#41
NOV 19 2015
Chandler
All-America City
2010

Chandler · Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 15-149**

DATE: NOVEMBER 19, 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: FPT15-0017 RESEDA

Request: Final Plat (FPT) approval

Location: Northwest corner of Germann Road and Arrowhead Drive

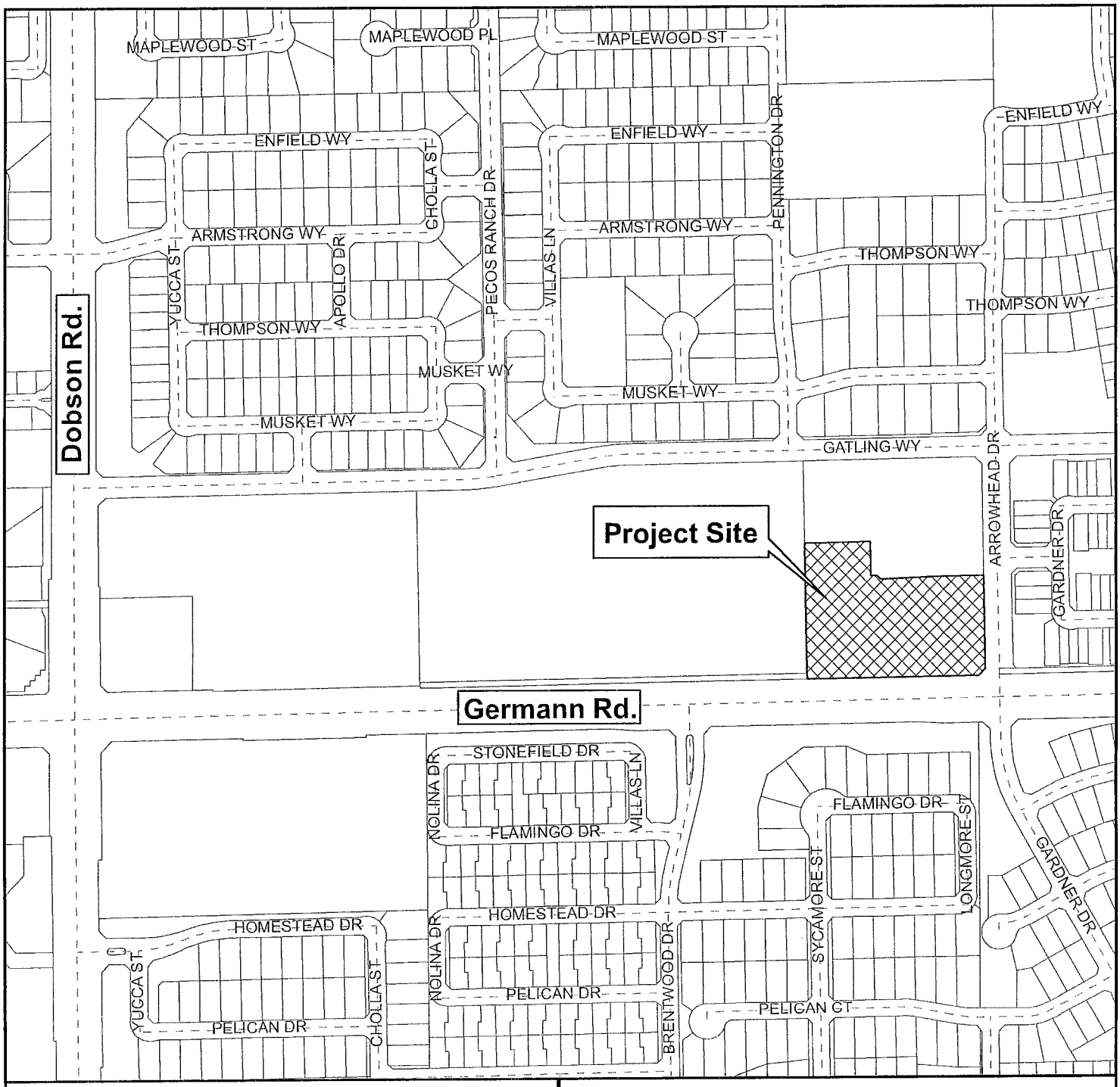
Applicant: Bowman Consulting

BACKGROUND
This Final Plat is for a single-family residential development that was approved by Council in June 2015. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

