#55

JAN 22 2015

Chandler

All-America City

2010

Chandler · Arizona

Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 15-013**

DATE: JANUARY 22, 2015

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: ERIK SWANSON, CITY PLANNER ES

SUBJECT: FPT14-0011 SIENA AT OCOTILLO

Request: Final Plat (FPT) approval

Location: Southeast corner of Dobson Road and Market Place

Applicant: Michael Sexton; Cardno, Inc.

BACKGROUND

This Final Plat is for a 76-unit townhome development located at the southeast corner of Dobson Road and Market Place that was approved by Council in April of 2014. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

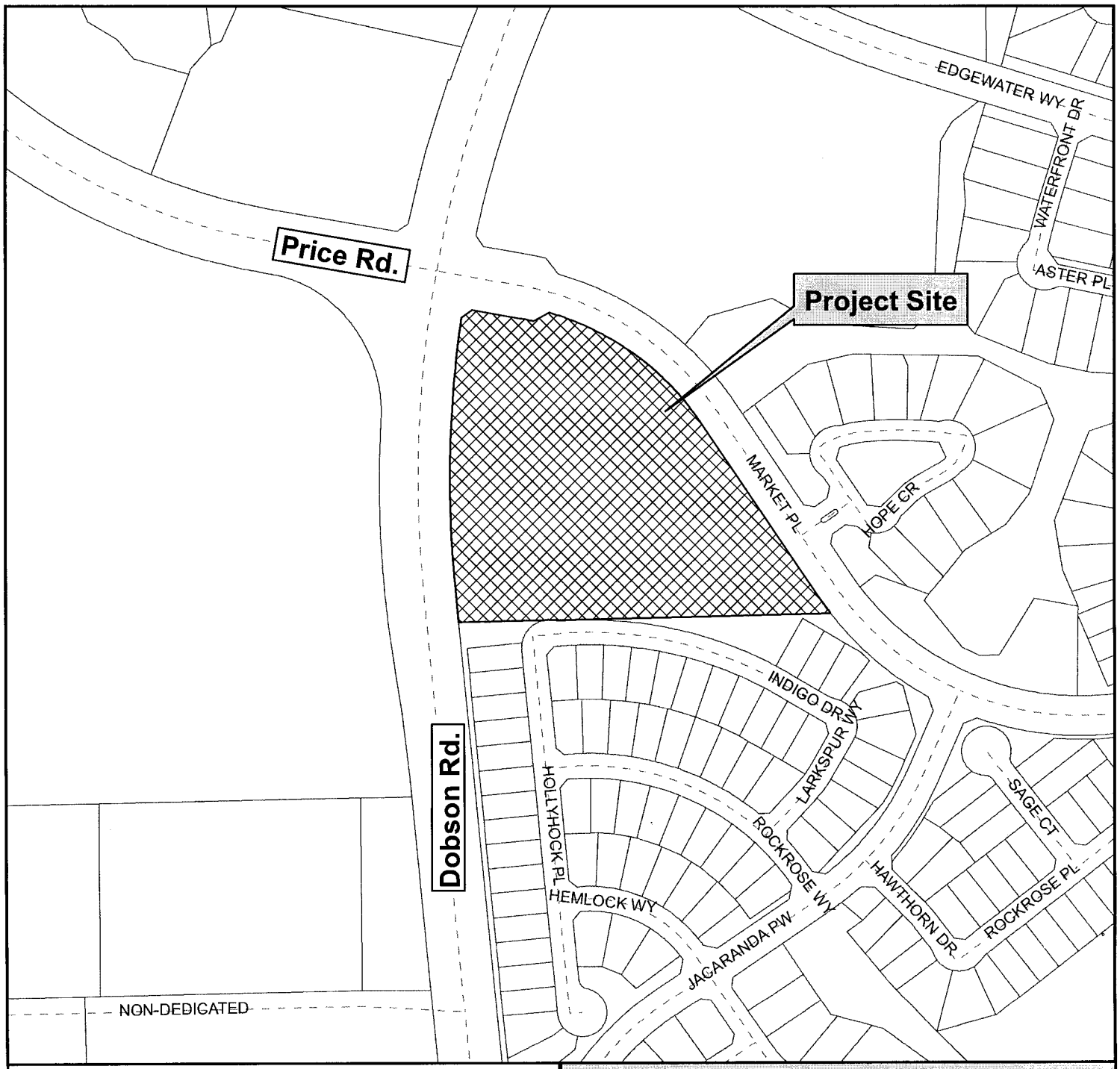
Upon finding the request to be consistent with the General Plan and Planned Area Development zoning, Planning Staff recommends approval.

