#57

NOV 20 2014

Chandler

All-America City

2010

Chandler • Arizona

Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 14-128**

DATE: NOVEMBER 20, 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: SUSAN FIALA, CITY PLANNER SF

SUBJECT: FPT14-0013 CANOPY LANE

Request: Final Plat (FPT) approval

Location: North of the northwest corner of Dobson and Germann roads

Applicant: Troy Peterson, Bowman Consulting

BACKGROUND

This Final Plat is for a single-family residential subdivision located north of the northwest corner of Dobson and Germann roads that was approved by Council in September 2014. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

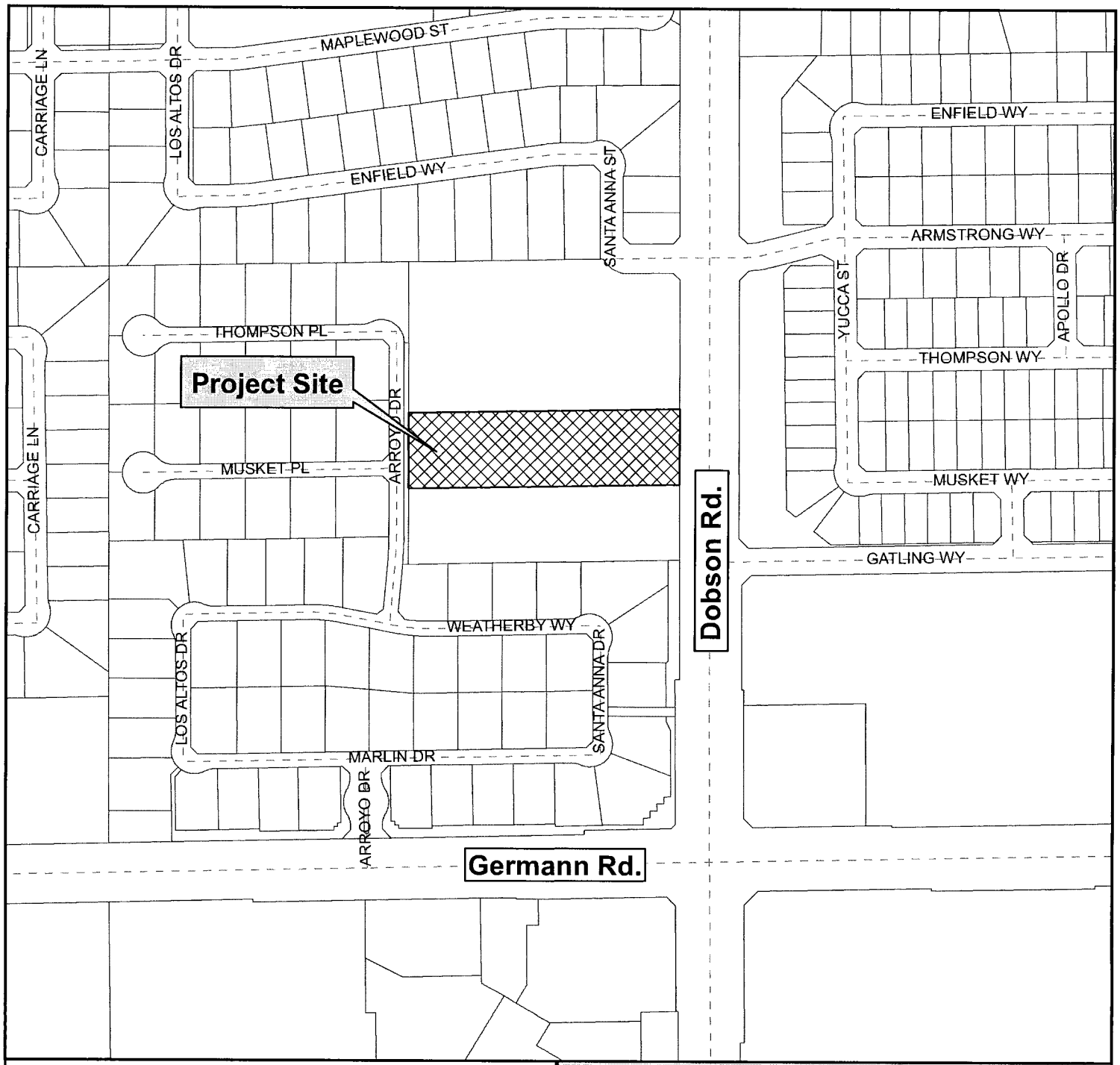
Upon finding the request to be consistent with the General Plan and Planned Area Development zoning, Planning Staff recommends approval.

