



**Chandler • Arizona**  
*Where Values Make The Difference*

#76  
JUN 14 2007

**MEMORANDUM**

**Planning & Development - CC Memo No. 07-137**

**DATE:** MAY 29, 2007

**TO:** MAYOR AND CITY COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER  
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR  
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR  
BOB WEWORSKI, PLANNING MANAGER

**FROM:** ERIK SWANSON, CITY PLANNER

**SUBJECT:** FPT06-0054 WESTECH

**Request:** Final Plat approval

**Location:** Northeast corner of Arizona Avenue and Corporate Place  
North of the northwest corner of Arizona Avenue and Warner Road

**Applicant:** Cottrell Engineering Group, Inc.

**Project Info:** 11 lots on approximately 23 acres

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan and Planned Area Development (PAD) zoning, Staff recommends approval.

**BACKGROUND**

This final plat is for Westech Corporate Center Phase II. The plat creates the lots and tracts, construction phasing lines, establishes the necessary easements, and dedicates the required right-of-way.

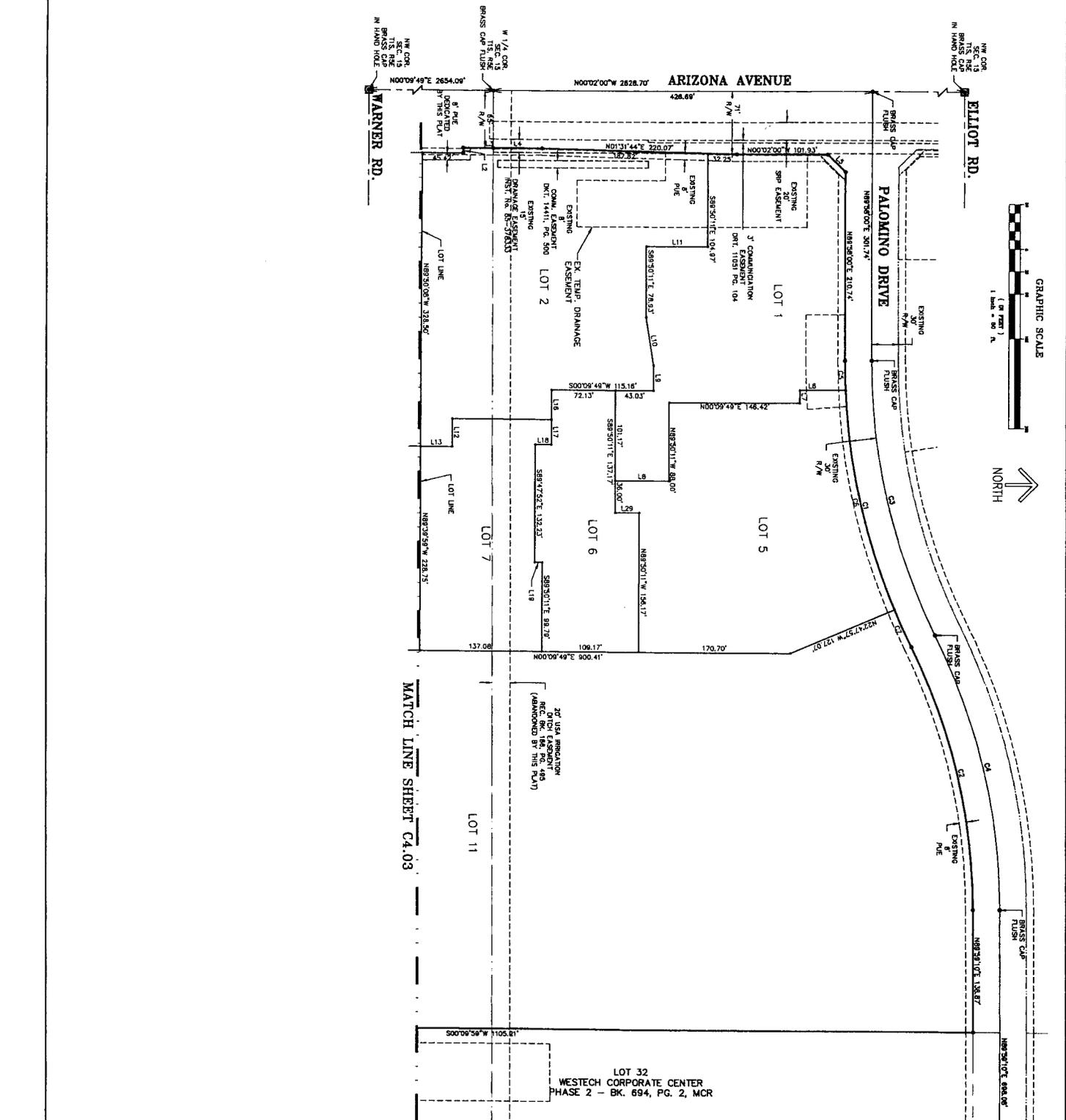
**PROPOSED MOTION**

Motion to approve Final Plat FPT06-0054 WESTECH, per Staff recommendation.

**Attachment**

1. Final Plat





MATCH LINE SHEET C4.03

**LOT TABLE**

LOT	AREA (SQ. FT.)	ACRES
LOT 1	56,403.1	1.285
LOT 2	10,700.1	0.245
LOT 5	10,700.1	0.245
LOT 6	10,700.1	0.245
LOT 7	10,700.1	0.245
LOT 11	10,700.1	0.245
LOT 32	488,178.0	11.205

**CURVE TABLE**

CH	LENGTH	RADIUS	PIVOT POINT	DELTA
C1	333.07	718.70	180.00	28.7811
C2	208.58	663.97	180.00	28.2722
C3	300.44	683.97	180.00	28.2812
C4	331.72	718.70	180.00	28.7811
C5	252.83	518.44	180.00	20.0748
C6	481.12	1,178.81	210.00	33.0534

**LINE TABLE**

LINE	LENGTH	BEARING
L1	28.80	N43°32'41"W
L2	33.84	N80°02'48"E
L3	54.83	N00°02'40"E
L4	20.26	S44°38'03"E
L5	14.58	S88°50'11"E
L6	61.08	S00°08'41"W
L7	27.79	N48°30'11"W
L8	68.60	N00°02'48"E
L9	31.42	S88°50'11"E
L10	38.34	S00°08'41"W
L11	18.00	N00°02'48"E
L12	6.56	N00°02'40"E
L13	18.00	N88°50'11"E
L14	31.42	N00°02'48"E
L15	31.42	N00°02'40"E
L16	31.42	N88°50'11"E
L17	31.42	N00°02'48"E
L18	31.42	N00°02'40"E
L19	31.42	N88°50'11"E
L20	31.42	N00°02'48"E
L21	31.42	N00°02'40"E
L22	31.42	N88°50'11"E
L23	31.42	N00°02'48"E
L24	31.42	N00°02'40"E
L25	31.42	N88°50'11"E
L26	31.42	N00°02'48"E
L27	31.42	N00°02'40"E
L28	31.42	N88°50'11"E
L29	31.42	N00°02'48"E
L30	31.42	N00°02'40"E
L31	31.42	N88°50'11"E
L32	31.42	N00°02'48"E
L33	31.42	N00°02'40"E
L34	31.42	N88°50'11"E
L35	31.42	N00°02'48"E
L36	31.42	N00°02'40"E
L37	31.42	N88°50'11"E
L38	31.42	N00°02'48"E
L39	31.42	N00°02'40"E
L40	31.42	N88°50'11"E
L41	31.42	N00°02'48"E
L42	31.42	N00°02'40"E
L43	31.42	N88°50'11"E
L44	31.42	N00°02'48"E
L45	31.42	N00°02'40"E
L46	31.42	N88°50'11"E
L47	31.42	N00°02'48"E
L48	31.42	N00°02'40"E
L49	31.42	N88°50'11"E
L50	31.42	N00°02'48"E
L51	31.42	N00°02'40"E
L52	31.42	N88°50'11"E
L53	31.42	N00°02'48"E
L54	31.42	N00°02'40"E
L55	31.42	N88°50'11"E
L56	31.42	N00°02'48"E
L57	31.42	N00°02'40"E
L58	31.42	N88°50'11"E
L59	31.42	N00°02'48"E
L60	31.42	N00°02'40"E
L61	31.42	N88°50'11"E
L62	31.42	N00°02'48"E
L63	31.42	N00°02'40"E
L64	31.42	N88°50'11"E
L65	31.42	N00°02'48"E
L66	31.42	N00°02'40"E
L67	31.42	N88°50'11"E
L68	31.42	N00°02'48"E
L69	31.42	N00°02'40"E
L70	31.42	N88°50'11"E
L71	31.42	N00°02'48"E
L72	31.42	N00°02'40"E
L73	31.42	N88°50'11"E
L74	31.42	N00°02'48"E
L75	31.42	N00°02'40"E
L76	31.42	N88°50'11"E
L77	31.42	N00°02'48"E
L78	31.42	N00°02'40"E
L79	31.42	N88°50'11"E
L80	31.42	N00°02'48"E
L81	31.42	N00°02'40"E
L82	31.42	N88°50'11"E
L83	31.42	N00°02'48"E
L84	31.42	N00°02'40"E
L85	31.42	N88°50'11"E
L86	31.42	N00°02'48"E
L87	31.42	N00°02'40"E
L88	31.42	N88°50'11"E
L89	31.42	N00°02'48"E
L90	31.42	N00°02'40"E
L91	31.42	N88°50'11"E
L92	31.42	N00°02'48"E
L93	31.42	N00°02'40"E
L94	31.42	N88°50'11"E
L95	31.42	N00°02'48"E
L96	31.42	N00°02'40"E
L97	31.42	N88°50'11"E
L98	31.42	N00°02'48"E
L99	31.42	N00°02'40"E
L100	31.42	N88°50'11"E

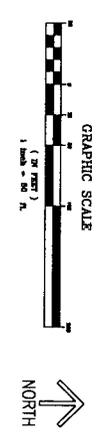
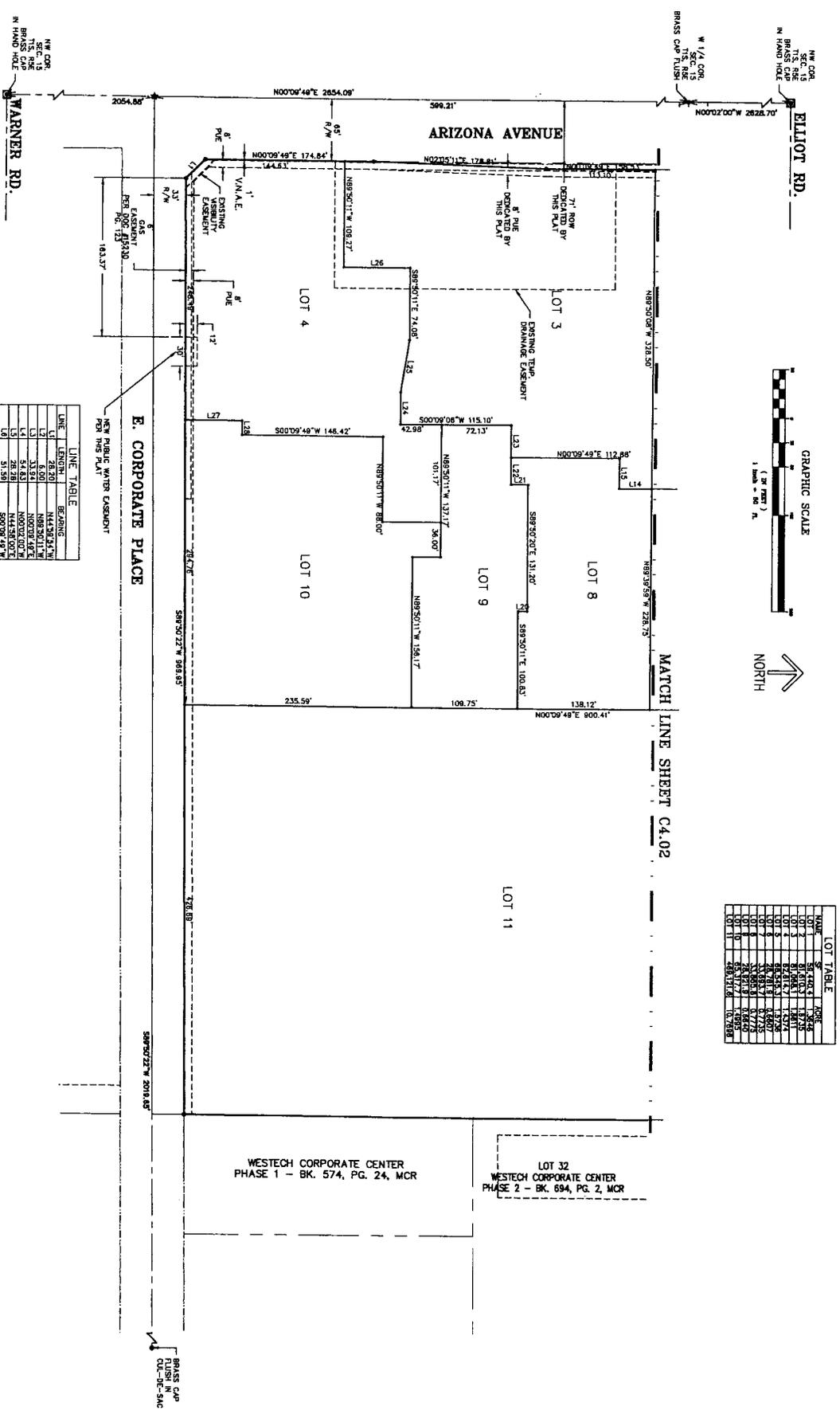
CHECKED BY: NJC DATE: 4/12/07  
 DRAWN BY: TH SCALE: 1"=50'  
 PROJECT #: C06034

**FINAL PLAT FOR WESTECH**  
 CHANDLER, ARIZONA

**COTTRELL ENGINEERING GROUP, INC.**  
 2001 N. 3rd St., #206 PH: (602) 501-5281  
 PHOENIX, AZ 85004 PM: (602) 501-5561

SHEET 2 OF 4  
 C4.02

C.O.C. LOG # FPT06-0054



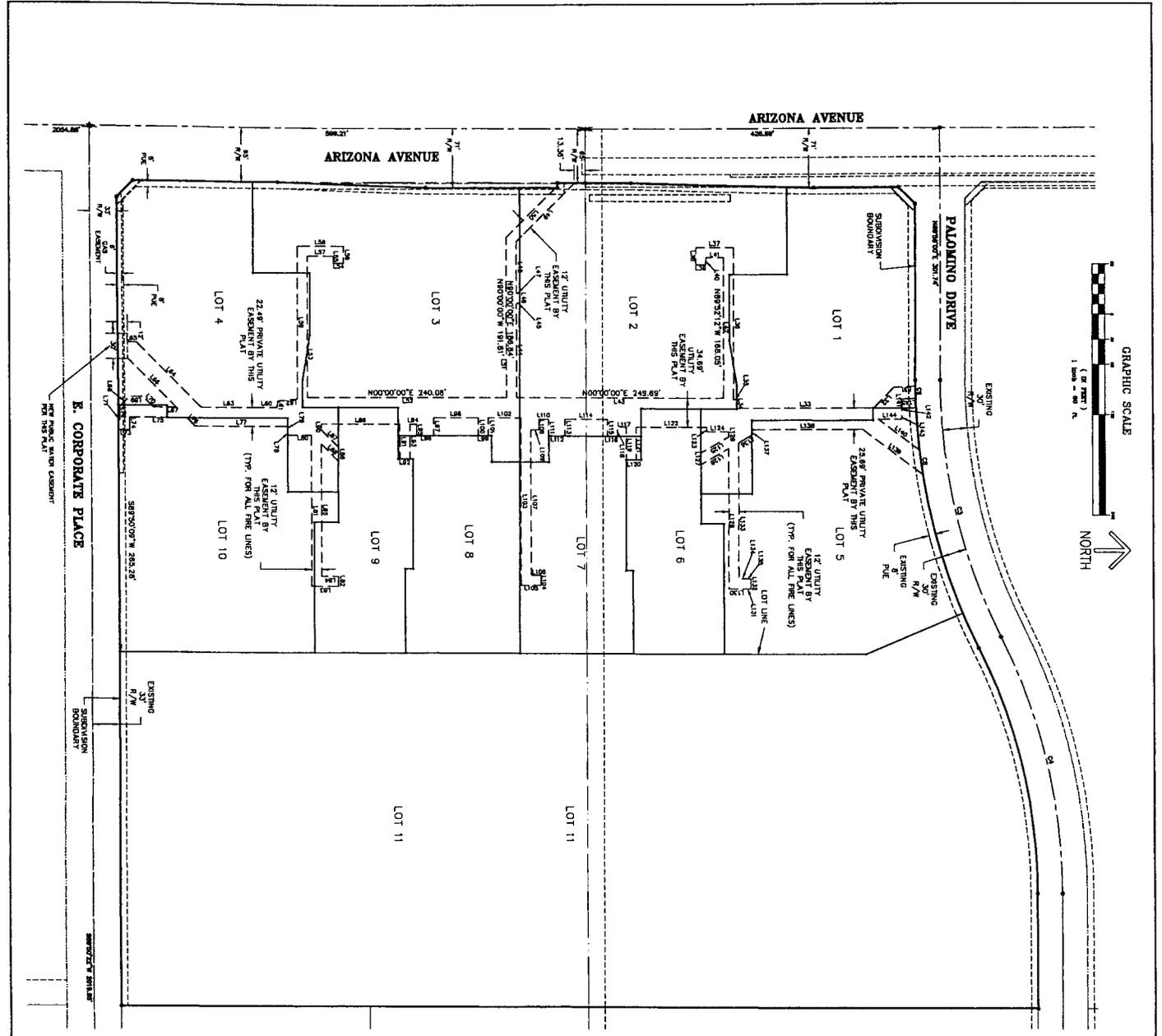
**LOT TABLE**

LOT	AREA (SQ. FT.)	ACRES
LOT 1	5,742.41	0.1306
LOT 2	5,010.51	0.1147
LOT 3	27,411.7	0.6274
LOT 4	5,528.3	0.1269
LOT 5	11,056.6	0.2538
LOT 6	11,056.6	0.2538
LOT 7	11,056.6	0.2538
LOT 8	28,571.9	0.6560
LOT 9	45,117.7	1.0289
LOT 10	50,132.0	1.1509
LOT 11	50,132.0	1.1509

**LINE TABLE**

LINE	LENGTH	BEARING
L1	28.70	N44°58'21"W
L2	8.00	N89°50'11"W
L3	54.83	N00°00'00"W
L4	28.78	N44°58'00"E
L5	51.50	S00°00'48"W
L6	61.00	S00°00'48"W
L7	27.78	N89°50'11"W