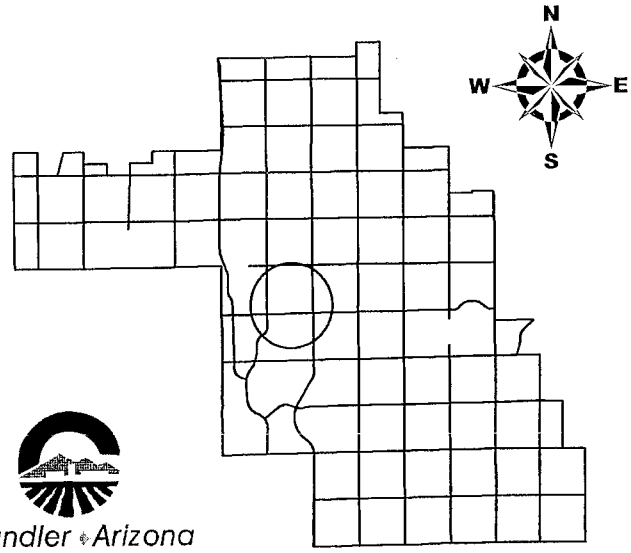
RECOMMENDED ACTION
Upon finding consistency with the General Plan, Planning Staff recommends City Council approve Final Plat, FPT15-0017 RESEDA.

PROPOSED MOTION
Move City Council approve Final Plat FPT15-0017 RESEDA, as recommended by Planning Staff.

Attachments
1. Vicinity Maps
2. Final Plat



Vicinity Map



Reseda

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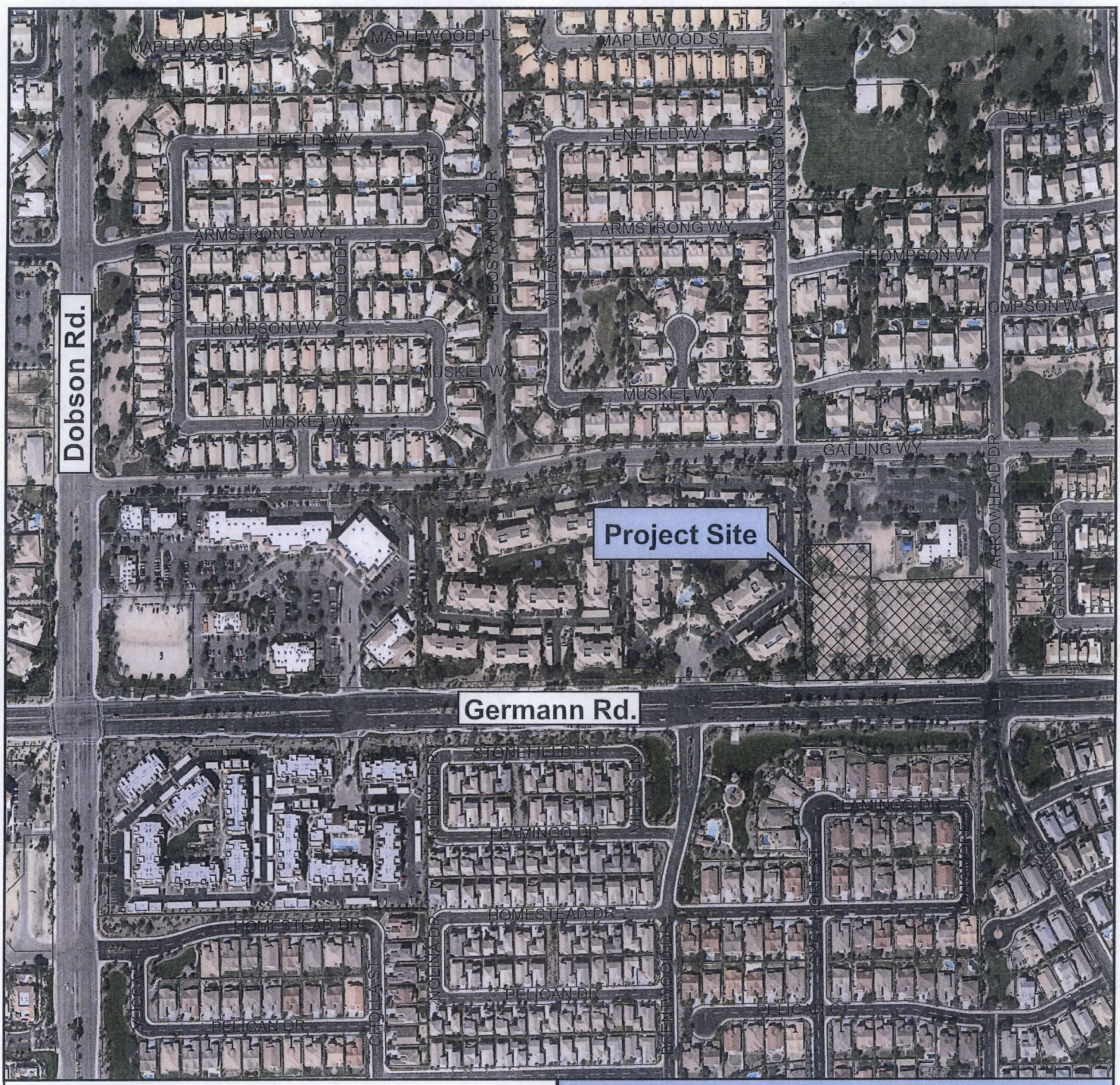
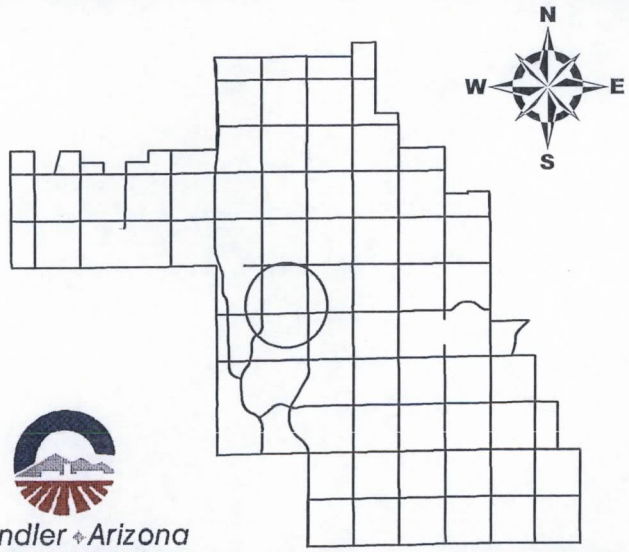
CITY OF CHANDLER 10/26/2015