PROPOSED MOTION

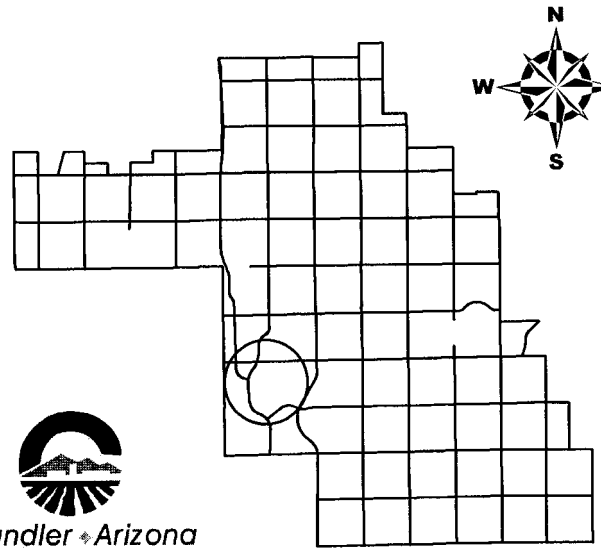
Move to approve Final Plat FPT14-0011 SIENA AT OCOTILLO, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat



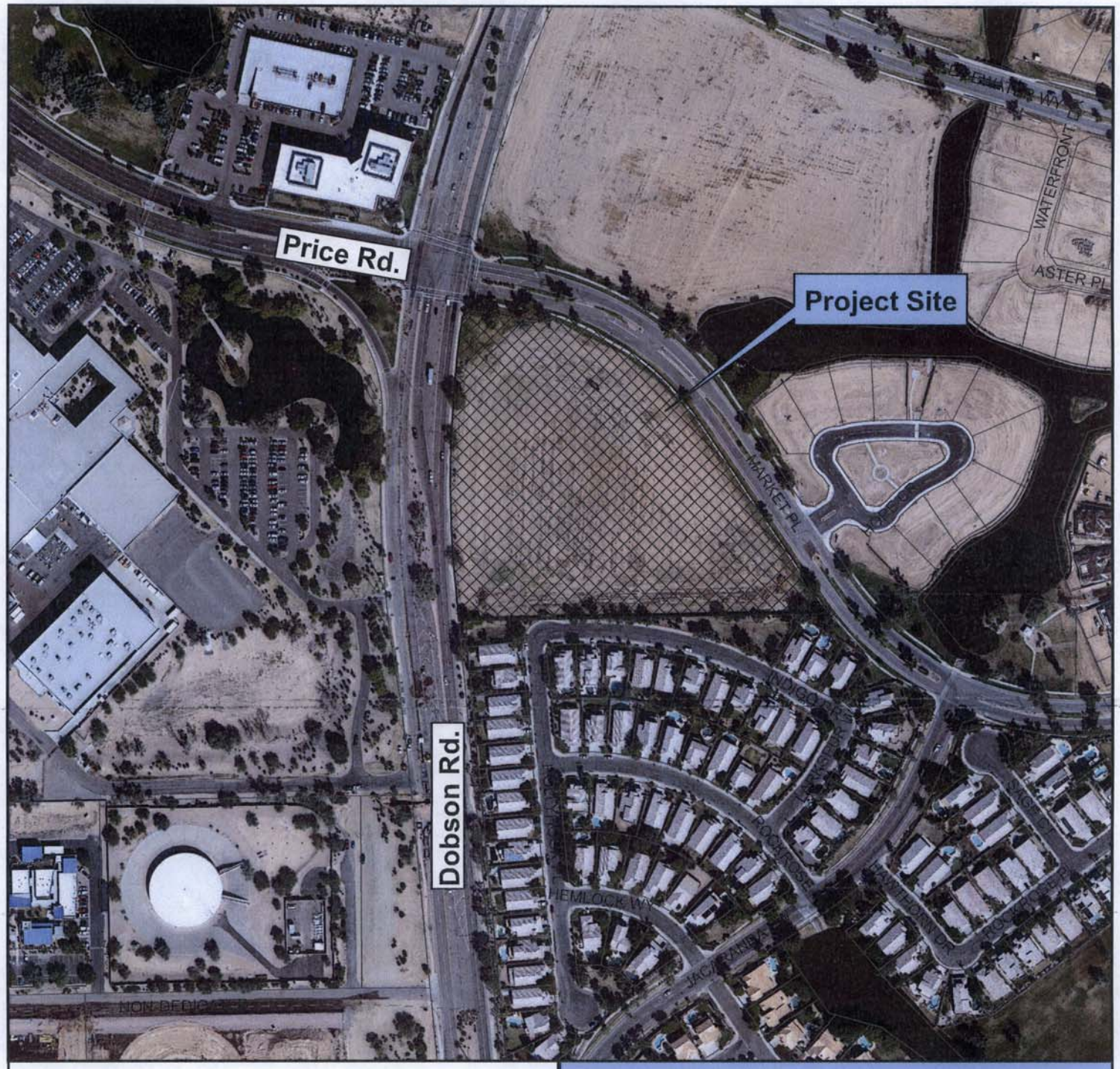
Vicinity Map



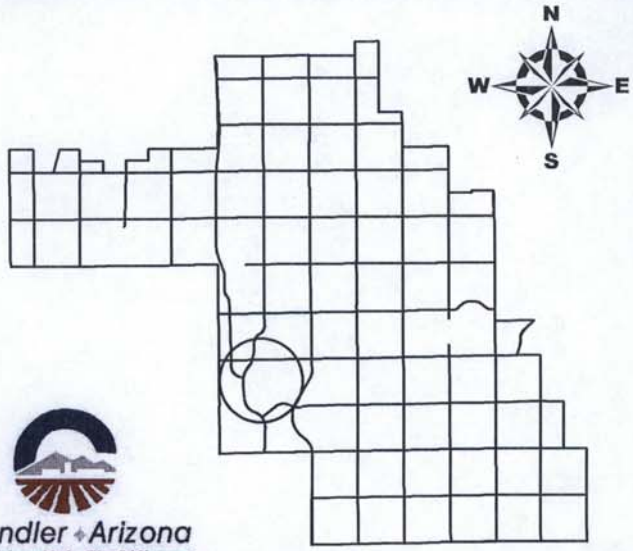
Lot 1, Siena at Ocotillo

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 1/8/2015



Vicinity Map



Lot 1, Siena at Ocotillo

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 1/8/2015

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

THAT STANDARD PACIFIC OF ARIZONA, INC., A DELAWARE CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "LOT 1, SIENA AT OCOTILLO", BEING PART OF THE EAST HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND DIMENSIONS OF THE EASEMENTS DEDICATED HEREON, AND THAT EACH WILL BE KNOWN BY THE LETTER, NUMBER OR NAME GIVEN ON THIS PLAT.

STANDARD PACIFIC OF ARIZONA, INC A DELAWARE CORPORATION, AS GRANTOR DOES HEREBY DEDICATE TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION AS GRANTEE:

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

THE MAINTENANCE OF LANDSCAPING AND IRRIGATION WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE SIENA AT OCOTILLO COMMUNITY ASSOCIATION.

EMERGENCY VEHICULAR ACCESS IS PROVIDED TO THE CITY OF CHANDLER

IN WITNESS WHEREOF:

STANDARD PACIFIC OF ARIZONA, INC., A DELAWARE CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED BY THE UNDERSIGNED DULY AUTHORIZED REPRESENTATIVES ON THIS ______ DAY OF ____________, 2014.

