Repl. pg #57

AUG 13 2015
Chandler
All-America City
2010

Chandler · Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 15-100**

DATE: AUGUST 13, 2015

TO: MAYOR AND COUNCIL

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

FROM: JODIE M. NOVAK, MEP, CPM, SENIOR CITY PLANNER

SUBJECT: FPT15-0003 CHANDLER AIRPARK

Request: Final Plat (FPT) approval

Location: West of the northwest corner of Stearman and Douglas drives, south of Germann Road

Applicant: Hunter Engineering

BACKGROUND

This Final Plat is a replat of Lot 7 of the Chandler Airpark plat creating 6 individual lots. The parcel is approximately 6 acres located south of Germann Road within the Chandler Airport Business Park development, approved by Council in January 2000. 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, Chandler Airpark Area Plan, and Planned Area Development (PAD) zoning, Planning Staff recommends approval of the Final Plat.

PROPOSED MOTION

Move to approve Final Plat FPT15-0003 CHANDLER AIRPARK, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat

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RECOMMENDED ACTION

Upon finding the request to be consistent with the General Plan, Chandler Airpark Area Plan, and Planned Area Development (PAD) zoning, Planning Staff recommends approval of the Final Plat subject to the following condition:

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Move to approve Final Plat FPT15-0003 CHANDLER AIRPARK, per Planning Staff recommendation.

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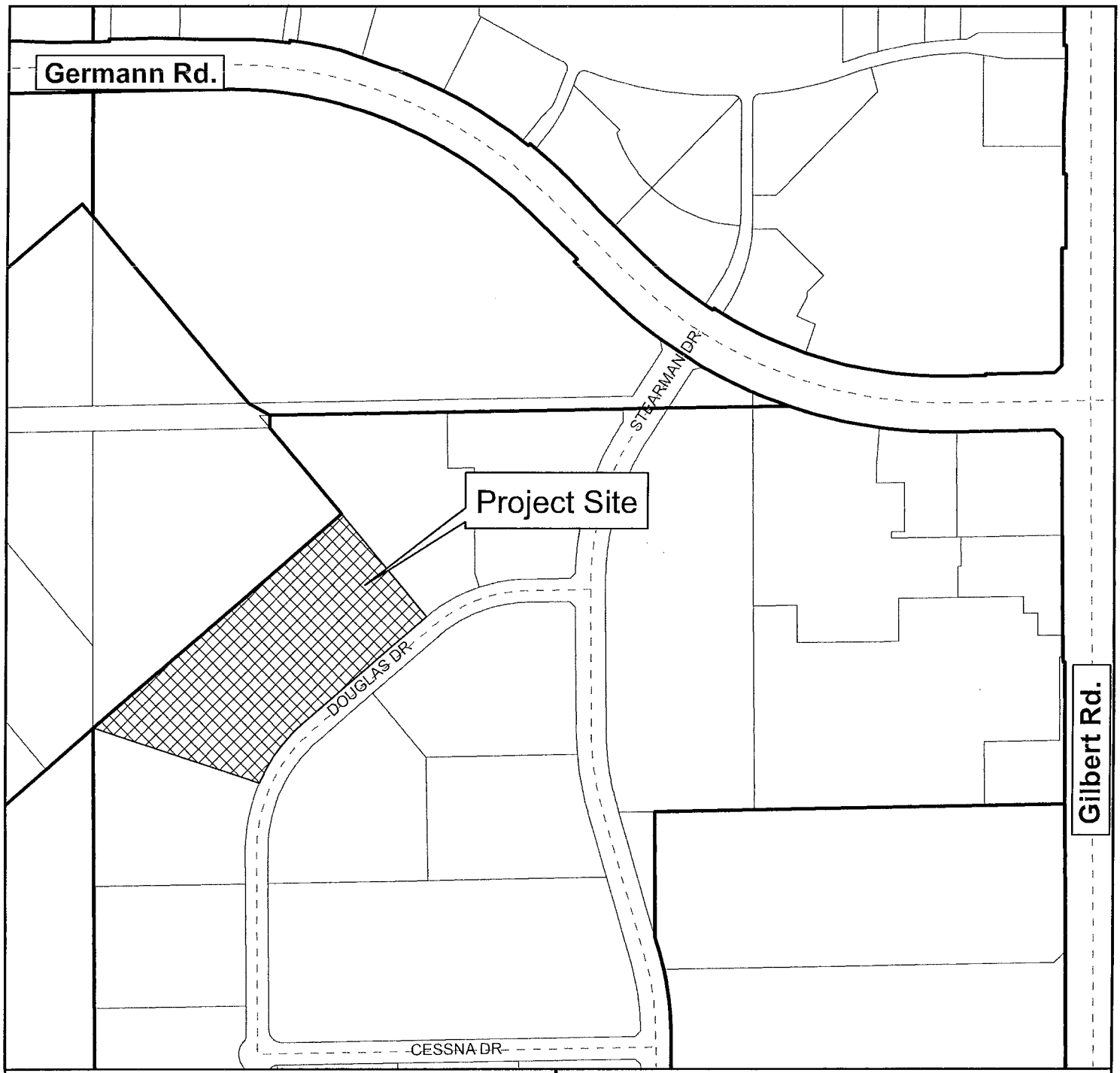
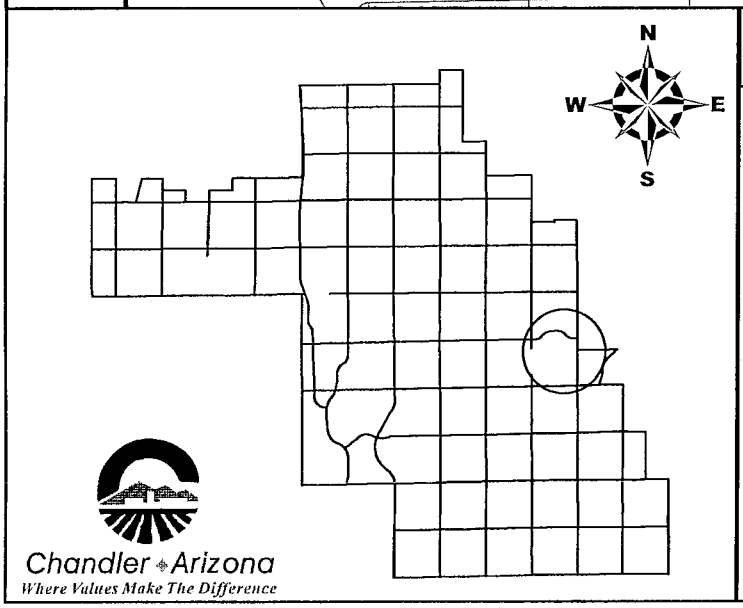
2. Final Plat