Vicinity Map



Reseda

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 10/26/2015

FINAL PLAT
OF
RESEDA

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, T2S, R5E OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT JKLP HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "RESEDA", LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA;, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "RESEDA" AND HEREBY DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PARCELS, LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH PARCEL, LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID FINAL PLAT. THAT "JKLP HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER" HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREET RIGHTS-OF-WAY AS SHOWN ON SAID FINAL PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES.

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

EASEMENTS ARE DEDICATED AS SHOWN ON THIS FINAL PLAT. (FOR WATER & SEWER EASEMENT DIMENSIONS REFER TO THE PAVING PLANS).

TRACT "A" 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 "A" 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 LANDSCAPE MAINTENANCE OF ALL TRACTS AND OF THE DRAINAGE LANDSCAPE AND PEDESTRIAN ACCESS EASEMENTS WITHIN THE LOTS IS THE RESPONSIBILITY OF THE THE RESEDA HOMEOWNERS ASSOCIATION. THE MAINTENANCE OF THE LANDSCAPING WITHIN THE RIGHT OF WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE THE RESEDA HOMEOWNERS ASSOCIATION. ALL TRACTS SHALL BE IMPROVED IN ACCORDANCE WITH APPROVED PLANS AND DEEDED TO THE THE RESEDA HOMEOWNERS ASSOCIATION AFTER PLAT RECORDATION.

IN WITNESS WHEREOF: JKLP HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; 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.

JKLP HOLDINGS, LLC, AN ARIZONA 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: _____

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DOC. NO. 2014-0171415 AND DOC. NO. 2014-0410986, 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 HAS SIGNED THEIR NAMES THIS _____ DAY OF _____, 2015

CAPITAL FUND I, LLC, AN ARIZONA 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: _____

BASIS OF BEARING

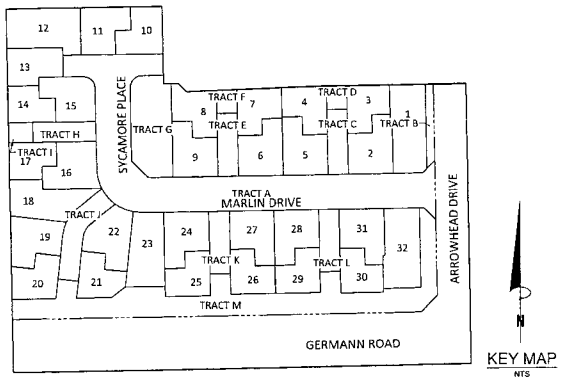
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, HAVING A BEARING OF SOUTH 89°05'24" WEST, PER BOOK 1197 OF MAPS, PAGE 38, M.C.R.

