#96

SEP 24 2015

Chandler

All-America City

2010

Chandler · Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 15-115**

DATE: SEPTEMBER 24, 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: FPT15-0022 MADERAS

Request: Final Plat (FPT) approval

Location: South of the southwest corner of Cooper and Queen Creek roads

Applicant: Bowman Consulting

BACKGROUND

This Final Plat is a re-plat for the single-family subdivision Maderas originally approved by Council in 2006. In July 2015, Council approved zoning conditions which modified development standards related to the location of one- and two-story homes. Due to these changes, the originally approved Final Plat's typical lot setback details and notes were no longer applicable. The proposed re-plat removes this information and maintains the subdivision design previously established. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

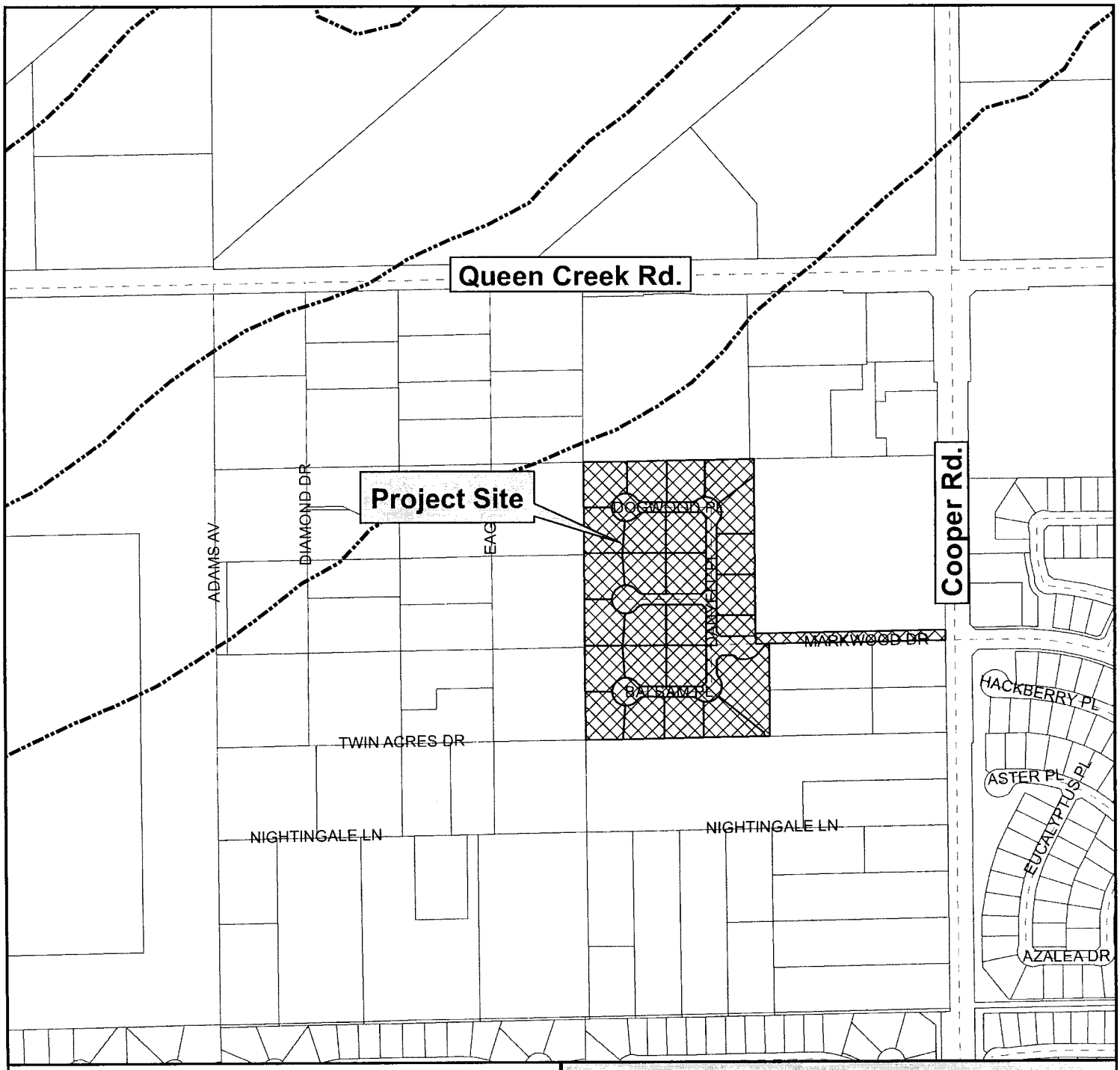
Upon finding the request to be consistent with the General Plan and Planned Area Development zoning, Planning Staff recommends City Council approve the Final Plat.