BY: ____________________ ITS ____________________
TITLE

BY: ____________________ ITS: ____________________
TITLE

NOTARY ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS ______ DAY OF ____________, 2014, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ____________ AND ____________ WHO ACKNOWLEDGED THEMSELVES TO BE THE ____________ AND ____________ RESPECTIVELY, OF STANDARD PACIFIC OF ARIZONA, INC., A DELAWARE CORPORATION, AND THAT THEY EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY ____________________ MY COMMISSION EXPIRES ____________
NOTARY PUBLIC

HOMEOWNERS ASSOCIATION RATIFICATION:

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THE SIENA AT OCOTILLO COMMUNITY ASSOCIATION AFFIRMS AND APPROVES THE CONDOMINIUM PLAT FOR SIENA AT OCOTILLO, A CONDOMINIUM, AND EVERY DEDICATION SET FORTH HEREON.

SIENA AT OCOTILLO COMMUNITY ASSOCIATION,
AN ARIZONA NON PROFIT CORPORATION

BY ____________________

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS ______ DAY OF ____________, 2014, BEFORE ME, UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRIS CLONTS, THE PRESIDENT OF SIENA AT OCOTILLO COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY ____________________ MY COMMISSION EXPIRES: ____________
NOTARY PUBLIC

RATIFICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

THE OCOTILLO COMMUNITY ASSOCIATION APPROVES OF THIS PLAT AND ACKNOWLEDGES THAT THEY HAVE NO RESPONSIBILITIES FOR MAINTENANCE OF ANY ITEMS HEREIN

THE OCOTILLO COMMUNITY ASSOCIATION,
AN ARIZONA NON-PROFIT CORPORATION

BY ____________________

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS ______ DAY OF ____________, 2014, BEFORE ME, UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL PALERMO, THE PRESIDENT OF THE OCOTILLO COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY ____________________ MY COMMISSION EXPIRES: ____________
NOTARY PUBLIC

FINAL PLAT
LOT 1, SIENA AT OCOTILLO

BEING PART OF THE EAST HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION (MEASURED)

BEING A PORTION OF THE EAST HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18,

THENCE, NORTH 89°50'51" EAST, ALONG THE SOUTH LINE OF SAID SECTION 18, 223.01 FEET,

THENCE, NORTH 00°09'04" WEST, 2651.40 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DOBSON ROAD AS DEPICTED ON THE "OCOTILLO - MAP OF DEDICATION OF RIGHT-OF-WAY AND EASEMENTS", RECORDED IN BOOK 303 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE **POINT OF BEGINNING;**

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE COURSES, NORTH 04°07'42" WEST, 75.08 FEET, TO A POINT OF A TANGENT CURVATURE HAVING A RADIUS OF 2335.00 FEET;

THENCE, ALONG THE ARC OF SAID CURVE, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 13°16'59", AN ARC DISTANCE OF 541.33 FEET, TO A POINT OF NON-TANGENCY;

THENCE, NORTH 55°29'44" EAST, 27.86 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MARKET PLACE, ACCORDING TO SAID MAP OF DEDICATION;

THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX COURSES, SOUTH 78°45'27" EAST, 95.68 FEET, TO A POINT OF TANGENT CURVATURE, HAVING A RADIUS OF 535.00 FEET,

THENCE, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 02°52'38", AN ARC DISTANCE OF 26.87 FEET, TO A POINT OF NON-TANGENCY;

THENCE, NORTH 63°01'05" EAST, 37.00 FEET, TO A POINT OF NON-TANGENT CURVATURE, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 16°56'29" WEST, 560.00 FEET.

THENCE, SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 40°08'19", AN ARC DISTANCE OF 392.47 FEET, TO A POINT OF TANGENCY.

THENCE, SOUTH 32°53'43" EAST, 425.45 FEET, TO A POINT OF TANGENT CURVATURE, HAVING A RADIUS OF 640.00 FEET;

THENCE, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 03°44'00", AN ARC DISTANCE OF 41.73 FEET, TO A POINT OF NON-TANGENCY;

THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°57'24" WEST, 755.83 FEET, TO THE **POINT OF BEGINNING.**

LEGAL DESCRIPTION (PER RECORDED DEED NO. 20131040972)

BEING A PORTION OF THE EAST HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE NORTH 89°50'51" EAST, ALONG THE SOUTH LINE OF SAID SECTION 18, 222.89 FEET;

THENCE NORTH 00°09'04" WEST, 2651.34 FEET TO THE **TRUE POINT OF BEGINNING;**

THENCE NORTH 04°08'15" WEST, 75.09 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 2335.00 FEET TO THE RIGHT,

THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°16'48", HAVING AN ARC DISTANCE OF 541.20 FEET;

THENCE NORTH 55°18'29" EAST, 27.83 FEET;

THENCE SOUTH 78°46'18" EAST, 95.69 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 535.00 FEET TO THE RIGHT;

THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°51'53", HAVING THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°51'53", HAVING ARC DISTANCE OF 26.75 FEET;

THENCE NORTH 63°07'40" EAST, 37.07 FEET TO A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE, THE CENTRAL POINT OF WHICH BEARS SOUTH 16°57'128" WEST, 560.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°08'37", HAVING AN ARC DISTANCE OF 392.36 FEET.

THENCE SOUTH 32°53'55" EAST, 425.26 FEET TO A POINT OF MARKING THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS OF 640.00 FEET TO THE LEFT;

THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°43'57", HAVING AN ARC DISTANCE OF 41.69 FEET;

THENCE NORTH 89°58'31" WEST, 755.67 FEET, TO THE **POINT OF BEGINNING.**

PERTINENT DOCUMENTS:

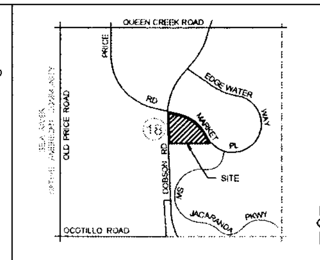
1. LEGAL DESCRIPTION PER COMMITMENT FOR TITLE INSURANCE FILE NO. NCS-615833-PHX1 EFFECTIVE DATE DECEMBER 6, 2013.
2. RECORD DEED DOC # 2013-1040972, M.C.R.
3. GDACS RESULTS OF SURVEY, BOOK 589, PAGE 48, M.C.R.

OWNER/DEVELOPER

STANDARD PACIFIC OF ARIZONA, INC
6710 NORTH SCOTTSDALE ROAD, STE 150
PHOENIX, ARIZONA 85253
PHONE: (480) 627-7554
FAX: (949) 809-1756
CONTACT: CHRIS CLONTS

ENGINEER/SURVEYOR

CARDNO, INC.
9977 NORTH 90TH STREET, SUITE 150
SCOTTSDALE, ARIZONA 85258
PHONE: (602) 977-8000
FAX: (602) 977-8099
SURVEYOR: MICHAEL J. SEXTON R.L.S



VICINITY MAP (NOT TO SCALE)

NOTES:

1. A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY ANY PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.
2. THIS PLAT IS LOCATED WITHIN THE CITY OF CHANDLER WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. THIS SURVEYED PARCEL APPEARS TO LIE IN ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 04013C2720L, REVISED OCTOBER 16, 2013
4. GROSS AREA IS 336,179 SQUARE FEET OR 7.7176 ACRES MORE OR LESS, GROSS = NET AREA
5. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS
6. 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.
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.

BASIS OF BEARING

THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 18, T.2S., R.5E., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, HAVING A BEARING OF N 89°50'49" W BETWEEN TWO FOUND MONUMENTS AS DEPICTED HEREON.

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 AND 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

CERTIFICATION:

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA

THIS ________ DAY OF ____________ 20____

BY ____________________
MAYOR DATE

ATTEST ____________________
CITY CLERK DATE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT: I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JULY, 2013; THAT THE PLAT IS CORRECT AND ACCURATE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON EXIST AS SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE TRACED.

MICHAEL J. SEXTON, ____________ DATE
R.L.S. AZ #23385
EXPIRES: 06/30/2016

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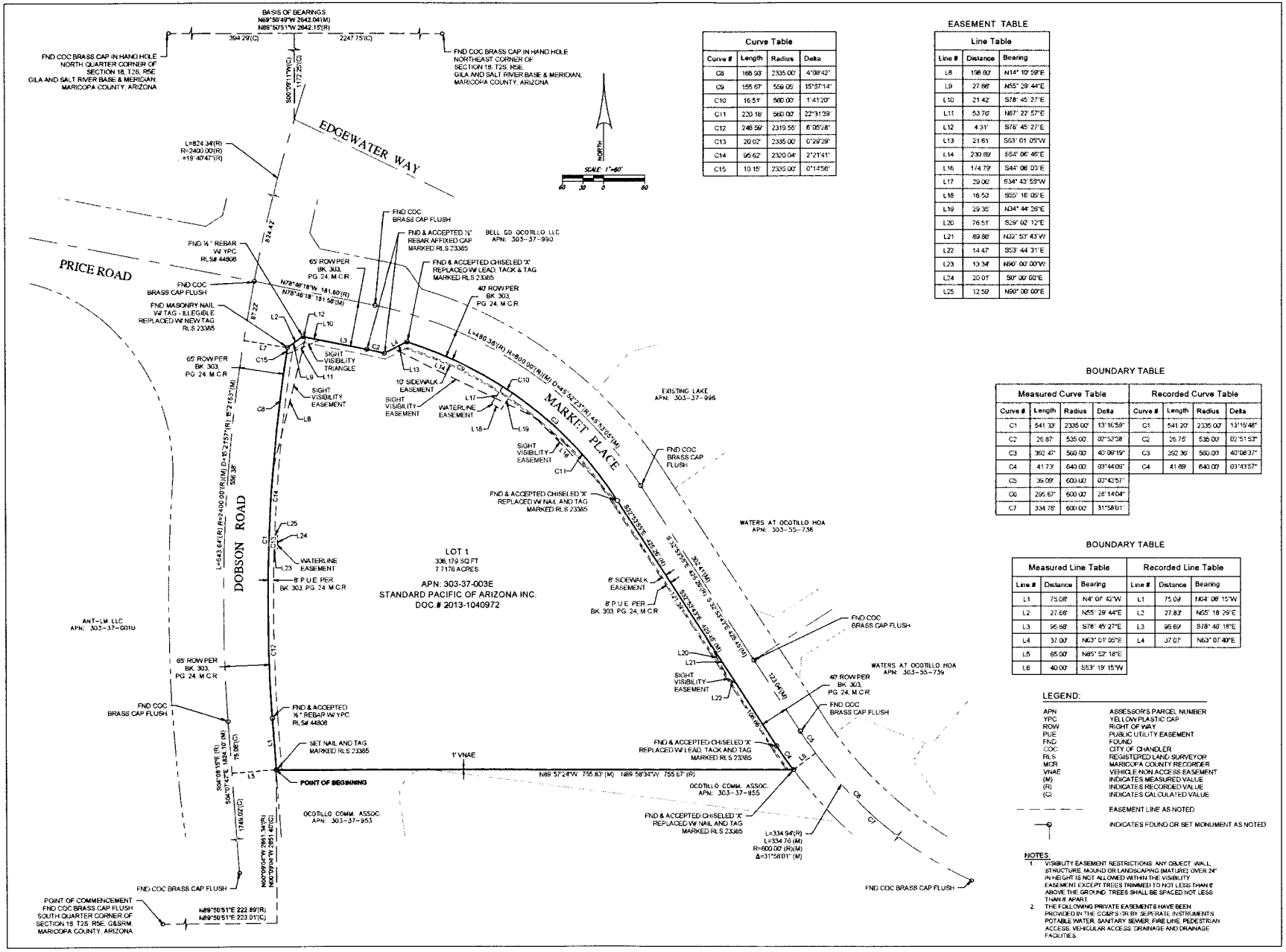
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

FINAL PLAT
LOT 1, SIENA AT OCOTILLO
STANDARD PACIFIC HOMES
COVER SHEET

DATE	10/15/2014
DRAWN	CLL
SURVEYOR	MMS
CHECKED	MJS
PROJECT #	4160460000
SHEET TITLE	0460-CV
SHEET NUMBER	1 OF 2

C.O.C. LOG NO. - FPT14-0011



Curve Table			
Curve #	Length	Radius	Delta
C8	168.93'	2335.00'	4°08'42"
C9	155.67'	559.05'	15°57'14"
C10	16.51'	560.00'	1°41'20"
C11	220.18'	560.00'	22°31'39"
C12	246.56'	2319.55'	6°05'28"
C13	20.02'	2335.00'	0°29'29"
C14	95.62'	2320.04'	2°21'41"
C15	10.15'	2335.00'	0°14'56"

