#58

NOV 20 2014

Chandler

All-America City

2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 14-136**

DATE: NOVEMBER 20, 2014

TO: MAYOR AND COUNCIL

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

FROM: ERIK SWANSON, SENIOR CITY PLANNER ES

SUBJECT: FPT14-0015 WILDHORSE

Request: Final Plat (FPT) approval

Location: North of the northwest corner of Willis Road and El Dorado Drive

Applicant: Troy Peterson; Bowman Consulting

BACKGROUND

This Final Plat is for a 15-lot single-family residential subdivision that was approved by Council in October 2014. The Final Plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

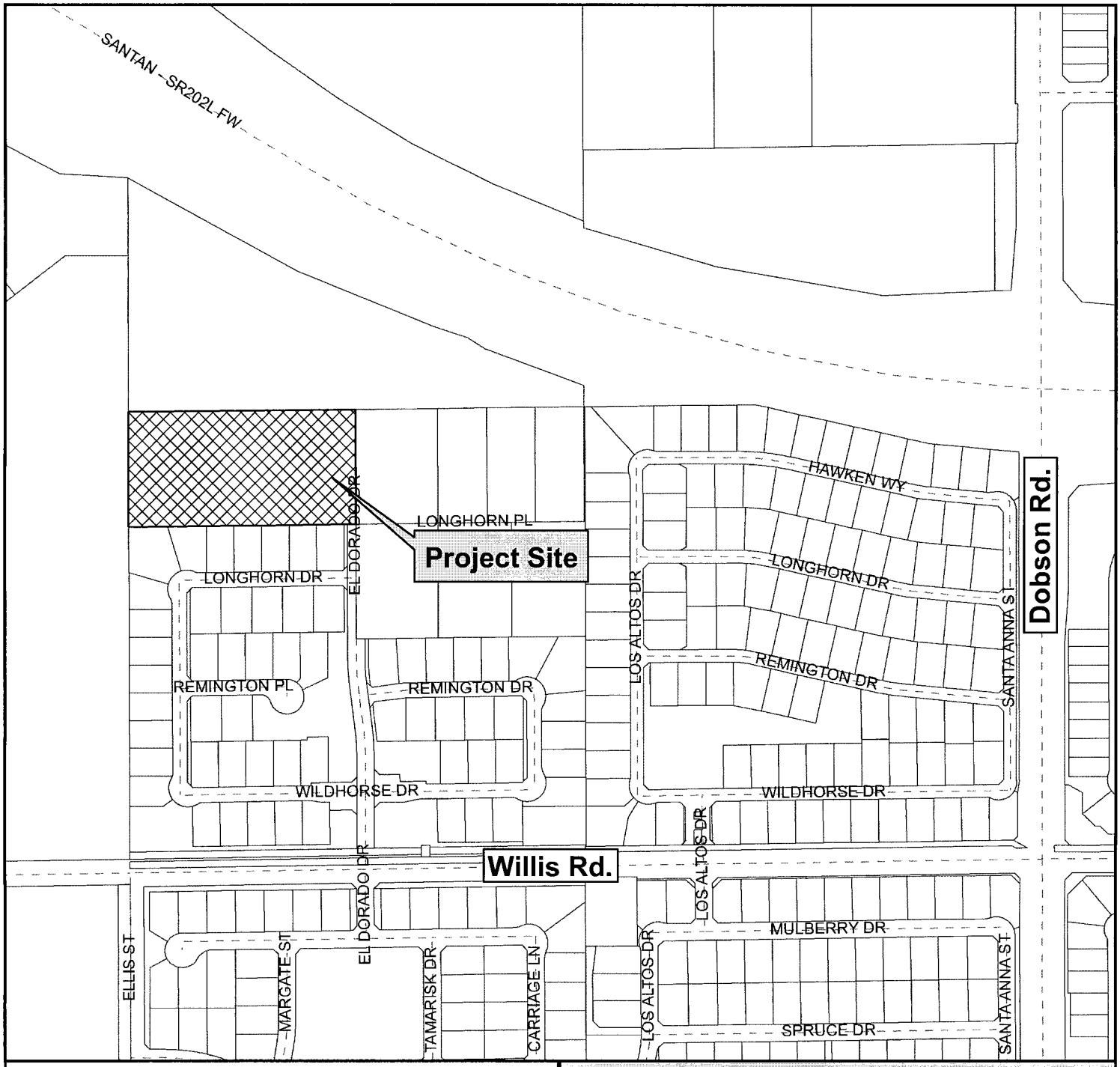
Upon finding the request to be consistent with the General Plan and Planned Area Development zoning, Planning Staff recommends approval.

