#23

FEB 11 2016

Chandler

All-America City

2010

Chandler • Arizona

Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 16-015**

DATE: FEBRUARY 11, 2016

TO: MAYOR AND COUNCIL

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

FROM: SUSAN FIALA, CITY PLANNER SF

SUBJECT: FPT15-0019 RAY ROAD APARTMENT HOMES (BRIO APARTMENTS)

Request: Final Plat (FPT) approval

Location: East of the northeast corner of Arizona Avenue and Ray Road

Applicant: Mitch Ragsdale, Terrascape Consulting LLC

BACKGROUND

This Final Plat is for a multi-family residential development that was approved by Council on June 12, 2014. The plat creates the lot and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

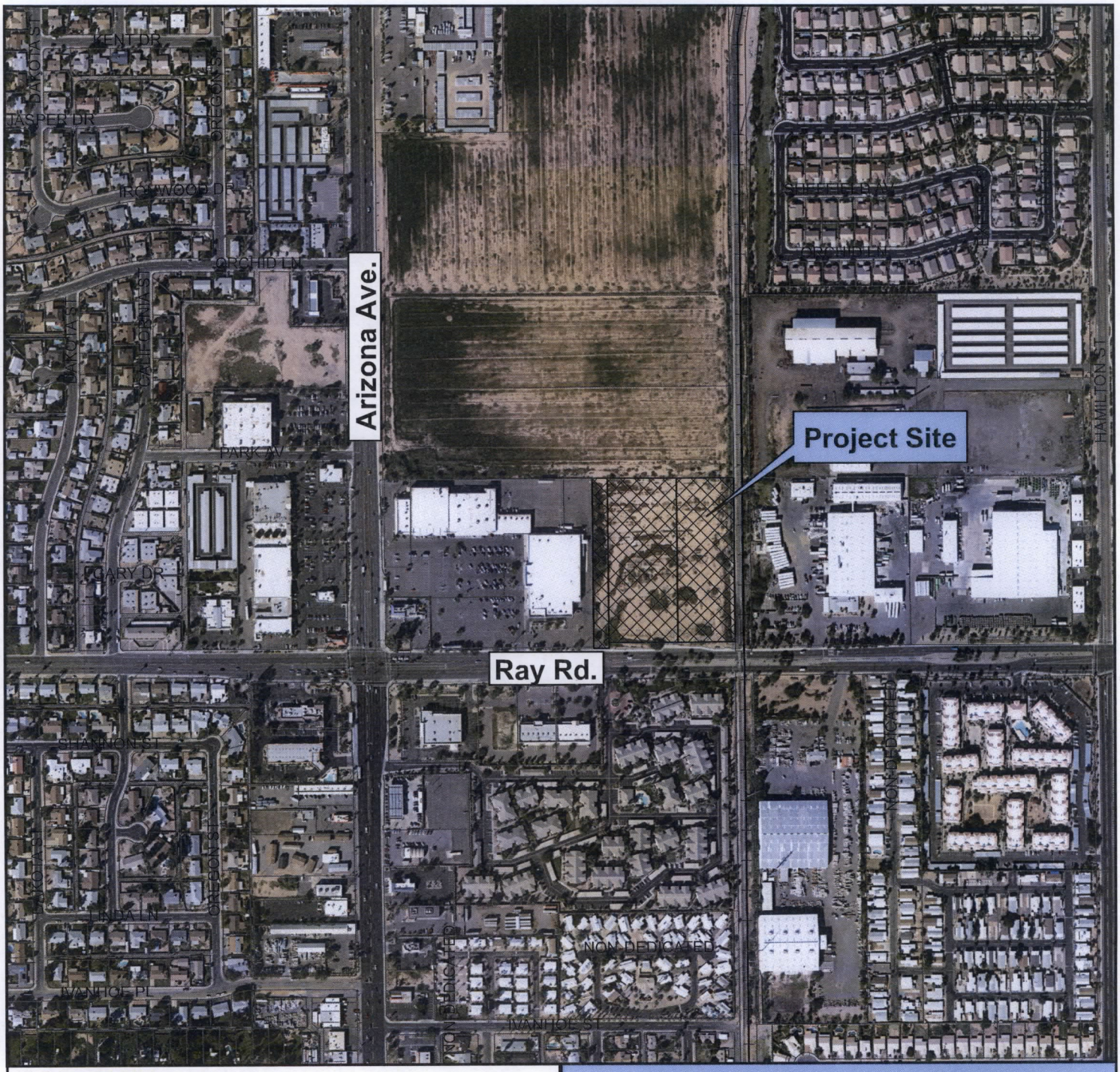
Upon finding consistency with the General Plan, Planning Staff recommends City Council approve Final Plat, FPT15-0019 RAY ROAD APARTMENT HOMES (BRIO APARTMENTS).

