#61

AUG 13 2015

Chandler

All-America City

2010

Chandler · Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 15-103**

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: FPT15-0016 CONTINUUM AT DOBSON – LOT 1 AMENDED

Request: Final Plat (FPT) approval

Location: West of the northwest corner of Dobson and Queen Creek roads

Applicant: Hunter Engineering

BACKGROUND

This Final Plat is for Lot 1 within a larger business park campus development, Continuum at Dobson, approved by Council in August 2014. This plat amends a prior plat, which was approved by Council in May 2015, with additional easements. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

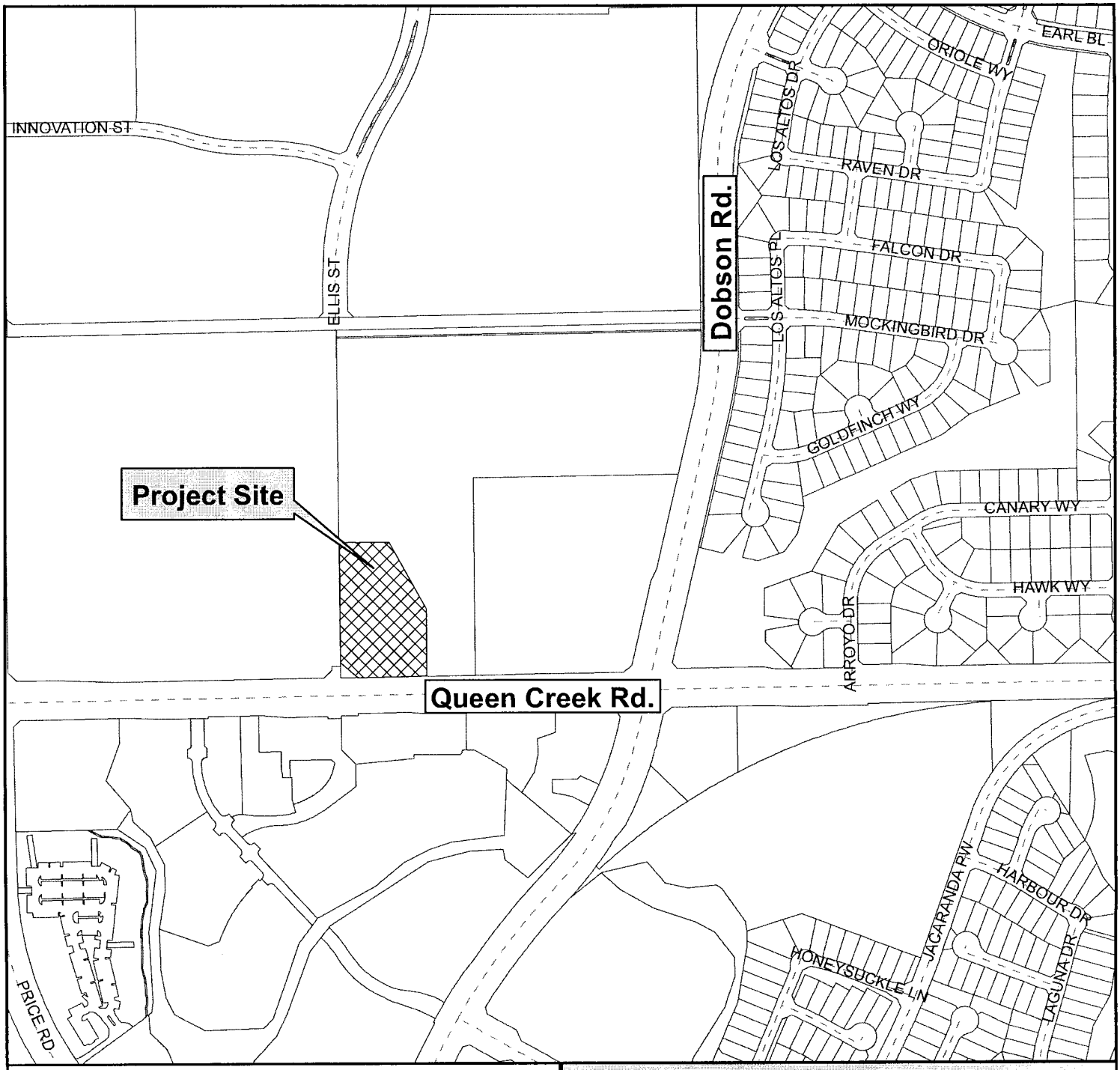
Upon finding the request to be consistent with the General Plan and PAD zoning, Planning Staff recommends approval of the Final Plat.

PROPOSED MOTION

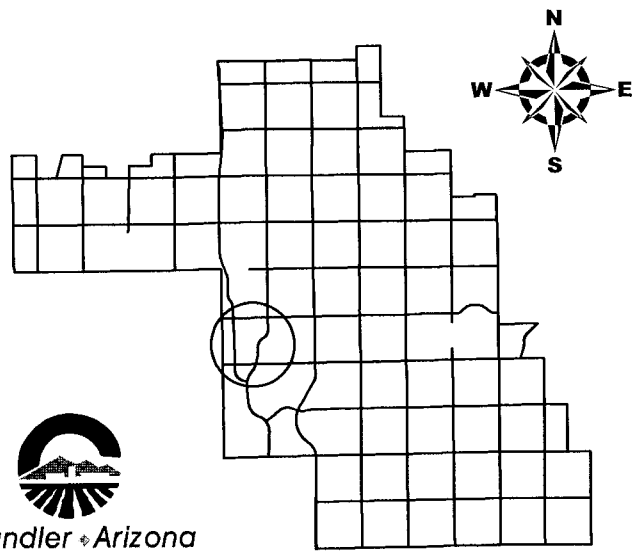
Move to approve Final Plat FPT15-0016 CONTINUUM AT DOBSON – LOT 1 AMENDED, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map

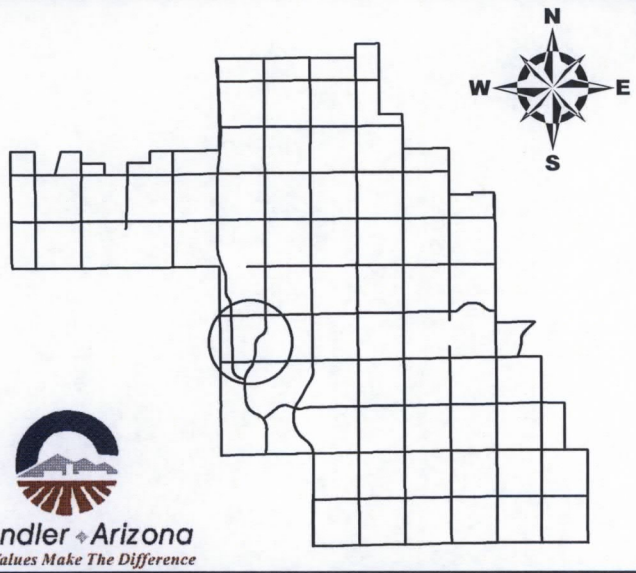


Chandler • Arizona
Where Values Make The Difference

Continuum at Dobson

CITY OF CHANDLER 7/23/2015

Vicinity Map



Chandler • Arizona
Where Values Make The Difference

Continuum at Dobson

CITY OF CHANDLER 7/23/2015

AMENDED FINAL PLAT OF "CONTINUUM AT DOBSON"

LOT 1-AMENDED

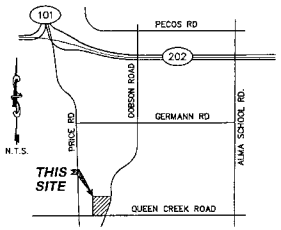
"CONTINUUM AT DOBSON" LOT 1, AS RECORDED IN BOOK 1231 OF MAPS, PAGE 47, OF OFFICIAL RECORDS LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,MARICOPA COUNTY, ARIZONA

OWNER

SWVP OCOTILLO LAND, LLC
7600 E. DOUBLETREE ROAD, SUITE 130
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 800-7994
E-MAIL: dhenry@swvp.com
CONTACT: DAVE HENRY

SURVEYOR

HUNTER ENGINEERING INC.
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JERRY D. HEATH JR., R.L.S.



VICINITY MAP:

SECTION 7,
T.2 S., R.5 E.

DEDICATION:

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT SWVP OCOTILLO LAND LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "CONTINUUM AT DOBSON" LOT 1-AMENDED, BEING AN AMENDED FINAL PLAT OF "CONTINUUM AT DOBSON" LOT 1, AS RECORDED IN BOOK 1231 OF MAPS, PAGE 47, OF OFFICIAL RECORDS LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, 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 AMENDED FINAL PLAT MAP AS AND FOR SAID AMENDED FINAL PLAT OF "CONTINUUM AT DOBSON" LOT 1-AMENDED AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, 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 FINAL PLAT MAP. EASEMENTS ARE DEDICATED AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE RIGHT-OF-WAYS, AS SHOWN HEREON, ARE DEDICATED TO THE CITY OF CHANDLER. A BLANKET EMERGENCY VEHICULAR ACCESS EASEMENT OVER LOT 1 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 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 _____ DAY OF _____, 2015.

SWVP OCOTILLO LAND LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT:

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

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: _____

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. 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.

BASIS OF BEARING:

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°49'32" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE MAP OF DEDICATION, RECORDED IN BOOK 402, PAGE 50, MARICOPA COUNTY RECORDS, ARIZONA.

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2720L (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.

LEGAL DESCRIPTION: (LOT 1 GROSS BOUNDARY)

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 7, FROM WHICH A BRASS CAP FLUSH MARKING THE SOUTHEAST CORNER OF SAID SECTION 7 BEARS SOUTH 89°49'32" EAST, FOR A DISTANCE OF 2641.98 FEET;

THENCE NORTH 00°32'16" EAST, ALONG THE NORTH – SOUTH MID SECTION LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, FOR A DISTANCE OF 506.98 FEET;

THENCE SOUTH 89°49'32" EAST, FOR A DISTANCE OF 225.52 FEET;

THENCE SOUTH 34°49'32" EAST, FOR A DISTANCE OF 239.16 FEET;

THENCE SOUTH 00°10'28" WEST, FOR A DISTANCE OF 246.04 FEET TO A POINT ON THE NORTH LINE OF QUEEN CREEK ROAD AS RECORDED IN BOOK 385 OF MAPS, PAGE 25, OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA;

THENCE CONTINUING SOUTH 00°10'28" WEST, FOR A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7,

THENCE NORTH 89°49'32" WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 365.92 FEET TO THE POINT OF BEGINNING.

AMENDED FINAL PLAT NOTE:

ALL MATTERS ESTABLISHED BY THE FINAL PLAT FOR "CONTINUUM AT DOBSON" LOT 1, AS RECORDED IN BOOK 1231 OF MAPS, PAGE 47, OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA SHALL REMAIN IN PLACE AS SHOWN HEREON FOR THE BENEFIT OF THIS AMENDED FINAL PLAT.

THE SOLE PURPOSE OF THIS AMENDED FINAL PLAT TO RE-DEFINE THE PREVIOUSLY RECORDED 8 FOOT PUBLIC UTILITY EASEMENT THAT PARALLELS' ELLIS STREET AND SPLIT IT INTO A 6.50 FOOT PUBLIC UTILITY EASEMENT (P.U.E.) WITH THE REMAIN PORTION BEING DEDICATED AS A 1.50 FOOT SIDEWALK, ELECTRICAL AND WATER EASEMENT (S.E.W.) AS SHOWN HEREON.

LOT AREAS:

LOT 1 NET AREA:..... 125,391 SQ.FT.±, 2.879 ACRES±

PARENT PARCEL GROSS AREA: 171,256 SQ.FT.±, 3.931 ACRES±

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.

JERRY D. HEATH JR.,
REGISTERED LAND SURVEYOR NO. 45835
10450 N. 74TH STREET, SUITE 200
SCOTTSDALE, ARIZONA 85258

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 & 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. FPT15-0016

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, AZ 85258
P 480 991 3985
F 480 991 3986

AMENDED FINAL PLAT OF "CONTINUUM AT DOBSON"

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SECTION: 7
TWNSHIP: 2S.
RANGE: 5E.

JOB NO.: LGEC118-SP1

SCALE 1"=80'

