#51
JUL 09 2015

Chandler
All-America City
2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 15-091**

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: FPT15-0010 NORIA MIXED-USE

Request: Final Plat (FPT) approval

Location: Southeast corner of McQueen and Germann roads

Applicant: David Soltysik; Terrascape Consulting

BACKGROUND

This Final Plat is for a multi-family residential and commercial mixed-use development located at the southeast corner of McQueen and Germann roads that was approved by Council in late 2013. 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.

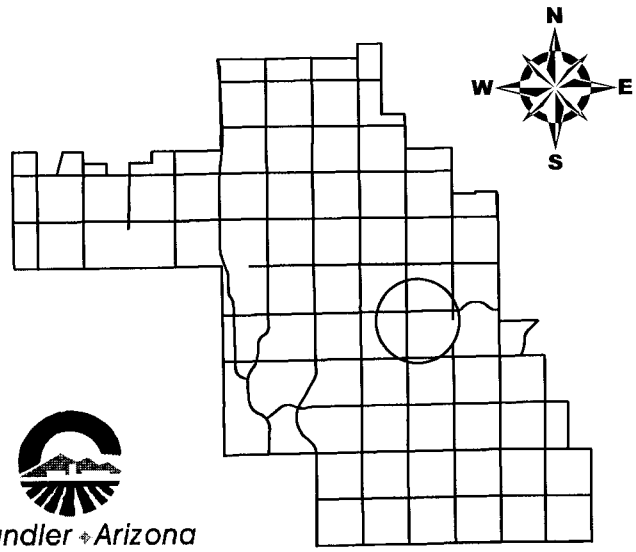
PROPOSED MOTION

Move to approve Final Plat FPT15-0010 NORIA MIXED-USE, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat

Vicinity Map



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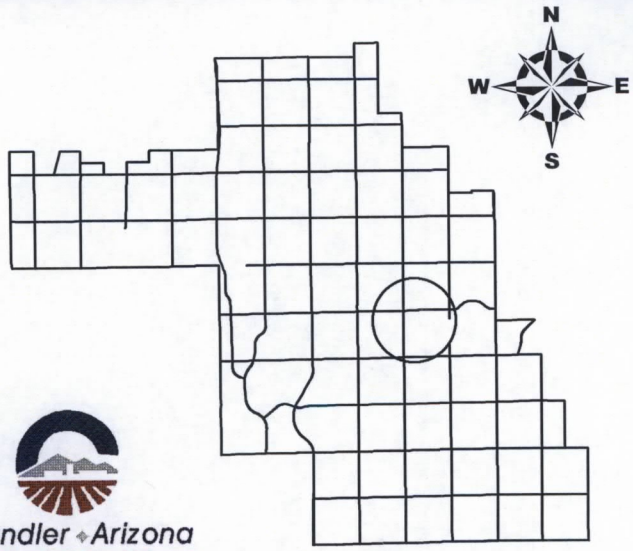
Noria Mixed-Use Community

CITY OF CHANDLER 6/25/2015

Vicinity Map



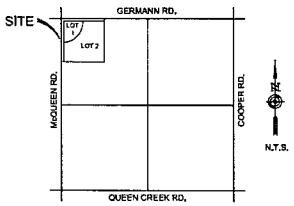
Chandler Arizona
Where Values Make The Difference

Noria Mixed-Use Community

CITY OF CHANDLER 6/25/2015

FINAL PLAT
FOR
NORIA

A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: NORIA COMMERCIAL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF LOT 1. AND NORIA INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF LOT 2, HAS SUBDIVIDED UNDER THE NAME "NORIA" LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "NORIA", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. NORIA COMMERCIAL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF LOT 1, AND NORIA INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF LOT 2, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE COMMUNITY OWNERS ASSOCIATION OR ABUTTING PROPERTY OWNERS.

THIS PLAT HEREBY DEDICATES EMERGENCY VEHICULAR ACCESS EASEMENT OVER LOTS 1 & 2 TO THE CITY OF CHANDLER.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, NORIA COMMERCIAL LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF LOT 1 , HAS HEREBY CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____, ITS _____, IS THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2015.

_____ DATE

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

_____
DATE

IN WITNESS WHEREOF, NORIA INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF LOT 2 , HAS HEREBY CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____, ITS _____, IS THEREUNTO DULY AUTHORIZED THIS____ DAY OF _____, 2015.

_____ DATE

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

_____
DATE

OWNER LOT 1

NORIA COMMERCIAL, LLC
9532 E. RIGGS RD.
SUN LAKES, AZ 85248
PHONE # (800) 732-0949
ATTN: Steve Sotiano

OWNER LOT 2

NORIA INVESTMENTS, LLC
9532 E. RIGGS RD.
SUN LAKES, AZ 85248
PHONE # (800) 732-0949
ATTN: Steve Sotiano

AVIGATION EASEMENT

THIS PROPERTY IS WITHIN THE CHANDLER MUNICIPAL AIRPORT POTENTIAL AIRPORT INFLUENCE AREA AND IS SUBJECT TO AIRCRAFT NOISE AND OVERFLIGHT ACTIVITY, AND IS ENCUMBERED BY AN AVIATION EASEMENT GRANTED TO THE CITY OF CHANDLER.

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN RECORDING NUMBER 2014-0341849 AS TO LOT 2, AND 2014-0341850 AS TO LOT 1, 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 HAVE SIGNED THEIR NAMES THIS ____ DAY OF _____, 2015.

(BENEFICIARY TO BE DETERMINED)

BY:_____

ITS:_____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

_____
DATE

BASIS OF BEARING

NORTH 89°12'51" EAST - BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON PLSS SUBDIVISION RECORD OF SURVEY RECORDED IN BOOK 589, PAGE 48, MARICOPA COUNTY RECORDS.

REFERENCE DOCUMENTS

(R) DEED OF RECORD
(R1) RECORD OF SURVEY, BOOK 1151 OF MAPS, PAGE 45, MARICOPA COUNTY RECORDS.
ALTA SURVEY, BOOK 1042, PAGE 37, MARICOPA COUNTY RECORDS.
ALTA SURVEY, BOOK 1042, PAGE 38, MARICOPA COUNTY RECORDS.
RECORD OF SURVEY, BOOK 1004, PAGE 13, MARICOPA COUNTY RECORDS.
ALTA SURVEY, BOOK 688, PAGE 15, MARICOPA COUNTY RECORDS.
ALTA SURVEY, BOOK 813, PAGE 22, MARICOPA COUNTY RECORDS.
PLSS SUBDIVISION RECORD OF SURVEY, BOOK 589, PAGE 48, MARICOPA COUNTY RECORDS.
UNRECORDED ALTA SURVEY PERFORMED BY STANTECH CONSULTING INC. OF PARCEL 1. PERFORMED IN AUGUST 1998.
UNRECORDED ALTA SURVEY PERFORMED BY WECKERLY & ASSOCIATES OF PARCEL 2. PERFORMED IN NOVEMBER 1998.
RESULTS OF SURVEY MAP, BOOK 376, PAGE 49, MARICOPA COUNTY RECORDS.

AREA SUMMERIES

LOT 1	278,161.77 S.F.	6.39 ACRES
LOT 2	1,252,985.23 S.F.	28.76 ACRES
ROW	218,220.00 S.F.	5.00 ACRES
GROSS	1,749,368.44 S.F.	40.16 ACRES

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 BUSHED 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. 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.
7. PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR & CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THERE PLACEMENT UNLESS OTHERWISE NOTED HEREON. PROPERTY CORNERS WILL BE PLACED AT COMPLETION OF MASS GRADING.
8. ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A CONDITION OF TITLE REPORT ISSUED BY MAGNUS TITLE AGENCY, ORDER NO. 02-04035295-711-VE1, DATED FEBRUARY 19, 2013.

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.

_____
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.

_____
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

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY (AS DEFINED AND LIMITED BY A.R.S. 32-151) THAT THIS PLAT IS CORRECT AND ACCURATE AND MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

4 / 23 / 15
MITCHELL H RAGSDALE RPLS #48943 DATE
1102 E MISSOURI AVE.
PHOENIX, AZ 85014

49943 MITCHELL H. RAGSDALE Registered Land Surveyor Certificate No. 49943

Expires 12/31/2017

LEGEND

- FOUND SECTIONAL MONUMENT
- FOUND 1/2" REBAR WITH CAP # 48943 UNLESS OTHERWISE NOTED
- NOTHING FOUND / NOTHING SET
- SET 1/2" REBAR WITH CAP RAGSDALE 48943 TO BE SET AT THE COMPLETION OF MASS GRADING
- M.C.R. MARICOPA COUNTY RECORDS
- (M) MEASURED DATA
- (R) RECORD DATA
- (C) CALCULATED DATA
- R/W RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- PROPERTY LINE
- SECTION LINE
- CENTER LINE

C.O.C. LOG NO FPT ??-????

