

55

NOV 19 2009



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 09-135

DATE: NOVEMBER 5, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER

FROM: BILL DERMODY, SENIOR CITY PLANNER

SUBJECT: FPT09-1101 DOBSON & PECOS VILLAGE

Request: Final Plat (FPT) approval

Location: Southwest corner of Pecos and Dobson Roads

Applicant: Atwell-Hicks

Project Info: Approximately 4.4 acres

RECOMMENDATION

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

BACKGROUND

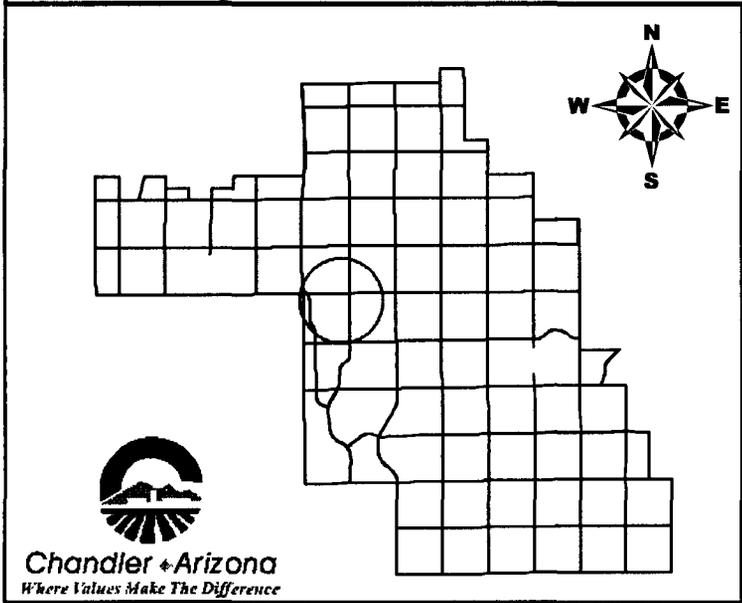
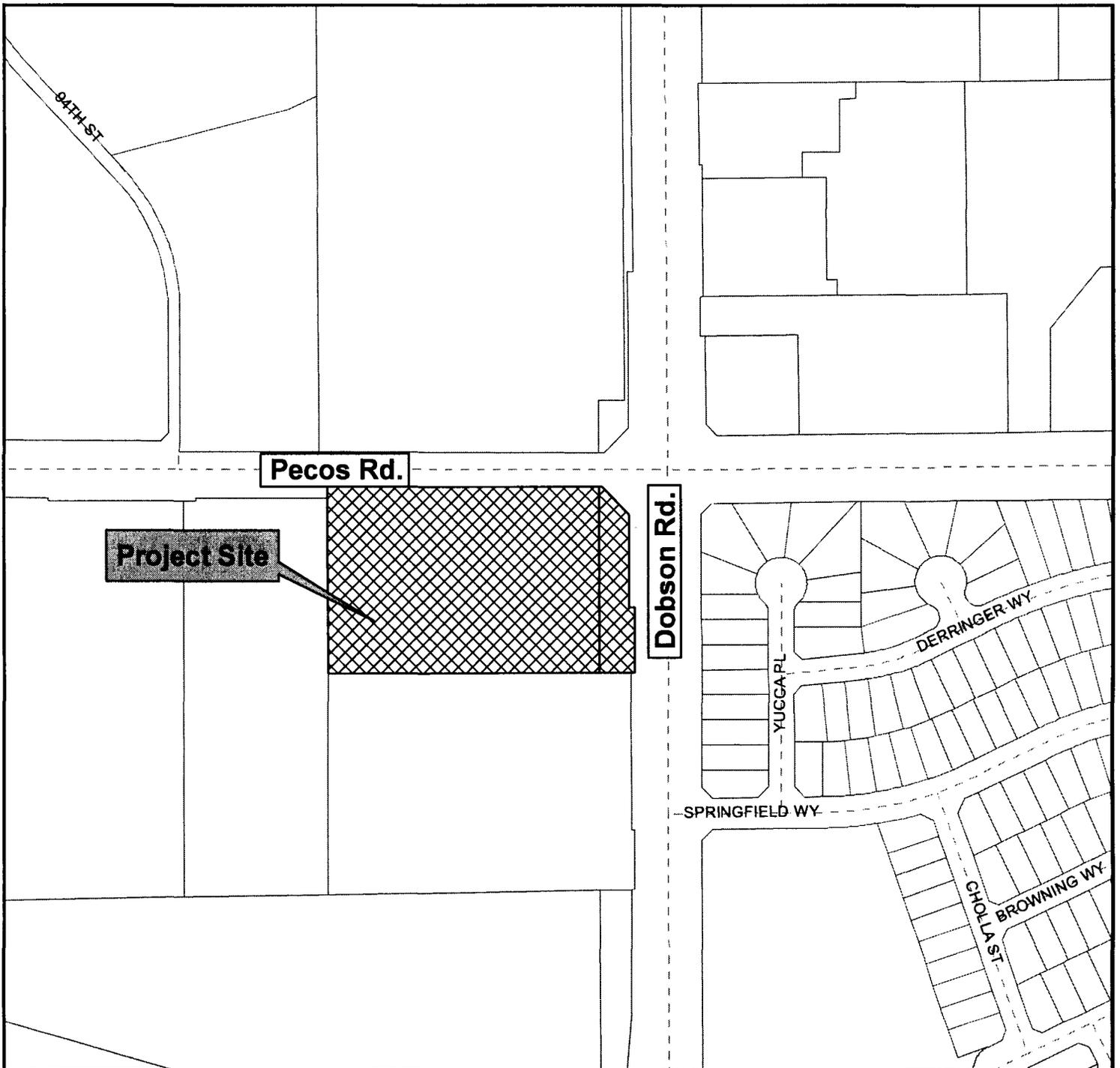
This final plat is for a lot line reconfiguration of two individual lots on property planned for a commercial development. The plat creates the lots, tracts, and easements necessary for the property's development.

PROPOSED MOTION

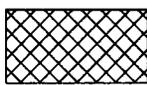
Move to approve Final Plat FPT09-1101 DOBSON & PECOS VILLAGE, per Staff recommendation.

Attachments

1. Vicinity Map
2. Final Plat



Vicinity Map



Dobson & Pecos Village

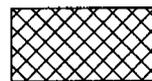
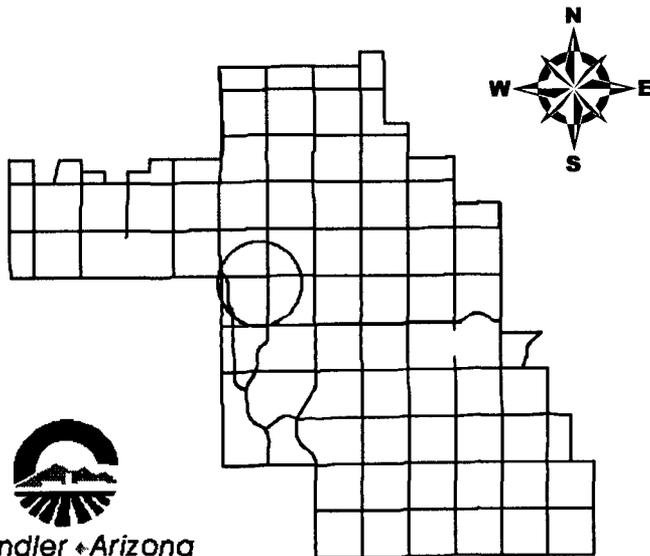


Pecos Rd.

Project Site

Dobson Rd.

Vicinity Map



Dobson & Pecos Village



Chandler + Arizona
Where Values Make The Difference

CITY OF CHANDLER 10/22/2009

**FINAL PLAT OF
DOBSON & PECOS VILLAGE**
A PORTION OF LOT 1 OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE
GILA AND SALT RIVER BASE, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:
THAT CIVIL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS PLATED UNDER THE NAME OF "DOBSON & PECOS VILLAGE", A PORTION OF LOT 1 OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS FINAL PLAT AS AND FOR SAID "DOBSON & PECOS VILLAGE", AND HEREBY REQUIRES THAT THIS FINAL PLAT SET FORTH THE LOCATIONS AND DIMENSIONS OF THE STREETS, LOTS, AND EASEMENTS CONSTITUTING SAME, AND THAT EACH STREET, LOT, AND EASEMENT SHALL BE KNOWN BY THE NAME OR NUMBER GIVEN EACH RESPECTIVELY AND THAT CIVIL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF CHANDLER RIGHT-OF-WAY FOR USE AS SUCH, AS SHOWN ON THIS PLAT. EASEMENTS ARE INDICATED AS SHOWN ON THIS PLAT. A BLANKET EMERGENCY VEHICULAR ACCESS EASEMENT IS HEREBY 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 ABUTTING PROPERTY OWNER.

IN WITNESS WHEREOF:
CIVIL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF SWANLIT SINGH, M.D., ITS MANAGER, THEREUNTO DULY AUTHORIZED, THIS ____ DAY OF _____, 2008.