LEGAL DESCRIPTION

LOT 1, MINOR LAND DIVISION MAP OF CHANDLER PRESBYTERIAN CHURCH AMENDED, ACCORDING TO BOOK 624 OF MAPS, PAGE 40 AND AMENDED IN BOOK 1197 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.

SITE DATA

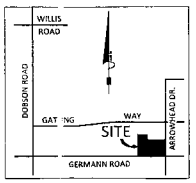
ZONING	P.A.D.
NUMBER OF LOTS	32
GROSS AREA	214,903 SQ.FT. OR 4.9128 ACRES, MORE OR LESS
MINIMUM LOT AREA	2,344 SQ.FT. OR 0.0538 ACRES, MORE OR LESS
MAXIMUM LOT AREA	4,731 SQ.FT. OR 0.1086 ACRES, MORE OR LESS
AVERAGE LOT AREA	3,121 SQ.FT. OR 0.0718 ACRES, MORE OR LESS



KEY MAP
NTS

NOTES:

1. THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
2. CONSTRICTION 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 BUSHES 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. 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.
7. 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 8' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.
8. THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE X PER FEMA FLOOD INSURANCE RATE MAP 04013C2740L, DATED OCTOBER 16, 2013.
9. 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.
10. 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 RESEDA HOMEOWNERS ASSOCIATION. THE RESEDA HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
11. THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.
12. THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS ("TITLEHOLDER(S)") SHALL BE RESPONSIBLE FOR IRRIGATION OF THE COMMON AREA TRACTS. THE SOURCE OF IRRIGATION WATER FOR THE COMMON AREA TRACTS SHALL BE RECLAIMED WATER ("EFFLUENT"), BUT IF RECLAIMED WATER IS UNAVAILABLE AT THE TIME CONSTRUCTION IN THE SUBDIVISION BEGINS, THE TITLEHOLDER(S) SHALL CAUSE THE COMMON AREA TRACTS TO BE IRRIGATED AND SUPPLIED WITH WATER, OTHER THAN SURFACE WATER FROM ANY IRRIGATION DISTRICT, THROUGH SOURCES CONSISTENT WITH THE ARIZONA LAW AND THE RULES AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. ONCE EFFLUENT OF THE QUANTITY AND QUALITY NEEDED TO SUPPORT SUCH COMMON AREA TRACTS IS AVAILABLE, THEN THE TITLEHOLDER(S) SHALL CAUSE EFFLUENT TO BE USED TO IRRIGATE THE COMMON AREA TRACTS. AT SUCH TIME AS TITLE TO THE COMMON AREA TRACTS IS SOLD OR OTHERWISE TRANSFERRED, IN WHOLE OR IN PART, WHETHER TO THE SUBDIVISION HOMEOWNERS ASSOCIATION OR TO SOME THIRD PARTY, THE TITLEHOLDER(S) SHALL ALSO SELL OR TRANSFER, AT THE OPTION OF THE PARTY ACQUIRING TITLE THERETO, ANY WATER RIGHTS OR PERMITS HELD BY OR IN THE NAME OF THE TITLEHOLDER(S) BENEFITING OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS.



VICINITY MAP
NTS

OWNER	DEVELOPER	ENGINEER
JKLP HOLDINGS LLC 14037 S 35TH PL. PHOENIX, AZ 85044	PORCHLIGHT HOMES 2915 E. BASELINE RD., SUITE 118 GILBERT, AZ 85234 PH: 480.813.1224 CONTACT: RYAN LARSEN	BOWMAN CONSULTING 1295 W. WASHINGTON ST., SUITE 108 TEMPE, AZ 85281 PH: 480.629.8830 CONTACT: TROY PETERSON

SHEET INDEX

1 COVER, DEDICATION, SITE DATA, BASIS OF BEARING, CERTIFICATIONS NOTES, LOT AREA TABLE, TRACT AREA & USAGE TABLE AND BOUNDARY OVERVIEW

2 FINAL PLAT PLAN SHEET

HOMEOWNERS RATIFICATION

BY THIS RATIFICATION _____, DULY ELECTED PRESIDENT OF THE THE RESEDA HOMEOWNERS ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

_____ _____
SIGNATURE DATE

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: _____

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.

