#62
JUL 28 2016

Chandler · Arizona
Where Values Make The Difference

Chandler
All-America City
2010

MEMORANDUM **Planning Division – CC Memo No. 16-071**

DATE: JULY 28, 2016

TO: MAYOR AND COUNCIL

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

FROM: SUSAN FIALA, AICP, CITY PLANNER

SUBJECT: FPT16-0009 ROCKEFELLER – CHANDLER CROSSROADS

Request: Final Plat (FPT) approval

Location: Northwest corner of Gilbert and Queen Creek roads

Applicant: Rock-Queen Creek, LLC

BACKGROUND

This Final Plat is for the replat of Lot 2 within the Rockefeller – Chandler Crossroads development that was approved by Council in February, 2008. Lot 2 is sub-divided to create two individual lots. The plat creates the lots, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

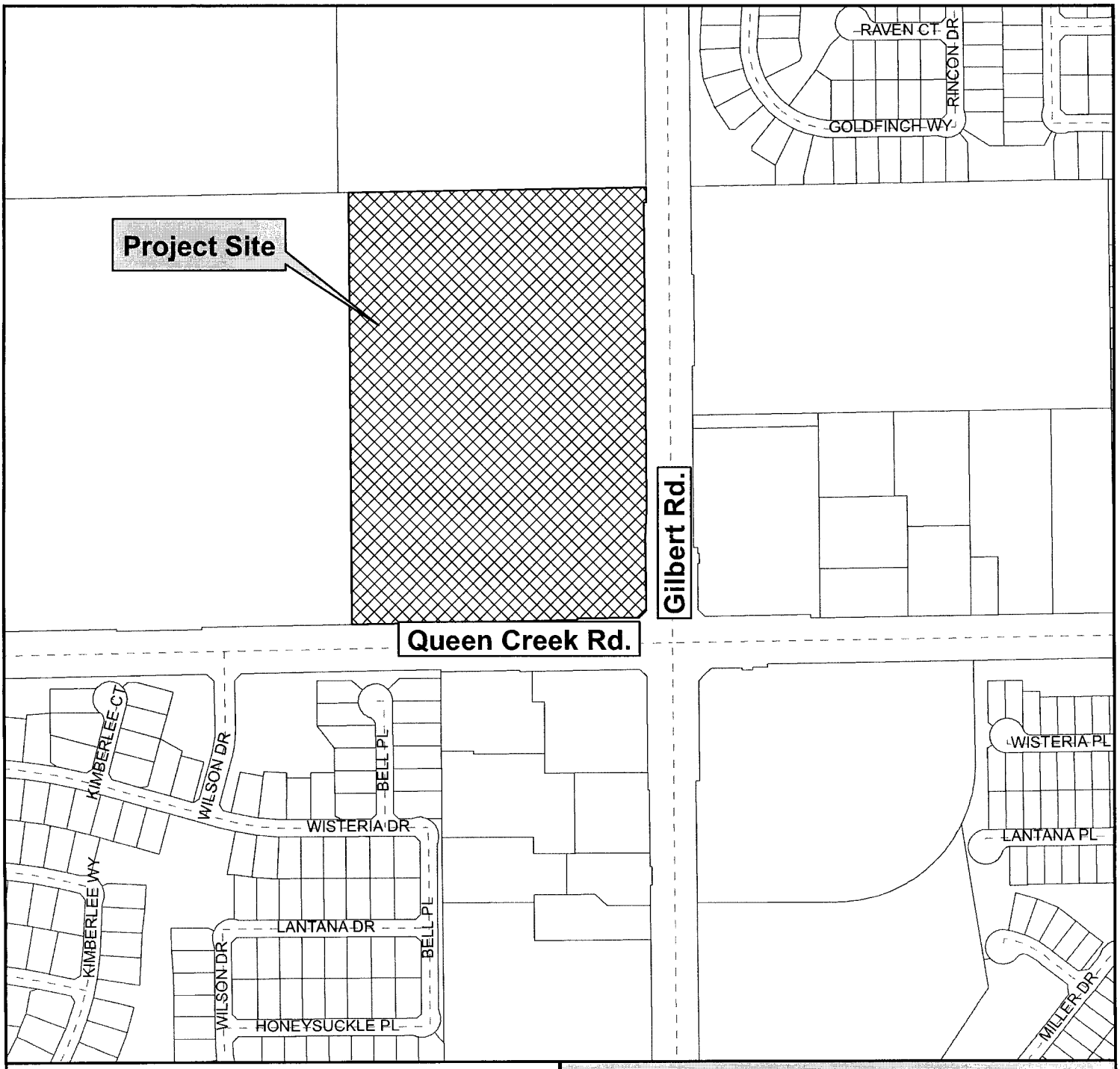
Upon finding consistency with the General Plan, Planning Staff recommends City Council approve Final Plat, FPT16-0009 ROCKEFELLER – CHANDLER CROSSROADS.

