



Chandler · Arizona
Where Values Make The Difference

MEMORANDUM Planning and Development – CC Memo No. 07-268

DATE: OCTOBER 19, 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: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

SUBJECT: FPT06-0034 RAVENNIA

Request: Final Plat

Location: Approximately a quarter-mile east of North Evergreen Street on the north side of West El Monte Place, which is north of Warner Road and west of Arizona Avenue

Applicant: O'Neill Engineering, Inc.

Project Info: Approximately 2 acres. 15 single-story and two-story homes with a net density of approximately 5.53 du/ac, infill development

RECOMMENDATION

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

BACKGROUND

The Final Plat is for a single-family residential subdivision on approximately 2 acres. The property is located north of Warner Road and west of Arizona Avenue. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION

Move to approve the Final Plat FPT06-0034 RAVENNIA, per Staff recommendation.

Attachment

- 1. Final Plat

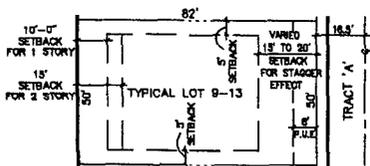
FINAL PLAT
FOR
"RAVENNIA"
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16,
 TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE G. & S.R.B. & M.
 MARICOPA COUNTY, ARIZONA

DAVE BROWN UNIT 2
 BOOK 213, PAGE 35 M.C.R.

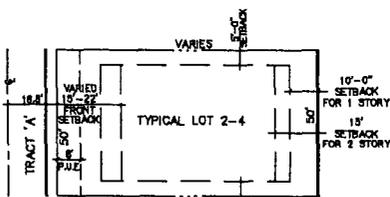
1' PUBLIC ALLEY

LEGEND

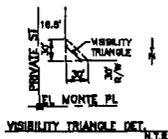
- ▲ SUBDIVISION CORNER, SET 1/2" REBAR WITH CAP P.L.S. #7463 (U.N.G.)
- ◻ SUBDIVISION CORNER, SET BRASS CAP IN STREET RIGHT-OF-WAY (U.N.G.)
- SUBDIVISION BOUNDARY LINE
- PROPERTY LINE
- FOUND MONUMENT
- PROPERTY CORNER
- FOUND
- B.G.F.L. BRASS CAP FLUSH
- B.G.H.H. BRASS CAP IN HAND HOLE
- N/W PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- CORNER SECTION
- TOWNSHIP
- RANGE
- NORTH
- SOUTH
- S.E. SOUTHEAST
- D.O.C. DODGET
- P.G. PAGE
- B.K. BOOK
- E.M.T. EASEMENT
- M.C.R. MARICOPA COUNTY RECORDS
- I.R.R.G. IRRIGATION
- S.R.V.I.A. SALT RIVER PROJECT WATER USERS ASSOCIATION
- G.S.R.B. & M. GILA AND SALT RIVER BASIN AND MENDOTA



