#63

JUL 28 2016

Chandler

All-America City

2010

Chandler · Arizona

Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 16-074**

DATE: JULY 28, 2016

TO: MAYOR AND COUNCIL

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

FROM: JODIE M. NOVAK, SENIOR CITY PLANNER – MEP, CPM

SUBJECT: FPT16-0010 ENCLAVE AT HAMILTON RANCH

Request: Final Plat approval

Location: South and east of the southeast corner of Arizona Avenue and Queen Creek Road

Applicant: Mattamy Homes Arizona, LLC

BACKGROUND

This Final Plat is for a single-family residential development that was approved by Council in January 2016. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

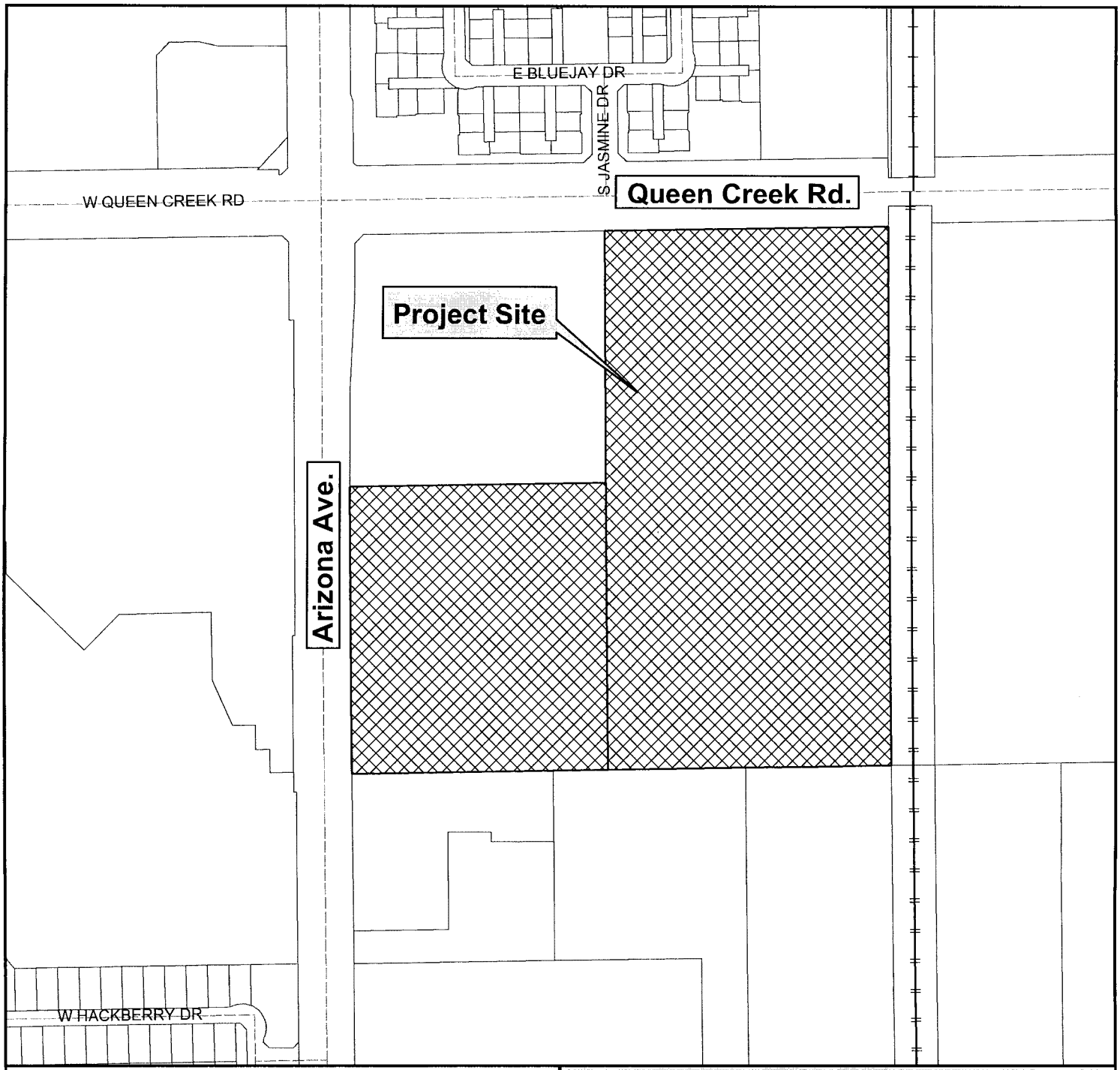
Upon finding consistency with the General Plan, Planning Staff recommends City Council approve Final Plat, FPT16-0010 ENCLAVE AT HAMILTON RANCH.