PROPOSED MOTION

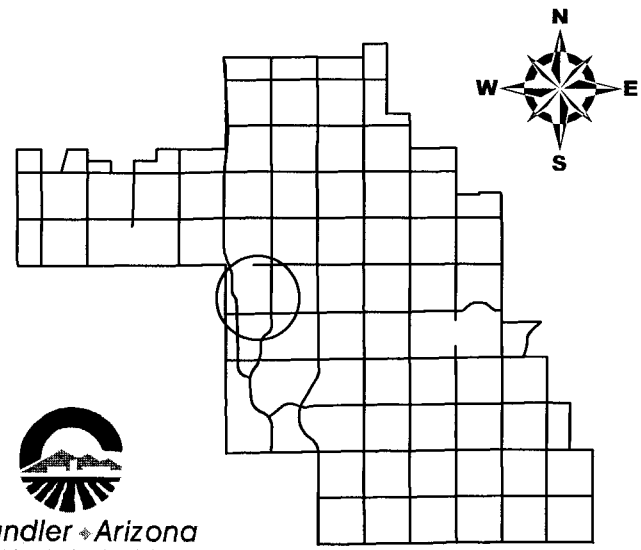
Move to approve Final Plat FPT14-0013 CANOPY LANE, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat



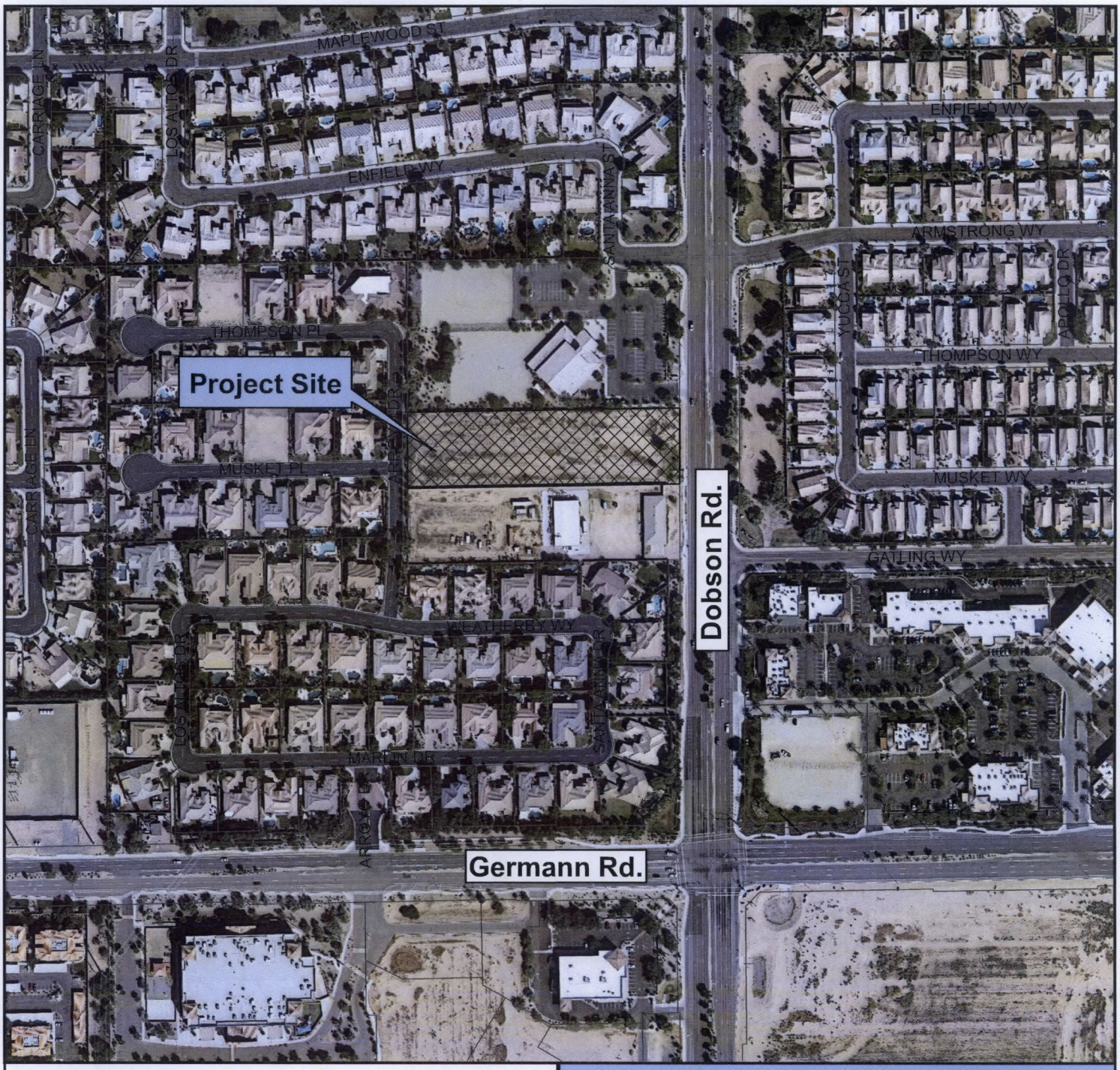
Vicinity Map



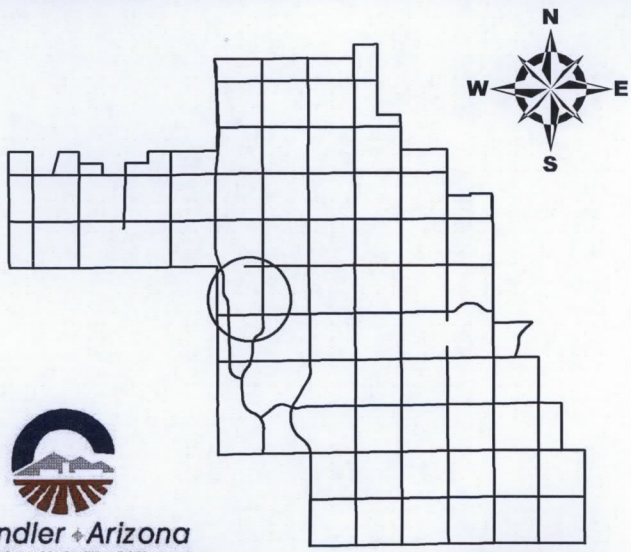
Canopy Lane

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 10/22/2014



Vicinity Map



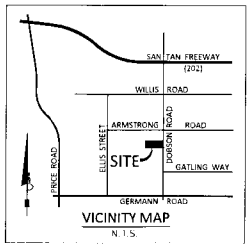
Canopy Lane

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 10/22/2014

FINAL PLAT
OF
CANOPY LANE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT KHB / KEYSTONE HOMEBUILDERS, INC., AN ARIZONA CORPORATION AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "CANOPY LANE" A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "CANOPY LANE" AND HEREBY DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. TRACTS "A" THROUGH "E" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY TO BE OWNED AND MAINTAINED BY CANOPY LANE HOMEOWNERS ASSOCIATION FOR THE USE AND ENJOYMENT OF THE PROPERTY OWNERS WITHIN CANOPY LANE AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. EASEMENTS ARE DEDICATED AS SHOWN ON THE PLAT.

