#64

JUL 28 2016
Chandler

Chandler · Arizona
Where Values Make The Difference

All-America City
2010

MEMORANDUM **Planning Division – CC Memo No. 16-084**

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: FPT16-0012 TOWNEPLACE AT THE MET

Request: Final Plat approval

Location: Southeast corner of Chandler Boulevard and Hearthstone Way

Applicant: Hubbard Engineering, Shawn Hanrahan

BACKGROUND

This Final Plat is for a commercial center that was approved by Council in March 2016. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

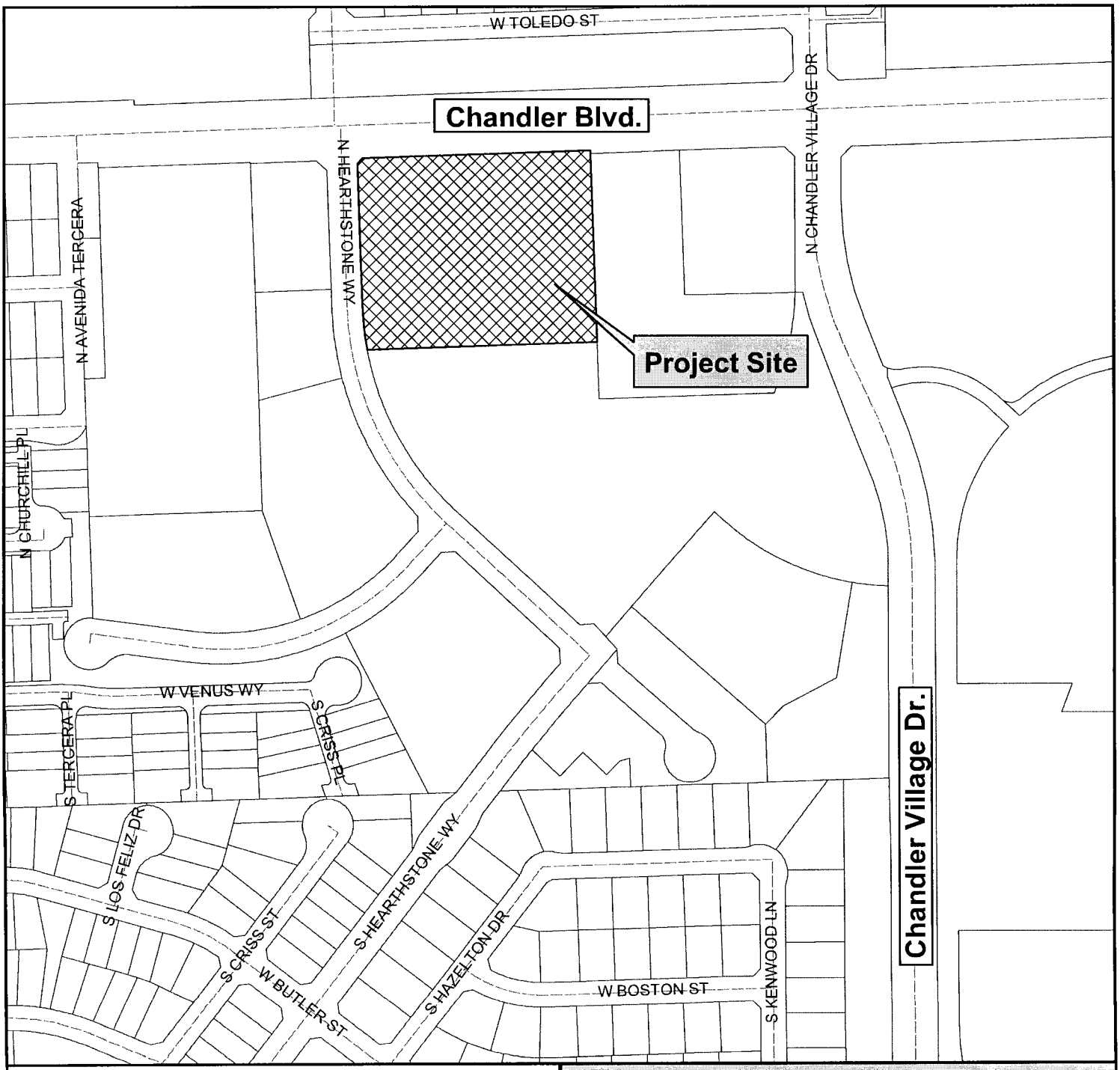
Upon finding consistency with the General Plan, Planning Staff recommends City Council approve Final Plat, FPT16-0012 TOWNEPLACE AT THE MET.