PROPOSED MOTION

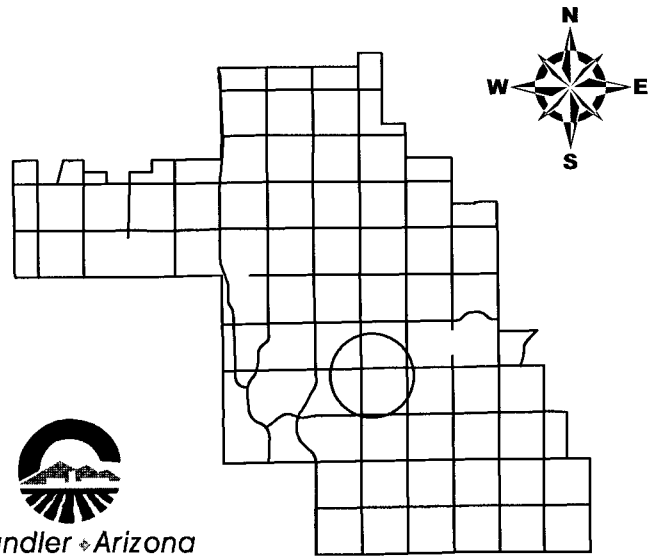
Move City Council approve Final Plat FPT16-0010 ENCLAVE AT HAMILTON RANCH, as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map

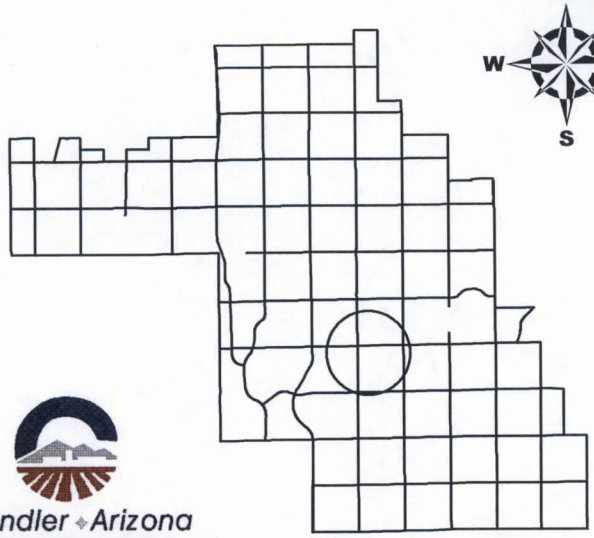


Enclave at Hamilton Ranch

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 7/6/2016

Vicinity Map



Chandler Arizona
Where Values Make The Difference

Enclave at Hamilton Ranch

CITY OF CHANDLER 7/6/2016

FINAL PLAT
FOR
"ENCLAVE AT HAMILTON RANCH"

A PORTION OF THE NW 1/4 OF THE NW 1/4, SECTION 15, T. 2 S., R. 5 E.
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTES

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 AT SUCH TIME AS TITLE TO THE COMMON AREA TRACTS IS SOLD OR OTHERWISE TRANSFERRED,IN WHOLE OR IN PART WHETHER TO THE SUBDIVISION OWNERS 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) BENEFITTING OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS.

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.

THE 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.

A HOMEOWNERS ASSOCIATION, INCLUDING ALL LOT OWNERS IN THE DEVELOPMENT (ENCLAVE AT HAMILTON RANCH), WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES, IN ACCORDANCE WITH APPROVED STREET PLANS.

