

#45
SEP 11 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning and Development – CC Memo No. 08-172

DATE: AUGUST 27, 2008
TO: MAYOR AND CITY COUNCIL
THRU: W. MARK PENTZ, CITY MANAGER *WMP*
 JEFF KURTZ, ACTING PLANNING AND DEVELOPMENT DIRECTOR *JK*
FROM: KEVIN MAYO, ACTING PLANNING MANAGER *KM*
SUBJECT: FPT07-0058 CHANDLER METROPOLITAN

Request: Final Plat approval
Location: Southeast corner of Chandler Boulevard and Hearthstone Way (1/2 mile west of the Loop 101 Price Freeway)
Applicant: Jason Segneri
 SIG Survey Innovation Group, Inc.
Project Info: Approximate 12-acre site, 342 residential condominium units, 58,000 square-feet of commercial/retail space, 8,000 square-foot restaurant, 38,000 square-feet of office space

RECOMMENDATION

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

BACKGROUND

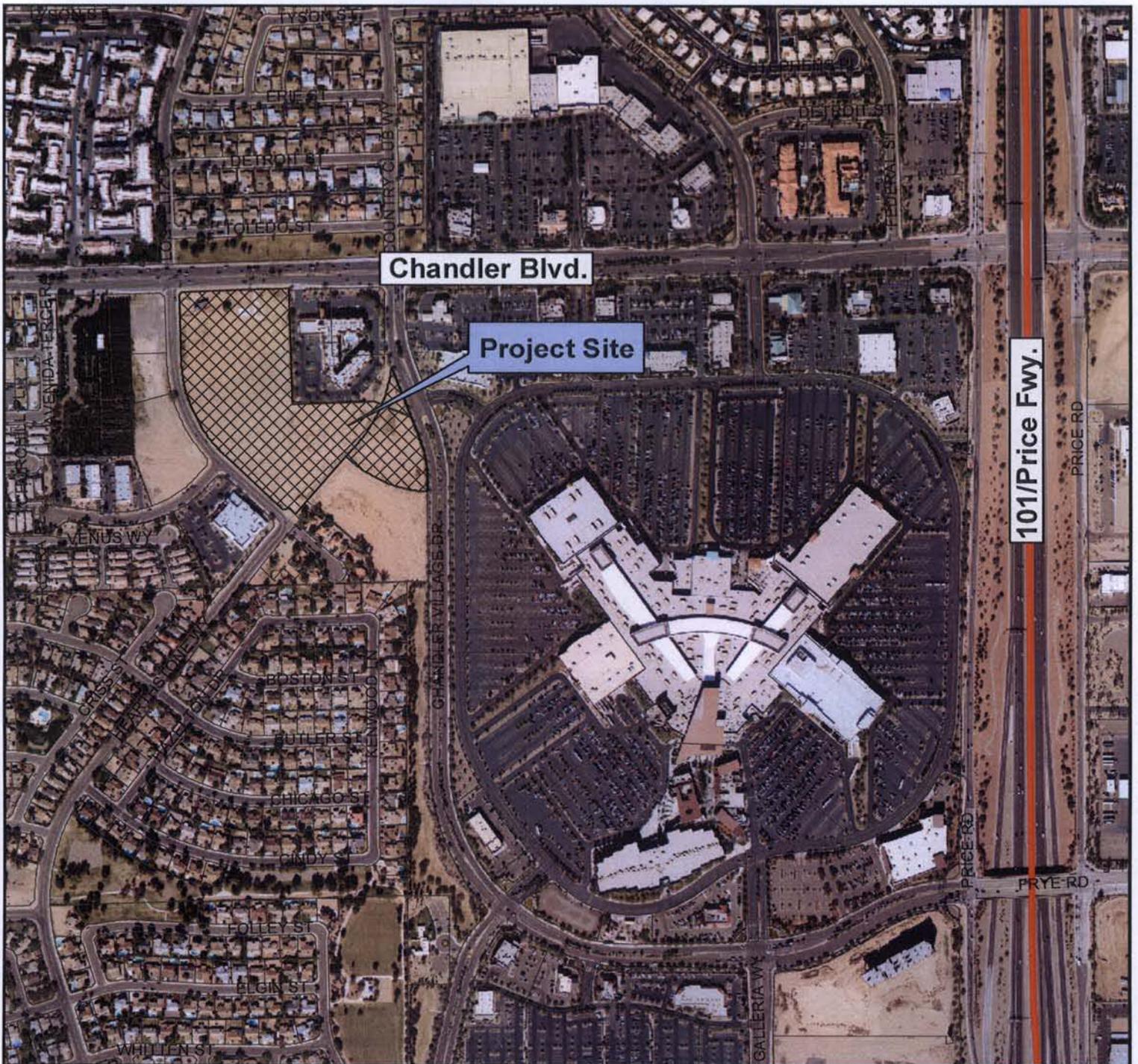
This Final Plat is for a Residential and Commercial Office/Retail Mixed-Use development on an approximate 12-acre site located at the southeast corner of Chandler Boulevard and Hearthstone Way. The plat creates the lots and tracts, construction-phasing lines, establishes the necessary easements, and dedicates the required rights-of-way.