THE STREETS ARE PRIVATE STREETS. THERE IS HEREBY DECLARED TO BE A PERPETUAL EASEMENT ON TRACT "F" FOR PRIVATE ROADWAYS AND INGRESS/EGRESS TO AND FROM EACH LOT BY THE OWNER THEREOF, THE OWNER'S FAMILY, THE OWNER'S TENANTS, AND THEIR GUESTS, INVITEES, CONTRACTORS, AND EMPLOYEES. OWNER GRANTS TO THE CITY OF CHANDLER AND APPLICABLE UTILITY PROVIDERS AND SERVICE PROVIDERS A PERPETUAL EASEMENT OVER, UNDER, THROUGH AND ACROSS TRACT "F" FOR (1) THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITY LINES AND ANCILLARY FACILITIES, INCLUDING, WITHOUT LIMITATION, ELECTRICITY, GAS, TELEPHONE, CABLE TV, PUBLIC WATER, PUBLIC RECLAIMED WATER, AND PUBLIC SEWER LINES, (2) INGRESS AND EGRESS FOR THE OPERATION AND MAINTENANCE OF SUCH UTILITY LINES AND FACILITIES, AND (3) INGRESS AND EGRESS FOR TRASH REMOVAL. AN EMERGENCY VEHICULAR ACCESS EASEMENT TO BE DEDICATED TO THE CITY OF CHANDLER OVER TRACT "F".

LANDSCAPE MAINTENANCE OF ALL TRACTS IS THE RESPONSIBILITY OF THE CANOPY LANE HOMEOWNERS ASSOCIATION. THE MAINTENANCE OF THE LANDSCAPING WITHIN THE RIGHT OF WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE CANOPY LANE HOMEOWNERS ASSOCIATION OR THE ABUTTING PROPERTY OWNER. ALL TRACTS SHALL BE IMPROVED IN ACCORDANCE WITH APPROVED PLANS AND DEEDED TO THE CANOPY LANE HOMEOWNERS ASSOCIATION AFTER PLAT RECORDATION.

IN WITNESS WHEREOF: KHB / KEYSTONE HOMEBUILDERS, INC., AN ARIZONA CORPORATION: HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED.

KHB / KEYSTONE HOMEBUILDERS, INC., AN ARIZONA CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENTS

STATE OF ARIZONA }
} S.S.
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 2014, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF 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: _____

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. 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. ALL UTILITIES AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
6. THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.
7. 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.
8. 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.
9. THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE X PER FEMA FLOOD INSURANCE RATE MAP 04013C2220L, DATED OCTOBER 16, 2013.
10. ALL OFFICIAL SEALS AND STAMPS AFFIXED TO THE FINAL PLAT MUST BE IN BLACK INK AS REQUIRED BY THE MARICOPA COUNTY RECORDER'S OFFICE. ALL SIGNATURES MUST BE IN BLACK INK.
11. 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.
12. ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED THE CITY OF CHANDLER AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE CANOPY LANE HOMEOWNERS ASSOCIATION. THE CANOPY LANE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

BOUNDARY CORNER NOTIFICATION

PER THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS (ADOPTED FEB. 6, 2010). EXTERIOR BOUNDARY CORNERS WILL BE SET BY THE SURVEYOR WHO CERTIFIED THIS PLAT. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO ENSURE THAT INTERIOR CORNERS OF THE SUBDIVISION ARE SET (I) WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE CONSTRUCTION IMPROVEMENTS, OR (II) WITHIN TWO (2) YEARS AFTER RECORDATION OF THE SUBDIVISION PLAT, WHICHEVER DATE IS FIRST TO OCCUR. THE INTERIOR CORNERS OF THE SUBDIVISION MAY BE STAKED BY SURVEYORS OTHER THAN WHO CERTIFIED THIS SURVEY. IT WILL BE THE RESPONSIBILITY OF THE OTHER SURVEYOR WHO STAKES THE INTERIOR CORNERS OF THE SUBDIVISION TO RECORD A "RECORD OF SURVEY" WITH THE COUNTY RECORDER CONSISTENT WITH CURRENT ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.

OWNER / DEVELOPER

KHB / KEYSTONE HOMEBUILDERS, INC.
4025 S. McCLINTOCK DR.,
SUITE 209
TEMPE, AZ 85282
PHONE: (480) 428-1001
CONTACT: RICH ENEIM

ENGINEER

BOWMAN CONSULTING
1295 W. WASHINGTON STREET, #108
TEMPE, AZ 85281
PHONE: (480) 629-8830
CONTACT: TROY PETERSON

SHEET INDEX

1 COVER, DEDICATION, SITE DATA, BASIS OF BEARING, CERTIFICATIONS & NOTES
2 FINAL PLAT PLAN SHEET, LOT AREA TABLE, TRACT AREA & USAGE TABLE AND BOUNDARY OVERVIEW

SITE DATA

ZONING:	P.A.D.
NUMBER OF LOTS	15
GROSS AREA	2.5184 ACRES

BASIS OF BEARINGS

BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, PER RESULTS OF SURVEY AS RECORDED IN BOOK 1127, PAGE 46, M.C.R. SAID BEARING BEING

NORTH 00 DEGREES 01 MINUTES 57 SECONDS EAST

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DOC. 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 HAS SIGNED THEIR NAMES THIS _____ DAY OF _____, 2014

_____

BY: _____

ITS: _____

ACKNOWLEDGMENTS

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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

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.

_____ 10-02-14
KENT GROH
REGISTERED LAND SURVEYOR NO. 44808
BOWMAN CONSULTING
1295 W. WASHINGTON STREET, #108
TEMPE, AZ 85281

HOMEOWNERS' RATIFICATION

BY THIS RATIFICATION _____ DULY ELECTED PRESIDENT OF THE CANOPY LANE HOMEOWNERS ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

_____
SIGNATURE DATE

ACKNOWLEDGMENTS

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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

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 PURPOSE 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.

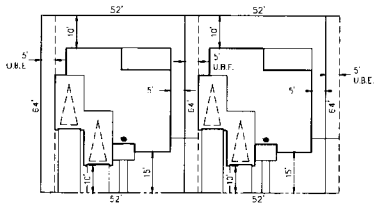
_____ _____
CITY ENGINEER DATE

APPROVAL

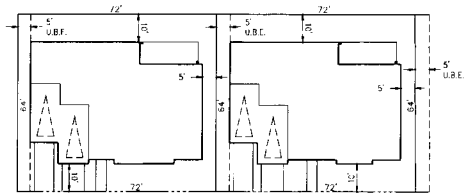
APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS DAY _____ OF _____, 2014.

BY: _____ _____
MAYOR DATE

ATTEST: _____ _____
CITY CLERK DATE



TYPICAL TWO STORY LOT DETAIL
NTS



TYPICAL SINGLE STORY LOT DETAIL
NTS

C.O.C. LOG NO. FPT 14-0013

FPT14-0013

Bowman CONSULTING
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Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowmanconsulting.com

KENT M. GROH
44808
REGISTERED LAND SURVEYOR
ARIZONA, U.S.A.
Expires 06/30/15

FINAL PLAT
CANOPY LANE
CHANDLER, ARIZONA

REVISION	DATE

DATE: 10-02-14
PROJ NO: 9688-01
TASK NUM: 001
DRAWN BY: AG
CHECKED: DT
QUALITY: KG
CLIENT NO:
SCALE
N.T.S.

