#50
JUL 09 2015

Chandler · Arizona
Where Values Make The Difference

Chandler
All-America City
2010

MEMORANDUM **Planning Division – CC Memo No. 15-092**

DATE: JULY 9, 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: FPT15-0007 RE-PLAT BOGLE BUSINESS PARK (FOOTHILLS COMMUNITY CHURCH)

Request: Final Plat (FPT) approval

Location: North of the northwest corner of Hamilton Street and Pecos Road

Applicant: James Ellis; JG Ellis Land Surveying Services

BACKGROUND

This Final Plat is for a re-plat of the Bogle Business Park. The property had previously been platted with the establishment of the business park. The re-plat is for a church that was approved by Council in June of 2014. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

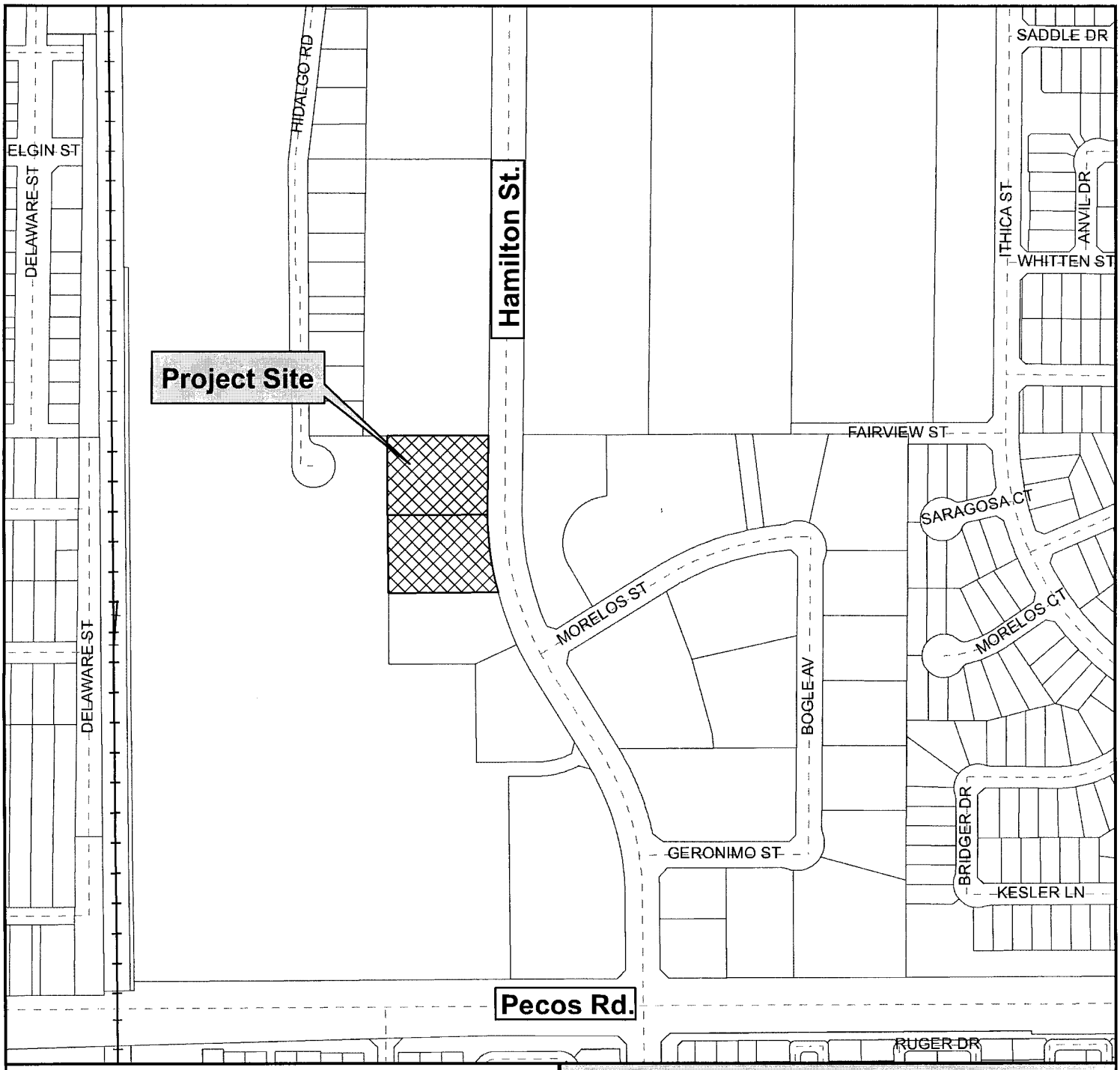
Upon finding the request to be consistent with the General Plan and Planned Area Development zoning, Planning Staff recommends approval.