PROPOSED MOTION

Move to approve the Final Plat FPT07-0058 CHANDLER METROPOLITAN, per Staff recommendation.

Attachments

1. Vicinity Map
2. Final Plat



Vicinity Map

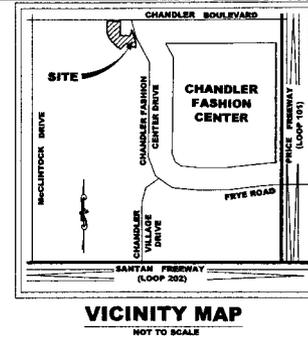


Chandler Metropolitan



A FINAL PLAT
CHANDLER METROPOLITAN

A RE-PLAT OF CHANDLER COMMERCE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, IN BOOK 267 OF MAPS, PAGE 14 LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



SIG
 SURVEY INNOVATION GROUP, INC.
 Land Surveying Services
 16414 NORTH 91ST ST., STE 102
 SCOTTSDALE, ARIZONA 85260
 PHONE (480) 932-0780
 FAX (480) 352-0791

OWNER

STATESMAN GROUP OF COMPANIES
9500 EAST RAINBOW DRIVE, SUITE 100
SCOTTSDALE, ARIZONA 85260
PHONE: 480.248.3784

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT STATESMAN GROUP OF COMPANIES, AS OWNER HAVE SUBDIVIDED UNDER THE NAME OF CHANDLER METROPOLITAN, A PORTION OF CHANDLER COMMERCE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, IN BOOK 267 OF MAPS, PAGE 14 LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY DECLARES THAT THIS FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS, LOT, TRACT AND EASEMENTS CONSTITUTING SAME, AND THAT EACH STREET, LOT, TRACT AND EASEMENT SHALL BE KNOWN BY THE NAME OR NUMBER AS GIVEN EACH RESPECTIVELY AND THAT THE STATESMAN GROUP OF COMPANIES, AS OWNER HEREBY DEDICATES TO THE CITY OF CHANDLER RIGHT-OF-WAY FOR USE, AS SUCH, AS SHOWN ON THIS PLAT. EASEMENTS ARE DEDICATED AS SHOWN ON THE PLAT. A BLANKET EMERGENCY VEHICULAR ACCESS EASEMENT IS HEREBY DECLARED AND DEDICATED TO THE CITY OF CHANDLER. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ABUTTING LOT/TRACT/PARCEL OWNER.

IN WITNESS WHEREOF STATESMAN GROUP OF COMPANIES HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____ 20__.

BY: _____ ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF _____ 20__, 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.

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC DATE

LIEN HOLDER'S 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

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS ____ DAY OF _____ 20__, 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.

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC DATE

SURVEYOR'S 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.

