* #36

JUN 11 2015
Chandler
All-America City
2010

Chandler · Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 15-085**

DATE: JUNE 11, 2015

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, ACTING CITY MANAGER
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: ERIK SWANSON, SENIOR CITY PLANNER

SUBJECT: FPT15-0008 CHANDLER VIRIDIAN

Request: Final Plat (FPT) approval

Location: Southwest corner of the Loop 101 and Frye Road

Applicant: Laurie Castillo; Survey Innovation Group, Inc.

BACKGROUND

This Final Plat is for the commercial portion of the Viridian development located at the southwest corner of the Loop 101 and Frye Road. The Viridian development was approved by Council in August of last year. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

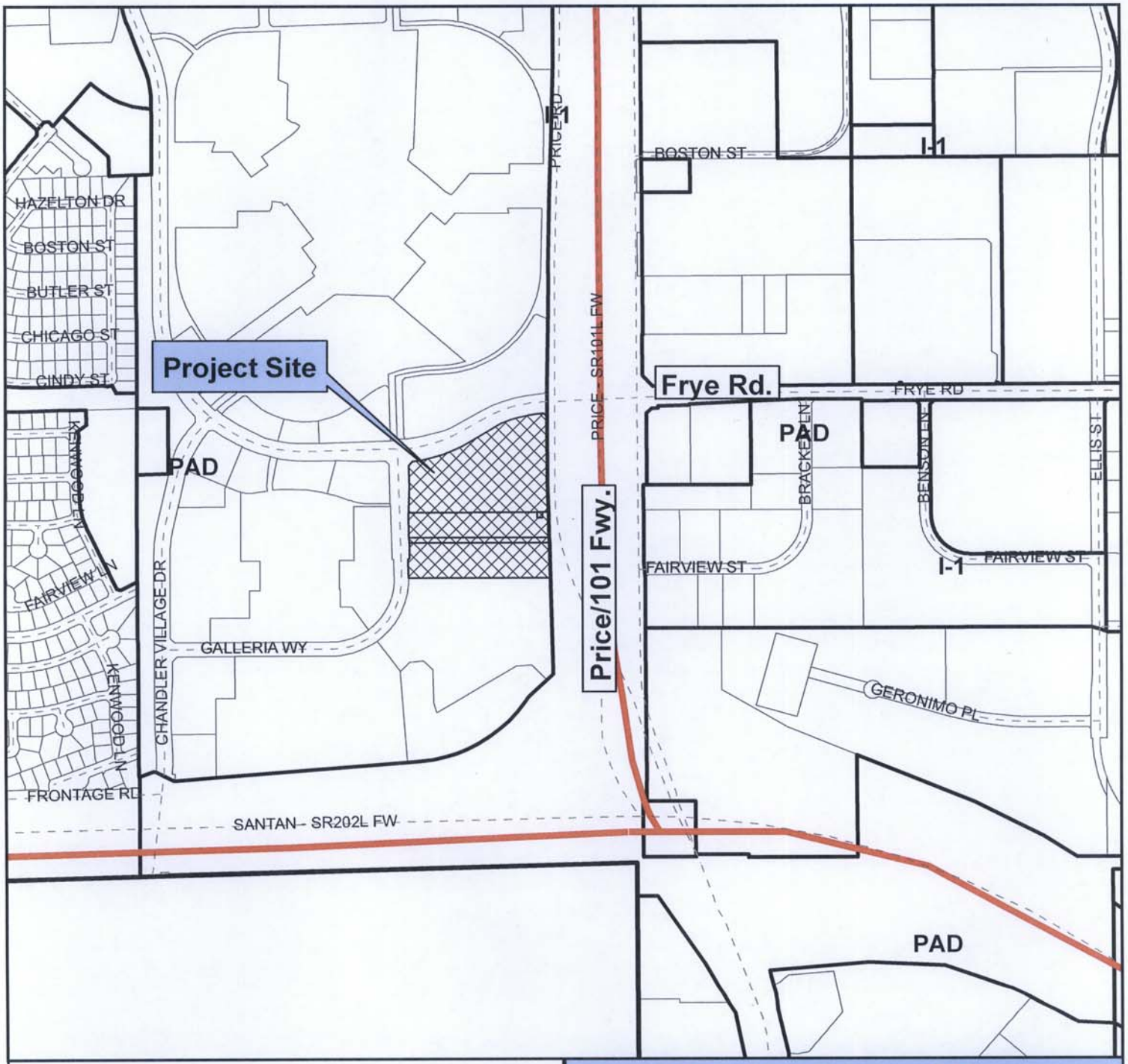
Upon finding the request to be consistent with the General Plan and Planned Area Development zoning, Planning Staff recommends approval.

PROPOSED MOTION

Move to approve Final Plat FPT15-0008 CHANDLER VIRIDIAN, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map

Chandler Viridian

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 6/8/2015

Vicinity Map

Chandler Viridian

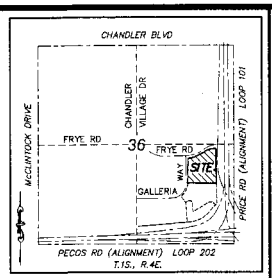
Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 6/8/2015

FINAL PLAT for
CHANDLER VIRIDIAN
A REPLAT OF

LOT 15 of CHANDLER FASHION CENTER, BOOK 586, PAGE 10, M.C.R.;
LOT 1 & TRACT 'C' of CHANDLER FASHION CENTER HOTEL BOOK 837, PAGE 21, M.C.R.;
LOT 1 of RESIDENCES AT CHANDLER COMMONS, BOOK 1203, PAGE 34, M.C.R.

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:
THAT CHANDLER UNIMPROVED PROPERTY HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY AND CHANDLER VIRIDIAN PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS, HAVE RESUBDIVIDED UNDER THE NAME OF "CHANDLER VIRIDIAN".

A REPLAT LOT 15, CHANDLER FASHION CENTER, ACCORDING TO BOOK 586 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH LOT 1 OF CHANDLER FASHION CENTER HOTEL MINOR LAND DIVISION OF A PORTION OF TRACT "A" CHANDLER VILLAGE CENTER, ACCORDING TO BOOK 837 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH TRACT "C" OF CHANDLER FASHION CENTER HOTEL MINOR LAND DIVISION OF A PORTION OF TRACT "A" CHANDLER VILLAGE CENTER, ACCORDING TO BOOK 837 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA TOGETHER WITH LOT 1, RESIDENCES AT CHANDLER COMMONS A MINOR LAND DIVISION MAP AS RECORDED IN BOOK 1203 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE SOUTHEAST 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 "CHANDLER VIRIDIAN" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.
EASEMENTS TO BE 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 ABUTTING PROPERTY OWNER.
THERE IS HEREBY GRANTED AN EMERGENCY VEHICLE ACCESS EASEMENT TO THE CITY OF CHANDLER OVER ALL LOTS.
THERE IS HEREBY GRANTED AN EASEMENT FOR AVIGATION PURPOSES OVER AND ACROSS THE LAND IN CONNECTION WITH FLIGHTS FROM 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 OPERATING ON STELLAR AIRPARK; AND THE OWNERS DO FURTHER RELEASE AND DISCHARGE THE CITY for THE USE AND BENEFIT OF THE PUBLIC AND AGENCIES OF THE CITY OF AND FROM ANY 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 OWNER'S PROPERTY ABOVE 350 FEET, TO AN INFINITE HEIGHT ABOVE SAME, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, 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 OPERATING AT OR ON THE STELLAR AIRPARK. THIS EASEMENT DOES NOT RELEASE THE OWNERS OR OPERATORS OF AIRCRAFT FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL AND LUBRICANT PARTICLES. THIS AVIGATION EASEMENT AND RELEASE SHALL BE BINDING UPON SAID OWNERS AND THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST TO SAID PROPERTY SHOWN ON THIS PLAT AND FURTHER AGREED THAT THIS INSTRUMENT SHALL BE A COVENANT RUNNING WITH THE LAND.

IN WITNESS WHEREOF, CHANDLER UNIMPROVED PROPERTY HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED,

THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2015.

BY: _____

ITS: _____

IN WITNESS WHEREOF, CHANDLER VIRIDIAN PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED,

THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2015.

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF _____, 2015, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC DATE

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF _____, 2015, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC DATE

LIEN HOLDER 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, 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 _____, 2015

BY: _____
SIGNATURE DATE

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF _____, 2015, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC DATE

LIEN HOLDER RATIFICATION

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THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DOC. No. _____, RECORDS OF 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 _____, 2015

BY: _____
SIGNATURE DATE

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF _____, 2015, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC DATE

NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES, AND DRIVEWAYS.

2. 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.

3. A PRIVATE CROSS ACCESS EASEMENT ACROSS ALL LOTS TO BE DEDICATED IN THE C.C.&R FOR INGRESS / EGRESS, POTABLE WATER, SANITARY SEWER, FIRE LINE, PEDESTRIAN ACCESS, VEHICULAR ACCESS, DRAINAGE, AND DRAINAGE FACILITIES.

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. 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.

CROSS ACCESS EASEMENTS NOTE

LOT 1 OF THE MINOR LAND DIVISION FOR "RESIDENCES AT CHANDLER COMMONS" WILL BE SUBJECT TO CROSS EASEMENTS WITH LOT 1 OF "CHANDLER FASHION CENTER HOTEL, MINOR LAND DIVISION" AS RECORDED IN BOOK 837, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA, FOR FIRE LANES, VEHICULAR ACCESS AND DRAINAGE.

OWNER / DEVELOPER

CHANDLER UNIMPROVED PROPERTY HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY
CHANDLER VIRIDIAN PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY
2375 E. CAMELBACK ROAD, SUITE 150
PHOENIX, ARIZONA 85016
BRANDON DILLINGHAM
602-385-4000

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEARS NORTH 88°03'45" EAST, ACCORDING TO BOOK 837, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA.

AREA TABLE

LOT 1	109,224 S.F.	2.507 AC. NET	151,108 S.F.,	3.469 AC. GROSS
LOT 2	65,687 S.F.	1.508 AC. NET	89,607 S.F.,	2.057 AC. GROSS
LOT 3	75,947 S.F.	1.744 AC. NET	99,322 S.F.,	2.280 AC. GROSS
LOT 4	362,914 S.F.	8.331 AC. NET	370,953 S.F.,	8.516 AC. GROSS
TOTAL	613,652 S.F.	14.090 AC. NET	710,990 S.F.,	16.322 AC. GROSS

APPROVALS

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.

BY: _____
TRANSPORTATION & DEVELOPMENT DIRECTOR DATE

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.

BY: _____
CITY ENGINEER DATE

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 _____, 2015.

BY: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

CERTIFICATION

THIS 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.

_____ 6/1/2015
ERIC SOSTROM, R.L.S. #41894
7301 E. EVANS ROAD
SCOTTSDALE, ARIZONA 85260
erics@slgsurveyaz.com

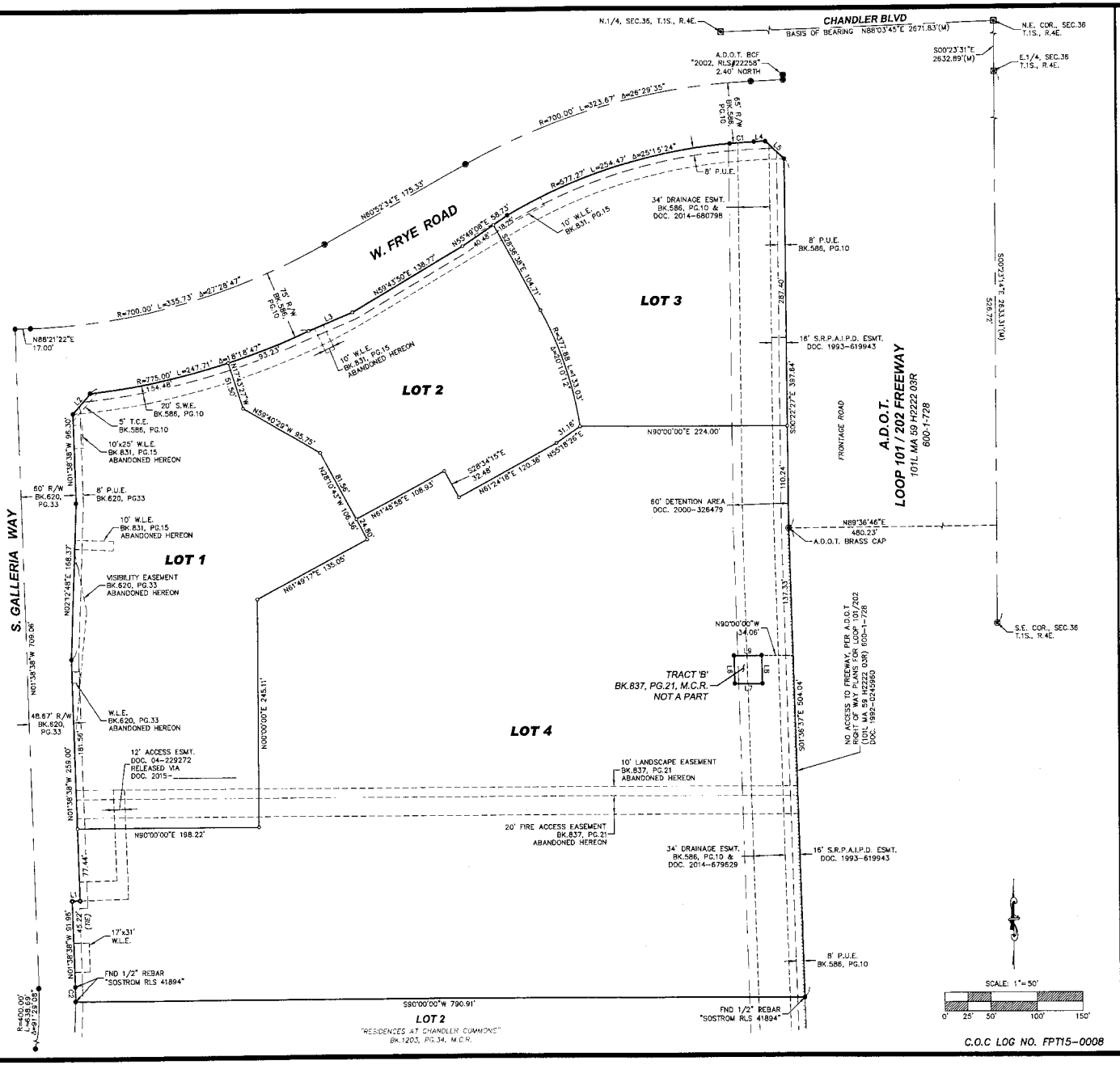
C.O.C LOG NO. FP715-0008

7301 EAST EVANS ROAD
SCOTTSDALE, ARIZONA 85260
PHONE (480) 922-0780
FAX (480) 922-0781
SIG
SURVEY INNOVATION GROUP, INC
Land Surveying Services

FINAL PLAT for
CHANDLER VIRIDIAN
CHANDLER, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 41894
ERIC L. SOSTROM
Date Signed 6-1-15
ARIZONA U.S.A.
EXPIRES 3/31/2017

DRAWING NAME:	14162PLAT.dwg
JOB NO.	2014-162
DRAWN:	ELS
CHECKED:	RMH
DATE:	6/1/2015
SCALE:	N.T.S
SHEET:	1 OF 2



LEGEND

- BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- FOUND 1/2" REBAR WITH CAP "ENTELLUS 33874" UNLESS NOTED OTHERWISE
- FOUND "PK" NAIL/WASHER "RLS 41894"
- SET 1/2" REBAR WITH CAP "RLS 41894" TO BE SET AT COMPLETION OF MASS GRADING

R/W	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
W.L.E.	WATERLINE EASEMENT
A.D.O.T.	ARIZONA DEPARTMENT OF TRANSPORTATION
ESMT.	EASEMENT
S.W.E.	SIDEWALK EASEMENT
T.C.E.	TRAFFIC CONTROL EASEMENT
DOC.	DOCUMENT
BK, PG.	BOOK, PAGE
M.C.R.	MARICOPA COUNTY RECORDER'S OFFICE
S.R.P.A.I.P.D.	SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT DISTRICT

BOUNDARY LINE

BOUNDARY LINE

ADJACENT BOUNDARY LINE

EASEMENT LINE

CENTER LINE

NO FREEWAY ACCESS

PROPERTY LINE TABLE

LINE	BEARING	LENGTH
L1	N88°21'22"E	8.67
L2	N41°23'46"E	29.24
L3	S87°01'10"W	51.34
L4	N87°22'10"E	12.24
L5	S46°30'09"E	27.72
L6	S01°36'37"E	30.01
L7	N90°00'00"E	30.01
L8	N01°36'37"W	30.01
L9	N90°00'00"W	30.01

PROPERTY CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD
C1	2°22'56"	635.00	26.40	S86°10'42"W 26.40
C2	2°01'08"	440.00	15.50	N00°39'04"W 15.50

C.O.C LOG NO. FPT15-0008

SIG
SURVEY INNOVATION GROUP, INC
Land Surveying Services
7301 EAST EVANS ROAD
SCOTTSDALE, ARIZONA 85260
PHONE (480) 922-0780
FAX (480) 922-0781

FINAL PLAT for CHANDLER VIRIDIAN CHANDLER, ARIZONA

REGISTERED LAND SURVEYOR 41894 ERIC L. SOSTROM ARIZONA, U.S.A. EXPIRES 3/31/2017

DRAWING NAME:	14162PLAT.dwg
JOB NO.	2014-162
DRAWN:	ELS
CHECKED:	RMH
DATE:	6/1/2015
SCALE:	1" = 50'
SHEET:	2 OF 2