#42

NOV 19 2015

Chandler

All-America City

2010

Chandler · Arizona

Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 15-151**

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: FPT15-0018 RHYTHM

Request: Final Plat (FPT) approval

Location: Northwest corner of 56th Street (Priest Drive) and Orchid Lane

Applicant: Bowman Consulting

BACKGROUND

This Final Plat is for a single-family residential and residential condominium development that was approved by Council in August 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, FPT15-0018 RHYTHM.

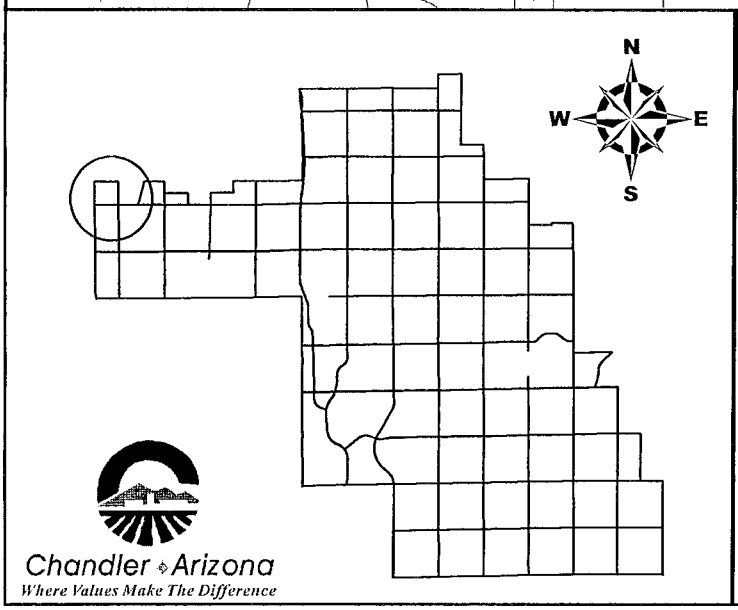
PROPOSED MOTION

Move City Council approve Final Plat FPT15-0018 RHYTHM, as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Final Plat

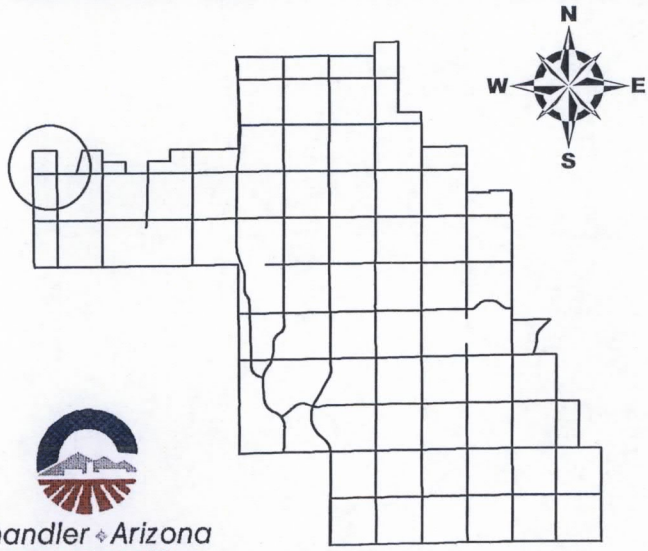
Vicinity Map



Rhythm

CITY OF CHANDLER 10/20/2015

Vicinity Map



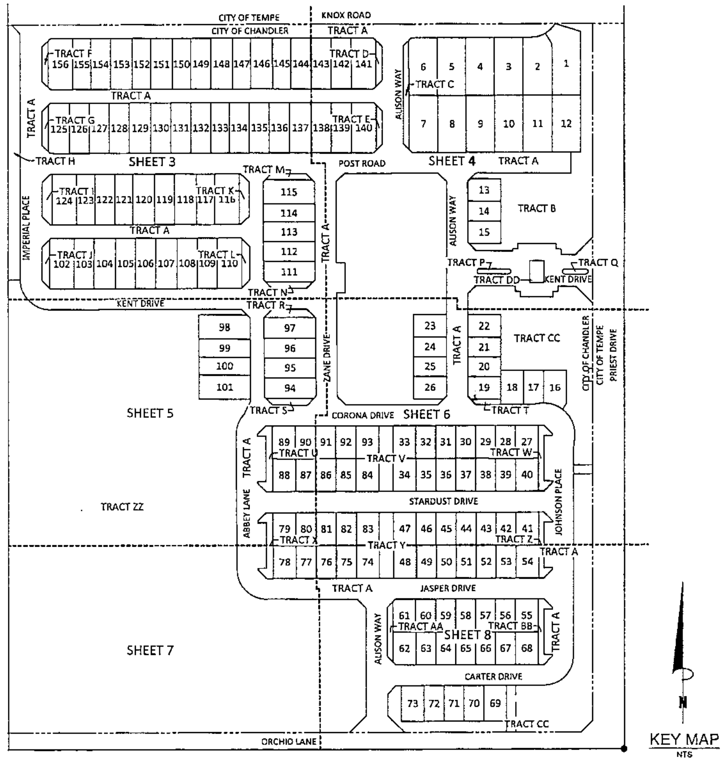
Rhythm

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 10/20/2015

A FINAL PLAT OF
RHYTHM

LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;



KEY MAP
NTS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "RHYTHM", LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "RHYTHM" 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 PLAT. THAT "THE 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.

TRACTS "B" THROUGH "Z", "AA" THROUGH "CC" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE RHYTHM COMMUNITY ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

TRACT "ZZ" IS HEREBY DEDICATED FOR FUTURE CONDOMINIUM DEVELOPMENT.

SIDEWALK EASEMENTS ARE DEDICATED TO THE RHYTHM COMMUNITY ASSOCIATION.

EASEMENTS ARE DEDICATED AS SHOWN ON THE PLAT.

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. DEDICATE AN EMERGENCY VEHICULAR ACCESS EASEMENT OVER TRACT "A" 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 RHYTHM COMMUNITY ASSOCIATION. THE MAINTENANCE OF THE LANDSCAPING WITHIN THE RIGHT OF WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE THE RHYTHM COMMUNITY ASSOCIATION. ALL TRACTS SHALL BE IMPROVED IN ACCORDANCE WITH APPROVED PLANS AND DEEDED TO THE THE RHYTHM COMMUNITY ASSOCIATION AFTER PLAT RECORDATION.

IN WITNESS WHEREOF: MATTAMY ARIZONA, 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.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: ______________________

ITS: ______________________

ACKNOWLEDGMENTS

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:

THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.

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

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.

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.

ALL UTILITIES AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.

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.

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.

THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE X PER FEMA FLOOD INSURANCE RATE MAP 04013C2705L, DATED OCTOBER 16, 2013.

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.

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 RHYTHM COMMUNITY ASSOCIATION. THE RHYTHM COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC OWNERSHIP.

HOMEOWNERS RATIFICATION

BY THIS RATIFICATION ______________________
DULY ELECTED PRESIDENT OF THE THE RHYTHM COMMUNITY ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

______________________ ______
SIGNATURE DATE

ACKNOWLEDGMENTS

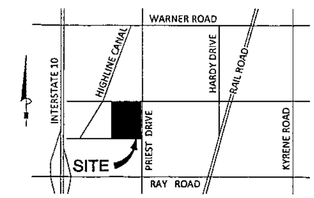
STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA

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: ______________



VICINITY MAP
N.T.S.