JASON SEGNER
REGISTERED LAND SURVEYOR NO. 35633
SURVEY INNOVATION GROUP, INC.
16414 NORTH 91ST STREET, SUITE 102
SCOTTSDALE, ARIZONA 85260



BENCHMARK

C.M.C.N. # 8
SECTION 35, T1S, R4E
CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, BETWEEN CHANDLER BLVD AND PECOS RD, 560' WEST OF MOCKINGBIRD DR AT INTERSECTION OF 79TH ST AND MILKY WAY.
ELEVATION=1178.343

BASIS OF BEARING

THE NORTH MONUMENT LINE OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST BEING THE CENTERLINE OF CHANDLER BOULEVARD (WILLIAMS FIELD ROAD) ACCORDING TO THE FINAL PLAT IN BOOK 267, PAGE 14, M.C.F.R.
SAID LINE BEARS NORTH 89 DEGREES 59 MINUTES 02 SECONDS EAST.

NOTES

1. THERE ARE NO EXISTING VISIBLE ENCROACHMENTS OF ANY PORTION OF THIS PROJECT.
2. LANDSCAPING SHALL BE MAINTAINED BY THE COMMUNITY ASSOCIATION. THE CITY OF CHANDLER IS NOT RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPING.
3. ALL UTILITIES NEW OR RELOCATED TO BE PLACED UNDERGROUND.
4. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN THE WATER, SEWER, AND UTILITY EASEMENTS EXCEPT PAVING OR PLANTING AS DESIGNATED BY APPROVED LANDSCAPING PLANS.
5. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
6. MAINTENANCE OF ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF COMMUNITY ASSOCIATION.
7. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
8. 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.

CERTIFICATIONS

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 PURPOSES FOR WHICH THEY ARE PLATTED.

PLANNING AND DEVELOPMENT DIRECTOR DATE

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

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS ____ DAY OF _____ 20__

BY: _____ ATTEST: _____
MAYOR CITY CLERK

AREA

538,597 SQ FT OR 12,385 ACRES NET
641,711 SQ FT OR 14,732 ACRES GROSS

LEGAL DESCRIPTION

PARCEL NO. 1
LOT 3, CHANDLER COMMERCE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, IN BOOK 267 OF MAPS, PAGE 14, TOGETHER WITH THAT PORTION OF COUNTRY CLUB WAY, ABANDONED AND VACATED BY THE CITY OF CHANDLER ORDINANCE NO. 3283, RECORDED SEPTEMBER 18, 2001, AT RECORDERS NUMBER 01-0854413, AND AS SHOWN ON VACATION PLAT RECORDED IN BOOK 573 OF MAPS, PAGE 6, WHICH ABUTS THE HEREIN BEFORE DESCRIBED LOT 3, AS PROVIDED FOR BY A.R.S. 28-7205, EXCEPTING THEREFROM THAT PORTION COMMENCING FOR A TIE AT THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, THE NORTHEAST CORNER OF SAID SECTION 36, FROM WHICH BEARS NORTH 88 DEGREES 03 MINUTES 45 SECONDS EAST, 2671.86 FEET;
THENCE SOUTH 00 DEGREES 09 MINUTES 11 SECONDS EAST (SOUTH 01 DEGREES 47 MINUTES 52 SECONDS WEST, RECORD), ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 341.02 FEET (341.03 FEET, RECORD), TO THE NORTHEAST CORNER OF SAID LOT 3, THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00 DEGREES 09 MINUTES 11 SECONDS EAST, ALONG SAID EAST LINE (SOUTH 01 DEGREES 47 MINUTES 51 SECONDS WEST, RECORD), 312.00 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 3;
THENCE NORTH 67 DEGREES 32 MINUTES 55 SECONDS WEST (NORTH 65 DEGREES 43 MINUTES 47 SECONDS WEST, RECORD), ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 75.73 FEET;
THENCE NORTH 21 DEGREES 27 MINUTES 53 SECONDS WEST, 157.58 FEET TO A POINT ON THE NON-TANGENT CURVE LEFT HAVING A RADIAL BEARING OF NORTH 78 DEGREES 04 MINUTES 07 SECONDS WEST, RECORD, ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 341.02 FEET (341.03 FEET, RECORD), TO THE NORTHEAST CORNER OF SAID LOT 3, THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID WEST LINE AND ALONG SAID CURVE LEFT HAVING A RADIAL BEARING OF 632.85 FEET (633.00 FEET, RECORD), A CENTRAL ANGLE OF 12 DEGREES 08 MINUTES 05 SECONDS, AN ARC DISTANCE OF 133.67 FEET TO A POINT OF TANGENCY;
THENCE NORTH 00 DEGREES 10 MINUTES 12 SECONDS WEST (NORTH 01 DEGREES 47 MINUTES 52 SECONDS EAST, RECORD), ALONG SAID WEST LINE, 3.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 3;
THENCE NORTH 89 DEGREES 48 MINUTES 55 SECONDS EAST (SOUTH 88 DEGREES 12 MINUTES 06 SECONDS EAST, RECORD), ALONG SAID NORTH LINE, A DISTANCE OF 113.15 FEET (113.17 FEET, RECORD), TO THE TRUE POINT OF BEGINNING.

PARCEL 2
LOT 4, CHANDLER COMMERCE CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, IN BOOK 267 OF MAPS, PAGE 14, TOGETHER WITH THAT PORTION OF COUNTRY CLUB WAY, ABANDONED AND VACATED BY THE CITY OF CHANDLER ORDINANCE NO. 3283, RECORDED SEPTEMBER 18, 2001, AT RECORDERS NUMBER 01-0854413, AND AS SHOWN ON VACATION PLAT RECORDED IN BOOK 573 OF MAPS, PAGE 6, WHICH ABUTS THE HEREIN BEFORE DESCRIBED LOT 3, AS PROVIDED FOR BY A.R.S. 28-7205, EXCEPTING THEREFROM THAT PORTION COMMENCING FOR A TIE AT THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, THE NORTHEAST CORNER OF SAID SECTION 36, FROM WHICH BEARS NORTH 88 DEGREES 03 MINUTES 45 SECONDS EAST, 2671.86 FEET;
THENCE SOUTH 00 DEGREES 09 MINUTES 11 SECONDS EAST (SOUTH 01 DEGREES 47 MINUTES 52 SECONDS WEST, RECORD), ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 653.02 FEET (653.03 FEET, RECORD), TO THE NORTHEAST CORNER OF SAID LOT 4, THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00 DEGREES 09 MINUTES 11 SECONDS EAST (SOUTH 01 DEGREES 47 MINUTES 52 SECONDS WEST, RECORD), ALONG SAID EAST LINE OF SAID NORTHWEST QUARTER AND SAID EAST LINE OF LOT 4, A DISTANCE OF 208.75 FEET TO A POINT ON THE NON-TANGENT CURVE LEFT HAVING A RADIAL BEARING OF SOUTH 85 DEGREES 15 MINUTES 55 SECONDS WEST;
THENCE ALONG SAID CURVE LEFT HAVING A RADIUS OF 508.08 FEET, A CENTRAL ANGLE OF 18 DEGREES 38 MINUTES 48 SECONDS, AN ARC DISTANCE OF 147.79 FEET TO A POINT OF TANGENCY;
THENCE NORTH 21 DEGREES 27 MINUTES 53 SECONDS WEST, 101.28 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4;
THENCE SOUTH 87 DEGREES 32 MINUTES 55 SECONDS EAST (SOUTH 85 DEGREES 43 MINUTES 47 SECONDS EAST, RECORD), ALONG SAID NORTH LINE OF LOT 4, A DISTANCE OF 75.73 FEET TO THE TRUE POINT OF BEGINNING.

