#54
MAY 24 2007

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning & Development - CC Memo No. 07-110**

DATE: MAY 4, 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: PPT07-0013 / FPT07-0018 DOBSON TOWN PLACE

Request: Preliminary Plat and Final Plat approval

Location: North of the northeast corner of Alma School Road and Queen Creek Road

Applicant: Rick Engineering

Project Info: 6.4-acre parcel divided into one lot for an office development

RECOMMENDATION
Upon finding consistency with the General Plan and PAD zoning, Planning Commission and Staff recommend approval.

BACKGROUND
This subdivision is for an office development in south Chandler adjacent to the Las Tiendas shopping center. The plat establishes a single lot that will contain five separated buildings.

PLANNING COMMISSION VOTE REPORT
Motion to approve Preliminary Plat: In Favor: 7 Opposed: 0

PROPOSED MOTION
Move to approve the Preliminary Plat PPT07-0013 DOBSON TOWN PLACE, per Planning Commission and Staff recommendation.

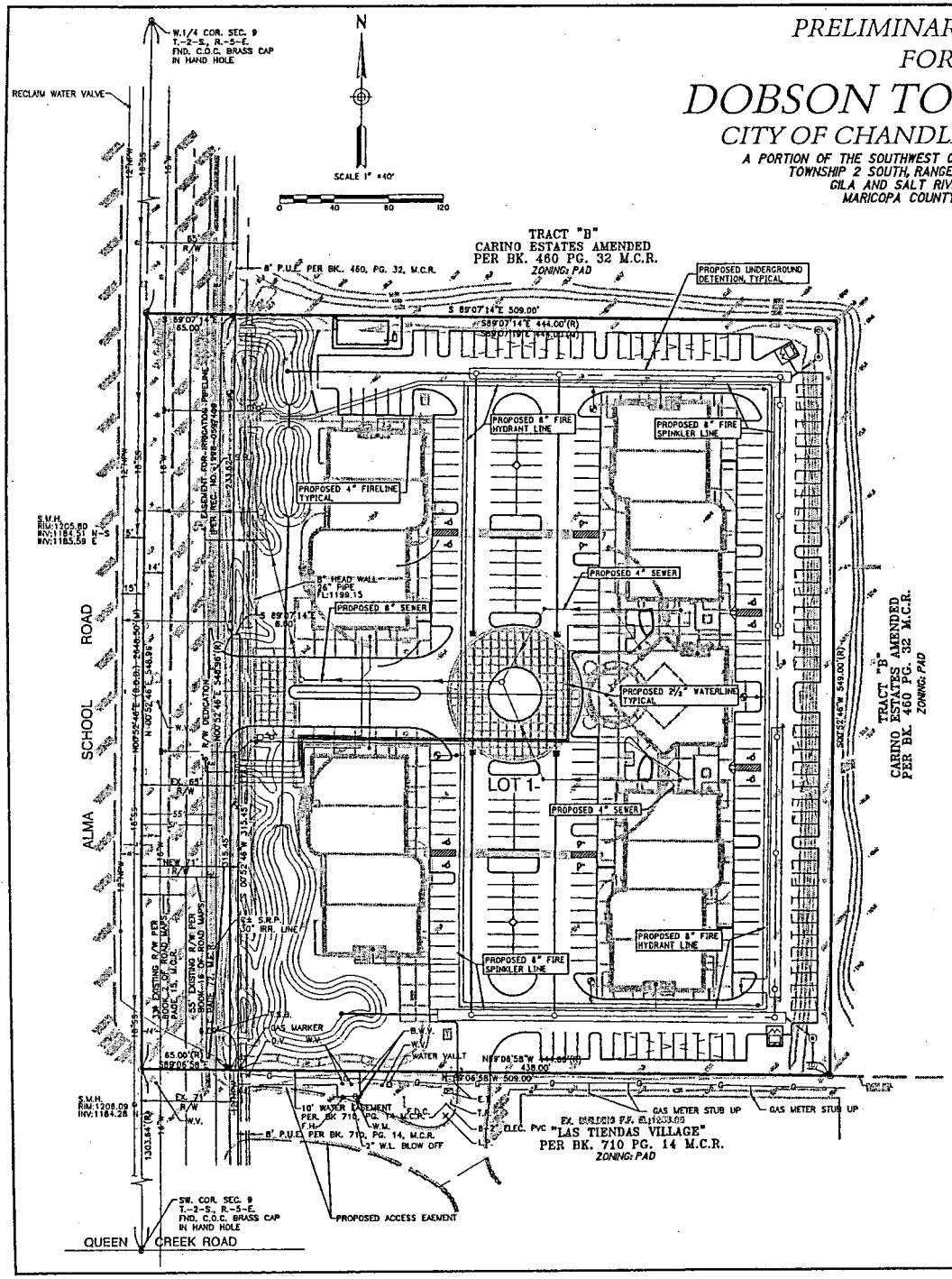
Move to approve Final Plat FPT07-0018 DOBSON TOWN PLACE, per Staff recommendation.

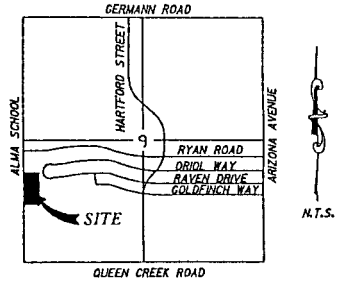
Attachments:
1. Preliminary Plat
2. Final Plat

PRELIMINARY PLAT FOR DOBSON TOWN PLACE

CITY OF CHANDLER, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE
GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA





VICINITY MAP

OWNER/DEVELOPER

VINCE C. DOBSON
2820 S. ALMA SCHOOL ROAD
CHANDLER, ARIZONA 85248

CONTACT: VINCE C. DOBSON
PHONE: (480) 792-0345
FAX: (480) 792-0368

ENGINEER

RICK ENGINEERING
650 NORTH 16TH STREET
PHOENIX, ARIZONA 85016

CONTACT: WILLIAM RIERA
PHONE (602) 957-3350

BENCHMARK

CITY OF CHANDLER BENCHMARK NO. 39-A
SECTION 5, T.2S., R.5E., 3" BRASS CAP
IN CONCRETE, 200' NORTH OF INTERSECTION
OF GERMANN RD. AND ALMA SCHOOL RD., 3'
WEST OF BACK OF SIDEWALK AT WEST SIDE OF
ALMA SCHOOL RD.
(NORTHING 828448.394, EASTING 717765.450)
ELEVATION 1207.43 (C.O.C. DATUM)

EXISTING ZONING: PAD

GROSS AREA: 6.415 AC.

NET AREA: 5.552 AC.

NOTES

1. THE FINAL PLAT FOR THIS SUBDIVISION WILL NOTBE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.
2. THE SITE LIES WITHIN ZONE X - PER FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP # 04013C2660G, REVISED SEPTEMBER 30, 2005 ZONE X - DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% CHANCE FLOOD.

LEGEND

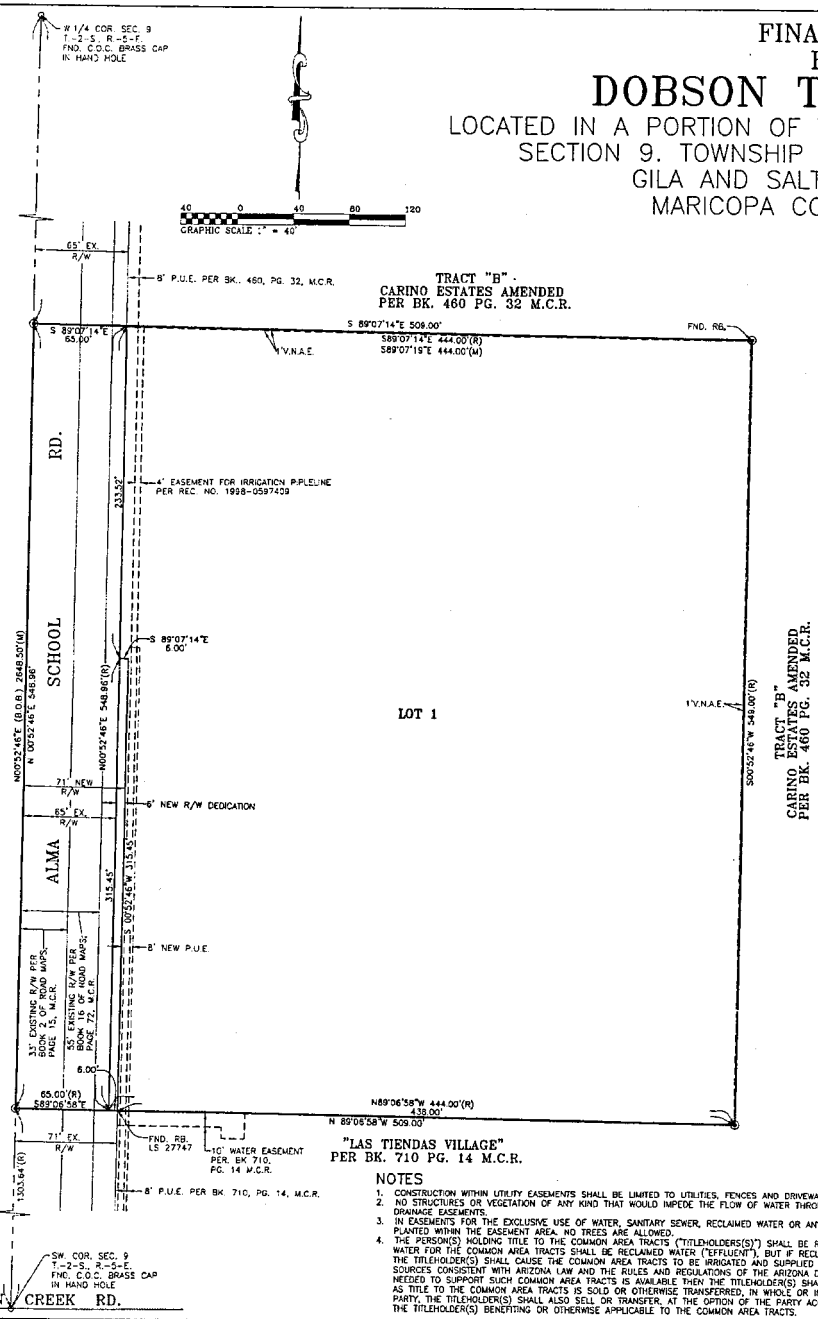
- ⊕ - INDICATES BOUNDARY CORNER
- ——— - INDICATES BOUNDARY OF PRELIMINARY PLAT
- ——— - INDICATES RIGHT-OF-WAY LINE
- ——— - INDICATES EASEMENT LINE
- (R) - INDICATES RECORD
- (M) - INDICATES MEASURED
- FND. - INDICATES FOUND
- C.O.C. - INDICATES CITY OF CHANDLER
- R/W - INDICATES RIGHT-OF-WAY
- P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
- M.C.R. - INDICATES MARICOPA COUNTY RECORDS
- (B.O.B.) - INDICATES BASIS OF BEARING
- T.P.O.B. - INDICATES TRUE POINT OF BEGINNING

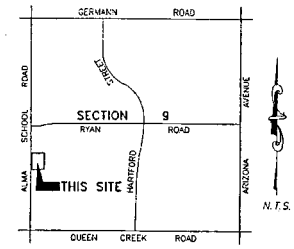
C.O.C. LOG # PPT07-0013

PRELIMINARY PLAT FOR DOBSON TOWN PLACE	RICK ENGINEERING COMPANY — 650 NORTH 16TH STREET, PHOENIX, AZ 85016, 602.957.3350, FAX 602.285.2396		
SHEET 1 OF 1	DATE: 23-APR-2007	PROJECT NO. 3426	DRAWN BY: FM

FINAL PLAT
FOR
DOBSON TOWN PLACE

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 9. TOWNSHIP 2 SOUTH, RANGE 5 EAST
GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA





VICINITY MAP
N.T.S.

DEDICATION

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

THAT OFF-FIVE, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR DOBSON TOWN PLACE, LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS FINAL PLAT FOR DOBSON TOWN PLACE, AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS AND EASEMENTS AS DEDICATED HEREON, AND THAT EACH STREET AND EASEMENT, SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER GIVEN EACH RESPECTIVELY ON SAID FINAL PLAT AND OFF-FIVE, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES THE RIGHTS-OF-WAY AND EASEMENTS TO THE CITY OF CHANDLER FOR USE AS SUCH, THE STREETS, AND EASEMENTS AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES AND ALSO DEDICATES AN EMERGENCY VEHICULAR ACCESS EASEMENT OVER LOT 1 TO THE CITY OF CHANDLER. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY AND P U E TO BACK OF CURB SHALL BE RESPONSIBILITY OF THE ABUTTING LOT/TRACT/PARCEL OWNER.

IN WITNESS WHEREOF

OFF-FIVE, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS HERETO CAUSED ITS CORPORATE SEAL TO BE AFFIXED AND THE SAME TO ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER(S) THERETO DULY AUTHORIZED

THIS_____DAY OF_____2007

BY_____ ATTEST._____

ACKNOWLEDGEMENT

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

ON THIS _____DAY OF_____2007 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 PURPOSE THEREIN CONTAINED

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

_____ _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES

_____, 2007

LAND SURVEYOR

RICK ENGINEERING
6150 NORTH 16TH STREET
PHOENIX, ARIZONA 85015

CONTACT: STEVEN BURFORD
PHONE: (602) 957-3350
FAX: (602) 285-2396

OWNER

VINCE C. DOBSON
OFF-FIVE, L.L.C.
2820 S. ALMA SCHOOL ROAD
CHANDLER, ARIZONA 85248

CONTACT: VINCE C. DOBSON
PHONE: (480) 792-0345
FAX: (480) 792-0368

BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS SURVEY IS N00°52'46"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER SECTION 9.

LEGEND

————	- INDICATES BOUNDARY FOR MAP OF DEDICATION
————	- INDICATES RIGHT OF WAY LINE
- - - -	- INDICATES EASEMENT LINE
(R)	- INDICATES RECORD.
(M)	- INDICATES MEASURED.
FND.	- INDICATES FOUND.
RB.	- INDICATES REBAR.
C.O.C.	- INDICATES CITY OF CHANDLER.
R/W	- INDICATES RIGHT-OF-WAY.
P.U.E.	- INDICATES PUBLIC UTILITY EASEMENT.
M.C.R.	- INDICATES MARICOPA COUNTY RECORDS.
(B.O.B.)	- INDICATES BASIS OF BEARING.
T.P.O.B.	- INDICATES TRUE POINT OF BEGINNING.
V.N.A.E.	- INDICATES VEHICLE NON-ACCESS EASEMENT.
⊕	- INDICATES SUBDIVISION BOUNDARY CORNER. 1/2" IRON BAR TO BE SET AT COMPLETION OF MASS GRADING.

LEGAL DESCRIPTION

A portion of the Southwest quarter of Section 9, Township 2 South, Range 5 East, Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a brass cap in hand hole found marking the Southwest corner of said Section 9, from which a brass cap in hand hole found marking the West quarter corner of said Section 9 bears North 00 degrees 52 minutes 46 seconds East, 2648.50 feet;
THENCE North 00 degrees 52 minutes 46 seconds East, along the West line of said Southwest quarter, a distance of 1303.64 feet to the TRUE POINT OF BEGINNING;
THENCE continuing North 00 degrees 52 minutes 46 seconds East, along said West line, a distance of 548.96 feet;
THENCE South 89 degrees 07 minutes 14 seconds East, departing said West line and partially along the Southerly boundary of "CARINO ESTATES AMENDED" as recorded in Book 460 of Maps, Page 32, Maricopa County Records, a distance of 509.00 feet;
THENCE South 00 degrees 52 minutes 46 seconds West, continuing along said Southerly line of "CARINO ESTATES AMENDED", a distance of 549.00 feet;
THENCE North 89 degrees 06 minutes 58 seconds West, departing said Southerly line of "CARINO ESTATES AMENDED", a distance of 509.00 feet to the TRUE POINT OF BEGINNING.

GROSS AREA: 6.415 AC.
NET AREA: 5.552 AC.

SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OF DEDICATION 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.

ARIZONA R L S 26409
STEVEN C. BURFORD
6150 N. 16TH STREET
PHOENIX, AZ 85016

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 26409
STEVEN C. BURFORD
Date Signed 4/24/07
ARIZONA, U.S.A.

APPROVALS

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODES HAVE BEEN COMPLIED WITH AND THAT THIS MAP OF DEDICATION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES

_____
CITY ENGINEER DATE

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

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ON THIS ____DAY OF _____, 2007

BY_____
MAYOR

ATTEST_____
CITY CLERK

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 ("TITLEHOLDERS(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 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.

CALL ONE NUMBER BEFORE YOU DIG
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

C.O.C. LOG NO. FPT07-0018

FINAL PLAT DOBSON TOWN PLACE	RICK ENGINEERING COMPANY 6150 NORTH 16TH STREET PHOENIX, AZ 85016 602.957.3350 AZ#0802.765.2396 rick.engineering.com
SHEET 1 OF 1	JOB NUMBER 3426 · PREPARED BY: LPB · DATE PREPARED: 02/01/07

Plotted: Tucson, San Diego, Riverside, Olympia, Sacramento