#51
OCT 13 2016

Chandler · Arizona
Where Values Make The Difference

Chandler
All-America City
2010

MEMORANDUM **Planning Division – CC Memo No. 16-116**

DATE: OCTOBER 13, 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: FPT16-0016 STELLAR AIRPARK ESTATES II AMENDED

Request: Final Plat approval

Location: Southeast corner of Chandler Boulevard and Galaxy Drive, west of McClintock Drive

Applicant: Bowman Consulting

BACKGROUND

This Final Plat is for a 14-lot custom home single-family residential development on approximately 10 acres that was approved by Council on May 26, 2016. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

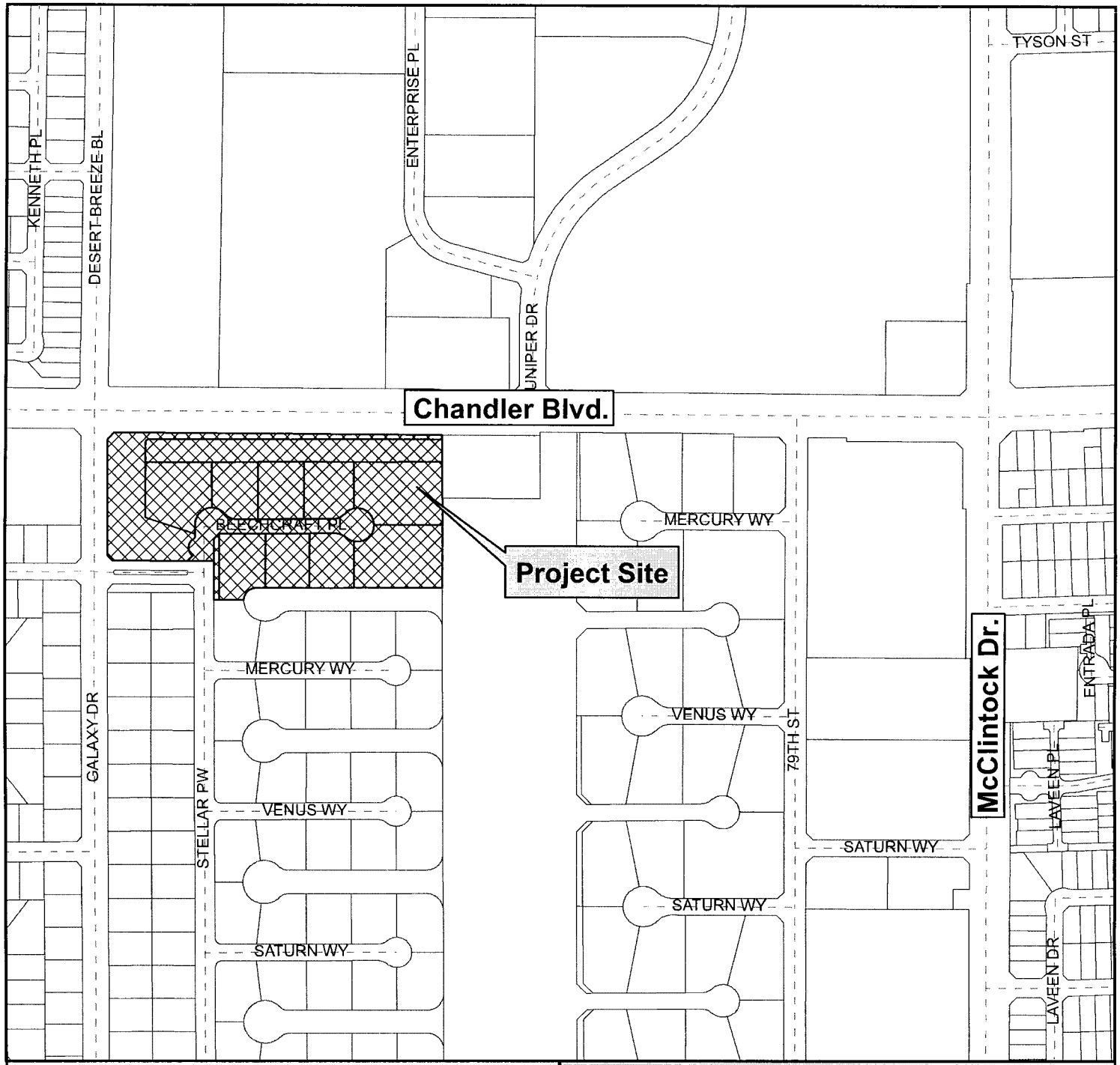
Upon finding consistency with the General Plan, Planning Staff recommends City Council approve Final Plat, FPT16-0016 STELLAR AIRPARK ESTATES II AMENDED.

