPERTY LINE
= EXISTING PARCEL
= EASEMENT AS NOTED
= EXISTING RIGHT OF WAY
= SURVEY MONUMENT AS NOTED
= SET REBAR W/CAP LS 41282 AT COMPLETION OF MASS GRADING
= BRASS CAP AS NOTED
= FOUND MONUMENT AS NOTED
BCHH = BRASS CAP IN HANDHOLE
RBR = REBAR
APN = ASSESSORS PARCEL NUMBER
DKT. PG. = DOCKET PAGE
BK. PG. = BOOK PAGE
DOC. = DOCUMENT
FND = FOUND
BCF = BRASS CAP FLUSH
BCHH = BRASS CAP HANDHOLE
M.C.R. = MARICOPA COUNTY RECORDER
ESMT. = EASEMENT
R/W = RIGHT-OF-WAY
SCALE 1"=60'
60 0 60 120 scale feet
NOTE
SEE SHEET 3 FOR VACATED EASEMENT BEARING AND DISTANCES.
LINE TABLE
LINE # | BEARING | LENGTH
L1 | N66°18'03"W | 44.98'
L2 | N90°00'00"W | 13.28'
L3 | N0°00'00"E | 6.22'
L4 | N90°00'00"E | 4.00'
L5 | N90°00'00"E | 9.24'
L6 | S66°18'03"E | 47.51'
L7 | N73°54'10"W | 11.57'
L8 | N16°05'50"E | 12.00'
L9 | S73°54'10"E | 11.57'
CURVE TABLE
CURVE # | DELTA | RADIUS | LENGTH
C1 | 0°38'17" | 567.00' | 6.31'
C2 | 6°29'54" | 623.00' | 70.66'
C3 | 2°56'39" | 623.00' | 32.01'
"THE MET AT FASHION CENTER"
FINAL PLAT-DEDICATIONS
City of Chandler, Maricopa County, Arizona
HUBBARD ENGINEERING
1640 S. Stapley Dr. Suite 107 Mesa, AZ 85204 Ph: 480.892.3313
www.hubbardengineering.com
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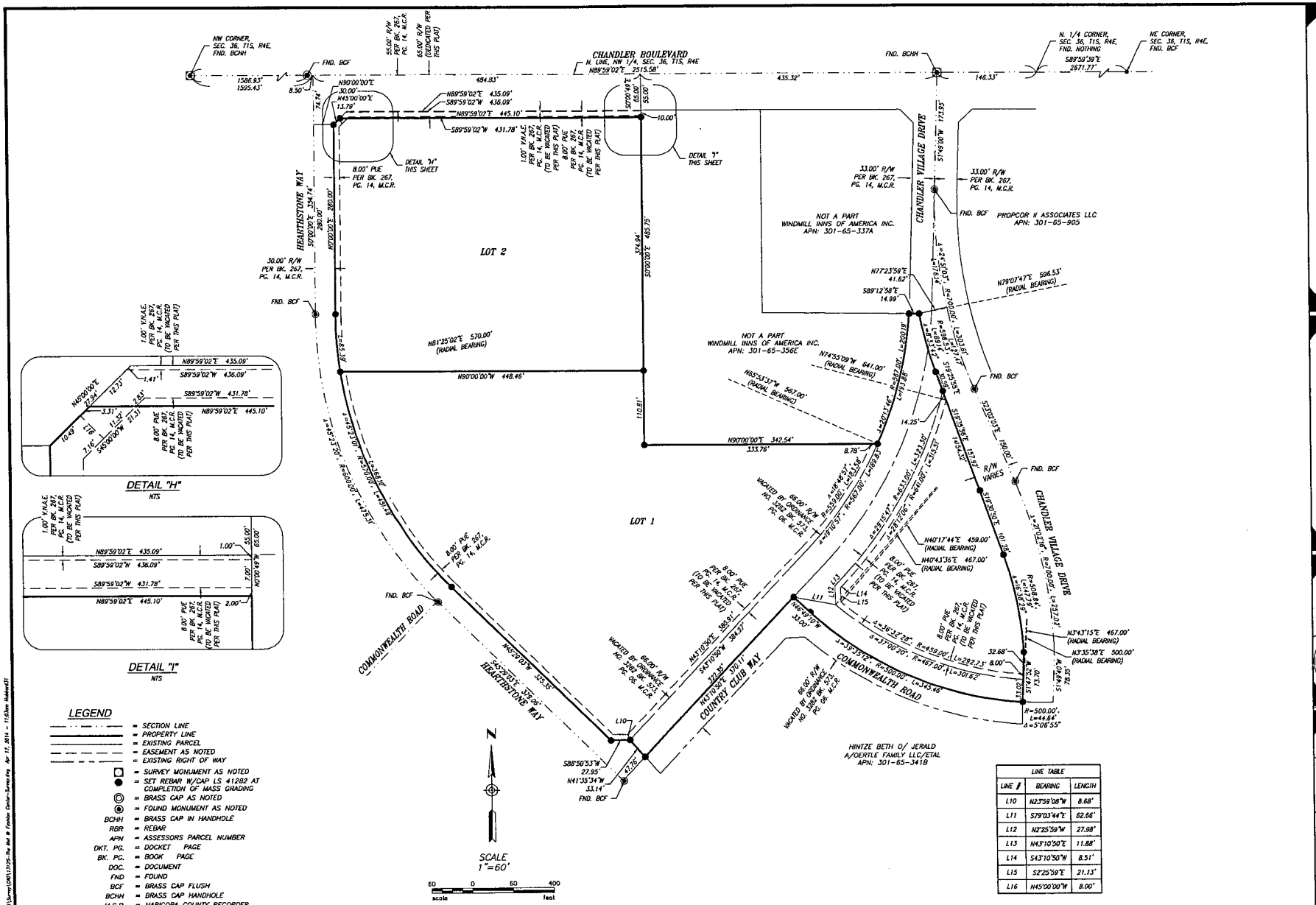

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