PROPOSED MOTION

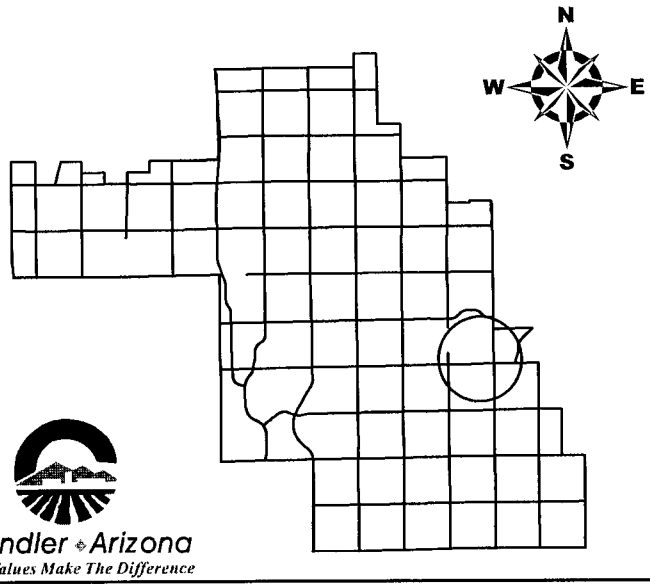
Move City Council approve Final Plat, FPT16-0009 ROCKEFELLER – CHANDLER CROSSROADS, as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map

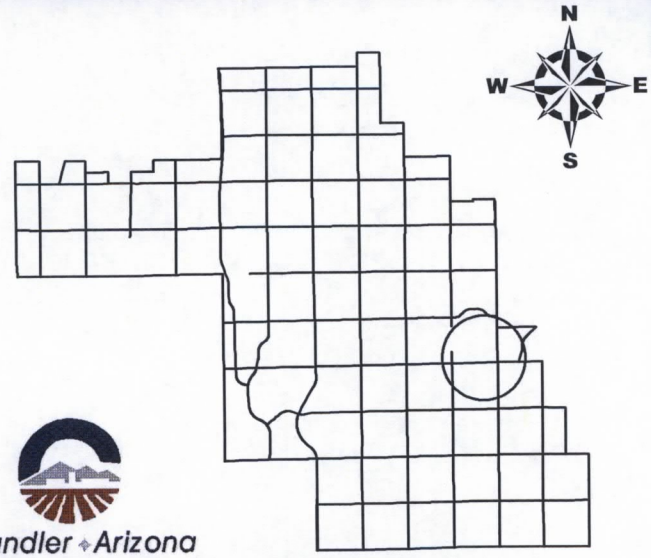


Rockefeller-Chandler Crossroads

Chandler ◆ Arizona
Where Values Make The Difference

CITY OF CHANDLER 6/6/2016

Vicinity Map



Chandler ◆ Arizona
Where Values Make The Difference

Rockefeller-Chandler Crossroads

CITY OF CHANDLER 6/6/2016

"ROCKEFELLER - CHANDLER CROSSROADS"

A REPLAT OF LOT 2, "CHANDLER CROSSROADS"

AS RECORDED IN BOOK 1183, PAGE 6, RECORDS OF MARICOPA COUNTY, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT ROCK-QUEEN CREEK LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "ROCKEFELLER-CHANDLER CROSSROADS", A REPLAT OF LOT 2, "CHANDLER CROSSROADS", AS RECORDED IN BOOK 1183, PAGE 6, RECORDS OF MARICOPA COUNTY, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER GIVEN TO EACH RESPECTIVELY HEREON.

ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE MINOR LAND DIVISION MAP OF "CHANDLER CROSSROADS", RECORDED IN BOOK 1183, PAGE 6, RECORDS OF MARICOPA COUNTY, SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDATION OF THIS PLAT.

ROCK-QUEEN CREEK LLC, A DELAWARE 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 ALL LOTS OF SAID SUBDIVISION 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 OPERATING AT OR ON THE CHANDLER MUNICIPAL AIRPORT.

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

THIS AVIGATION EASEMENT AND RELEASE SHALL BE BINDING UPON SAID OWNER (GRANTOR) AND THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST TO ALL LOTS, TRACTS, AND PARCELS IN THE SAID SUBDIVISION AND THE STATEMENT OF RELEASE SHALL BE A COVENANT RUNNING WITH THE LAND.

ROCK-QUEEN CREEK LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, A BLANKET EMERGENCY VEHICULAR ACCESS EASEMENT UPON, OVER AND ACROSS THE PARCEL OF LAND SHOWN HEREON.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION OR ABUTTING PROPERTY OWNER.

