



Chandler • Arizona
Where Values Make The Difference

#46

NOV - 8 2007

MEMORANDUM

Planning and Development – CC Memo No. 07-276

DATE: OCTOBER 23, 2007

TO: MAYOR AND CITY COUNCIL

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

FROM: BOB WEWORSKI, PLANNING MANAGER

SUBJECT: FPT07-0055 THE VILLAGE AT BOGLE PARK-REPLAT TRACT "B"

Request: Final Plat approval

Location: The northwest corner of Hamilton Street and Pecos Road

Applicant: RLF Consulting

Project Info: Approximately 28.4 acres of business park consisting of 5 lots

SUMMARY / RECOMMENDATION

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

BACKGROUND

The request is for a replat of the existing Bogle Business Park. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION

Move to approve Final Plat FPT07-0055 THE VILLAGE AT BOGLE PARK-REPLAT TRACT "B" per Staff recommendation.

Attachment

1. Final Plat

DEDICATION

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

THAT _____ AS OWNER DOES HEREBY PUBLISH THIS FINAL PLAT AS THE PLAT OF _____ A FINAL PLAT LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. OWNER DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREET, RIGHT-OF-WAY TO BE DEDICATED AS SHOWN ON THE FINAL PLAT. EASEMENTS TO BE DEDICATED AS SHOWN ON THE FINAL PLAT. EASEMENT FOR EMERGENCY VEHICULAR ACCESS IS HEREBY DEDICATED. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING LOT/TRACT/PARCEL OWNER.

IN WITNESS WHEREOF:

AS OWNER, HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED AND THE SAME, ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THERETO DULY AUTHORIZED, THIS ____ DAY OF 2007.

BY _____ ITS _____

IN WITNESS WHEREOF:

AS OWNER, HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED AND THE SAME, ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THERETO DULY AUTHORIZED, THIS ____ DAY OF 2007.

BY _____ ITS _____

IN WITNESS WHEREOF:

AS OWNER, HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED AND THE SAME, ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THERETO DULY AUTHORIZED, THIS ____ DAY OF 2007.

BY _____ ITS _____

ACKNOWLEDGMENT

ACKNOWLEDGMENT:

STATE OF ARIZONA }
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 HEREIN CONTAINED.

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

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

ACKNOWLEDGMENT:

STATE OF ARIZONA }
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 HEREIN CONTAINED.

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

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

LEIN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DKT. NO. _____ RECORDS OF MARICOPA COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HERewith, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS ____ DAY OF _____ 20__.

BY: _____

ITS: _____

ACKNOWLEDGMENT

ACKNOWLEDGMENT:

STATE OF ARIZONA }
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 HEREIN CONTAINED.

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

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

ACKNOWLEDGMENT:

STATE OF ARIZONA }
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 HEREIN CONTAINED.

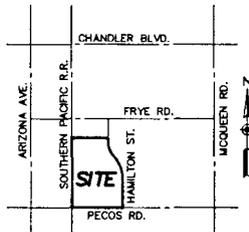
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

FINAL PLAT
FOR
THE VILLAGE AT BOGLE PARK

A REPLAT OF TRACT 'B' OF BOGLE BUSINESS PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, BOOK 328 OF MAPS, PAGE 28.



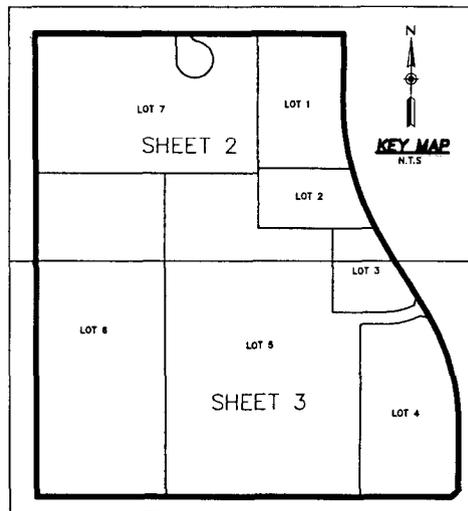
VICINITY MAP
N.T.S.