_____ 09/25/15

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

APPROVAL

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

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
1	4,678	0.1074	9	3,177	0.0729	17	2,381	0.0549	25	2,511	0.0576
2	3,302	0.0758	10	2,889	0.0663	18	3,814	0.0876	26	2,505	0.0575
3	2,625	0.0603	11	3,091	0.0710	19	3,238	0.0743	27	3,095	0.0711
4	2,734	0.0628	12	4,731	0.1086	20	2,645	0.0607	28	3,095	0.0711
5	3,304	0.0758	13	2,910	0.0668	21	2,523	0.0579	29	2,501	0.0574
6	3,274	0.0752	14	2,344	0.0538	22	3,395	0.0779	30	2,405	0.0552
7	2,690	0.0617	15	3,217	0.0739	23	3,974	0.0901	31	3,148	0.0723
8	2,824	0.0648	16	3,345	0.0768	24	3,177	0.0729	32	4,371	0.1003

TRACT AREA TABLE			
TRACT	SQ. FT.	ACRES	DESCRIPTION
TRACT A	26,441	0.6070	PRIVATE ROADWAY & PUBLIC WATER / SEWER EASEMENT
TRACT B	1,005	0.0231	OPEN SPACE AND LANDSCAPE
TRACT C	2,030	0.0466	ACCESS EASEMENT
TRACT D	737	0.0169	OPEN SPACE AND LANDSCAPE
TRACT E	1,971	0.0453	ACCESS EASEMENT
TRACT F	723	0.0166	OPEN SPACE AND LANDSCAPE
TRACT G	6,033	0.1385	OPEN SPACE AND LANDSCAPE

TRACT AREA TABLE			
TRACT	SQ. FT.	ACRES	DESCRIPTION
TRACT H	1,927	0.0442	ACCESS EASEMENT
TRACT I	735	0.0169	OPEN SPACE AND LANDSCAPE
TRACT J	3,021	0.0694	ACCESS EASEMENT
TRACT K	1,927	0.0442	ACCESS EASEMENT
TRACT L	1,927	0.0442	ACCESS EASEMENT
TRACT M	17,779	0.4081	OPEN SPACE, LANDSCAPE AND RETENTION

C.O.C. LOG NO. FPT 15-0017

Bowman CONSULTING
Bowman Consulting Group, Ltd.
1295 W Washington Street, #108
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowmanconsulting.com

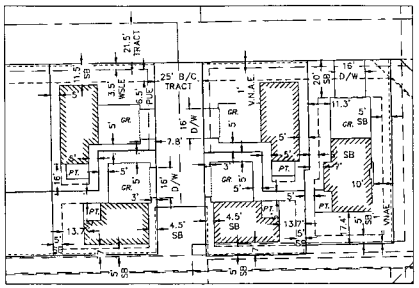
44808
KENT M. GROH
REGISTERED LAND SURVEYOR
Expires 09/30/16

FINAL PLAT OF
RESEDA
CHANDLER, ARIZONA

DATE	REVISION

© Bowman Consulting Group, Ltd.

DATE: 09-25-15
PROJ NO: C50109-01
TASK NUM: 001
DRAWN BY: AG
CHECKED: DT
QUALITY: KG
CLIENT NO:
SCALE
N.T.S.



