

#38  
MAY 14 2009



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

**MEMORANDUM**                      **Planning and Development – CC Memo No. 09-047**

**DATE:**            APRIL 29, 2009

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            W. MARK PENTZ, CITY MANAGER  
                         JEFF KURTZ, ACTING PLANNING AND DEVELOPMENT DIRECTOR  
                         KEVIN MAYO, ACTING PLANNING MANAGER

**FROM:**            JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

**SUBJECT:**        FPT09-0002 THE WATERS AT OCOTILLO – PARCEL 8

Request:            Final Plat approval

Location:           Northwest corner of Dobson Road and Price Road/Market Place

Applicant:           Superior Surveying Services, Inc.

Project Info:        Approximately 15.55 net acres, 3 lots, 1 tract

**RECOMMENDATION**

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

**BACKGROUND**

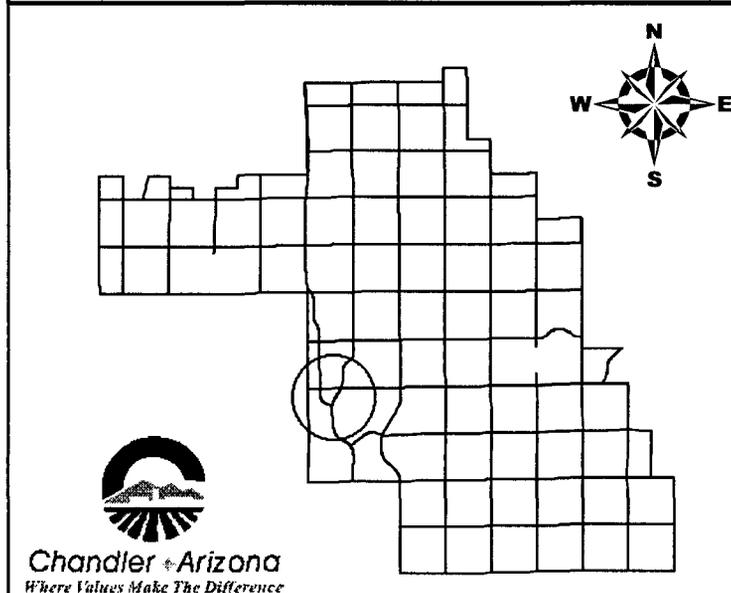
This final plat of Parcel 8 within The Waters of Ocotillo development is for the creation of three individual lots and one tract on property planned for an office and multi-family development. The plat creates the lots, tracts, and easements necessary for the property's development.

**PROPOSED MOTION**

Move to approve Final Plat FPT09-0002 THE WATERS AT OCOTILLO – PARCEL 8, per Staff recommendation.

**Attachments**

1. Vicinity Maps
2. Final Plat



## Vicinity Map



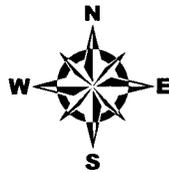
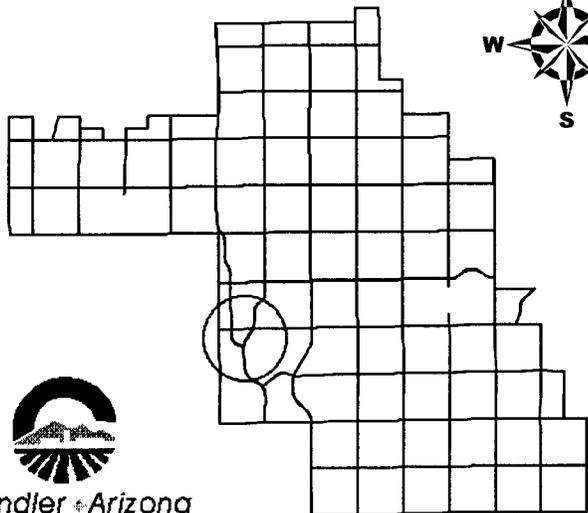
The Waters at Ocotillo-  
Parcel 8



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## Vicinity Map



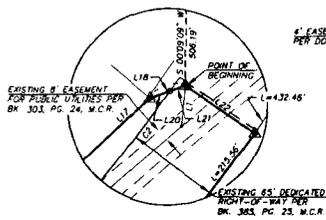
The Waters at Ocotillo-  
Parcel 8



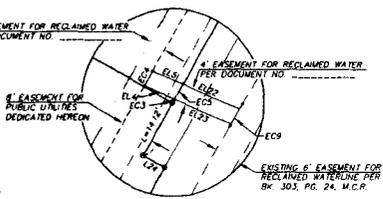
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CITY OF CHANDLER 4/13/2009

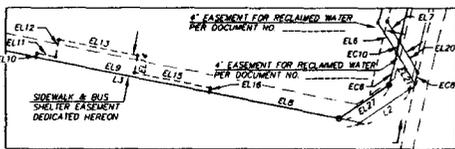




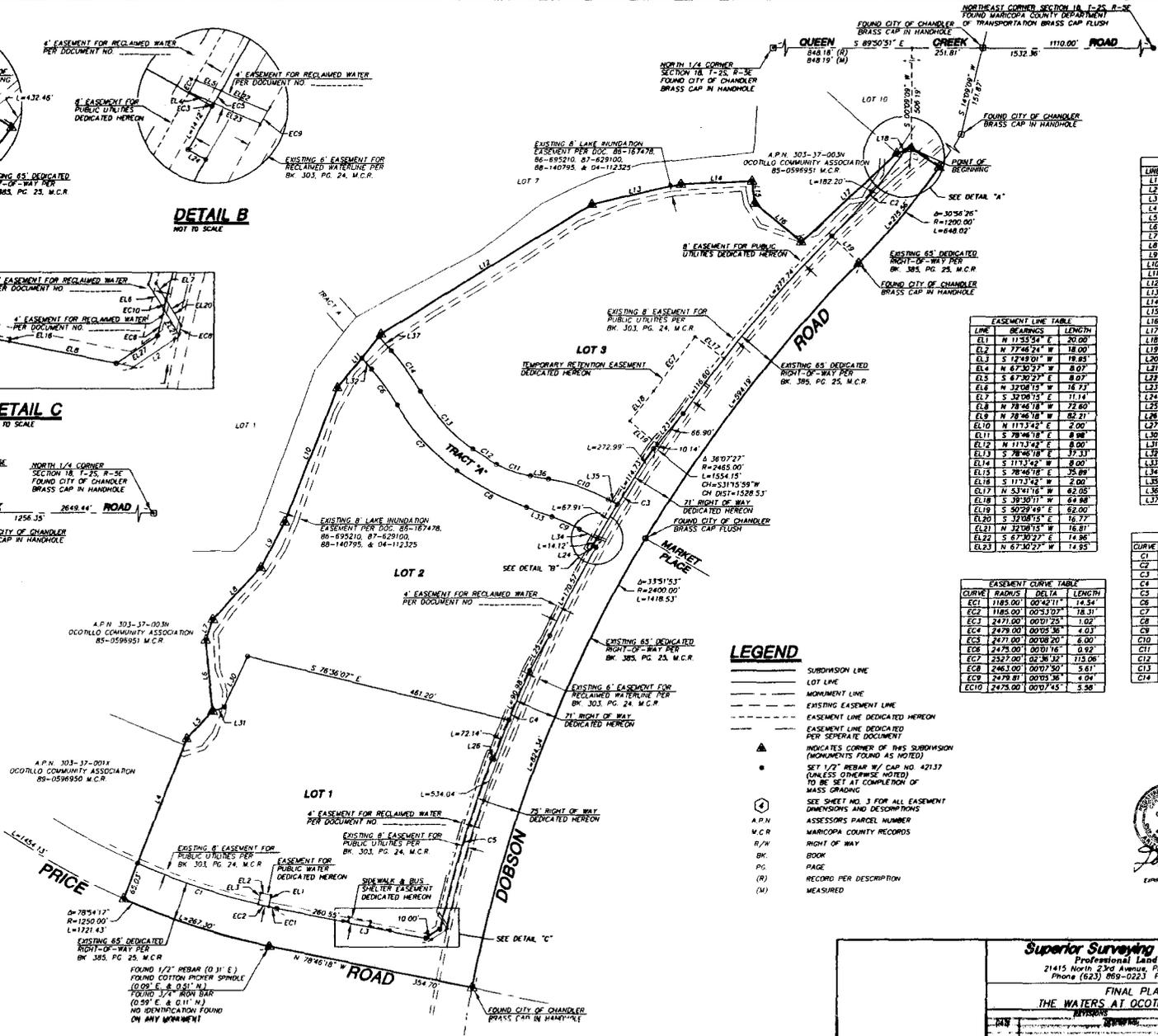
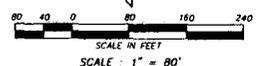
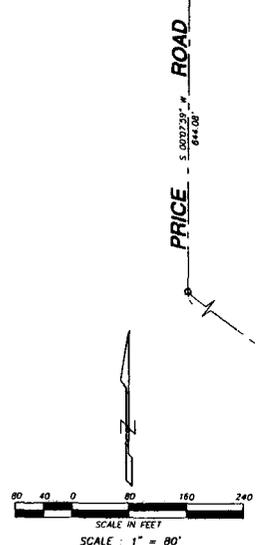
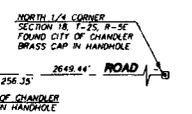
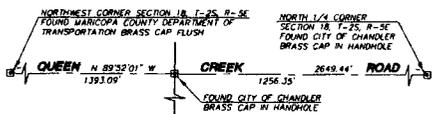
**DETAIL A**  
NOT TO SCALE



