

#71

SEP 20 2007



Chandler · Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 07-213**

DATE: SEPTEMBER 5, 2007

TO: MAYOR AND CITY COUNCIL

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

FROM: KEVIN MAYO, PRINCIPAL PLANNER

SUBJECT: PPT07-0026, 0027, 0028, 0029, 0030, 0031 WESTECH LOT 1-5

Request: Preliminary Condominium Plat approval

Location: Southeast corner of Arizona Avenue and Palomino Drive
(Approximately ½ mile north of the northeast corner of Arizona Avenue and Warner Road)

Project Info: Approximately 26.33-acres, 15.83-acre Phase I, 10 single-story
Commercial/Industrial buildings, 136,760 square-foot Phase I

Applicant: Nate Cottrell
Cottrell Engineering Group, Inc.

RECOMMENDATION

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

BACKGROUND

These preliminary condominium plats are for a business park consisting of commercial and industrial land uses for property located at the southeast corner of Arizona Avenue and Palomino Drive (Approximately ½ mile north of the northeast corner of Arizona Avenue and Warner Road). The plats create the lots and tracts, establish the necessary easements, and dedicate the required rights-of-way.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

In Favor: 4 Opposed: 0 Absent: 3 (Anderson, Cason, Creedon)

PROPOSED MOTION

Move to approve the Preliminary Condominium Plats PPT07-0026, 0027, 0028, 0029, 0030, 0031 WESTECH LOT 1-5 as per Planning Commission and Staff recommendation.

Attachment

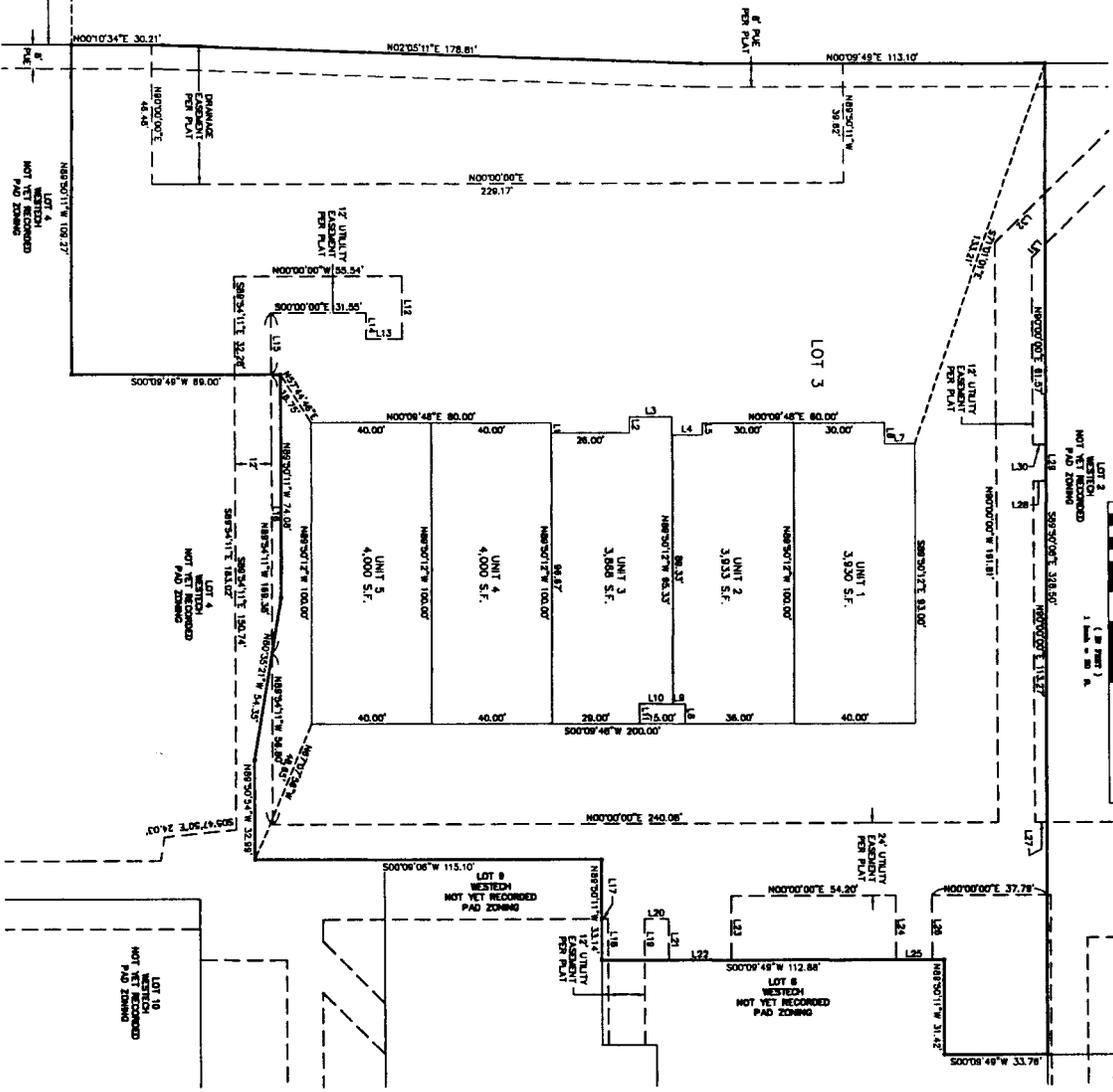
1. Preliminary Condominium Plats

SECTION 15
11.5, 11.6, 11.7, BRUSH CUP
N 1/4 CORNER
N 1/4 CORNER

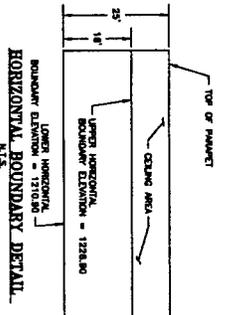
SECTION 15
11.5, 11.6, 11.7, BRUSH CUP
N 1/4 CORNER

ARIZONA AVENUE

WARNER RD.
SOUTHWEST CORNER
SECTION 15
11.5, 11.6, 11.7, BRUSH CUP
N 1/4 CORNER



LINE	LENGTH	BEARING
L1	3.33	N89°51'17\"
L2	14.00	N00°00'00\"
L3	10.00	N00°00'00\"
L4	10.00	N00°00'00\"
L5	7.00	N89°51'17\"
L6	10.00	N00°00'00\"
L7	10.00	N00°00'00\"
L8	6.87	N89°51'17\"
L9	4.00	S00°00'00\"
L10	4.00	S00°00'00\"
L11	8.87	S89°51'17\"
L12	20.88	S89°51'17\"
L13	12.00	S00°00'00\"
L14	12.00	S00°00'00\"
L15	50.51	S89°51'17\"
L16	62.77	S89°51'17\"
L17	3.00	N00°00'00\"
L18	7.50	N00°00'00\"
L19	13.81	N00°00'00\"
L20	6.88	N00°00'00\"
L21	13.89	N89°51'17\"
L22	21.18	N00°00'00\"
L23	7.50	N00°00'00\"
L24	7.50	N00°00'00\"
L25	21.18	N89°51'17\"
L26	7.50	N00°00'00\"
L27	7.50	N00°00'00\"
L28	4.17	N00°00'00\"
L29	12.00	N89°51'17\"
L30	4.17	N00°00'00\"
L31	23.23	N89°51'17\"



- NOTES**
- BUILDING TIES TO THE PROPERTY LINE ARE TO THE EXTERIOR SURFACE OF THE PERIMETER WALLS OF THE BUILDING.
 - THE PROPERTY BOUNDARIES OF THE LOTS ARE AS SHOWN. (1) THE VERTICAL AND HORIZONTAL BOUNDARIES OF THE LOTS ARE AS SHOWN. (2) THE VERTICAL AND HORIZONTAL BOUNDARIES OF THE LOTS ARE AS SHOWN. (3) THE VERTICAL AND HORIZONTAL BOUNDARIES OF THE LOTS ARE AS SHOWN.
 - CONDOMINIUM RECORDS TO BE RECORDED TO COMPLETE THIS PROJECT ARE SECTION 33-117.