PROPOSED MOTION

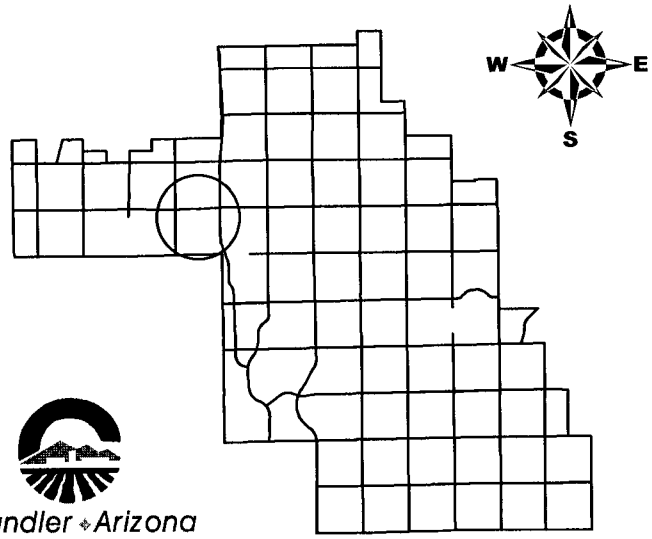
Move City Council approve Final Plat FPT16-0012 TOWNEPLACE AT THE MET, as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map

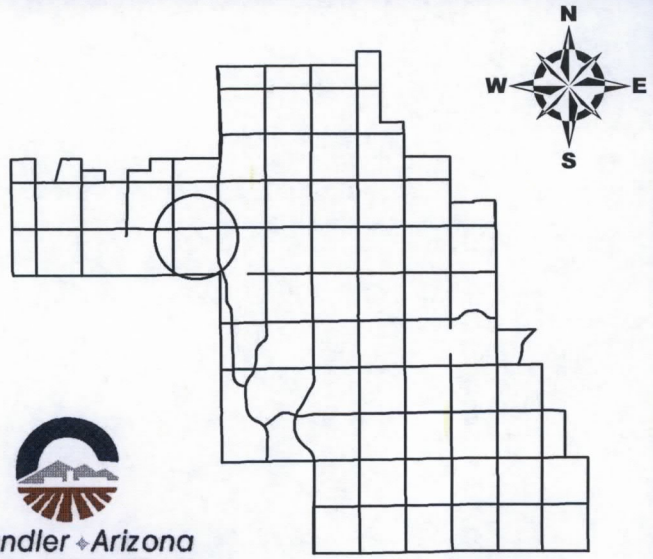


Chandler ◆ Arizona
Where Values Make The Difference

Towneplace at The Met

CITY OF CHANDLER 7/13/2016

Vicinity Map



Towneplace at The Met

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 7/13/2016

FINAL PLAT OF
"TOWNEPLACE AT THE MET"

A REPLAT OF LOT 2 OF THE MET AT FASHION CENTER, RECORDED IN BOOK 1194 OF MAPS, PAGE 50, MARICOPA COUNTY RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT THE MET OF CHANDLER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO LOTS 2A AND 2B, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "TOWNPLACE AT THE MET", BEING A REPLAT OF LOT 2 OF "THE MET AT FASHION CENTER", RECORDED IN BOOK 1194 OF MAPS, PAGE 50, MARICOPA COUNTY RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "TOWNPLACE AT THE MET" A RESIDENTIAL DEVELOPMENT AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH, RESPECTIVELY ON SAID PLAT.

THE MET OF CHANDLER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO LOTS 2A AND 2B, AS OWNER, HEREBY DEDICATES, TO THE PUBLIC FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.
EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.
THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR ABUTTING PROPERTY OWNER.
THIS PLAT HEREBY DEDICATED AN EMERGENCY VEHICULAR ACCESS EASEMENT TO THE CITY OF CHANDLER OVER LOTS 2A AND 2B.

THE MET OF CHANDLER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO LOTS 2A AND 2B, AS OWNER, DOES HEREBY GRANT AND CONVEY TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, AN EASEMENT FOR AVIATION PURPOSES OVER AND ACROSS ALL LOTS, TRACTS AND PARCELS 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 OPERATION AT OR ON STELLAR AIR PARK; AND THE OWNERS (GRANTORS) DO FURTHER RELEASE AND DISCHARGE THE CITY, FOR THE USE AND BENEFIT OF THE PUBLIC AND AGENCIES OF THE CITY, OF AND FROM ALL LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER OR IN CONNECTION WITH THE OWNERS' (GRANTORS') PROPERTY ABOVE THREE HUNDRED FIFTY (350) FEET, TO AN INFINITE HEIGHT ABOVE THE SAME, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSE BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATION AT OR ON 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, VIBRATION, FUMES DUST, FUEL, AND LUBRICANT PARTICLES.
THE AVIGATION EASEMENT AND RELEASE SHALL BE BINDING UPON SAID OWNERS (GRANTORS) AND THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST TO ALL LOTS, TRACT, AND PARCEL IN THE SAID SUBDIVISION AND OWNERS FURTHER AGREE THAT THIS EASEMENT AND STATEMENT OR RELEASE SHALL BE COVENANT RUNNING WITH THE LAND.

IN WITNESS WHEREOF:
THE MET OF CHANDELER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO LOTS 2A AND 2B, AS OWNER HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF

_____ ITS _____, THEREUNTO DULY AUTHORIZED THIS

____ DAY OF _____, 2016.

BY: _____
OWNER/AUTHORIZED SIGNER

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:

_____, 20____.

IN WITNESS WHEREOF:
THE MET OF CHANDLER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO LOTS 2A AND 2B, AS OWNER HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF

_____ ITS _____, THEREUNTO DULY AUTHORIZED THIS

____ DAY OF _____, 2016.

BY: _____
OWNER/AUTHORIZED SIGNER

LEGAL DESCRIPTION

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

LOT 2, THE MET AT FASHION CENTER, ACCORDING TO BOOK 1194 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA.

APN: PART OF 301-35-356O
(A PORTION)

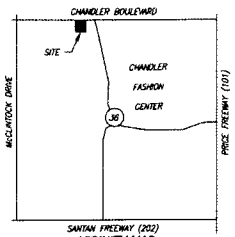
NOTES

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, PLATED 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 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.
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 6' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.
7. BY ACCEPTANCE OF THIS PLAT, THE CITY OF CHANDLER AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN AS BEING VACATED OR ABANDONED.
8. THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP NO. 04013C2720L DATED OCTOBER, 16, 2013.
9. THIS SUBDIVISION SHALL HAVE A BLANKET EASEMENT OVER LOTS 2A AND LOT 2B FOR POTABLE WATER, SANITARY WATER, FIRE LINE, PEDESTRIAN ACCESS, VEHICULAR ACCESS, INGRESS/EGRESS, DRAINAGE AND DRAINAGE FACILITIES.

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.

ADRIAN W. BURCHAM, R.L.S.
REGISTRATION NO. 41282
1201 S. ALMA SCHOOL ROAD, SUITE #12000
MESA, AZ. 85210



VICINITY MAP
T1S, R4E, SEC 36

SHEET INDEX

1 COVER SHEET
2 FINAL PLAT

PARCEL

APN: 301-65-986

OWNER

THE MET HOTEL, LLC
153 S. PAYNE STEWART DR.
BRANSON, MO. 65616
PH: (417)332-3439
CONTACT: ROBERT ALLEN

SURVEYOR/ENGINEER

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD., SUITE #12000
MESA, AZ 85210
PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: ADRIAN BURCHAM, RLS

PARCEL ACREAGES

LOT 2A: ±1.6950 AC. (73,835 S.F.)
LOT 2B: ±2.2142 AC. (96,449 S.F.)
TOTAL ACREAGE: COMMERCIAL ±3.9092 AC. (170,284 S.F.)

ZONING

CITY OF CHANDLER ZONE PAD OBTAINED FROM MARICOPA COUNTY ASSESSOR'S WEB SITE.

BASIS OF BEARINGS

CENTERLINE OF CHANDLER BLVD. AS SHOWN IN THE FINAL PLAT OF "THE MET AT FASHION CENTER.", BOOK 1194, PAGE 50, MARICOPA COUNTY RECORDER'S OFFICE.
SAID LINE BEARS NORTH 89°59'02" EAST.

CERTIFICATION

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 PURPOSES FOR WHICH THEY ARE PLATTED.

_____ _____
TRANSPORTATION & DEVELOPMENT DIRECTOR DATE

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

APPROVAL

BY ACCEPTANCE OF THIS PLAT, THE CITY OF CHANDLER AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENT DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS

____ DAY OF _____, 2016.

BY: _____ _____
MAYOR DATE

ATTEST:

_____ _____
CITY CLERK DATE

HUBBARD ENGINEERING
1201 S. Alma School Rd. Suite 12000
Mesa, AZ 85210
PH: 480.892.3313
www.hubbardengineering.com

"TOWNEPLACE AT THE MET"
FINAL PLAT-COVER SHEET
City of Chandler, Maricopa County, Arizona

Project No. 1515.3	Date 05/19/16
Project Manager ADRIAN BURCHAM	Project Eng.

Sht 1 of 2

C.O.C. LOG NO. FPT 16-0012

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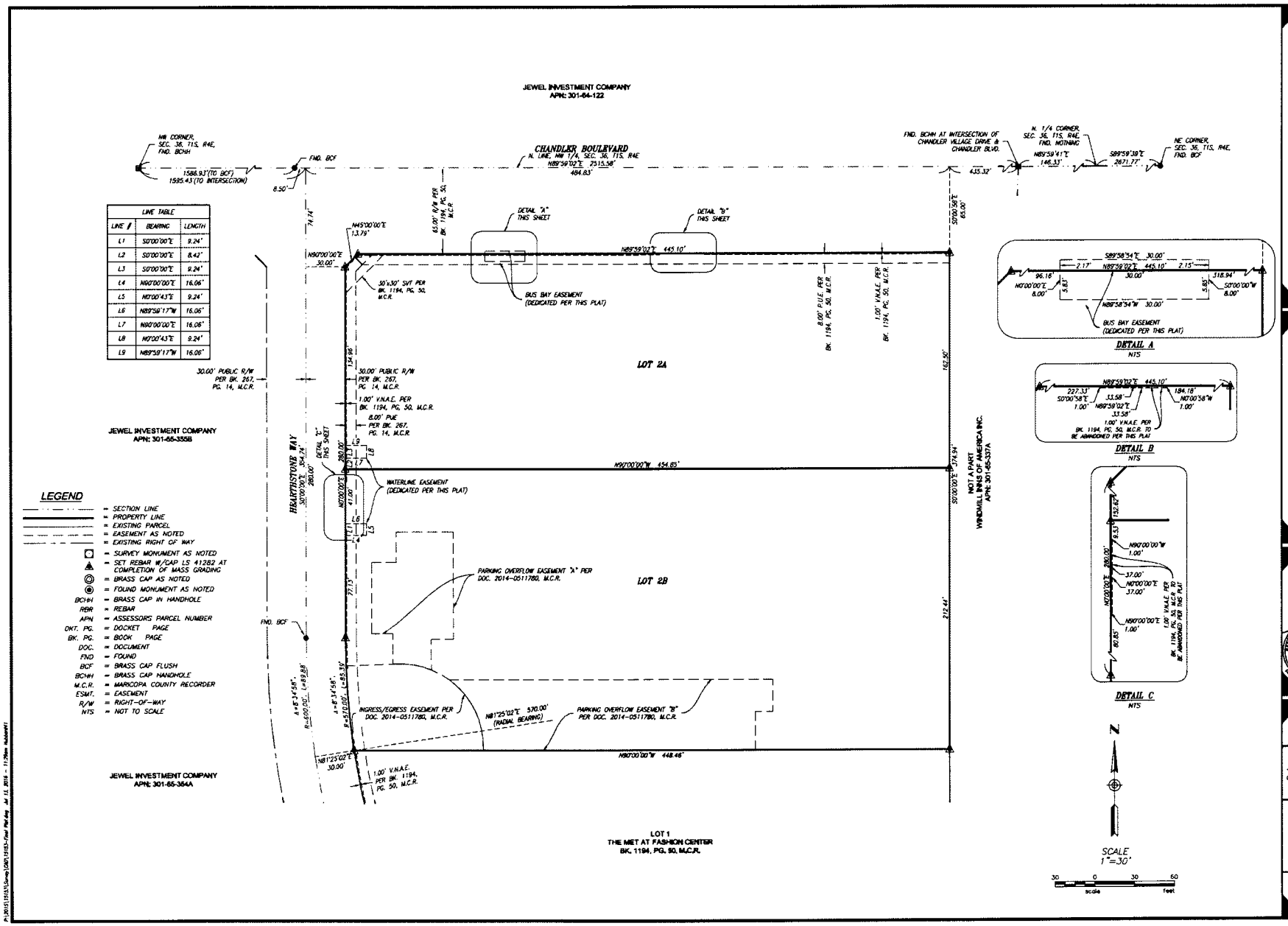

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S0°00'00"E	9.24'
L2	S0°00'00"E	8.42'
L3	S0°00'00"E	9.24'
L4	N90°00'00"E	16.06'
L5	N0°00'43"E	9.24'
L6	N89°59'17"W	16.06'
L7	N90°00'00"E	16.06'
L8	N0°00'43"E	9.24'
L9	N89°59'17"W	16.06'

LEGEND

- = SECTION LINE
- = PROPERTY LINE
- = EXISTING PARCEL
- = EASEMENT AS NOTED
- = EXISTING RIGHT OF WAY
- = SURVEY MONUMENT AS NOTED
- = SET REBAR W/CAP LS 41282 AT COMPLETION OF MASS GRADING
- = BRASS CAP AS NOTED
- = FOUND MONUMENT AS NOTED
- BCHH = BRASS CAP IN HANDHOLE
- RBR = REBAR
- APN = ASSESSORS PARCEL NUMBER
- DKT. PG. = DOCKET PAGE
- BK. PG. = BOOK PAGE
- DOC. = DOCUMENT
- FND = FOUND
- BCF = BRASS CAP FLUSH
- BCHH = BRASS CAP HANDHOLE
- M.C.R. = MARICOPA COUNTY RECORDER
- ESMT. = EASEMENT
- R/W = RIGHT-OF-WAY
- NTS = NOT TO SCALE

HUBBARD ENGINEERING
1201 S. Alma School Rd.
Suite 14000
Mesa, AZ 85210
PH: 480.892.3313
www.hubbardengineering.com

"TOWNEPLACE AT THE MET"
FINAL PLAT
City of Chandler, Maricopa County, Arizona

REGISTERED LAND SURVEYOR
41282
ADRIAN M. BURCHAM
12/31/17

Project No. 1513	Date 05/18/16
Project Manager ADRIAN BURCHAM	Project Eng.
Sht. 2 of 2	

C.O.C. LOG NO. FPT 16-0012

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