PROPOSED MOTION

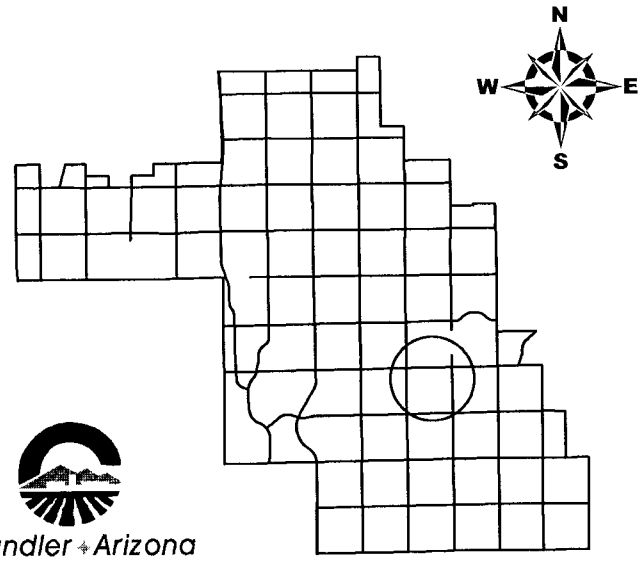
Move City Council approve Final Plat FPT15-0022 MADERAS, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map

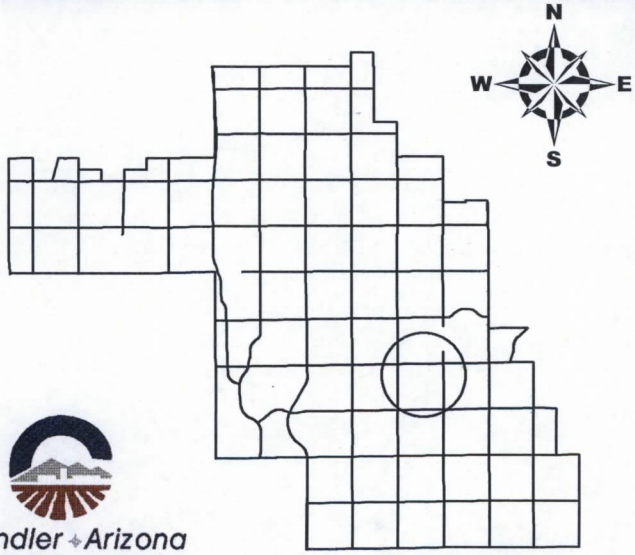


Maderas

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 9/3/2015

Vicinity Map



Maderas

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 9/3/2015

REPLAT
OF A PORTION OF
MADERAS

A REPLAT OF LOTS 1 THROUGH 22, AND TRACTS 'A' THROUGH 'D' OF "MADERAS", ACCORDING TO BOOK 922 OF MAPS, PAGE 05, MARICOPA COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, T2S, R5E, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT RES-AZ BBWEA LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "REPLAT OF A PORTION OF MADERAS", LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS REPLAT AS AND FOR THE PLAT OF SAID "REPLAT OF A PORTION OF MADERAS" AND HEREBY DECLARES THAT SAID REPLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT, EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID REPLAT. THAT RES-AZ BBWEA LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREET RIGHTS-OF-WAY AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES.

RES-AZ BBWEA LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY GRANT AND CONVEY TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, AN EASEMENT FOR AVIGATION PURPOSES OVER AND ACROSS THE LOTS, TRACTS, EASEMENTS AND STREETS OF SAID REPLAT 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 OPERATION AT OR ON CHANDLER MUNICIPAL AIRPORT; AND THE OWNER (GRANTORS) DOES FURTHER RELEASE AND DISCHARGE THE CITY, FOR THE USE AND BENEFIT OF THE PUBLIC AND AGENCIES OF THE CITY, OF AND FROM ALL 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 (GRANTOR'S) PROPERTY ABOVE THREE HUNDRED FIFTY (350) FEET, TO AN INFINITE HEIGHT ABOVE THE 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 OPERATION AT OR ON CHANDLER MUNICIPAL AIRPORT.

THE GRANTING OF THIS AVIGATION EASEMENT AND RELEASE DOES NOT RELIEVE 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, VIBRATION, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

THIS AVIGATION EASEMENT AND RELEASE SHALL BE BINDING UPON SAID OWNERS (GRANTORS) AND THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST TO THE LOTS, TRACTS, EASEMENTS AND STREETS IN SAID REPLAT AND OWNERS FURTHER AGREE THAT THIS EASEMENT AND STATEMENT OF RELEASE SHALL BE A COVENANT RUNNING WITH THE LAND.

TRACTS "A" THROUGH "D" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE MADERAS HOMEOWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS REPLAT.

TRACT "D" IS HEREBY DECLARED AS PRIVATE STREETS FOR INGRESS/EGRESS TO AND FROM EACH LOT BY THE OWNER THEREOF AND ITS INVITEES, CONTRACTORS, EMPLOYEES, AGENTS AND GUESTS. OWNER GRANTS TO THE CITY OF CHANDLER AND APPLICABLE UTILITY PROVIDERS AND SERVICE PROVIDERS AN EASEMENT OVER, UNDER, THROUGH AND ACROSS TRACT "D" FOR (1) THE INSTALLATION, OPERATION AND FURNISHING OF MAINTENANCE OF PUBLIC UTILITY LINES AND FACILITIES, INCLUDING, WITHOUT LIMITATION, ELECTRICITY, GAS, TELEPHONE, CABLE TV, WATER AND SEWER LINES, AND (2) INGRESS AND EGRESS FOR THE OPERATION AND MAINTENANCE OF SUCH UTILITIES, AND FOR TRASH REMOVAL. A BLANKET EMERGENCY VEHICULAR ACCESS EASEMENT IS HEREBY DEDICATED TO THE CITY OF CHANDLER.

THE MAINTENANCE OF LANDSCAPING WITHIN ALL TRACTS SHALL BE THE RESPONSIBILITY OF THE MADERAS HOMEOWNERS ASSOCIATION. THE MAINTENANCE OF THE LANDSCAPING WITHIN THE RIGHT OF WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE MADERAS HOMEOWNERS ASSOCIATION. ALL TRACTS SHALL BE IMPROVED IN ACCORDANCE WITH APPROVED PLANS AND DEEDED TO THE MADERAS HOMEOWNERS ASSOCIATION AFTER PLAT RECORDATION.

IN WITNESS WHEREOF: RES-AZ BBWEA LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED.

RES-AZ BBWEA LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
} S.S.
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.

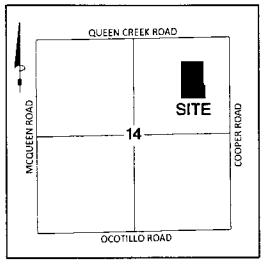
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

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, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
4. ALL UTILITIES AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
5. ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT. PROPERTY CORNERS WILL BE SET AT COMPLETION OF MASS GRADING.
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. THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE X PER FEMA FLOOD INSURANCE RATE MAP 04013C2740L, DATED OCTOBER 16, 2013.
8. ALL OFFICIAL SEALS AND STAMPS AFFIXED TO THE FINAL PLAT MUST BE IN BLACK INK AS REQUIRED BY THE MARICOPA COUNTY RECORDER'S OFFICE. ALL SIGNATURES MUST BE IN BLACK INK.
9. ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED THE CITY OF CHANDLER AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE MADERAS HOMEOWNERS ASSOCIATION. THE MADERAS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
10. THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP
11. 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.



VICINITY MAP
N.T.S.

OWNER

RES-AZ BBWEA LLC
700 NW 107TH AVENUE #200
MIAMI, FL 33172
PH: 480.783.8655
CONTACT: MATHEW AVRHAM

ENGINEER

BOWMAN CONSULTING
1295 W. WASHINGTON STREET #108
TEMPE, AZ 85281
PH: 480.629.8830
CONTACT: TROY PETERSON

SHEET INDEX

1 COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARINGS, CERTIFICATIONS

2 FINAL PLAT PLAN SHEET, LOT AREA TABLE, TRACT AREA & USAGE TABLE

SITE DATA

ZONING:	P.A.D.
NUMBER OF LOTS	22
GROSS AREA	621,422 SQ.FT. OR 14.2659 ACRES, MORE OR LESS

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, HAVING A BEARING OF SOUTH 00 DEGREES 24 MINUTES 41 SECONDS EAST, ACCORDING TO BOOK 589 OF MAP, PAGE 48 AND BOOK 922 OF MAPS, PAGE 5, M.C.R.

LEGAL DESCRIPTION

LOTS 1 THROUGH 22, INCLUSIVE, AND TRACTS 'A' THROUGH 'D', INCLUSIVE, OF MADERAS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 922 OF MAPS, PAGE 5.