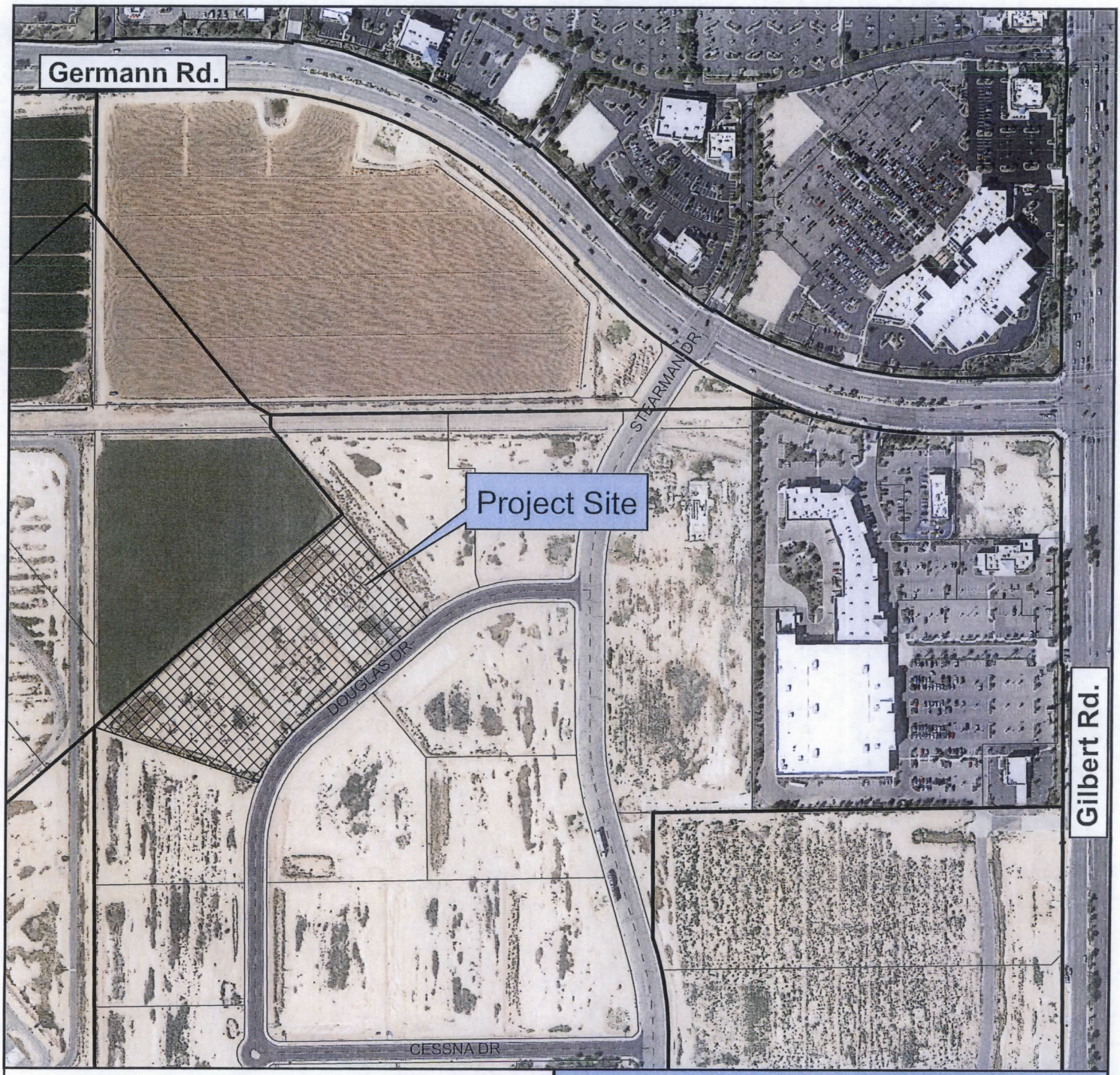




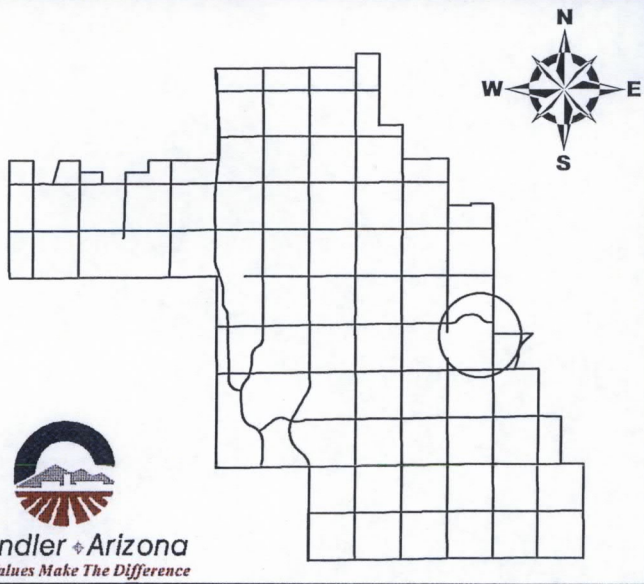
Vicinity Map

Chandler Airpark

CITY OF CHANDLER 7//2015



Vicinity Map



Chandler Airpark

Chandler Arizona
Where Values Make The Difference

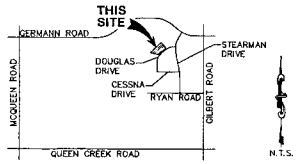
CITY OF CHANDLER 7//2015

A RE-PLAT OF LOT 7
"CHANDLER AIRPARK"

LOT 7 OF "CHANDLER AIRPORT BUSINESS PARK" AS RECORDED IN BOOK 952 OF MAPS, PAGE 50 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER
TREF3 CHANDLER, LLC
1500 QUAIL STREET, SUITE 150
NEWPORT BEACH, CA 92660
PHONE:(949) 757-5411
FAX:(949) 955-1328
CONTACT: JASON KORENGOLD

SURVEYOR
HUNTER ENGINEERING INC.
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JAMES A. BRUCCI, R.L.S.



VICINITY MAP
SECTION 12
T.2 S., R.5 E.