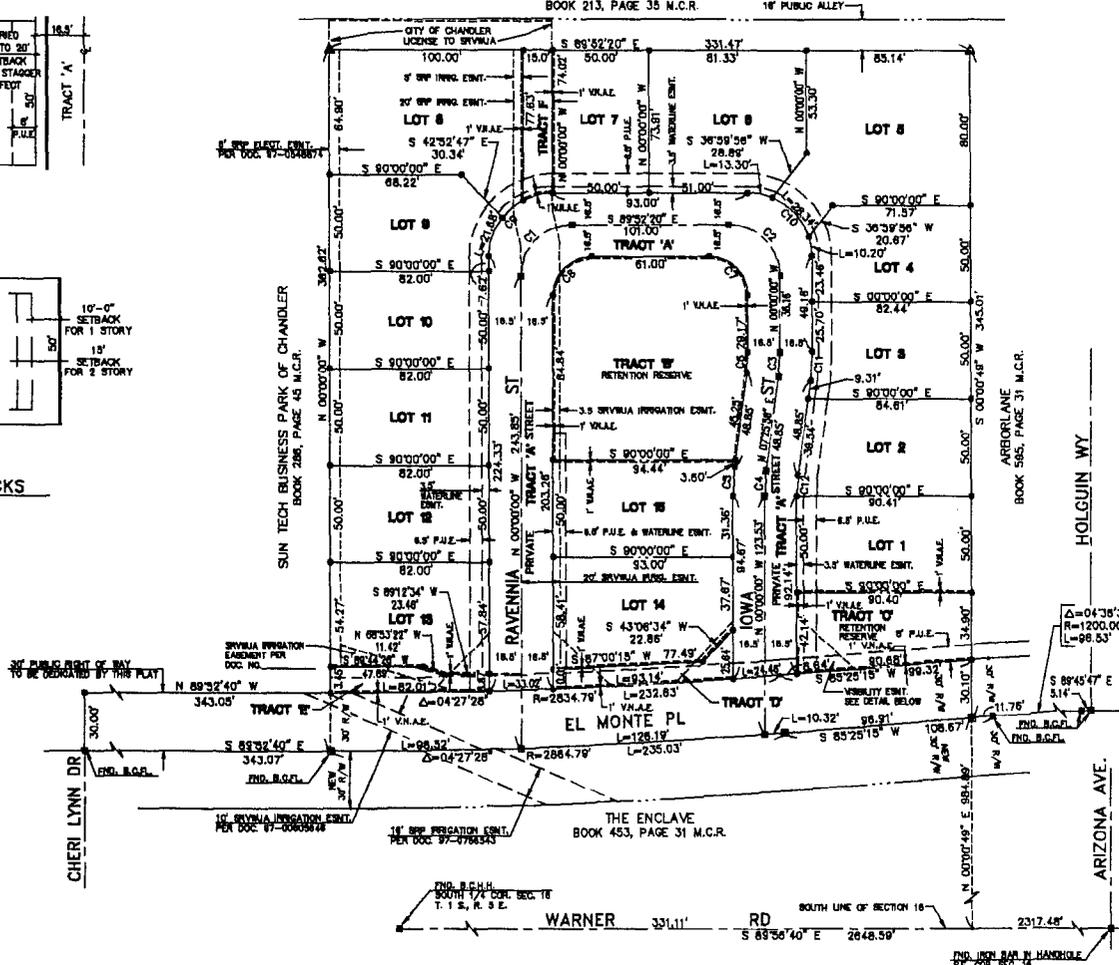
NOTE:
 FRONT SETBACK TO BE VARIED FOR STAGGER EFFECT.



TYPICAL LOT SETBACKS
 SCALE 1" = 20'



EL MONTE PL
 VISIBILITY TRIANGLE DET. N.T.E.



CURVE DATA TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	28.50'	41.63'	90°00'00"
C2	28.50'	41.63'	90°00'00"
C3	100.00'	12.93'	07°28'58"
C4	100.00'	12.87'	07°28'58"
C5	118.50'	15.11'	07°28'58"
C6	83.50'	10.63'	07°28'58"
C7	20.00'	31.42'	90°00'00"
C8	20.00'	31.42'	90°00'00"
C9	33.00'	51.84'	90°00'00"
C10	33.00'	51.84'	90°00'00"
C11	118.50'	15.11'	07°28'58"
C12	83.50'	10.63'	07°28'58"



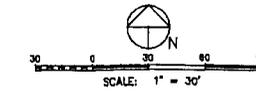
O'NEILL ENGINEERING, INC.
 2001 West Camelback Road
 Suite 200
 Phoenix, Arizona 85015
 (602) 242-0020 FAX: (602) 242-5722

