

#40

AUG 28 2008



Chandler · Arizona
Where Values Make The Difference

MEMORANDUM

Planning & Development - CC Memo No. 08-157

DATE: AUGUST 7, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
JEFF KURTZ, ACTING PLANNING & DEVELOPMENT DIRECTOR

FROM: KEVIN MAYO, ACTING PLANNING MANAGER

SUBJECT: FPT08-0017 SANTA MARIA VILLAGE

Request: Final Plat (FPT) approval for a mixed-use development with commercial and residential uses

Location: North and east of the northeast corner of Chandler Boulevard and McQueen Road

Applicant: Brennan Ray
Burch & Cracchiolo, P.A.

Project Info: 18-acre site, 9.7-acre residential component, 8.3-acre 5-lot commercial component

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and Planned Area Development (PAD) zoning, Staff recommends approval.

BACKGROUND

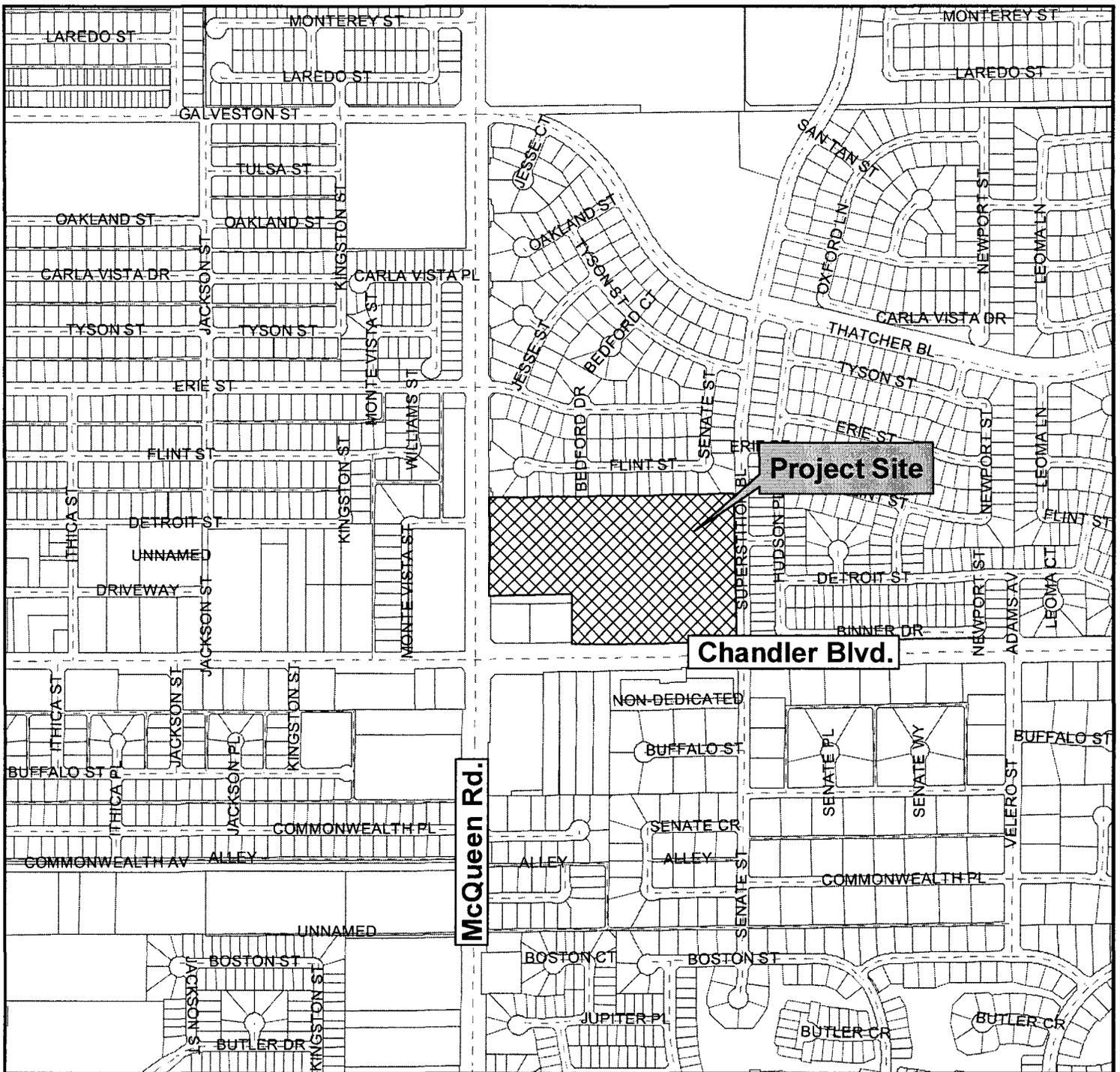
This Final Plat is for a mixed-use development with commercial and residential uses. The plat creates the lots and tracts, construction phasing lines, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION

Motion to approve the Final Plat FPT08-0017 SANTA MARIA VILLAGE, per Staff recommendation.

Attachments

1. Vicinity Map
2. Final Plat



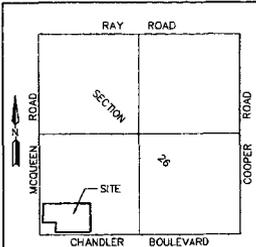
Vicinity Map



Santa Maria Village



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Where Values Make The Difference



VICINITY MAP
NOT TO SCALE

LEGEND

- M.C.R. MARICOPA COUNTY RECORDS
- APN ASSESSOR'S PARCEL NUMBER
- R/W RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- W.S.L.E. WATER AND STREET LIGHT EASEMENT
- L3 LINE TABLE NUMBER
- EL2 EASEMENT LINE TABLE NUMBER
- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- CENTERLINE
- EXISTING EASEMENT LINE, RECORDED DOCUMENT NOTED
- PROPOSED EASEMENT LINE
- LOT LINE
- SECTION LINE
- EXISTING RIGHT OF WAY

- ▣ FOUND BRASS CAP IN HAND HOLE
- ▲ SUBDIVISION CORNER (FOUND OR SET MONUMENT AS NOTED)
- FOUND MONUMENT, TYPE NOTED

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST, BEARING BEING N89°54'50"E.

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION IS N89°03'49"E PER THE PLAT OF "THE TRADITION UNIT 4" RECORDED IN BOOK 405 OF MAPS, PAGE 35, M.C.R.

NOTES:

- 1) ALL UTILITIES AND ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.
- 2) CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- 3) THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
- 4) ALL INDIVIDUAL LOT CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT. PROPERTY CORNERS WILL BE SET AT COMPLETION OF MASS GRADING.
- 5) 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.
- 6) 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.
- 7) 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 TO NOT LESS THAN 6' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.
- 8) 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 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 TRACTS IS SOLD OR OTHERWISE TRANSFERRED, IN WHOLE OR IN PART, WHETHER TO THE SUBDIVISION COMMUNITY 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.
- 9) THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP 040130286G, DATED SEPTEMBER 30, 2005.
- 10) AS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS, PRIVATE EASEMENTS HAVE BEEN PROVIDED FOR PEDESTRIAN ACCESS, VEHICULAR ACCESS, AND DRAINAGE AND DRAINAGE FACILITIES.

OWNER/DEVELOPER:

SANTA MARIA VILLAGE CHANDLER, LLC
265 WEST CHANDLER BLVD, SUITE 210
CHANDLER, ARIZONA 85225
PHONE: (480) 699-4330
FAX: (480) 699-9903
CONTACT: SCOTT WARD

ENGINEER:

CMX
3100 WEST RAY ROAD, SUITE 201
CHANDLER, ARIZONA 85226
PHONE: (480) 648-1900
FAX: (480) 648-1918
CONTACT: TED TINDALL

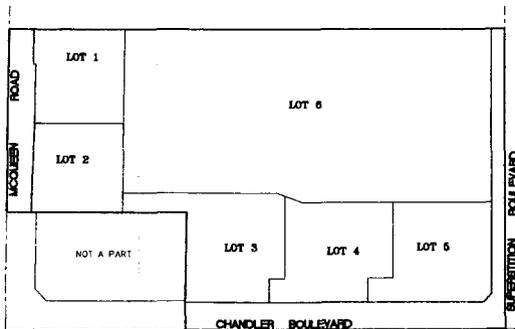
SHEET INDEX

FP01 COVER SHEET
FP02-FP03 FINAL PLAT

SITE DATA:

BOUNDARY AREA TABLE	
SO. FT.	ACRES
GROSS 877,262	20.1392

FINAL PLAT FOR "SANTA MARIA VILLAGE"
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



SITE MAP

SCALE: 1" = 150'

LOT AREAS

1	57,957 SQ. FT.	1.3307 ACRES
2	54,828 SQ. FT.	1.2587 ACRES
3	79,456 SQ. FT.	1.8241 ACRES
4	72,484 SQ. FT.	1.6640 ACRES
5	70,290 SQ. FT.	1.6136 ACRES
6	425,094 SQ. FT.	9.7588 ACRES

LEASER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST, RECORDED IN DOCUMENT NO. 2006-374622, MARICOPA COUNTY RECORDS, AND MODIFIED IN DOCUMENTS NOS. 2006-1594524, 2007-1356612 AND PARTIALLY RELEASED, PER DOC. NO. 2008-324624, MARICOPA COUNTY RECORDS, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HERewith, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS SIGNED HIS/HER NAME THIS ____ DAY OF _____, 2008.

M & I MARSHALL & ISLEY BANK, A BANKING CORPORATION

By: _____

ITS _____

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS ____ DAY OF _____, 2008, BEFORE ME, THE UNDERSIGNED NOTARY, 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 HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____ 20____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT SANTA MARIA VILLAGE CHANDLER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "SANTA MARIA VILLAGE," LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "SANTA MARIA VILLAGE" AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN IT, AS SHOWN ON SAID FINAL PLAT.

SANTA MARIA VILLAGE CHANDLER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREET RIGHTS-OF-WAY AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

EASEMENTS FOR PRIVATE UTILITIES, PRELINE, ROADWAYS, WALKWAYS, INGRESS, EGRESS, PARKING, DRAINAGE, EMERGENCY VEHICLE ACCESS, FACILITY CONSTRUCTION AND MAINTENANCE ARE PROVIDED ACCORDING TO THE "DECLARATION OF EASEMENTS AND RESTRICTIONS AFFECTING LAND," RECORDED IN DOCUMENT NO. _____ MARICOPA COUNTY RECORDS AND "COMMON OPERATION AND RECIPROCAL EASEMENT AGREEMENT" RECORDED IN DOCUMENT _____ MARICOPA COUNTY RECORDS.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION OR ABUTTING PROPERTY OWNER.

IN WITNESS WHEREOF, SANTA MARIA VILLAGE CHANDLER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED.

THAT SANTA MARIA VILLAGE CHANDLER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

By: _____ ITS: _____ DATE _____

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS ____ DAY OF _____, 2008, BEFORE ME, THE UNDERSIGNED NOTARY, 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 HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____ 20____

CITY OF CHANDLER

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 SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

PLANNING AND DEVELOPMENT DIRECTOR _____ DATE _____

CERTIFICATION

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

CITY ENGINEER _____ DATE _____

APPROVAL

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

By: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

COUNTY RECORDER

C.O.C. FILE NO. FP1 08-0017

SCALE: AS SHOWN
DATE: JUNE 08
DRAWING: GOR
DESIGNED: CMX
REV: _____

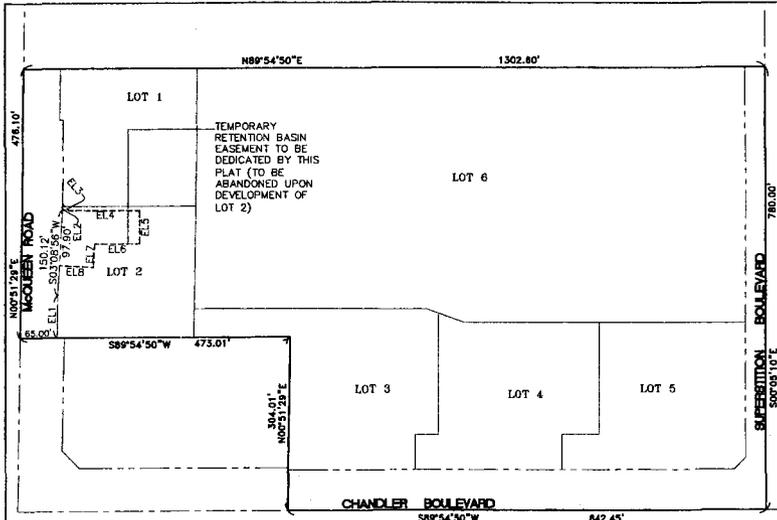
DWG. NO. FP01
SHT. 1 OF 3

CHANDLER OFFICE
3100 W. RAY RD. STE 201
CHANDLER, AZ 85226
PHONE: (480) 648-1900
FAX: (480) 648-1918

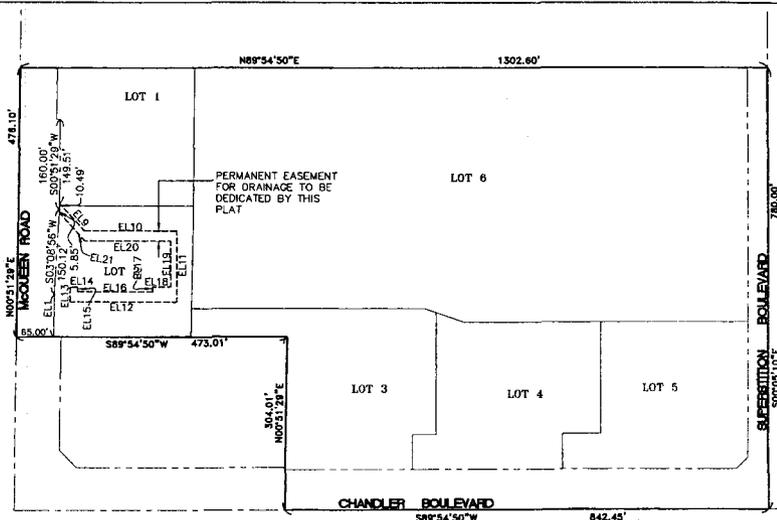
CMX
CONSULTANTS
ARIZONA • MARYLAND • TEXAS • NEW YORK
NEW YORK, NY 10017

SANTA MARIA VILLAGE
NEC CHANDLER BLVD & MCGUIRE RD
CHANDLER, ARIZONA

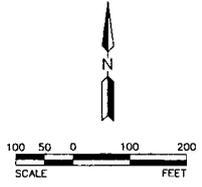
FINAL PLAT



TEMPORARY RETENTION BASIN EASEMENT



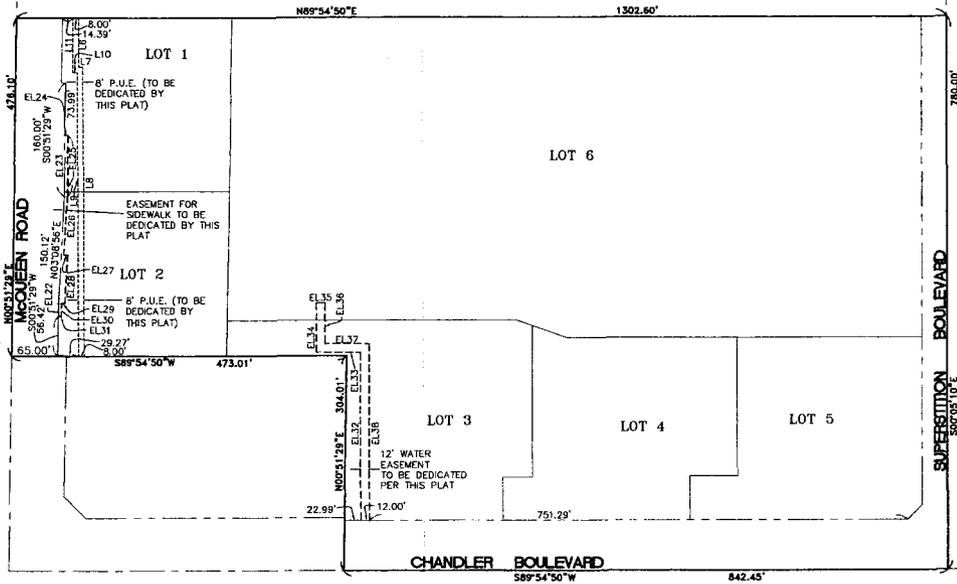
PERMANENT DRAINAGE EASEMENT



LINE	BEARING	LENGTH
EL1	N00°51'29"E	74.34
EL2	N00°51'29"E	10.49
EL3	S41°51'07"E	15.50
EL4	S90°00'00"W	125.51
EL5	S00°00'00"W	59.05
EL6	S90°00'00"W	79.22
EL7	S03°09'56"W	41.01
EL8	N95°51'04"W	60.00
EL9	S41°51'07"E	64.42
EL10	S90°00'00"W	162.20
EL11	S00°00'00"W	124.95
EL12	N90°00'00"W	186.49
EL13	N00°00'00"E	25.55
EL14	S90°00'00"W	13.09
EL15	S00°00'00"W	7.55
EL16	S00°00'00"E	131.43
