



Chandler • Arizona
Where Values Make The Difference

#46
APR 26 2007

MEMORANDUM

Planning and Development – CC Memo No. 07-091

DATE: APRIL 5, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR

FROM: JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR

SUBJECT: FPT07-0015 AIRPARK SOUTH PROFESSIONAL VILLAGE

Request: Condominium Final Plat approval

Location: Southwest corner of Cooper Road and Queen Creek Road

Applicant: UTAZ Development Corp.

Project Info: 10.2 acre site with 30 office condominium units

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and PAD zoning, Staff recommends approval.

BACKGROUND

This request is for an office development near the Chandler Municipal Airport. The plat establishes the individual office condominiums that will be sold or leased. The subdivision creates the common areas, necessary easements and dedicates the required right-of-way.

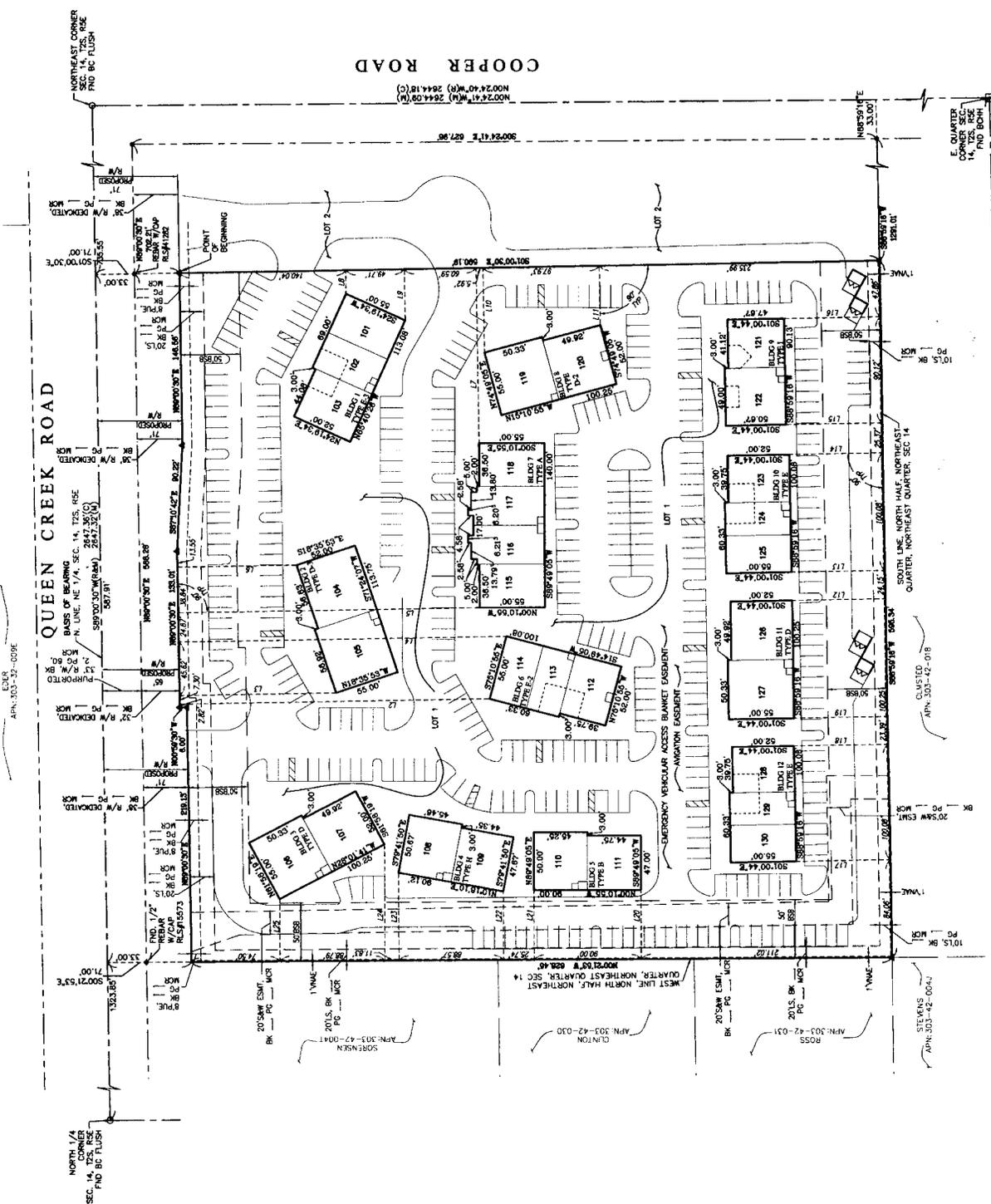
PROPOSED MOTION

Move to approve the Condominium Final Plat, FPT07-0015 AIRPARK SOUTH PROFESSIONAL VILLAGE per Staff recommendation.

ATTACHMENT

1. Condominium Final Plat

A FINAL PLAT OF AIRPARK SOUTH PROFESSIONAL VILLAGE A CONDOMINIUM



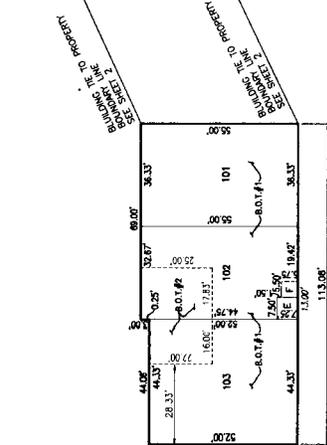
- LEGEND**
- RIGHT-OF-WAY LINE