PROPOSED MOTION

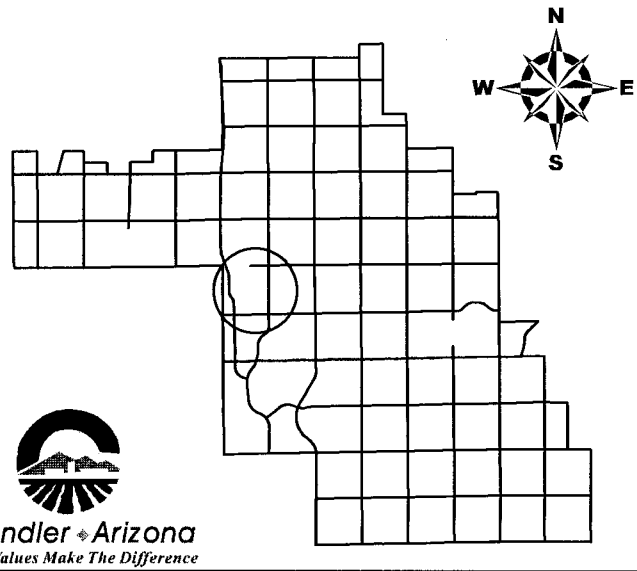
Move to approve Final Plat FPT14-0015 WILDHORSE, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map



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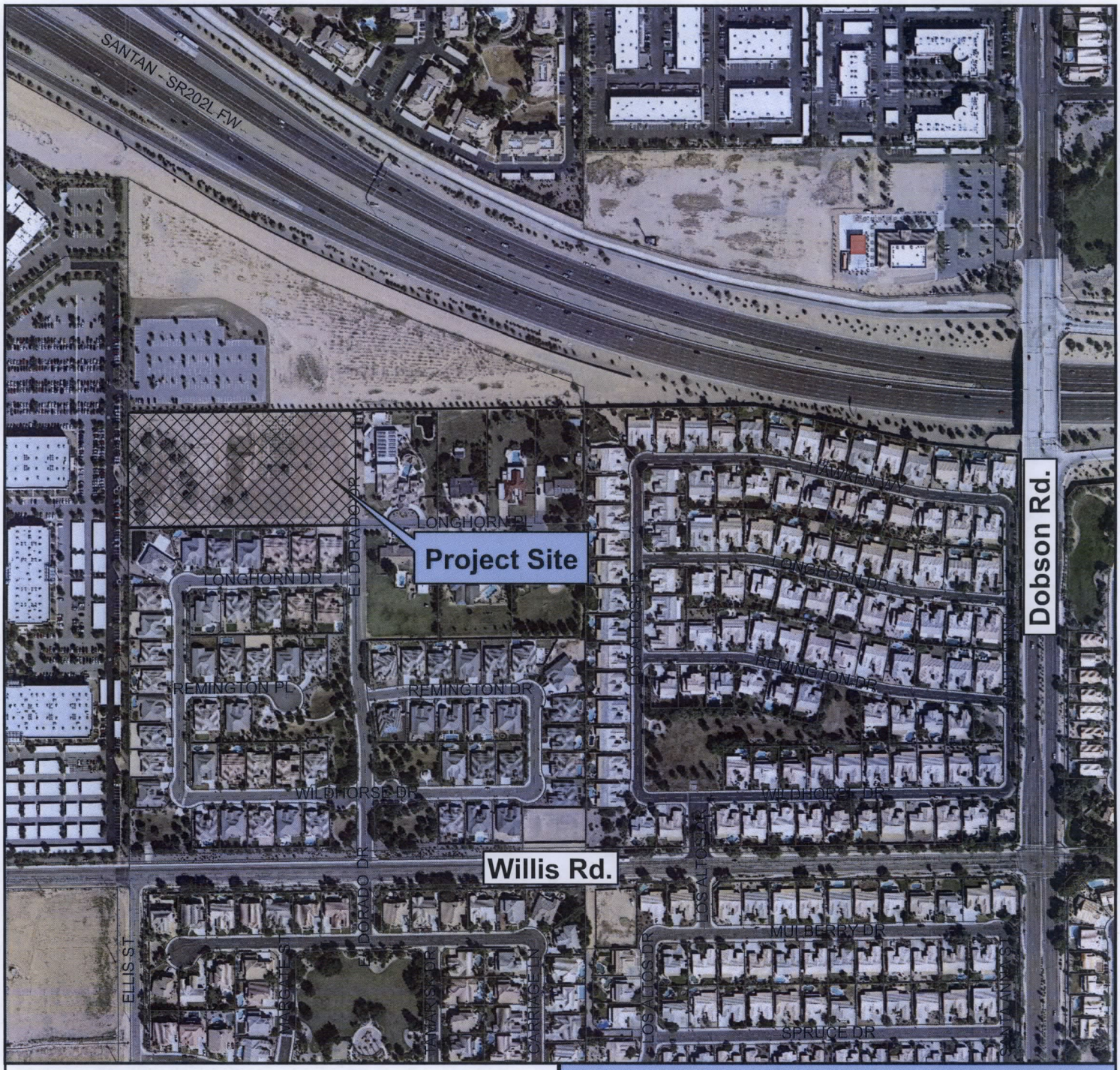
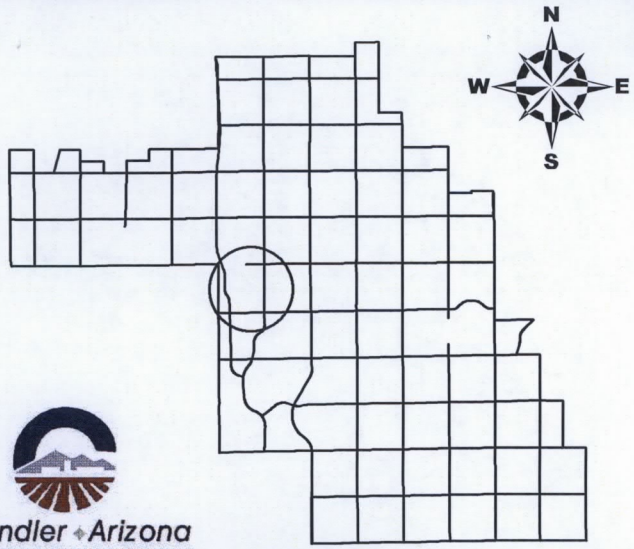
Where Values Make The Difference