IN WITNESS WHEREOF:

ROCK-QUEEN CREEK LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED

THIS _____ DAY OF _____, 2016.

BY: ROCK-QUEEN CREEK LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 2016, 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.

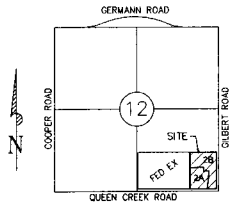
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
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 SHALL BE CONSTRUCTED UNDERGROUND.
5. THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF CHANDLER WATER SERVICE AREA AND HAS BEEN CERTIFIED AS HAVING AN ASSURED WATER SUPPLY.
6. THIS DEVELOPMENT IS LOCATED WITHIN THE CHANDLER MUNICIPAL AIRPORT TRAFFIC PATTERN AIRSPACE BOUNDARY PER DOC. NO. 2004-0240033, MCR.
7. THE LANDSCAPING ON EACH LOT AND WITHIN THE RIGHT OF WAY ADJACENT TO EACH LOT SHALL BE MAINTAINED BY THE OWNERS OF SAID LOT.
8. LOT CORNERS SHALL BE MONUMENTED WITH 1/2 INCH REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR TO BE SET AT COMPLETION OF MASS GRADING.
9. A PRIVATE CROSS ACCESS EASEMENT TO BE DEDICATED OVER LOTS 2A AND 2B FOR POTABLE WATER, SANITARY SEWER, FIRE LINE, PEDESTRIAN ACCESS, INGRESS/EGRESS AND DRAINAGE AND DRAINAGE FACILITIES.
10. PER THE CITY OF CHANDLER, A RECLAIMED WATER USE AGREEMENT IS REQUIRED.
11. 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 THAT 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

SEC. 12, T2S, R5E
NTS

SHEET INDEX

1 DEDICATION, LEGAL DESCRIPTION, NOTES, CERTIFICATIONS
2 PLAT, LINE TABLE, LEGEND

PARENT PARCEL LEGAL DESCRIPTION

LOT 2, OF A MINOR LAND DIVISION KNOWN AS "CHANDLER CROSSROADS", ACCORDING TO BOOK 1183 OF MAPS, PAGE 6, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA.

SITE AREA

LOT 2A	410,666 SQ. FT OR	9.428 AC., ±
LOT 2B	657,445 SQ. FT OR	15.093 AC., ±
OVERALL	1,068,111 SQ. FT OR	24.521 AC., ±

(GROSS AND NET)

BASIS OF BEARING

NORTH 89°20'15" EAST, SHOWN AS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO RECORD OF SURVEY AS RECORDED IN BOOK 947, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA.

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.

OWNER/DEVELOPER

ROCK-QUEEN CREEK LLC
2375 E CAMELBACK ROAD, 5TH FLOOR
PHOENIX, ARIZONA 85016
PHONE: (602) 387-5328

SURVEYOR

DAVID EVANS AND ASSOCIATES, INC.
4600 EAST WASHINGTON STREET, STE. 250
PHOENIX, AZ 85034
PHONE: (602) 678-5151

CITY TRANSPORTATION & DEVELOPMENT CERTIFICATION

THIS IS TO CERTIFY THAT IN MY OPINION, ALL LOTS, PARCELS AND TRACTS SHOWN ON THIS PLAT CONFORMS TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

_____
TRANSPORTATION & DEVELOPMENT DIRECTOR DATE

CITY ENGINEER'S 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

CITY COUNCIL APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA

THIS _____ DAY OF _____, 2016.

BY: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

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.

ROBERT C. HUFF
REGISTERED LAND SURVEYOR NO. 53474
4600 EAST WASHINGTON STREET, STE. 250
PHOENIX, ARIZONA 85034

REGISTERED LAND SURVEYOR
53474
ROBERT C. HUFF
6-9-16
ARIZONA U.S.A.

EXPIRES: 6/30/2018

BY	REVISION	DATE

DRAWN BY: RCH
CHECKED BY: TJL
DATE: 5/2016

DAVID EVANS AND ASSOCIATES INC.
4600 East Washington Street, Suite 250
Phoenix Arizona 85034
PHONE: 602.678.5151

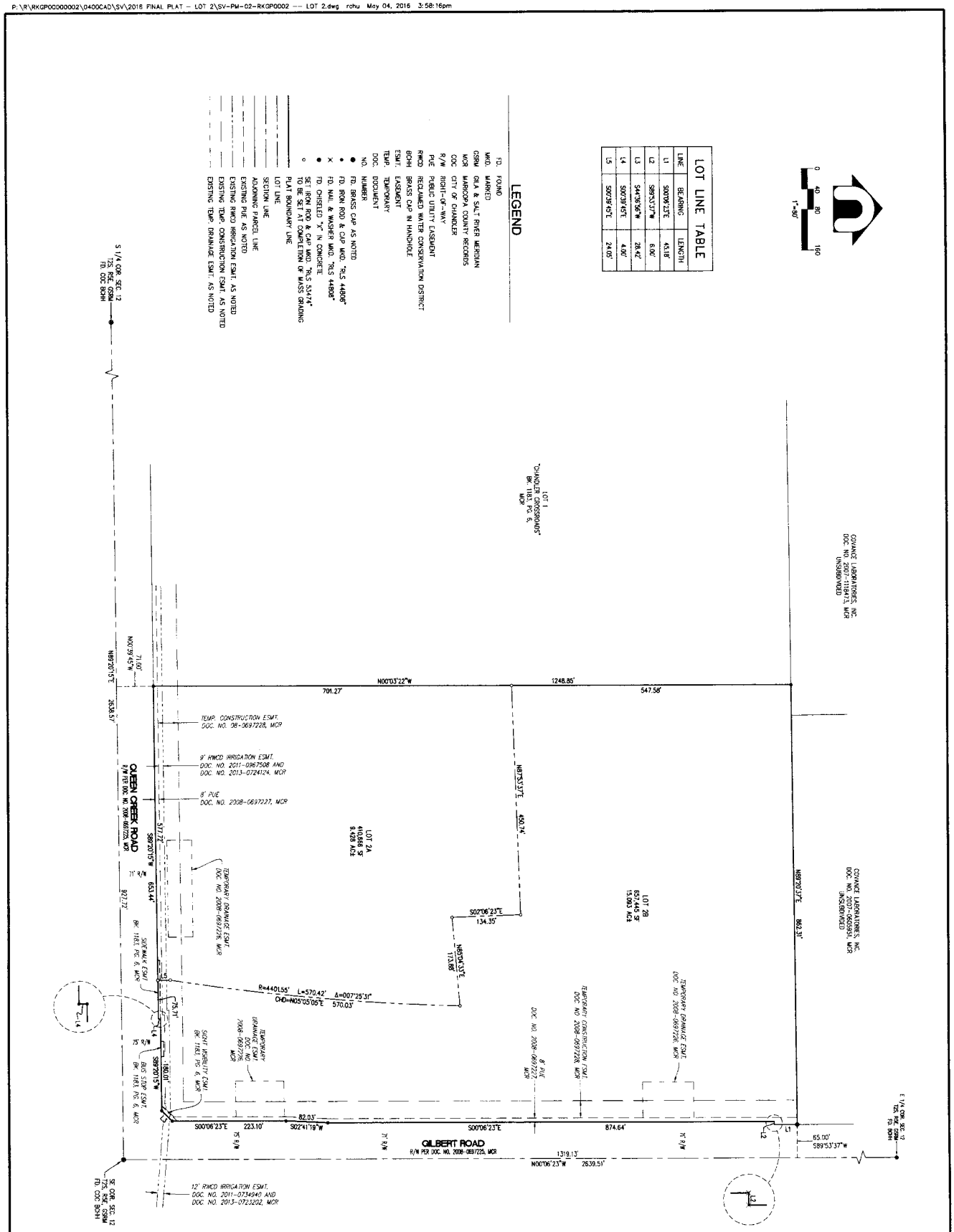
"ROCKEFELLER - CHANDLER CROSSROADS"
A REPLAT OF LOT 2, "CHANDLER CROSSROADS"

SCALE: AS SHOWN
SECTION: 12
TWNSHP: 2S
RANGE: 5E
SHEET 1 OF 2
JOB NO.: RKGP00000002

C.O.C. LOG NO.: FP116-0009

P:\RVR\RKGP00000002\04000AD\SV\2016 FINAL PLAT - LOT 2\SV-PM-01-RKGP0002 -- LOT 2.dwg rahu May 04, 2016 4:31:54pm

P:\R\RKGP00000002\0400CAD\SV\2016 FINAL PLAT - LOT 2\SV-PM-02-RKGP0002 -- LOT 2.dwg rchu May 04, 2016 3:58:16pm



"ROCKEFELLER - CHANDLER CROSSROADS"
A REPLAT OF LOT 2, "CHANDLER CROSSROADS"

SCALE: 1"=80'
SECTION: 12 TOWNSHIP: 2S RANGE: 5E
SHEET 2 OF 2
JOB NO.: RKGP0000002

REGISTERED PROFESSIONAL ENGINEER ROBERT C. PEPPER 16-44-16 ARIZONA U.S.A.
EXPIRES: 6/30/2018

DAVID EVANS AND ASSOCIATES INC.
4600 East Washington Street, Suite 250
Phoenix Arizona 85034
Phone: 602.678.5151

DRAWN BY: RCH
CHECKED BY: TJL
DATE: 5/2016

DATE	REVISION	BY

C.O.C. LOG NO.: FPT16-0009