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FPT14-0013

TRACT AREA TABLE			
TRACT	SQ. FT.	ACRES	DESCRIPTION
TRACT A	9,385	0.2154	LANDSCAPE, RETENTION, SEWER EASEMENT, OPEN SPACE, PUBLIC UTILITY EASEMENT & WATER/STREET LIGHT EASEMENT
TRACT B	98	0.0022	LANDSCAPE, MEDIAN & OPEN SPACE
TRACT C	2,193	0.0503	LANDSCAPE, RETENTION, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT D	135	0.0031	LANDSCAPE, MEDIAN & OPEN SPACE
TRACT E	3,099	0.0712	LANDSCAPE, RETENTION, OPEN SPACE & PUBLIC UTILITY EASEMENT
TRACT F	25,627	0.5883	PRIVATE STREET & PUBLIC WATER/SEWER EASEMENT

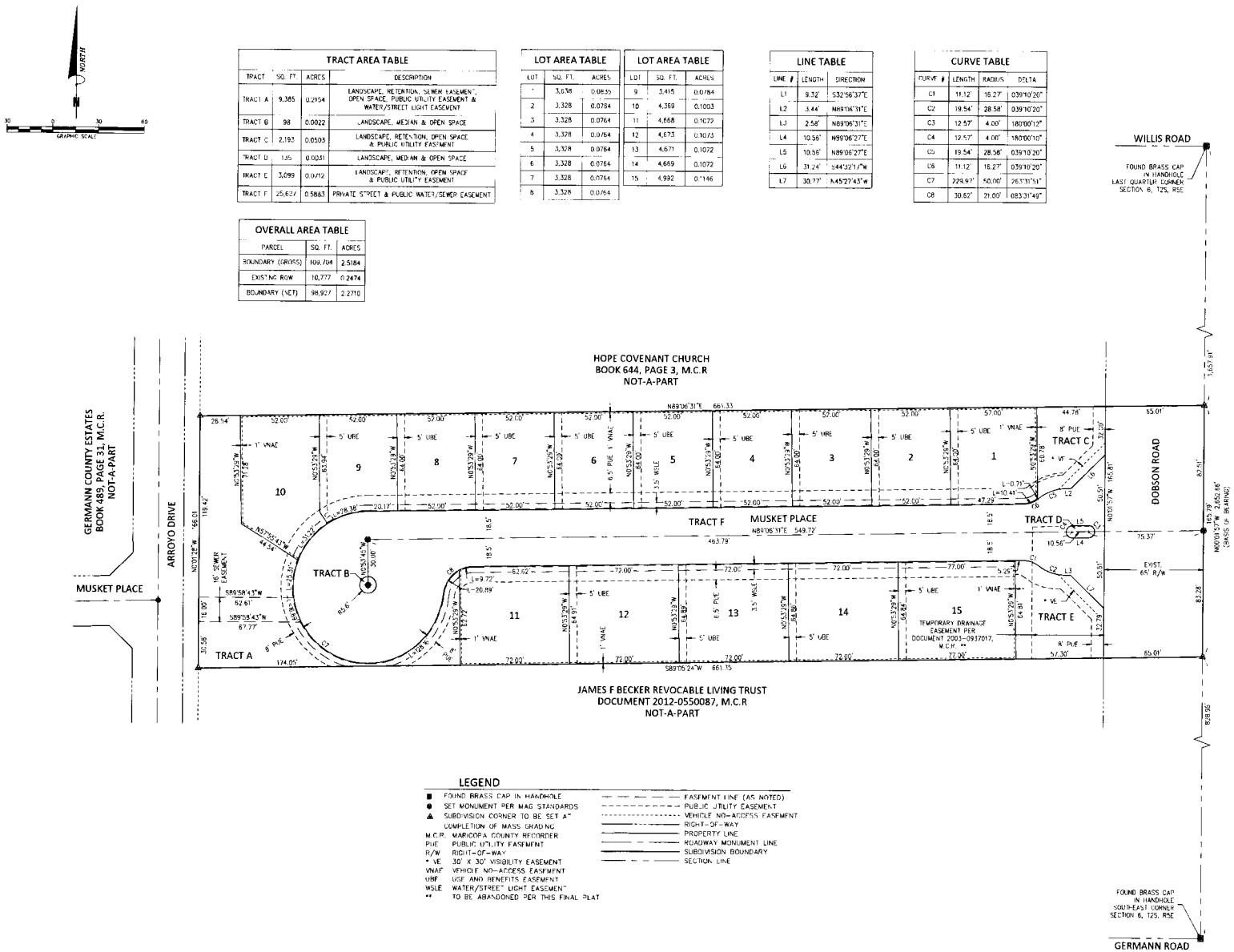
LOT AREA TABLE		
LOT	SQ. FT.	ACRES
1	3,638	0.0835
2	3,328	0.0764
3	3,328	0.0764
4	3,328	0.0764
5	3,328	0.0764
6	3,328	0.0764
7	3,328	0.0764
8	3,328	0.0764