PROPOSED MOTION

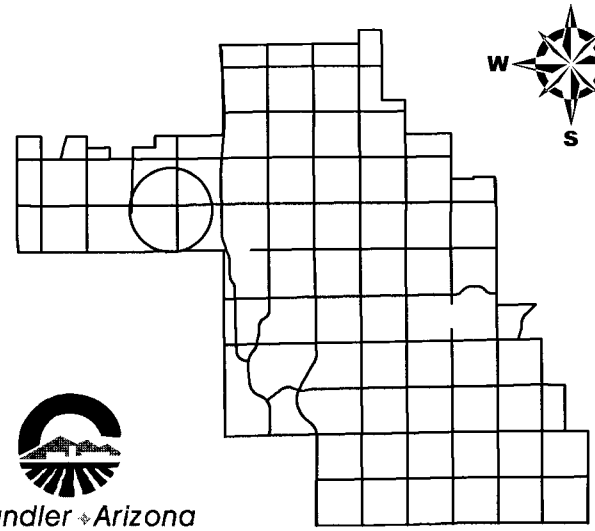
Move City Council approve Final Plat FPT16-0016 STELLAR AIRPARK ESTATES II AMENDED, as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Final Plat



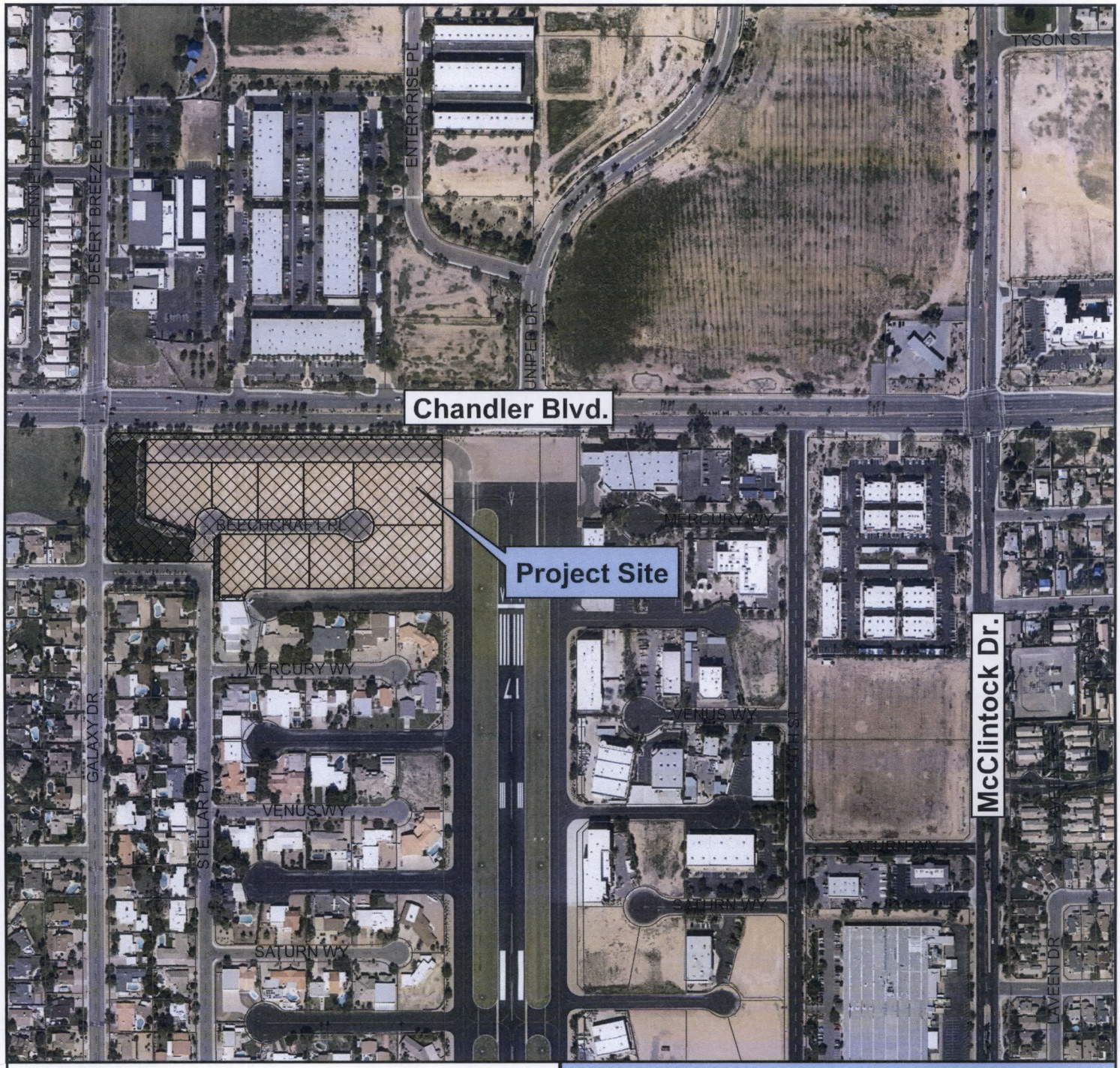
Vicinity Map



Stellar Airpark Estates II Amended

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 9/23/2016



Vicinity Map

Stellar Airpark
Estates II Amended

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 9/23/2016

FINAL PLAT OF
STELLAR AIRPARK ESTATES II AMENDED

A REPLAT OF LOTS 1 THROUGH 9, INCLUSIVE, AND TRACTS A, D, E AND F OF STELLAR AIRPARK ESTATES II, RECORDED IN BOOK 1025 OF MAPS, PAGE 21, M.C.R. LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT PRAMAR PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "STELLAR AIRPARK ESTATES II AMENDED", A REPLAT OF LOTS 1 THROUGH 9, INCLUSIVE, AND TRACTS A, D, E AND F OF STELLAR AIRPARK ESTATES II, RECORDED IN BOOK 1025 OF MAPS, PAGE 21, MARICOPA COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, 