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

A HOMEOWNERS ASSOCIATION, INCLUDING ALL LOT OWNERS IN THE DEVELOPMENT (ENCLAVE AT HAMILTON RANCH), WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES, IN ACCORDANCE WITH APPROVED STREET PLANS.

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

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.

ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

THIS SUBDIVISION IS LOCATED WITHIN AN AREA CERTIFIED AS HAVING AN ASSURED WATER SUPPLY.

ALL EASEMENTS ARE SUBORDINATE TO DRAINAGE EASEMENTS.

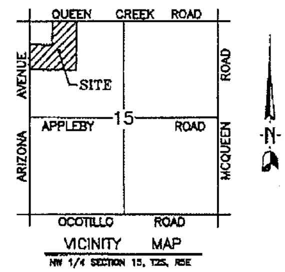
ALL LOT, PARCEL AND TRACT MONUMENTATION TO BE SET AT COMPLETION OF MASS GRADING.

LEGEND

Symbol	Description
(corner symbol)	INDICATES A CORNER OF THIS SUBDIVISION AND SUBDIVISION BOUNDARY. SET M.A.C. STANDARD DETAIL 120-1
(control symbol)	INDICATES A POINT OF CONTROL. SET BRASS CAP (FLUSH). PER M.A.G. DET. 120-1-B.
(section symbol)	INDICATES SECTION/QUARTER CORNER
P.U.E.	INDICATES PUBLIC UTILITY EASEMENT
W.S.L.E.	INDICATES WATER METER, STREETLIGHT EASEMENT
S.V.E.	INDICATES SIGHT VISIBILITY EASEMENT
V.N.A.E.	INDICATES VEHICULAR NON-ACCESS EASEMENT
W.E.	INDICATES WATER EASEMENT
S.E.	INDICATES SEWER EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
E.V.A.E.	INDICATES EMERGENCY VEHICLE ACCESS EASEMENT
R.C.E.	INDICATES REFUSE COLLECTION EASEMENT
———	INDICATES A PROPERTY LINE.
– – – –	INDICATES AN EASEMENT LINE

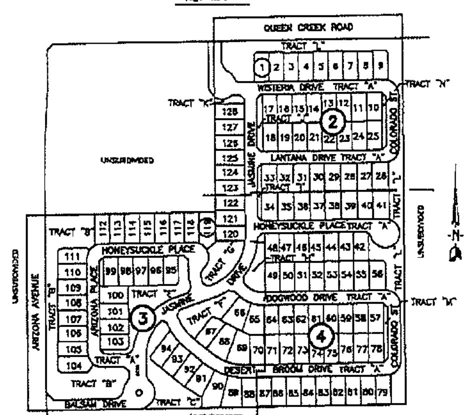
TRACT TABLE

TRACT	AREA	USE
"A"	6.4185 AC.	WATER AND SEWER, DRAINAGE, REFUSE COLLECTION, AND EMERGENCY AND SERVICE VEHICLE EASEMENTS AND LANDSCAPING
"B"	1.4827 AC.	LANDSCAPING AND P.U.E.
"C"	0.5257 AC.	LANDSCAPING AND P.U.E.
"D"	0.0319 AC.	LANDSCAPING, RETENTION, D.E. AND P.U.E.
"E"	0.5536 AC.	LANDSCAPING AND P.U.E.
"F"	0.3537 AC.	LANDSCAPING AND P.U.E.
"G"	0.3448 AC.	LANDSCAPING AND P.U.E.
"H"	0.2084 AC.	LANDSCAPING AND P.U.E.
"I"	0.0618 AC.	LANDSCAPING, RETENTION, D.E. AND P.U.E.
"J"	0.0675 AC.	LANDSCAPING, RETENTION, D.E. AND P.U.E.
"K"	0.0530 AC.	LANDSCAPING, RETENTION, D.E. AND P.U.E.
"L"	1.5638 AC.	LANDSCAPING AND P.U.E.
"M"	0.0636 AC.	LANDSCAPING, RETENTION, D.E. AND P.U.E.
"N"	0.0616 AC.	LANDSCAPING, RETENTION, D.E. AND P.U.E.
TOTAL	12.1064 AC.	