EL17	N00°00'00"E	8.50
EL18	S90°00'00"W	30.99
EL19	N00°00'00"E	80.45
EL20	N90°00'00"W	150.18
EL21	N41°51'07"W	66.67

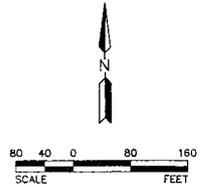
LINE	BEARING	LENGTH
L6	S00°12'39"E	89.43
L7	N89°42'21"E	6.00
L8	S00°12'39"E	406.61
L9	N00°12'39"W	398.59
L10	S89°42'21"W	6.00
L11	N00°12'39"W	77.45

LINE	BEARING	LENGTH
EL22	N00°51'29"E	17.82
EL23	N00°51'29"E	28.01
EL24	S89°08'31"E	4.00
EL25	S00°51'29"W	26.09
EL26	S03°09'56"W	82.10
EL27	S86°31'04"E	5.00
EL28	S03°09'56"W	87.58
EL29	N86°31'04"W	5.00
EL30	S00°54'48"W	18.27
EL31	N89°03'51"W	4.00
EL32	N00°00'00"E	237.86
EL33	N90°00'00"W	61.83
EL34	N00°00'00"W	68.77
EL35	N89°54'50"E	12.00
EL36	S00°00'00"W	57.79
EL37	S00°00'00"E	61.83
EL38	S02°00'00"W	249.84



SIDEWALK EASEMENT AND WATER EASEMENT

- LEGEND**
- RIGHT OF WAY LINE
 - SUBDIVISION BOUNDARY
 - PROPOSED EASEMENT LINE
 - CENTERLINE
 - EL2 EASEMENT LINE TABLE NUMBER



COUNTY RECORDER

C.O.C. FILE NO. FFT 08-0000
 CMX PROJ. 7326 DATE: JUNE 08 SCALE: AS SHOWN
 DESIGNED: CMX DRAWING: APPROVED: EGR
 REV: _____

CMX

SANTA MARIA VILLAGE
 REC CHANDLER BLVD. & MCGUEN RD
 CHANDLER, ARIZONA

FINAL PLAT

SANTA MARIA VILLAGE
 3100 W. MAY AVE. STE. 200
 CHANDLER, ARIZONA 85226
 TEL: (480) 845-1818
 FAX: (480) 845-1819

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DWG. NO. **FP03**
 SHT. 3 OF 3