#35
JAN 25 2007

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 07-001**

DATE: JANUARY 4, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR
BOB WEWORSKI, PRINCIPAL PLANNER

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

SUBJECT: FPT06-0026 RAINTREE RANCH CENTER

Request: Final Plat approval

Location: Southeast corner of Ray Road and Loop 101 Price Freeway

Applicant: V_3/Landmark Engineering Inc.

Project Info: Approximately a 23-gross acre parcel divided into 4 commercial lots

RECOMMENDATION
Upon finding the request to be consistent with the General Plan and PAD zoning, Staff recommends approval of the Final Plat for Raintree Ranch Center.

BACKGROUND
This request is for the master parcel map for the Raintree Ranch Center commercial shopping center. The subdivision creates the lots, tracts, and easements necessary for the property's development.

PROPOSED MOTION
Move to approve Final Plat FPT06-0026 RAINTREE RANCH CENTER, per Staff recommendation.

Attachment
1. Final Plat

FINAL PLAT
OF
RAINTREE RANCH CENTER

A RESUBDIVISION OF LOT 1, RAINTREE RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA.

RECORDED IN BOOK 313, PAGE 40, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE G.&S.R.B.&M. CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT WEINGARTEN NOSTAT, INC., A TEXAS CORPROATION, HAS SUBDIVIDED UNDER THE NAME OF "RAINTREE RANCH CENTER", A RESUBDIVISION OF LOT 1, RAINTREE RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA; RECORDED IN BOOK 313, PAGE 40, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "RAINTREE RANCH CENTER", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT, AND THAT WEINGARTEN NOSTAT, INC., A TEXAS CORPROATION, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS, AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE FOR THE PURPOSES SHOWN.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC AND TELECOMMUNICATIONS.

MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

OWNER HEREBY DEDICATES TO THE CITY OF CHANDLER, A BLANKET EASEMENT OVER ALL LOTS FOR EMERGENCY VEHICULAR ACCESS.

OWNER HEREBY DEDICATES TO THE CITY OF CHANDLER FEE TITLE TO ALL PUBLIC RIGHT-OF-WAY, AS SHOWN ON THE PLAT.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.

ALL EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON THE OWNER AND IT'S HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL.

IN WITNESS WHEREOF:
WEINGARTEN NOSTAT, INC., A TEXAS CORPROATION, AS OWNER, HAS HEREUNTO CAUSED IT'S NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED MEMBER THEREUNTO DULY AUTHORIZED THIS

______ DAY OF ______________ 2006.

BY: ______________

NAME: ______________

TITLE: ______________

ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF ______________ 2006, 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:

______________ 2006

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DKT. NO. ______ RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HEREWITH, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.
IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES

THIS ______ DAY OF ______________ 2006

BY: ______________ ITS ______________

ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF ______________ 2006, 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:

______________ 2006

APPROVALS

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.

____
PLANNING & 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 ABONDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED.

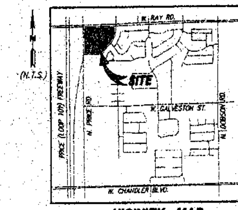
APPROVED BY THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, THIS ______ DAY OF ______________, 2006

____
MAYOR DATE

ATTEST: ______________
CITY CLERK DATE

GENERAL NOTES:

1. ALL PROPOSED STREETS THAT ARE WITHIN THE PUBLIC RIGHT-OF-WAY HAVE BEEN DESIGNED TO MEET OR EXCEED CITY OF CHANDLER STANDARDS AND ARE IN SUBSTANTIAL CONFORMANCE WITH MARICOPA COUTNY AND MAG DETAILS AND SPECIFICATIONS.
2. ALL PROPOSED STREETS THAT ARE WITHIN PUBLIC RIGHT-OF-WAY SHALL BE DEDICATED TO THE CITY OF CHANDLER.
3. THIS SUBDIVISION LIES WITHIN THE CITY OF CHANDLER WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. 45-577.
4. THIS SUBDIVISION LIES WITHIN THE CITY OF CHANDLER SEWER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING ASSURED SEWER SERVICE.
5. THE FINISHED FLOOR ELEVATIONS OF ANY STRUCTURE WILL BE FREE FROM INUNDATION FROM A 1% ANNUAL CHANCE FLOOD EVENT.
6. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITES, FENCES AND DRIVEWAYS.
7. 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.
8. 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 THANT 6' ABOVE THE GROUND. TREES SHALL BE SPACED NO LESS THAN 8' APART.
9. ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER AND SHALL BE OWNED IN COMMON, WITH AN UNDIVIDED INTEREST, BY ALL LOT OWNERS OF THIS SUBDIVISION. THE COMMON PROPERTY SHALL BE INCLUDED WITHIN THE SCOPE OF THE DEEDS TRANSFERRING OWNERSHIP OF LOTS IN THIS SUBDIVISION. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.



VICINITY MAP
N.W. 1/4, SECTION 30,
T-1S., R-5E., G.&S.R.B.& M.
CITY OF CHANDLER,
MARICOPA COUNTY, ARIZONA

CITY OF CHANDLER BENCHMARKS

CITY OF CHANDLER BENCHMARK (C.M.C.N.) #15

SECTION 25, TOWNSHIP 1 SOUTH, RANGE 4 EAST, 3" CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH. BETWEEN CHANDLER BOULEVARD AND RAY ROAD; 1,000' ± WEST OF PRICE ROAD AND 215' ± NORTH OF METRO BOULEVARD AT POINT OF CURVATURE OF FEDERAL STREET.

ELEV. = 1187.892'

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 5 EAST, BEARING N 89°22'57" E, ACCORDING TO RAINTREE RANCH, BOOK 313, PAGE 40, M.C.R.

LOT AREAS

LOT 1 NET SITE AREA	=	264,399 S.F.	=	6.070 Ac.
LOT 2 NET SITE AREA	=	44,571 S.F.	=	1.023 Ac.
LOT 3 NET SITE AREA	=	44,187 S.F.	=	1.014 Ac.
LOT 4 NET SITE AREA	=	406,412 S.F.	=	9.330 Ac.
TOTAL NET BOUNDARY	=	759,569 S.F.	=	17.437 Ac.
TOTAL GROSS BOUNDARY	=	902,081 S.F.	=	20.709 Ac.

ZONING

EXISTING: C-2
PROPOSED: P.A.D.

CERTIFICATE OF SURVEY

I, JAMES A. BRUCCI, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT, CONSISTING OF 3 SHEETS, CORRECTLY REPRESENTS A SURVEY MADE DURING THE MONTH OF FEBRUARY 2006, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

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.

REGISTERED LAND SURVEYOR 29865 JAMES A. BRUCCI ARIZONA, U.S.A.

OWNER / DEVELOPER

WEINGARTEN REALTY INVESTORS
3101 N. CENTRAL AVENUE, SUITE #890
PHOENIX, AZ 85012
PHONE: (602) 263-1166
FAX: (602) 263-8852
CONTACT: GEORGE VESELY
E-MAIL: GVESELY@WEINGARTEN.COM

CIVIL ENGINEER

V3/LANDMARK ENGINEERING, INC.
7310 N. 16th STREET, SUITE #285
PHOENIX, AZ 85020
PHONE: (602) 861-2005
FAX: (602) 861-2175
CONTACT: MICHAEL S. WOLF
E-MAIL: MWOLF@V3CO.COM

ARCHITECT

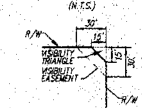
KURT D. REED ASSOCIATES, INC.
7400 E. McDONALD, SUITE #101
SCOTTSDALE, AZ 85250
PHONE: (480) 941-1440
FAX: (480) 948-1055
CONTACT: FRANCIS KWEK
E-MAIL: FKWEK@KDRA.COM

FIELD SURVEY BY

V3/LANDMARK ENGINEERING, INC.
7310 N. 16th STREET, SUITE #285
PHOENIX, AZ 85020
PHONE: (602) 861-2005
FAX: (602) 861-2175
CONTACT: JIM BRUCCI RLS #29865
E-MAIL: JBRUCCI@V3CO.COM

TYPICAL CORNER SIGHT VISIBILITY EASEMENT

(N.T.S.)



(PER CITY OF CHANDLER POLICIES AND GUIDELINES FOR STREET DESIGN AND ACCESS CONTROL 3.6 - 2E & FIGURE 5)
ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPE (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE THE GROUND. THE TREES SHALL BE SPACED NOT LESS THAN 8' APART.

V3 LANDMARK ENGINEERING INC
7310 North 16th Street Suite 285
Phoenix, Arizona 85020 602.861.2005

JOB NO. 05306
ACAD FILE 5306FP01.dwg
DATE 12-01-06

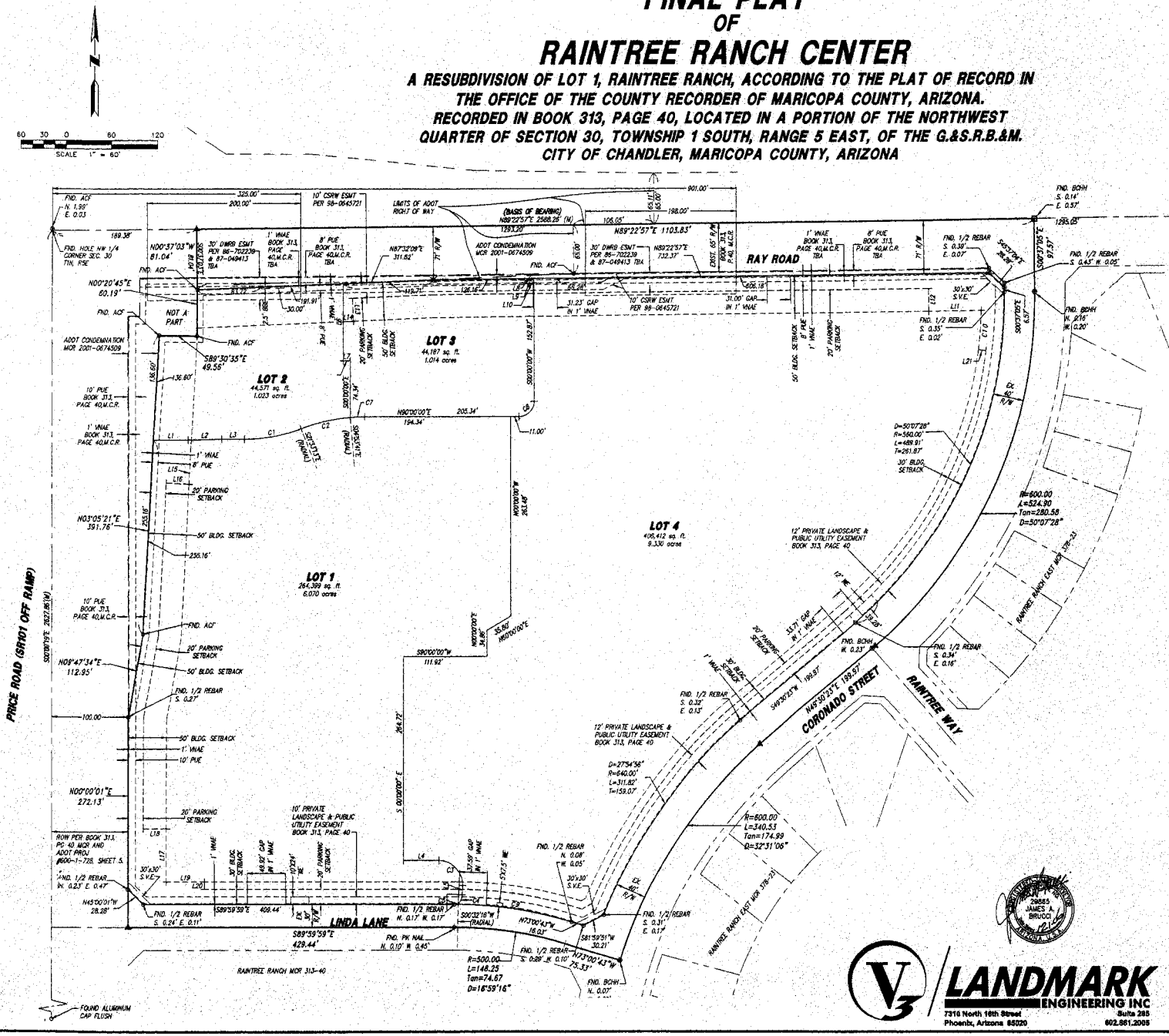
SHEET 1 OF 2

C.O.C. LOG NO. FPT06-0026

FINAL PLAT
OF
RAINTREE RANCH CENTER

A RESUBDIVISION OF LOT 1, RAINTREE RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA. RECORDED IN BOOK 313, PAGE 40, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE G.&S.R.B.&M.

CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA



CURVE TABLE				
CURVE	LENGTH	RADIUS	Delta	TANGENT
C1	75.22'	200.00'	21°32'53"	38.08'
C2	67.48'	230.14'	16°48'00"	33.98'
C3	51.75'	32.00'	92°39'22"	33.52'
C4	13.99'	20.50'	39°05'25"	7.28'
C5	4.97'	530.00'	0°32'15"	2.48'
C6	67.48'	230.14'	16°48'00"	33.98'
C7	19.06'	216.89'	5°02'10"	9.54'
C8	31.42'	20.00'	90°00'00"	20.00'
C9	152.17'	530.00'	16°27'01"	76.61'
C10	50.23'	530.00'	5°25'48"	25.13'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S90°00'00"E	46.00'
L2	N88°27'31"E	43.35'
L3	S90°00'00"E	28.74'
L4	N90°00'00"E	46.78'
L5	S02°19'22"W	12.37'
L6	N00°00'00"E	89.63'
L7	N90°00'00"W	5.00'
L8	N46°29'30"W	9.25'
L9	N00°00'00"W	5.27'
L10	N90°00'00"W	6.00'
L11	S89°22'31"W	69.46'
L12	S00°37'03"E	30.00'
L13	S89°22'31"E	30.00'
L14	N87°32'43"E	13.39'
L15	N63°05'21"E	58.38'
L16	S86°54'39"E	30.00'
L17	N00°00'01"E	70.00'
L18	S89°59'57"W	30.01'
L19	N89°59'59"W	30.00'
L20	S00°00'03"E	10.00'
L21	N82°39'15"W	8.99'

LEGEND

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- CENTERLINE
- EASEMENT LINE
- R/W — RIGHT OF WAY
- PUE — PUBLIC UTILITY EASEMENT
- VNAE — VEHICULAR NON ACCESS EASEMENT
- SVE — SIGHT VISIBILITY EASEMENT
- BBE — BUS BAY EASEMENT
- TBA — TO BE ABANDONED WITH THIS PLAT
- CSRW — COMMUNICATION SYSTEMS RIGHT OF WAY
- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- FOUND ACF: ALUMINUM CAP FLUSH
- SET BRASS CAP (UPON COMPLETION OF MASS GRADING)
- P.C., P.R.C., OR P.T.
- CORNER OF THIS SUBDIVISION (SET BRASS CAP OR OTHERWISE NOTED)

REGISTERED LAND SURVEYOR 29685 JAMES A. BRUCE ARIZONA U.S.A.

LANDMARK ENGINEERING INC
7316 North 16th Street, Suite 285
Phoenix, Arizona 85020, 602.861.2005

JOB NO. 05306
ACAD FILE 5306FP02.dwg
DATE 12-01-06

SHEET 2 OF 2

C.O.C. LOG NO. FPT06-0026