OWNERS

ROBERT G. HOAG
1 OAKWOOD HILLS DRIVE
CHANDLER, ARIZONA 85248

OLD CASTLE PRECAST, INC
P.O. BOX 810
CHANDLER, ARIZONA 85244

PECOS SBR, LLC
8555 E. HARTFORD ROAD, STE 500
SCOTTSDALE, ARIZONA 85255



AREAS

LOT 1 - 86,805 SQ. FT. OR 1.9898 ACRES
LOT 2 - 48,288 SQ. FT. OR 1.0923 ACRES
LOT 3 - 40,885 SQ. FT. OR 0.9379 ACRES
LOT 4 - 120,175 SQ. FT. OR 2.7588 ACRES
LOT 5 - 305,103 SQ. FT. OR 7.0042 ACRES
LOT 6 - 412,232 SQ. FT. OR 9.4436 ACRES
LOT 7 - 216,854 SQ. FT. OR 4.9783 ACRES
GROSS AREA=1,236,513 SQ. FT. OR 28.3864 ACRES

SHEET INDEX

SHEET NO. DESCRIPTION
1 COVER SHEET
2 GEOMETRY NORTH
3 GEOMETRY SOUTH

LEGEND

- PROPERTY LINE
- LOT LINE
- PROPERTY TIE
- SECTION LINE
- RIGHT OF WAY
- EASEMENT

- FOUND 1/2" REBAR WITH TAG LS 32778 (UNLESS OTHERWISE NOTED)
- FOUND BRASS CAP (UNLESS NOTED OTHERWISE)
- SET REBAR W/CAP PLS #44007 (UNLESS NOTED OTHERWISE)

BASIS OF BEARING

SOUTH 80°00'00" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SEC. 34 TOWNSHIP 1 SOUTH, RANGE 5 EAST, G&SRM PER THE FINAL PLAT OF "BOGLE BUSINESS PARK", RECORDED IN BOOK 328, PAGE 23, MARICOPA COUNTY RECORDS.

NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- 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.
- 1/2" REBAR WITH A PLASTIC CAP PLS # 44007 TO BE SET AT COMPLETION OF MASS GRADING.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER.
- THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS ("TITLEHOLDER(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 THE ARIZONA LAW AND 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.

CERTIFICATIONS

THIS IS TO CERTIFY THAT THIS FINAL 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.

RYAN L. FIDLER, R.L.S. 44007 _____ DATE _____

THIS IS TO CERTIFY THAT IN MY OPINION THIS FINAL PLAT MEETS ALL OF THE REQUIREMENTS OF SECTION 48-13 OF THE CITY CODE AND THE APPLICATION CONFORMS TO GOOD LAND PLANNING PRACTICES AND ALL NEW LOTS, PARCELS AND TRACTS CREATED ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

PLANNING & DEVELOPMENT DIRECTOR _____ DATE _____

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

CITY ENGINEER _____ DATE _____

BY ACCEPTANCE OF THIS PLAT, THE CITY OF CHANDLER AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN HEREIN AS BEING VACATED OR ABANDONED.

