

#64

FEB 12 2009



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**

**Planning and Development – CC Memo No. 09-012**

**DATE:** JANUARY 28, 2009

**TO:** MAYOR AND CITY COUNCIL

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

**FROM:** BILL DERMODY, SENIOR CITY PLANNER

**SUBJECT:** PPT08-0017 56<sup>TH</sup> STREET & CHANDLER CONDOMINIUM

**Request:** Preliminary Condo Plat approval

**Location:** North of the northeast corner of 56<sup>th</sup> Street and Chandler Boulevard

**Applicant:** Cottrell Engineering

**Project Info:** Approximately 2 net acres with a multi-tenant building zoned for Planned Industrial (I-1) and motor vehicle repair uses

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan and Planned Industrial District (I-1) zoning, Planning Commission and Staff recommend approval.

**BACKGROUND**

This Preliminary Condo Plat is for a Planned Industrial and motor vehicle repair development. The plat creates the lots, tracts, and easements necessary for the property's development. The subject site is zoned Planned Industrial District (I-1) and has been granted a Use Permit to also allow motor vehicle repair.

**PLANNING COMMISSION VOTE REPORT**

Motion to approve.

In Favor: 6    Opposed: 0    Absent: 1 (Irby)

**RECOMMENDED ACTION**

Planning Commission and Staff recommend approval of the Preliminary Plat subject to the following condition:

1. Approval by the City Engineer and Director of Planning and Development with regard to the details of all submittals required by code or condition.

CC Memo No. 09-012  
January 29, 2009  
Page 2 of 2

**PROPOSED MOTION**

Move to approve Preliminary Plat PPT08-0017 56<sup>TH</sup> STREET & CHANDLER CONDOMINIUM, per Planning Commission and Staff recommendation.

**Attachment**

1. Preliminary Plat

**DEDICATION**

STATE OF ARIZONA )  
 ) ss  
 COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

THAT 56 SAT, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS PLATTED UNDER THE NAME OF "56th STREET & CHANDLER CONDOMINIUM" IN COMPLIANCE WITH CONDOMINIUM SECTION 33-1201 THROUGH 1270 OF THE ARIZONA REVISED STATUTES, LOT 1 OF "56th STREET & CHANDLER" ACCORDING TO BOOK 1002 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, HEREBY PUBLISHES THIS CONDOMINIUM PLAT AS AND FOR SAID "56th STREET & CHANDLER CONDOMINIUM", AND HEREBY DECLARES THAT THIS CONDOMINIUM PLAT SETS FORTH THE LOCATION AND GIVE THE DIMENSIONS OF THE UNITS, COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH UNIT, COMMON ELEMENT, LIMITED COMMON ELEMENT AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME AS SHOWN HEREON. AND THAT 56 SAT, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER HEREBY DECLARES THAT THE COMMON ELEMENTS CONSIST OF ALL LAND AND AMENITIES SHOWN HEREON EXCEPT THAT THE COMMON ELEMENTS DO NOT INCLUDE THE SPACE DESCRIBED HEREIN FOR THE UNITS; THAT THE COMMON ELEMENTS WILL BE OPERATED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION FOR THE SOLE BENEFIT OF THE OWNERS OF UNITS WITHIN THE CONDOMINIUM AND NOT FOR PUBLIC USE. AND THAT 56 SAT, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HEREBY DEDICATES AS FOLLOWS:

A BLANKET EASEMENT FOR EMERGENCY VEHICLES ACCESS TO THE CITY OF CHANDLER INCLUDED IN THE AREA NOTED AS COMMON ELEMENT ON THIS PLAT.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

THE MAINTENANCE OF THE LANDSCAPING WITHIN THE PUBLIC ROW TO BACK OF THE CURB SHALL BE THE RESPONSIBILITY OF THE UNIT OWNERS ASSOCIATION.

ALL PROPERTY, AMENITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE UNIT OWNERS ASSOCIATION ARE HEREWIT PLATTED AS COMMON ELEMENTS WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH UNIT OWNER.

THE UTILITY EASEMENT SHOWN HEREON IS FOR THE EXCLUSIVE USE OF WATER, 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.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009

BY: 56 SAT, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY  
 ITS: \_\_\_\_\_  
 IT: \_\_\_\_\_

BY: \_\_\_\_\_  
 NAME: \_\_\_\_\_

**ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_ )  
 ) ss  
 COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIM(HER)SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED. ACKNOWLEDGING THE SIGNATURE OF A SPECIFIED REPRESENTATIVE FROM CHAMBERLAIN DEVELOPMENT.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**PRELIMINARY CONDOMINIUM PLAT**

FOR

**"56th STREET & CHANDLER CONDOMINIUM"**

A CONDOMINIUM IN A PORTION OF LOT 1 OF THE FINAL PLAT FOR "56TH STREET & CHANDLER", AS RECORDED IN BOOK 1002, AT PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA. LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

**SHEET INDEX**

- C7.01 COVER SHEET
- C7.02 SITE DIMENSIONS
- C7.03 UNIT DIMENSIONS
- C7.04 GRADING AND DRAINAGE
- C7.05 UTILITIES

**AREAS**

GROSS = 91,172.82 sq. ft. (±) OR 2.093 ACRES (±)  
 NET = 89,226.93 sq. ft. (±) OR 2.048 ACRES (±)

**MISC. DATA**

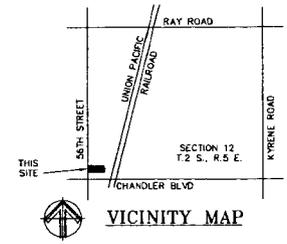
NUMBER OF LOTS: 1  
 NUMBER OF UNITS: 14  
 NUMBER OF COMMON AREAS: 1

**NOTES**

1. CONSTRUCTION WITHIN THE UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCING AND DRIVEWAYS.
2. IN EASEMENTS FOR EXCLUSIVE USE OF WATER, RECLAIMED WATER, SANITARY SEWER, OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
3. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED AREAS, RETENTION BASINS AND COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION.
4. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
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. 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.
7. ALL COMMON ELEMENTS SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER AND SHALL BE OWNED IN COMMON, WITH UNDIVIDED INTEREST, BY ALL UNIT OWNERS OF THIS SUBDIVISION. THE COMMON PROPERTY SHALL BE INCLUDED WITHIN THE SCOPE OF DEEDS TRANSFERRING THE OWNERSHIP OF UNITS OF THIS CONDOMINIUM. THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
8. THE CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR IRRIGATION OF THE COMMON ELEMENTS. THE SOURCE OF IRRIGATION WATER FOR THE COMMON ELEMENTS 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 ELEMENT TO BE IRRIGATED AND SUPPLIED WITH, OTHER THAN SURFACE WATER FROM ANY IRRIGATION DISTRICT, THROUGH SOURCES CONSISTENT WITH ARIZONA LAW AND THE RULES AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. ONCE EFFLUENT OF QUANTITY AND QUALITY NEEDED TO SUPPORT SUCH COMMON ELEMENT IS AVAILABLE, THE TITLEHOLDER (S) SHALL CAUSE EFFLUENT TO BE USED TO IRRIGATE THE COMMON ELEMENT.
9. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
10. THIS SUBDIVISION SHALL COMPLY WITH THE "RESIDENTIAL DEVELOPMENT STANDARDS" DATED MAY 23, 2002.

11. ON-LOT RETENTION IS ALLOWED ON DESIGNATED LOTS, WHEN LOTS DESIGNATED AS HAVING ON-LOT RETENTION ARE SUBMITTED FOR A BUILDING PERMIT, A SPECIAL PLOT PLAN AND DRAINAGE REPORT SHALL ACCOMPANY THE APPLICATION. THE SPECIAL PLOT PLAN SHALL SHOW, AS A MINIMUM, THE RETENTION AREAS IN DETAIL, LANDSCAPE FEATURES AND THE STRUCTURE "FOOTPRINT". THE DRAINAGE REPORT SHALL COMPLY WITH "TECHNICAL DESIGN MANUAL 3 - STORM DRAINAGE SYSTEM DESIGN", AND SHALL SHOW, AS A MINIMUM, CALCULATIONS FOR VOLUME PROVIDED, VOLUME REQUIRED AND RUN-OFF COEFFICIENTS.

PARCEL AREA TABLE		
UNIT #	NET AREA (±)	GROSS AREA (±)
CA-1	67.48	N/A
UNIT : 1	2792.66	2800.98
UNIT : 2	2956.42	2965.23
UNIT : 3	1935.98	1941.75
UNIT : 4	973.33	978.23
UNIT : 5	827.10	829.56
UNIT : 6	1803.99	1809.37
UNIT : 7	1803.99	1809.37
UNIT : 8	827.10	829.56
UNIT : 9	973.33	978.23
UNIT : 10	1935.98	1941.75
UNIT : 11	1967.98	1973.84
UNIT : 12	988.44	991.39
UNIT : 13	934.66	937.45
UNIT : 14	1925.48	1931.22



**DEVELOPER**

SUNSTATE BUILDERS  
 1150 W. WASHINGTON #120  
 TEMPE, AZ 85281  
 (480) 894-1286  
 ATTN: MIKE FORST

**ENGINEER/SURVEYOR**

COTTRELL ENGINEERING GROUP, INC.  
 1111 N. 3RD STREET  
 PHOENIX, AZ 85004  
 (602) 385-1693  
 ATTN: NATHAN COTTRELL

**BASIS OF BEARINGS**

THE BASIS OF BEARING IS THE MONUMENT LINE OF CHANDLER BOULEVARD, ALSO BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, USING A BEARING OF SOUTH 89 DEGREES 57 MINUTES 20 SECONDS WEST. PER INSTRUMENT #MCR 07-0017214

**BENCH MARK CMCN #2**

SECTION 28, T1S, R4E, 2" BRASS CAP SET IN FOOTING OF ELECTRICAL TRANSMISSION TOWER #20 BETWEEN 56TH STREET AND KYRENE ROAD; 40' EAST OF RAILROAD TRACKS, 700' NORTH OF CHANDLER BOULEVARD, HAVING AN ELEVATION OF 1173.632', CITY OF CHANDLER DATUM.

**APPROVALS**

THIS IS TO CERTIFY THAT IN MY OPINION ALL UNITS AND COMMON ELEMENTS SHOWN ON THIS PLAT CONFORM TO GOOD LAND PLANNING POLICIES AND 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 SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

BY: \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**COTTRELL ENGINEERING GROUP, INC.**  
 PH: (602) 385-1693  
 FAX: (602) 385-1698  
 1111 N. 3RD STREET  
 PHOENIX, AZ 85004  
 COT 000 - 56TH STREET & CHANDLER

**"56TH STREET & CHANDLER CONDOMINIUM"**  
 A CONDOMINIUM IN CHANDLER, ARIZONA

CHECKED BY: NJC  
 DRAWN BY: TH  
 PROJECT #: 07028  
 DATE: 12/31/08  
 SCALE:  
**PRELIMINARY CONDO PLAT COVER**

SHEET OF  
 1 5  
 C7.01

WEST 1/4 CORNER  
SECTION 28  
T-1 S. R-4 E  
RND BRASS CAP FLUSH

SOUTHWEST CORNER  
SECTION 28  
RND 3/4" BRASS IN HANDSICLE

CHANDLER BOULEVARD

56TH STREET

**LEGEND**  
 --- PROPERTY LINE  
 --- MONUMENT/CENTRELINE  
 --- RND. NGL  
 --- RND. BRASS CAP FLUSH  
 --- 1/2" RND. BRASS W/ CAP, RNS 3798  
 --- EXISTING EASEMENT LINE  
 --- BUILDING THE

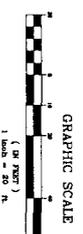
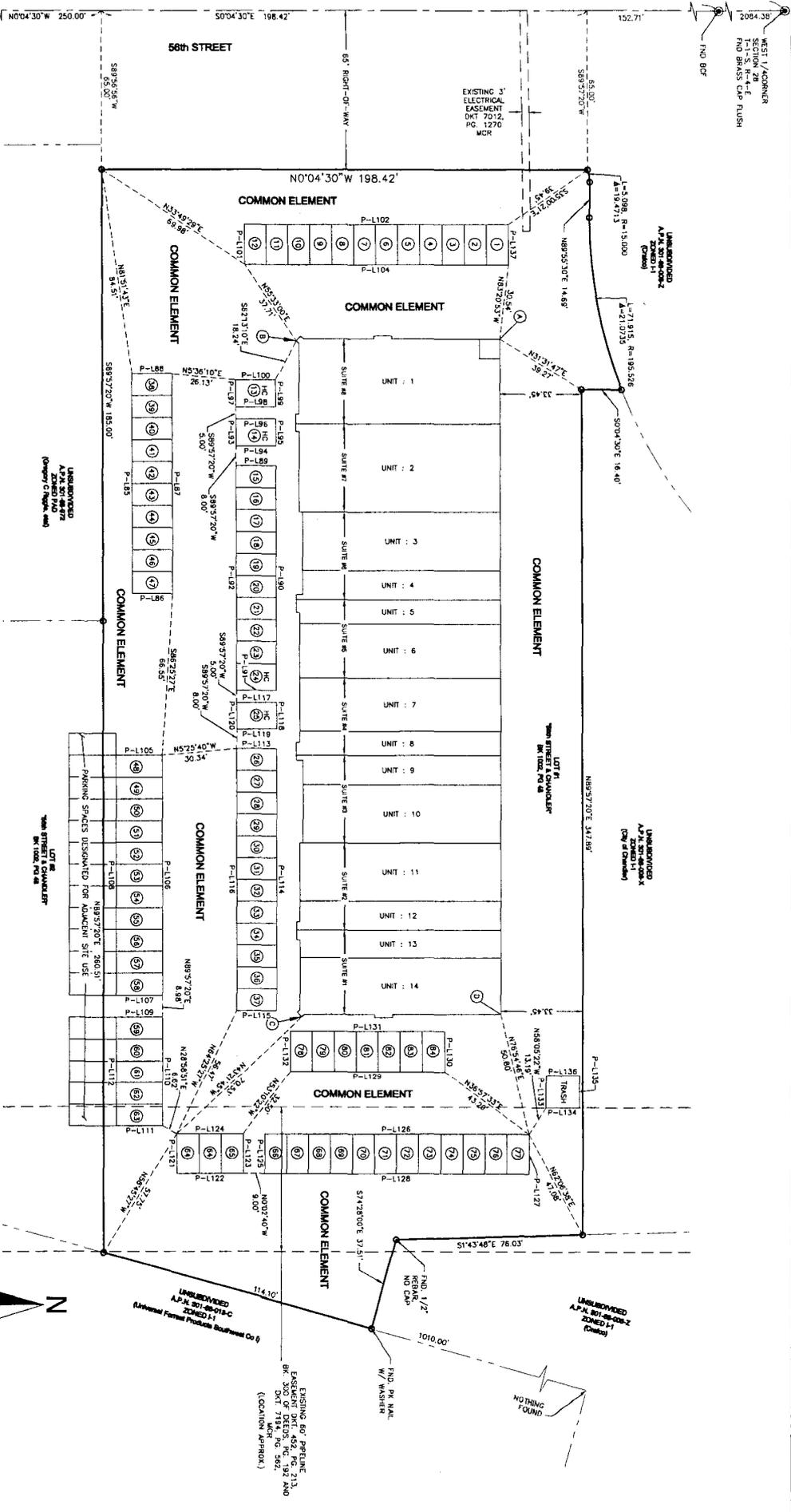
**PARKING SPACE LINE TAGS**

LINE #	LENGTH	DIRECTION
P-145	90.00	N89°37'20"E
P-146	16.50	N07°40'W
P-147	80.00	S89°37'20"W
P-148	16.50	S07°40'E
P-149	16.50	N07°40'W
P-150	92.00	N89°37'20"E
P-151	16.50	S07°40'E
P-152	92.00	S89°37'20"W
P-153	11.00	N89°37'20"E
P-154	16.50	N07°40'W
P-155	11.00	S89°37'20"W
P-156	16.50	S07°40'E
P-157	16.50	N07°40'W
P-158	16.50	N07°40'W
P-159	11.00	S89°37'20"W
P-160	16.50	S07°40'E
P-161	16.50	N07°40'W
P-162	107.97	N07°40'W
P-163	16.50	S07°40'E
P-164	107.97	N07°40'W
P-165	16.50	S07°40'E
P-166	16.50	N07°40'W
P-167	16.50	N07°40'W
P-168	16.50	N07°40'W
P-169	16.50	N07°40'W
P-170	16.50	N07°40'W
P-171	16.50	N07°40'W
P-172	16.50	N07°40'W
P-173	16.50	N07°40'W
P-174	16.50	N07°40'W
P-175	16.50	N07°40'W
P-176	16.50	N07°40'W
P-177	16.50	N07°40'W
P-178	16.50	N07°40'W
P-179	16.50	N07°40'W
P-180	16.50	N07°40'W
P-181	16.50	N07°40'W
P-182	16.50	N07°40'W
P-183	16.50	N07°40'W
P-184	16.50	N07°40'W
P-185	16.50	N07°40'W
P-186	16.50	N07°40'W
P-187	16.50	N07°40'W
P-188	16.50	N07°40'W
P-189	16.50	N07°40'W
P-190	16.50	N07°40'W
P-191	16.50	N07°40'W
P-192	16.50	N07°40'W
P-193	16.50	N07°40'W
P-194	16.50	N07°40'W
P-195	16.50	N07°40'W
P-196	16.50	N07°40'W
P-197	16.50	N07°40'W
P-198	16.50	N07°40'W
P-199	16.50	N07°40'W
P-200	16.50	N07°40'W

LINE #	LENGTH	DIRECTION
P-101	16.50	S07°40'E
P-102	107.97	N07°40'W
P-103	16.50	S07°40'E
P-104	107.97	N07°40'W
P-105	16.50	S07°40'E
P-106	16.50	N07°40'W
P-107	16.50	N07°40'W
P-108	16.50	N07°40'W
P-109	16.50	N07°40'W
P-110	16.50	N07°40'W
P-111	16.50	N07°40'W
P-112	16.50	N07°40'W
P-113	16.50	N07°40'W
P-114	16.50	N07°40'W
P-115	16.50	N07°40'W

LINE #	LENGTH	DIRECTION
P-116	108.00	S89°37'20"W
P-117	16.50	N07°40'W
P-118	11.00	N89°37'20"E
P-119	16.50	S07°40'E
P-120	11.00	S89°37'20"W
P-121	16.50	N07°40'W
P-122	27.00	N07°40'W
P-123	16.50	S89°37'20"W
P-124	27.00	S07°40'E
P-125	16.50	S89°37'20"W
P-126	108.00	N07°40'W
P-127	16.50	N89°37'20"E
P-128	108.00	S07°40'E
P-129	63.00	N07°40'W
P-130	16.50	S89°37'20"W

LINE #	LENGTH	DIRECTION
P-131	63.00	S07°40'E
P-132	16.50	N89°37'20"E
P-133	13.33	N89°37'20"E
P-134	13.87	N07°28'W
P-135	13.33	S89°37'20"W
P-136	13.87	S07°28'E
P-137	16.50	N89°37'20"E



CHECKED BY: NJC  
 DRAWN BY: TH  
 PROJECT #: 07026  
 PRELIMINARY CONDOMINIUM PLAT  
 SITE DIMENSIONS

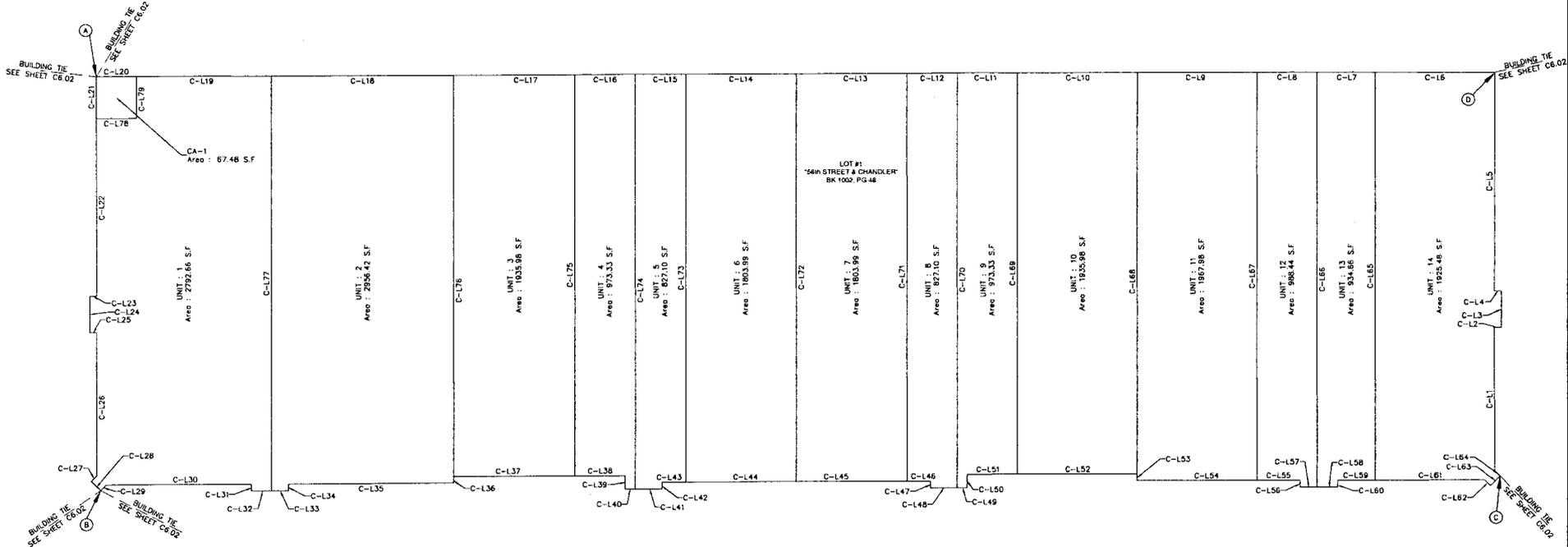
DATE: 12/31/08  
 SCALE: 1" = 30'  
**"56TH STREET & CHANDLER CONDOMINIUM"**  
 A CONDOMINIUM IN  
 CHANDLER, ARIZONA

**COTTRELL ENGINEERING GROUP, INC.**  
 1111 N. 2ND STREET  
 PHOENIX, AZ 85004  
 PH: (602) 380-1697  
 FAX: (602) 380-1698

SHEET 2 OF 5  
 C702

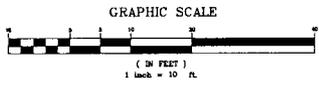


C.O.C. LOG #PPT08-0017

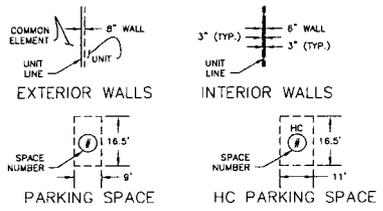


**UNIT DIMENSION LINE TAGS**

LINE #	LENGTH	DIRECTION									
C-L1	28.78	S0'02'40"E	C-L21	8.47	N0'02'40"W	C-L41	5.33	N89°57'20"E	C-L61	21.45	S89°57'20"W
C-L2	1.33	S89°57'20"W	C-L22	35.53	S0'02'40"E	C-L42	1.33	N0'02'40"W	C-L62	1.56	N45°02'40"W
C-L3	7.33	S0'02'40"E	C-L23	1.33	S89°57'20"W	C-L43	4.67	N89°57'20"E	C-L63	2.67	S44°57'20"W
C-L4	1.33	N89°57'20"E	C-L24	7.33	S0'02'40"E	C-L44	22.00	S89°57'20"W	C-L64	1.56	S45°02'40"E
C-L5	44.00	S0'02'40"E	C-L25	1.33	N89°57'20"E	C-L45	22.00	N89°57'20"E	C-L65	82.00	N0'02'40"W
C-L6	23.33	N89°57'20"E	C-L26	28.78	S0'02'40"E	C-L46	4.67	S89°57'20"W	C-L66	83.33	S0'02'40"E
C-L7	11.33	S89°57'20"W	C-L27	1.56	S44°57'20"W	C-L47	1.33	N0'02'40"W	C-L67	82.00	N0'02'40"W
C-L8	12.00	N89°57'20"E	C-L28	2.67	S45°02'40"E	C-L48	5.33	S89°57'20"W	C-L68	80.67	S0'02'40"E
C-L9	24.00	S89°57'20"W	C-L29	1.56	N44°57'20"E	C-L49	2.00	N89°57'20"E	C-L69	80.67	N0'02'40"W
C-L10	24.00	N89°57'20"E	C-L30	28.78	N89°57'20"E	C-L50	2.67	N0'02'40"W	C-L70	83.33	S0'02'40"E
C-L11	12.00	S89°57'20"W	C-L31	1.33	S0'02'40"E	C-L51	10.00	N89°57'20"E	C-L71	82.00	N0'02'40"W
C-L12	10.00	N89°57'20"E	C-L32	4.00	N89°57'20"E	C-L52	24.00	S89°57'20"W	C-L72	82.00	S0'02'40"E
C-L13	27.00	S89°57'20"W	C-L33	3.33	S89°57'20"W	C-L53	1.33	S0'02'40"E	C-L73	82.00	N0'02'40"W
C-L14	22.00	N89°57'20"E	C-L34	1.33	S0'02'40"E	C-L54	24.00	N89°57'20"E	C-L74	83.33	S0'02'40"W
C-L15	10.00	S89°57'20"W	C-L35	32.67	S89°57'20"W	C-L55	8.67	S89°57'20"W	C-L75	80.67	N0'02'40"E
C-L16	12.00	N89°57'20"E	C-L36	1.33	S0'02'40"E	C-L56	1.33	N0'02'40"W	C-L76	80.67	S0'02'40"E
C-L17	24.00	S89°57'20"W	C-L37	24.00	N89°57'20"E	C-L57	3.33	S89°57'20"W	C-L77	83.33	N0'02'40"E
C-L18	36.00	N89°57'20"E	C-L38	10.00	S89°57'20"W	C-L58	4.00	N89°57'20"E	C-L78	7.97	N89°57'20"E
C-L19	26.70	S89°57'20"W	C-L39	2.67	N0'02'40"W	C-L59	7.33	N89°57'20"E	C-L79	8.47	N0'02'40"W
C-L20	7.97	N89°57'20"E	C-L40	2.00	S89°57'20"E	C-L60	1.33	N0'02'40"W			

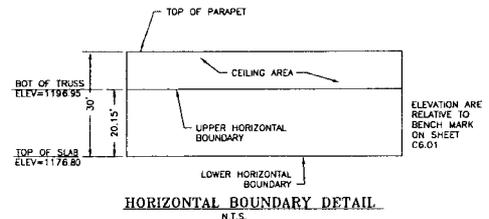


**TYPICAL DETAILS**

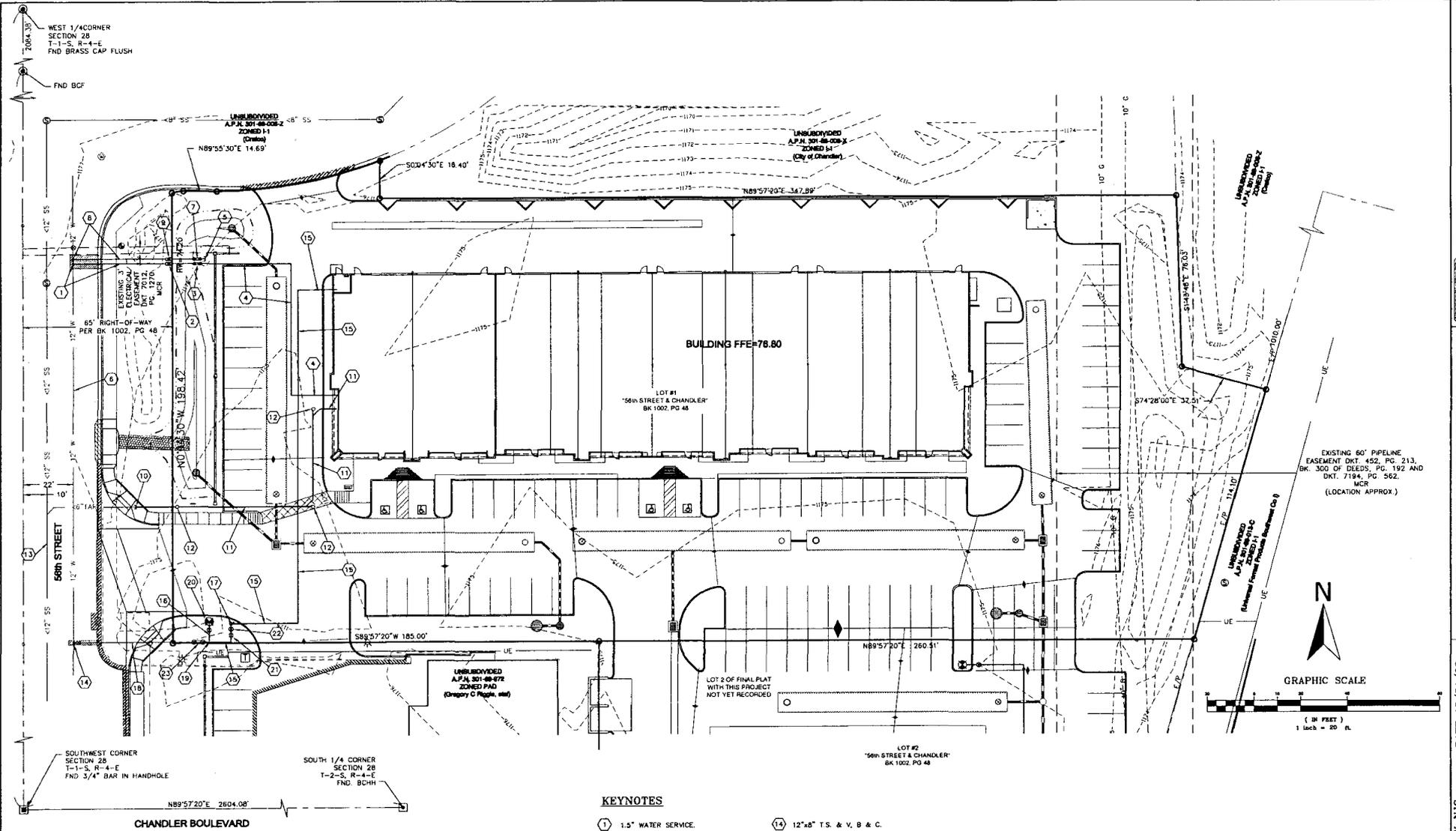


**NOTES**

1. ALL BUILDING TIES TO THE PROPERTY LINE ARE TO THE EXTERIOR SURFACE OF THE PERIMETER WALLS OF THE BUILDINGS.
2. THE PHYSICAL BOUNDARIES OF THE UNITS ARE AS FOLLOWS: (1) THE VERTICAL BOUNDARIES ARE THE EXTERIOR SURFACE OF THE PERIMETER WALLS OF THE BUILDING AND A VERTICAL PLANE RUNNING THROUGH THE CENTER OF THE DIMISING WALL SEPARATING THE UNIT FROM ANOTHER UNIT OR UTILITY ROOM; (2) THE LOWER HORIZONTAL BOUNDARY IS THE TOP OF THE UNDECORATED CONCRETE FLOOR SLAB, BENEATH THE UNIT; AND (3) THE UPPER HORIZONTAL BOUNDARY IS A HORIZONTAL PLANE, A 'CLEAR LINE' BELOW THE ROOF TRUSSES WITH AN ELEVATION OF SIXTEEN (16) FEET ABOVE THE LOWER HORIZONTAL BOUNDARY OF THE UNIT, THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS ARE MORE FULLY DESCRIBED IN THE CONDOMINIUM DECLARATION TO BE RECORDED FOLLOWING THIS PLAT.
3. AREA CALCULATIONS ARE IN ACCORDANCE WITH THE UNIT BOUNDARIES AND ARE SECTION 33-1217.
4. LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION.







**LEGEND**

- PROPERTY LINE
- MONUMENT/CENTERLINE
- ⊕ FOUND BRASS CAP IN HAND HOLE
- ⊕ FOUND BRASS CAP FLUSH
- EXIST. PROPERTY MONUMENT FOUND
- 1/2" REBAR W/ CAP. RLS 37936
- OR AS NOTED
- - - - - EXISTING EASEMENT LINE
- BUILDING TIE

**KEYNOTES**

- |                                    |                                     |
|------------------------------------|-------------------------------------|
| ① 1.5" WATER SERVICE.              | ⑭ 12"x8" T.S. & V. B & C.           |
| ② 1.5" WATER METER.                | ⑮ 8" PVC C-900, CLASS 200 FIRELINE. |
| ③ 1.5" PRESSURE BACKFLOW ASSEMBLY. | ⑯ 6" PVC C-900, CLASS 200 FIRELINE. |
| ④ 2" WATER LINE.                   | ⑰ FIRE DEPT. CONNECTION.            |
| ⑤ 1" PVC TEE WITH CAP.             | ⑱ 8" DIP WATER LINE.                |
| ⑥ EXISTING 12" VCP WATER LINE.     | ⑲ 8"x8"x8" "T".                     |
| ⑦ 1" PRESSURE BACKFLOW ASSEMBLY.   | ⑳ PRIVATE FIRE HYDRANT.             |
| ⑧ 1" LANDSCAPE WATER SERVICE.      | ㉑ SWING CHECK VALVE & VAULT.        |
| ⑨ 1" WATER METER.                  | ㉒ POST INDICATOR VALVE.             |
| ⑩ EXISTING 6" SEWER TAP.           | ㉓ 6" BACKFLOW PREVENTOR.            |
| ⑪ 6" PVC SEWER LINE.               |                                     |
| ⑫ SEWER CLEANOUT.                  |                                     |
| ⑬ EXISTING 12" SEWER LINE.         |                                     |

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**"56TH STREET & CHANDLER CONDOMINIUM"**  
 A CONDOMINIUM IN  
 CHANDLER, ARIZONA

CHECKED BY: NJC  
 DRAWN BY: TH  
 PROJECT #: 07026  
 PRELIMINARY CONDOMINIUM PLAT UTILITIES

SHEET 5 OF 5  
 C7.05

C.O.C. LOG #PPT08-0017