**DETAIL B**  
NOT TO SCALE



**DETAIL C**  
NOT TO SCALE



**LINE TABLE**

LINE	BEARINGS	LENGTH
L1	S 05°13'07\"	28.81'
L2	S 37°06'00\"	28.71'
L3	N 78°46'18\"	260.55'
L4	N 74°52'58\"	250.00'
L5	N 43°35'26\"	64.76'
L6	S 05°41'22\"	121.02'
L7	N 18°40'18\"	36.55'
L8	N 43°21'20\"	121.23'
L9	N 27°08'27\"	89.00'
L10	N 21°18'04\"	245.06'
L11	N 38°39'21\"	117.13'
L12	N 88°30'45\"	423.88'
L13	N 77°04'33\"	155.59'
L14	N 87°40'55\"	121.80'
L15	S 08°20'31\"	36.75'
L16	S 49°38'31\"	104.82'
L17	N 48°32'58\"	224.65'
L18	N 70°15'21\"	26.50'
L19	N 44°54'25\"	65.00'
L20	N 70°34'27\"	14.87'
L21	N 70°14'27\"	11.83'
L22	S 45°11'22\"	58.24'
L23	S 55°11'36\"	58.24'
L24	S 39°30'11\"	16.73'
L25	S 32°08'15\"	11.14'
L26	N 78°46'18\"	72.60'
L27	N 78°46'18\"	82.21'
L28	N 11°33'42\"	2.00'
L29	S 37°03'48\"	28.71'
L30	N 25°36'38\"	94.84'
L31	N 78°46'18\"	21.61'
L32	S 42°03'14\"	24.86'
L33	S 70°14'42\"	46.17'
L34	S 81°17'12\"	34.55'
L35	S 60°51'00\"	18.31'
L36	S 80°54'26\"	31.18'
L37	S 42°03'14\"	31.52'

**EASEMENT LINE TABLE**

LINE	BEARINGS	LENGTH
E1	N 11°55'54\"	20.00'
E2	N 77°46'24\"	18.00'
E3	S 12°49'01\"	18.85'
E4	N 67°30'27\"	8.07'
E5	S 47°30'27\"	8.07'
E6	S 39°30'11\"	16.73'
E7	S 32°08'15\"	11.14'
E8	N 78°46'18\"	72.60'
E9	N 78°46'18\"	82.21'
E10	N 11°33'42\"	2.00'
E11	S 37°03'48\"	28.71'
E12	N 25°36'38\"	94.84'
E13	N 78°46'18\"	21.61'
E14	S 42°03'14\"	24.86'
E15	S 70°14'42\"	46.17'
E16	S 81°17'12\"	34.55'
E17	S 60°51'00\"	18.31'
E18	S 80°54'26\"	31.18'
E19	S 42°03'14\"	31.52'
E20	S 19°08'15\"	16.77'
E21	N 32°08'15\"	16.81'
E22	S 67°30'27\"	14.96'
E23	N 67°30'27\"	14.95'

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH
C1	1185.00'	12°20'49\"	258.36'
C2	1135.00'	09°48'38\"	194.44'
C3	2471.00'	04°11'44\"	156.75'
C4	2471.00'	03°46'57\"	163.13'
C5	2475.00'	07°03'39\"	350.00'
C6	377.00'	11°30'31\"	75.63'
C7	363.00'	24°06'51\"	152.78'
C8	908.00'	15°21'07\"	136.71'
C9	2479.00'	06°47'58\"	157.67'
C10	111.00'	20°01'25\"	108.69'
C11	177.00'	20°09'13\"	62.28'
C12	462.00'	06°04'50\"	49.07'
C13	317.00'	24°08'51\"	123.42'
C14	423.00'	11°30'03\"	84.91'

**EASEMENT CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH
EC1	1185.00'	00°42'11\"	14.54'
EC2	1185.00'	00°33'07\"	18.31'
EC3	2471.00'	00°17'25\"	1.02'
EC4	2479.00'	00°05'58\"	4.07'
EC5	2471.00'	00°08'20\"	6.00'
EC6	2475.00'	00°01'16\"	0.92'
EC7	2527.00'	02°38'32\"	715.06'
EC8	2463.00'	00°07'50\"	5.61'
EC9	2479.81'	00°05'36\"	4.04'
EC10	2475.00'	00°07'45\"	5.58'

- LEGEND**
- SUBDIVISION LINE
  - LOT LINE
  - MONUMENT LINE
  - EXISTING EASEMENT LINE
  - EASEMENT LINE DEDICATED HEREON
  - EASEMENT LINE DEDICATED PER SEPARATE DOCUMENT
  - INDICATES CORNER OF THIS SUBDIVISION (MONUMENTS FOUND AS NOTED)
  - SET 1/2" REBAR W/ CAP NO. 42137 (UNLESS OTHERWISE NOTED) TO BE SET AT COMPLETION OF MASS GRADING
  - SEE SHEET NO. 3 FOR ALL EASEMENT DIMENSIONS AND DESCRIPTIONS
  - ASSESSORS PARCEL NUMBER
  - MARICOPA COUNTY RECORDS
  - RIGHT OF WAY
  - BOOK
  - PAGE
  - RECORD PER DESCRIPTION
  - MEASURED



**Superior Surveying Services, Inc.**  
Professional Land Surveying  
21415 North 23rd Avenue Phoenix, Arizona 85027  
Phone (602) 869-0223 Fax (602) 869-0726

FINAL PLAT OF  
THE WATERS AT OCOTILLO - PARCEL B

DATE	REVISIONS	DRAWN BY	SHEET # OF #

CAL. LOG NO. FTW-0002