VICINITY MAP
NW 1/4 SECTION 15, T2S, R5E

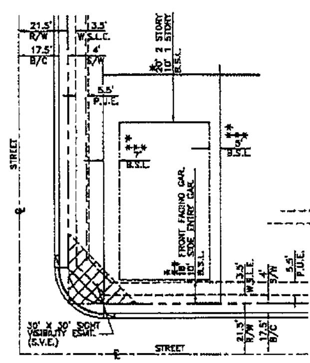
KEY MAP



KEY MAP

(0) DENOTES SHEET NO.

( ) DENOTES BEGINNING & ENDING LOT NO.



TYPICAL LOT SETBACKS

* ARCHITECTURAL ELEMENTS MAY ENCROACH UP TO TWELVE INCHES INTO YARD SETBACKS

** MIN. 10' FOR SIDE-ENTRY GARAGES, PORCHES OR LIVABLE SPACE AND 18' FOR FORWARD FACING GARAGES

*** HVAY UNITS AND REFUSE RECEPTACLES PERMITTED WITHIN SIDE YARD SETBACKS, BUT NO CLOSER THAN THREE FEET FROM PROPERTY LINE

OWNER/DEVELOPER

MATTAMY ARIZONA, LLC.
9200 E. PIMA CENTER PARKWAY
SUITE 230
SCOTTSDALE, ARIZONA 85258
CONTACT: JOSE CASTILLO
PHONE: (480) 302-6080
FAX: (480) 302-6075

ENGINEER

CLOUSE ENGINEERING INC.
1642 E. ORANGEWOOD AVENUE
PHOENIX, ARIZONA, 85020
PHONE: (602) 395-9300
FAX: (602) 395-9310
MR. JEFF GILES

BENCH MARK (CMCN# 43A)

SECTION 9, T2S, R5E, 3" BRASS CAP IN CONCRETE, 100' NORTH, 70' WEST OF THE INTERSECTION OF ARIZONA AVENUE AND QUEEN CREEK ROAD ON ROADSIDE BY S.R.P. STRUCTURE. (NORTHING, 823148.507, EASTING, 723083.962) NGVD 29 ELEVATION 1213.68 (EQUATION +1.893 TO NAVD 88 ELEVATION 1215.57)

BASIS OF BEARING

THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE G. & S. R. B. & M. USING A BEARING OF N00°37'26"W

DEDICATION

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS: MATTAMY ARIZONA LLC AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "ENCLAVE AT HAMILTON RANCH", SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 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 "ENCLAVE AT HAMILTON RANCH", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT TRACT "A" IS HEREBY DECLARED AS A PRIVATE ACCESSWAY TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. AN EASEMENT FOR PUBLIC WATER AND SEWER, REFUSE COLLECTION, DRAINAGE AND EMERGENCY AND SERVICE TYPE VEHICLE ACCESS IS HEREBY DEDICATED TO THE PUBLIC OVER TRACT "A". TRACTS "B" THROUGH "N" ARE HEREBY DECLARED AS A COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. AN EASEMENT FOR DRAINAGE IS HEREBY DEDICATED OVER TRACTS "B" THOUGH "N".

IN WITNESS WHEREOF; MATTAMY ARIZONA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNDER CAUSED IT'S NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF RYAN HUFFMAN THEREUNTO DUY AUTHORIZED.
THIS ____ DAY OF __________, 2018.

MATTAMY ARIZONA LLC AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER.

BY: ____________________
ITS: VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

ON THIS, THE ____ DAY OF __________, 2018, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED RYAN HUFFMAN, WHO ACKNOWLEDGED HIMSELF TO BE VICE PRESIDENT OF MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

MY COMMISSION EXPIRES __________.

____
NOTARY PUBLIC

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

APPROVED BY: ____________________ __________
PLANNING 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.

APPROVED BY: ____________________ __________
PLANNING AND DEVELOPMENT DIRECTOR — DATE

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA ON THE ____ DAY OF __________, 2018.

BY: ____________________
MAYOR — DATE

ATTEST: ____________________
CITY CLERK — DATE

CERTIFICATION

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

ROBERT J. BLAKE

REGISTERED LAND SURVEYOR #38070
ROBERT J. BLAKE
CLOUSE ENGINEERING INC.
1642 E. ORANGEWOOD AVENUE
PHOENIX, ARIZONA, 85020
PHONE: (602) 395-9300

FPT16-0010

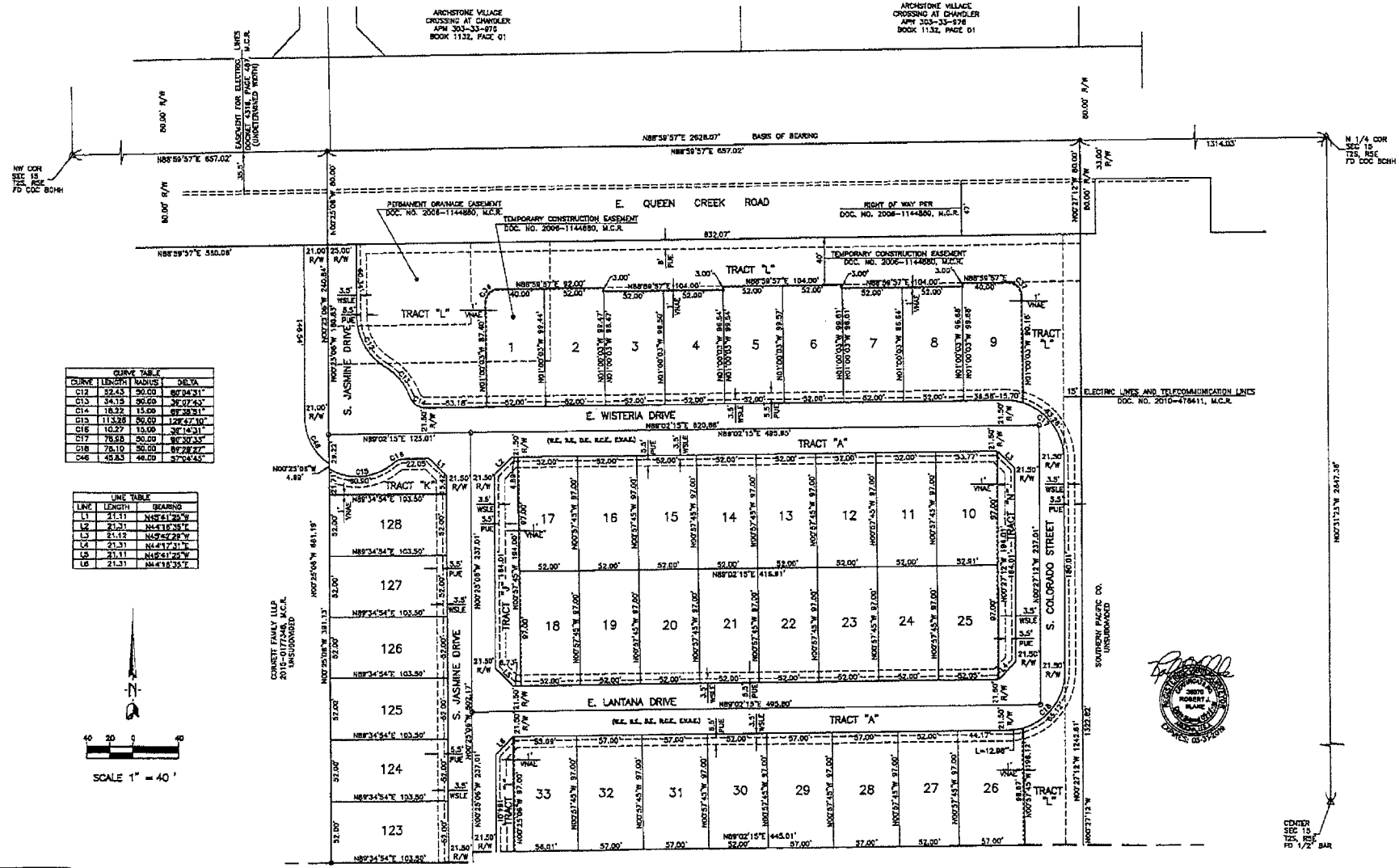
GROSS AREA 29.9809 ACRES

Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
1642 E. Orangewood Ave. Phoenix, Arizona 85020
Tel 602-395-9300 Fax 602-395-9310