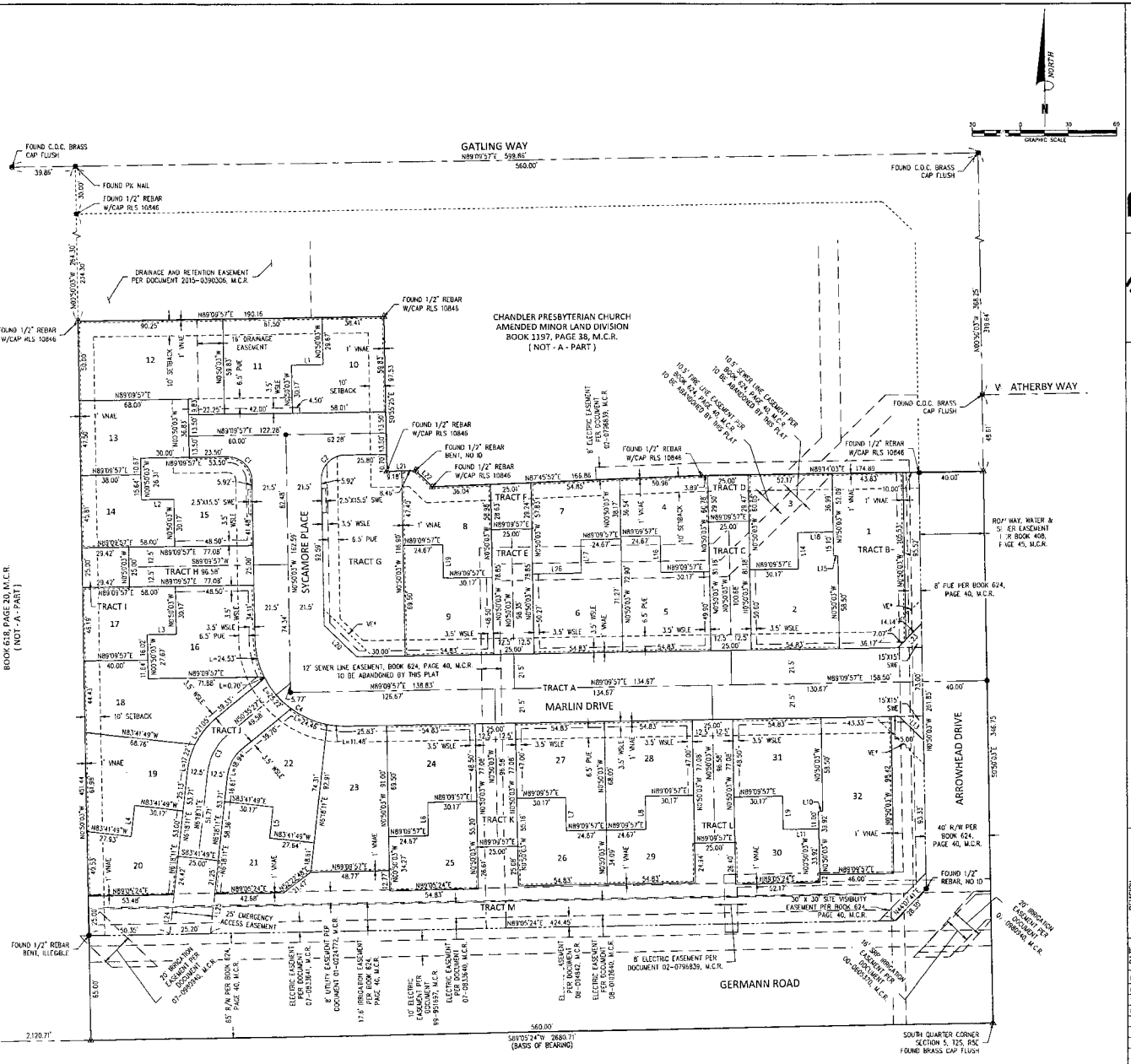
TYPICAL LOT LAYOUT
NTS

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	19.50'	N89°09'57"E	L14	23.00'	S00°50'03"E
L2	20.00'	N89°09'57"E	L15	2.67'	N89°09'57"E
L3	18.00'	N89°09'57"E	L16	23.00'	S00°50'03"E
L4	19.50'	S06°18'11"W	L17	21.00'	S00°50'03"E
L5	19.50'	S06°18'11"W	L18	22.08'	S89°09'57"W
L6	21.00'	N00°50'03"W	L19	21.00'	S00°50'03"E
L7	21.00'	N00°50'03"W	L20	28.28'	S45°50'03"E
L8	21.00'	N00°50'03"W	L21	17.64'	N89°05'26"E
L9	21.00'	N00°50'03"W	L22	14.61'	S45°55'05"E
L10	2.67'	N89°09'57"E	L23	21.21'	N44°09'57"E
L11	22.00'	S89°09'57"W	L24	25.20'	S06°18'11"W
L12	5.00'	N00°50'03"W	L25	25.20'	S06°18'11"W
L13	21.21'	S45°50'03"E	L26	30.17'	N89°09'57"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	23.56'	15.00'	090°00'00"
C2	23.56'	15.00'	090°00'00"
C3	28.60'	37.00'	044°17'15"
C4	86.39'	55.00'	090°00'00"

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/W RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT
- WSLL WATER & STREET LIGHT EASEMENT
- SWE SIDEWALK EASEMENT
- VNAL 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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48608 KENT M. GROH

FINAL PLAT OF RESEDA CHANDLER, ARIZONA

REVISION	DATE

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DATE: 09-25-15
PROJ NO: 050109-01
TASK NUM: 001
DRAWN BY: AG
CHECKED: GT
QUALITY: KG
CLIENT NO:
SCALE 1" = 30'
2 OF 2