BY: SWANLIT SINGH, M.D., MANAGER

NOTARY ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF _____, 2008, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED SWANLIT SINGH, M.D., WHO ACKNOWLEDGED SELF TO BE THE MANAGER OF CIVIL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES: _____

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DOC. NO. _____ RECORDS OF MARICOPA COUNTY RECORDER, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THE PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HEREWITH, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAME THIS ____ DAY OF _____, 2008.

BY: _____ ITS: _____

NOTARY ACKNOWLEDGEMENT

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 HAVE HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES: _____

LEGEND

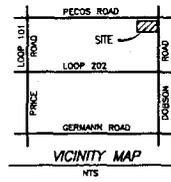
- NEW RIGHT-OF-WAY LINE
- MONUMENT LINE
- SUBDIVISION BOUNDARY PER LEGAL DESCRIPTION
- PROPERTY LINES (OTHER PROPERTIES)
- LANDSCAPE SETBACK LINE
- EASEMENT LINE (AS NOTED)
- EXISTING EASEMENT LINE (AS NOTED)
- EXISTING EASEMENT LINE (AS NOTED)
- MONUMENT AS NOTED
- MONUMENT AS NOTED
- SET 1/2" REBAR W/ CAP PLS 4678A OR AS NOTED
- BRASS CAP IN HANDHOLE
- EASEMENT
- EXISTING
- LANDSCAPE SETBACK
- PUBLIC UTILITY EASEMENT
- CALCULATED
- MEASURED
- (R) RECORD PER BK 951 PG 10
- (R) RECORD PER LEGAL DESCRIPTION (DEED DOC 2005-156787A)
- (R1) MEASURED PER LEGAL DESCRIPTION (DEED DOC 2005-156787A)
- (R2) RECORD PER BK 756 PG 09
- (R3) RECORD PER BK 891 PG 48
- (R4) RECORD PER DOC 2005-1370732
- (R5) RECORD PER BK 925 PG 29
- (R6) MARICOPA COUNTY RECORDER
- (R7) ASSESSOR PARCEL NUMBER
- (R8) APN
- (R9) DOC
- (R10) P.G.#
- (R11) R/W
- (R12) RECORD DATA SHOWN HEREON PER BK 951 PG 10, & ACCORDING TO SAID DOCUMENT, IS BASED ON U.S. STATE PLANE NAD83 COORDINATE SYSTEM, ARIZONA CENTRAL ZONE AND DETERMINED BY GPS OBSERVATIONS

OWNER

CIVIL, LLC
600 S. DOBSON, SUITE A1
CHANDLER, AZ 85224
PHONE: 480-452-2210

DEVELOPER

COACTION DEVELOPMENT GROUP, LLC
1334 E. CHANDLER BLVD., #207
PHOENIX, AZ 85048
PHONE: 480-452-2210
FAX: 480-907-1160
CONTACT: GLEN ADAMS



AREAS

CRUSS AREA:
5.9700 ACRES OR 242,827 SQUARE FEET, MORE OR LESS.
AREA DOES NOT INCLUDE THE EXCEPTION PARCEL PER LEGAL DESCRIPTION

R/W TO BE DEDICATED PER THIS PLAT:
1.1505 ACRES OR 50,117 SQUARE FEET, MORE OR LESS.
AREA DOES INCLUDE THE 33' PULPORTED R/W'S

NET AREA:
4.8235 ACRES OR 191,706 SQUARE FEET, MORE OR LESS.
AREA DOES NOT INCLUDE THE EXCEPTION PARCEL, NOR ANY R/W'S

LOT 1: 2.7819 ACRES OR 120,479 SQUARE FEET, MORE OR LESS.
LOT 2: 1.8411 ACRES OR 77,487 SQUARE FEET, MORE OR LESS.

NOTES

- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING UNLESS APPROVED OTHERWISE BY THE CITY OF CHANDLER.
- ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
- ALL ELECTRIC LINES & COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- THE CITY OF CHANDLER IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THE PROJECT.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF CHANDLER.
- 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 GROUND. TREES SHALL NOT BE SPACED LESS THAN 6' APART.
- A 1/2" REBAR WILL BE SET AT EACH LOT CORNER, UNLESS SHOWN OTHERWISE HEREIN, AT THE COMPLETION OF MASS GRADING.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPERE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- 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.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER.
- 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 THEREIN, ANY WATER RIGHTS OR PERMITS HELD BY OR IN THE NAME OF THE TITLEHOLDER(S) HEREIN OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS.
- A PRIVATE EASEMENT SHALL BE DEDICATED BY SEPARATE INSTRUMENT ACROSS ALL LOTS FOR IMPRESS/EXPRESS, POTABLE WATER, SANITARY SEWER, FIRE LINE, PEDESTRIAN ACCESS, VEHICULAR ACCESS, DRAINAGE AND DRAINAGE FACILITIES.

SHEET INDEX

COVER SHEET	1
PLAT	2

BOUNDARY DESCRIPTION

THAT PORTION OF LOT 1, SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 6;
THENCE SOUTH (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 308.84 FEET (RECORDED), 206.73 FEET (MEASURED), TO A POINT FROM WHICH THE SOUTHWEST CORNER OF LOT 1 BEARS SOUTH 116.85 FEET (RECORDED), 116.85 FEET (MEASURED), SOUTH THEREUPON SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL OF LAND RESERVED FROM DOCKET 8332, PAGE 476, RECORD OF MARICOPA COUNTY, ARIZONA;
THENCE NORTH BE BEARS 34 MINUTES 48 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND AS RECORDED IN DOCKET 8332, PAGE 476, A DISTANCE OF 80.718 FEET (RECORDED), 80.718 FEET (MEASURED), TO A POINT ON THE WESTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DOCKET 18188, PAGE 354 RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE NORTH ALONG SAID WESTERLY LINE, 36.19 FEET (RECORDED), 36.19 FEET (MEASURED), TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND, BEING A POINT ON THE NORTH LINE OF SAID SECTION 6;
THENCE SOUTH BE BEARS 45 MINUTES 40 SECONDS EAST ALONG SAID NORTH LINE, 869.75 FEET (RECORDED), 861.02 FEET (MEASURED) TO THE POINT OF BEGINNING.

DESCRIBING THEREUPON THE FOLLOWING DESCRIBED PROPERTY:
THAT PORTION OF LOT 1 OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 6, SAID CORNER BEING MONUMENTED WITH A BRASS CAP IN HAND MOLE;
THENCE SOUTH BE BEARS 11 MINUTES 03 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 308.84 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS RECORDED IN DOCKET 8332, PAGE 476, RECORD OF SAID COUNTY;
THENCE SOUTH BE BEARS 82 MINUTES 02 SECONDS WEST ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 33.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH BE BEARS 82 MINUTES 02 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 32.00 FEET;
THENCE NORTH BE BEARS 33 MINUTES 33 SECONDS WEST A DISTANCE OF 10.00 FEET;
THENCE NORTH BE BEARS 11 MINUTES 03 SECONDS WEST PARALLEL WITH AND 85.00 FEET WEST OF SAID EAST LINE A DISTANCE OF 123.00 FEET;
THENCE NORTH BE BEARS 33 MINUTES 33 SECONDS WEST A DISTANCE OF 73.00 FEET;
THENCE SOUTH BE BEARS 03 MINUTES 03 SECONDS EAST PARALLEL WITH AND 33.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 6 A DISTANCE OF 84.00 FEET;
THENCE SOUTH BE BEARS 11 MINUTES 03 SECONDS EAST PARALLEL WITH AND 33.00 FEET WEST OF SAID EAST LINE OF SECTION 6 A DISTANCE OF 363.74 FEET TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARING

NORTH LINE OF THE NORTHEAST QUARTER, SECTION 4, T2S, R5E, BEARING: N09°45'40"W(100)
AS SHOWN IN BOOK 827, PAGE 28, MARICOPA COUNTY RECORDS

PLANNING DIRECTOR CERTIFICATION

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS AND COMMON ELEMENTS SHOWN ON THIS PLAT CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATED.

PLANNING & DEVELOPMENT DIRECTOR DATE

CITY ENGINEER CERTIFICATION

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

MAYOR CERTIFICATION

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

BY: MAYOR ATTEST: CITY CLERK

SURVEYOR 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: BRODIA J. BRECHER, RLS #14786
ATWELL-HICKS
4700 E. SOUTHERN AVE
MESA, ARIZONA 85206



RECORDS:

4700 E. SOUTHERN AVE
MESA, ARIZONA 85206
PHONE (480) 218-8831
FAX (480) 500-4886

ATWELL-HICKS
4700 E. SOUTHERN AVE
MESA, ARIZONA 85206
PHONE (480) 218-8831
FAX (480) 500-4886

COVER SHEET

FINAL PLAT

DOBSON & PECOS VILLAGE

JOB NO.
09001178

FILE NO.
09001178F01

SHEET NO.
1 of 2

C.O.G. LOG NO. 17708-1101

FPT09-1101