PROPOSED MOTION

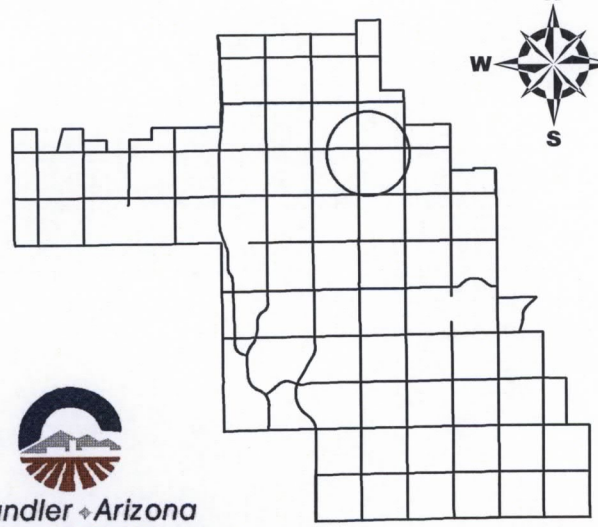
Move City Council approve Final Plat, FPT15-0019 RAY ROAD APARTMENT HOMES (BRIO APARTMENTS), as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Final Plat



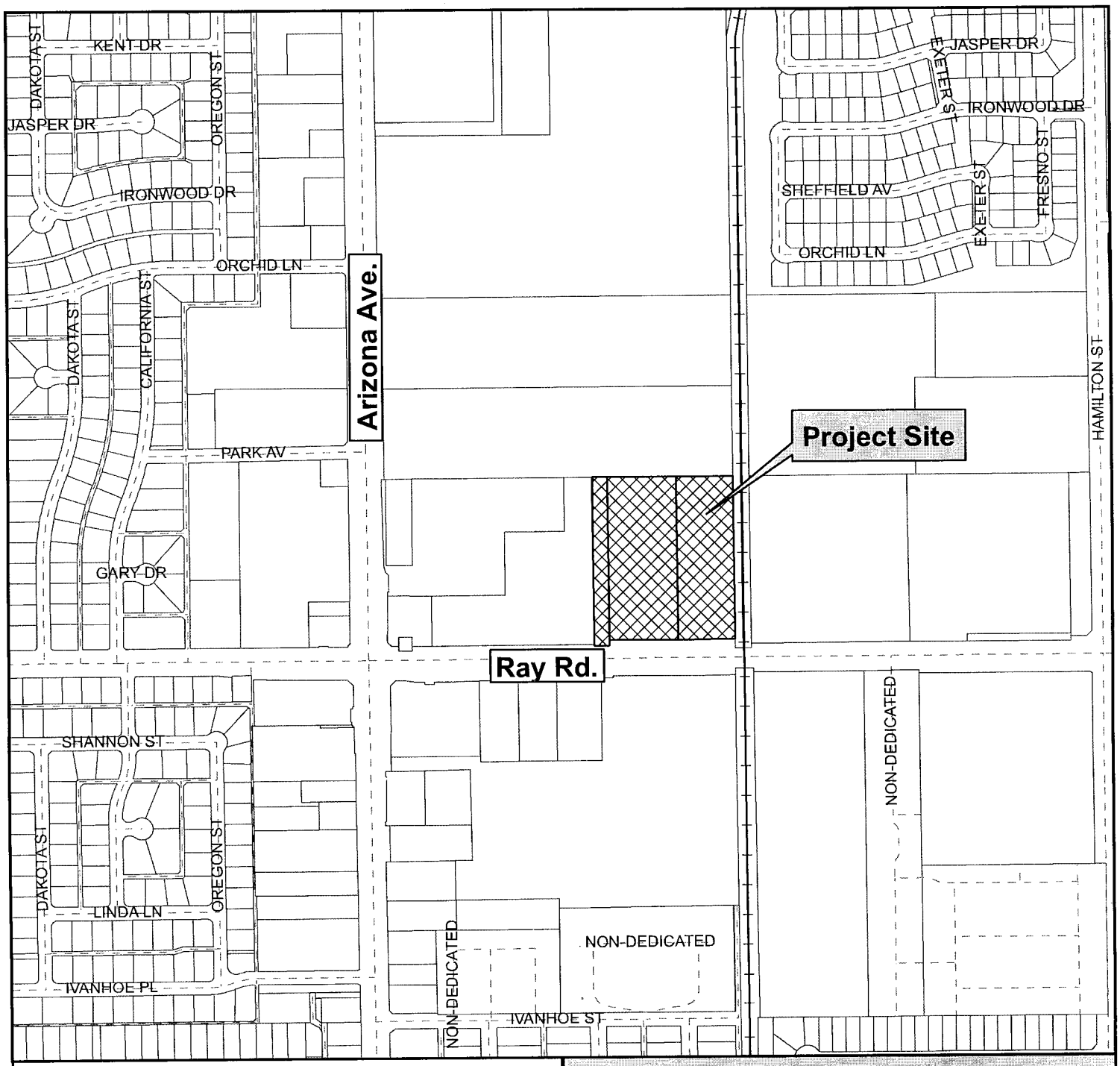
Vicinity Map



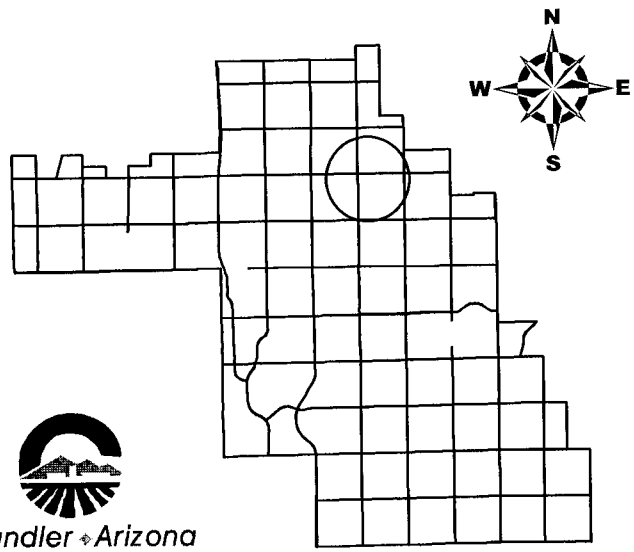
Chandler Arizona
Where Values Make The Difference

Ray Road Apartments Homes (Brio Apartments)

CITY OF CHANDLER 1/14/2016



Vicinity Map



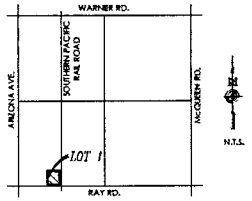
Chandler Arizona
Where Values Make The Difference

Ray Road Apartments Homes (Brio Apartments)

CITY OF CHANDLER 1/14/2016

FINAL PLAT
FOR
RAY ROAD APARTMENT HOMES
(BRIO APARTMENTS)

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: ARIZONA AVENUE DEVELOPERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME RAY ROAD APARTMENT HOMES (BRIO APARTMENTS) LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 5 EAST , GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS FINAL PLAT AS AND FOR THE PLAT OF RAY ROAD APARTMENT HOMES (BRIO APARTMENTS) , AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREET AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, STREET, AND EASEMENTS SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID FINAL PLAT. ARIZONA AVENUE DEVELOPERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, RIGHT-OF-WAY, STREET AND EASEMENTS AS SHOWN ON SAID FINAL PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER.