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
9	3,415	0.0784
10	4,369	0.1003
11	4,668	0.1072
12	4,673	0.1073
13	4,671	0.1072
14	4,669	0.1072
15	4,992	0.1146

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	9.32'	S32°56'37"E
L2	3.44'	N89°06'31"E
L3	2.58'	N89°06'31"E
L4	10.56'	N89°06'27"E
L5	10.56'	N89°06'27"E
L6	31.24'	S44°32'17"W
L7	30.77'	N45°27'43"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	11.12'	16.27'	039°10'20"
C2	19.54'	28.58'	039°10'20"
C3	12.57'	4.00'	180°00'12"
C4	12.57'	4.00'	180°00'10"
C5	19.54'	28.58'	039°10'20"
C6	11.12'	16.27'	039°10'20"
C7	229.97'	50.00'	263°31'51"
C8	30.62'	21.00'	083°31'49"

OVERALL AREA TABLE		
PARCEL	SQ. FT.	ACRES
BOUNDARY (GROSS)	109,704	2.5184
EXISTING ROW	10,777	0.2474
BOUNDARY (NET)	98,927	2.2710



LEGEND

- ■ FOUND BRASS CAP IN HANDHOLE
- ● SET MONUMENT PER MAG STANDARDS
- ▲ SUBDIVISION CORNER TO BE SET AT COMPLETION OF MASS GRADING
- M.C.R. MARICOPA COUNTY RECORDER
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- * VE 30' X 30' VISIBILITY EASEMENT
- VNAE VEHICLE NO-ACCESS EASEMENT
- UBE USE AND BENEFITS EASEMENT
- WSLE WATER/STREET LIGHT EASEMENT
- ** TO BE ABANDONED PER THIS FINAL PLAT

- EASEMENT LINE (AS NOTED)
- PUBLIC UTILITY EASEMENT
- VEHICLE NO-ACCESS EASEMENT
- RIGHT-OF-WAY
- PROPERTY LINE
- ROADWAY MONUMENT LINE
- SUBDIVISION BOUNDARY
- SECTION LINE

C.O.C. LOG NO. FPT 14-0013

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Fax: (480) 629-8841
www.bowmanconsulting.com

14808 KENT W. GROH ARIZONA U.S.A. Expires 06/30/2015

FINAL PLAT
CANOPY LANE
CHANDLER, ARIZONA

REVISION	DATE

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DATE: 10-02-14
PROJ. NO: 9688-01
TASK NUM: 001
DRAWN BY: AG
CHECKED: DT
QUALITY: KG
CLIENT NO:
SCALE 1" = 30'

2 of 2

FPT14-0013

FPT14-0013