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 "STELLAR AIRPARK ESTATES II AMENDED" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. TRACTS 'AA', 'BB' AND 'CC' ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE STELLAR AIRPARK ESTATES II HOMEOWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. EASEMENTS ARE DEDICATED AS SHOWN ON THE PLAT.

TRACT "DD" IS HEREBY DECLARED AS PRIVATE STREETS FOR INGRESS/EGRESS TO AND FROM EACH LOT BY THE OWNER THEREOF AND ITS INVITEES, CONTRACTORS, EMPLOYEES, AGENTS AND GUESTS. OWNER GRANTS TO THE CITY OF CHANDLER AND APPLICABLE UTILITY PROVIDERS AND SERVICE PROVIDERS AN EASEMENT OVER, UNDER, THROUGH AND ACROSS TRACT "DD" FOR (1) THE INSTALLATION, OPERATION AND FURNISHING OF MAINTENANCE OF PUBLIC UTILITY LINES AND FACILITIES, INCLUDING, WITHOUT LIMITATION, ELECTRICITY, GAS, TELEPHONE, CABLE TV, WATER AND SEWER LINES, AND (2) INGRESS AND EGRESS FOR THE OPERATION AND MAINTENANCE OF SUCH UTILITIES, AND FOR TRASH REMOVAL. A BLANKET EMERGENCY VEHICULAR ACCESS EASEMENT IS HEREBY DEDICATED TO THE CITY OF CHANDLER.

THE RIGHT-OF-WAY LANDSCAPE MAINTENANCE OF ALL TRACTS IS THE RESPONSIBILITY OF THE STELLAR AIRPARK ESTATES II HOMEOWNERS ASSOCIATION. THE MAINTENANCE OF THE LANDSCAPING WITHIN THE RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE STELLAR AIRPARK ESTATES II HOMEOWNERS ASSOCIATION OR THE ABUTTING LOT OWNER. ALL TRACTS SHALL BE IMPROVED IN ACCORDANCE WITH APPROVED PLANS AND DEEDED TO THE STELLAR AIRPARK ESTATES II HOMEOWNERS ASSOCIATION AFTER PLAT RECORDATION.

PRAMAR PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, 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 OPERATION AT OR ON STELLAR AIRPARK; 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 OWNER'S (GRANTOR'S) 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 CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATION AT OR ON STELLAR AIRPARK.

THE GRANTING OF THIS AVIGATION EASEMENT AND RELEASE DOES NOT RELIEVE 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.

THIS AVIGATION EASEMENT AND RELEASE SHALL BE BINDING UPON SAID OWNERS (GRANTORS) AND THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST TO ALL LOTS, TRACTS, AND PARCELS IN THE SAID SUBDIVISION AND OWNERS FURTHER AGREE THAT THIS EASEMENT AND STATEMENT OF RELEASE SHALL BE A COVENANT RUNNING WITH THE LAND.

IN WITNESS WHEREOF: PRAMAR PROPERTIES, L.L.C., AN ARIZONA 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.

PRAMAR PROPERTIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: ______________________
RON PRATTE

ITS: MANAGER

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA

ON THIS ________ DAY OF ______________, 2016, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED RON PRATTE WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

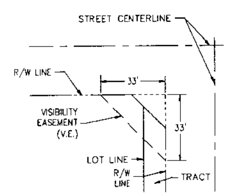
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

______________________ NOTARY PUBLIC   DATE

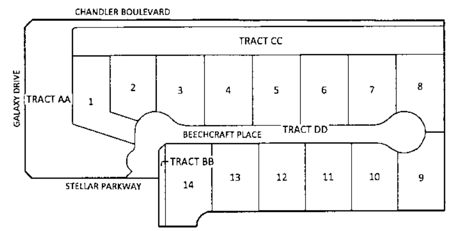
MY COMMISSION EXPIRES: ______________

NOTES

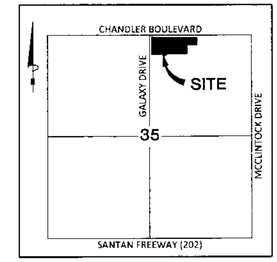
1. THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
2. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
3. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED 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 UTILITIES AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
6. 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.
7. 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.
8. THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE X PER FEMA FLOOD INSURANCE RATE MAP 04013C2720L, DATED OCTOBER 16, 2013.
9. 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.
10. 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 TIME AS TITLE TO THE COMMON AREA TRACTS IS SOLD OR OTHERWISE TRANSFERRED, IN WHOLE OR IN PART, WHETHER TO THE SUBDIVISION 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.
11. ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED THE CITY OF CHANDLER AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE STELLAR AIRPARK ESTATES II HOMEOWNERS ASSOCIATION. THE STELLAR AIRPARK ESTATES II HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
12. THIS PROPERTY IS WITHIN THE STELLAR AIRPARK 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.



33' X 33' VISIBILITY EASEMENT
(N.T.S.)



KEY MAP
(ALL ON SHEET 2)
NTS



VICINITY MAP
N.T.S.

SHEET INDEX

1. COVER, DEDICATION, SITE DATA, BASIS OF BEARINGS, CERTIFICATIONS & NOTES, DETAILS.
2. FINAL PLAT PLAN SHEET, LOT AREA TABLE, TRACT AREA & USAGE TABLE AND BOUNDARY OVERVIEW

SITE DATA

ZONING:	PAD
NUMBER OF LOTS:	14
GROSS AREA:	10.0901 ACRES

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON BOOK 1025 OF MAPS, PAGE 21, M.C.R., SAID BEARING BEING:

SOUTH 89 DEGREES 41 MINUTES 19 SECONDS EAST

BOUNDARY CORNER NOTIFICATION

PER THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS (ADOPTED FEB. 6, 2010). EXTERIOR BOUNDARY CORNERS WILL BE SET BY THE SURVEYOR WHO CERTIFIED THIS PLAT. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO ENSURE THAT INTERIOR CORNERS OF THE SUBDIVISION ARE SET (I) WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE CONSTRUCTION IMPROVEMENTS, OR (II) WITHIN TWO (2) YEARS AFTER RECORDATION OF THE SUBDIVISION PLAT, WHICHEVER DATE IS FIRST TO OCCUR. THE INTERIOR CORNERS OF THE SUBDIVISION MAY BE STAKED BY SURVEYORS OTHER THAN WHO CERTIFIED THIS SURVEY. IT WILL BE THE RESPONSIBILITY OF THE OTHER SURVEYOR WHO STAKES THE INTERIOR CORNERS OF THE SUBDIVISION TO RECORD A "RECORD OF SURVEY" WITH THE COUNTY RECORDER CONSISTENT WITH CURRENT ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.

SURVEYOR'S CERTIFICATION

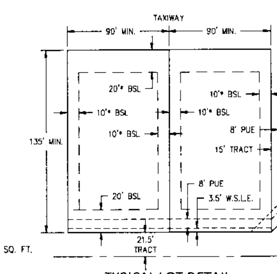
THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

9/21/16

DOUGLAS B. TONEY
REGISTERED LAND SURVEYOR NO. 55030
BOWMAN CONSULTING
1295 W. WASHINGTON STREET, SUITE 108
TEMPE, ARIZONA 85281

FRONT:	20'
REAR:	20'*
SIDE:	10'*
MINIMUM LOT WIDTH:	90'
MINIMUM LOT AREA:	16,000 SQ. FT.
MAXIMUM LOT COVERAGE:	45%

*HANGERS MAY BE CONSTRUCTED UP TO THE SIDE AND REAR LOT LINE - EXCEPT OVER OR IN EASEMENTS



TYPICAL LOT DETAIL
N.T.S.

OWNER / DEVELOPER

PRAMAR PROPERTIES, L.L.C.
4440 W EARHART WAY
CHANDLER, AZ 85226
PHONE: (702) 378-5500
CONTACT: RON PRATTE

ENGINEER

BOWMAN CONSULTING
1295 W WASHINGTON ST
SUITE 108
TEMPE, AZ 85281
PHONE: (480) 629-8830
CONTACT: TROY PETERSON

HOMEOWNERS RATIFICATION

BY THIS RATIFICATION ______________, DULY ELECTED PRESIDENT OF THE STELLAR AIRPARK ESTATES II HOMEOWNERS ASSOCIATION ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC   DATE

MY COMMISSION EXPIRES: ______________

CITY OF CHANDLER 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 PURPOSE 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 EASEMENTS 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

FPT 16-0016

Bowman CONSULTING
Bowman Consulting Group, Ltd.
1295 W Washington Street, #108
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowmanconsulting.com

DOUGLAS B. TONEY 55030 REGISTERED LAND SURVEYOR ARIZONA, U.S.A.

FINAL PLAT OF
STELLAR AIRPARK ESTATES II AMENDED
CHANDLER, ARIZONA

DATE:	09-21-16
PROJ NO:	050202-01
TASK NUM:	001
DRAWN BY:	DT
CHECKED:	KG
QUALITY:	
CLIENT NO:	
SCALE	N.T.S.

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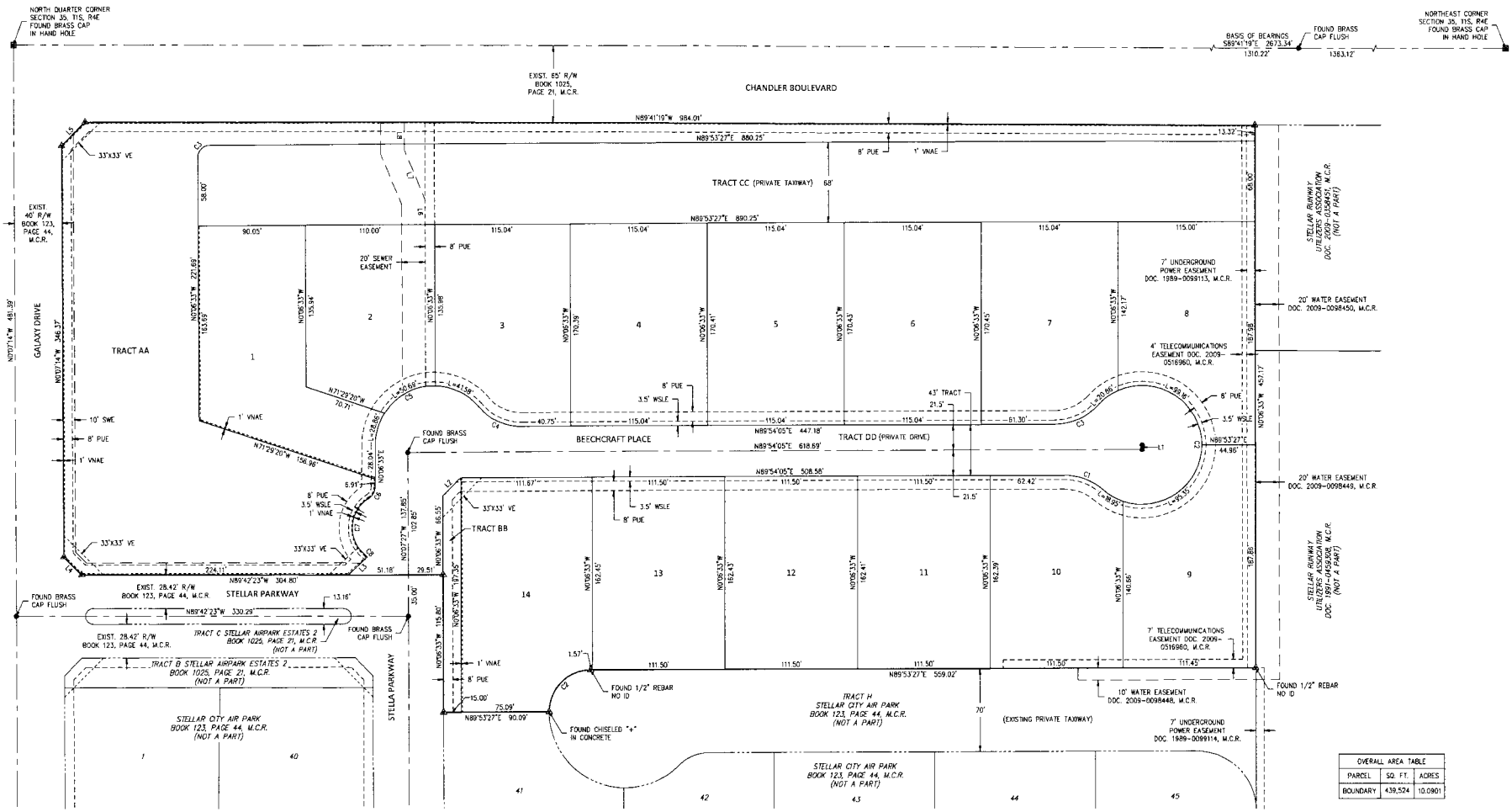