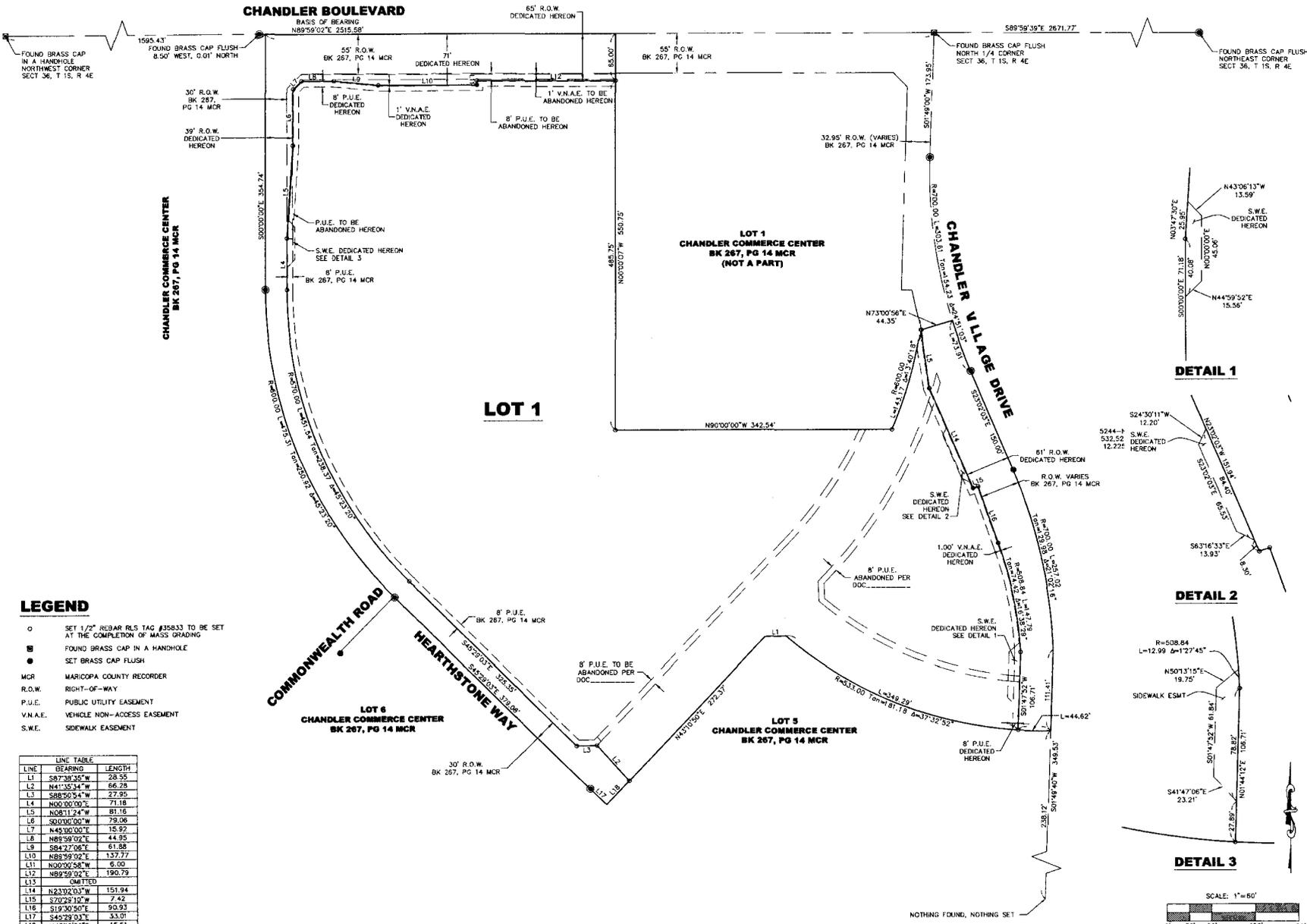
PARCEL 3
LOT 20, CHANDLER COMMERCE CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, IN BOOK 267 OF MAPS, PAGE 14, TOGETHER WITH THAT PORTION OF COUNTRY CLUB WAY, ABANDONED AND VACATED BY THE CITY OF CHANDLER ORDINANCE NO. 3283, RECORDED SEPTEMBER 18, 2001, AT RECORDERS NUMBER 01-0854413, AND AS SHOWN ON VACATION PLAT RECORDED IN BOOK 573 OF MAPS, PAGE 6, WHICH ABUTS THE HEREIN BEFORE DESCRIBED LOT 3, AS PROVIDED FOR BY A.R.S. 28-7205, EXCEPT THEREFROM THAT PORTION OF SAID LOT 20 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID SUBDIVISION;
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 300.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE SOUTH 89 DEGREES 18 MINUTES 01 SECONDS EAST, A DISTANCE OF 215.55 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF COUNTRY CLUB WAY AND ALONG THE ARC OF A CURVE CONCAVE WESTERLY SUBTENDING AN ANGLE OF 20 DEGREES 13 MINUTES 45 SECONDS WITH A RADIUS OF 867.20 FEET, AN ARC DISTANCE OF 600.19 FEET TO A POINT;
THENCE DEPARTING SAID RIGHT-OF-WAY LINE WEST A DISTANCE OF 342.54 FEET TO A POINT;
THENCE NORTH A DISTANCE OF 496.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CHANDLER BOULEVARD;
THENCE EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 174.65 FEET TO THE POINT OF BEGINNING.

