



**MEMORANDUM**                      **Planning Division – CC Memo No. 16-094**

**DATE:**            AUGUST 11, 2016  
**TO:**                MAYOR AND COUNCIL  
**THRU:**            MARSHA REED, CITY MANAGER *MR*  
                          JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
                          KEVIN MAYO, PLANNING MANAGER *KM*  
**FROM:**            ERIK SWANSON, SENIOR CITY PLANNER *ES*  
**SUBJECT:**        FPT16-0006 PARKVIEW PLACE

Request:            Final Plat (FPT) approval  
  
Location:            Approximately one-half mile south of the southeast corner of Ocotillo  
                          and Basha roads  
  
Applicant:            Mari Flynn, Ashton Woods Homes

**BACKGROUND**

The Final Plat is for a fifty lot single-family subdivision that was approved by City Council in January of this year. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

**RECOMMENDED ACTION**

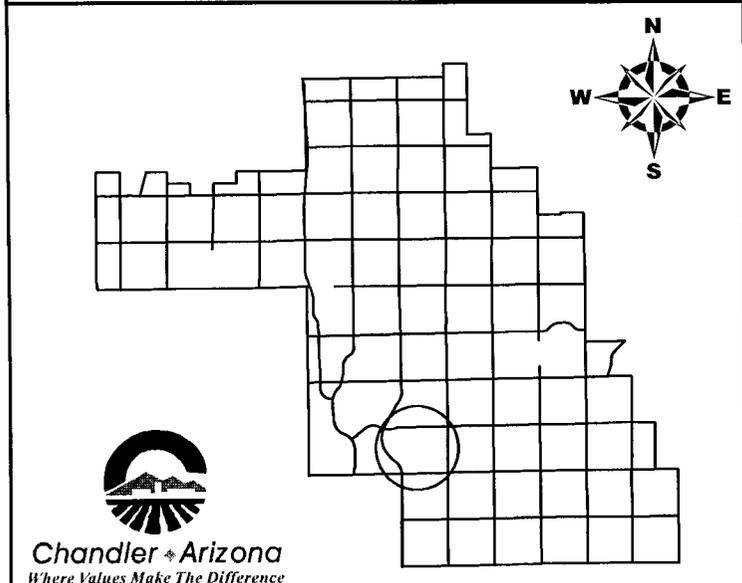
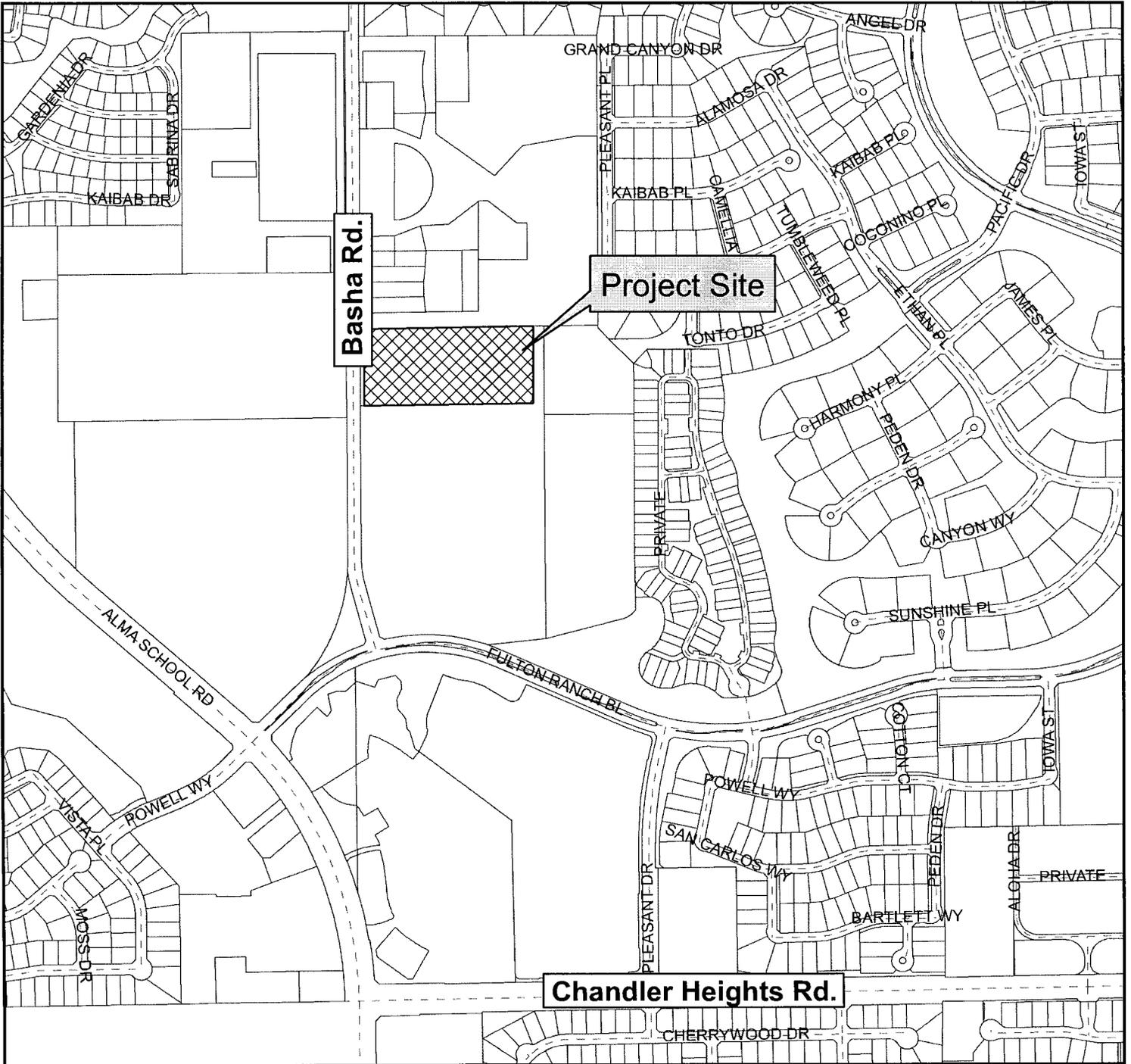
Upon finding consistency with the General Plan, Planning Staff recommends City Council approve Final Plat, FPT16-0006PARKVIEW PLACE.

**PROPOSED MOTION**

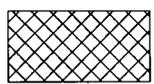
Move City Council approve Final Plat, FPT16-0006 PARKVIEW PLACE, as recommended by Planning Staff.

**Attachments**

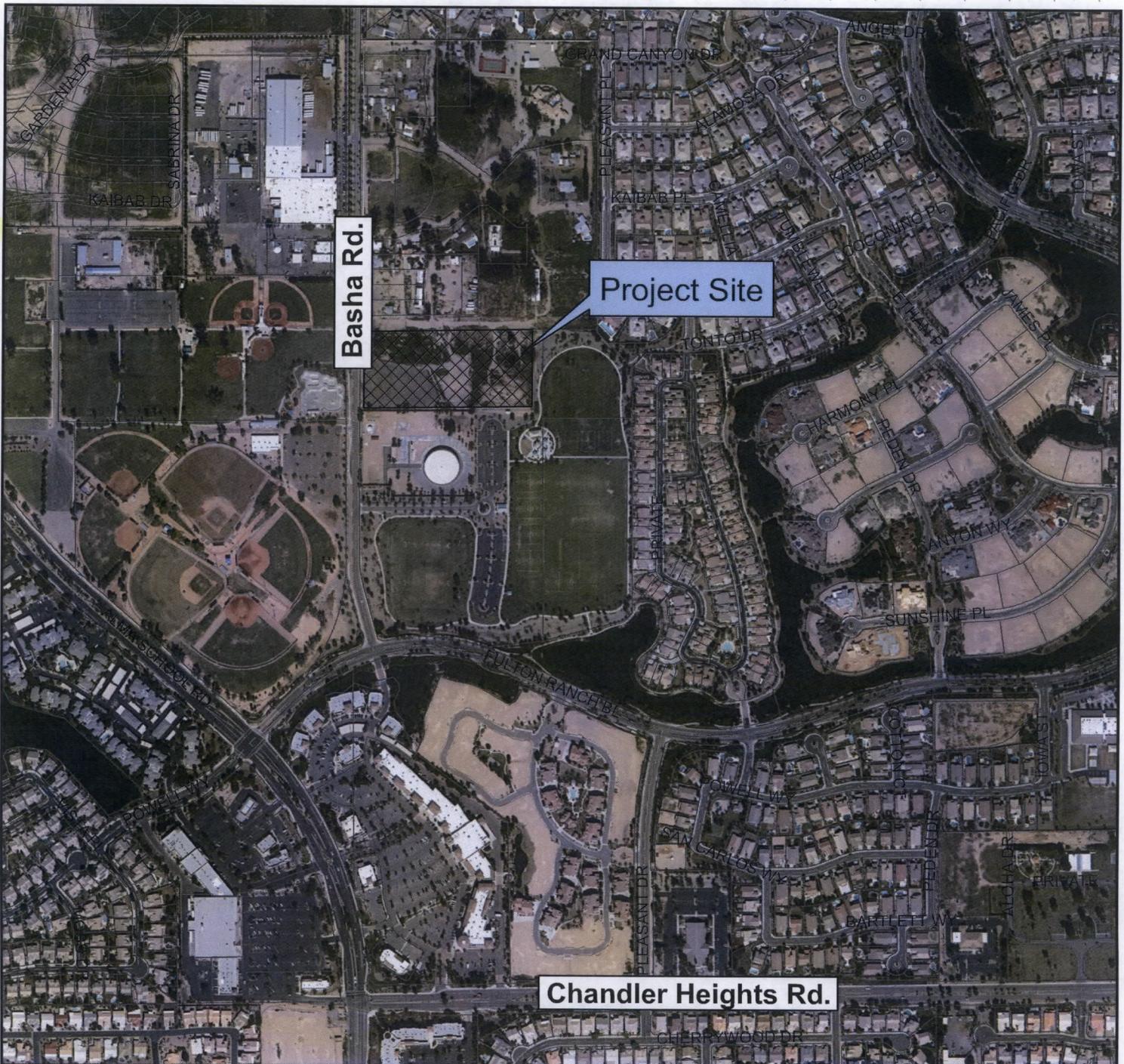
- 1. Vicinity Maps
- 2. Final Plat



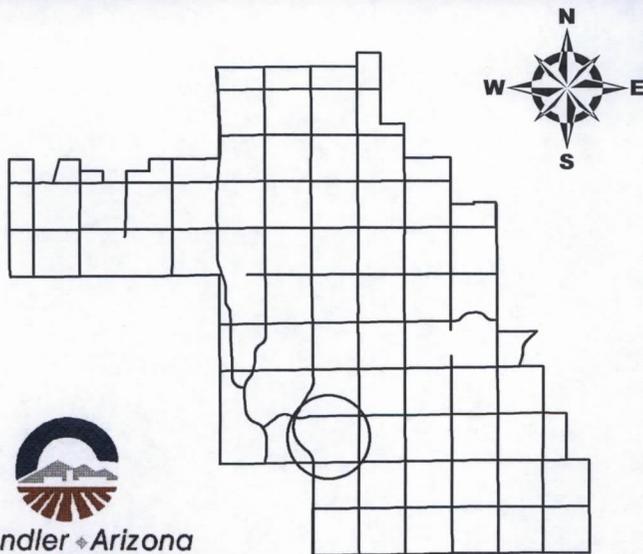
## Vicinity Map



Parkview Place

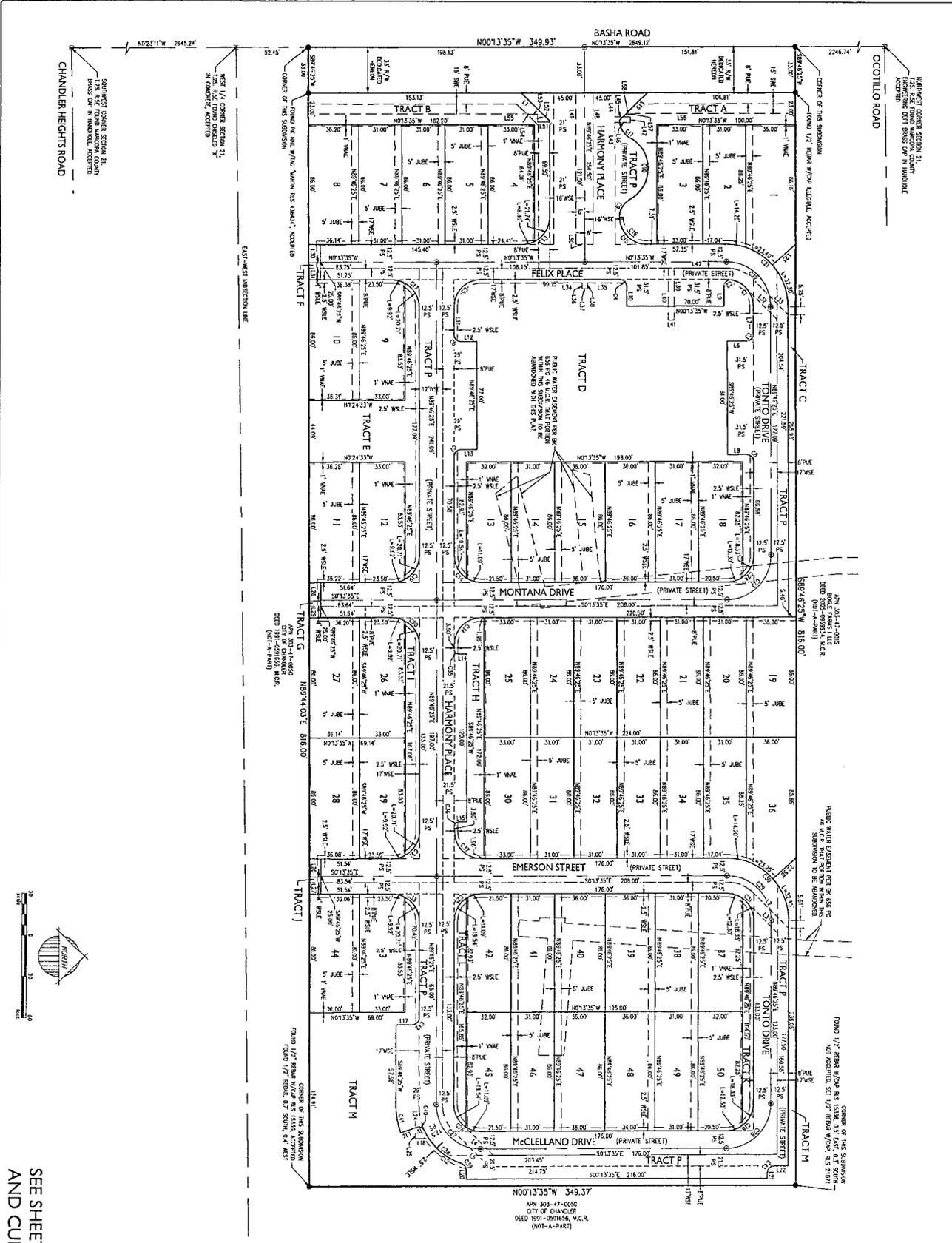


## Vicinity Map



Parkview Place





SEE SHEET 3 FOR LINE AND CURVE TABLES

LOT #	AREA (SQ) AREA (AC)
1	1.500 0.037
2	2.875 0.066
3	2.888 0.066
4	2.833 0.065
5	2.665 0.061
6	2.665 0.061
7	2.665 0.061
8	3.010 0.070
9	2.830 0.065
10	3.010 0.070
11	3.010 0.070
12	2.830 0.065
13	2.742 0.062
14	2.665 0.061
15	3.060 0.071
16	3.060 0.071
17	2.665 0.061
18	2.665 0.061
19	3.060 0.071
20	2.665 0.061
21	2.665 0.061
22	2.665 0.061
23	2.665 0.061
24	2.665 0.061
25	2.665 0.061
26	2.665 0.061
27	3.111 0.071
28	3.108 0.071
29	2.830 0.065
30	2.830 0.065
31	2.665 0.061
32	2.665 0.061
33	2.665 0.061
34	2.665 0.061
35	2.665 0.061
36	2.665 0.061
37	2.718 0.062
38	2.665 0.061
39	3.060 0.071
40	3.060 0.071
41	2.665 0.061
42	2.742 0.062
43	2.830 0.065
44	3.060 0.071
45	2.665 0.061
46	2.665 0.061
47	2.665 0.061
48	2.665 0.061
49	2.665 0.061
50	2.718 0.062

Project

**PARKVIEW PLACE**

CHANDLER, ARIZONA

**Final Plat**

2045 S. Vineyard Ave, Suite 101  
Mesa, AZ 85210  
Tel: 480.503.2200 | Fax: 480.503.2208  
www.epsgroupinc.com

Scale

1" = 40'

Sheet No.

2

of 3

Project

16-011

FP02

2016

CHORD LENGTH	RADIUS	DELTA	WACHT	CHORD	CHORD BEG.
C1	26.36	18.50	77.23W	15.81	74.67 S01.12W
C2	1.80	5.00	92.31W	6.21	1.80 S38.64E
C3	7.80	5.00	90.00W	5.00	7.07 N65.13W
C4	7.80	5.00	90.00W	5.00	7.07 S44.87W
C5	30.63	18.50	90.00W	19.50	21.54 S45.13E
C6	7.80	5.00	90.00W	5.00	7.07 N64.43E
C7	7.80	5.00	90.00W	5.00	7.07 S45.13E
C8	13.80	14.50	86.45E	8.51	14.87 S09.81E
C9	54.14	23.50	71.25E	42.67	44.51 S28.42W
C10	16.04	14.50	97.72E	8.28	14.38 N84.61E
C11	76.78	44.50	97.93W	15.47	79.23 W170.27E
C12	30.63	18.50	90.00W	19.50	21.54 N65.13W
C13	30.63	18.50	90.00W	19.50	21.54 N64.43E
C14	30.63	18.50	90.00W	19.50	21.54 S45.13E
C15	30.63	18.50	90.00W	19.50	21.54 S44.87E
C16	26.36	18.50	90.00W	17.00	24.04 N64.43E
C17	30.63	18.50	90.00W	19.50	21.54 S44.87W
C18	30.63	18.50	90.00W	19.50	21.54 N65.13W
C19	30.63	18.50	90.00W	19.50	21.54 N65.13W
C20	30.63	18.50	90.00W	19.50	21.54 S44.87W
C21	68.80	44.50	90.00W	44.50	62.57 S44.87W
C22	50.27	22.00	90.00W	22.00	45.25 S44.87W

CHORD LENGTH	RADIUS	DELTA	WACHT	CHORD	CHORD BEG.
C23	50.27	22.00	90.00W	22.00	45.25 S44.87W
C24	26.36	18.50	90.00W	17.00	24.04 N64.43E
C25	30.63	18.50	90.00W	19.50	21.54 S44.87W
C26	30.63	18.50	90.00W	19.50	21.54 N65.13W
C27	30.63	18.50	90.00W	19.50	21.54 N65.13W
C28	30.63	18.50	90.00W	19.50	21.54 S44.87W
C29	30.63	18.50	90.00W	19.50	21.54 S44.87W
C30	30.63	18.50	90.00W	19.50	21.54 S44.87W
C31	30.63	18.50	90.00W	19.50	21.54 S44.87W
C32	30.63	18.50	90.00W	19.50	21.54 S44.87W
C33	30.63	18.50	90.00W	19.50	21.54 S44.87W
C34	30.63	18.50	90.00W	19.50	21.54 S44.87W
C35	30.63	18.50	90.00W	19.50	21.54 S44.87W
C36	30.63	18.50	90.00W	19.50	21.54 S44.87W
C37	30.63	18.50	90.00W	19.50	21.54 S44.87W
C38	30.63	18.50	90.00W	19.50	21.54 S44.87W
C39	30.63	18.50	90.00W	19.50	21.54 S44.87W
C40	30.63	18.50	90.00W	19.50	21.54 S44.87W
C41	30.63	18.50	90.00W	19.50	21.54 S44.87W
C42	30.63	18.50	90.00W	19.50	21.54 S44.87W
C43	30.63	18.50	90.00W	19.50	21.54 S44.87W
C44	30.63	18.50	90.00W	19.50	21.54 S44.87W
C45	30.63	18.50	90.00W	19.50	21.54 S44.87W
C46	30.63	18.50	90.00W	19.50	21.54 S44.87W
C47	30.63	18.50	90.00W	19.50	21.54 S44.87W
C48	30.63	18.50	90.00W	19.50	21.54 S44.87W
C49	30.63	18.50	90.00W	19.50	21.54 S44.87W
C50	30.63	18.50	90.00W	19.50	21.54 S44.87W
C51	30.63	18.50	90.00W	19.50	21.54 S44.87W
C52	30.63	18.50	90.00W	19.50	21.54 S44.87W
C53	30.63	18.50	90.00W	19.50	21.54 S44.87W
C54	30.63	18.50	90.00W	19.50	21.54 S44.87W
C55	30.63	18.50	90.00W	19.50	21.54 S44.87W
C56	30.63	18.50	90.00W	19.50	21.54 S44.87W
C57	30.63	18.50	90.00W	19.50	21.54 S44.87W
C58	30.63	18.50	90.00W	19.50	21.54 S44.87W
C59	30.63	18.50	90.00W	19.50	21.54 S44.87W
C60	30.63	18.50	90.00W	19.50	21.54 S44.87W
C61	30.63	18.50	90.00W	19.50	21.54 S44.87W
C62	30.63	18.50	90.00W	19.50	21.54 S44.87W
C63	30.63	18.50	90.00W	19.50	21.54 S44.87W
C64	30.63	18.50	90.00W	19.50	21.54 S44.87W
C65	30.63	18.50	90.00W	19.50	21.54 S44.87W
C66	30.63	18.50	90.00W	19.50	21.54 S44.87W
C67	30.63	18.50	90.00W	19.50	21.54 S44.87W
C68	30.63	18.50	90.00W	19.50	21.54 S44.87W
C69	30.63	18.50	90.00W	19.50	21.54 S44.87W
C70	30.63	18.50	90.00W	19.50	21.54 S44.87W
C71	30.63	18.50	90.00W	19.50	21.54 S44.87W
C72	30.63	18.50	90.00W	19.50	21.54 S44.87W
C73	30.63	18.50	90.00W	19.50	21.54 S44.87W
C74	30.63	18.50	90.00W	19.50	21.54 S44.87W
C75	30.63	18.50	90.00W	19.50	21.54 S44.87W
C76	30.63	18.50	90.00W	19.50	21.54 S44.87W
C77	30.63	18.50	90.00W	19.50	21.54 S44.87W
C78	30.63	18.50	90.00W	19.50	21.54 S44.87W
C79	30.63	18.50	90.00W	19.50	21.54 S44.87W
C80	30.63	18.50	90.00W	19.50	21.54 S44.87W
C81	30.63	18.50	90.00W	19.50	21.54 S44.87W
C82	30.63	18.50	90.00W	19.50	21.54 S44.87W
C83	30.63	18.50	90.00W	19.50	21.54 S44.87W
C84	30.63	18.50	90.00W	19.50	21.54 S44.87W
C85	30.63	18.50	90.00W	19.50	21.54 S44.87W
C86	30.63	18.50	90.00W	19.50	21.54 S44.87W
C87	30.63	18.50	90.00W	19.50	21.54 S44.87W
C88	30.63	18.50	90.00W	19.50	21.54 S44.87W
C89	30.63	18.50	90.00W	19.50	21.54 S44.87W
C90	30.63	18.50	90.00W	19.50	21.54 S44.87W
C91	30.63	18.50	90.00W	19.50	21.54 S44.87W
C92	30.63	18.50	90.00W	19.50	21.54 S44.87W
C93	30.63	18.50	90.00W	19.50	21.54 S44.87W
C94	30.63	18.50	90.00W	19.50	21.54 S44.87W
C95	30.63	18.50	90.00W	19.50	21.54 S44.87W
C96	30.63	18.50	90.00W	19.50	21.54 S44.87W
C97	30.63	18.50	90.00W	19.50	21.54 S44.87W
C98	30.63	18.50	90.00W	19.50	21.54 S44.87W
C99	30.63	18.50	90.00W	19.50	21.54 S44.87W
C100	30.63	18.50	90.00W	19.50	21.54 S44.87W

LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE					
102	BEARING	LENGTH	102	BEARING	LENGTH	102	BEARING	LENGTH
103	S44.87W	31.80	103	N89.43E	4.00	103	N01.13W	4.80
104	S44.87E	31.80	104	S01.13E	3.80	104	N01.13W	3.80
105	N44.87E	32.17	105	S01.13E	2.30	105	S89.43W	8.15
106	N44.87E	32.15	106	S01.13E	7.72	106	S89.43W	17.64
107	N44.87E	32.15	107	N89.43E	4.00	107	N01.13W	11.80
108	N01.13W	14.00	108	N89.43E	11.00	108	N01.13W	11.80
109	S89.43W	15.51	109	N89.43E	8.00	109	N89.43E	4.80
110	S89.43W	14.00	110	N89.43E	11.00	110	S89.43E	10.80
111	S89.43W	14.00	111	N89.43E	8.00	111	S89.43W	10.80
112	N89.43E	14.00	112	N89.43E	11.00	112	N89.43E	10.80
113	N89.43E	14.00	113	N89.43E	8.00	113	N89.43E	10.80
114	N89.43E	14.00	114	N89.43E	11.00	114	N89.43E	10.80
115	N89.43E	14.00	115	N89.43E	8.00	115	N89.43E	10.80
116	N89.43E	14.00	116	N89.43E	11.00	116	N89.43E	10.80
117	N89.43E	14.00	117	N89.43E	8.00	117	N89.43E	10.80
118	N89.43E	14.00	118	N89.43E	11.00	118	N89.43E	10.80
119	N89.43E	14.00	119	N89.43E	8.00	119	N89.43E	10.80
120	N89.43E	14.00	120	N89.43E	11.00	120	N89.43E	10.80
121	N89.43E	14.00	121	N89.43E	8.00	121	N89.43E	10.80
122	N89.43E	14.00	122	N89.43E	11.00	122	N89.43E	10.80
123	N89.43E	14.00	123	N89.43E	8.00	123	N89.43E	10.80
124	N89.43E	14.00	124	N89.43E	11.00	124	N89.43E	10.80
125	N89.43E	14.00	125	N89.43E	8.00	125	N89.43E	10.80
126	N89.43E	14.00	126	N89.43E	11.00	126	N89.43E	10.80
127	N89.43E	14.00	127	N89.43E	8.00	127	N89.43E	10.80
128	N89.43E	14.00	128	N89.43E	11.00	128	N89.43E	10.80
129	N89.43E	14.00	129	N89.43E	8.00	129	N89.43E	10.80
130	N89.43E	14.00	130	N89.43E	11.00	130	N89.43E	10.80
131	N89.43E	14.00	131	N89.43E	8.00	131	N89.43E	10.80
132	N89.43E	14.00	132	N89.43E	11.00	132	N89.43E	10.80
133	N89.43E	14.00	133	N89.43E	8.00	133	N89.43E	10.80
134	N89.43E	14.00	134	N89.43E	11.00	134	N89.43E	10.80
135	N89.43E	14.00	135	N89.43E	8.00	135	N89.43E	10.80
136	N89.43E	14.00	136	N89.43E	11.00	136	N89.43E	10.80
137	N89.43E	14.00	137	N89.43E	8.00	137	N89.43E	10.80
138	N89.43E	14.00	138	N89.43E	11.00	138	N89.43E	10.80
139	N89.43E	14.00	139	N89.43E	8.00	139	N89.43E	10.80
140	N89.43E	14.00	140	N89.43E	11.00	140	N89.43E	10.80

Project: **16-011**
  
 Sheet No. **3 of 3**

Project: **PARKVIEW PLACE**  
 CHANDLER, ARIZONA  
**Final Plat**

2045 S. Vineyard Ave, Suite 101  
 Mesa, AZ 85210  
 T: 480.503.2250 F: 480.503.2218  
 www.epsgruonline.com