EASEMENT TABLE

Line Table		
Line #	Distance	Bearing
L8	198.80'	N14° 10' 59"E
L9	27.66'	N55° 29' 44"E
L10	21.42'	S78° 45' 27"E
L11	53.76'	N87° 22' 57"E
L12	4.31'	S78° 45' 27"E
L13	21.61'	S53° 01' 05"W
L14	230.89'	S54° 06' 46"E
L16	174.79'	S44° 08' 03"E
L17	29.00'	S34° 43' 55"W
L18	16.50'	S85° 16' 05"E
L19	29.35'	N34° 44' 28"E
L20	76.51'	S29° 02' 12"E
L21	89.88'	N32° 53' 43"W
L22	14.47'	S53° 44' 31"E
L23	13.34'	N90° 00' 00"W
L24	20.01'	S0° 00' 00"E
L25	12.50'	N90° 00' 00"E

BOUNDARY TABLE

Measured Curve Table				Recorded Curve Table			
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C1	541.33'	2335.00'	13°16'59"	C1	541.20'	2335.00'	13°15'48"
C2	26.87'	535.00'	02°52'38"	C2	26.75'	535.00'	02°51'53"
C3	392.47'	560.00'	40°09'19"	C3	392.36'	560.00'	40°08'37"
C4	41.73'	640.00'	03°44'09"	C4	41.69'	640.00'	03°43'57"
C5	39.09'	600.00'	03°43'57"				
C6	295.67'	600.00'	28°14'04"				
C7	334.78'	600.00'	31°58'01"				

BOUNDARY TABLE

Measured Line Table			Recorded Line Table		
Line #	Distance	Bearing	Line #	Distance	Bearing
L1	75.08'	N4° 07' 42"W	L1	75.09'	N04° 08' 15"W
L2	27.66'	N55° 29' 44"E	L2	27.83'	N55° 18' 29"E
L3	95.68'	S78° 45' 27"E	L3	95.69'	S78° 48' 18"E
L4	37.00'	N63° 01' 05"E	L4	37.07'	N63° 07' 40"E
L5	65.00'	N85° 52' 18"E			
L6	40.00'	S53° 19' 15"W			

LEGEND:

APN	ASSESSOR'S PARCEL NUMBER
YPC	YELLOW PLASTIC CAP
ROW	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT
FND	FOUND
COC	CITY OF CHANDLER
RLS	REGISTERED LAND SURVEYOR
MCR	MARICOPA COUNTY RECORDER
VNAE	VEHICLE NON ACCESS EASEMENT
(M)	INDICATES MEASURED VALUE
(R)	INDICATES RECORDED VALUE
(C)	INDICATES CALCULATED VALUE
— — — —	EASEMENT LINE AS NOTED
—⊙—	INDICATES FOUND OR SET MONUMENT AS NOTED

NOTES:

1. 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 8' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.
2. THE FOLLOWING PRIVATE EASEMENTS HAVE BEEN PROVIDED IN THE CC&RS OR BY SEPERATE INSTRUMENTS: POTABLE WATER, SANITARY SEWER, FIRE LINE, PEDESTRIAN ACCESS, VEHICULAR ACCESS, DRAINAGE AND DRAINAGE FACILITIES.

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ENGINEERS - PLANNERS - LANDSCAPE ARCHITECTS - SURVEYORS

FINAL PLAT
LOT 1, SIENA AT OCOTILLO
STANDARD PACIFIC HOMES
EASEMENT TO BE DEDICATED BY THIS PLAT

DATE	10/15/2014
DRAWN	CLL
SURVEYOR	MJB
CHECKED	MJB
PROJECT #	4180480000
SHEET TITLE	0460-FP02
SHEET NUMBER	2 OF 2

C.O.C. LOG NO. - FPT14-0011