Wildhorse

CITY OF CHANDLER 11/4/2014



Vicinity Map



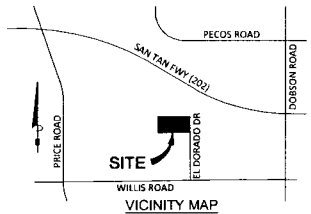
Chandler Arizona
Where Values Make The Difference

Wildhorse

CITY OF CHANDLER 11/4/2014

FINAL PLAT OF
WILDHORSE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
NOT TO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT EMPIRE RESIDENTIAL COMMUNITIES FUND II LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "WILDHORSE", LOCATED IN THE NORTHEAST 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 "WILDHORSE" AND HEREBY DECLARES 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. THAT "THE OWNER" HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREET RIGHTS-OF-WAY AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES. TRACTS 'A' AND 'B' ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE WILDHORSE COMMUNITY ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. EASEMENTS ARE DEDICATED AS SHOWN ON THE PLAT.

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

IN WITNESS WHEREOF: EMPIRE RESIDENTIAL COMMUNITIES FUND II LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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.

EMPIRE RESIDENTIAL COMMUNITIES FUND II LLC, A DELAWARE LIMITED LIABILITY COMPANY

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: _____

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. 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. THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE X PER FEMA FLOOD INSURANCE RATE MAP 04013C2720L, DATED OCTOBER 16, 2013.
9. 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.
10. 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.
11. 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 WILDHORSE COMMUNITY ASSOCIATION. THE WILDHORSE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

REFERENCE DATA:

THIS FINAL PLAT IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:

1. COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER 71001444-071-CH1, DATED DECEMBER 2, 2013 AT 7:30 A.M.
2. RECORD OF SURVEY BY ARIZONA SURVEYING AND MAPPING BOOK 1079, PAGE 05, M.C.R.

OWNER / DEVELOPER

EMPIRE RESIDENTIAL
COMMUNITIES FUND II, LLC
6617 N. SCOTTSDALE ROAD
SUITE 101
SCOTTSDALE, AZ 85250
PHONE: (480) 951-2207
CONTACT: RICH ZACHER

ENGINEER

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

SHEET INDEX

1 COVER, DEDICATION, SITE DATA, BASIS OF BEARING, CERTIFICATIONS & NOTES, DETAILS,

2 FINAL PLAT PLAN SHEET, LOT AREA TABLE, TRACT AREA & USAGE TABLE AND BOUNDARY OVERVIEW

SITE DATA

ZONING:	AG-1 (AGRICULTURAL-1)
NUMBER OF LOTS	15
TOTAL AREA	5.0508 ACRES

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON BOOK 1079 OF MAPS, PAGE 05, M.C.R., SAID BEARING BEING:

SOUTH 89 DEGREES 57 MINUTES 34 SECONDS EAST

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 (1) WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE CONSTRUCTION IMPROVEMENTS, OR (2) 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.