CHECKED BY: NJC
 DRAWN BY: TH
 PROJECT #: C06034
 PRELIMINARY CONDOMINIUM PLAT
 LOT 3

DATE: 07/18/07
 SCALE: 1"=20'

WESTECH
 CHANDLER, ARIZONA



COTTRELL ENGINEERING GROUP, INC.
 2001 N. 34th ST. #206 PH: (602) 507-5281
 PHOENIX, AZ 85004 FAX: (602) 507-5361

SHEET OF
 2 1
 C102

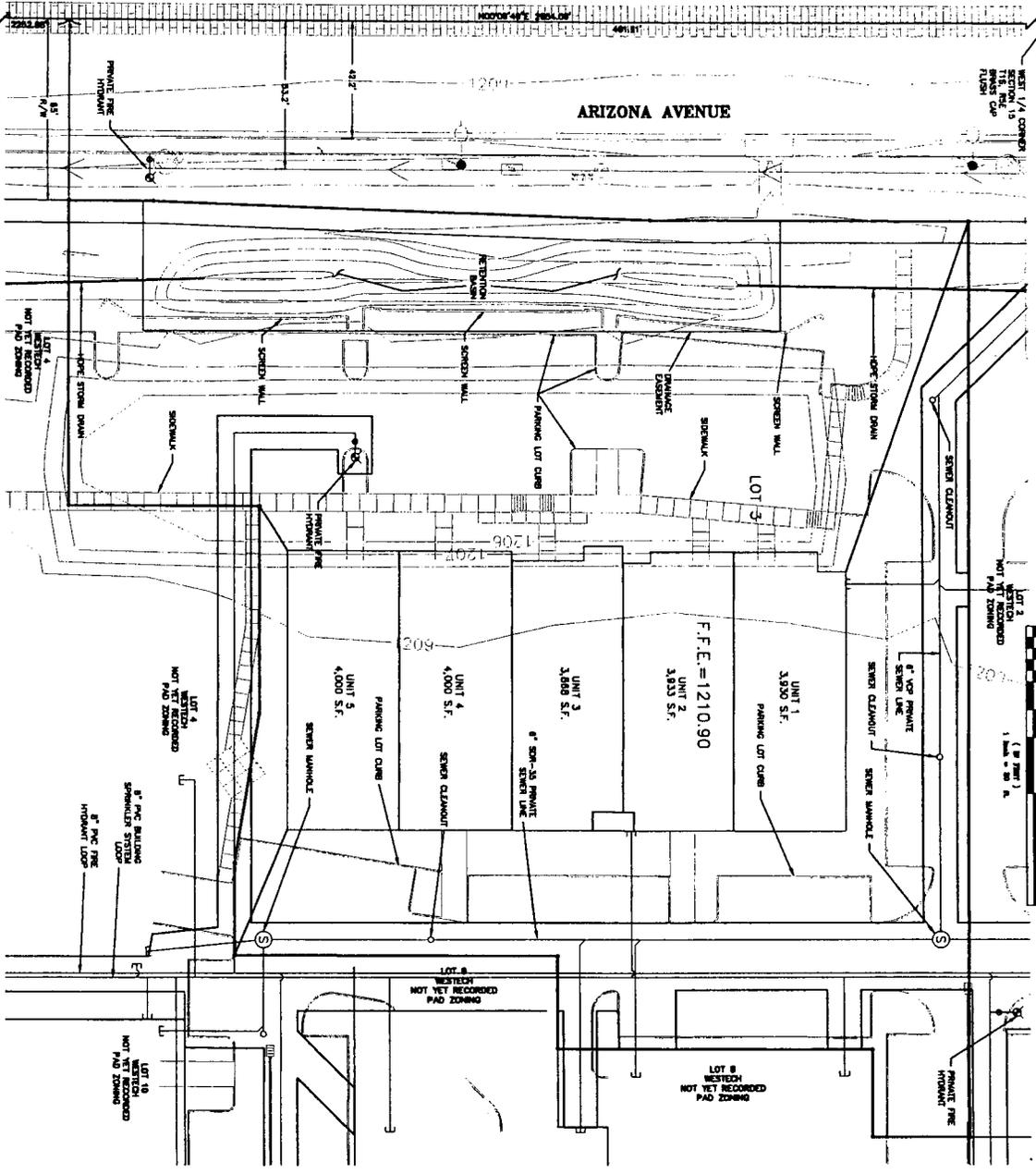
PLANOT RD.

SECTION 13
WEST 1/4 CORNER
PRIVATE FIRE
HYDRANT

ARIZONA AVENUE

WARRNER RD.

SOUTHWEST CORNER
SECTION 13
PRIVATE FIRE
HYDRANT
IN HAND HOLE



CHECKED BY: NJC
 DRAWN BY: TH
 PROJECT #: C06034
 PRELIMINARY CONDOMINIUM PLAT
 LOT 3

DATE: 07/18/07
 SCALE: 1"=20'

WESTECH
 CHANDLER, ARIZONA

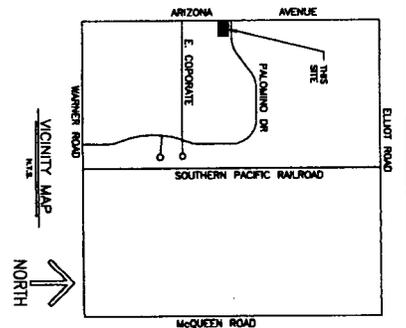


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SHEET OF 1
 07/18

PRELIMINARY CONDOMINIUM PLAT FOR WESTTECH - LOT 1

CONDOMINIUM PLAT LOT 1 OF 'WESTTECH' RECORDED IN BOOK _____, PAGE _____,
RECORDS OF MARICOPA COUNTY, ARIZONA BEING A PORTION OF THE WEST 1/2 OF
SECTION 15, TOWNSHIP 1 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.



OWNERS/DEVELOPERS

CHAMBERLAIN FAMILY TRUST
1150 N. WASHINGTON, #120
TEMPE, AZ 85281
PH: (480) 884-1788
CONTACT: JIM CHAMBERLAIN
OC PROP., L.L.C.
1150 N. WASHINGTON, #120
TEMPE, AZ 85281
PH: (480) 884-1788
CONTACT: JIM CHAMBERLAIN

ENGINEER

COTTRILL ENGINEERING GROUP, INC.
2001 N. 2ND STREET, #208
PHOENIX, AZ 85021
PH: (602) 251-5281
CONTACT: NATE COTTRILL

BENCHMARK

SECTION 18, T1S, R6E, 3RD CITY OF CHANDLER MASS
C&P IN CONCRETE, FLUSH, BETWEEN ELLIOT RD. AND
PILSBUSH DR. APPROXIMATELY 1/2 MILE WEST OF
INTERSECTION OF PILSBUSH DR. STRAIGHT NORTH OF B.M.
IN 122, E.L. 1207440.

BASIS OF BEARING

THE WEST LINE OF THE SEVENTH QUARTER OF SECTION 15, TOWNSHIP 1
SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA,
500 FEET BEARS SOUTH 00 DEGREES 00 MINUTES 48 SECONDS WEST.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) 48012C004, DATED
MAY 14, 2001, THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X', AREAS
OF LESS THAN 1 FOOT DEEP OR WITH DAMAGED AREAS LESS THAN 1 SQUARE
MILE, AND AREAS PROTECTED BY LEVERS FROM 100-YEAR FLOOD.