A FINAL PLAT
CHANDLER METROPOLITAN
CHANDLER, ARIZONA



REVIEWS:
A _____
A _____
A _____
DRAWING NAME: 5244-FD
JOB NO. 05244
DRAWN: KDD
CHECKED: JAS
DATE: 07/27/07
SCALE: NTS
SHEET: 1 OF 2

C.O.C. JOB NO.

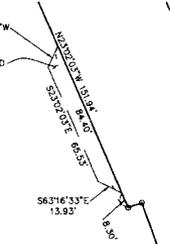


LEGEND

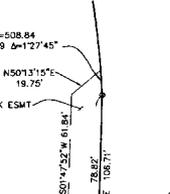
- SET 1/2" REBAR RLS TAG #35833 TO BE SET AT THE COMPLETION OF MASS GRADING
- FOUND BRASS CAP IN A HANDHOLE
- SET BRASS CAP FLUSH
- MCR MARICOPA COUNTY RECORDER
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICLE NON-ACCESS EASEMENT
- S.W.E. SIDEWALK EASEMENT

LINE	BEARING	LENGTH
L1	S87°38'30"W	28.55
L2	N41°33'44"W	66.08
L3	S88°50'54"W	27.95
L4	N00°00'00"E	71.18
L5	N08°11'24"W	81.16
L6	S00°00'00"W	79.08
L7	N45°00'00"E	15.82
L8	N88°59'02"E	44.95
L9	S84°21'06"E	61.98
L10	N88°59'02"E	137.77
L11	N00°00'58"W	6.00
L12	N89°59'02"E	190.79
L13	OMITTED	
L14	N23°02'03"W	151.94
L15	S70°27'10"W	7.42
L16	S19°30'50"E	90.93
L17	S42°29'03"E	33.01
L18	N43°10'50"E	45.91

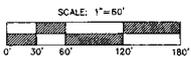
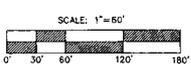
DETAIL 1



DETAIL 2



DETAIL 3



1644 NORTH 91ST ST., STE 102
SCOTTSDALE, AZ 85258
PHONE (480) 932-0780
FAX (480) 932-0731

SIG
SURVEY INNOVATION
GROUP, INC.
Land Surveying Services

**A FINAL PLAT
CHANDLER METROPOLITAN
CHANDLER, ARIZONA**



REVISIONS:
 △
 △
 △

DRAWING NAME:
5244-TP
 JOB NO. 05244
 DRAWN: KOD
 CHECKED: JAS
 DATE: 07/27/07
 SCALE: 1"=60'
 SHEET: 2 OF 2

C.O.C. LOG NO.