L8	54.83	S00°00'48"W
L9	51.50	S00°00'48"W
L10	51.50	S00°00'48"W
L11	51.50	S00°00'48"W
L12	51.50	S00°00'48"W
L13	51.50	S00°00'48"W
L14	51.50	S00°00'48"W
L15	51.50	S00°00'48"W
L16	51.50	S00°00'48"W
L17	51.50	S00°00'48"W
L18	51.50	S00°00'48"W
L19	51.50	S00°00'48"W
L20	51.50	S00°00'48"W
L21	51.50	S00°00'48"W
L22	51.50	S00°00'48"W
L23	51.50	S00°00'48"W
L24	51.50	S00°00'48"W
L25	51.50	S00°00'48"W
L26	51.50	S00°00'48"W
L27	51.50	S00°00'48"W
L28	51.50	S00°00'48"W
L29	51.50	S00°00'48"W
L30	51.50	S00°00'48"W
L31	51.50	S00°00'48"W
L32	51.50	S00°00'48"W
L33	51.50	S00°00'48"W
L34	51.50	S00°00'48"W
L35	51.50	S00°00'48"W
L36	51.50	S00°00'48"W
L37	51.50	S00°00'48"W
L38	51.50	S00°00'48"W
L39	51.50	S00°00'48"W
L40	51.50	S00°00'48"W

SHEET OF 3 4 C4.03	CHECKED BY: NJC DRAWN BY: TH PROJECT #: C06034	DATE: 4/12/07 SCALE: 1"=50' <b>FINAL PLAT SOUTH HALF</b>	<b>FINAL PLAT FOR WESTECH</b> CHANDLER, ARIZONA	 <b>COTTRELL ENGINEERING GROUP, INC.</b> 2001 N. 5th ST. #206 PH: (602) 507-5281 PHOENIX, AZ 85004 FAX: (602) 507-5261
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LINE	LINE TYPE	EXISTING
1	12" UTILITY	EXISTING
2	12" UTILITY	EXISTING
3	12" UTILITY	EXISTING
4	12" UTILITY	EXISTING
5	12" UTILITY	EXISTING
6	12" UTILITY	EXISTING
7	12" UTILITY	EXISTING
8	12" UTILITY	EXISTING
9	12" UTILITY	EXISTING
10	12" UTILITY	EXISTING
11	12" UTILITY	EXISTING
12	12" UTILITY	EXISTING
13	12" UTILITY	EXISTING
14	12" UTILITY	EXISTING
15	12" UTILITY	EXISTING
16	12" UTILITY	EXISTING
17	12" UTILITY	EXISTING
18	12" UTILITY	EXISTING
19	12" UTILITY	EXISTING
20	12" UTILITY	EXISTING
21	12" UTILITY	EXISTING
22	12" UTILITY	EXISTING
23	12" UTILITY	EXISTING
24	12" UTILITY	EXISTING
25	12" UTILITY	EXISTING
26	12" UTILITY	EXISTING
27	12" UTILITY	EXISTING
28	12" UTILITY	EXISTING
29	12" UTILITY	EXISTING
30	12" UTILITY	EXISTING
31	12" UTILITY	EXISTING
32	12" UTILITY	EXISTING
33	12" UTILITY	EXISTING
34	12" UTILITY	EXISTING
35	12" UTILITY	EXISTING
36	12" UTILITY	EXISTING
37	12" UTILITY	EXISTING
38	12" UTILITY	EXISTING
39	12" UTILITY	EXISTING
40	12" UTILITY	EXISTING
41	12" UTILITY	EXISTING
42	12" UTILITY	EXISTING
43	12" UTILITY	EXISTING
44	12" UTILITY	EXISTING
45	12" UTILITY	EXISTING
46	12" UTILITY	EXISTING
47	12" UTILITY	EXISTING
48	12" UTILITY	EXISTING
49	12" UTILITY	EXISTING
50	12" UTILITY	EXISTING
51	12" UTILITY	EXISTING
52	12" UTILITY	EXISTING
53	12" UTILITY	EXISTING
54	12" UTILITY	EXISTING
55	12" UTILITY	EXISTING
56	12" UTILITY	EXISTING
57	12" UTILITY	EXISTING
58	12" UTILITY	EXISTING
59	12" UTILITY	EXISTING
60	12" UTILITY	EXISTING
61	12" UTILITY	EXISTING
62	12" UTILITY	EXISTING
63	12" UTILITY	EXISTING
64	12" UTILITY	EXISTING
65	12" UTILITY	EXISTING
66	12" UTILITY	EXISTING
67	12" UTILITY	EXISTING
68	12" UTILITY	EXISTING
69	12" UTILITY	EXISTING
70	12" UTILITY	EXISTING
71	12" UTILITY	EXISTING
72	12" UTILITY	EXISTING
73	12" UTILITY	EXISTING
74	12" UTILITY	EXISTING
75	12" UTILITY	EXISTING
76	12" UTILITY	EXISTING
77	12" UTILITY	EXISTING
78	12" UTILITY	EXISTING
79	12" UTILITY	EXISTING
80	12" UTILITY	EXISTING
81	12" UTILITY	EXISTING
82	12" UTILITY	EXISTING
83	12" UTILITY	EXISTING
84	12" UTILITY	EXISTING
85	12" UTILITY	EXISTING
86	12" UTILITY	EXISTING
87	12" UTILITY	EXISTING
88	12" UTILITY	EXISTING
89	12" UTILITY	EXISTING
90	12" UTILITY	EXISTING
91	12" UTILITY	EXISTING
92	12" UTILITY	EXISTING
93	12" UTILITY	EXISTING
94	12" UTILITY	EXISTING
95	12" UTILITY	EXISTING
96	12" UTILITY	EXISTING
97	12" UTILITY	EXISTING
98	12" UTILITY	EXISTING
99	12" UTILITY	EXISTING
100	12" UTILITY	EXISTING

LOT	AREA	ACRES
LOT 1	11,410.00	0.26
LOT 2	11,410.00	0.26
LOT 3	11,410.00	0.26
LOT 4	11,410.00	0.26
LOT 5	11,410.00	0.26
LOT 6	11,410.00	0.26
LOT 7	11,410.00	0.26
LOT 8	11,410.00	0.26
LOT 9	11,410.00	0.26
LOT 10	11,410.00	0.26
LOT 11	489,121.00	11.17

STATION	CHORD BEARING	CHORD LENGTH	ARC LENGTH	ANGLE
1+00.00	N 89° 57' 12" E	17.32	17.32	90° 00' 00"
1+17.32	N 00° 00' 00" E	17.32	34.64	90° 00' 00"
1+34.64	S 00° 00' 00" E	17.32	51.96	90° 00' 00"
1+51.96	S 89° 57' 12" W	17.32	69.28	90° 00' 00"
1+69.28	N 89° 57' 12" W	17.32	86.60	90° 00' 00"
1+86.60	N 00° 00' 00" W	17.32	103.92	90° 00' 00"
2+04.00	N 00° 00' 00" W	17.32	121.24	90° 00' 00"
2+21.32	S 00° 00' 00" W	17.32	138.56	90° 00' 00"
2+38.64	S 89° 57' 12" W	17.32	155.88	90° 00' 00"
2+55.96	S 00° 00' 00" W	17.32	173.20	90° 00' 00"
2+73.28	N 00° 00' 00" W	17.32	190.52	90° 00' 00"
2+90.60	N 89° 57' 12" W	17.32	207.84	90° 00' 00"
3+08.00	N 89° 57' 12" W	17.32	225.16	90° 00' 00"
3+25.32	N 00° 00' 00" W	17.32	242.48	90° 00' 00"
3+42.64	S 00° 00' 00" W	17.32	259.80	90° 00' 00"
3+60.00	S 89° 57' 12" W	17.32	277.12	90° 00' 00"
3+77.32	S 00° 00' 00" W	17.32	294.44	90° 00' 00"
3+94.64	N 00° 00' 00" W	17.32	311.76	90° 00' 00"
4+12.00	N 89° 57' 12" W	17.32	329.08	90° 00' 00"
4+29.32	N 00° 00' 00" W	17.32	346.40	90° 00' 00"
4+46.64	S 00° 00' 00" W	17.32	363.72	90° 00' 00"
4+64.00	S 89° 57' 12" W	17.32	381.04	90° 00' 00"
4+81.32	S 00° 00' 00" W	17.32	398.36	90° 00' 00"
4+98.64	N 00° 00' 00" W	17.32	415.68	90° 00' 00"
5+16.00	N 89° 57' 12" W	17.32	433.00	90° 00' 00"
5+33.32	N 00° 00' 00" W	17.32	450.32	90° 00' 00"
5+50.64	S 00° 00' 00" W	17.32	467.64	90° 00' 00"
5+68.00	S 89° 57' 12" W	17.32	484.96	90° 00' 00"
5+85.32	S 00° 00' 00" W	17.32	502.28	90° 00' 00"
6+02.64	N 00° 00' 00" W	17.32	519.60	90° 00' 00"
6+20.00	N 89° 57' 12" W	17.32	536.92	90° 00' 00"
6+37.32	N 00° 00' 00" W	17.32	554.24	90° 00' 00"
6+54.64	S 00° 00' 00" W	17.32	571.56	90° 00' 00"
6+72.00	S 89° 57' 12" W	17.32	588.88	90° 00' 00"
6+89.32	S 00° 00' 00" W	17.32	606.20	90° 00' 00"
7+06.64	N 00° 00' 00" W	17.32	623.52	90° 00' 00"
7+24.00	N 89° 57' 12" W	17.32	640.84	90° 00' 00"
7+41.32	N 00° 00' 00" W	17.32	658.16	90° 00' 00"
7+58.64	S 00° 00' 00" W	17.32	675.48	90° 00' 00"
7+76.00	S 89° 57' 12" W	17.32	692.80	90° 00' 00"
7+93.32	S 00° 00' 00" W	17.32	710.12	90° 00' 00"
8+10.64	N 00° 00' 00" W	17.32	727.44	90° 00' 00"
8+28.00	N 89° 57' 12" W	17.32	744.76	90° 00' 00"
8+45.32	N 00° 00' 00" W	17.32	762.08	90° 00' 00"
8+62.64	S 00° 00' 00" W	17.32	779.40	90° 00' 00"
8+80.00	S 89° 57' 12" W	17.32	796.72	90° 00' 00"
8+97.32	S 00° 00' 00" W	17.32	814.04	90° 00' 00"
9+14.64	N 00° 00' 00" W	17.32	831.36	90° 00' 00"
9+32.00	N 89° 57' 12" W	17.32	848.68	90° 00' 00"
9+49.32	N 00° 00' 00" W	17.32	866.00	90° 00' 00"
9+66.64	S 00° 00' 00" W	17.32	883.32	90° 00' 00"
9+84.00	S 89° 57' 12" W	17.32	900.64	90° 00' 00"
10+01.32	S 00° 00' 00" W	17.32	917.96	90° 00' 00"
10+18.64	N 00° 00' 00" W	17.32	935.28	90° 00' 00"
10+36.00	N 89° 57' 12" W	17.32	952.60	90° 00' 00"
10+53.32	N 00° 00' 00" W	17.32	969.92	90° 00' 00"
10+70.64	S 00° 00' 00" W	17.32	987.24	90° 00' 00"
10+88.00	S 89° 57' 12" W	17.32	1004.56	90° 00' 00"
11+05.32	S 00° 00' 00" W	17.32	1021.88	90° 00' 00"
11+22.64	N 00° 00' 00" W	17.32	1039.20	90° 00' 00"
11+40.00	N 89° 57' 12" W	17.32	1056.52	90° 00' 00"
11+57.32	N 00° 00' 00" W	17.32	1073.84	90° 00' 00"
11+74.64	S 00° 00' 00" W	17.32	1091.16	90° 00' 00"
11+92.00	S 89° 57' 12" W	17.32	1108.48	90° 00' 00"
12+09.32	S 00° 00' 00" W	17.32	1125.80	90° 00' 00"
12+27.00	N 00° 00' 00" W	17.32	1143.12	90° 00' 00"
12+44.32	N 89° 57' 12" W	17.32	1160.44	90° 00' 00"
12+61.64	N 00° 00' 00" W	17.32	1177.76	90° 00' 00"
12+79.00	S 00° 00' 00" W	17.32	1195.08	90° 00' 00"
12+96.32	S 89° 57' 12" W	17.32	1212.40	90° 00' 00"
13+13.64	S 00° 00' 00" W	17.32	1229.72	90° 00' 00"
13+31.00	N 00° 00' 00" W	17.32	1247.04	90° 00' 00"
13+48.32	N 89° 57' 12" W	17.32	1264.36	90° 00' 00"
13+65.64	N 00° 00' 00" W	17.32	1281.68	90° 00' 00"
13+83.00	S 00° 00' 00" W	17.32	1299.00	90° 00' 00"
14+00.32	S 89° 57' 12" W	17.32	1316.32	90° 00' 00"
14+17.64	S 00° 00' 00" W	17.32	1333.64	90° 00' 00"
14+35.00	N 00° 00' 00" W	17.32	1350.96	90° 00' 00"
14+52.32	N 89° 57' 12" W	17.32	1368.28	90° 00' 00"
14+69.64	N 00° 00' 00" W	17.32	1385.60	90° 00' 00"
14+87.00	S 00° 00' 00" W	17.32	1402.92	90° 00' 00"
15+04.32	S 89° 57' 12" W	17.32	1420.24	90° 00' 00"
15+21.64	S 00° 00' 00" W	17.32	1437.56	90° 00' 00"
15+39.00	N 00° 00' 00" W	17.32	1454.88	90° 00' 00"
15+56.32	N 89° 57' 12" W	17.32	1472.20	90° 00' 00"
15+73.64	N 00° 00' 00" W	17.32	1489.52	90° 00' 00"
15+91.00	S 00° 00' 00" W	17.32	1506.84	90° 00' 00"
16+08.32	S 89° 57' 12" W	17.32	1524.16	90° 00' 00"
16+25.64	S 00° 00' 00" W	17.32	1541.48	90° 00' 00"
16+43.00	N 00° 00' 00" W	17.32	1558.80	90° 00' 00"
16+60.32	N 89° 57' 12" W	17.32	1576.12	90° 00' 00"
16+77.64	N 00° 00' 00" W	17.32	1593.44	90° 00' 00"
16+95.00	S 00° 00' 00" W	17.32	1610.76	90° 00' 00"
17+12.32	S 89° 57' 12" W	17.32	1628.08	90° 00' 00"
17+29.64	S 00° 00' 00" W	17.32	1645.40	90° 00' 00"
17+47.00	N 00° 00' 00" W	17.32	1662.72	90° 00' 00"
17+64.32	N 89° 57' 12" W	17.32	1680.04	90° 00' 00"
17+81.64	N 00° 00' 00" W	17.32	1697.36	90° 00' 00"
17+99.00	S 00° 00' 00" W	17.32	1714.68	90° 00' 00"
18+16.32	S 89° 57' 12" W	17.32	1732.00	90° 00' 00"
18+33.64	S 00° 00' 00" W	17.32	1749.32	90° 00' 00"
18+51.00	N 00° 00' 00" W	17.32	1766.64	90° 00' 00"
18+68.32	N 89° 57' 12" W	17.32	1783.96	90° 00' 00"
18+85.64	N 00° 00' 00" W	17.32	1801.28	90° 00' 00"
19+03.00	S 00° 00' 00" W	17.32	1818.60	90° 00' 00"
19+20.32	S 89° 57' 12" W	17.32	1835.92	90° 00' 00"
19+37.64	S 00° 00' 00" W	17.32	1853.24	90° 00' 00"
19+55.00	N 00° 00' 00" W	17.32	1870.56	90° 00' 00"
19+72.32	N 89° 57' 12" W	17.32	1887.88	90° 00' 00"
19+89.64	N 00° 00' 00" W	17.32	1905.20	90° 00' 00"
20+07.00	S 00° 00' 00" W	17.32	1922.52	90° 00' 00"
20+24.32	S 89° 57' 12" W	17.32	1939.84	90° 00' 00"
20+41.64	S 00° 00' 00" W	17.32	1957.16	90° 00' 00"
20+59.00	N 00° 00' 00" W	17.32	1974.48	90° 00' 00"
20+76.32	N 89° 57' 12" W	17.32	1991.80	90° 00' 00"
20+93.64	N 00° 00' 00" W	17.32	2009.12	90° 00' 00"
21+11.00	S 00° 00' 00" W	17.32	2026.44	90° 00' 00"
21+28.32	S 89° 57' 12" W	17.32	2043.76	90° 00' 00"
21+45.64	S 00° 00' 00" W	17.32	2061.08	