#94

SEP 15 2016
Chandler

Chandler · Arizona
Where Values Make The Difference

All-America City
2010

MEMORANDUM **Planning Division – CC Memo No. 16-105**

DATE: SEPTEMBER 15, 2016

TO: MAYOR AND COUNCIL

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

FROM: ERIK SWANSON, SENIOR CITY PLANNER

SUBJECT: FPT16-0014 SEVRAR CHANDLER AIRPORT CENTER

Request: Final Plat (FPT) approval

Location: Northeast corner of Northrup Boulevard and Germann Road

Applicant: Joel Saurey; EPS Group

BACKGROUND

This Final Plat is for a replat of an approximate 12-acre business park located at the northeast corner of Northrup Boulevard and Germann Road. The request is to split the 12-acre parcel into an approximate 3-acre parcel and an approximate 9-acre parcel. Development of the sites will require Preliminary Development Plan approval. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

Planning Staff recommends City Council approve the Final Plat.

PROPOSED MOTION

Move City Council approve Final Plat FPT16-0014 SEVRAR CHANDLER AIRPORT CENTER, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat

A FINAL PLAT

OF SEVRAR CHANDLER AIRPORT CENTER

A REPLAT OF LOT 16 – CHANDLER AIRPORT CENTER – PHASE 2, BOOK 858, PAGE 43, OFFICIAL RECORDS OF MARICOPA COUNTY
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

GENERAL 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. 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 EFFLUENT 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 TIME AS TITLE TO THE COMMON AREA TRACTS IS SOLD OR OTHERWISE TRANSFERRED, IN WHOLE OR IN PART, WHETHER TO THE 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.
5. A #4 REBAR 18" IN LENGTH WILL BE SET AT EACH LOT, PARCEL AND TRACT PROPERTY CORNER AT THE 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. 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.
8. THE FOLLOWING PRIVATE EASEMENTS HAVE BEEN PROVIDED IN THE CC&R'S OR BY SEPARATE INSTRUMENTS: INGRESS/EGRESS, POTABLE WATER, SANITARY SEWER, FIRE LINE, PEDESTRIAN ACCESS, VEHICULAR ACCESS, DRAINAGE AND DRAINAGE FACILITIES.
9. THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.

BASIS OF BEARING

S89°15'07"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, T2S, R5E, PER PLAT RECORDED IN BOOK 858, PG 43, MCR

DEVELOPER/OWNER

SOUTHEAST VALLEY REGIONAL ASSOCIATION OF REALTORS, AN ARIZONA CORPORATION
1363 S. VINEYARD AVENUE
MESA, AZ 85210
PHONE: (480) 833-7510
FAX: (480) 835-1329
CONTACT: JANET KANE

CAC 16, LLC
4741 N. 65TH ST.
SCOTTSDALE, AZ 85251
PHONE: 520-241-2673
FAX: 602-954-0510
CONTACT: LOUIS J. SHERMAN

LIST OF EXISTING EASEMENTS

EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED AS
(6) BOOK 858, OF MAPS 43, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

(10) ALL MATTERS AS SET FORTH IN CHANDLER MUNICIPAL AIRPORT TRAFFIC PATTERN AIRSPACE, RECORDED AS 2004-0240033, OF OFFICIAL RECORDS.

(12) AN EASEMENT FOR POWER DISTRIBUTION AND INCIDENTAL PURPOSES RECORDED AS 2007-1334643 , OF OFFICIAL RECORDS.

(13) ALL MATTERS AS SET FORTH IN CROSS ACCESS EASEMENT AGREEMENT, RECORDED AS 2013-511412, OF OFFICIAL RECORDS.

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOT 16A	135,359 S.F.	3.1074 AC.
LOT 16B	419,167 S.F.	9.6227 AC.
NET AREA	554,526 S.F.	12.7302 AC.
GROSS AREA	554,526 S.F.	12.7302 AC.

RATIFICATION

BY THIS RATIFICATION _____ DULY ELECTED _____ OF CHANDLER AIRPORT OWNERS ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

_____
SIGNATURE DATE

ACKNOWLEDGMENT

STATE OF ARIZONA)
) S.S.
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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT SOUTHEAST VALLEY REGIONAL ASSOCIATION OF REALTORS, AN ARIZONA CORPORATION, AS OWNER, HEREBY PUBLISHES THIS FINAL PLAT AS SEVRAR CHANDLER AIRPORT CENTER, A RE-PLAT LOT 16, CHANDLER AIRPORT CENTER – PHASE 2, SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SAME AND THAT THE LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN, RESPECTIVELY, ON SAID FINAL PLAT. EASEMENTS ARE DEDICATED AS SHOWN ON THIS FINAL PLAT, INCLUDING A BLANKET EASEMENT FOR EMERGENCY VEHICULAR ACCESS TO THE CITY OF CHANDLER.

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.

SOUTHEAST VALLEY REGIONAL ASSOCIATION OF REALTORS, AN ARIZONA CORPORATION, DOES HEREBY GRANT AND CONVEY TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, AN EASEMENT FOR AVIGATION 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 OPERATING AT OR ON CHANDLER MUNICIPAL AIRPORT; AND THE OWNER (GRANTOR) DOES FURTHER RELEASE AND DISCHARGE THE CITY, FOR THE USE AND BENEFIT OF THE PUBLIC AND AGENCIES OF THE CITY, OF AND FROM ALL LIABILITY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER OR IN CONNECTION WITH THE OWNER'S (GRANTOR'S) PROPERTY ABOVE THREE HUNDRED FIFTY (350) FEET, TO AN INFINITE HEIGHT ABOVE THE SAME, WHETHER SUCH DAMAGES SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATIONS OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING 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 NEGLIGENT OR UNLAWFUL AIRCRAFT OPERATION OR BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES GENERATED BY LAWFULL NORMAL AIRCRAFT OPERATIONS OCCURRING THREE HUNDRED FIFTY (350) FEET OR MORE ABOVE THE SURFACE.

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."

IN WITNESS WHEREOF: SOUTHEAST VALLEY REGIONAL ASSOCIATION OF REALTORS, AN ARIZONA CORPORATION, AND CAC 16, LLC, AS OWNERS HAVE HEREUNTO CAUSED THEIR NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED PERSON THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2016.

BY: SOUTHEAST VALLEY REGIONAL ASSOCIATION OF REALTORS, AN ARIZONA CORPORATION

BY: _____ JANET KANE

ITS: CEO

BY: CAC 16, LLC

BY: _____ LOUIS J. SHERMAN

ITS: MANAGER

ACKNOWLEDGMENT

STATE OF ARIZONA)
) S.S.
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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____ DATE: _____

MY COMMISSION EXPIRES: _____, 20__

ACKNOWLEDGMENT

STATE OF ARIZONA)
) S.S.
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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____ DATE: _____

MY COMMISSION EXPIRES: _____, 20__

SEC. 2
T2 S., R5 E.
VICINITY MAP
N.T.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.

_____ JESSE BOYD
REGISTERED LAND SURVEYOR NO. 42937
EPS GROUP, INC.
2045 S VINEYARD AVENUE
SUITE 101
MESA, AZ 85210

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

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

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

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

BY: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

LEGEND

■	FOUND BRASS CAP AS NOTED
⊙	SET BRASS CAP AT COMPLETION OF MASS GRADING
◆	CORNER OF SUBDIVISION, MONUMENT AS NOTED.
BCF	BRASS CAP FLUSH
BCHH	BRASS CAP IN A HAND HOLE
MCR	MARICOPA COUNTY RECORDER
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
FHAE	FIRE HYDRANT ACCESS EASEMENT

EPS GROUP
2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T 480.503.2250 | F 480.503.2258
w w w . e p s g r o u p i n c . c o m

Project: SEVRAR CHANDLER AIRPORT CENTER
CHANDLER, ARIZONA
FINAL PLAT

Revisions:

Designer: JB
Drawn by: MPZ

Job No. 16-085
FP01
Sheet No. 1 of 2

16-085

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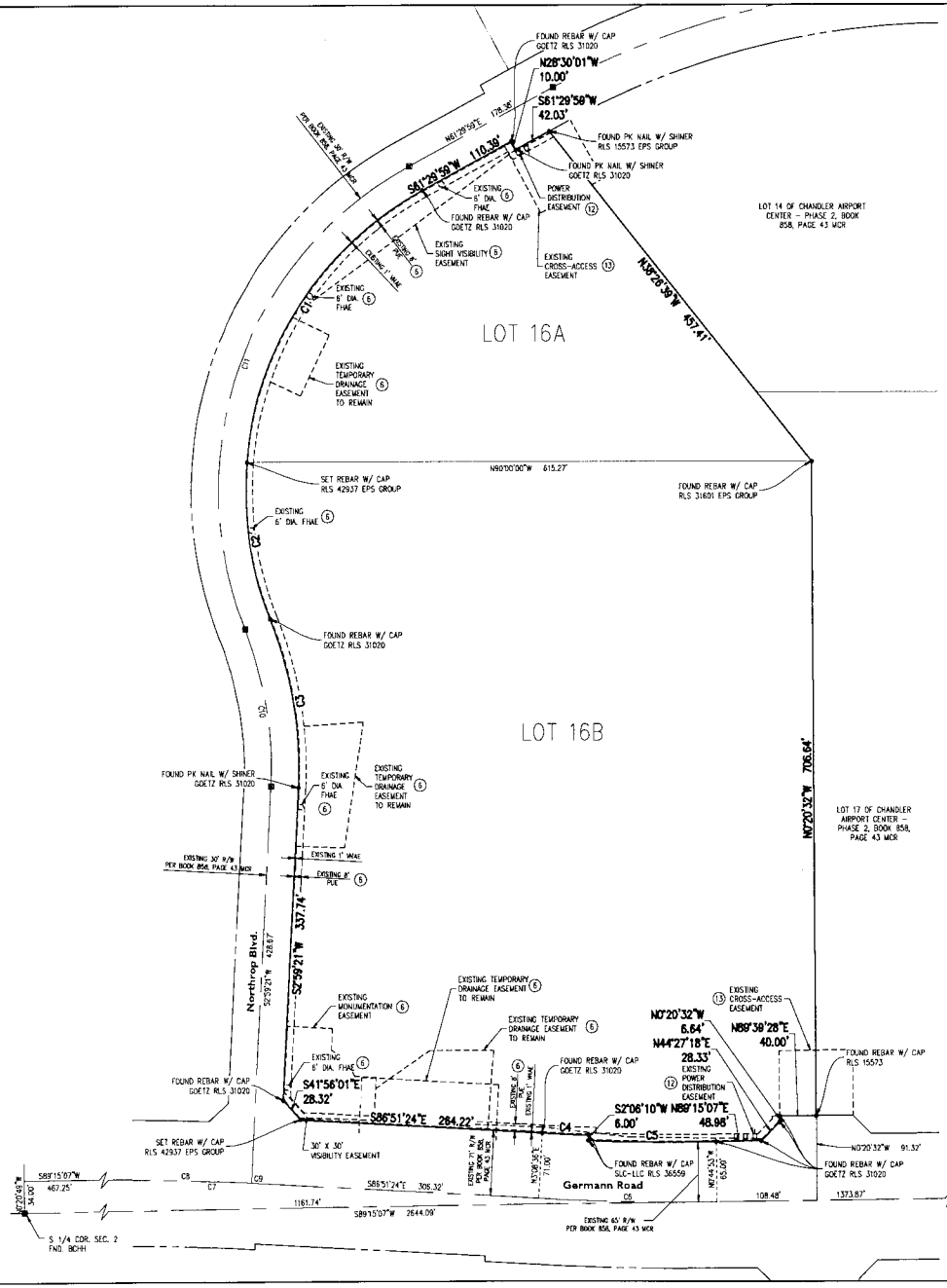

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	366.26'	370.00'	56°43'00"	199.71'	351.49'	S33°08'29"W
C2	172.26'	370.00'	26°40'30"	87.72'	170.71'	S08°33'16"E
C3	186.73'	430.00'	24°52'52"	94.86'	185.27'	S09°27'05"E
C4	50.78'	2791.67'	1°02'32"	25.39'	50.78'	S87°22'34"E
C5	139.28'	2800.00'	2°51'00"	69.66'	139.27'	S89°19'23"E
C6	194.59'	2862.67'	3°53'41"	97.33'	194.55'	S88°48'08"E
C7	194.59'	2865.00'	3°53'29"	97.33'	194.55'	N88°48'08"W
C8	186.88'	2865.00'	3°44'14"	93.47'	186.84'	N88°52'46"W
C9	7.71'	2865.00'	0°09'15"	3.86'	7.71'	S86°56'01"E
C10	173.70'	400.00'	24°52'52"	88.24'	172.34'	N09°27'05"W
C11	582.18'	400.00'	83°23'30"	356.33'	532.14'	S19°48'14"W

LOT AREA TABLE		
LOT	AREA (SF)	AREA (AC)
16A	135,359	3.1074
16B	419,167	9.6227

LEGEND

- FOUND BRASS CAP AS NOTED
- SET BRASS CAP AT COMPLETION OF MASS GRADING
- CORNER OF SUBDIVISION, MONUMENT AS NOTED.
- BCF BRASS CAP FLUSH
- BCHH BRASS CAP IN A HAND HOLE
- MCR MARICOPA COUNTY RECORDER
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- FHAE FIRE HYDRANT ACCESS EASEMENT

EPS GROUP
2045 S. Vineyard Ave, Suite 101
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w w w . e p s g r o u p i n c . c o m

Project: SEVRAR CHANDLER AIRPORT CENTER
CHANDLER, ARIZONA
FINAL PLAT

Revisions:

Designer: JJB
Drawn by: KPZ

JESSE BOYD 42937 REGISTERED LAND SURVEYOR

Job No. 16-085
FP02
Sheet No. 2 of 2

16-085

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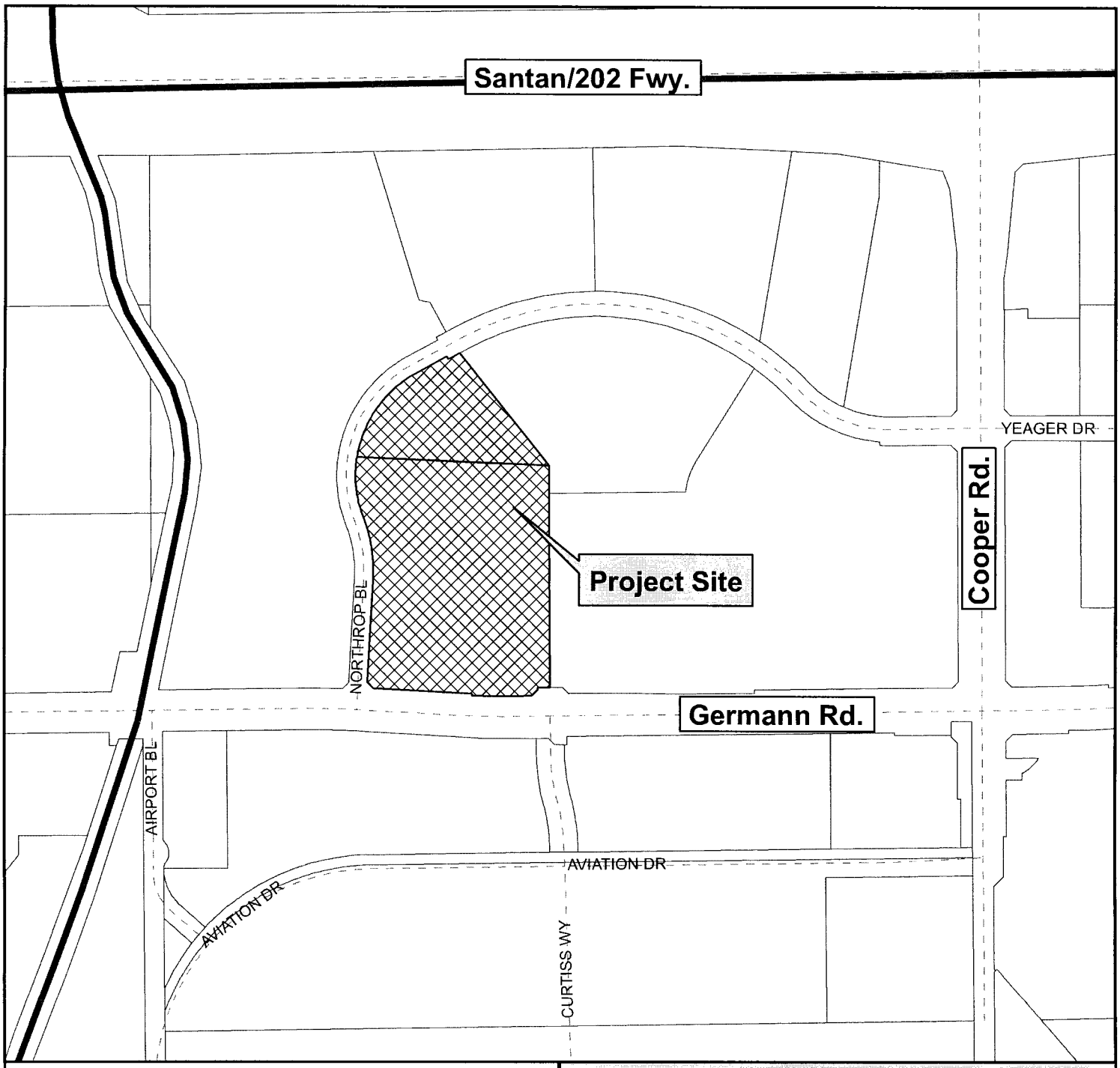
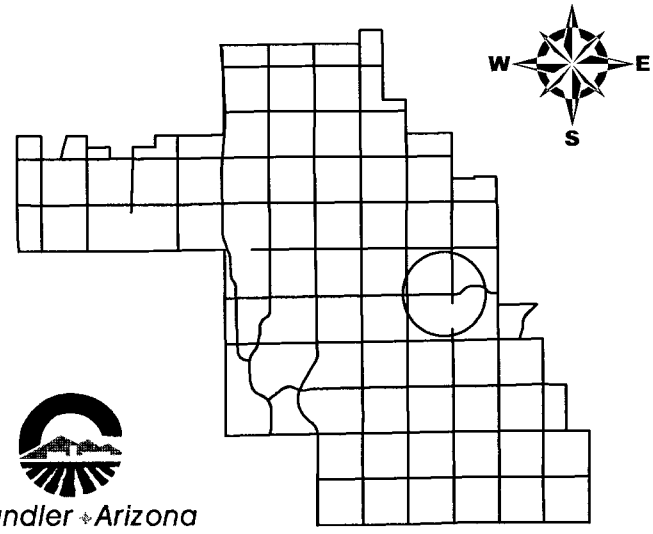
C.O.C. Log No. FPT16-0014



Vicinity Map

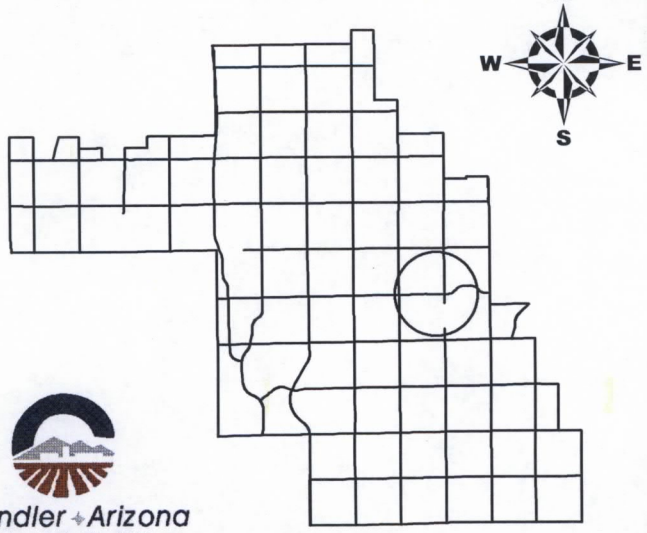


Sevrar Chandler
Airport Center

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 8/15/2016

Vicinity Map



Chandler Arizona
Where Values Make The Difference

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CITY OF CHANDLER 8/15/2016