OWNER / DEVELOPER

MATTAMY ARIZONA, LLC
9200 EAST PIMA CENTER PARKWAY
SUITE 230
SCOTTSDALE, AZ 85258
PHONE: (480) 302-6080
CONTACT: JOSE L. CASTILLO II

ENGINEER

BOWMAN CONSULTING
1295 WEST WASHINGTON
SUITE 108
TEMPE, AZ 85281
PHONE: (480) 629-8830
CONTACT: TROY PETERSON

SHEET INDEX

FP01	COVER, DEDICATION, CERTIFICATIONS AND NOTES
FP02	LOT AREA TABLE, TRACT AREA & USAGE TABLE,
FP03 - FP05	FINAL PLAT PLANS
FP06	FINAL PLAT PLAN AND DETAILS
FP07 - FP08	FINAL PLAT PLANS

SITE DATA

ZONING:	AG-1
NUMBER OF PARCELS:	1
NUMBER OF LOTS	156
TOTAL AREA	32.8539 ACRES

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:

SOUTH 00 DEGREES 00 MINUTES 01 SECONDS WEST, AS RECORDED ON THE FINAL PLAT OF LUMIERE CHANDLER CONDOMINIUMS, BOOK 899, PAGE 14, M.C.R.

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.

10/28/15

KENT M. GROH
REGISTERED LAND SURVEYOR NO. 44808
BOWMAN CONSULTING
1295 W WASHINGTON STREET, SUITE 103
TEMPE, ARIZONA 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

C.O.C. LOG NO. FPT 15-0018

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

KENT M. GROH 44808 (seal)

A FINAL PLAT OF
RHYTHM
CHANDLER, ARIZONA

REVISION	DATE

DATE:	10-28-15
PROJ NO:	9750-01
TASK NUM:	003
DRAWN BY:	AG
CHECKED:	DT
QUALITY:	KG
CLIENT NO:	
SCALE	N.T.S.

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LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PART LYING WEST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL, AS DESCRIBED IN INSTRUMENTS RECORDED IN BOOK 122 OF DEEDS, PAGE 1, AND IN BOOK 122 OF DEEDS, PAGE 333; AND

EXCEPT THE NORTH 40 FEET, THE EAST 55 FEET AND THE SOUTH 30 FEET THEREOF; AND

EXCEPT BEGINNING AT A POINT WHICH LIES 319.0 FEET WEST AND 30.0 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID SOUTHEAST QUARTER OF SECTION 20;

THENCE WESTERLY TO A POINT THAT LIES 418.00 FEET WEST AND 30.0 FEET NORTH OF SAID SOUTHEAST CORNER;

THENCE NORTHEASTERLY TO A POINT THAT LIES 395.0 FEET WEST AND 53.0 FEET NORTH OF SAID SOUTHEAST CORNER;

THENCE EASTERLY TO A POINT THAT LIES 343.0 FEET WEST AND 53.0 FEET NORTH OF SAID SOUTHEAST CORNER;

THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING; AND

EXCEPT BEGINNING AT A POINT WHICH LIES 825.0 FEET WEST AND 30.0 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID SOUTHEAST QUARTER OF SECTION 20;

THENCE WESTERLY TO A POINT LYING 923.0 FEET WEST AND 30.0 FEET NORTH OF SAID SOUTHEAST CORNER;

THENCE NORTHEASTERLY TO A POINT LYING 900.0 FEET WEST AND 53.0 FEET NORTH OF SAID SOUTHEAST CORNER;

THENCE EASTERLY TO A POINT LYING 848.0 FEET WEST AND 53.0 FEET NORTH OF SAID SOUTHEAST CORNER;

THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING; AND

EXCEPT BEGINNING AT A POINT LYING 1725 FEET WEST AND 30.0 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID SOUTHEAST QUARTER OF SECTION 20;

THENCE WESTERLY TO A POINT LYING 1823.00 FEET WEST AND 30.0 FEET NORTH OF SAID SOUTHEAST CORNER;

THENCE NORTHEASTERLY TO A POINT LYING 1800.0 FEET WEST AND 53.0 FEET NORTH OF SAID SOUTHEAST CORNER;

THENCE EASTERLY TO A POINT LYING 1748.0 FEET WEST AND 53.0 FEET NORTH OF SAID SOUTHEAST CORNER;

THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING; AND

EXCEPT THE SOUTH 100 FEET OF THE NORTH 200 FEET OF THE EAST 165 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 20; AND ALSO

EXCEPT A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 20;

THENCE NORTH 00 DEGREES 13 MINUTES 59 SECONDS EAST ALONG THE NORTH-SOUTH MIDSECTION LINE, A DISTANCE OF 1,324.91 FEET;

THENCE NORTH 89 DEGREES 33 MINUTES 24 SECONDS EAST A DISTANCE OF 466.50 FEET;

THENCE NORTH 31 DEGREES 22 MINUTES 53 SECONDS EAST A DISTANCE OF 35.31 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 31 DEGREES 22 MINUTES 53 SECONDS EAST A DISTANCE OF 1337.15 FEET TO THE BEGINNING OF A 2900.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 43 MINUTES 46 SECONDS AN ARC DISTANCE OF 138.15 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 89 DEGREES 32 MINUTES 20 SECONDS EAST A DISTANCE OF 313.43 FEET;

THENCE SOUTH 00 DEGREES 06 MINUTES 03 SECONDS EAST A DISTANCE OF 1255.32 FEET;

THENCE SOUTH 89 DEGREES 33 MINUTES 24 SECONDS WEST A DISTANCE OF 645.91 FEET;

THENCE NORTH 45 DEGREES 16 MINUTES 19 SECONDS WEST A DISTANCE OF 32.43 FEET;

THENCE SOUTH 89 DEGREES 33 MINUTES 24 SECONDS WEST A DISTANCE OF 52.00 FEET;

THENCE SOUTH 44 DEGREES 43 MINUTES 41 SECONDS WEST A DISTANCE OF 32.62 FEET;

THENCE SOUTH 89 DEGREES 33 MINUTES 24 SECONDS WEST A DISTANCE OF 337.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,272,016 SQUARE FEET, OR 29.2015 ACRES, MORE OR LESS.

TRACT AREA TABLE

TRACT	SQ. FT.	ACRES	DESCRIPTION
TRACT A	294,963	6.7714	PRIVATE STREET
TRACT AA	960	0.0220	OPEN SPACE & LANDSCAPE
TRACT B	28,933	0.6642	OPEN SPACE, LANDSCAPE & DRAINAGE
TRACT BB	1,474	0.0338	OPEN SPACE & LANDSCAPE
TRACT C	1,840	0.0422	OPEN SPACE & LANDSCAPE
TRACT CC	62,839	1.4426	OPEN SPACE, LANDSCAPE & DRAINAGE
TRACT D	752	0.0173	OPEN SPACE & LANDSCAPE
TRACT DD	975	0.0224	OPEN SPACE & LANDSCAPE
TRACT E	782	0.0180	OPEN SPACE & LANDSCAPE
TRACT F	772	0.0177	OPEN SPACE & LANDSCAPE
TRACT G	800	0.0184	OPEN SPACE & LANDSCAPE

TRACT AREA TABLE

TRACT	SQ. FT.	ACRES	DESCRIPTION
TRACT H	10,762	0.2471	OPEN SPACE & LANDSCAPE
TRACT I	1,356	0.0311	OPEN SPACE & LANDSCAPE
TRACT J	955	0.0219	OPEN SPACE & LANDSCAPE
TRACT K	1,355	0.0311	OPEN SPACE & LANDSCAPE
TRACT L	1,017	0.0233	OPEN SPACE & LANDSCAPE
TRACT M	781	0.0179	OPEN SPACE & LANDSCAPE
TRACT N	781	0.0179	OPEN SPACE & LANDSCAPE
TRACT O	69,279	1.5904	OPEN SPACE, LANDSCAPE & DRAINAGE
TRACT P	522	0.0120	OPEN SPACE & LANDSCAPE
TRACT Q	395	0.0091	OPEN SPACE & LANDSCAPE
TRACT R	1,125	0.0258	OPEN SPACE & LANDSCAPE

TRACT AREA TABLE

TRACT	SQ. FT.	ACRES	DESCRIPTION
TRACT S	832	0.0191	OPEN SPACE & LANDSCAPE
TRACT T	480	0.0110	OPEN SPACE & LANDSCAPE
TRACT U	1,637	0.0376	OPEN SPACE & LANDSCAPE
TRACT V	2,900	0.0666	OPEN SPACE & LANDSCAPE
TRACT W	1,459	0.0335	OPEN SPACE & LANDSCAPE
TRACT X	1,638	0.0376	OPEN SPACE & LANDSCAPE
TRACT Y	2,900	0.0666	OPEN SPACE & LANDSCAPE
TRACT Z	1,352	0.0310	OPEN SPACE & LANDSCAPE
TRACT ZZ	347,239	7.9715	CONDOMINIUM DEVELOPMENT

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	21.28'	S44°49'38"W
L2	15.00'	S89°59'59"E
L3	2.91'	S00°00'01"W
L4	15.00'	N89°59'59"W
L5	3.09'	S00°00'01"W
L6	21.15'	S45°10'22"E
L7	21.21'	S45°20'46"E
L8	21.21'	N44°39'14"E
L9	21.30'	N44°49'38"E
L10	2.90'	N00°00'01"E
L11	15.00'	N89°59'59"W
L12	15.00'	S89°59'59"E
L13	3.10'	N00°00'01"E
L14	21.15'	N45°10'22"W
L15	21.24'	S45°20'46"E
L16	2.95'	S00°20'46"E
L17	15.00'	S89°39'14"W
L18	15.00'	N89°39'14"E
L19	3.05'	S00°20'46"E
L20	21.21'	S44°39'14"W
L21	21.21'	S45°20'46"E
L22	3.00'	S00°20'46"E
L23	15.00'	S89°39'14"W
L24	15.00'	N89°39'14"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L25	3.00'	S00°20'46"E
L26	21.21'	S44°39'14"W
L27	21.28'	N44°49'38"E
L28	3.02'	N00°00'01"E
L29	15.00'	N89°59'59"W
L30	15.00'	S89°59'59"E
L31	2.98'	N00°00'01"E
L32	21.15'	N45°10'22"W
L33	13.38'	S29°02'13"W
L34	9.83'	N00°00'01"E
L35	14.32'	S45°10'22"E
L36	14.80'	N44°49'38"E
L37	21.28'	N44°49'38"E
L38	21.15'	N45°10'22"W
L39	16.41'	S45°21'15"E
L40	16.44'	N44°38'45"E
L41	21.21'	N44°38'45"E
L42	21.22'	N45°21'15"W
L43	21.21'	S45°21'45"E
L44	21.21'	S44°38'15"W
L45	21.21'	S45°21'45"E
L46	21.21'	N45°21'45"W
L47	21.21'	N44°38'15"E
L48	21.21'	N45°21'45"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L49	21.21'	N44°38'15"E
L50	21.15'	N45°10'55"W
L51	21.28'	N44°49'05"E
L52	21.21'	N44°38'15"E
L53	21.21'	N45°21'45"W
L54	21.15'	N45°10'55"W
L55	21.28'	N44°49'05"E
L56	21.21'	N44°38'15"E
L57	21.21'	N45°21'45"W
L58	24.00'	S89°59'54"W
L59	21.15'	N45°10'55"W
L60	21.28'	N44°49'05"E
L61	21.15'	N45°10'55"W
L62	21.28'	N44°49'05"E
L63	21.21'	N44°38'16"E
L64	21.21'	N45°21'45"W
L65	21.21'	N44°38'15"E
L66	21.21'	N45°21'45"W
L67	37.00'	S00°21'44"E
L68	21.21'	N45°21'44"W
L69	21.21'	N44°38'15"E
L70	21.28'	N44°49'08"E
L71	21.21'	N44°59'59"W
L72	9.75'	N00°00'01"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L73	9.00'	N89°59'59"W
L74	9.75'	N00°00'01"E
L75	9.75'	S00°00'01"W
L76	9.00'	N89°59'59"W
L77	9.75'	S00°00'01"W
L78	3.75'	S00°00'01"W
L79	9.00'	N89°59'59"W
L80	9.75'	S00°00'01"W
L81	9.75'	N00°00'01"E
L82	9.00'	N89°59'59"W
L83	9.75'	N00°00'01"E
L88	25.00'	S89°39'14"W
L89	16.00'	S00°20'46"E
L90	48.33'	S89°39'14"W
L91	16.00'	N00°20'46"W
L92	25.00'	S89°39'14"W
L93	16.00'	S00°20'46"E
L94	16.00'	N00°20'46"W
L95	53.16'	S89°39'14"W
L96	25.00'	S89°39'14"W
L97	25.00'	S89°59'54"W
L98	48.33'	S89°39'14"W
L99	16.00'	S00°20'46"E
L100	16.00'	N00°20'46"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L101	11.32'	N44°57'29"W
L102	15.00'	N89°38'15"E
L103	19.50'	S00°00'01"W
L104	53.16'	S00°21'45"E
L105	15.00'	S89°38'15"W
L106	19.50'	S00°00'01"W
L107	2.83'	N45°02'31"E
L108	16.00'	S00°18'15"E
L109	38.75'	N89°41'45"E
L110	16.00'	N00°18'15"W
L111	16.46'	S00°18'15"E
L112	53.16'	N89°41'45"E
L113	16.50'	N00°18'15"W
L114	25.00'	S89°59'59"E
L115	16.00'	S89°39'14"W
L116	39.33'	N00°20'46"W
L117	15.97'	N89°39'14"E
L118	16.02'	S00°02'31"W
L119	20.15'	S89°39'14"W
L120	15.98'	N00°02'31"E
L121	16.00'	S00°20'46"E
L122	39.33'	S89°39'14"W
L123	16.00'	N00°20'46"W
L126	27.03'	N25°20'43"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L127	106.00'	N00°20'46"W
L128	116.00'	N00°20'46"W
L129	116.02'	N00°20'46"W
L130	116.02'	N00°20'46"W
L131	116.00'	N00°20'46"W
L132	116.00'	N00°20'46"W
L133	83.23'	N89°38'15"E
L134	90.00'	N89°38'15"E
L135	19.50'	N00°00'01"E
L136	19.50'	N00°00'01"E
L137	82.00'	N89°38'15"E
L138	82.00'	N89°38'15"E
L139	5.68'	S45°21'45"E
L140	5.68'	N44°38'15"E
L141	5.68'	S45°21'45"E
L142	5.68'	N44°38'15"E
L143	18.74'	S44°59'59"E
L144	53.15'	S89°59'59"E
L145	87.56'	N00°21'45"W
L146	90.00'	N00°21'45"W
L147	90.00'	N00°21'45"W
L148	86.13'	N00°21'45"W
L149	82.03'	N00°21'45"W
L150	81.28'	N00°21'45"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L151	82.47'	N00°21'45"W
L152	81.79'	N00°21'45"W
L153	33.21'	N89°59'59"W
L154	33.21'	N89°59'59"W
L155	42.43'	N45°20'46"W
L156	42.43'	S44°39'14"W
L157	28.55'	S45°24'41"E
L158	44.52'	N89°52'48"E
L159	28.76'	N44°38'15"E
L160	6.04'	N89°39'14"E
L161	5.90'	N89°41'46"E
L162	28.37'	N44°49'38"E
L163	21.15'	N45°10'55"W
L164	25.00'	N89°59'59"W
L165	19.79'	N30°57'47"E
L166	119.78'	N00°00'01"E
L167	42.15'	N06°49'59"E
L168	7.36'	N89°59'16"E
L169	22.50'	N00°00'01"E
L170	7.36'	S89°59'16"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	14.14'	4.50'	180°00'00"
C2	14.14'	4.50'	180°00'00"
C3	14.14'	4.50'	180°00'00"
C4	14.14'	4.50'	180°00'00"
C5	51.20'	50.00'	058°40'10"
C6	53.19'	34.00'	089°38'21"
C7	53.62'	34.00'	090°21'39"
C8	53.61'	34.00'	090°20'47"
C9	110.78'	55.00'	115°24'08"
C10	10.93'	50.00'	012°31'40"
C11	10.93'	50.00'	012°31'40"

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C12	53.41'	34.00'	090°00'00"
C13	53.20'	34.00'	089°39'13"
C14	53.41'	34.00'	090°00'00"
C15	30.63'	19.50'	090°00'00"
C16	30.63'	19.50'	090°00'00"
C17	3.93'	2.50'	090°00'00"
C18	3.93'	2.50'	090°00'00"
C19	3.93'	2.50'	090°00'00"
C20	3.93'	2.50'	090°00'00"
C21	30.63'	19.50'	090°00'00"
C22	30.63'	19.50'	090°00'00"

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C23	3.93'	2.50'	090°00'00"
C24	3.93'	2.50'	090°00'00"
C25	30.63'	19.50'	090°00'00"
C26	30.63'	19.50'	090°00'00"
C27	3.93'	2.50'	090°00'00"
C28	3.93'	2.50'	090°00'00"
C29	30.51'	19.50'	089°39'20"
C30	30.75'	19.50'	090°20'40"
C31	3.91'	2.50'	089°36'43"
C32	3.94'	2.50'	090°23'17"
C33	30.63'	19.50'	090°00'00"

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C34	29.55'	19.50'	086°48'40"
C35	4.07'	2.50'	093°11'20"
C36	3.93'	2.50'	090°00'00"
C37	3.93'	2.50'	090°00'00"
C38	3.93'	2.50'	090°00'00"
C39	30.64'	19.50'	090°02'31"
C40	30.62'	19.50'	089°57'29"
C41	30.62'	19.50'	089°57'29"
C42	32.03'	19.50'	094°06'47"
C43	3.75'	2.50'	085°55'44"
C44	3.93'	2.50'	090°00'00"

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C45	30.53'	19.50'	089°41'52"
C46	30.73'	19.50'	090°18'08"
C47	30.61'	19.50'	089°39'20"
C48	30.63'	19.50'	090°00'00"
C49	30.63'	19.50'	090°00'00"
C50	17.92'	19.50'	052°38'35"
C51	17.92'	19.50'	052°38'35"
C52	17.90'	19.50'	052°36'04"
C53	17.92'	19.50'	052°39'26"
C54	17.91'	19.50'	052°37'36"
C55	17.92'	19.50'	052°39'34"

LOT AREA TABLE

LOT	SQ. FT.	ACRES
1	6,131	0.1407
2	5,226	0.1200
3	5,100	0.1171
4	5,100	0.1171
5	5,100	0.1171
6	5,087	0.1168
7	5,087	0.1168
8	5,100	0.1171
9	5,100	0.1171
10	5,100	0.1171
11	5,133	0.1178
12	5,122	0.1176
13	2,308	0.0530
14	2,030	0.0466
15	2,318	0.0532
16	2,484	0.0570
17	2,087	0.0479
18	2,432	0.0558
19	2,308	0.0530
20	2,030	0.0466
21	2,030	0.0466
22	2,320	0.0533
23	2,320	0.0533

LOT AREA TABLE

LOT	SQ. FT.	ACRES
24	2,030	0.0466
25	2,030	0.0466
26	2,310	0.0530
27	2,320	0.0533
28	2,030	0.0466
29	2,030	0.0466
30	2,030	0.0466
31	2,030	0.0466
32	2,030	0.0466
33	2,320	0.0533
34	2,320	0.0533
35	2,030	0.0466
36	2,030	0.0466
37	2,030	0.0466
38	2,030	0.0466
39	2,030	0.0466
40	2,320	0.0533
41	2,320	0.0533
42	2,030	0.0466
43	2,030	0.0466
44	2,030	0.0466
45	2,030	0.0466
46	2,030	0.0466

LOT AREA TABLE

LOT	SQ. FT.	ACRES
47	2,320	0.0533
48	2,321	0.0533
49	2,031	0.0466
50	2,031	0.0466
51	2,031	0.0466
52	2,031	0.0466
53	2,031	0.0466
54	2,321	0.0533
55	2,320	0.0533
56	2,030	0.0466
57	2,030	0.0466
58	2,030	0.0466
59	2,030	0.0466
60	2,030	0.0466
61	2,308	0.0530
62	2,308	0.0530
63	2,030	0.0466
64	2,030	0.0466
65	2,030	0.0466
66	2,030	0.0466
67	2,030	0.0466
68	2,320	0.0533
69	2,520	0.0579

LOT AREA TABLE

LOT	SQ. FT.	ACRES
70	2,205	0.0506
71	2,205	0.0506
72	2,205	0.0506
73	2,520	0.0579
74	2,321	0.0533
75	2,031	0.0466
76	2,031	0.0466
77	2,031	0.0466
78	2,321	0.0533
79	2,320	0.0533
80	2,030	0.0466
81	2,030	0.0466
82	2,030	0.0466
83	2,320	0.0533
84	2,320	0.0533
85	2,030	0.0466
86	2,030	0.0466
87	2,030	0.0466
88	2,320	0.0533
89	2,320	0.0533
90	2,030	0.0466
91	2,030	0.0466
92	2,030	0.0466

LOT AREA TABLE

LOT	SQ. FT.	ACRES
93	2,320	0.0533
94	3,319	0.0762
95	3,150	0.0723
96	3,150	0.0723
97	3,330	0.0765
98	3,856	0.0886
99	2,880	0.0661
100	2,880	0.0661
101	3,870	0.0888
102	3,866	0.0888
103	3,150	0.0723
104	3,420	0.0785
105	3,150	0.0723
106	3,150	0.0723
107	3,420	0.0785
108	3,150	0.0723
109	3,150	0.0723
110	3,869	0.0888
111	3,314	0.0761
112	3,150	0.0723
113	3,150	0.0723
114	2,880	0.0661
115	3,854	0.0885

LOT AREA TABLE

LOT	SQ. FT.	ACRES
116	3,870	0.0888
117	2,880	0.0661
118	3,420	0.0785
119	3,150	0.0723
120	3,420	0.0785
121	2,880	0.0661
122	3,150	0.0723
123	2,880	0.0661
124	3,870	0.0888
125	3,318	0.0761
126	3,150	0.0723
127	3,150	0.0723
128	3,150	0.0723
129	3,420	0.0785
130	3,150	0.0723
131	3,150	0.0723
132	3,150	0.0723
133	2,880	0.0661
134	3,150	0.0723
135	3,150	0.0723
136	3,150	0.0723
137	3,420	0.0785
138	3,150	0.0723

LOT AREA TABLE

LOT	SQ. FT.	ACRES
139	3,150	0.0723
140	3,854	0.0885
141	3,851	0.0884
142	3,150	0.0723
143	3,150	0.0723
144	3,150	0.0723
145	2,880	0.0661
146	3,420	0.0785
147	2,880	0.0661
148	3,420	0.0785
149	3,150	0.0723
150	2,880	0.0661
151	3,420	0.0785
152	2,880	0.0661
153	3,420	0.0785
154	3,150	0.0723
155	2,880	0.0661
156	3,853	0.0885

OVERALL AREA TABLE

PARCEL	SQ. FT.	ACRES
GROSS BOUNDARY	1,431,118	32.8539

C.O.C. LOG NO. FPT 15-0018

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1235 W Washington Street, #108
Tempe, AZ 85281
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Fax: (480) 629-8841
www.bowmanconsulting.com

A FINAL PLAT OF RHYTHM CHANDLER, ARIZONA

REVISION	DATE

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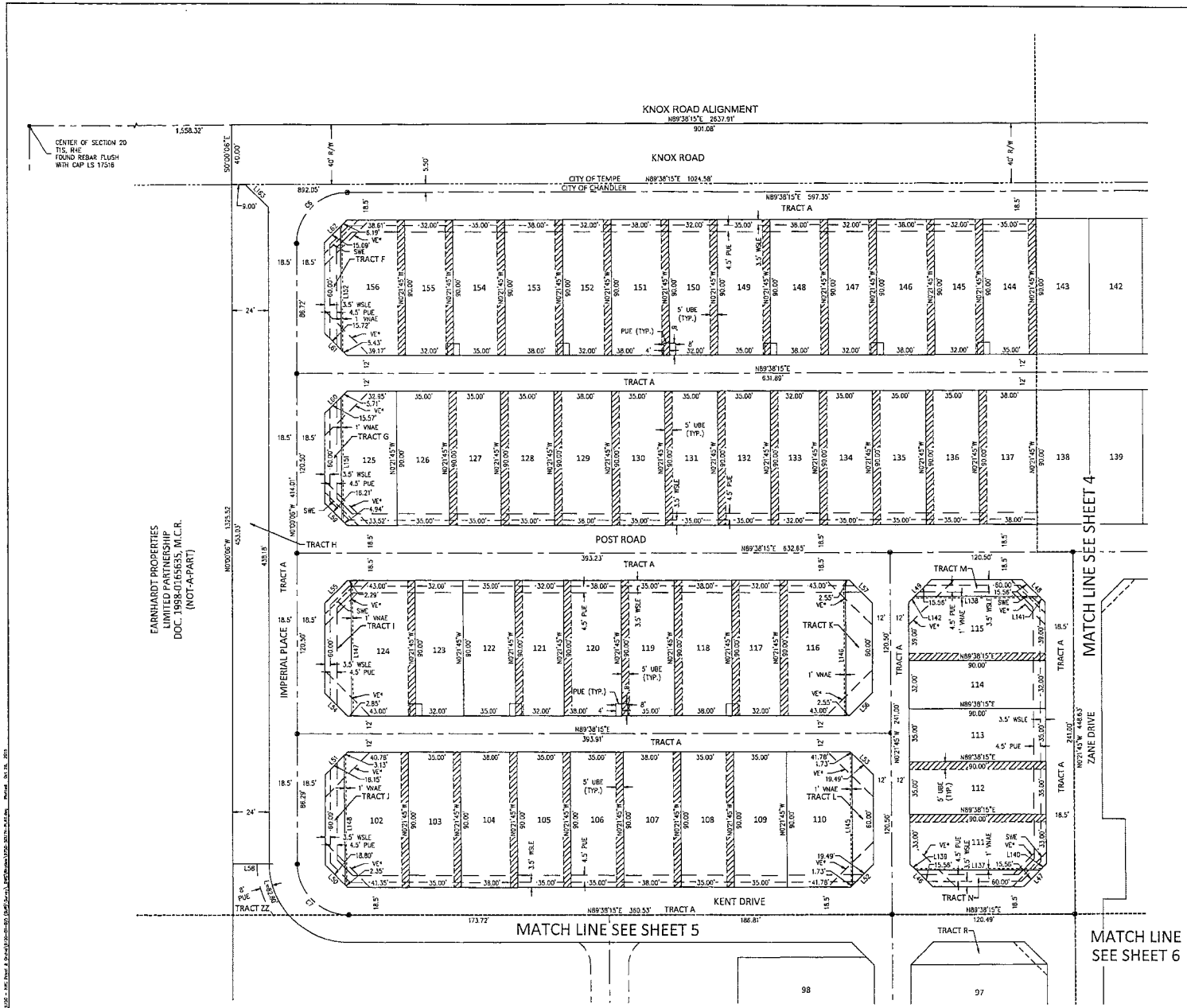
DATE: 10-28-15
PROJ NO: 9750-01
TASK NUM: 003
DRAWN BY: AG
CHECKED: DT
QUALITY: KG
CLIENT NO:
SCALE N.T.S.



LEGEND

- FOUND BRASS CAP IN A HAND HOLE
- 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

M.C.R. MARICOPA COUNTY RECORDS
R/W RIGHT OF WAY
PUE PUBLIC UTILITY EASEMENT
SWE SIDEWALK EASEMENT
UBE USE BENEFIT EASEMENT
VNAE VEHICLE NO-ACCESS EASEMENT
VE* VISIBILITY EASEMENT
WSLE WATER & STREET LIGHT EASEMENT

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

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A FINAL PLAT OF RHYTHM CHANDLER, ARIZONA

REVISION	DATE

DATE: 10-28-15
PROJ NO: 9750-01
TASK NUM: 003
DRAWN BY: AG
CHECKED: DT
QUALITY: KG
CLIENT NO:
SCALE 1" = 30'

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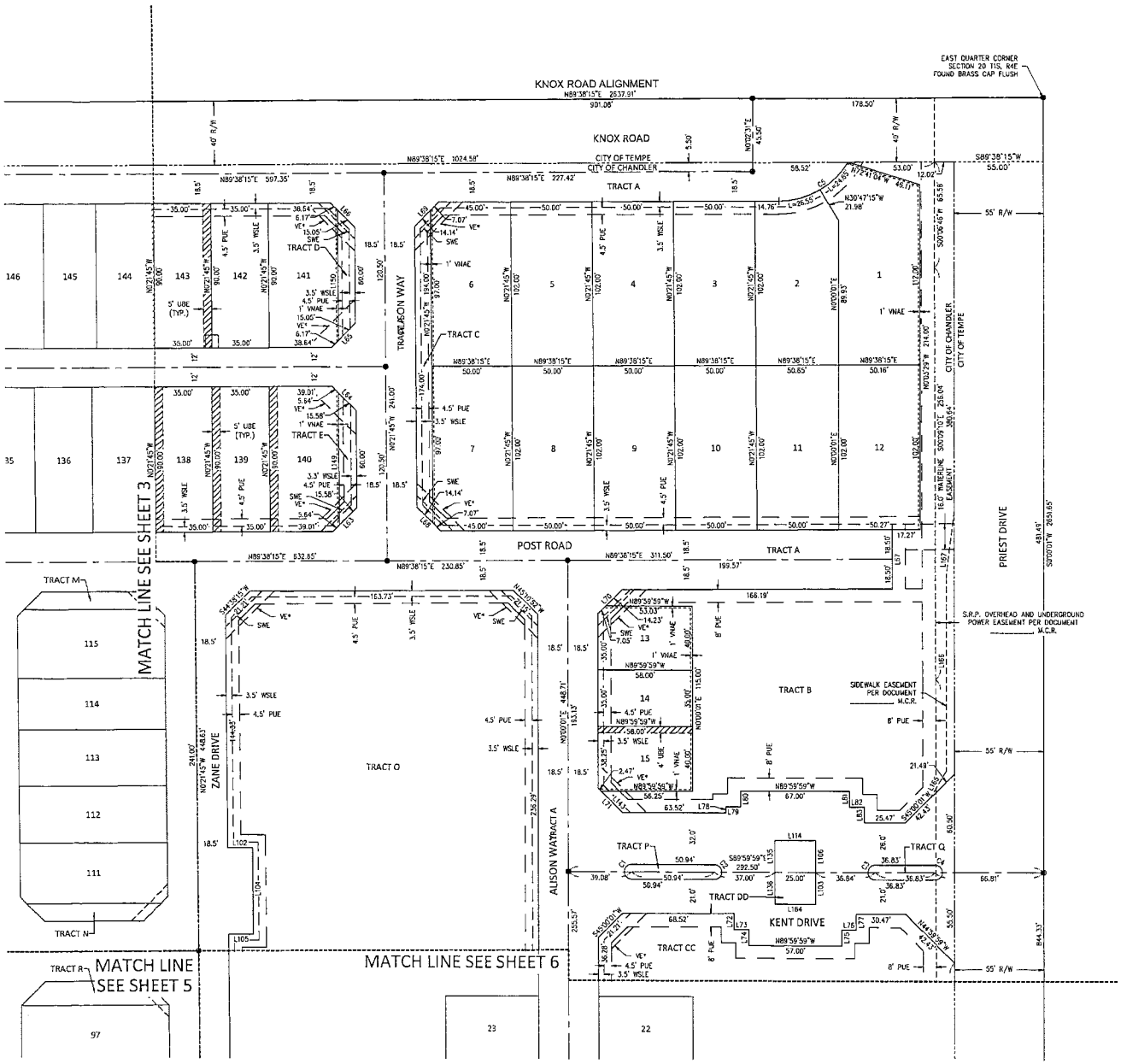

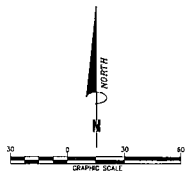

LEGEND

- FOUND BRASS CAP IN A HAND HOLE
- 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

M.C.R.	MARICOPA COUNTY RECORDS
R/W	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT
SWE	SIDEWALK EASEMENT
UBE	USE BENEFIT EASEMENT
VNAE	VEHICLE NO-ACCESS EASEMENT
VE*	VISIBILITY EASEMENT
WSLE	WATER & STREET LIGHT EASEMENT

- SECTION LINE
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A FINAL PLAT OF RHYTHM CHANDLER, ARIZONA

DATE	REVISION

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DATE: 10-28-15
PROJ NO: 9750-01
TASK NUM: 003
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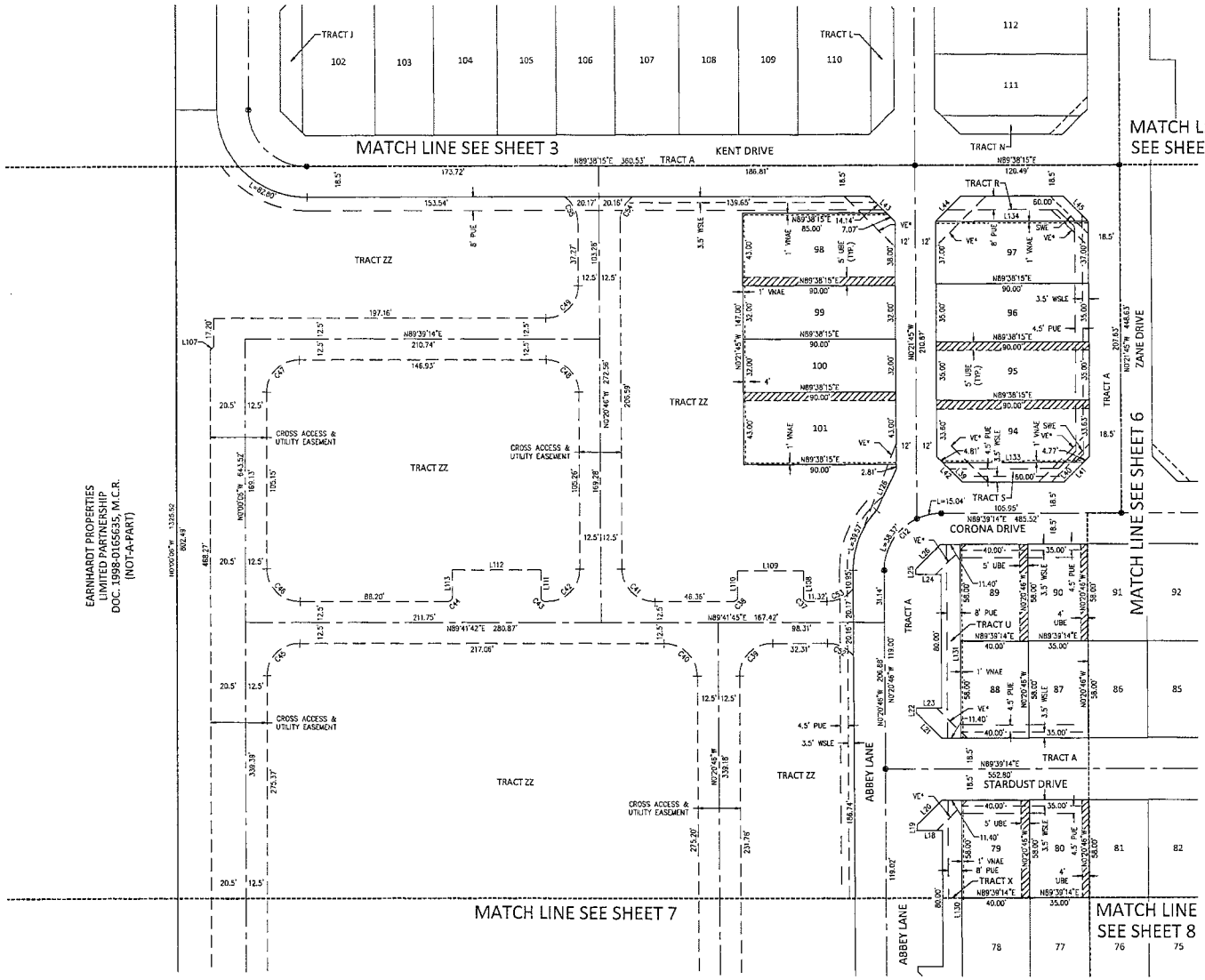
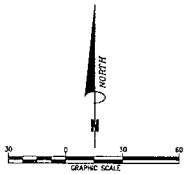
CHECKED: DT
QUALITY: KG
CLIENT NO:
SCALE 1" = 30'





LEGEND

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- BRASS CAP FLUSH TO BE SET PER MAG STD DETAIL 120
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- SUBDIVISION CORNER TO BE SET AT COMPLETION OF MASS GRADING

M.C.R. MARICOPA COUNTY RECORDS
R/W RIGHT OF WAY
PUE PUBLIC UTILITY EASEMENT
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A FINAL PLAT OF RHYTHM CHANDLER, ARIZONA

REVISION	DATE

DATE: 10-28-15
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TASK NUM: 001
DRAWN BY: AG
CHECKED: DT
QUALITY: KG
CLIENT NO:
SCALE 1" = 30'

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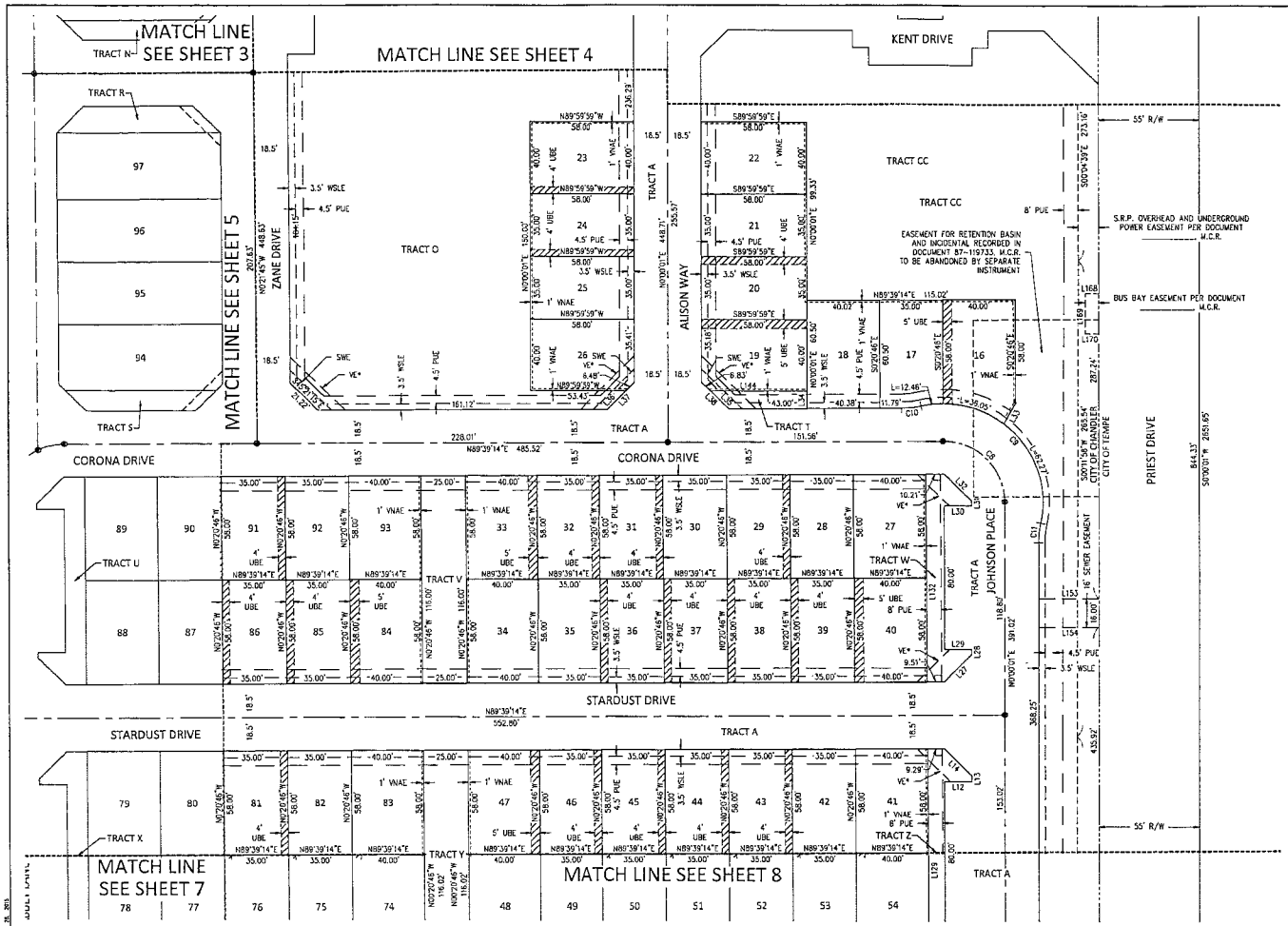

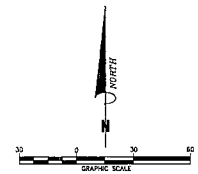

LEGEND

- FOUND BRASS CAP IN A HAND HOLE
- 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

M.C.R. MARICOPA COUNTY RECORDS
R/W RIGHT OF WAY
PUE PUBLIC UTILITY EASEMENT
SWE SIDEWALK EASEMENT
UBE USE BENEFIT EASEMENT
VNAE VEHICLE NO-ACCESS EASEMENT
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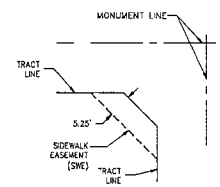
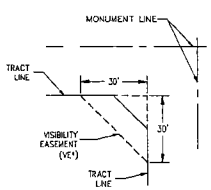
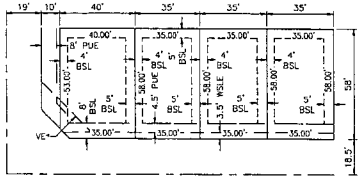


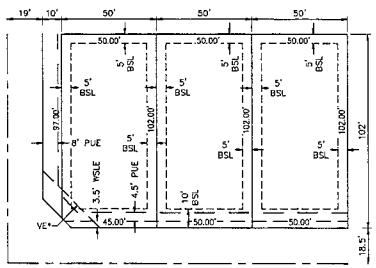
SIDEWALK EASEMENT
N.T.S.



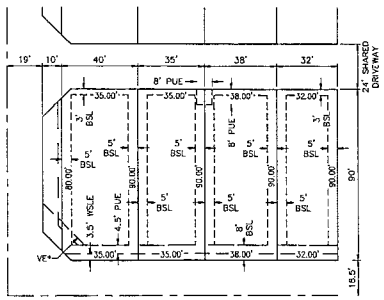
30'x30' VISIBILITY EASEMENT
N.T.S.



LOFT 35x58 SERIES DETAILS
N.T.S. LOTS 201-281
NOTE: SEE PLAN SHEET FOR LOCATION OF 4' UBE



CASITA 50' x 102' LOT DETAILS
N.T.S. LOTS 1-12
NOTE: SEE PLAN SHEET FOR LOCATION OF 5' UBE



VILLAS 32x90 SERIES DETAILS
N.T.S. LOTS 101-163
NOTE: SEE PLAN SHEET FOR LOCATION OF 5' UBE

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Tempe, AZ 85281
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A FINAL PLAT OF RHYTHM CHANDLER, ARIZONA

REVISION	DATE

DATE: 10-28-15
PROJ NO: 9790-01
TASK NUM: 003
DRAWN BY: AG
CHECKED: DT
QUALITY: KG
CLIENT NO:
SCALE 1" = 30'

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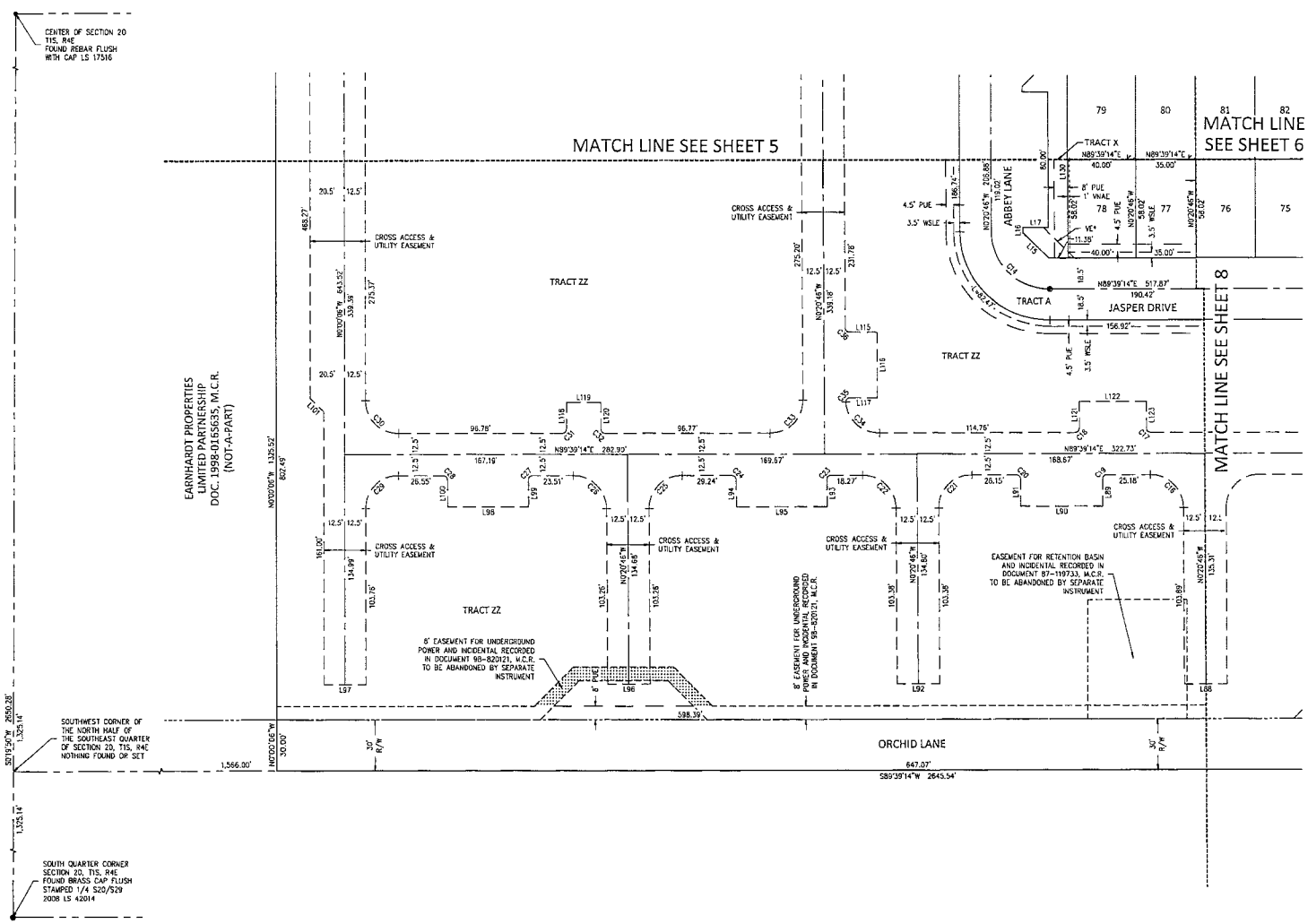

LEGEND

- FOUND BRASS CAP IN A HAND HOLE
- 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

M.C.R.	MARICOPA COUNTY RECORDS
R/W	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT
SWE	SIDEWALK EASEMENT
UBE	USE BENEFIT EASEMENT
VNAE	VEHICLE NO-ACCESS EASEMENT
VE*	VISIBILITY EASEMENT
WSLE	WATER & STREET LIGHT EASEMENT

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

C.O.C. LOG NO. FPT 15-0018

Bowman CONSULTING
Bowman Consulting Group, Ltd.
3200 W Washington Street, #108
Tempe, AZ 85281
Phone (480) 829-8593
Fax (480) 829-8841
www.bowmanconsulting.com

A FINAL PLAT OF RHYTHM CHANDLER, ARIZONA

DATE	REVISION

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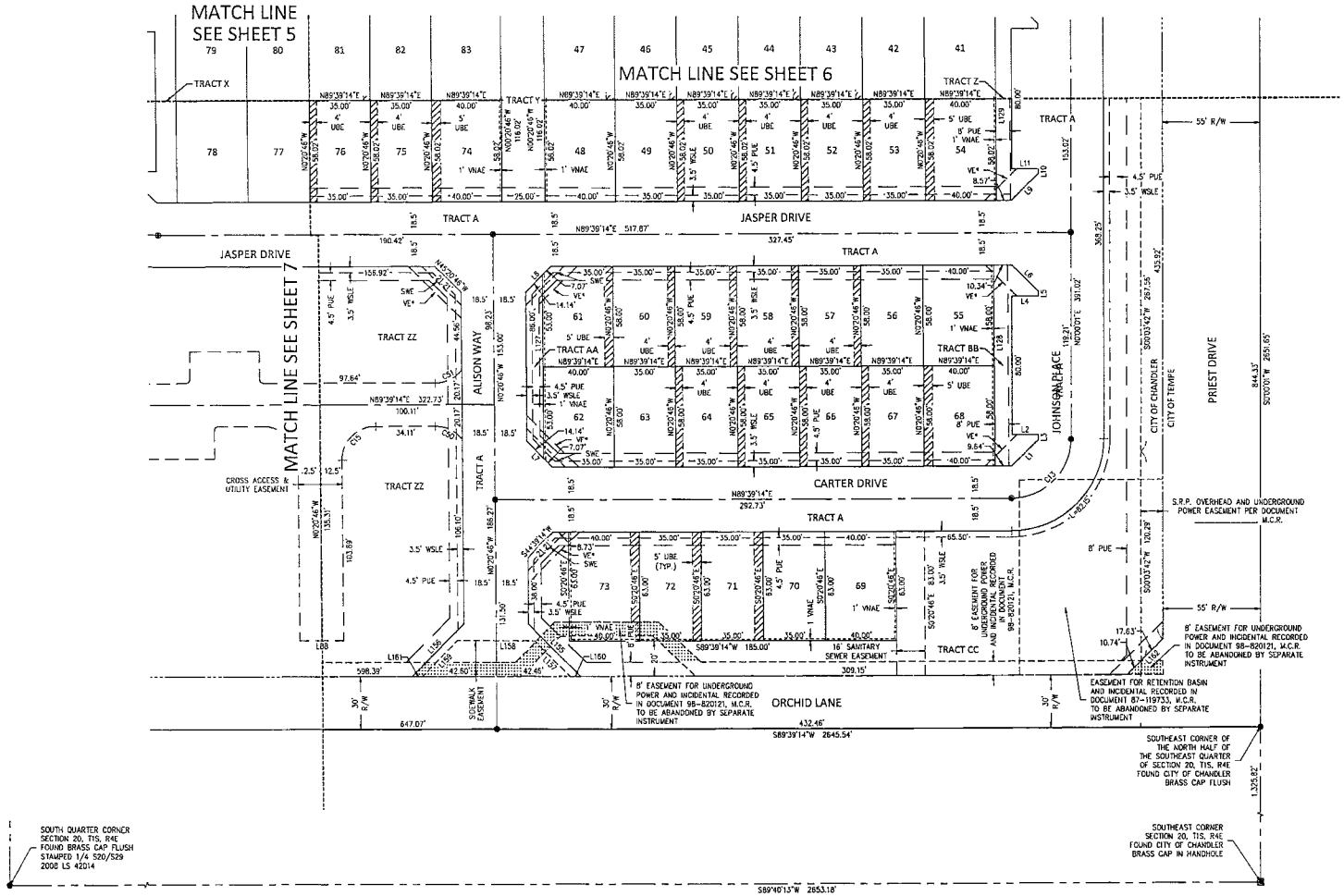
DATE: 10-28-15
PROJ NO: 9750-01
TASK NUM: 003
DRAWN BY: AG
CHECKED: DT
QUALITY: KG
CLIENT NO:
SCALE 1" = 30'



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