THIS PLAT HEREBY DEDICATES A BLANKET EMERGENCY VEHICULAR ACCESS EASEMENT OVER LOT 1 TO THE CITY OF CHANDLER.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, ARIZONA AVENUE DEVELOPERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF LOT 1, HAS HEREBY CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF_____, ITS _____, IS THEREUNTO DULY AUTHORIZED THIS____ DAY OF _____, 2015.

_____
DATE

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } SS

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:

_____
DATE

AREA SUMMERIES

LOT 1	305,582.03 S.F.	6.97 ACRES
R/W	33,226.63 S.F.	0.76 ACRES
GROSS	338,808.61 S.F.	7.73 ACRES

OWNER LOT 1

ARIZONA AVENUE DEVELOPERS, LLC
15857 N. 81ST STREET, STE 101
SCOTTSDALE, AZ 85260
PHONE # 480-256-0500

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN RECORDING NUMBER 2015-0369734 RECORDS OF MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS FINAL PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HEREWITH, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS ____ DAY OF _____, 2015.

JOHNSON BANK, A BANKING ORGANIZATION

BY:_____

ITS:_____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } SS

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:

_____
DATE

BASIS OF BEARING

NORTH 89°43'40" EAST - BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS RECORDED IN DOCUMENT NO. 15-0131881, MARICOPA COUNTY RECORDS.

REFERENCE DOCUMENTS

(R) DEED OF RECORD
(R1) RESULTS OF SURVEY, BOOK 1173 OF MAPS, PAGE 02, M.C.R.
RECORD OF SURVEY, BOOK 1039 OF MAPS, PAGE 37, M.C.R.
RECORD OF SURVEY, BOOK 1041 OF MAPS, PAGE 11, M.C.R.
RECORD OF SURVEY, BOOK 1211 OF MAPS, PAGE 12, M.C.R.

NOTES

1. THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
2. CONSTRUCTION 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. 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.
7. PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR & CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THERE PLACEMENT UNLESS OTHERWISE NOTED HEREON. PROPERTY CORNERS WILL BE PLACED AT COMPLETION OF MASS GRADING.
8. ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. C1501402-303-BF, DATED FEBRUARY 4, 2015.

APPROVALS

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

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 _____, 20__.

BY: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

12 / 09 / 15
MITCHELL H. RAGSDALE RPLS #46943 DATE
1102 E MISSOURI AVE.
PHOENIX, AZ 85014

Expires 12/31/2017

LEGEND

- FOUND SECTIONAL MONUMENT
- FOUND MONUMENT AS NOTED
- NOTHING FOUND / NOTHING SET
- SET 1/2" REBAR WITH CAP RAGSDALE 46943 TO BE SET AT THE COMPLETION OF MASS GRADING
- M.C.R. MARICOPA COUNTY RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- EASEMENT LINE
- PROPERTY LINE
- SECTION LINE

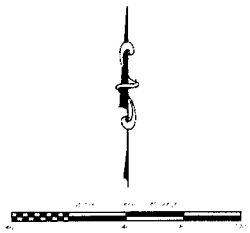
C.O.C. LOG NO FPT 15-0019

Terrascape consulting
civil engineering • surveying • urban planning

FINAL PLAT
RAY ROAD APARTMENT HOMES (BRIO APARTMENTS)

Call at least two full working days before you begin excavation
ARIZONA 811

DATE:	12 / 09 / 15
CHECKED BY:	JCG
DRAWN BY:	MHR
TITLE:	FINAL PLAT RAY ROAD APARTMENT HOMES (BRIO APARTMENTS)
SHEET No.	1 of 2
PROJECT No.	0400