Design: TNO
 Drawn: NGO
 Scale: 1" = 30'
 Job #: 3344

FINAL PLAT

RAVENNIA
 580 W. EL MONTE PLACE
 CHANDLER, ARIZONA

Date: JANUARY, 2008 Sheet 2 OF 2



C.O.C. LOG NO. FFT06-0034

NOTES

1. THESE PRIVATE STREETS WILL REMAIN PRIVATE AND WILL NEVER CONVERT TO PUBLIC DRIVES.
2. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
3. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPED THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
4. TRACT "A" IS RESERVED FOR A PRIVATE STREET WITH PUBLIC WATER AND SEWER FACILITIES AND EMERGENCY ACCESS FOR FIRE DEPARTMENT, WATER, SEWER FACILITIES AND GARBAGE DISPOSAL.
5. TRACTS "B", "C", "D" AND "E" ARE RESERVED FOR LANDSCAPE AND RETENTION BASINS FOR THIS DEVELOPMENT AND THE HALF STREET FRONTAGE OF EL MONTE PLACE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
6. THE CITY OF CHANDLER WILL NOT ACCEPT RESPONSIBILITY FOR MAINTENANCE OF PRIVATE LANDSCAPING, PRIVATE DRAINAGE FACILITIES AND RETENTION AREAS.
7. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
8. ALL COMMON AREAS SHALL BE IMPROVED IN ACCORDANCE WITH APPROVED PLANS.
9. A 1/2-INCH REBAR WILL BE SET AT EACH LOT CORNER, UNLESS SHOWN OTHERWISE HEREON, AT THE COMPLETION OF MASS GRADING.
10. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, BOUND OR LANDSCAPING (PLANTED) ABOVE 34" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 8 FEET ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8 FEET APART.
11. ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER AND SHALL BE CONVEYED BY WARRANTY DEED TO HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
12. TRACTS "A", "B", "C", "D", "E" AND "F" ARE NOT TO BE CONVEYED TO BE DEDICATED TO THE PUBLIC, BUT ARE DEDICATED TO RAVENNA HOMEOWNERS ASSOCIATION FOR ITS USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS.
13. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GRASS COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
14. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR ADJUTING PROPERTY OWNER.
15. ALL PROPERTY IDENTITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION ARE HEREBY PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER.
16. THE FOLLOWING PRIVATE EASEMENTS HAVE BEEN PROVIDED IN THE SCHEDULE:
 - A. PEDESTRIAN ACCESS
 - B. VEHICULAR ACCESS
 - C. DRAINAGE AND GRABAGE FACILITIES

BASIS OF BEARING

SOUTH 89°24'41" EAST ALONG EL MONTE PLACE PER THE RECORDED PLAT OF "THE ENCLAVE" RECORDED IN BOOK 443 OF MAPS, PAGE 31, N.M.C.

AREA

TOTAL # LOTS = 15 LOTS + 8 TRACTS
 TOTAL NET AREA = 108,198 S.F. OR 2.48 ACRES
 TOTAL GROSS AREA = 118,144 S.F. OR 2.71 ACRES

MAXIMUM LOT AREA 8,091 SQ. FT.
 MINIMUM LOT AREA 3,278 SQ. FT.
 AVERAGE LOT AREA 4,369 SQ. FT.

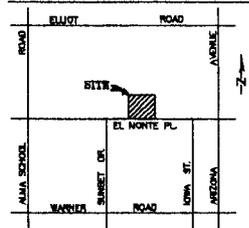
TRACT "A" AREA (PRIVATE STREET) 19,778 SQ. FT.
 TRACT "B" AREA (RETENTION AREA/COMMON AREA) 10,821 SQ. FT.
 TRACT "C" AREA (RETENTION AREA/COMMON AREA) 3,492 SQ. FT.
 TRACT "D" AREA (LANDSCAPE/COMMON AREA) 4,087 SQ. FT.
 TRACT "E" AREA (LANDSCAPE/COMMON AREA) 878 SQ. FT.
 TRACT "F" AREA (SRP IRRIGATION EMB./LANDSCAPE EMB.) 1,180 SQ. FT.

FINAL PLAT

FOR
"RAVENNA"

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16,
 TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE G. & S.R.B. & M.
 MARICOPA COUNTY, ARIZONA

VICINITY MAP N.T.S.



OWNER/DEVELOPER

FOUR LEAF INVESTORS LIMITED PARTNERSHIP
 2820 E. CAMELBACK ROAD, SUITE 210
 PHOENIX, AZ 85018
 PHONE NO.: 602-383-4440
 ATTN: NIKKI MACO-HAROLD

OWNERS ASSOCIATION RATIFICATION

RATIFICATION: _____
 BY THIS RATIFICATION _____
 DULY ELECTED _____
 OF _____
 ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

ACKNOWLEDGMENTS

STATE OF ARIZONA } S.S.
 COUNTY OF MARICOPA }

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 PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC DATE _____

MY COMMISSION EXPIRES _____ 20 _____

LOT OWNERS ASSOCIATION RATIFICATION

RATIFICATION: _____
 BY THIS RATIFICATION _____
 DULY ELECTED _____
 OF _____
 ACKNOWLEDGES THE RESPONSIBILITIES IDENTIFIED HEREON.

ACKNOWLEDGMENTS

STATE OF ARIZONA } S.S.
 COUNTY OF MARICOPA }

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 PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC DATE _____

MY COMMISSION EXPIRES _____ 20 _____

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT 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.



TIMOTHY A. O'NEILL, R.L.S.
 REGISTERED LAND SURVEYOR No. 17403
 2001 E. CAMELBACK ROAD SUITE 200
 PHOENIX, ARIZONA 85015

DEDICATION

STATE OF ARIZONA } S.S.
 COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS, THAT FOUR LEAF INVESTORS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, THE OWNER OF THE PROPERTY SHOWN HEREON, SUBDIVIDED UNDER THE NAME OF "RAVENNA", THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE G. & S.R.B. & M. MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHED THIS PLAT AS AND FOR THE PLAT OF "RAVENNA" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND ENDS THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT AND THAT FOUR LEAF INVESTORS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP AS OWNER HEREBY DEDICATES TO THE PUBLIC THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES AND THAT FOUR LEAF INVESTORS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP AS OWNER HEREBY DECLARES A BLANKET EASEMENT IN TRACT "A" FOR EMERGENCY VEHICLES ACCESS FOR THE CITY OF CHANDLER. EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

TRACTS "B", "C", "D" AND "E" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF RAVENNA HOMEOWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

IN WITNESS WHEREOF, FOUR LEAF INVESTORS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP HAS HEREBY CAUSED THEIR NAMES TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF ITS OFFICER THEREUNTO DULY AUTHORIZED TO DO SO.

FOUR LEAF INVESTORS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP
 ITS GENERAL PARTNER, GOUR INVESTORS, L.L.C.

BY: _____
 JERRY TOROPH, JR.
 ITS GENERAL PARTNER

ACKNOWLEDGMENTS

STATE OF ARIZONA } S.S.
 COUNTY OF MARICOPA }

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 PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

CERTIFICATION

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 SATISFACTORY FOR
 THE PURPOSE FOR WHICH THEY ARE PLATTED.

PLANNING DIRECTOR DATE _____

CERTIFICATION

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE
 CITY CODE HAVE BEEN COMPLIED WITH AND THAT THIS SUBDIVISION IS LOCATED
 WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO
 SECTION 45-578, ARIZONA REVISED STATUTES.

CITY ENGINEER DATE _____

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS
 DAY OF _____, 2007.

BY: _____ DATE _____

ATTEST: _____ DATE _____

O'NEILL ENGINEERING, INC. Design: TMO
 2001 West Camelback Road Drawn: NGO
 Suite 200
 Phoenix, Arizona 85015 Scale: NONE
 (602) 242-0020 FAX: (602) 242-5722 Job #: 3544

FINAL PLAT

RAVENNA
 580 W. EL MONTE PLACE
 CHANDLER, ARIZONA

Date: JANUARY, 2008 Sheet 1 OF 2

C.O.C. LOG NO. FPI06-0034