

#22

OCT 25 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning & Development - CC Memo No. 07-262

DATE: OCTOBER 5, 2007

TO: MAYOR AND CITY COUNCIL

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

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: FPT07-0026 CHANDLER CENTER COMMONS

- Request: Final Plat approval
- Location: East of the northeast corner of Chandler and Gila Springs Boulevards
- Applicant: Griffin-Jacobs Engineering, Inc.
- Project Info: 12-acre parcel for office and industrial uses

RECOMMENDATION

Upon finding consistency with the General Plan, and PAD zoning, Staff recommends approval.

BACKGROUND

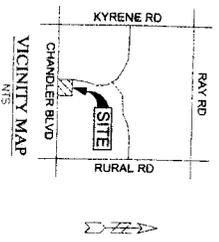
This plat is for an office and industrial development located east of the northeast corner of Chandler and Gila Springs Boulevards. The plat establishes property boundaries, necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION

Move to approve Final Plat FPT07-0026 CHANDLER CENTER COMMONS, per Staff recommendation.

Attachment

- 1. Final Plat



FINAL PLAT

FOR CHANDLER CENTER COMMONS

A REPLAT OF LOT 2 GILA SPRINGS INDUSTRIAL PARK BOOK 544, PAGE 18, ALSO BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER:
SILCO DEVELOPMENT AND MANAGEMENT, INC.
10000 W. BUCKLEBOURNE DRIVE
HOUSTON, TEXAS 77036
(281) 447-7150

ENGINEER:
GRIFFIN-JACOBS ENGINEERING, INC.
10000 W. BUCKLEBOURNE DRIVE
HOUSTON, TEXAS 77036
(281) 447-7150

ARCHITECT:
MILL ARCHITECTS
4133 E. UNIVERSITY, SUITE 155
CHANDLER, ARIZONA 85226
(480) 967-1117
(480) 967-3824 FAX

BASIS OF BEARING:
N 89° 58' 29" W BY METRO PLAT BOOK 234
PAGE 18, 19, 20

SITE AREA:
RELS-11-3793 AC OR 571,819 SF
GRN55-12-7419 AC OR 555,039 SF

LEGEND

- V-27 BEAR TO BE SET W/ L.S. CAP #3558
- TO BE SET AT COMPLETION OF MASS GRADING
- BEARS CAP IN HAND/PILE
- SET BEARS CAP FLUSH OR AS NOTED
- TO BE SET AT COMPLETION OF MASS GRADING
- CORNER OF SUBDIVISION

NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
2. DEDICATE A PRIVATE DRIVE ACCESS EASEMENT ACROSS ALL LOTS FOR ACCESS, VENTILATION ACROSS CENTER SWAMP, FIRE-LANE, PEDESTRIAN ACCESS, VENTILATION ACROSS CENTER SWAMP, PEDESTRIAN ACCESS.
3. NO STRUCTURES OR VEHICLES SHALL BE PLACED WITHIN THE ROW OF WATER THROUGH THE EASEMENTS AND THE EASEMENTS SHALL BE MAINTAINED OPEN TO THE PUBLIC RIGHT-OF-WAY.
4. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION OR THE PERSONS WHOSE INTERESTS ARE BOUND OR INTERFERED BY THE PROVISIONS OF THIS PLAT.
5. UTILITY EASEMENT RESTRICTIONS MAY BE ENFORCED BY THE CITY OF CHANDLER OR LANDSCAPING (LANDSCAPING) OVER AND ABOVE THE RESTRICTIONS OF THIS PLAT. THE EASEMENT SHALL BE SPECIFIED NOT LESS THAN 10 FEET.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CHANDLER CENTER COMMONS, LLC, A LIMITED LIABILITY COMPANY, HAS HEREBY DEDICATED TO THE CITY OF CHANDLER, ARIZONA, THE LAND IN CONNECTION WITH THE REPLAT OF LOT 2 GILA SPRINGS INDUSTRIAL PARK BOOK 544, PAGE 18, ALSO BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON. CHANDLER CENTER COMMONS, LLC, HAS HEREBY DECLARED THAT SAID LAND IS BEING DEDICATED TO THE CITY OF CHANDLER, ARIZONA, FOR THE USE AS A PUBLIC PARK AND RECREATION AREA. THE DEDICATION IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE DEED OF DEDICATION AND IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE DEED OF DEDICATION.

RATIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, AS PRESIDENT OF THE GRIFFIN-JACOBS ENGINEERING, INC., A LIMITED LIABILITY COMPANY, HAS HEREBY RATIFIED AND CONFIRMED THE REPLAT OF LOT 2 GILA SPRINGS INDUSTRIAL PARK BOOK 544, PAGE 18, ALSO BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON. THE UNDERSIGNED HAS SIGN AS MADE THIS _____ DAY OF _____ 2007.

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____ 2007, BEFORE ME, THE undersigned authority, the foregoing instrument was acknowledged to me by the person whose name is subscribed to the instrument, and such person acknowledged to me that he executed the instrument for the purposes and consideration therein expressed. My commission expires _____.

CITY CERTIFICATIONS

I, the undersigned, certify that the foregoing instrument has been duly recorded in the public records of the City of Chandler, Arizona, and that the same is a true and correct copy of the original instrument as recorded in the public records of the City of Chandler, Arizona.

CITY APPROVAL

APPROVED BY THE CITY OF CHANDLER, ARIZONA, ON _____ 2007.

GRIFFIN-JACOBS ENGINEERING, INC.
CIVIL ENGINEERING
LAND PLANNING
6843 N. 8TH AVE.
PHOENIX, ARIZONA 85013
T. 602.212.1279 F. 602.212.1053

FINAL PLAT CHANDLER CENTER COMMONS CHANDLER, AZ

REVISIONS:

DESIGN BRINGING DRAWING BRINGING SCALE/FIT	DATE
DATE	MAR 2007

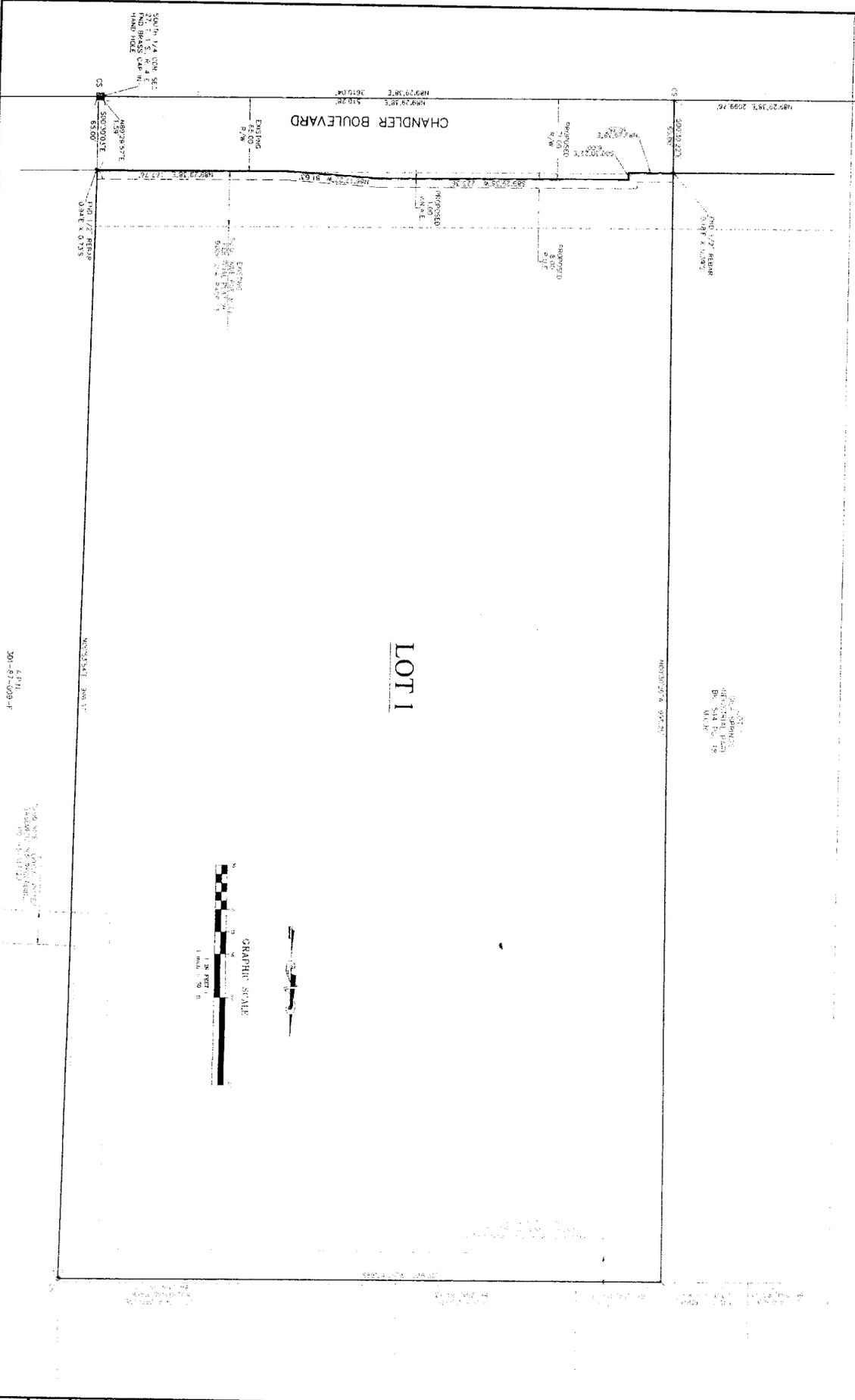
JOB No.: 0527
CI of 2

FOUND B.C. IN
SECTION 27
S.W. CORNER

FINAL PLAT
FOR
CHANDLER CENTER COMMONS
A REPLAT OF LOT 2 GILA SPRINGS INDUSTRIAL PARK BOOK 544, PAGE 18, ALSO BEING A
PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGEND

- Proposed 1/2" REBAR
- Proposed 3/4" REBAR
- Proposed 1" REBAR
- Proposed 1 1/2" REBAR
- Proposed 2" REBAR
- Proposed 3" REBAR
- Proposed 4" REBAR
- Proposed 6" REBAR
- Proposed 8" REBAR
- Proposed 10" REBAR
- Proposed 12" REBAR
- Proposed 14" REBAR
- Proposed 16" REBAR
- Proposed 18" REBAR
- Proposed 20" REBAR
- Proposed 22" REBAR
- Proposed 24" REBAR
- Proposed 26" REBAR
- Proposed 28" REBAR
- Proposed 30" REBAR
- Proposed 32" REBAR
- Proposed 34" REBAR
- Proposed 36" REBAR
- Proposed 38" REBAR
- Proposed 40" REBAR
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- Proposed 76" REBAR
- Proposed 78" REBAR
- Proposed 80" REBAR
- Proposed 82" REBAR
- Proposed 84" REBAR
- Proposed 86" REBAR
- Proposed 88" REBAR
- Proposed 90" REBAR
- Proposed 92" REBAR
- Proposed 94" REBAR
- Proposed 96" REBAR
- Proposed 98" REBAR
- Proposed 100" REBAR



FINAL PLAT
CHANDLER CENTER COMMONS
CHANDLER, AZ

GRIFFIN-JACOBS
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CIVIL ENGINEERING
LAND PLANNING
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PHOENIX, ARIZONA 85013
T. 602.212.1279 F. 602.212.1553

DESIGN BY: BMD
DRAWN BY: BMD
DATE: MAR 2007
JOB No.: 0527
C2 of 2



REVISIONS: