#66

JUL 28 2016

Chandler

All-America City

2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 16-083**

DATE: JULY 28, 2016

TO: MAYOR AND COUNCIL

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

FROM: LAUREN SCHUMANN, CITY PLANNER

SUBJECT: FPT16-0015 MDI CHANDLER PAVILIONS

Request: Final Plat (FPT) approval

Location: Northeast corner of 54th and Harrison streets

Applicant: Doug Toney; Bowman Consulting

BACKGROUND

This Final Plat is for a replat, within an approximate 7 acre existing commercial center, from one lot to five lots, located at the northeast corner of 54th and Harrison streets. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

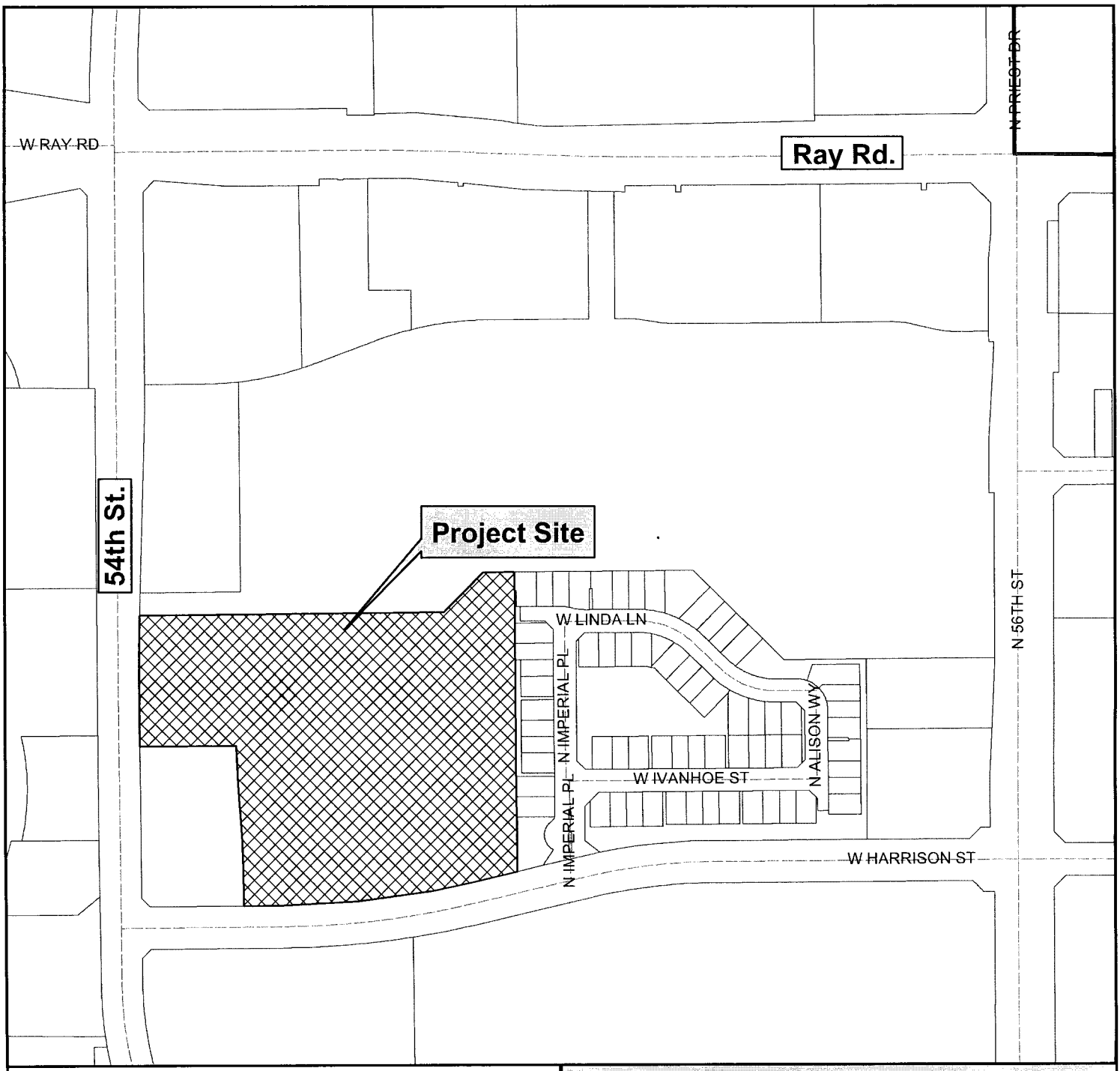
Upon finding consistency with the General Plan, Planning Staff recommends City Council approve the Final Plat, FPT16-0015 MDI CHANDLER PAVILIONS.