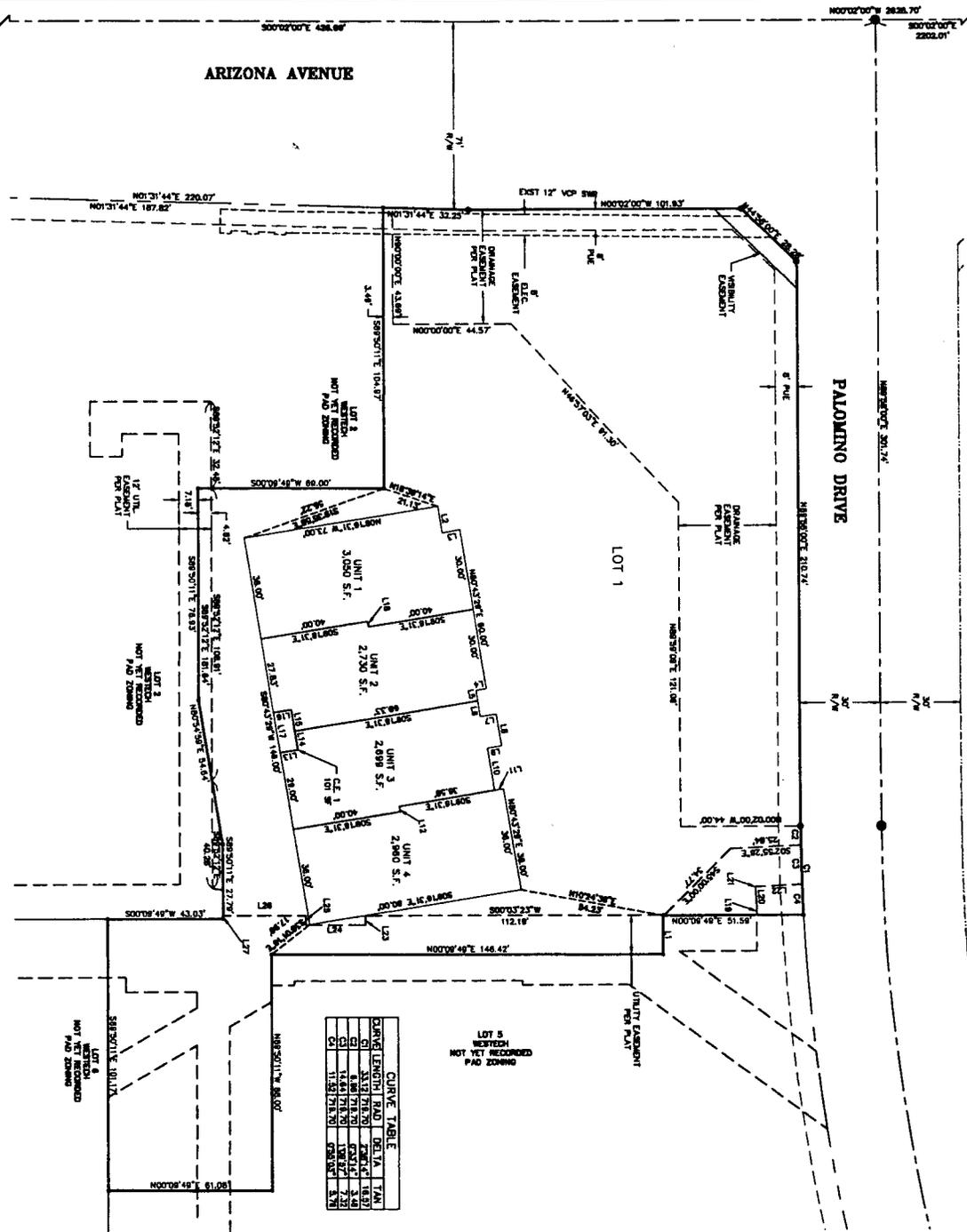
- NOTE:**
1. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY OF CHANDLER UNTIL THE CITY ENGINEER HAS REVIEWED THE PLAT AND THE OVERHEAD UTILITY LINE UNDER GROUNDING REQUIREMENT HAS BEEN SATISFIED.
 2. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY ENGINEER UNTIL THE CITY ENGINEER HAS REVIEWED THE PLAT AND THE OVERHEAD UTILITY LINE UNDER GROUNDING REQUIREMENT HAS BEEN SATISFIED.
 3. THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL THE CITY ENGINEER HAS REVIEWED THE PLAT AND THE OVERHEAD UTILITY LINE UNDER GROUNDING REQUIREMENT HAS BEEN SATISFIED.
 4. THIS CONDOMINIUM PLAT IS LOT 1 OF THE 'WESTTECH' PLAT RECORDED IN BOOK _____ AT PAGE _____ OTHER LOTS WITHIN THE SAME SUBDIVISION HAVE BEEN RECORDED IN BOOK _____ AT PAGE _____ THE RESPONSIBILITIES OF MAINTENANCE FOR THE UTILITIES, CROSS ACCESS, LANDSCAPING AND DRAINAGE.

CONDOMINIUM PLAT DATA

TOTAL NUMBER OF UNITS: 4
OVERALL NET AREA: 89411 SF (1,384 AC)
CURRENT ZONING: R8413 S1 (1,281 AC)
PROPOSED SITE ZONING: P.A.D. (NO CHANGE)

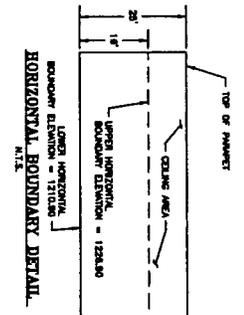
	<p>WESTTECH</p> <p>CHANDLER, ARIZONA</p>	<p>COTTRILL ENGINEERING GROUP, INC.</p> <p>2001 N. 2ND ST. #206 PH: (602) 201-5281 PHOENIX, AZ 85004 FAX: (602) 201-5261</p>
<p>CHECKED BY: NJC DRAWN BY: TH PROJECT #: C06034</p>	<p>DATE: 07/18/07 SCALE: 1"=20'</p>	
<p>PRELIMINARY CONDOMINIUM PLAT LOT 1</p>		
<p>SHEET 06 1</p>		<p>13.01</p>

SECTION 15
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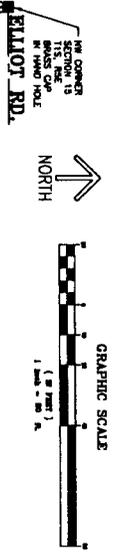
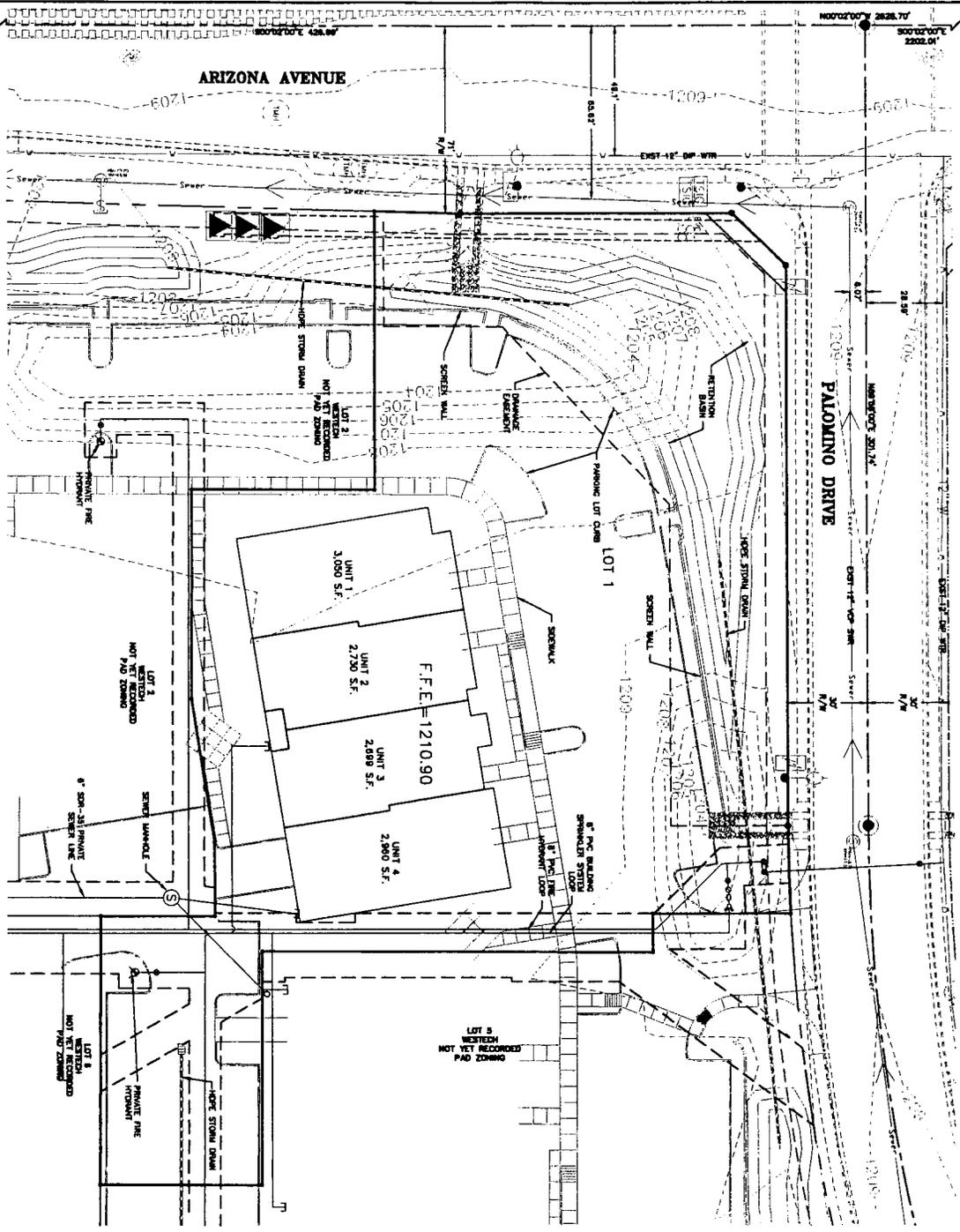
CURVE LENGTH	PI	DELTA	TAN
1.00	8.99	1.107	1.000
2.00	17.98	2.214	2.000
3.00	26.97	3.321	3.000
4.00	35.96	4.428	4.000
5.00	44.95	5.535	5.000
6.00	53.94	6.642	6.000
7.00	62.93	7.749	7.000
8.00	71.92	8.856	8.000
9.00	80.91	9.963	9.000
10.00	89.90	11.070	10.000
11.00	98.89	12.177	11.000
12.00	107.88	13.284	12.000
13.00	116.87	14.391	13.000
14.00	125.86	15.498	14.000
15.00	134.85	16.605	15.000
16.00	143.84	17.712	16.000
17.00	152.83	18.819	17.000
18.00	161.82	19.926	18.000
19.00	170.81	21.033	19.000
20.00	179.80	22.140	20.000

LINE	LENGTH	BEARING
L1	14.38	HORIZONTAL
L2	15.98	HORIZONTAL
L3	17.58	HORIZONTAL
L4	19.18	HORIZONTAL
L5	20.78	HORIZONTAL
L6	22.38	HORIZONTAL
L7	23.98	HORIZONTAL
L8	25.58	HORIZONTAL
L9	27.18	HORIZONTAL
L10	28.78	HORIZONTAL
L11	30.38	HORIZONTAL
L12	31.98	HORIZONTAL
L13	33.58	HORIZONTAL
L14	35.18	HORIZONTAL
L15	36.78	HORIZONTAL
L16	38.38	HORIZONTAL
L17	39.98	HORIZONTAL
L18	41.58	HORIZONTAL
L19	43.18	HORIZONTAL
L20	44.78	HORIZONTAL
L21	46.38	HORIZONTAL
L22	47.98	HORIZONTAL
L23	49.58	HORIZONTAL
L24	51.18	HORIZONTAL
L25	52.78	HORIZONTAL
L26	54.38	HORIZONTAL
L27	55.98	HORIZONTAL



NOTES

1. ALL BUILDING TIES TO THE PROPERTY LINE ARE TO THE EXTENSION SURFACE OF THE PROPERTY WALLS OF THE BUILDING.
2. REVISIONS ARE THE DESIGN SURFACE OF THE PROPERTY WALLS OF THE BUILDING AND A VERTICAL PLANE EXTENDING THROUGH THE CENTER OF THE PROPERTY WALL HORIZONTAL BOUNDARY IS THE CENTER OF THE PROPERTY WALL.
3. HORIZONTAL BOUNDARY IS THE TOP OF THE UNCOMPLETED CONCRETE FLOOR SLAB WITHIN THE UNIT, AND (B) THE UPPER HORIZONTAL BOUNDARY IS A HORIZONTAL PLANE EXTENDING THROUGH THE CENTER OF THE PROPERTY WALL.
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SECTION 1/4 CORNER
SECTION 1/4
111.16' C&G
FLUSH

SECTION CORNER
111.16' C&G
FLUSH

CHECKED BY: NJC
 DRAWN BY: TH
 PROJECT #: C06034
 PRELIMINARY CONDOMINIUM PLAT
 LOT 1

DATE: 07/18/07
 SCALE: 1"=20'

WESTECH
 CHANDLER, ARIZONA

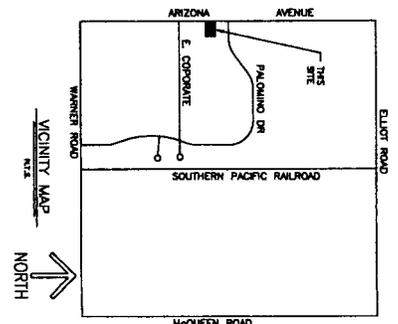


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 PHOENIX, AZ 85004 FAX: (602) 507-5261

SHEET OF 1 1
 C.S.03

PRELIMINARY CONDOMINIUM PLAT FOR WESTTECH - LOT 2

CONDOMINIUM PLAT LOT 2 OF 'WESTTECH' RECORDED IN BOOK _____, PAGE _____,
RECORDS OF MARICOPA COUNTY, ARIZONA BEING A PORTION OF THE WEST 1/2 OF
SECTION 15, TOWNSHIP 1 SOUTH, RANGE 5 EAST, G1A AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.



OWNERS/DEVELOPERS

CHAMBERLAIN FAMILY TRUST
1150 W. WASHINGTON, #120
TEMPE, AZ 85281
PH: (480) 894-7288
CONTACT: JIM CHAMBERLAIN
CC PROP. L.L.C.
1150 W. WASHINGTON, #120
TEMPE, AZ 85281
PH: (480) 894-7288
CONTACT: JIM CHAMBERLAIN

ENGINEER

COTTRELL ENGINEERING GROUP, INC.
2001 N. 3RD STREET, #208
PHOENIX, AZ 85004
PH: (602) 944-4444
CONTACT: MIKE COTTRELL

BENCHMARK

SECTION 18, T1S, R2E, 3RD CITY OF CHANDLER MASS
C&G M CONCRETE PILING, BENTON ELLIOT RD. AND G
INTERSECTION OF PALOMINO DR. STATIONED NORTH OF BLDG.
N. BM #22, EL. 1267.840.

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1
SOUTH, RANGE 5 EAST, G1A AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.
S&D ONE BEARS SOUTH 00 DEGREES 00 MINUTES 40 SECONDS WEST.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) DATED
4/11/80, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS
OF 100-YEAR FLOOD OR GREATER ARE LESS THAN 1 SQUARE
MILE AND ARE PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

- NOTE:**
1. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY OF CHANDLER UNTIL THE OVERHEAD UTILITY LINE UNDERGROUND REQUIREMENT HAS BEEN SATISFIED.
 2. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE COMMON FACILITY UNDERGROUND REQUIREMENT HAS BEEN SATISFIED.
 3. THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL APPROVED WHEN THE CITY OF CHANDLER HAS BEEN SATISFIED.
 4. SIMILAR CONDOMINIUM PLATS, OTHER LOTS WITHIN THE SAME SUBDIVISION MAY HAVE BEEN APPROVED OR RECORDED. ALL LOTS WHETHER HAVE COMMON INTERESTS AND CROSS ACCESS, LANDSCAPING AND DRAINAGE.

CONDOMINIUM PLAT DATA

TOTAL NUMBER OF UNITS _____
OVERALL NET AREA _____
CURRENT SITE ZONING _____
PROPOSED SITE ZONING _____

81,614 SF (1,874 AC)
103,272 P.A.D. (2,371 AC)
P.A.D. (NO CHANGE)