SHEET 1 OF 2

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LOT 1-AMENDED

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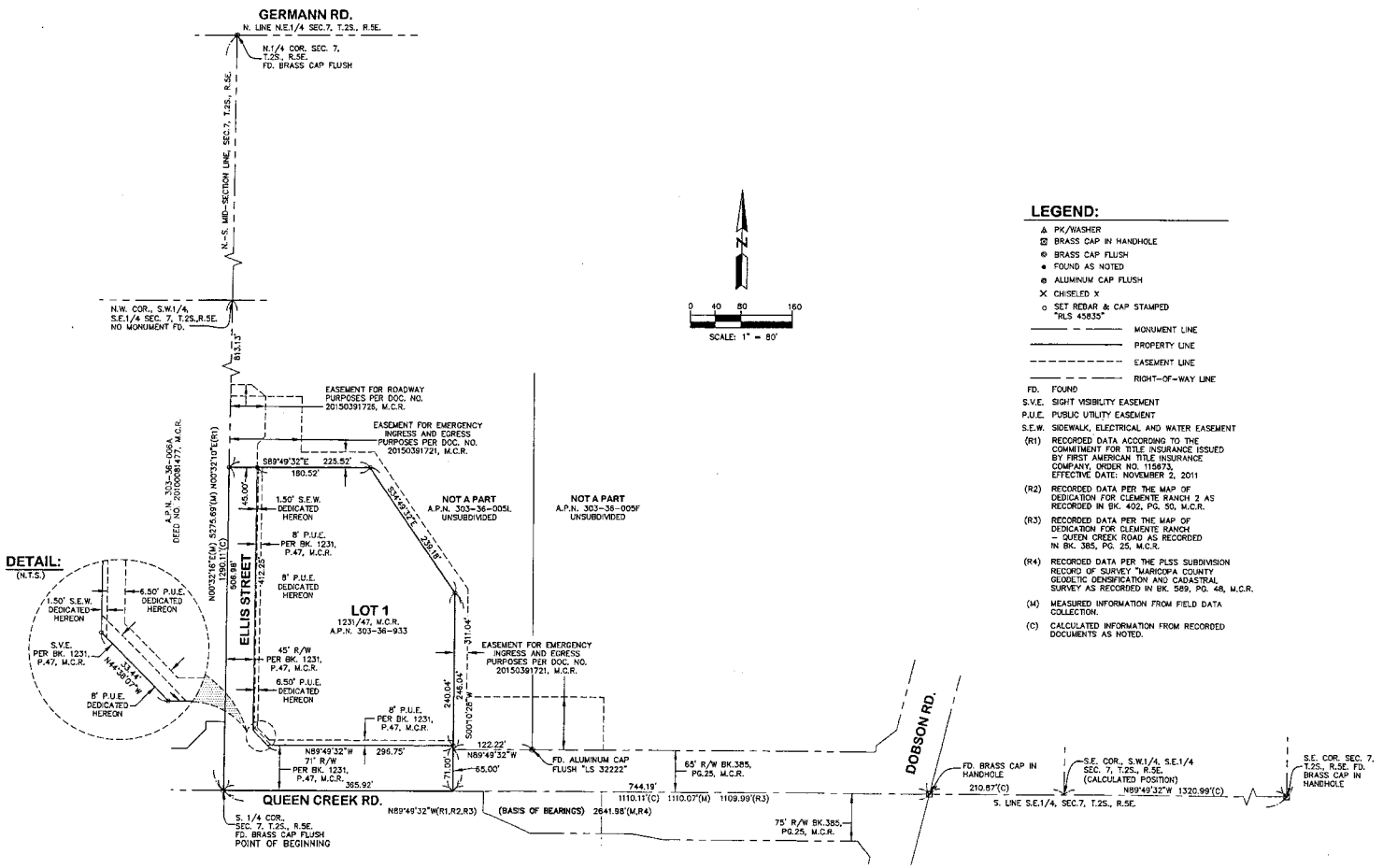

LEGEND:

- △ PK/WASHER
- ⊠ BRASS CAP IN HANDHOLE
- ⊙ BRASS CAP FLUSH
- ● FOUND AS NOTED
- ⊚ ALUMINUM CAP FLUSH
- × CHISELED X
- ○ SET REBAR & CAP STAMPED "RLS 45835"
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE

FD. FOUND
S.V.E. SIGHT VISIBILITY EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
S.E.W. SIDEWALK, ELECTRICAL AND WATER EASEMENT

(R1) RECORDED DATA ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 115673, EFFECTIVE DATE: NOVEMBER 2, 2011

(R2) RECORDED DATA PER THE MAP OF DEDICATION FOR CLEMENTE RANCH 2 AS RECORDED IN BK. 402, PG. 50, M.C.R.

(R3) RECORDED DATA PER THE MAP OF DEDICATION FOR CLEMENTE RANCH – QUEEN CREEK ROAD AS RECORDED IN BK. 385, PG. 25, M.C.R.

(R4) RECORDED DATA PER THE PLSS SUBDIVISION RECORD OF SURVEY "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BK. 569, PG. 48, M.C.R.

(M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.

(C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.

C.O.C. LOG NO. FPT15-0016

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, AZ 85258
P. 480 991 3985
F. 480 991 3986

JOHN D. HEATH 45835 REGISTERED LAND SURVEYOR Expires 3/31/2016

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SECTION: 7
TWNSHP: 2S.
RANGE: 5E.

JOB NO.: LGEC118-SP1

SCALE: 1"=80'

SHEET 2 OF 2