DEDICATION:

STATE OF ARIZONA }
}SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT TREF3 CHANDLER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "CHANDLER AIRPARK", BEING A RE-PLAT OF LOT 7 OF "CHANDLER AIRPORT BUSINESS PARK" AS RECORDED IN BOOK 952 OF MAPS, PAGE 50 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON, AND HEREBY PUBLISHES THIS RE-PLAT MAP AS AND FOR SAID RE-PLAT OF "CHANDLER AIRPARK" AND HEREBY DECLARES THAT SAID RE-PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS CONSTITUTING THE SAME, AND DECLARES THAT EACH LOT, AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME, GIVEN EACH RESPECTIVELY ON SAID RE-PLAT MAP. EASEMENTS ARE DEDICATED AS SHOWN ON THIS RE-PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. A BLANKET EMERGENCY VEHICULAR ACCESS EASEMENT OVER LOTS 1 THROUGH 6 IS DEDICATED TO THE CITY OF CHANDLER. THE MAINTENANCE OF ALL LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER.

TREF3 CHANDLER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY GRANT AND CONVEY TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION:

AN EASEMENT FOR AVIGATION OVER AND ACROSS ALL LOTS AND TRACTS WITHIN SAID SUBDIVISION IN CONNECTION WITH FLIGHTS FROM THREE HUNDRED FIFTY (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 AT OR ON CHANDLER MUNICIPAL AIRPORT; AND THE OWNER (GRANTOR) DOES FURTHER RELEASE AND DISCHARGE TO THE CITY, FOR THE USE AND BENEFIT OF THE PUBLIC AND AGENCIES OF THE CITY, OF AND FROM ALL LIABILITY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE, OVER OR IN CONNECTION WITH THE OWNER'S (GRANTOR'S) PROPERTY ABOVE THREE HUNDRED FIFTY (350) FEET, TO AN INFINITE HEIGHT ABOVE THE SAME, WHETHER SUCH DAMAGE ORIGINATES FROM 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 AT OR ON CHANDLER MUNICIPAL AIRPORT.

THE GRANTING OF THIS AVIGATION EASEMENT AND RELEASE DOES NOT RELIEVE THE OWNERS AND OPERATORS OF AIRCRAFT FROM LIABILITY FOR DAMAGES OR INJURY TO PERSONS OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN, WITH RESPECT TO NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES.

THE AVIGATION EASEMENT AND RELEASE SHALL BE BINDING UPON SAID OWNER (GRANTOR) AND THEIR HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO ALL LOTS AND TRACTS IN SAID SUBDIVISION AND THE STATEMENT OF RELEASE SHALL BE A COVENANT RUNNING WITH THE LAND.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING LOT/TRACT/PARCEL OWNER.

IN WITNESS WHEREOF: THE OWNERS HAVE HERETO CAUSED THEIR NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED

THIS 10 DAY OF June 2015.

TREF3 CHANDLER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: MANAGING MEMBER

ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
}SS
COUNTY OF ORANGE }

ON June 10 2015, BEFORE ME Karen Westland, Notary Public

PERSONALLY APPEARED Rusty Turner WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/~~SHE~~/~~THEY~~ EXECUTED THE SAME IN HIS/~~HER~~/~~THEIR~~ AUTHORIZED CAPACITY(~~IES~~), AND THAT HIS/~~HER~~/~~THEIR~~ SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Karen Westland

COMMISSION # 2010003

MY COMMISSION EXPIRES March 7, 2017

KAREN WESTLAND
Commission # 2010003
Notary Public - California
Orange County
My Comm. Expires Mar 7, 2017

NOTARY SEAL

NOTES:

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

2. 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.

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. ALL LOT MONUMENTS TO BE SET AT COMPLETION OF MASS GRADING.

5. 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 AVIGATION EASEMENT GRANTED TO THE CITY OF CHANDLER.

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. A PRIVATE CROSS ACCESS EASEMENT TO BE DEDICATED OVER LOTS 1 THROUGH 6 FOR POTABLE WATER, SANITARY SEWER, FIRE LINE, PEDESTRIAN ACCESS, INGRESS/EGRESS AND DRAINAGE AND DRAINAGE FACILITIES.

LEGAL DESCRIPTION: (PARENT PARCEL)

LOT 7 OF "CHANDLER AIRPORT BUSINESS PARK" AS RECORDED IN BOOK 952 OF MAPS, PAGE 50 OF MARICOPA COUNTY, ARIZONA

BASIS OF BEARING:

THE NORTH LINE OF THE NORTHEAST QUARTER SEC 12, T. 2 S., R. 5 E., AS DESCRIBED IN THE FINAL PLAT FOR THE "CHANDLER AIRPORT BUSINESS PARK" RECORDED IN BOOK NO. 952, PAGE 50 IN THE OFFICE OF THE MARICOPA COUNTY RECORDER. SAID BEARING BEING NORTH 89°21'03" EAST.

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2745L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X.

ZONE X IS DEFINED AS 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 THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LOT AREAS:

LOT 1 NET AREA:	43,113 SQ.FT.±	0.990 AC.±
LOT 2 NET AREA:	39,251 SQ.FT.±	0.901 AC.±
LOT 3 NET AREA:	48,440 SQ.FT.±	1.112 AC.±
LOT 4 NET AREA:	51,756 SQ.FT.±	1.188 AC.±
LOT 5 NET AREA:	40,160 SQ.FT.±	0.922 AC.±
LOT 6 NET AREA:	44,113 SQ.FT.±	1.013 AC.±
TOTAL-GROSS AREA:	266,833 SQ.FT.±	6.126 AC.±

LEGEND:

- FOUND PK NAIL & WASHER AS NOTED
- ALUMINUM CAP IN HANDHOLE
- BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- BRASS CAP FLUSH
- SET REBAR & CAP RLS 45835
- RIGHT OF WAY LINE
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE

M.C.R. MARICOPA COUNTY RECORDER
R/W RIGHT OF WAY
BK. BOOK
PG. PAGE
ESMT. EASMENT

(R1) RECORDED DATA ACCORDING TO THE FINAL PLAT FOR THE "CHANDLER AIRPORT BUSINESS PARK" RECORDED IN BOOK NO. 952, PAGE 50 IN THE OFFICE OF THE MARICOPA COUNTY RECORDER.

(R2) A MINOR LAND DIVISION OF "BELLMAN", RECORDED IN BOOK 1181, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA.

(R3) A FINAL PLAT OF "MAMMOTH CHANDLER II", RECORDED IN BOOK 1008, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA.

(M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.

(C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.

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.

REGISTERED LAND SURVEYOR
29865
JAMES A. BRUCCI
ARIZONA U.S.A.
EXPIRES 3/31/2015

JAMES A. BRUCCI
REGISTERED LAND SURVEYOR NO. 29865
10450 N. 74TH STREET, SUITE 200
SCOTTSDALE, ARIZONA 85258

CERTIFICATION:

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS AND TRACTSSHOWN 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

CERTIFICATION:

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS

_____ DAY OF _____ 2015

BY: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

COUNTY RECORDER:

C.O.C. LOG NO. FTP15-0003

NO.	DATE	REVISION	BY

PURPOSE: FINAL PLAT

DRAWN BY: PJE
CHECKED BY: JDH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, ARIZONA 85258
T 480 991 3985
F 480 991 3986

A RE-PLAT OF LOT 7
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LOT 7 OF "CHANDLER AIRPORT BUSINESS PARK" AS RECORDED IN BOOK 952 OF MAPS, PAGE 50 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 12
TWNSHP: 25
RANGE: R5E

JOB NO.: TURN007-S

SCALE 1"=40'

SHEET 1 OF 2

A RE-PLAT OF LOT 7 "CHANDLER AIRPARK"

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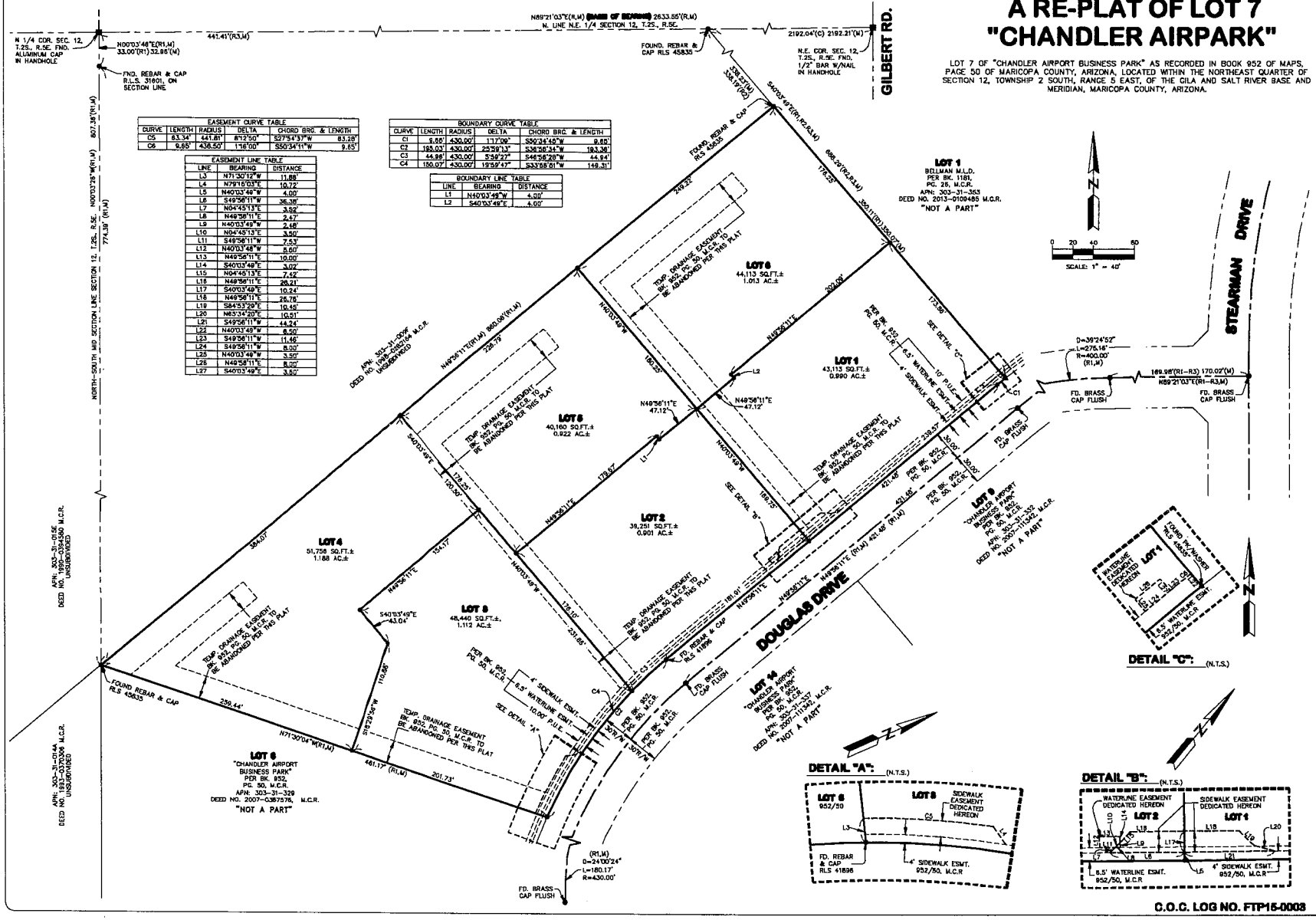

EASEMENT CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG. & LENGTH
C5	83.34'	441.81'	8°12'50"	S27°54'37"W 83.28'
C6	9.85'	436.50'	1°16'00"	S50°34'11"W 9.85'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L3	N71°30'12"W	11.88'
L4	N79°16'03"E	10.72'
L5	N40°03'49"W	4.00'
L6	S49°56'11"W	36.38'
L7	N04°45'13"E	3.52'
L8	N49°56'11"E	2.47'
L9	N40°03'49"W	2.48'
L10	N04°45'13"E	3.50'
L11	S49°56'11"W	7.53'
L12	N40°03'49"W	5.60'
L13	N49°56'11"E	19.00'
L14	S40°03'49"E	3.02'
L15	N04°45'13"E	7.42'
L16	N49°56'11"E	26.21'
L17	S40°03'49"E	10.24'
L18	N49°56'11"E	25.76'
L19	S84°53'29"E	10.45'
L20	N65°34'20"E	10.51'
L21	S49°56'11"W	44.24'
L22	N40°03'49"W	6.50'
L23	S49°56'11"W	11.46'
L24	S49°56'11"W	8.00'
L25	N40°03'49"W	3.50'
L26	N49°56'11"E	5.00'
L27	S40°03'49"E	3.50'

BOUNDARY CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG. & LENGTH
C1	9.55'	430.00'	1°17'08"	S50°34'45"W 9.55'
C2	193.03'	430.00'	25°59'13"	S38°26'34"W 193.98'
C3	44.98'	430.00'	5°59'27"	S46°58'28"W 44.94'
C4	150.07'	430.00'	19°59'47"	S33°58'51"W 149.31'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N40°03'49"W	4.00'
L2	S40°03'49"E	4.00'

C.O.C. LOG NO. FTP15-0003

NO.	DATE	REVISION	BY

PROPOSED FINAL PLAT

DRAWN BY: PJE
CHECKED BY: JEH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
P 480 991 3985
F 480 991 3986

REGISTERED LAND SURVEYOR JOHN E. HUNTER 13803 Expires 3/31/2021

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SECTION: 12
TWNSHP: 2S
RANGE: 5E

JOB NO.: TURN007-S

SCALE: 1"=40'

SHEET 2 OF 2