OVERALL AREA TABLE		
PARCEL	SQ. FT.	ACRES
BOUNDARY	439,524	10.0901

LEGEND

- FOUND BRASS CAP IN HAND HOLE
- SET MONUMENT PER MAG STANDARDS
- SUBDIVISION CORNER TO BE SET AT COMPLETION OF MASS GRADING

M.C.R. MARICOPA COUNTY RECORDER
PUE PUBLIC UTILITY EASEMENT
R/W RIGHT-OF-WAY
SWE SIDEWALK EASEMENT
VE VISIBILITY EASEMENT
VNAE VEHICLE NO-ACCESS EASEMENT
WSLE WATER & STREET LIGHT EASEMENT

- EASEMENT LINE (AS NOTED)
- PUBLIC UTILITY EASEMENT
- VEHICLE NO-ACCESS EASEMENT
- RIGHT-OF-WAY
- LOT LINE
- ROADWAY MONUMENT LINE
- SUBDIVISION BOUNDARY
- SECTION LINE

NORTH

GRAPHIC SCALE 40 0 40 80

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
1	19,605	0.4501
2	15,990	0.3671
3	18,343	0.4211
4	19,603	0.4500
5	19,606	0.4501
6	19,608	0.4501
7	19,036	0.4370

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
8	18,679	0.4288
9	18,165	0.4170
10	17,691	0.4061
11	18,107	0.4157
12	18,110	0.4157
13	18,112	0.4158
14	21,024	0.4826

TRACT AREA TABLE			
TRACT	SQ. FT.	ACRES	DESCRIPTION
TRACT AA	72,453	1.6640	LANDSCAPE, OPEN SPACE, RETENTION, DRAINAGE, PUE
TRACT BB	2,848	0.0654	LANDSCAPE, OPEN SPACE, PUE
TRACT CC	60,516	1.3893	PRIVATE TAXIWAY
TRACT DD	42,000	0.9642	PRIVATE STREETS; INGRESS/EGRESS, PUBLIC WATER AND SEWER, RECLAIMED WATER, TRASH AND EMERGENCY VEHICLE ACCESS

THE USES SHOWN IN THE TRACT TABLE ARE BLANKET IN NATURE AND COVER THE ENTIRE TRACT. OTHER USES AND/OR EASEMENTS MAY AFFECT ONLY PORTIONS OF THE ABOVE-LISTED TRACTS AND ARE INDICATED AS SHOWN ON THE PLAT SHEETS.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	4.00'	N00°06'33"W
L2	21.21'	N44°53'46"E
L3	22.10'	N47°45'43"E
L4	21.29'	N44°54'49"W
L5	28.18'	N45°05'43"E
L6	21.32'	N00°06'33"W
L7	45.88'	N22°39'06"W
L8	22.88'	N00°14'29"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	35.76'	50.00'	040°58'29"
C2	99.16'	50.00'	113°37'48"
C3	41.49'	50.00'	047°32'45"
C4	42.77'	50.00'	049°00'36"
C5	50.69'	50.00'	058°05'02"
C6	11.33'	11.00'	059°02'09"
C7	55.94'	29.00'	110°30'55"
C8	2.61'	11.00'	013°35'49"

FPT 16-0016

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Phone (480) 629-8830
Fax (480) 629-8837
www.bowmanconsulting.com

RARE LAND SURVEYOR 35030 DOUGLAS B. TONEY ARIZONA, U.S.A. Expires 06/30/16

FINAL PLAT OF
STELLAR AIRPARK ESTATES II AMENDED
CHANDLER, ARIZONA

REVISION
DATE

© Bowman Consulting Group, Ltd.

DATE: 09-21-16
PROJ NO: 050202-01
TASK NUM: 001
DRAWN BY: DT
CHECKED: KG
QUALITY:
CLIENT NO:
SCALE 1" = 40'