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.

_____ 09/02/15

KENT GROH
REGISTERED LAND SURVEYOR NO. 44808
BOWMAN CONSULTING
1295 W. WASHINGTON STREET, #108
TEMPE, AZ 85281

CITY OF CHANDLER CERTIFICATIONS

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 AND 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

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS DAY _____ OF _____ 2015.

BY: _____ _____
MAYOR DATE

ATTEST: _____ _____
CITY CLERK DATE

C.O.C. LOG NO. FPT 15-0022

Bowman CONSULTING
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Phone: (480) 629-8830
Fax: (480) 629-8851
www.bowmanconsulting.com

44808
KENT M. GROH
REGISTERED LAND SURVEYOR
ARIZONA, U.S.A.
09/30/15

REPLAT OF A PORTION OF MADERAS
CHANDLER, ARIZONA

DATE	REVISION

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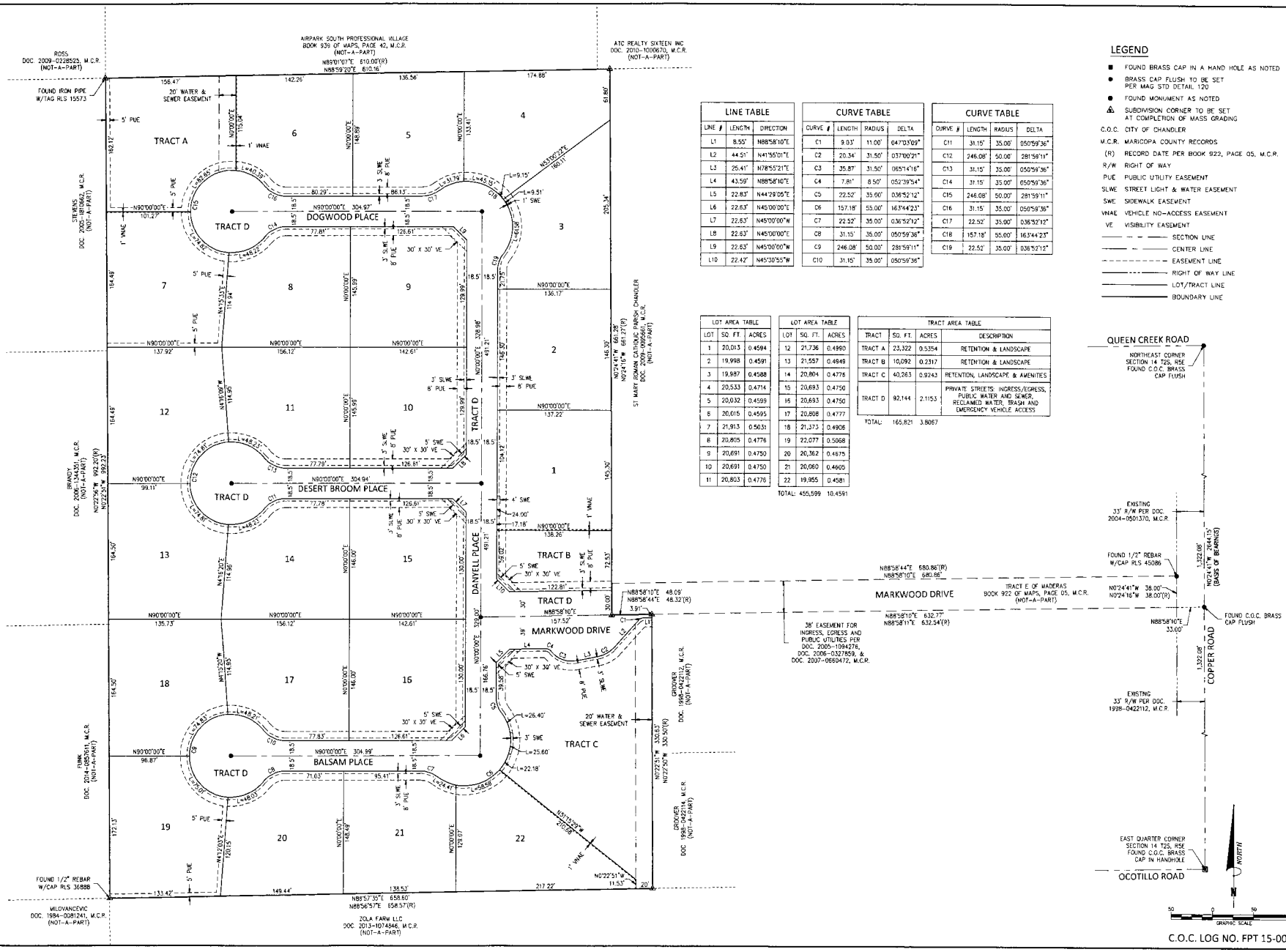
DATE: 09-02-15
PROJ NO: 060123-01
TASK NUM: 001
DRAWN BY: DT
CHECKED: KG
QUALITY:
CLIENT NO:
SCALE
N.T.S.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	8.55'	N88°58'10"E
L2	44.51'	N41°55'01"E
L3	25.41'	N78°55'21"E
L4	43.59'	N88°58'10"E
L5	22.83'	N44°29'05"E
L6	22.63'	N45°00'00"E
L7	22.63'	N45°00'00"W
L8	22.63'	N45°00'00"E
L9	22.63'	N45°00'00"W
L10	22.42'	N45°30'55"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	9.03'	11.00'	047°03'09"
C2	20.34'	31.50'	037°00'21"
C3	35.87'	31.50'	065°14'16"
C4	7.81'	8.50'	052°39'54"
C5	22.52'	35.00'	036°52'12"
C6	157.18'	55.00'	163°44'23"
C7	22.52'	35.00'	036°52'12"
C8	31.15'	35.00'	050°59'36"
C9	246.08'	50.00'	281°59'11"
C10	31.15'	35.00'	050°59'36"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C11	31.15'	35.00'	050°59'36"
C12	246.08'	50.00'	281°59'11"
C13	31.15'	35.00'	050°59'36"
C14	31.15'	35.00'	050°59'36"
C15	246.08'	50.00'	281°59'11"
C16	31.15'	35.00'	050°59'36"
C17	22.52'	35.00'	036°52'12"
C18	157.18'	55.00'	163°44'23"
C19	22.52'	35.00'	036°52'12"

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
1	20,013	0.4594
2	19,998	0.4591
3	19,987	0.4588
4	20,533	0.4714
5	20,032	0.4599
6	20,015	0.4595
7	21,913	0.5031
8	20,805	0.4776
9	20,691	0.4750
10	20,691	0.4750
11	20,803	0.4776

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
12	21,736	0.4990
13	21,557	0.4948
14	20,804	0.4776
15	20,693	0.4750
16	20,693	0.4750
17	20,808	0.4777
18	21,373	0.4906
19	22,077	0.5068
20	20,362	0.4675
21	20,060	0.4605
22	19,955	0.4581

TOTAL: 455,599 10.4591

TRACT AREA TABLE			
TRACT	SQ. FT.	ACRES	DESCRIPTION
TRACT A	23,322	0.5354	RETENTION & LANDSCAPE
TRACT B	10,092	0.2317	RETENTION & LANDSCAPE
TRACT C	40,263	0.9243	RETENTION, LANDSCAPE & AMENITIES
TRACT D	92,144	2.1153	PRIVATE STREETS, INGRESS/EGRESS, PUBLIC WATER AND SEWER, RECLAIMED WATER, TRASH AND EMERGENCY VEHICLE ACCESS

TOTAL: 165,821 3.8067

LEGEND

- ■ FOUND BRASS CAP IN A HAND HOLE AS NOTED
- ● BRASS CAP FLUSH TO BE SET PER MAG STD DETAIL 120
- ● FOUND MONUMENT AS NOTED
- ⚠ SUBDIVISION CORNER TO BE SET AT COMPLETION OF MASS GRADING

C.O.C. CITY OF CHANDLER
M.C.R. MARICOPA COUNTY RECORDS
(R) RECORD DATE PER BOOK 922, PAGE 05, M.C.R.
R/W RIGHT OF WAY
PUE PUBLIC UTILITY EASEMENT
SLWE STREET LIGHT & WATER EASEMENT
SWE SIDEWALK EASEMENT
VNAE VEHICLE NO-ACCESS EASEMENT
VE VISIBILITY EASEMENT

SECTION LINE
CENTER LINE
EASEMENT LINE
RIGHT OF WAY LINE
LOT/TRACT LINE
BOUNDARY LINE

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44808
KENT M. GROH
EXPIRES 09/30/15

REPLAT OF A PORTION OF MADERAS
CHANDLER, ARIZONA

REVISION	DATE

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DATE: 09-02-15
PROJ NO: 050123-01
TASK NUM: 001
DRAWN BY: DT
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QUALITY:
CLIENT NO:
SCALE: 1" = 50'
2 of 2

C.O.C. LOG NO. FPT 15-0022