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

BY: _____

MAYOR _____ DATE _____

ATTEST: _____

CITY CLERK _____ DATE _____

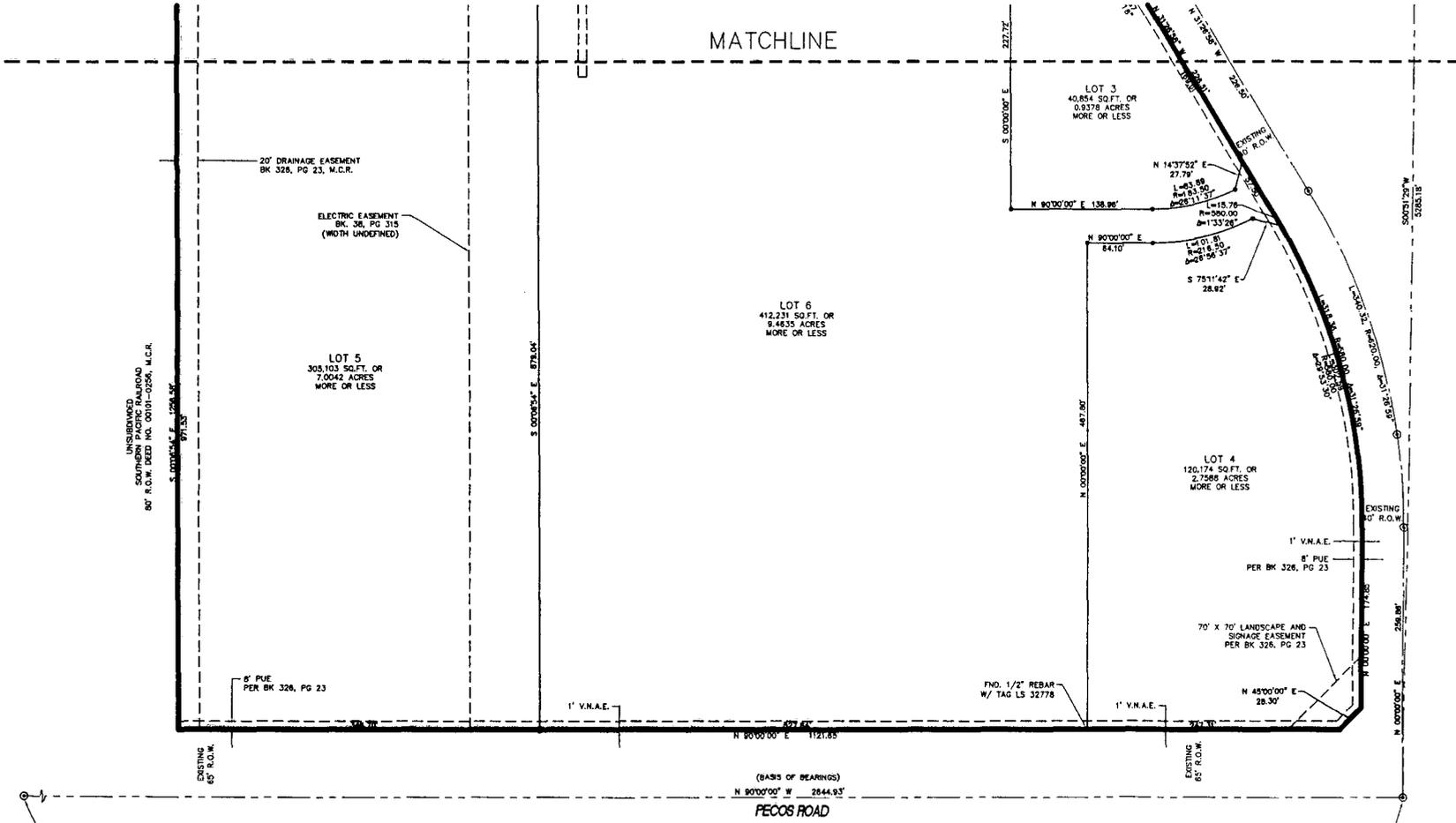
PROJ. NO. 07002
DESIGN: 384
DATE: SEPT. 2007
SCALE: AS SHOWN
DATE: 09/11/07
44007 RYAN L. FIDLER
RF CONSULTING, LLC
CHANDLER, ARIZONA
PHONE: (480) 981-0800
FAX: (480) 981-0801
FINAL PLAT FOR
THE VILLAGE AT BOGLE PARK
SEC. 34, T. 1 SOUTH, R. 5 EAST, G&SRM
SHEET
1
OF 3 SHEETS
PROJECT #



FINAL PLAT FOR THE VILLAGE AT BOGLE PARK

A REPLAT OF TRACT 'B' OF BOGLE BUSINESS PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE
OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, BOOK 3289 OF MAPS, PAGE 28.

MATCHLINE



FND. BRASS CAP IN HANDHOLE
SOUTHWEST CORNER OF SEC. 34
T 1S, R5E, G&SRM

(BASIS OF BEARINGS)
N 90°00'00" W 2844.93'
PECOS ROAD

FND. BRASS CAP IN HANDHOLE
WEST QUARTER CORNER OF SEC. 34
T 1S, R5E, G&SRM

RLF CONSULTING, LLC <small>REGISTERED PROFESSIONAL ENGINEER STATE OF ARIZONA LICENSE NO. 44007 MEMBER (AIA) 870-3888 FAX (480) 984-3204</small>
FINAL PLAT FOR THE VILLAGE AT BOGLE PARK SEC. 34, T 1 SOUTH, R 5 EAST, G&SRM
SHEET 3 OF 3 SHEETS PROJECT ID: