I.

JUL 6 2016

Chandler
All-America City
2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – PZ Memo No. 16-052**

DATE: JULY 6, 2016

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: JODIE M. NOVAK, SENIOR CITY PLANNER – MEP, CPM

SUBJECT: PPT16-0013 THE ENCLAVE

Request: Preliminary Plat (PPT) approval

Location: Southeast corner of Arizona Avenue and Chandler Heights Road

Applicant: Shawn Hanrahan, Hubbard Engineering

BACKGROUND

This Preliminary Plat is for a multi-family residential development located at the southeast corner of Arizona Avenue and Chandler Heights Road that was approved by Council on August 16, 2012. Since the zoning approval, the development's parcel has been modified and now includes a separately approved multi-family residential development on the eastern half, Avilla Chandler Heights, which was approved by Council on May 14, 2015. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

Planning Staff recommends Planning Commission motion to recommend approval of PPT16-0013 THE ENCLAVE, subject to the following condition:

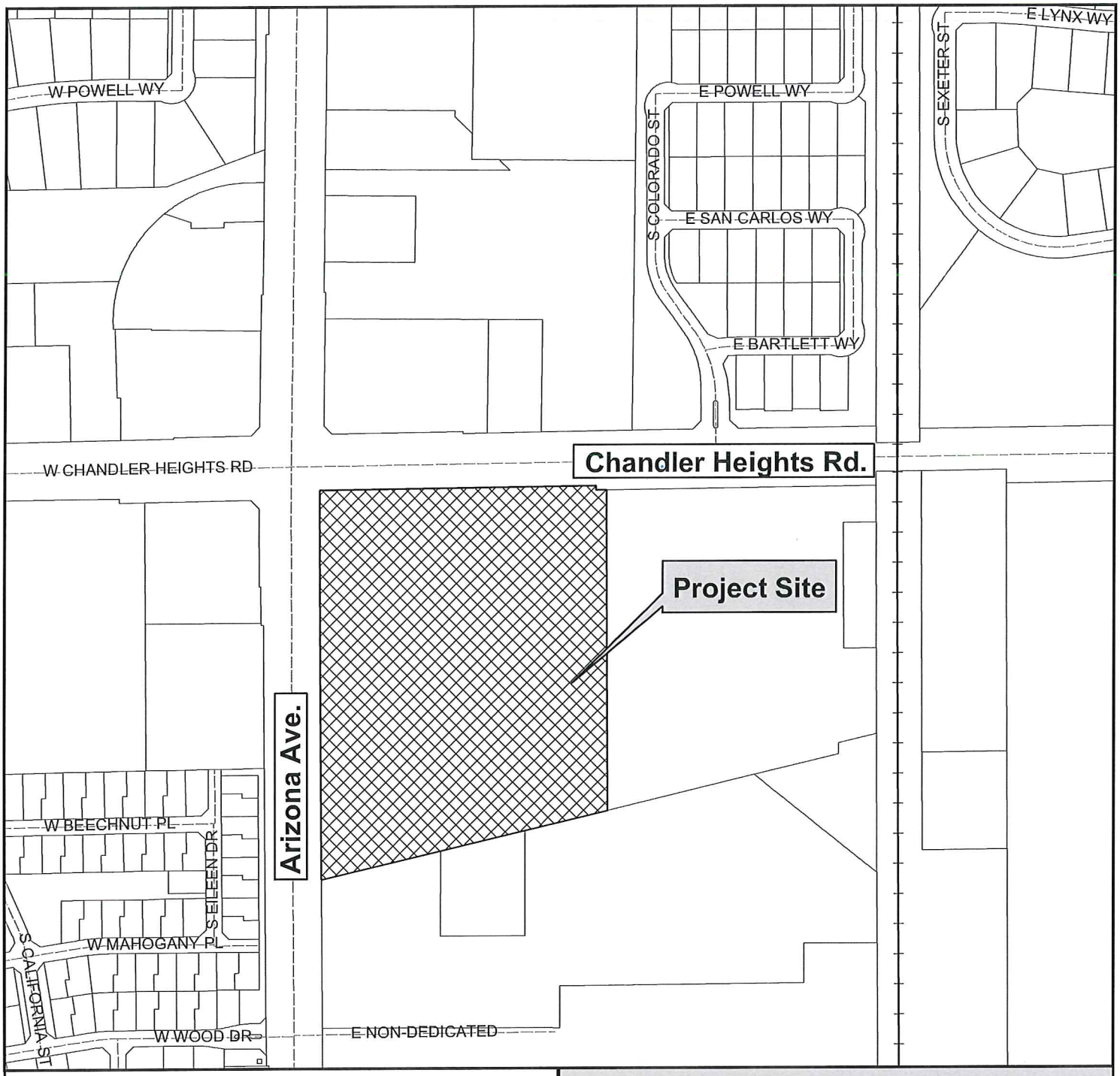
1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

PROPOSED MOTION

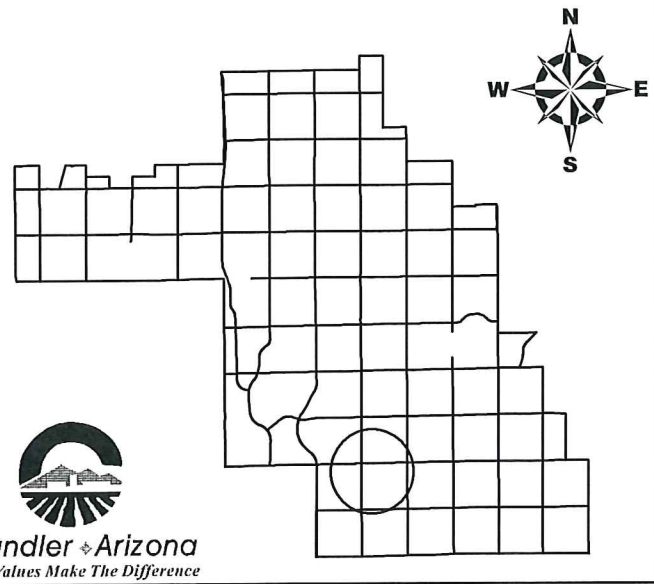
Motion Planning Commission to recommend approval of Preliminary Plat PPT16-0013 THE ENCLAVE, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Preliminary Plat



Vicinity Map

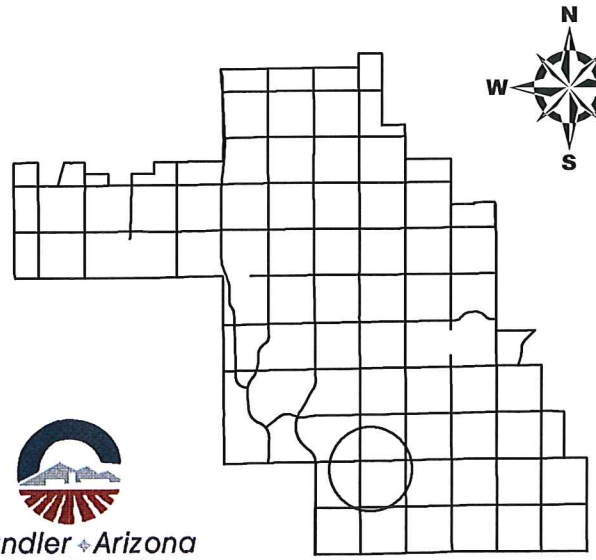


The Enclave

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 6/23/2016

Vicinity Map



The Enclave

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 6/23/2016

PRELIMINARY PLAT
THE ENCLAVE

PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF CHANDLER MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

PARCEL NO. 1:
THAT PART OF THE WEST HALF OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, BEING MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 27, BEING MARKED BY A BRASS CAP IN HANDHOLE, BEARS NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 2647.60 FEET;
THENCE ALONG THE NORTH LINE OF SAID SECTION 27 NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 66.57 FEET;
THENCE DEPARTING SAID NORTH LINE SOUTH 00 DEGREES 48 MINUTES 03 SECONDS EAST, 55.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CHANDLER HEIGHTS ROAD AND ALSO THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 641.71 FEET;
THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 00 DEGREES 18 MINUTES 40 SECONDS EAST, 10.00 FEET;
THENCE NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 650.02 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD;
THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00 DEGREES 18 MINUTES 40 SECONDS EAST, 572.50 FEET;
THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE SOUTH 76 DEGREES 31 MINUTES 59 SECONDS WEST, 90.12 FEET;
THENCE SOUTH 00 DEGREES 21 MINUTES 15 SECONDS EAST, 25.00 FEET;
THENCE SOUTH 76 DEGREES 30 MINUTES 10 SECONDS WEST, 1235.86 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ARIZONA AVENUE;
THENCE ALONG SAID RIGHT-OF-WAY NORTH 00 DEGREES 21 MINUTES 15 SECONDS WEST, 898.89 FEET TO THE POINT OF BEGINNING.

EXCEPT:
THAT PART OF THE WEST HALF OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, BEING MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 27, BEING MARKED BY A BRASS CAP IN HANDHOLE, BEARS NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 2647.60 FEET;
THENCE ALONG THE NORTH LINE OF SAID SECTION 27 NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 1358.77 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD;
THENCE DEPARTING SAID NORTH LINE AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00 DEGREES 18 MINUTES 40 SECONDS EAST, 65.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00 DEGREES 18 MINUTES 40 SECONDS EAST, 572.50 FEET;
THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE SOUTH 76 DEGREES 31 MINUTES 59 SECONDS WEST, 90.12 FEET;
THENCE SOUTH 00 DEGREES 21 MINUTES 15 SECONDS EAST, 25.00 FEET;
THENCE SOUTH 76 DEGREES 30 MINUTES 10 SECONDS WEST, 552.96 FEET;
THENCE NORTH 00 DEGREES 02 MINUTES 07 SECONDS WEST, 738.84 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CHANDLER HEIGHTS ROAD;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 622.58 FEET TO THE POINT OF BEGINNING.

NOTES:

THE IMPROVEMENTS SHOW ON THE 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.

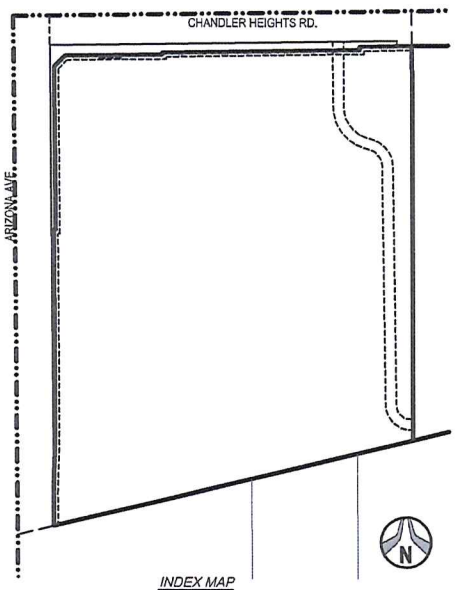
THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.

THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.

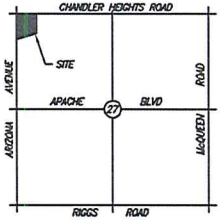
FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
040040	2102 NOV 4, 2015	M	NOV 4, 2015	X	

ZONE X IS DEFINED AS: AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.



INDEX MAP
1"=100'



VICINITY MAP
N.T.S.

SURVEYOR
HUBBARD ENGINEERING
1201 S. ALMA SCHOOL ROAD
MESA, AZ 85210
PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: ADRIAN BURCHAM, PLS

CIVIL ENGINEER
HUBBARD ENGINEERING
1201 S. ALMA SCHOOL ROAD
SUITE 12000
MESA, AZ 85210
PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: SHAWN HANRAHAN

OWNER
SUNRISE LUXURY LIVING
5773 WOODWAY DR. #415
HOUSTON, TX. 77057
(949) 632-1811
CONTACT: ROBERT J. BUSSONE

ARCHITECT
BILTFORM ARCHITECTURE GROUP
22044 NORTH 44TH STREET, SUITE 100
PHOENIX, AZ 85050
(602) 285-9200
CONTACT: JIM APPLEGATE

BASIS OF BEARINGS
NORTH 89°29'30" EAST - BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 1089 OF MAPS, PAGE 12, MARICOPA COUNTY RECORDS.

BENCHMARK
SECTION 21, T2S, R5E, 3" CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, AT THE POINT OF CURVATURE ON SUMLAND DR.; 1200' WEST OF ARIZONA AVE. AND 800' NORTH OF CHANDLER HEIGHTS RD., ACROSS FROM SOUTH ENTRY TO SCHOOL. (NORTHING, 813205.302, EASTING, 721923.193) ELEVATION=1210.67 (NAVD88 DATUM, CITY OF CHANDLER DATA) COC BM# 50A (EQUATION=1.66')

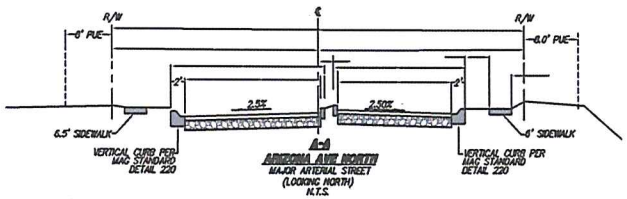
TOTAL NUMBER OF LOTS:
1 LOT

PARCEL ACREAGES
TOTAL ACREAGE:
±12.27 NET ACRES (534,549.40 S.F.)
±14.936 GROSS ACRES (650,624.64 S.F.)

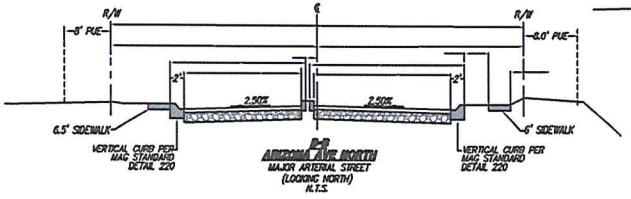
SHEET INDEX

1 COVER SHEET
2-3 PRE-PLAT

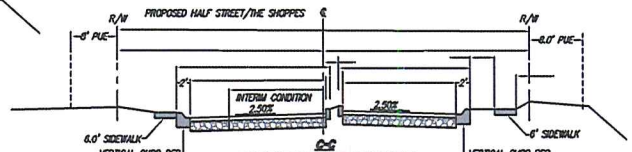
ZONING
THE SITE IS ZONED "PAD" PER THE CITY OF CHANDLER ZONING MAP.



A-A
ARIZONA AVE NORTH
MAJOR ARTERIAL STREET
(LOOKING NORTH)
N.T.S.



B-B
ARIZONA AVE NORTH
MAJOR ARTERIAL STREET
(LOOKING NORTH)
N.T.S.



C-C
CHANDLER HEIGHTS ROAD EAST
MAJOR ARTERIAL STREET
(LOOKING EAST)
N.T.S.
ROAD CONSTRUCTION UNDERWAY

HUBBARD ENGINEERING
1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
PH: 480.892.3313
www.hubbardengineering.com

PRELIMINARY PLAT
THE ENCLAVE

Date 06/21/2016
Project Eng. SHANAHAN
Project No. 15173
Project Mgr. LARKAT, P.E.

36223 MICHAEL S. GOLF
REGISTERED LAND SURVEYOR
ARIZONA U.S.A.

811 Call before you dig. 1.800.STAKE.IT (782.5348)

SHT: 01 OF 03
PRPL01

C.O.C. LOG #PPT16-0013

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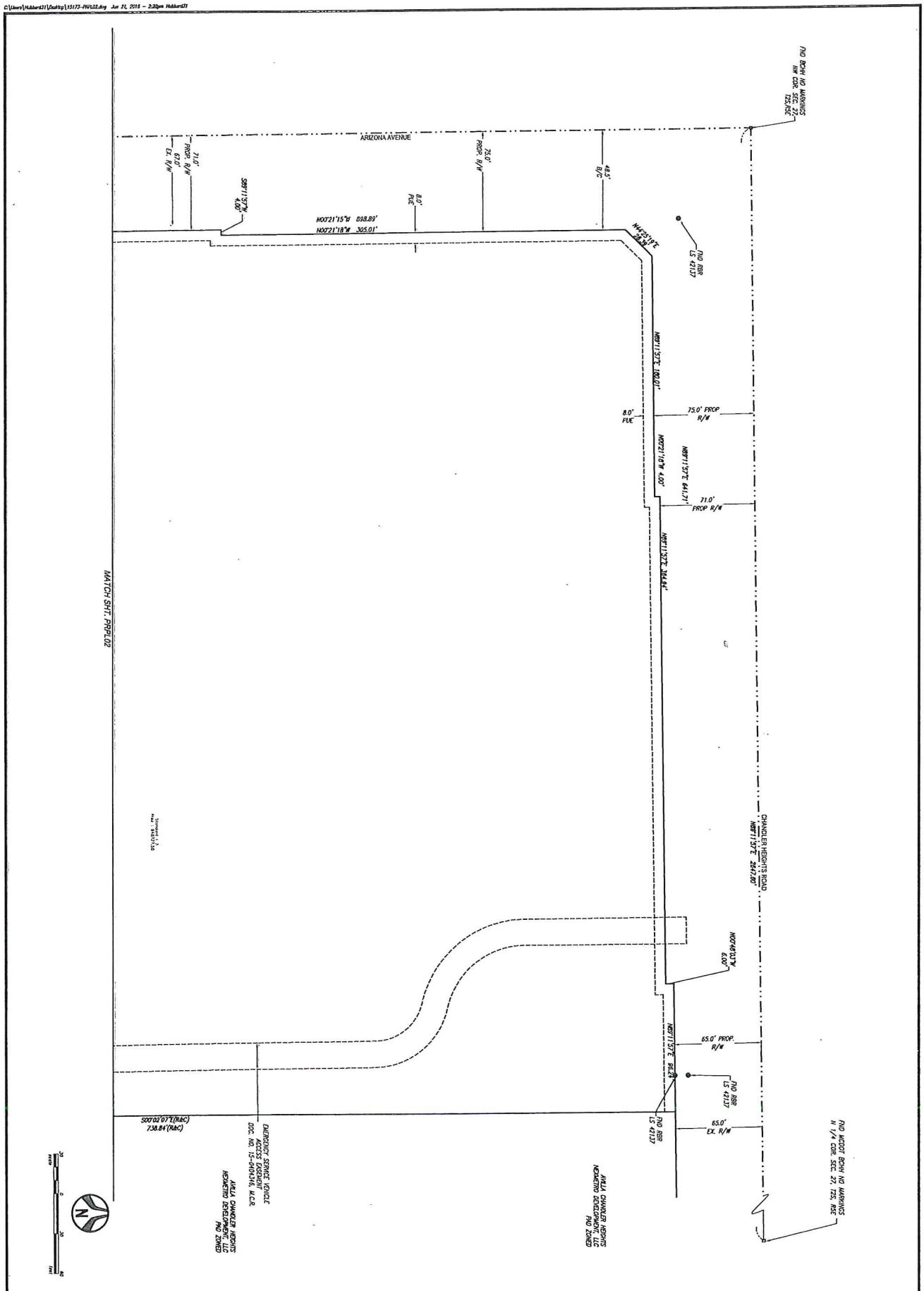

SHT. 02 OF 03
PRPL02

Call before you dig. 1.800.STAKE.IT 602.263.1100

Project No.	Date
15173	05/03/2016
Project Mgr.	Project Eng.
M.WOLF, P.E.	S.HANRAHAN

PRELIMINARY PLAT
THE ENCLAVE

HUBBARD ENGINEERING
www.hubbardengineering.com
1201 S. Alma School Rd. Suite 12000 Mesa, AZ 85210 Ph: 480.892.3313

C.O.C. LOG #PPT16-0013

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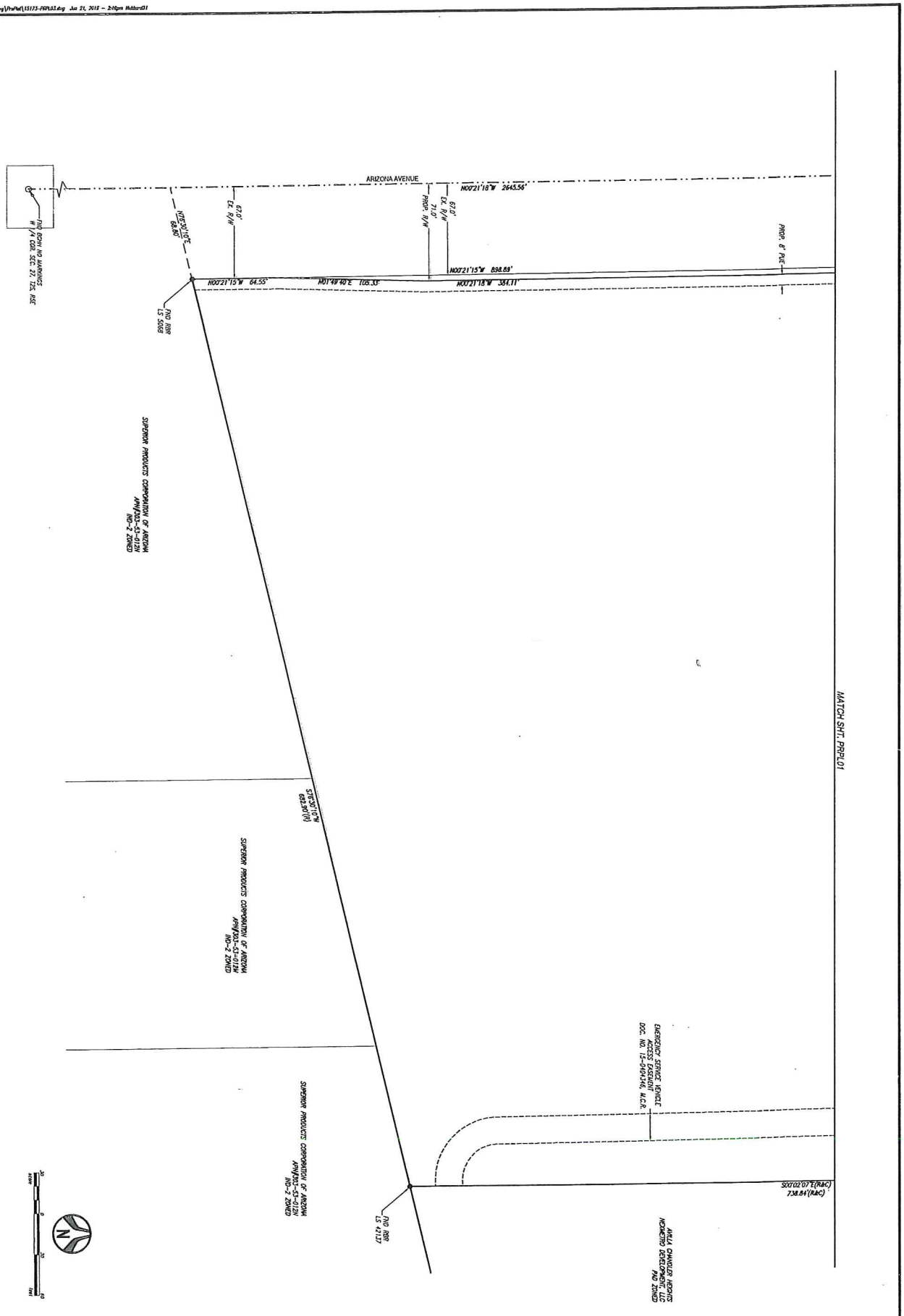

SHT. 01 OF 01 PRPL01	Call before you dig 811 or 1-800-STAKE-IT (1-800-782-5348) Arizona Blue Stake, Inc.	Project No. 15173	Date 06/21/2016	**PRELIMINARY PLAT** THE ENCLAVE
		Project Mgr. M.WOLF, P.E.	Project Eng. S.HANRAHAN	HUBBARD ENGINEERING www.hubbardengineering.com

1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313

C.O.C. LOG #PPT16-0013