WESTTECH
CHANDLER, ARIZONA

COTTRELL ENGINEERING GROUP, INC.
2001 N. 3rd St. #206 PH: (602) 501-5281
PHOENIX, AZ 85004 FAX: (602) 501-5261

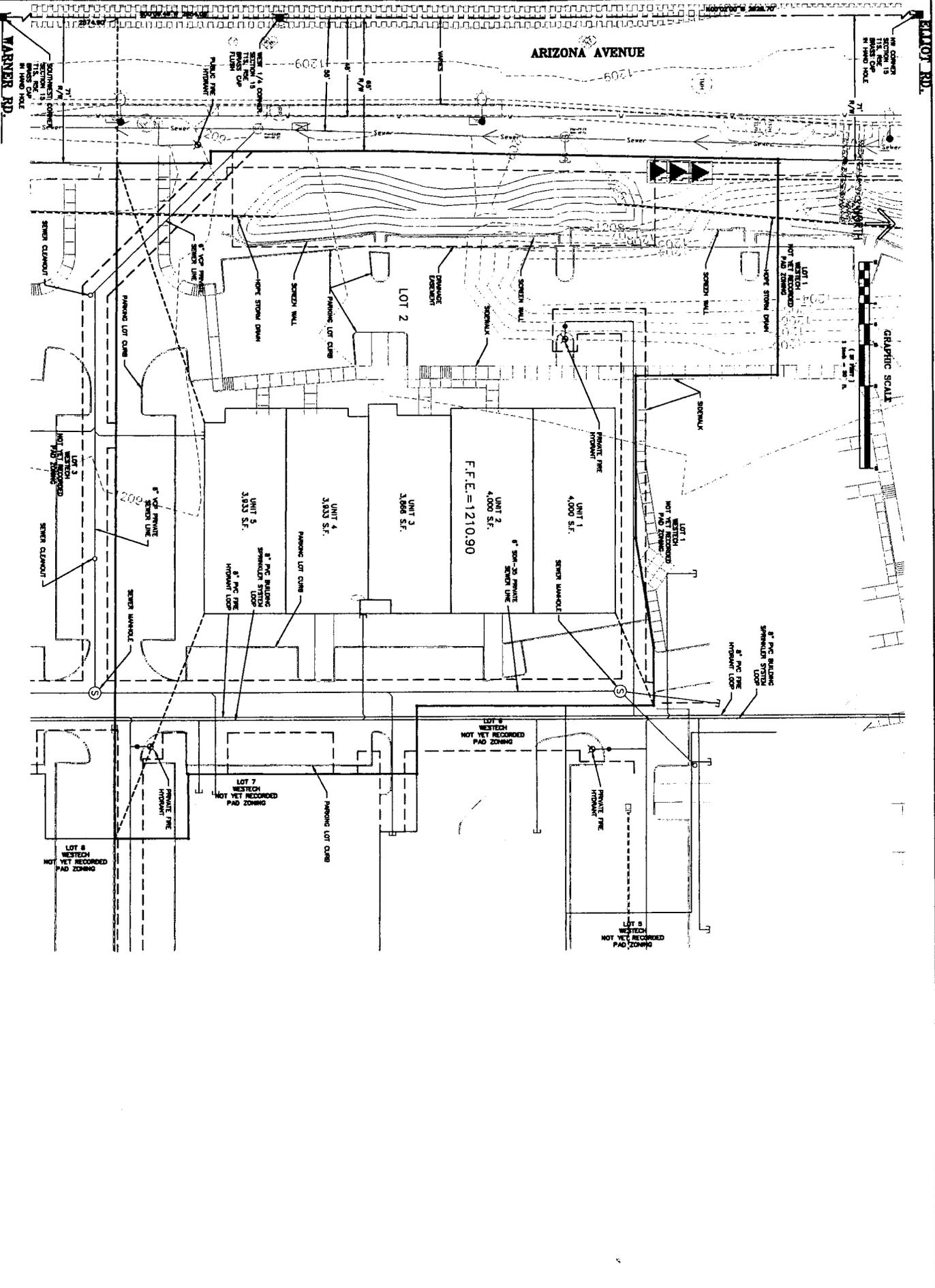
CHECKED BY: NJC DATE: 07/18/07
DRAWN BY: TH SCALE: N/A
PROJECT #: C08034
**PRELIMINARY CONDOMINIUM PLAT
LOT 2**

SHEET OF 1
08.01

BLAHOV RD.

ARIZONA AVENUE

WARNER RD.



SHEET OF 3
06.03

CHECKED BY: NJC
 DRAWN BY: TH
 PROJECT #: C06034
 PRELIMINARY CONDOMINIUM PLAT
 LOT 2

DATE: 07/18/07
 SCALE: 1"=20'

WESTECH
 CHANDLER, ARIZONA

COTTRELL ENGINEERING GROUP, INC.
 2001 N. 34th ST. #206 PH: (602) 307-5281
 PHOENIX, AZ 85004 FAX: (602) 307-5261

PRELIMINARY CONDOMINIUM PLAT

FOR

WESTECH - LOT 10

CONDOMINIUM PLAT LOT 10 OF 'WESTECH' RECORDED IN BOOK _____, PAGE _____,
RECORDS OF MARICOPA COUNTY, ARIZONA BEING A PORTION OF THE WEST 1/2 OF
SECTION 16, TOWNSHIP 1 SOUTH, RANGE 5 EAST, G1A AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNERS/DEVELOPERS

COTTRELL ENGINEERING GROUP, INC.
1190 WASHINGTON, #120
PHOENIX, AZ 85004
PH: (602) 954-1286
CONTACT: JIM CHAMBERLAIN

CC PROP, LLC
1190 W. WASHINGTON, #120
PHOENIX, AZ 85004
PH: (602) 954-1286
CONTACT: JIM CHAMBERLAIN

ENGINEER

COTTRELL ENGINEERING GROUP, INC.
2001 N. 3RD STREET, #208
PHOENIX, AZ 85004
PH: (602) 307-5281
CONTACT: MIKE COTTRELL

BENCHMARK

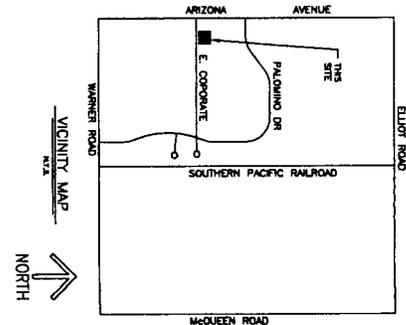
THE 'Y' CITY OF CHANDLER MARKS
CORNER OF CONCRETE TUBS, BETWEEN ELIOT RD. AND
WARMER RD. 487' WEST OF WILSON AVE. AT POINT 'B'.
B.M. #22. E.L. 1207.846

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1
SOUTH, RANGE 5 EAST, MERIDIAN, MARICOPA COUNTY, ARIZONA,
SAND LINE BEARS SOUTH 00 DEGREES 48 SECONDS WEST.

FLOOD ZONE

THE FLOOD INSURANCE RATE MAP DATED 1/18/2001
CLASSIFIED THIS PROPERTY AS LOCATED IN FLOOD ZONE 'X'. AREAS
OF 500-YEAR FLOOD AREAS OF 100-YEAR FLOOD AND AREAS OF
100-YEAR FLOOD AREAS OF 100-YEAR FLOOD AREAS OF 100-YEAR FLOOD
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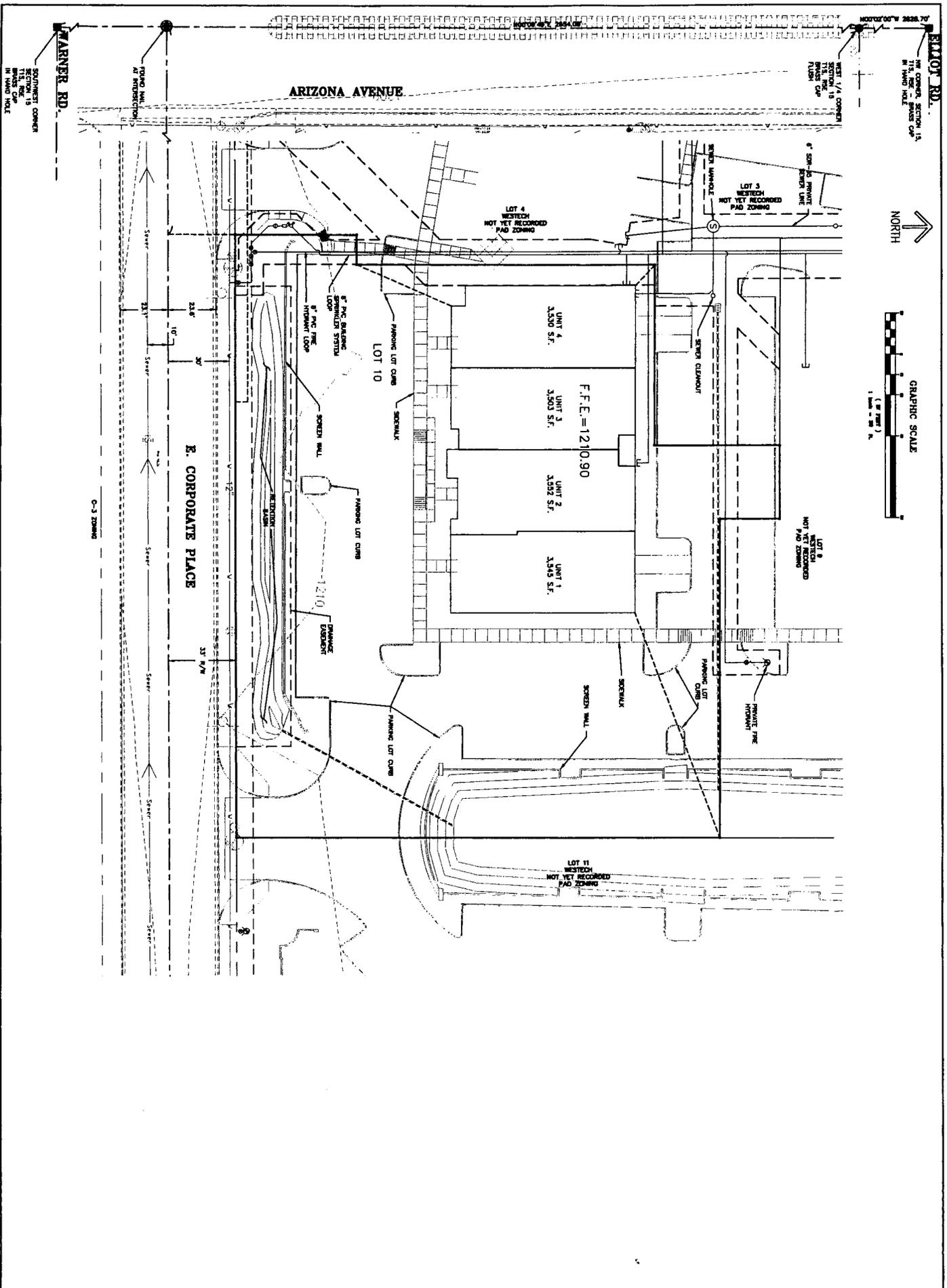
NOTE:

1. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE REQUIRED UTILITY LINE UNDER PROVISIONS RESERVEMENT HAS BEEN SITED.
2. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE REQUIRED UTILITY LINE UNDER PROVISIONS RESERVEMENT HAS BEEN SITED.
3. THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND THE CITY AND THE REVISION FACILITY UNDER PROVISIONS RESERVEMENT HAS BEEN SITED.
4. THIS CONDOMINIUM PLAT IS ONE LOT OF THE 'WESTECH' PLAT RECORDED IN BOOK _____ AT PAGE _____. OTHER LOTS WITHIN THE SAME SUBDIVISION MAY HAVE SIMILAR CONDOMINIUM PLATS. ALL LOTS HOWEVER HAVE COMMON INTERESTS AND ARE OBLIGATED TO SHARE THE RESPONSIBILITIES OF MAINTENANCE FOR THE UTILITIES, CROSS ACCESS, LANDSCAPING AND DRIVEWAYS.

CONDOMINIUM PLAT DATA

TOTAL NUMBER OF UNITS _____
TOTAL NET AREA _____
OVERALL GROSS AREA _____
OVERALL GROSS AREA _____
PROPOSED SITE ZONING _____
P.A.D. (NO CHANGE)

SHEET OF 1 3 (9/11)	CHECKED BY: NJC DRAWN BY: TH PROJECT #: C06034	DATE: 07/18/07 SCALE: N/A	WESTECH CHANDLER, ARIZONA	COTTRELL ENGINEERING GROUP, INC. 2001 N. 3rd St. #206 PH: (602) 207-5281 PHOENIX, AZ 85004 FAX: (602) 207-5261
	PRELIMINARY CONDOMINIUM PLAT LOT 10			



SHEET OF
 3 3
 (3.03)

CHECKED BY: NJC
 DRAWN BY: TH
 PROJECT #: C06034
 PRELIMINARY CONDOMINIUM PLAT
 LOT 10

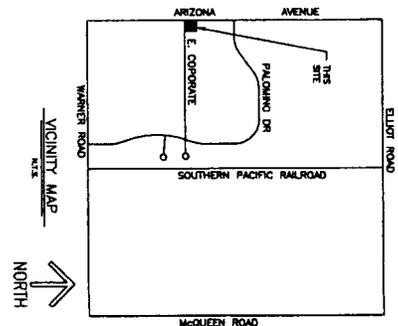
DATE: 07/18/07
 SCALE: 1"=20'
 WESTECH
 CHANDLER, ARIZONA



COTTRELL ENGINEERING GROUP, INC.
 2001 N. 2nd ST. #206 PH: (602) 507-5281
 PHOENIX, AZ 85004 FAX: (602) 507-5261

PRELIMINARY CONDOMINIUM PLAT FOR WESTTECH - LOT 4

CONDOMINIUM PLAT LOT 4 OF 'WESTTECH' RECORDED IN BOOK _____, PAGE _____,
RECORDS OF MARICOPA COUNTY, ARIZONA BEING A PORTION OF THE WEST 1/2 OF
SECTION 15, TOWNSHIP 1 SOUTH, RANGE 5 EAST, T14S AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.



OWNERS/DEVELOPERS

CHAMBERLAIN DEVELOPMENT, INC.
1150 N. WASHINGTON, #120
TEMPE, AZ 85281
PH: (480) 894-1286
CONTACT: JIM CHAMBERLAIN
CC PROP. L.L.C.
1150 N. WASHINGTON, #120
TEMPE, AZ 85281
PH: (480) 894-1286
CONTACT: JIM CHAMBERLAIN

ENGINEER

COTTELL ENGINEERING GROUP, INC.
2001 N. 3RD STREET, #206
PHOENIX, AZ 85004
PH: (602) 307-5281
CONTACT: NATE COTTELL

BENCHMARK

THE BENCHMARK IS THE CORNER MASS
CORNER OF THE LOT, BETWEEN ELLIOTT RD. AND
WARNER RD. FOR WEST OF SECTION 15, T14S
AND SALT RIVER BASE AND MERIDIAN, OF BLDG.
R. BM #22, ET. 1877 AND.

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1
SOUTH, RANGE 5 EAST, T14S AND SALT RIVER BASE AND MERIDIAN, OF BLDG.
R. BM #22, ET. 1877 AND.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #240122000, DATED
MAY 18, 2001, THE PROPERTY IS LOCATED IN FLOOD ZONE X1, AREAS
OF LESS THAN 1% ANNUAL FLOOD OR ONE IN 100 YEAR FLOOD
AREAS AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

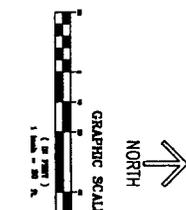
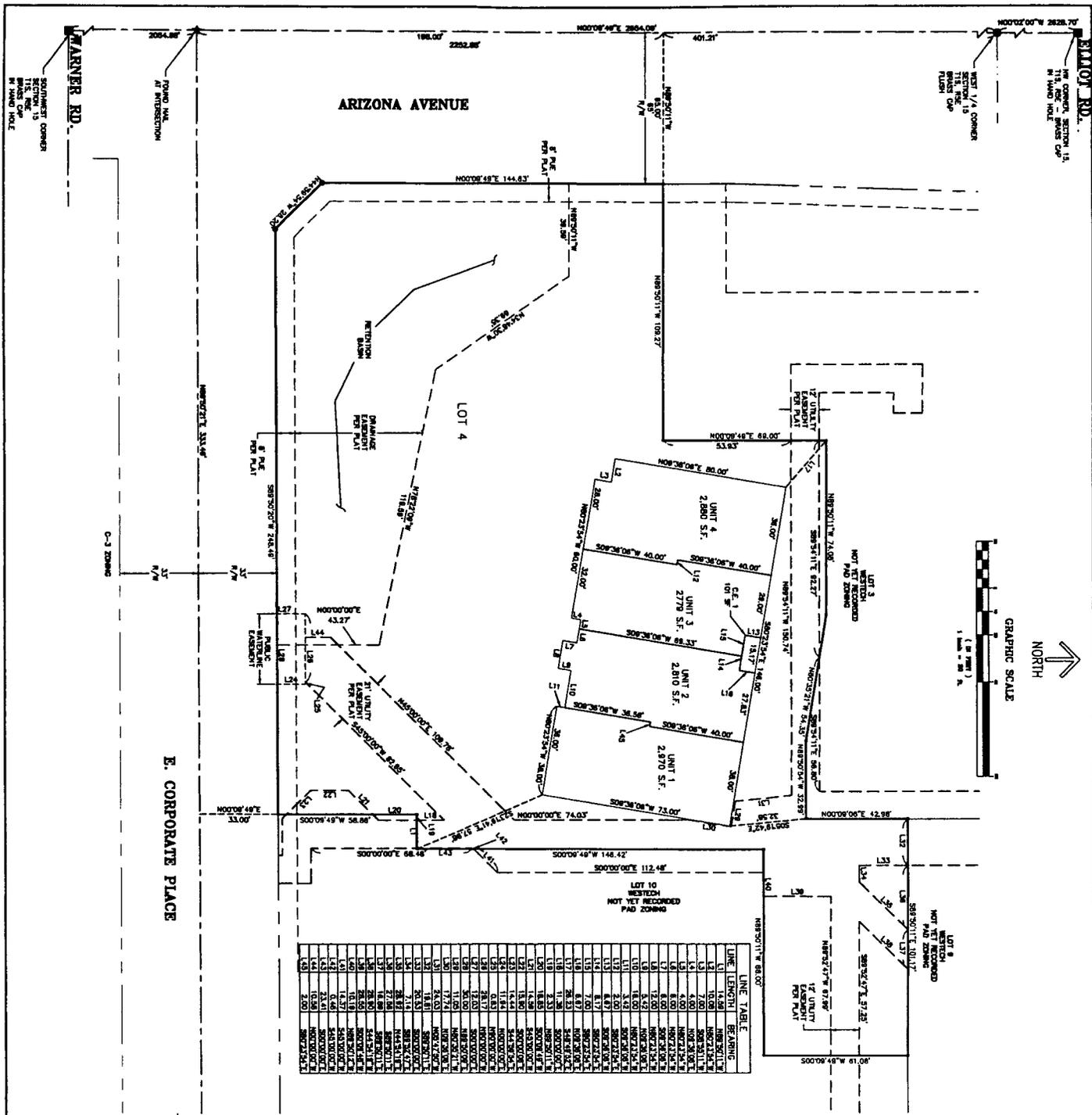
NOTE:

1. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDER GROUNDING REQUIREMENT HAS BEEN SITED.
2. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE REMEDIATION FACILITY UNDER GROUNDING REQUIREMENT HAS BEEN SITED.
3. THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A REQUIRED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.
4. THIS AT PAGE PLAT IS ONE LOT OF THE 'WESTTECH' PLAT RECORDED IN BOOK _____, PAGE _____, RECORDS OF MARICOPA COUNTY, ARIZONA. ALL LOTS HOWEVER HAVE COMMON INTERESTS AND ARE OBLIGATED TO SHARE THE RESPONSIBILITIES OF MAINTENANCE FOR THE UTILITIES, CROSS ACCESS, LANDSCAPING AND DRAINAGE.

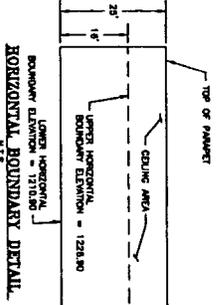
CONDOMINIUM PLAT DATA

TOTAL NUMBER OF UNITS	4
OVERALL NET AREA	62,614 SF (1,437 AC)
OVERALL GROSS AREA	84,532 SF
PROPOSED SITE ZONING	P.A.D. (NO CHANGE)

	<p>WESTTECH CHANDLER, ARIZONA</p>	<p>COTTELL ENGINEERING GROUP, INC. 2001 N. 3RD ST. #206 PH: (602) 307-5281 PHOENIX, AZ 85004 FAX: (602) 307-5261</p>
<p>CHECKED BY: NYC DRAWN BY: TH PROJECT #: C06034</p>	<p>DATE: 07/17/07 SCALE: N/A</p>	
<p>PRELIMINARY CONDOMINIUM PLAT LOT 4</p>		
<p>SHEET OF 1 3 08.01</p>		



LINE	LENGTH	BEARING
1	14.88	N88°30'11"W
2	10.00	N88°30'11"W
3	10.00	N88°30'11"W
4	4.00	N88°30'11"W
5	4.00	N88°30'11"W
6	6.00	N88°30'11"W
7	12.00	N88°30'11"W
8	5.42	N88°30'11"W
9	18.00	N88°30'11"W
10	2.00	N88°30'11"W
11	2.00	N88°30'11"W
12	2.00	N88°30'11"W
13	6.87	S88°30'11"W
14	8.17	S88°30'11"W
15	7.00	S88°30'11"W
16	7.00	S88°30'11"W
17	26.52	S88°30'11"W
18	11.38	S88°30'11"W
19	2.33	S88°30'11"W
20	14.88	S88°30'11"W
21	14.88	S88°30'11"W
22	15.80	S88°30'11"W
23	14.44	S43°39'53"E
24	14.44	S43°39'53"E
25	14.44	S43°39'53"E
26	14.44	S43°39'53"E
27	14.44	S43°39'53"E
28	28.87	S88°30'11"W
29	11.00	S88°30'11"W
30	11.00	S88°30'11"W
31	17.74	N88°30'11"W
32	24.00	N88°30'11"W
33	24.00	N88°30'11"W
34	24.00	N88°30'11"W
35	24.00	N88°30'11"W
36	24.00	N88°30'11"W
37	24.00	N88°30'11"W
38	24.00	N88°30'11"W
39	24.00	N88°30'11"W
40	24.00	N88°30'11"W
41	24.00	N88°30'11"W
42	24.00	N88°30'11"W
43	24.00	N88°30'11"W
44	24.00	N88°30'11"W
45	24.00	N88°30'11"W
46	24.00	N88°30'11"W
47	24.00	N88°30'11"W
48	24.00	N88°30'11"W
49	24.00	N88°30'11"W
50	24.00	N88°30'11"W

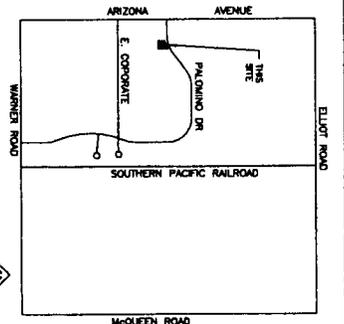


NOTES

1. ALL BUILDING TIES TO THE PROPERTY LINE ARE TO THE EXTENSION SURFACE OF THE PROPERTY WALLS OF THE BUILDING.
2. DIMENSIONS ARE THE EXTENSION SURFACE OF THE PROPERTY WALLS OF THE BUILDING AND A PORTION OF THE FINISH THICKNESS OF THE CONCRETE FLOOR SLAB.
3. HORIZONTAL BOUNDARY IS THE TOP OF THE UNCOVERED CONCRETE FLOOR SLAB, BEHIND THE UNIT, AND (D) THE UPPER HORIZONTAL BOUNDARY IS A HORIZONTAL LINE 14 FEET ABOVE THE LOWER HORIZONTAL BOUNDARY OF THE UNIT. THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS ARE THE FLOOR FINISH DESCRIBED IN THE PLAT AND THE CEILING FINISH DESCRIBED IN THE PLAT. THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS ARE IN ACCORDANCE WITH THE UNIT BOUNDARIES AND ARE SECTION 33-1817.

PRELIMINARY CONDOMINIUM PLAT FOR WESTTECH - LOT 5

CONDOMINIUM PLAT LOT 5 OF 'WESTTECH' RECORDED IN BOOK _____, PAGE _____,
RECORDS OF MARICOPA COUNTY, ARIZONA BEING A PORTION OF THE WEST 1/2 OF
SECTION 15, TOWNSHIP 1 SOUTH, RANGE 5 EAST, G1A AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.



NOTE:

1. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDER GROUNDING REQUIREMENT HAS BEEN INSTALLED.
2. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDER GROUNDING REQUIREMENT HAS BEEN INSTALLED.
3. THE PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.
4. THIS CONDOMINIUM PLAT IS LOT 1 OF THE 'WESTTECH' PLAT RECORDED IN BOOK _____, PAGE _____, RECORDS OF MARICOPA COUNTY, ARIZONA. ALL LOTS HOWEVER HAVE COMMON INTERESTS AND ARE OBLIGATED TO SHARE THE RESPONSIBILITIES OF MAINTENANCE FOR THE UTILITIES, CROSS ACCESS, LANDSCAPING AND DRAINAGE.

CONDOMINIUM PLAT DATA

TOTAL NUMBER OF UNITS	4
OVERALL NET AREA	68,545 SF (1,374 AC)
OVERALL GROSS AREA	75,872 SF (1,744 AC)
CURRENT SITE ZONING	P.A.D.
PROPOSED SITE ZONING	P.A.D. (NO CHANGE)

OWNERS/DEVELOPERS:

CHAMBERLAIN FAMILY TRUST
1190 W. WASHINGTON, #120
TOLSON, AZ 85281
PH: (602) 507-5281
CONTACT: JIM CHAMBERLAIN

CC PROP. L.L.C.
1190 W. WASHINGTON, #120
TOLSON, AZ 85281
PH: (602) 984-1286
CONTACT: JIM CHAMBERLAIN

ENGINEER:

COTTRELL ENGINEERING GROUP, INC.
2001 N. 2ND STREET, #208
PHOENIX, AZ 85004
PH: (602) 507-5281
CONTACT: MIKE COTTRELL

BENCHMARK:

SECTION 15, T1E, R5E, S1W, CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA. BENCH MARK NUMBER 80, 407' WEST OF MERIDIAN, 1/2 MILE WEST OF PALOMINO DR, STRAIGHT NORTH OF BLDG. E. ON PZL. TL. 12071441.