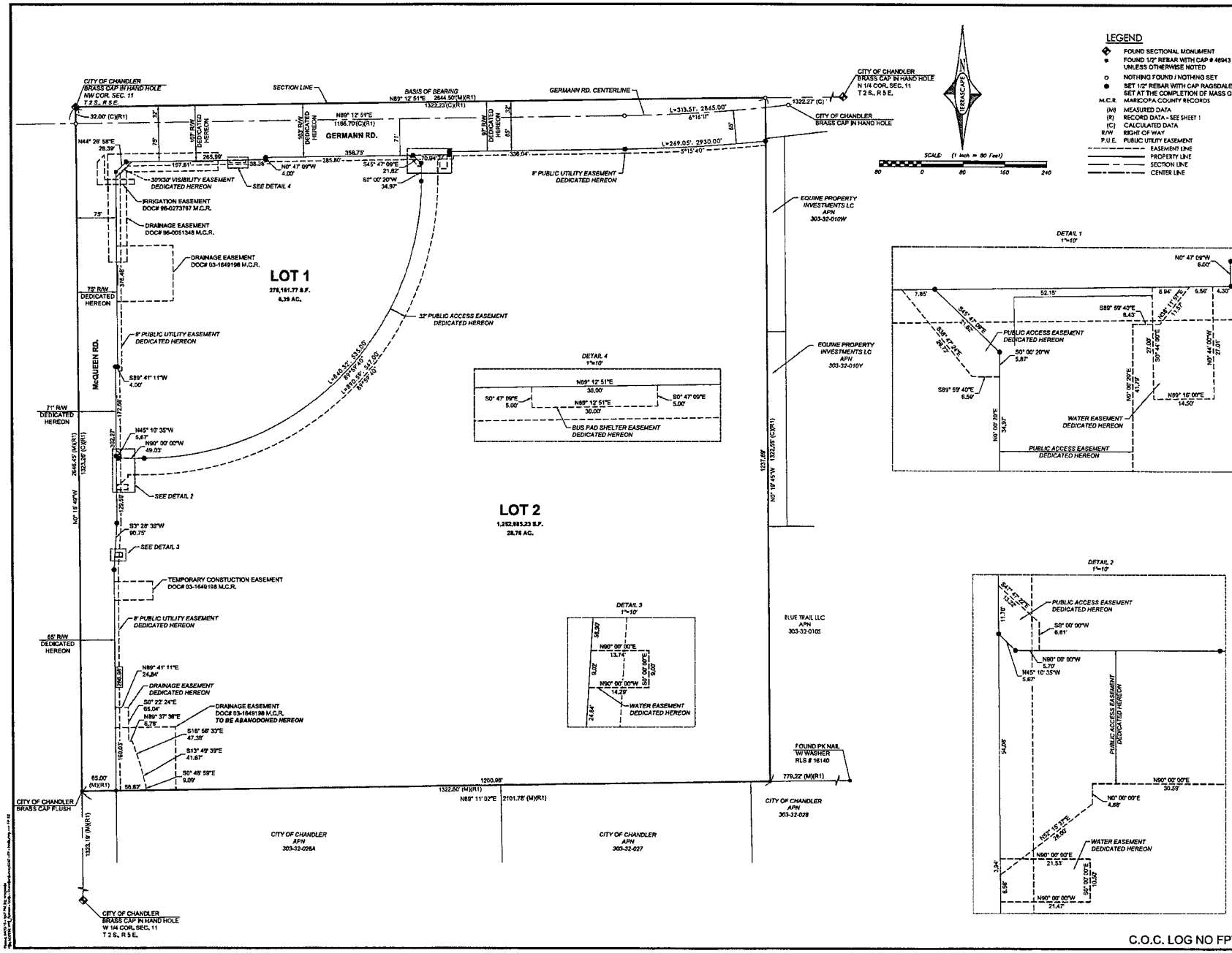
Terrascape consulting • civil engineering • surveying • urban planning
11025 E Mesa Avenue, Phoenix, Arizona 85014 • 205 W. Chandler Boulevard, Suite 123, Chandler, Arizona 85225
T: (602) 297-0522 T: (480) 755-3888 W: terrascapeconsulting.com E: info@terrascapeconsulting.com

FINAL PLAT

NORIA

Call at least two full working days before you begin excavation. ARIZONA 811 Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE IT (782-5348) in Maricopa County: (602) 263-1100

DATE:	04 / 23 / 15
CHECKED BY:	JCG
DRAWN BY:	MHR
TITLE:	FINAL PLAT NORIA
SHEET No.	1 of 2
PROJECT No.	0252



C.O.C. LOG NO FPT ??-????

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11025 E. Mineral Avenue, Phoenix, Arizona 85014 • 515 W. Chandler Boulevard, Suite 123, Chandler, Arizona 85225
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46943 MITCHELL H. RAGSDALE REGISTERED LAND SURVEYOR ARIZONA U.S.A.
Expires 12/31/2017

FINAL PLAT
NORIA

Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348) in Maricopa County (602) 263-1100

DATE:	04 / 23 / 15
CHECKED BY:	JCG
DRAWN BY:	MHR
TITLE:	FINAL PLAT NORIA
SHEET No.	2 of 2
PROJECT No.	0252