

#46
APR 10 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning and Development – CC Memo No. 08-071

DATE: MARCH 25, 2008

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: FPT08-0001 KOVACH INC., LOT 1A

Request: Final Plat approval

Location: North of the northwest corner of Price and Germann Roads

Applicant: Miller & Sons Surveying

Project Info: Approximately a 9.41 gross acre parcel

RECOMMENDATION

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

BACKGROUND

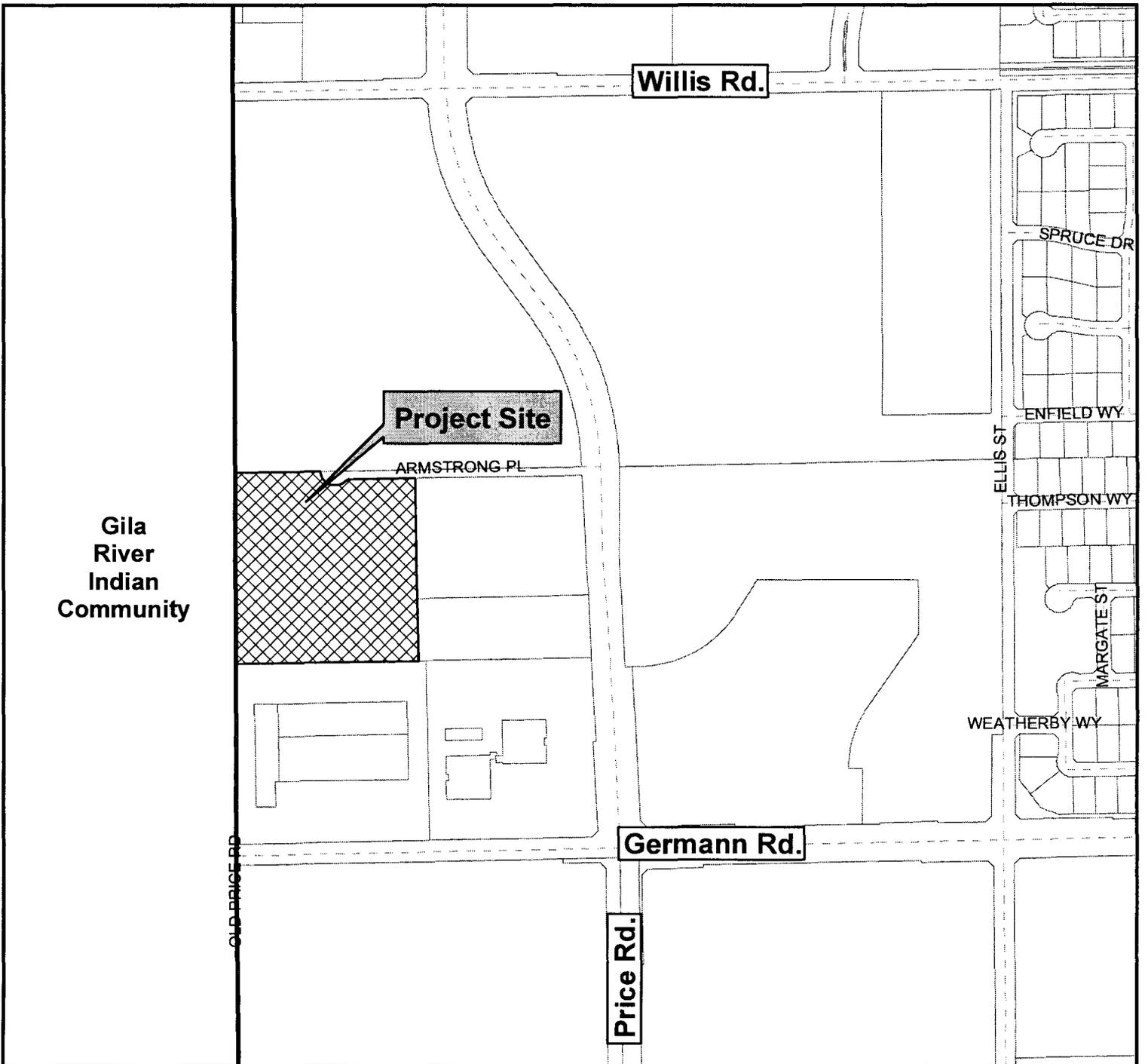
This Final Plat is for a minor land division subdividing a single parcel, 1A, into two parcels, 1C and 1D. The plat creates the lots, tracts, and easements necessary for the property's development. Kovach's business is currently located on parcel 1C.

PROPOSED MOTION

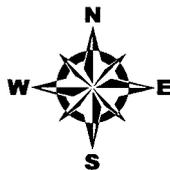
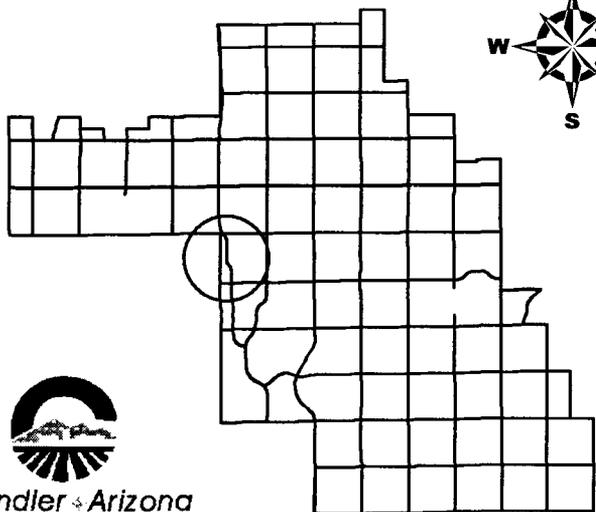
Move to approve Final Plat FPT08-0001 KOVACH INC., LOT 1A, per Staff recommendation.

Attachments

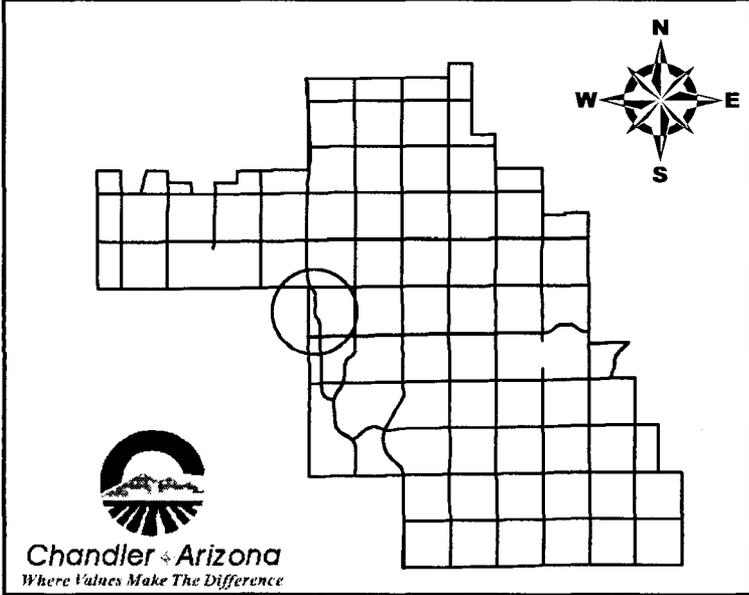
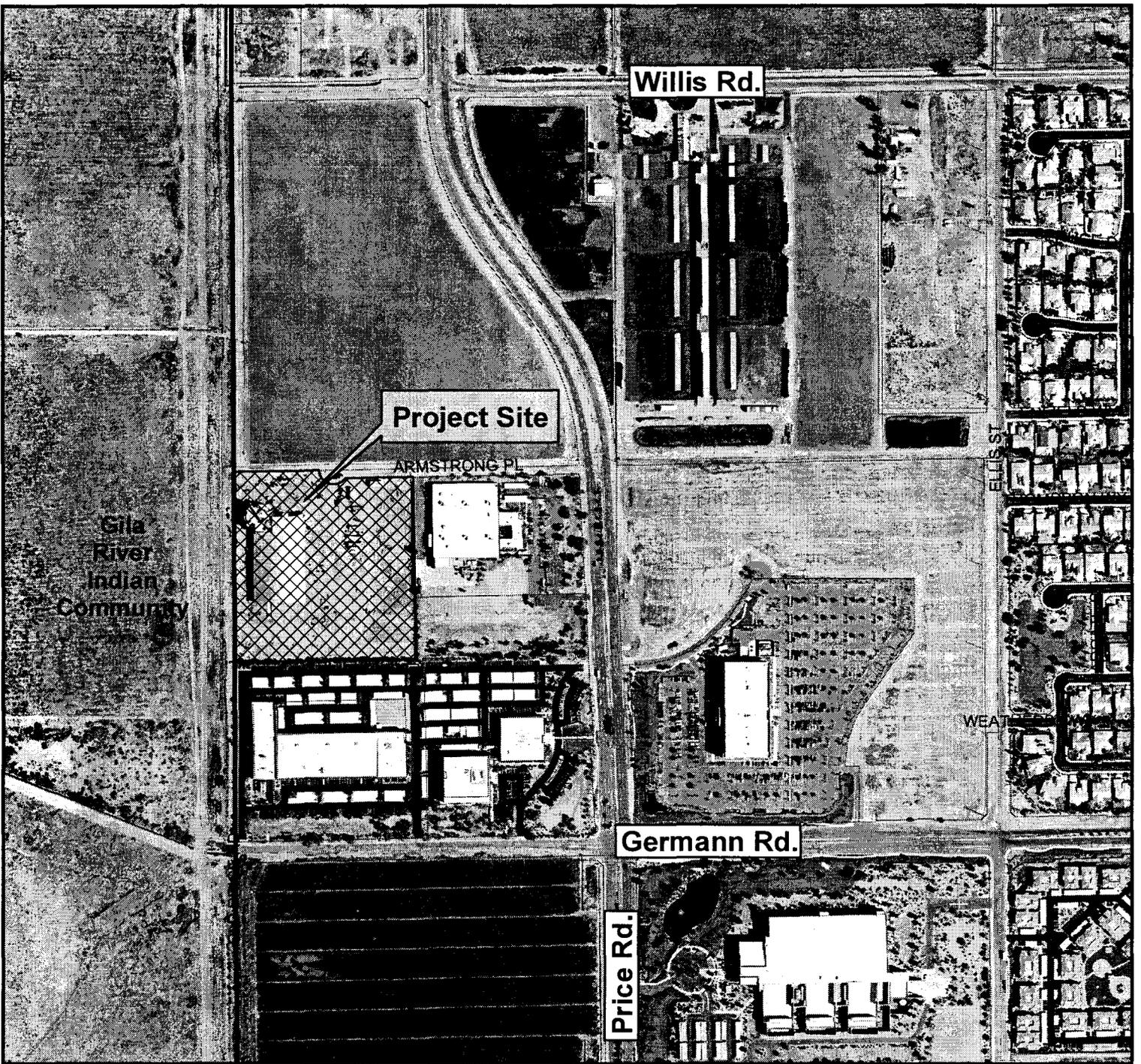
1. Vicinity Maps
2. Final Plat



Vicinity Map



Kovach Inc.



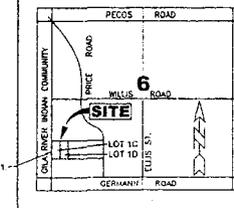
Vicinity Map



Kovach Inc.

REPLAT OF KOVACH INC., LOT 1A

A DIVISION OF LOT 1A OF THE KOVACH MINOR LAND DIVISION MAP,
ACCORDING TO BOOK 795 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA,
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.



APN 303-25-372 B
LOT 1 A, BOOK 795, PG. 1
M.C.A.

VICINITY MAP & N.T.S.
KEY MAP ENTIRE PARCEL SEE SHEET 2 OF 2

MILLER & SONS SURVEYING
8671 W. UNION HILLS DRIVE, SUITE 500
PEORIA, AZ 85367
PH: (602) 952-1200 F: (602) 952-1777

REPLAT OF KOVACH INC., LOT 1A
CHANDLER, ARIZONA

| REVISIONS: |
|----------------|
| REV. 1 |
| REV. 2 |
| REV. 3 |
| DESIGN BY: NIA |
| DRAWN BY: DANE |
| SCALE: N/A |
| DATE: 1/27/08 |

JOB NO.
07-073

NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES, AND DRIVEWAYS.
- THIS DEVELOPMENT IS LOCATED WITHIN THE CITY OF CHANDLER WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED NOT LESS THAN 6' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- 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 OF 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 THE 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 TRACT 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.

LIEN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DOCUMENT NO. 2005-1331345, 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, I HERETO SIGNED THEIR NAMES THIS ____ DAY OF _____, 2008.

BY: _____ OF IRWIN UNION BANK, F.S.B., A FEDERAL SAVINGS BANK.

ITS: _____ TITLE

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF _____, 2008, 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 HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____ DATE: _____

MY COMMISSION EXPIRES _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SOUTH HOBSON DEVELOPMENT III, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY HAS DIVIDED LOT 1A OF KOVACH INC. LOT 1 MINOR LAND DIVISION MAP, ACCORDING TO BOOK 795 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DOES HEREBY PUBLISH THIS REPLAT, AND HEREBY DECLARES THE REPLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS. EMERGENCY VEHICULAR ACCESS IS HEREBY GIVEN ACROSS LOT 1C AND LOT 1D. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING LOT / PARCEL OWNER. EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, SOUTH HOBSON DEVELOPMENT III, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED.

BY: SOUTH HOBSON DEVELOPMENT III, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY.

ITS: _____
THIS ____ DAY OF _____, 2008
BY: _____ (SIGNATURE)

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF _____, 2008, 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 HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____ DATE: _____

MY COMMISSION EXPIRES _____

SITE AREA

GROSS SITE AREA = 420,885.60 SQ. FT. OR 9.6623 ACRES
(NOTE: THE GROSS AREA ABOVE INCLUDES PREVIOUSLY DEDICATED RIGHT-OF-WAY PER BOOK 702, PAGE 42, RECORDS OF MARICOPA COUNTY, ARIZONA.)
NET SITE AREA = 410,060.17 SQ. FT. OR 9.4137 ACRES
LOT 1C NET AREA = 224,927.44 SQ. FT. OR 5.1836 ACRES
LOT 1D NET AREA = 185,129.81 S.F. OR 4.2500 ACRES

| LEGEND | |
|----------|---|
| ○ | BRASS CAP IN HANDHOLE |
| ○ | BRASS CAP FLUSH |
| ○ | 1/2" REBAR W/ LS CAP # 45204 |
| ● | TO BE SET UPON COMPLETION OF MASS GRADING OR FOUND AS NOTED |
| P.U.E. | - DENOTES PUBLIC UTILITY EASEMENT |
| V.N.A.E. | - DENOTES VEHICULAR NON-ACCESS EASEMENT |
| O.A. | - DENOTES OVERALL |

OWNER

SOUTH HOBSON DEVELOPMENT III, L.L.C.,
AN ARIZONA LIMITED LIABILITY COMPANY
STEVE KOVACH
3195 W. ARMSTRONG PLACE
CHANDLER, ARIZONA 85218
PHONE: 480-826-9232
FAX: 480-926-6300

SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2 - SUBDIVISION MAP

BASIS OF BEARING

THE CENTERLINE OF PRICE ROAD AS SHOWN ON PLAT FOR AMKOR RESEARCH AND DEVELOPMENT CENTER, BOOK 445 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA.

BEARING = S02°58'03"E

APPROVALS

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 SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

BY: _____ 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 SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-578, ARIZONA REVISED STATUTES.

BY: _____ CITY ENGINEER DATE _____

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS ____ DAY OF _____, 2008.

BY: _____ MAYOR DATE _____

ATTEST: _____ CITY CLERK DATE _____

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.

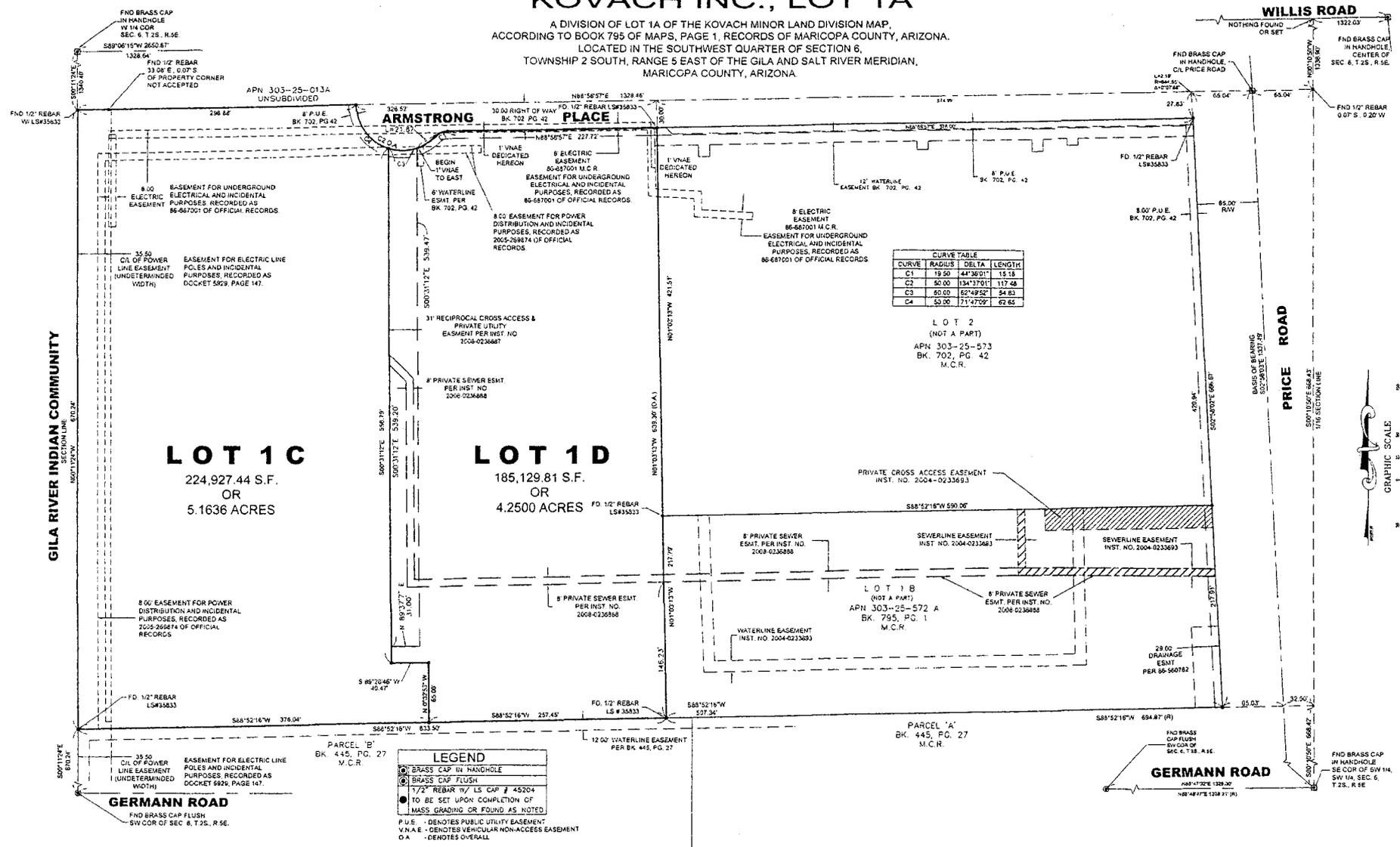


BY: JOHN "DANE" BUMPUS
REGISTERED LAND SURVEYOR NO. 45204
8671 W. UNION HILLS DRIVE, SUITE 500
PEORIA, AZ 85382

C.O.C. LOG NO. FPT 08-0001

REPLAT OF KOVACH INC., LOT 1A

A DIVISION OF LOT 1A OF THE KOVACH MINOR LAND DIVISION MAP,
ACCORDING TO BOOK 795 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA.
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6,
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MARICOPA COUNTY, ARIZONA.



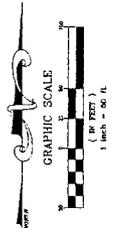
| CURVE TABLE | | | |
|-------------|--------|------------|--------|
| CURVE | RADIUS | DELTA | LENGTH |
| C1 | 19.50 | 44°30'01" | 15.13 |
| C2 | 50.00 | 134°37'01" | 117.48 |
| C3 | 60.00 | 62°49'52" | 54.63 |
| C4 | 50.00 | 71°47'09" | 62.65 |

LOT 2
(NOT A PART)
APN 303-25-573
BK. 702, PG. 42
M.C.R.

LOT 1B
(NOT A PART)
APN 303-25-572 A
BK. 795, PG. 1
M.C.R.

PARCEL 'A'
BK. 445, PG. 27
M.C.R.

| LEGEND | |
|--------|---|
| | BRASS CAP IN HANDHOLE |
| | BRASS CAP FLUSH |
| | 1/2" REBAR W/ LS CAP # 45204 |
| | TO BE SET UPON COMPLETION OF MASS GRADING OR FOUND AS NOTED |
| | P.U.E. - DENOTES PUBLIC UTILITY EASEMENT |
| | V.N.A.E. - DENOTES VEHICULAR NON-ACCESS EASEMENT |
| | O.A. - DENOTES OVERALL |



MILLER & SONS SURVEYING
1871 W. UNION HILLS DRIVE, SUITE 400,
CHANDLER, ARIZONA 85224
PH: 480.750.1000, 480.953.8777

REPLAT OF KOVACH INC., LOT 1A
CHANDLER, ARIZONA



| REVISIONS: | |
|----------------|--|
| REV. 1 | |
| REV. 2 | |
| REV. 3 | |
| DESIGN BY: NIA | |
| DRAWN BY: DANE | |
| SCALE: 1"=50' | |
| DATE: 1/27/08 | |
| JOB NO. | |
| 07-073 | |

C.O.C. LOG NO. FPT 08-0001