PROPOSED MOTION

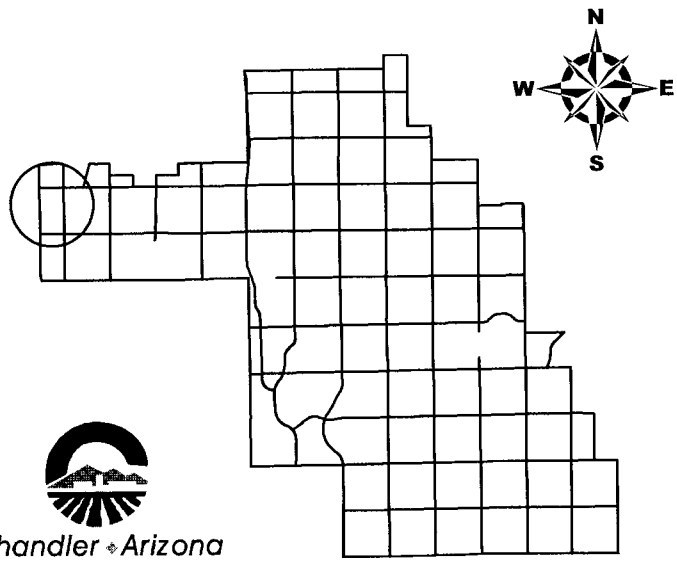
Move City Council approve Final Plat FPT16-0015 MDI CHANDLER PAVILIONS, as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map



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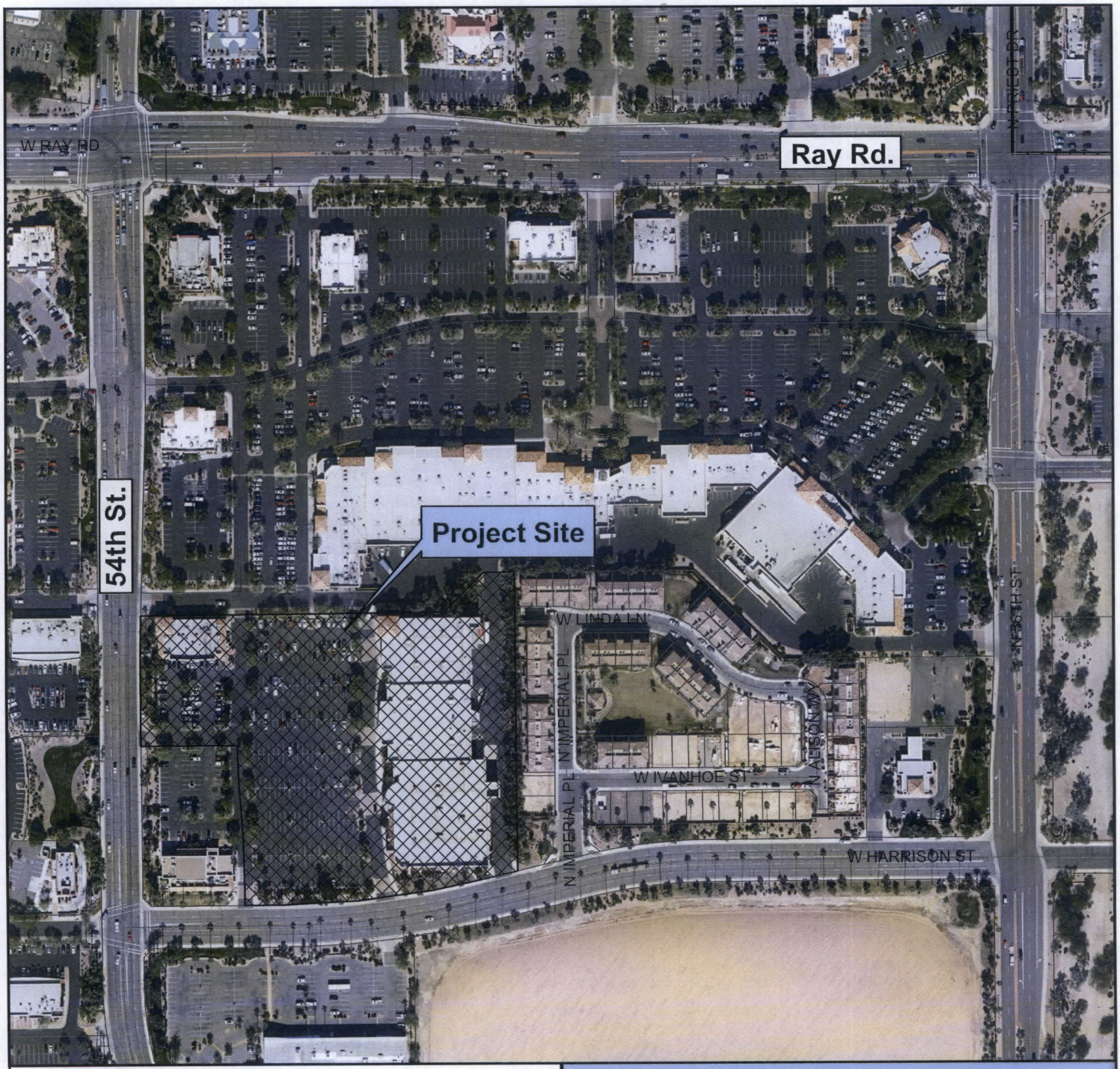
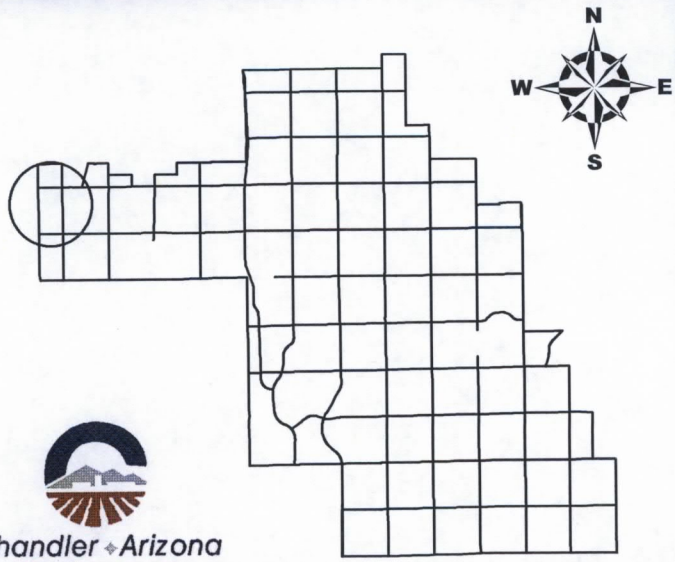
Where Values Make The Difference

MDI Chandler Pavilions

CITY OF CHANDLER 7/8/2016



Vicinity Map



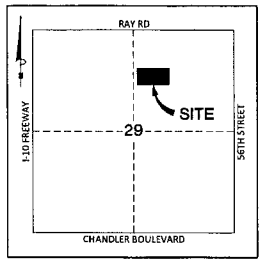
Chandler Arizona
Where Values Make The Difference

MDI Chandler Pavilions

CITY OF CHANDLER 7/8/2016

FINAL PLAT OF
MDI CHANDLER PAVILIONS

A REPLAT OF LOT 8 OF A REPLAT OF LOTS 8 & 9 OF CHANDLER PAVILIONS
UNIT 4 AS RECORDED IN BOOK 551 OF MAPS, PAGE 19, M.C.R.
LOCATED IN THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: MDI 54 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "MDI CHANDLER PAVILIONS", A REPLAT OF LOT 8 OF A REPLAT OF LOTS 8 & 9 OF CHANDLER PAVILIONS UNIT 4, AS RECORDED IN BOOK 551 OF MAPS, PAGE 19, M.C.R., LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "MDI CHANDLER PAVILIONS" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS CONSTITUTING SAME AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

THE MAINTENANCE OF THE LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE THE ABUTTING LOT OWNER.

OWNER GRANTS TO THE CITY OF CHANDLER AND APPLICABLE UTILITY AND SERVICE PROVIDERS AN EASEMENT OVER, THROUGH AND ACROSS ALL LOTS FOR INGRESS AND EGRESS, FOR TRASH REMOVAL AND EMERGENCY VEHICULAR ACCESS.

IN WITNESS WHEREOF: MDI 54 LLC, A DELAWARE 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.

MDI 54 LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
ANI SOGHOMONIAN

ITS: TREASURER

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF ORANGE } S.S.

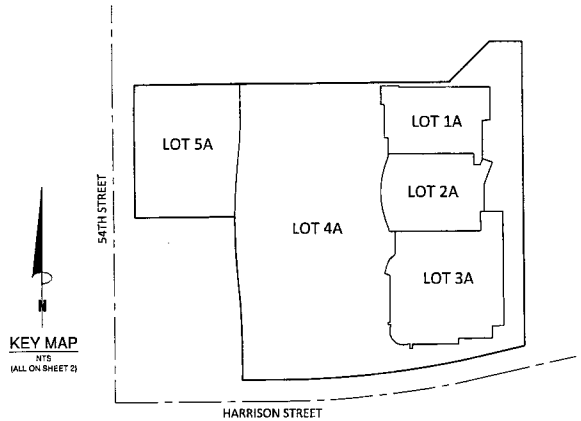
ON THIS _____ DAY OF _____, 2016, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED ANI SOGHOMONIAN WHO ACKNOWLEDGED HERSELF TO BE THE TREASURER OF MDI 54 LLC, A DELAWARE LIMITED PARTNERSHIP, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

LOT AREA TABLE		
	SQ. FT.	ACRES
LOT 1A	22,085	0.5070
LOT 2A	24,742	0.5680
LOT 3A	40,518	0.9302
LOT 4A	180,567	4.1453
LOT 5A	44,052	1.0113



KEY MAP
NTS
(ALL ON SHEET 2)

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 AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2705L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
6. 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.
7. EACH LOT OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPING AND OTHER IMPROVEMENTS ON ITS RESPECTIVE LOT.
8. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AS RECORDED IN DOCUMENT NO. 2000-0441208, AND THEREAFTER MODIFICATION(S) RECORDED IN DOCUMENT NO. 2013-0329023, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AND ANY SUBSEQUENT AMENDMENTS TO THE COVENANTS, CONDITIONS AND RESTRICTIONS.
9. EXISTING EASEMENTS FOR PRIVATE UTILITIES AND ACCESS ARE RECORDED IN DOCUMENT NO. 2002-0047772, 2006-0280496, AND 2007-1344887, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.
10. A BLANKET EASEMENT WILL BE RECORDED BY SEPARATE INSTRUMENT FOR PRIVATE CROSS ACCESS OVER ALL LOTS FOR PRIVATE POTABLE WATER, PRIVATE SANITARY SEWER, FIRE LINE, PEDESTRIAN ACCESS, VEHICULAR ACCESS, INGRESS/EGRESS, AND DRAINAGE & DRAINAGE FACILITIES.
11. 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. TRESS SHALL BE SPACED NOT LESS THAN 8' APART.

OWNER

MDI 54 LLC
15821 VENTURA BLVD., SUITE 835
ENCINO, CA 91436
PHONE: 818-995-1400
CONTACT: TRAVIS COUTTS

SHEET INDEX

1 COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARINGS, CERTIFICATIONS

2 FINAL PLAT PLAN SHEET

SURVEYOR

BOWMAN CONSULTING GROUP
1295 W. WASHINGTON STREET #108
TEMPE, AZ 85281
PHONE: (480) 629-8830
CONTACT: DOUG TONEY

SITE DATA

ZONING	PAD
NUMBER OF LOTS	5
NET BOUNDARY	311,964 S.F.
	7.1617 AC.
GROSS BOUNDARY	311,964 S.F.
	7.1617 AC.

BASIS OF BEARINGS

BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING: NORTH 89 DEGREES 37 MINUTES 42 SECONDS EAST, PER BOOK 492 OF MAPS, PAGE 07, M.C.R.

LEGAL DESCRIPTION

LOT 8, CHANDLER PAVILIONS UNIT 4, A REPLAT OF LOTS 8 AND 9, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 551 OF MAPS, PAGE 19.

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.

_____ 6/30/16
DOUGLAS B. TONEY
REGISTERED LAND SURVEYOR NO. 55030
BOWMAN CONSULTING GROUP
1295 W. WASHINGTON STREET, #108
TEMPE, AZ 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

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS DAY _____ OF _____ 2016.

BY: _____ _____
MAYOR DATE

ATTEST: _____ _____
CITY CLERK DATE

C.O.C. LOG NO. FPT 16-0015

Bowman CONSULTING
Bowman Consulting Group, Ltd.
1295 W. Washington, Suite 108
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8835
www.bowmanconsulting.com

55030 DOUGLAS B. TONEY ARIZONA U.S.A. Expires 03/31/18

FINAL PLAT OF
MDI CHANDLER PAVILIONS
CHANDLER, ARIZONA

DATE	REVISION

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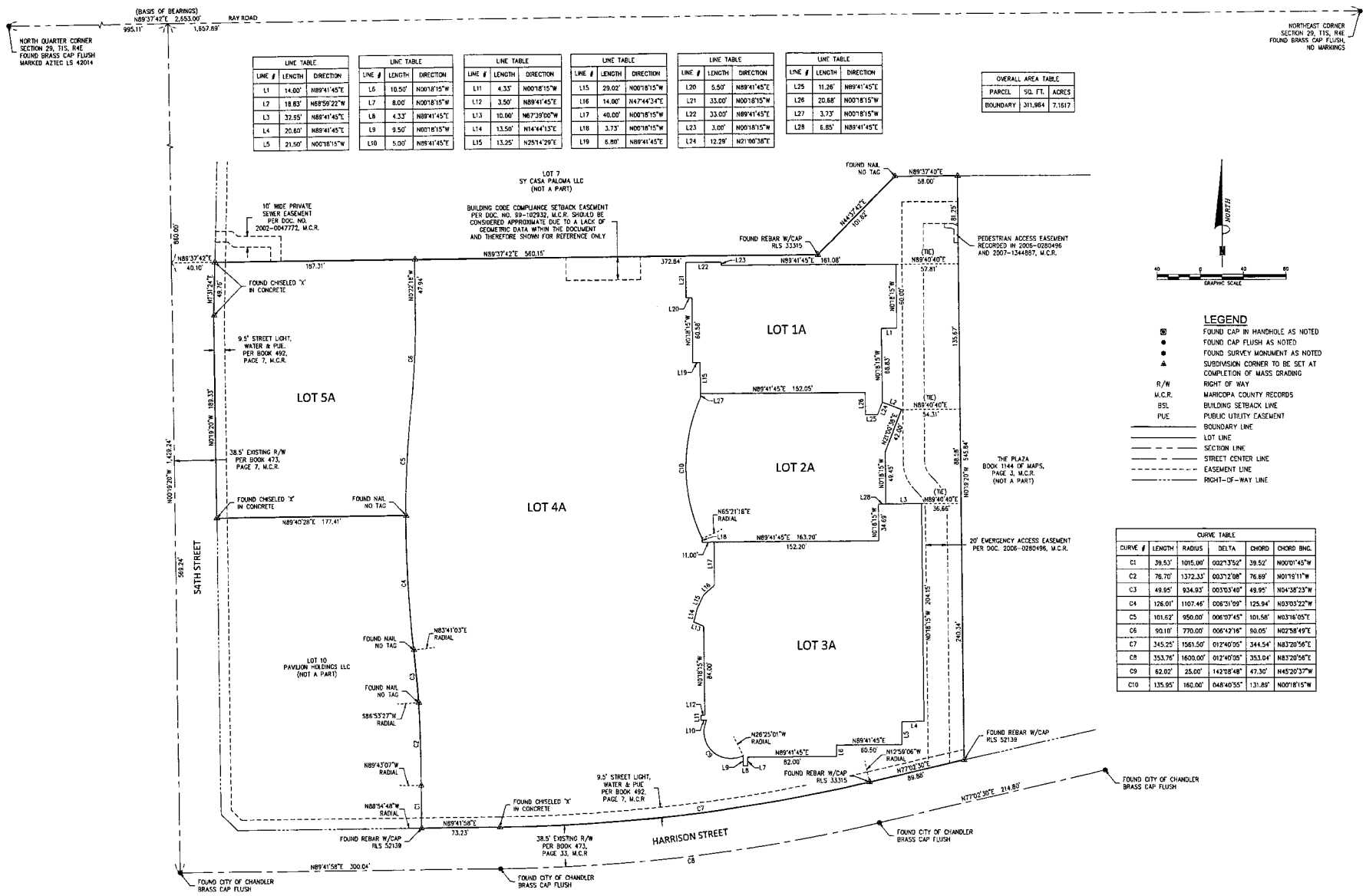
DATE: 06-30-16
PROJ NO.: 9835-03
TASK NUM: 001
DRAWN BY: DT
CHECKED: DT
QUALITY: KG
CLIENT NO:
SCALE
N.T.S.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.00'	N89°41'45"E
L2	18.83'	N68°59'22"W
L3	32.95'	N89°41'45"E
L4	20.60'	N89°41'45"E
L5	21.50'	N00°18'15"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L6	10.50'	N00°18'15"W
L7	8.00'	N00°18'15"W
L8	4.33'	N89°41'45"E
L9	9.50'	N00°18'15"W
L10	5.00'	N89°41'45"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L11	4.33'	N00°18'15"W
L12	3.50'	N89°41'45"E
L13	10.00'	N67°39'00"W
L14	13.50'	N14°44'13"E
L15	13.25'	N25°14'29"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L15	29.02'	N00°18'15"W
L16	14.00'	N47°44'24"E
L17	40.00'	N00°18'15"W
L18	3.73'	N00°18'15"W
L19	6.80'	N89°41'45"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L20	5.50'	N89°41'45"E
L21	33.00'	N00°18'15"W
L22	33.00'	N89°41'45"E
L23	3.00'	N00°18'15"W
L24	12.29'	N21°00'38"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L25	11.26'	N89°41'45"E
L26	20.68'	N00°18'15"W
L27	3.73'	N00°18'15"W
L28	6.85'	N89°41'45"E

OVERALL AREA TABLE		
PARCEL	SQ. FT.	ACRES
BOUNDARY	311,984	7.1617

LEGEND

⊠	FOUND CAP IN HANDHOLE AS NOTED
●	FOUND CAP FLUSH AS NOTED
●	FOUND SURVEY MONUMENT AS NOTED
▲	SUBDIVISION CORNER TO BE SET AT COMPLETION OF MASS GRADING
R/W	RIGHT OF WAY
M.C.R.	MARICOPA COUNTY RECORDS
BSL	BUILDING SETBACK LINE
PUE	PUBLIC UTILITY EASEMENT
	BOUNDARY LINE
	LOT LINE
	SECTION LINE
	STREET CENTER LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BNG.
C1	39.53'	1015.00'	002°13'52"	39.52'	N00°01'45"W
C2	76.70'	1372.33'	003°12'08"	76.69'	N01°19'11"W
C3	49.95'	934.93'	003°03'49"	49.95'	N04°38'23"W
C4	126.01'	1107.46'	006°31'09"	125.94'	N03°03'22"W
C5	101.62'	950.00'	006°07'45"	101.58'	N03°16'05"E
C6	90.18'	770.00'	006°42'16"	90.05'	N02°58'49"E
C7	345.25'	1561.50'	012°40'05"	344.54'	N83°20'56"E
C8	353.76'	1600.00'	012°40'05"	353.04'	N83°20'56"E
C9	62.02'	25.00'	142°08'48"	47.30'	N45°20'37"W
C10	135.95'	160.00'	048°40'55"	131.89'	N00°18'15"W

C.O.C. LOG NO. FPT 16-0015

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FINAL PLAT OF MDI CHANDLER PAVILIONS CHANDLER, ARIZONA

REVISION	DATE

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TASK NUM: 001
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QUALITY: KG
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