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.

_____ 11/03/14

KENT GROH
REGISTERED LAND SURVEYOR NO. 44808
BOWMAN CONSULTING
1295 W. WASHINGTON STREET, SUITE 108
TEMPE, ARIZONA 85281

HOMEOWNERS RATIFICATION

BY THIS RATIFICATION _____, DULY ELECTED PRESIDENT OF THE WILDHORSE COMMUNITY 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: _____

CITY OF CHANDLER 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

BY ACCEPTANCE OF THIS PLAT, THE CITY OF CHANDLER AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS 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

C.O.C. LOG NO. FPT 14-0015

FPT14-0015

Bowman CONSULTING
Bowman Consulting Group, Ltd.
1295 W. Washington Street, #108
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowmanconsulting.com

44808
KENT M. GROH
Registered Surveyor
ARIZONA, U.S.A.
Expires 09/30/15

FINAL PLAT OF
WILDHORSE
CHANDLER, ARIZONA

DATE	REVISION

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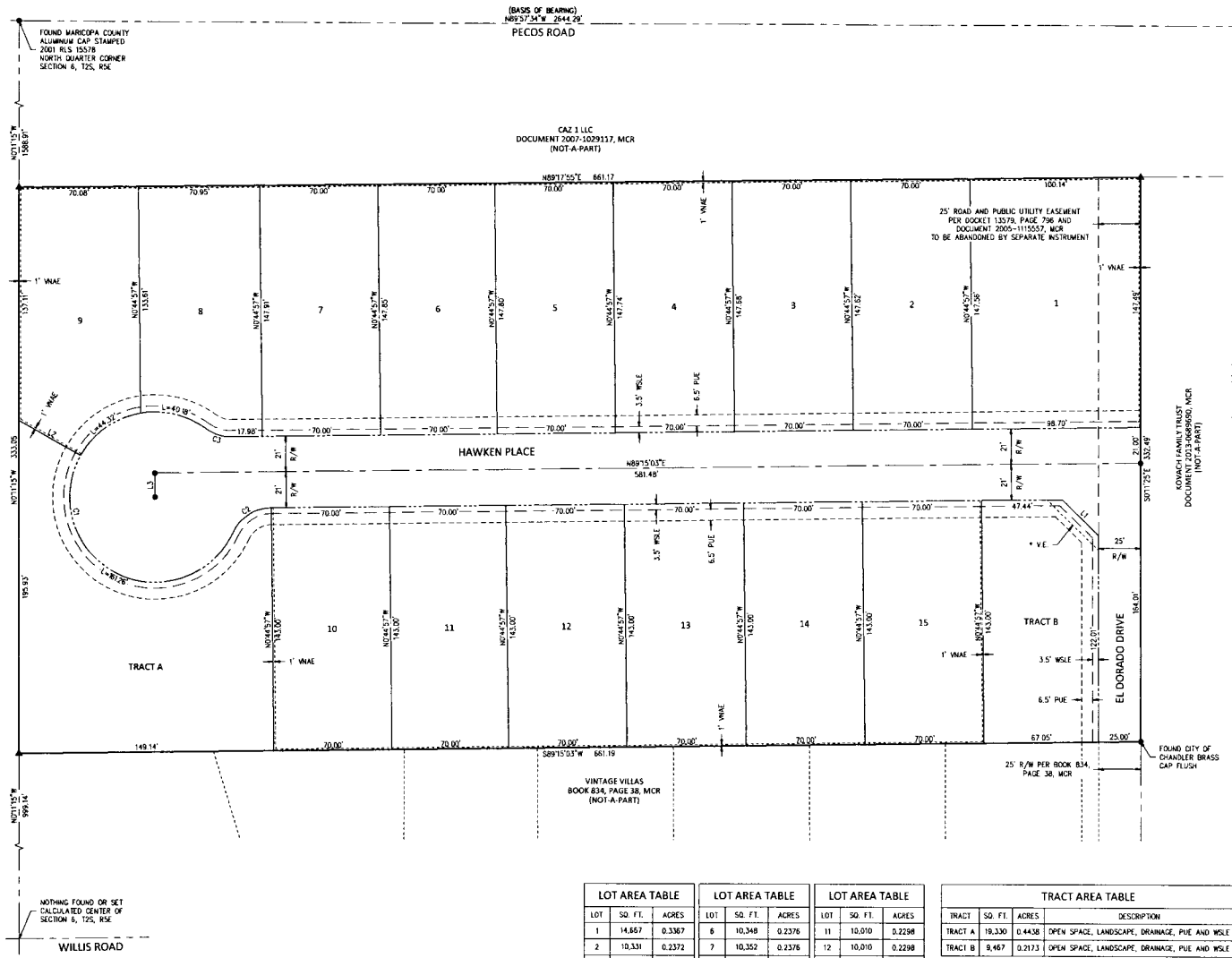
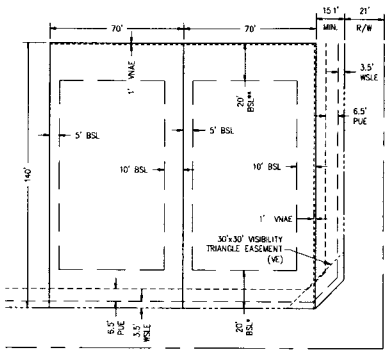
DATE: 11-03-14
PROJ NO: 05003-01
TASK NUM: 001
DRAWN BY: AC
CHECKED: DT
QUALITY: KG
CLIENT NO:
SCALE
N.T.S.