BASIS OF BEARING:

THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 5 EAST, G1A AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ON BEARINGS OF ANGLES 89 DEGREES WEST.

FLOOD ZONE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP DESIGNATED F, DATED 11/11/83, THE SITE IS LOCATED IN AN UNDESIGNATED FLOOD HAZARD AREA OF 100-YEAR FLOOD. AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVES FROM 100-YEAR FLOOD.



CHECKED BY: NJC
DRAWN BY: TH
PROJECT #: C06034
**PRELIMINARY CONDOMINIUM PLAT
LOT 5**

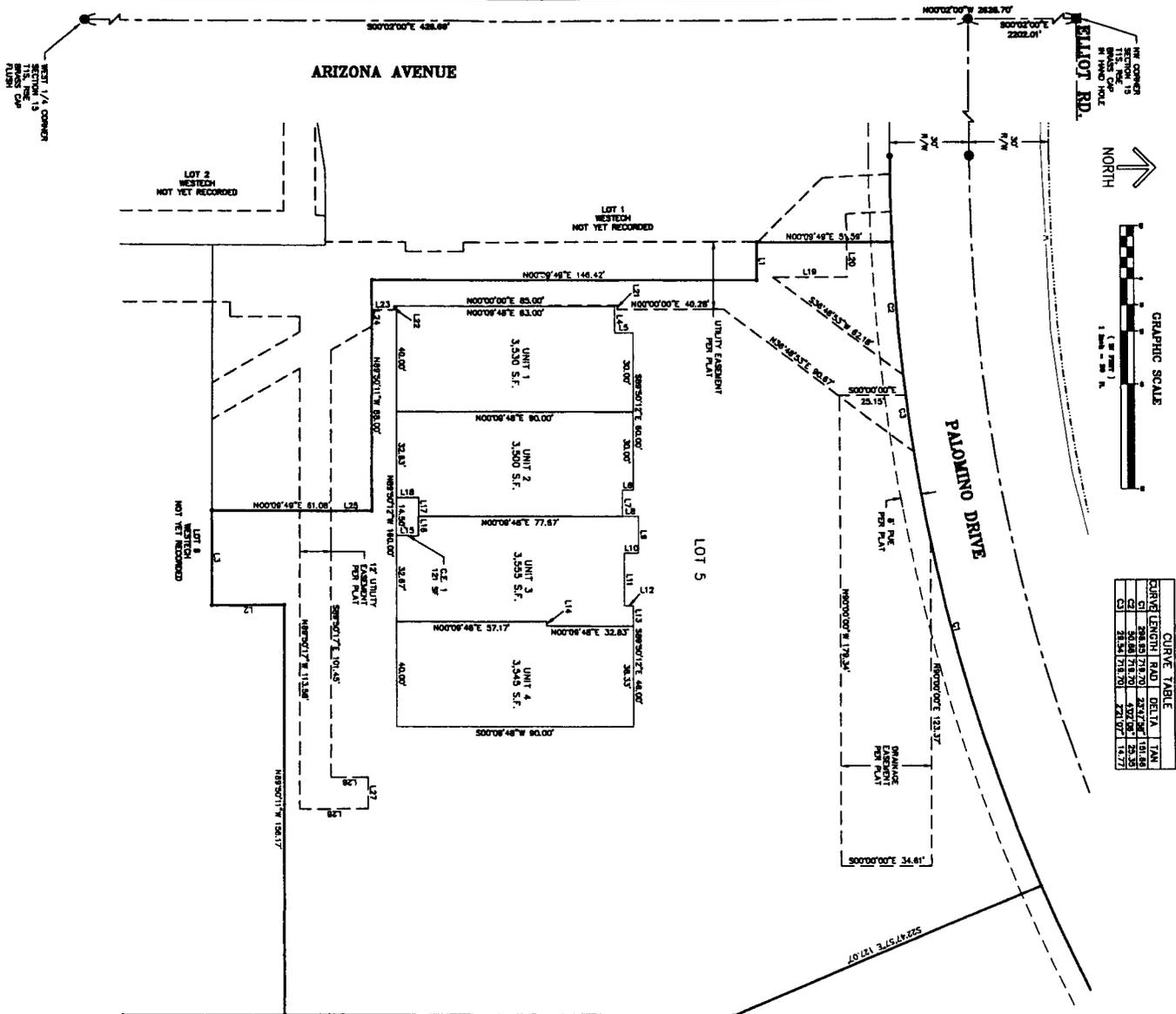
DATE: 07/19/07
SCALE: N/A

WESTTECH
CHANDLER, ARIZONA



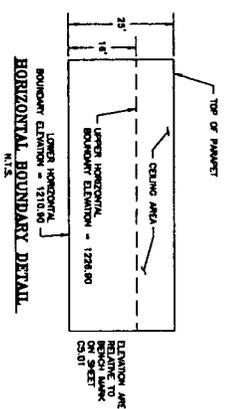
COTTRELL ENGINEERING GROUP, INC.
2001 N. 2ND ST., #206 PH: (602) 507-5281
PHOENIX, AZ 85004 FAX: (602) 507-5261

SHEET OF 3
C1001



CURVE	LENGTH	RAO	DELTA	TAN
C1	28.50	71.67	23.72	10.83
C2	28.50	71.67	23.72	10.83
C3	28.50	71.67	23.72	10.83
C4	28.50	71.67	23.72	10.83

LINE	LENGTH	BEARING
L1	14.58	N88°30'17"E
L2	27.25	S80°23'42"E
L3	16.00	N88°30'17"E
L4	16.00	N88°30'17"E
L5	7.00	N00°00'00"E
L6	4.00	S00°00'00"E
L7	16.00	N88°30'17"E
L8	14.00	S87°50'12"E
L9	14.00	S87°50'12"E
L10	5.33	S00°00'00"E
L11	20.00	N88°30'17"E
L12	7.87	N88°30'17"E
L13	1.87	N88°30'17"E
L14	3.33	N00°00'00"E
L15	7.17	N88°30'17"E
L16	8.33	S00°00'00"E
L17	78.97	N88°30'17"E
L18	1.50	S88°30'17"E
L19	1.50	S88°30'17"E
L20	8.41	S00°00'00"E
L21	15.78	S88°30'17"E
L22	14.43	N00°00'00"E
L23	14.00	N88°30'17"E
L24	28.50	S00°00'00"E



- NOTES**
1. ALL BUILDING TIES TO THE PROPERTY LINE ARE TO THE EXTERIOR SURFACE OF THE BOUNDARIES OF THE LOTS ARE AS FOLLOWS: (1) THE VERTICAL BOUNDARIES ARE THE EXTERIOR SURFACE OF THE EXTERIOR WALLS OF THE BUILDING SPANNING THE UNIT FROM ANOTHER UNIT OR UTILITY ROOM; (2) THE LOWER HORIZONTAL BOUNDARY IS THE TOP OF THE UNRECORDED CONCRETE FLOOR SLAB; (3) THE UPPER HORIZONTAL BOUNDARY IS THE TOP OF THE UNRECORDED CONCRETE FLOOR SLAB; (4) THE LOWER HORIZONTAL BOUNDARY OF THE UNIT, THE COMMON BOUNDARY AND UTILITY ROOM IS THE EXTERIOR SURFACE OF THE UNIT BOUNDARIES AND ARE AS SHOWN ON THE PLAT. (5) THE COMMON BOUNDARY AND UTILITY ROOM IS THE EXTERIOR SURFACE OF THE UNIT BOUNDARIES AND ARE AS SHOWN ON THE PLAT.

CHECKED BY: NJC
 DRAWN BY: TH
 PROJECT #: C06034
PRELIMINARY CONDOMINIUM PLAT
LOT 5

DATE: 06/20/07
 SCALE: 1"=20'
WESTECH
 CHANDLER, ARIZONA

COTTRELL ENGINEERING GROUP, INC.
 2001 N. 5th ST. #206 PH: (602) 507-5281
 PHOENIX, AZ 85004 FAX: (602) 507-5261