Job No. 130808
SH. 1 OF 4

FPCOV.DWG

FINAL PLAT
FOR
"ENCLAVE AT HAMILTON RANCH"



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C12	32.43	50.00	80°04'31"
C13	34.15	50.00	39°07'43"
C14	18.22	15.00	69°38'31"
C15	113.26	50.00	129°47'10"
C16	10.27	15.00	39°14'31"
C17	78.98	50.00	90°30'33"
C18	78.10	50.00	89°28'27"
C46	45.83	40.00	57°04'45"

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.11	N45°41'25"W
L2	21.31	N44°16'35"E
L3	21.12	N45°42'29"W
L4	21.31	N44°17'31"E
L5	21.11	N45°41'25"W
L6	21.31	N44°16'35"E

CLOUSE ENGINEERING, INC., SHALL NOT BE LIABLE FOR ANY PORTION OF WORK NOT CONFORMING TO APPROVED PLANS SHOULD THEIR STAKES BE FOUND MISSING OR DISTURBED.

Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
1612 E. Orangewood Ave., Phoenix, Arizona 85020
Tel 602-395-9300 Fax 602-395-9310

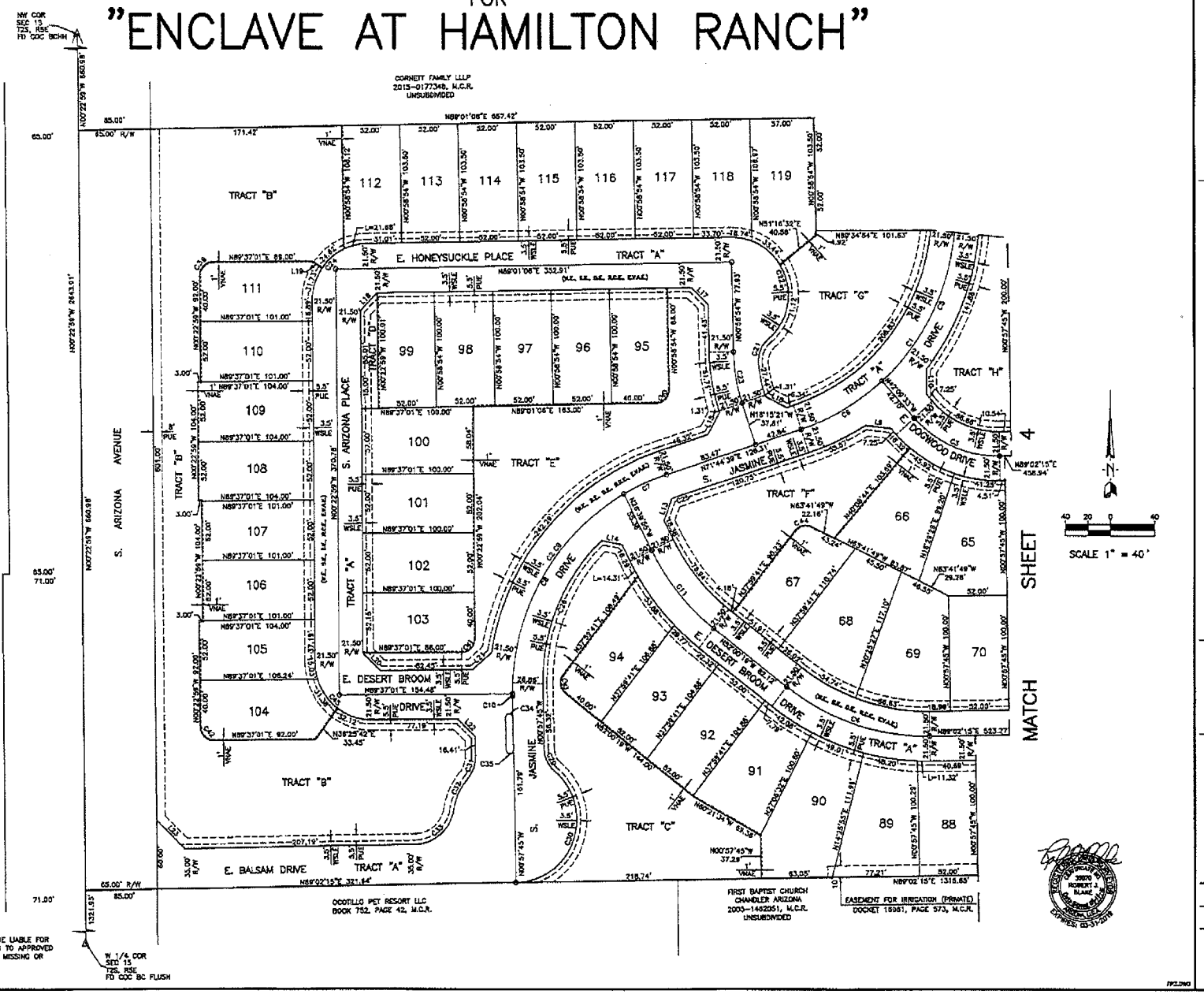
FINAL PLAT
"ENCLAVE AT HAMILTON RANCH"
"A PLANNED AREA DEVELOPMENT"
CHANDLER ARIZONA

Revised

Date 03-15-16
As-Built
Job No. 130808

2 OF 4

FINAL PLAT
FOR
"ENCLAVE AT HAMILTON RANCH"



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	251.89	200.00	72°09'45"
C2	253.79	200.00	72°47'25"
C3	85.18	100.00	48°48'12"
C4	135.99	200.00	38°57'28"
C5	165.46	200.00	48°13'30"
C6	83.44	200.00	23°54'15"
C7	41.79	167.82	14°16'08"
C8	212.37	194.06	62°42'01"
C9	251.89	200.00	72°09'41"
C10	1.99	200.00	0°34'41"
C11	88.43	200.00	25°20'21"
C21	24.58	25.00	56°20'01"
C22	193.30	30.00	147°17'35"
C23	45.22	150.00	17°16'27"
C24	76.02	50.00	86°24'09"
C28	139.18	167.34	47°38'56"
C29	21.51	25.00	49°17'27"
C30	133.73	55.00	139°15'27"
C31	21.84	30.50	41°12'42"
C32	29.98	55.00	31°12'33"
C33	49.57	33.42	85°10'51"
C34	10.74	3.42	180°00'00"
C35	10.74	3.42	180°00'00"
C39	18.85	12.00	90°00'00"
C40	18.85	12.00	90°00'00"
C41	18.85	12.00	90°00'00"
C42	18.85	12.00	90°00'00"
C43	18.85	12.00	90°00'00"
C44	18.40	12.00	78°18'30"
C45	78.54	50.00	90°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L9	22.58	N53°24'16"W
L10	22.56	N00°34'33"W
L13	20.57	N20°08'40"E
L14	18.45	N28°42'19"W
L15	21.68	N27°57'31"E
L16	21.21	N63°15'21"W
L17	21.21	N45°38'34"W
L18	21.32	N44°18'03"E
L20	21.11	N42°40'22"W
L21	22.70	N48°13'35"E
L22	21.32	N45°40'22"W

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3 OF 4

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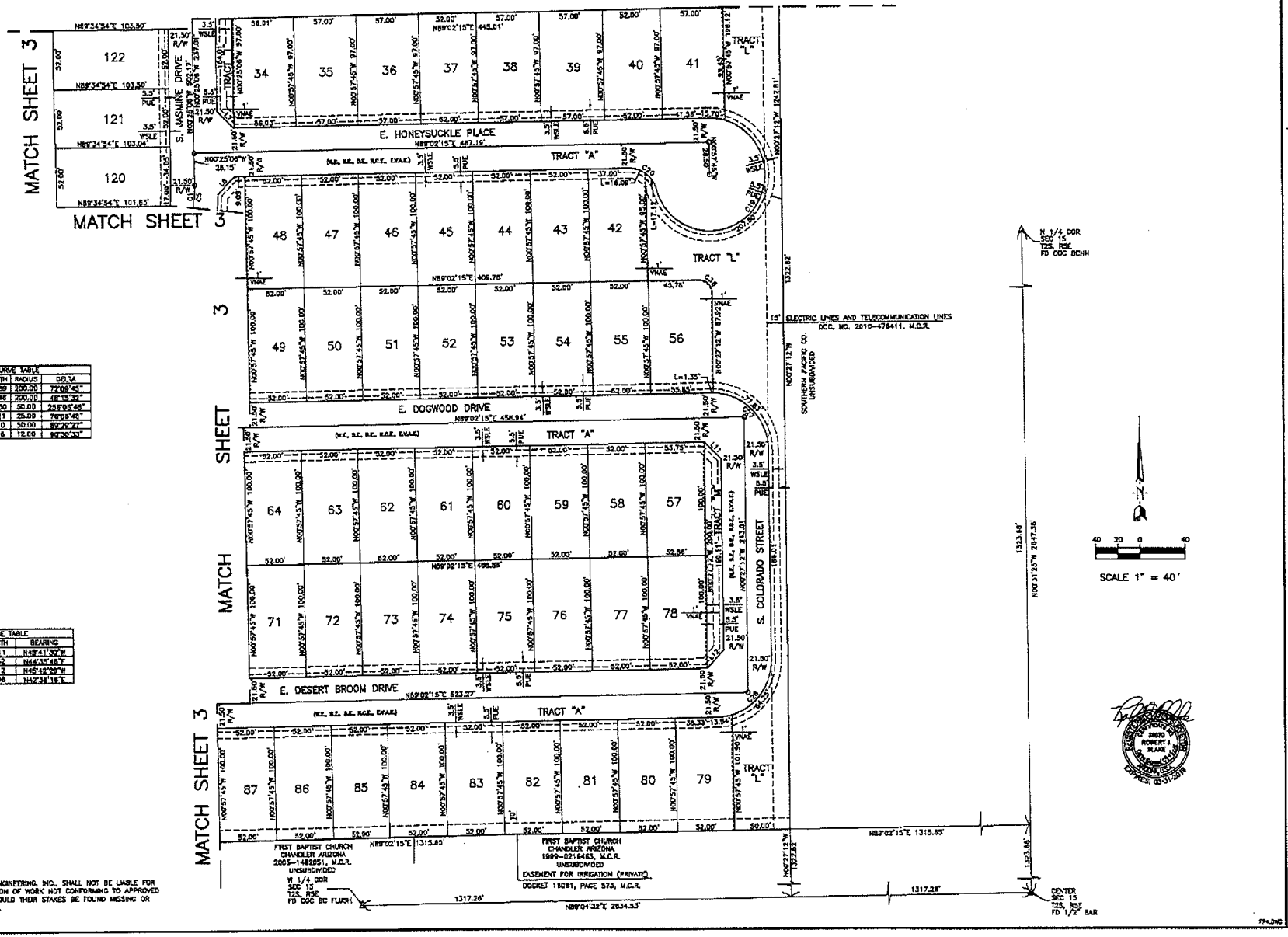

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	251.89	200.00	72°09'45"
C5	188.46	200.00	48°15'32"
C19	223.50	50.00	256°06'48"
C20	33.21	25.00	76°08'48"
C28	78.10	50.00	89°29'27"
C38	18.86	12.00	90°30'33"

LINE TABLE		
LINE	LENGTH	BEARING
L7	21.11	N45°41'30"W
L8	21.42	N44°35'48"E
L11	21.12	N45°42'20"W
L12	21.96	N42°38'18"E

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ARIZONA 811

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