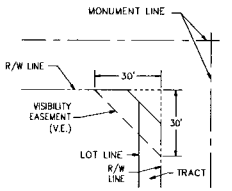




TYPICAL LOT DETAIL

N.T.S.

FRONT:	*20' FOR FRONT FACING GARAGES, 15' FOR SIDE LOADED GARAGE, LIVING AREA OR PORCH
REAR:	**20' FOR SINGLE STORY, 30' FOR TWO STORY
SIDE:	5'/15' (MIN./TOTAL)
MINIMUM LOT WIDTH:	70'
MINIMUM LOT AREA	10,000 SQ. FT.



30' X 30' VISIBILITY EASEMENT

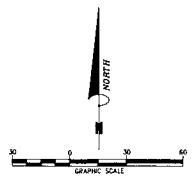
(N.T.S.)

NOTES:

GROUND COVER, FLOWERS, AND GRANITE LESS THAN 2' (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 8' ABOVE GROUND IN THIS AREA.

TREES SHALL NOT BE SPACED LESS THAN 8' APART.

SEE STANDARD DETAIL NO. C-246 FOR SIGHT DISTANCE REQUIRED AT DRIVEWAYS AND INTERSECTIONS FOR WHICH SIDE STREET APPROACH IS CONTROLLED BY STOP SIGN.



LOT AREA TABLE		
LOT	SQ. FT.	ACRES
1	14,667	0.3367
2	10,331	0.2372
3	10,336	0.2373
4	10,340	0.2374
5	10,344	0.2375

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
6	10,348	0.2376
7	10,352	0.2376
8	10,000	0.2296
9	10,244	0.2352
10	10,010	0.2298

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
11	10,010	0.2298
12	10,010	0.2298
13	10,010	0.2298
14	10,010	0.2298
15	10,010	0.2298

TRACT AREA TABLE			
TRACT	SQ. FT.	ACRES	DESCRIPTION
TRACT A	19,330	0.4438	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE AND WSLE
TRACT B	9,467	0.2173	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE AND WSLE

THE USES SHOWN IN THE TRACT TABLE ARE BLANKET IN NATURE AND COVER THE ENTIRE TRACT. OTHER USES AND/OR EASEMENTS MAY AFFECT ONLY PORTIONS OF THE ABOVE-LISTED TRACTS AND ARE INDICATED AS SHOWN ON THE PLAT SHEETS.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	29.55'	S45°28'11"E
L2	41.72'	S60°42'04"E
L3	14.00'	N00°44'57"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	245.75'	50.00'	281°36'49"
C2	28.25'	25.00'	064°44'38"
C3	16.09'	25.00'	036°52'11"

OVERALL AREA TABLE		
PARCEL	SQ. FT.	ACRES
BOUNDARY	220,011	5.0508

LEGEND

- ■ FOUND BRASS CAP (FLUSH)
- ● 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
- WSLE WATER & STREET LIGHT EASEMENT

- 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 14-0015

FPT14-0015

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Phone: (480) 629-8830
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KENT M. GROH 44808 — Expires 09/30/15

FINAL PLAT OF WILDHORSE CHANDLER, ARIZONA

DATE	REVISION

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DATE: 11-03-14
PROJ NO: 05003-01
TASK NUM: 001
DRAWN BY: AG
CHECKED: DT
QUALITY: KG
CLIENT NO:
SCALE 1" = 30'
2 of 2