PROPOSED MOTION

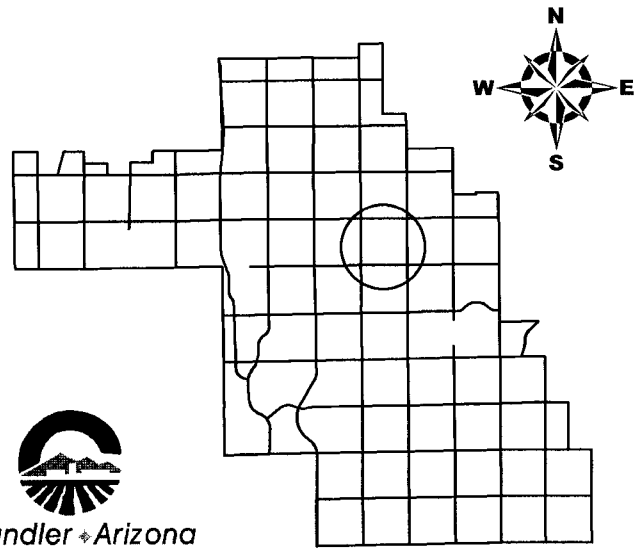
Move to approve Final Plat FPT15-0007 RE-PLAT BOGLE BUSINESS PARK (FOOTHILLS COMMUNITY CHURCH), per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat



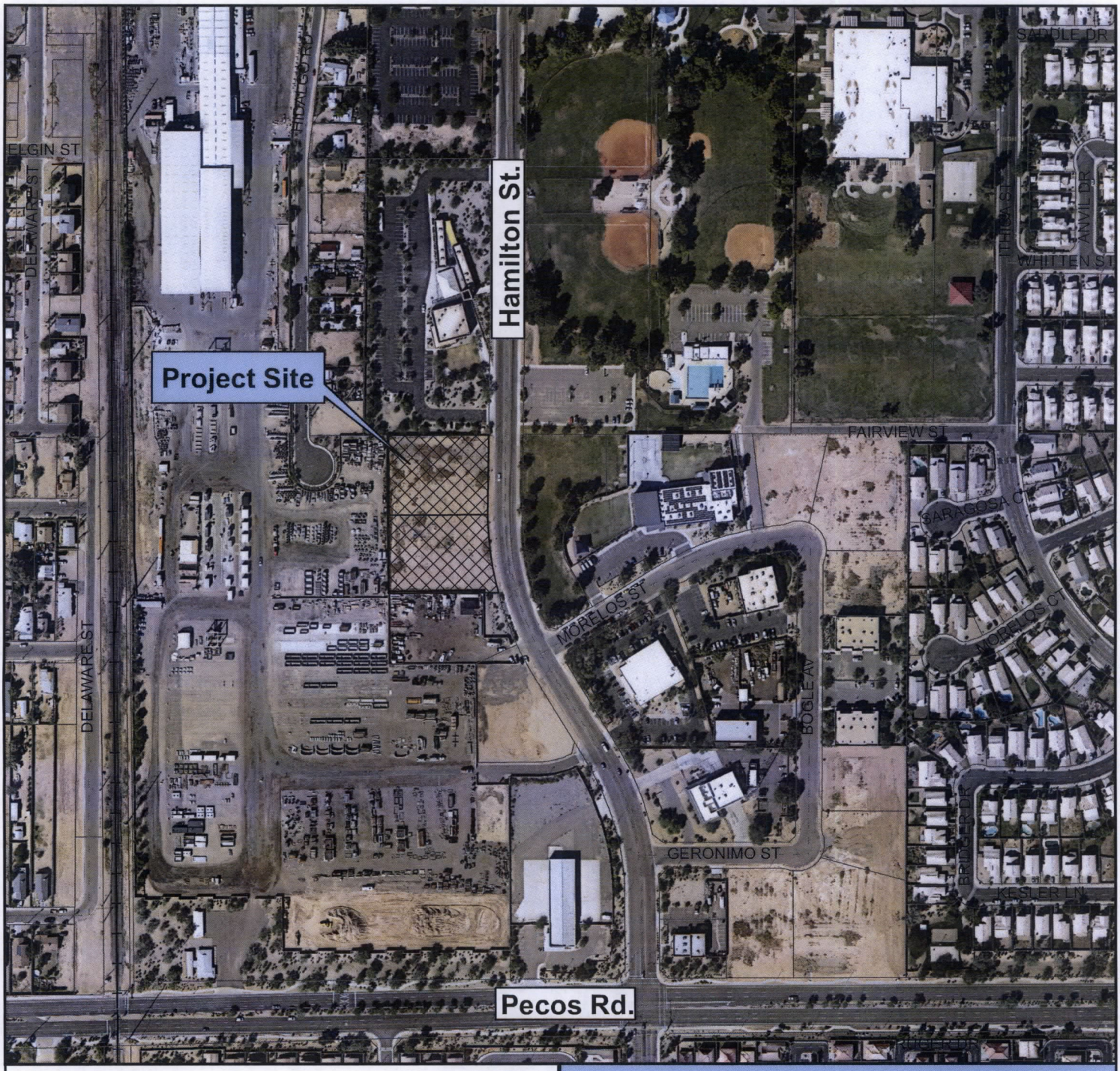
Vicinity Map



The Village at Bogle Park

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 6/18/2015



Chandler Arizona
Where Values Make The Difference

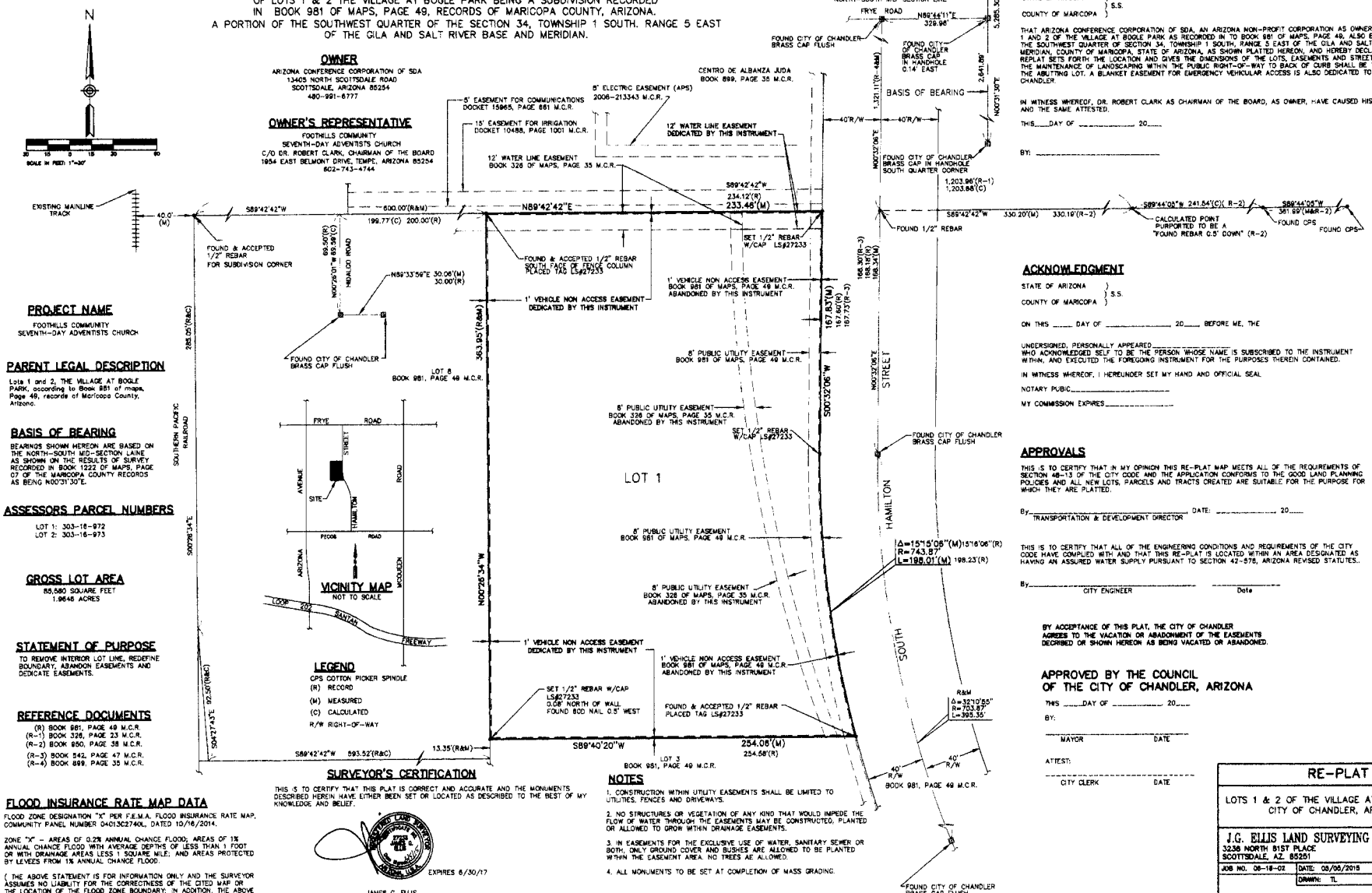
Vicinity Map

The Village at Bogle Park

CITY OF CHANDLER 6/18/2015

A RE-PLAT

OF LOTS 1 & 2 THE VILLAGE AT BOGLE PARK BEING A SUBDIVISION RECORDED IN BOOK 981 OF MAPS, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA.
A PORTION OF THE SOUTHWEST QUARTER OF THE SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.



DEDICATION

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

THAT ARIZONA CONFERENCE CORPORATION OF SDA, AN ARIZONA NON-PROFIT CORPORATION AS OWNER HAS REPLATTED LOTS 1 AND 2 OF THE VILLAGE AT BOGLE PARK AS RECORDED IN TO BOOK 981 OF MAPS, PAGE 49, ALSO BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY DECLARES THAT SAID REPLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS CONSTITUTING SAME. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING LOT. A BLANKET EASEMENT FOR EMERGENCY VEHICULAR ACCESS IS ALSO DEDICATED TO THE CITY OF CHANDLER.

IN WITNESS WHEREOF, DR. ROBERT CLARK AS CHAIRMAN OF THE BOARD, AS OWNER, HAVE CAUSED HIS NAME TO BE SIGNED AND THE SAME ATTESTED.

THIS____DAY OF _____ 20____

BY: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

ON THIS ____ DAY OF _____ 20____ BEFORE ME, THE

UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNDER SET MY HAND AND OFFICIAL SEAL

NOTARY PUBIC_____

MY COMMISSION EXPIRES_____

APPROVALS

THIS IS TO CERTIFY THAT IN MY OPINION THIS RE-PLAT MAP MEETS ALL OF THE REQUIREMENTS OF SECTION 46-13 OF THE CITY CODE AND THE APPLICATION CONFORMS TO THE GOOD LAND PLANNING POLICIES AND ALL NEW LOTS, PARCELS AND TRACTS CREATED ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

By_____ DATE: _____ 20____
TRANSPORTATION & DEVELOPMENT DIRECTOR

THIS IS TO CERTIFY THAT ALL OF THE ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE COMPLIED WITH AND THAT THIS RE-PLAT IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 42-575, ARIZONA REVISED STATUTES..

By_____ _____
CITY ENGINEER Date

BY ACCEPTANCE OF THIS PLAT, THE CITY OF CHANDLER AGREES TO THE VACATION OR ABADONMENT OF THE EASEMENTS DECRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED.

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA

THIS ____DAY OF _____ 20____

BY: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

C.O.C LOG NO._FPT15-0007

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.

EXPIRES 6/30/17

JAMES G. ELLIS
JG ELLIS LAND SURVEYING SERVICES, INC.
REGISERED LAND SURVEYOR NO. 27233
3238 NORTH 81ST PLACE
SCOTTSDALE, ARIZONA 85251

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. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER OR BOTH, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES AE ALLOWED.
4. ALL MONUMENTS TO BE SET AT COMPLETION OF MASS GRADING.

FLOOD INSURANCE RATE MAP DATA

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 04013C2740L, DATED 10/16/2014.

ZONE "X" – AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITON, THE ABOVE STATEMENT DOES NOT REPRESENT OPINION OF THE PROBABILITY OF FLOODING.)

RE-PLAT

LOTS 1 & 2 OF THE VILLAGE AT BOGLE PARK
CITY OF CHANDLER, ARIZONA.

J.G. ELLIS LAND SURVEYING SERVICES, INC.
3238 NORTH 81ST PLACE PH (480)970-6265
SCOTTSDALE, AZ. 85251 FAX (480)970-6271

JOB NO. 06-18-02	DATE: 08/06/2015	SCALE: 1"=30'
	DRAWN: TL	APPROVED: JGE

DWG. NO. 1 OF 1