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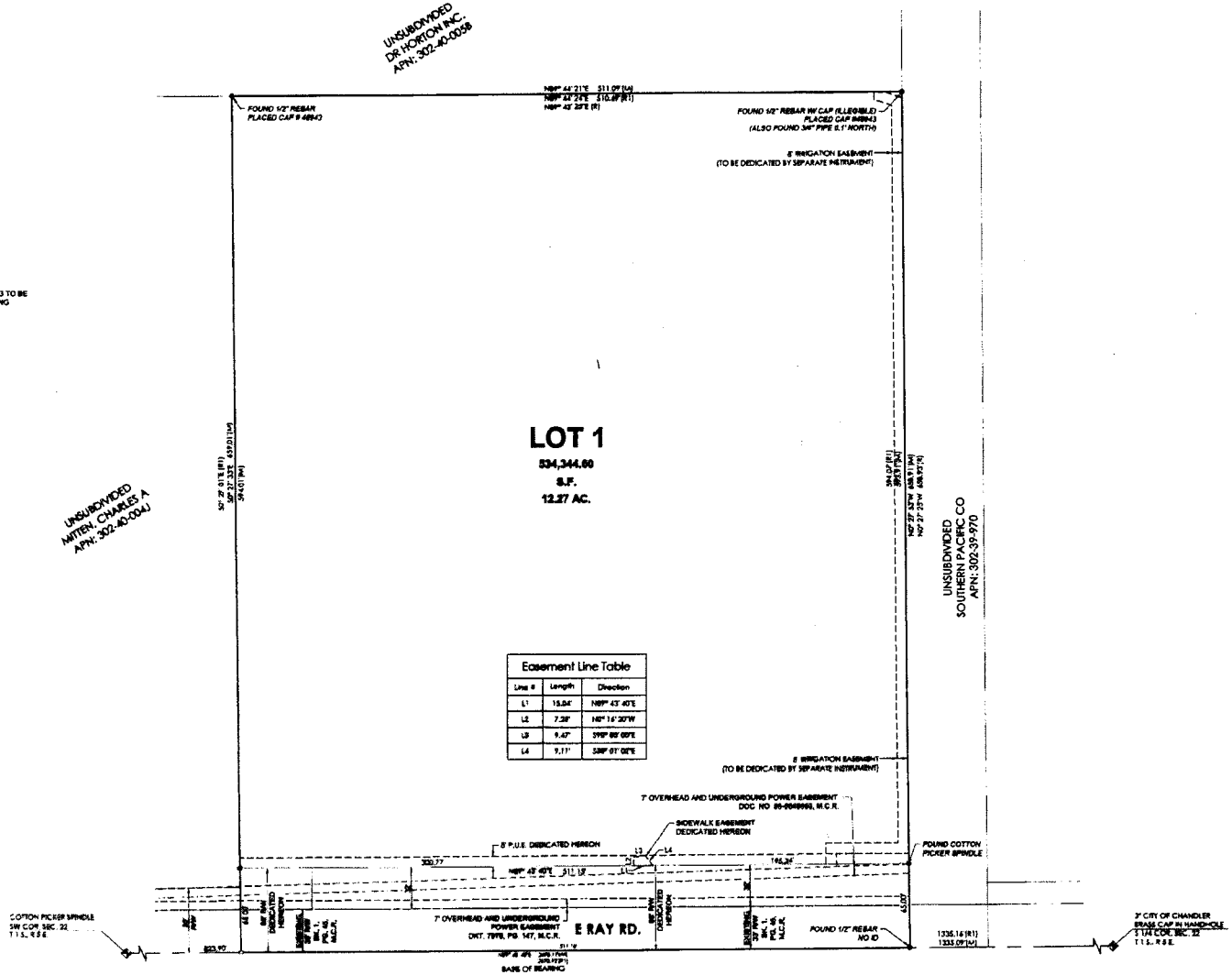

C.O.C. LOG NO FPT 15-0019

Terrascape consulting
• civil engineering
• surveying
• urban planning

Expires 12/31/2017

FINAL PLAT

RAY ROAD APARTMENT HOMES
(BRIO APARTMENTS)

DATE: 12 / 08 / 15

CHECKED BY: JCG

DRAWN BY: MHR

TITLE: FINAL PLAT
RAY ROAD
APARTMENT HOMES
(BRIO APARTMENTS)

SHEET No.
2 of 2

PROJECT No.
6490