 - SUBDIVISION BOUNDARY
 - UNIT BOUNDARY
 - BUILDING EASEMENT LINE
 - EXISTING EASEMENT LINE (AS NOTED)
 - BRASSIOP IN HANDRAIL
 - △ CORNER OF SUBDIVISION, SET 1/2"
 - EXISTING EASEMENT
 - EXISTING STRUCK
 - EXISTING BRASSIOP
 - EXISTING LANDSCAPE AREA
 - EXISTING PUBLIC UTILITY EASEMENT
 - EXISTING FIRE ALARM EASEMENT
 - EXISTING NON-ACCESS EASEMENT
 - EXISTING WALKWAY AND WATER EASEMENT
 - EXISTING FENCE
 - EXISTING LANDSCAPE EASEMENT
 - EXISTING WALKWAY
 - EXISTING ELECTRICAL ROOM
 - EXISTING FIRE ROOM

NOTE
THE BUILDING UNIT NUMBERS SHOWN ON THIS PLAT ARE NOT THE SAME AS THE ADDRESS NUMBERS PROVIDED BY THE CITY OF CHANDLER.

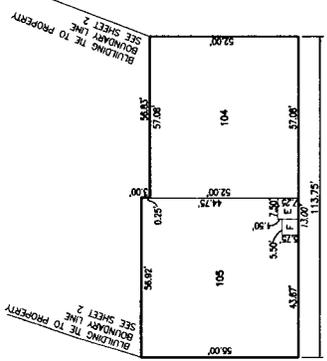
LINE	BEARING	DISTANCE
L1	N00°59.30'W	261.76
L2	N00°59.30'W	131.88
L3	N00°59.30'W	278.74
L4	N00°59.30'W	131.88
L5	N00°59.30'W	278.74
L6	N00°59.30'W	131.88
L7	N00°59.30'W	278.74
L8	N00°59.30'W	131.88
L9	N00°59.30'W	278.74
L10	N00°59.30'W	131.88
L11	N00°59.30'W	278.74
L12	N00°59.30'W	131.88
L13	N00°59.30'W	278.74
L14	N00°59.30'W	131.88
L15	N00°59.30'W	278.74
L16	N00°59.30'W	131.88
L17	N00°59.30'W	278.74
L18	N00°59.30'W	131.88
L19	N00°59.30'W	278.74
L20	N00°59.30'W	131.88
L21	N00°59.30'W	278.74
L22	N00°59.30'W	131.88
L23	N00°59.30'W	278.74
L24	N00°59.30'W	131.88
L25	N00°59.30'W	278.74



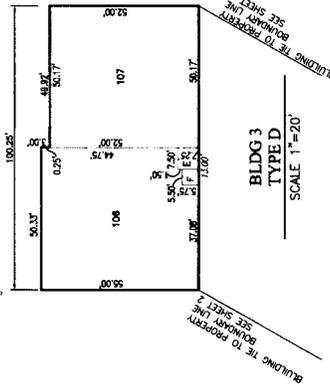
A FINAL PLAT OF AIRPARK SOUTH PROFESSIONAL VILLAGE A CONDOMINIUM



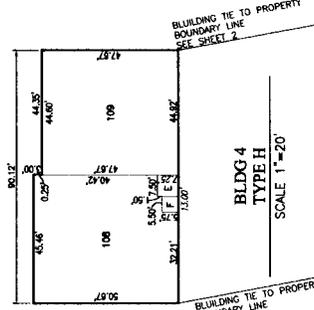
BLDG 1
TYPE E-3
SCALE 1"=20'



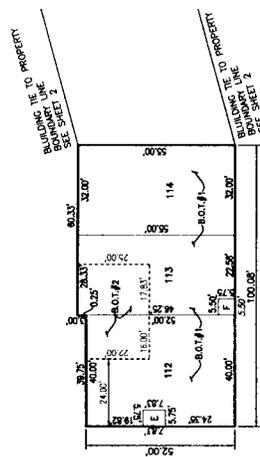
BLDG 2
TYPE D-3
SCALE 1"=20'



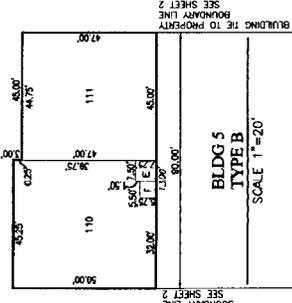
BLDG 3
TYPE D
SCALE 1"=20'



BLDG 4
TYPE H
SCALE 1"=20'



BLDG 6
TYPE E-2
SCALE 1"=20'



BLDG 5
TYPE B
SCALE 1"=20'

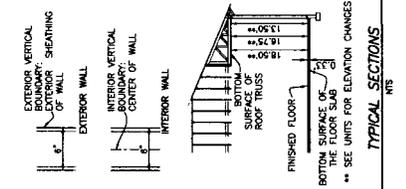
BLDG UNIT	BTM SURFACE OF BOTTOM SURFACE FLOOR SLAB ELEV. OF TRUSS CEILING	B.O.T.F. = 1250.00'	B.O.T.F. = 1250.00'	B.O.T.F. = 1250.00'	B.O.T.F. = 1250.00'
1	103	1238.17'	B.O.T.F. = 1250.00'	B.O.T.F. = 1250.00'	B.O.T.F. = 1250.00'
2	104	1238.17'	1250.00'	1250.00'	1250.00'
3	106	1238.34'	1249.17'	1249.17'	1249.17'
4	107	1238.34'	1249.50'	1249.50'	1249.50'
5	108	1238.67'	1249.50'	1249.50'	1249.50'
6	110	1238.67'	1249.50'	B.O.T.F. = 1249.50'	B.O.T.F. = 1249.50'
110	1238.67'	B.O.T.F. = 1249.50'	B.O.T.F. = 1249.50'	B.O.T.F. = 1249.50'	B.O.T.F. = 1249.50'
111	1238.67'	B.O.T.F. = 1249.50'	B.O.T.F. = 1249.50'	B.O.T.F. = 1249.50'	B.O.T.F. = 1249.50'
112	1238.67'	B.O.T.F. = 1249.50'	B.O.T.F. = 1249.50'	B.O.T.F. = 1249.50'	B.O.T.F. = 1249.50'
114	1238.67'	1249.50'	1249.50'	1249.50'	1249.50'

UNIT ELEVATION DATA

UNIT BOUNDARIES
THE BOUNDARIES OF EACH UNIT ARE AS FOLLOWS:
THE VERTICAL BOUNDARIES ARE A VERTICAL PLANE CONTAINING WALLS OF THE BUILDING AND ON THE UNIT IS LOCATED AND A VERTICAL PLANE RUNNING SEPARATING THE UNIT FROM ANOTHER UNIT OR SEPARATING THE UNIT FROM AN ELECTRICAL ROOM AND FIRE ROOM.
THE UPPER HORIZONTAL BOUNDARY IS THE BOTTOM SURFACE OF THE FLOOR SLAB OF THE BUILDING IN WHICH THE UNIT IS LOCATED AND
THE LOWER HORIZONTAL BOUNDARY IS THE BOTTOM SURFACE OF THE FLOOR SLAB OF THE UNIT.

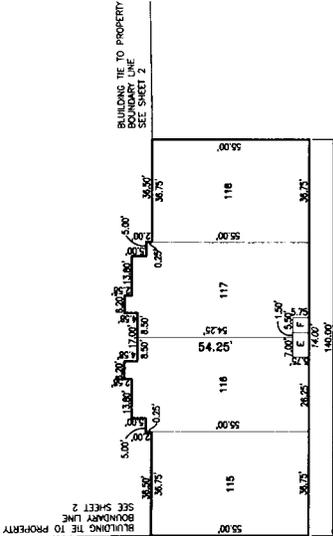
NOTE
THE LOCATIONS AND DIMENSIONS OF BUILDINGS ARE BASED ON ARCHITECTURAL DRAWINGS. DIMENSIONS ARE BASED ON ARCHITECTURAL DRAWINGS. ELEVATIONS ARE BASED ON ENGINEERING PLANS. UNIT NUMBERS LISTED ON PLAT ARE NOT THE CITY OF CHANDLER ADDRESSING DEPARTMENT.

LEGEND
E UNIT BOUNDARIES
F ELECTRICAL ROOM
1.00' UNIT DIMENSIONS
1.00' ELECTRICAL/FIRE ROOM DIMENSIONS
B.O.T. BOTTOM OF TRUSS

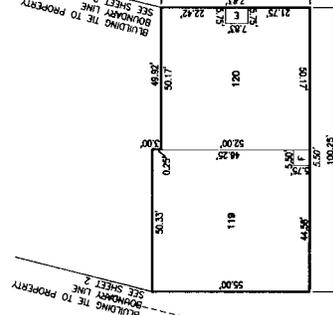


TYPICAL SECTIONS
MS

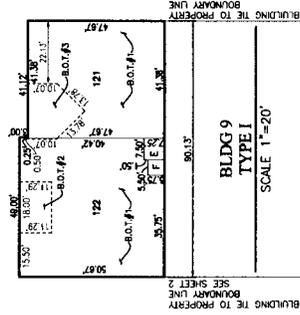
A FINAL PLAT OF AIRPARK SOUTH PROFESSIONAL VILLAGE A CONDOMINIUM



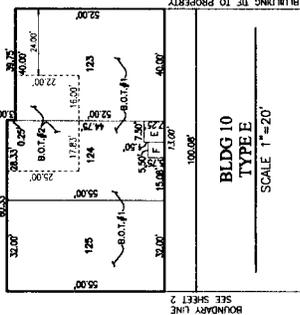
**BLDG 7
TYPE A**
SCALE 1"=20'



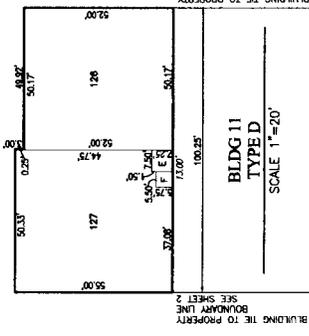
**BLDG 8
TYPE D-2**
SCALE 1"=20'



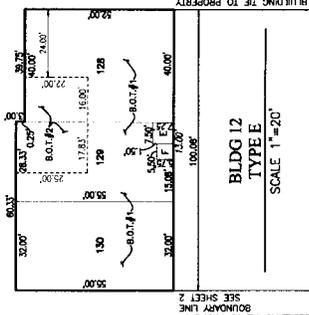
**BLDG 9
TYPE I**
SCALE 1"=20'



**BLDG 10
TYPE E**
SCALE 1"=20'



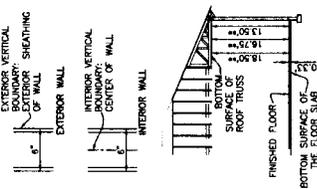
**BLDG 11
TYPE B**
SCALE 1"=20'



**BLDG 12
TYPE I**
SCALE 1"=20'

BLDG	UNIT	97th SURFACE OF FLOOR SLAB ELEV	BOTTOM SURFACE OF TRUSS ELEV
7	115	1235.17	1250.00
7	116	1235.17	1250.00
7	117	1235.17	1250.00
8	119	1235.24	1250.07
8	120	1235.24	1250.07
9	121	1235.92	B.O.T.F.=1248.75 B.O.T.F.=1253.00
9	122	1235.92	B.O.T.F.=1248.75 B.O.T.F.=1254.75
10	123	1235.67	B.O.T.F.=1248.50 B.O.T.F.=1254.50
10	124	1235.67	B.O.T.F.=1248.50 B.O.T.F.=1254.50
11	125	1235.42	1248.25
11	126	1235.42	1248.25
12	127	1235.34	B.O.T.F.=1248.17 B.O.T.F.=1254.17
12	128	1235.34	B.O.T.F.=1248.17 B.O.T.F.=1254.17
13	130	1235.34	1248.17

UNIT ELEVATION DATA



TYPICAL SECTIONS
INCHES

UNIT BOUNDARIES
THE BOUNDARIES OF EACH UNIT ARE AS FOLLOWS:
THE VERTICAL BOUNDARIES ARE A VERTICAL PLANE CONCERNING WITH THE EXTERIOR SHEATHING OF THE UNIT IS LOCATED AND A VERTICAL PLANE RUNNING THROUGH THE CENTER OF ANY PARTY WALL OR SEPARATING THE UNIT FROM THE ELECTRICAL ROOM AND FIRE ROOM;
THE UPPER HORIZONTAL BOUNDARY IS THE BOTTOM SURFACE OF THE ROOF TRUSSES OF THE BUILDING IN WHICH THE UNIT IS LOCATED, AND
THE LOWER HORIZONTAL BOUNDARY IS THE BOTTOM SURFACE OF THE FLOOR SLAB OF THE UNIT.

NOTE
THE LOCATIONS AND DIMENSIONS OF BUILDINGS ARE BASED ON ARCHITECTURAL DRAWINGS.
THE LOCATIONS AND DIMENSIONS OF BUILDINGS ARE BASED ON ARCHITECTURAL DRAWINGS.
ELEVATIONS ARE BASED ON ENGINEERING PLANS.
UNIT NUMBERS LISTED ON PLAT ARE NOT THE CITY OF CHANDLER ADDRESSING DEPARTMENT.

LEGEND

- UNIT BOUNDARIES
- FREE ROOM ROOM
- UNIT DIMENSIONS ROOM DIMENSIONS
- PARTY WALL (SEE ARCHITECT'S PLANS)
- B.O.T. BOTTOM OF TRUSS

** SEE UNITS FOR ELEVATION CHANGES THE FLOOR SLAB

