# PRELIMINARY PLAT FOR MCKINLEY GLENN

A PORTION OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP–2–SOUTH, RANGE–5–EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## PHASING NOTES

THIS PROJECT HAS NO PHASING AND IMPROVEMENTS SHALL BE CONSTRUCTED CONCURRENTLY.

## CITY OF CHANDLER NOTES

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.

THE IMPROVEMENTS SHOWN ON THE SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY 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.

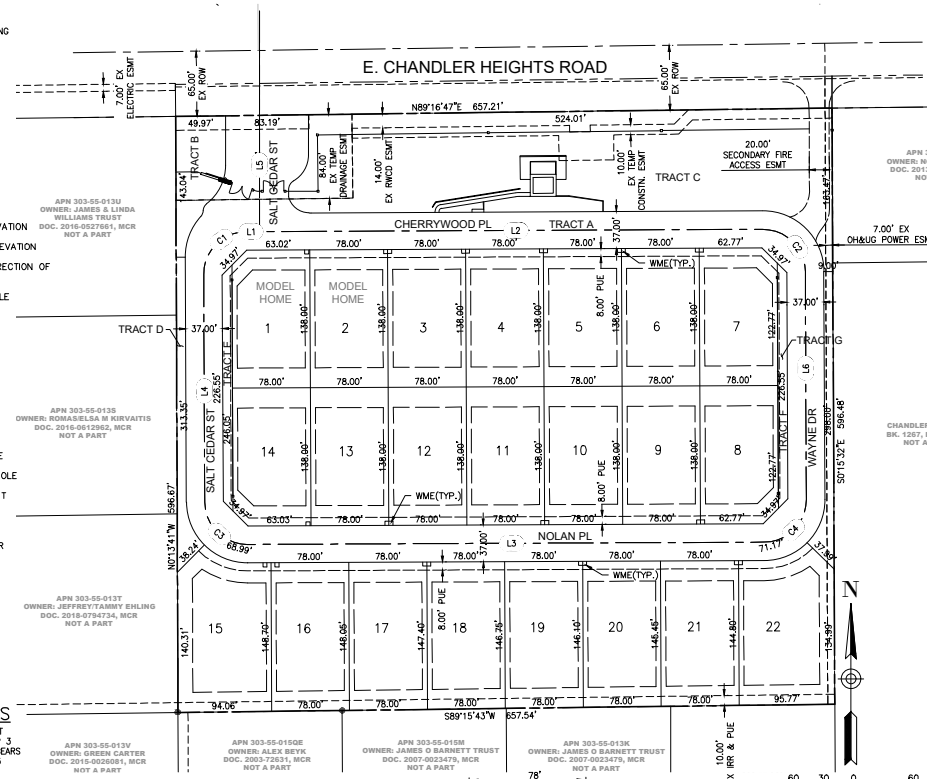
VISIBILITY EASEMENTS RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

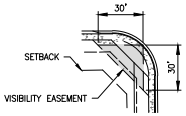
THIS PROJECT IS ADJACENT TO C.I.P. PROJECT ST1614.401 (IN FOR REVIEW) FOR CHANDLER HEIGHTS ROAD. KIMLEY HORN IS THE ENGINEER ON THE PROJECT. ALL PLANS MUST MATCH AND BE COORDINATED. CONTACT RYAN MARKS DIRECT 602216–1228 MOBILE 602–509–6261.

## ABBREVIATIONS & SYMBOLS LEGEND

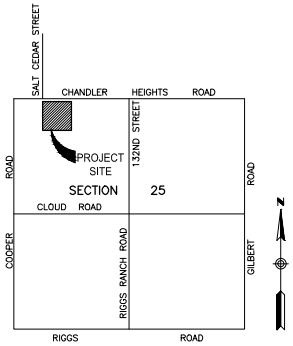
| | |
|---|---|
| APN | ASSESSORS PARCEL NUMBER |
| BC | BACK OF CURB |
| BCHH | BRASS CAP HAND HOLE |
| BFP | BACK FLOW PREVENTER |
| BLDG | BUILDING |
| BSL | BUILDING SETBACK LINE |
| C/L | CENTERLINE |
| CB | CATCH BASIN |
| COC | CITY OF CHANDLER |
| CY | CUBIC YARDS |
| D | DELTA |
| DE | DRAINAGE EASEMENT |
| DIP | DUCTILE IRON PIPE |
| DW | DRY WELL |
| E | ELECTRIC |
| EB | ELECTRIC BOX |
| EG | EXISTING GRADE |
| EM | ELECTRIC METER |
| EOP | EDGE OF PAVEMENT |
| ET | ELECTRIC TRANSFORMER |
| EL | ELEVATION |
| FC | FACE OF CURB |
| FD | FOUND |
| FF | PROPOSED FINISHED FLOOR ELEVATION |
| FH | FIRE HYDRANT |
| FO | FIBER OPTICS |
| G | GAS |
| GE | GRADING EASEMENT |
| HP | HIGH POINT |
| HW | HIGH WATER ELEVATION |
| ICV | IRRIGATION CONTROL VALVE |
| IRR | IRRIGATION |
| L | LENGTH |
| LID | ACCESS LID |
| LP | LOW POINT |
| LT | LEFT |
| MAG | MARICOPA ASSOCIATION OF GOVERNMENTS |
| MCR | MARICOPA COUNTY RECORD |
| MH | MANHOLE |
| NBA | NO BUILD AREA |
| NTS | NOT TO SCALE |
| P | PAVEMENT POINT ELEVATION |
| PAD | PLANNED AREA DEVELOPMENT |
| PROP | PROPOSED |
| P/L | PROPERTY LINE |
| PUE | PUBLIC UTILITY EASEMENT |
| R | RADIUS |
| R/W | RIGHT OF WAY |
| REQ | REQUIRED |
| RT | RIGHT |
| S/W | SIDEWALK |
| SD | STORM DRAIN |
| S | SEWER SERVICE |
| SC | SCUPPER |
| SCO | SEWER CLEAN OUT |
| SE | SEWER EASEMENT |
| SMH | SEWER MANHOLE |
| SP | PARKING SPACES |
| T | TELEPHONE |
| TC | TOP OF CURB |
| TEC | TELEPHONE CABINET |
| TCE | TEMPORARY CONSTRUCTION EASEMENT |
| TL | TRUE LENGTH |
| TR | TELEPHONE RISER |
| TSB | TRAFFIC SIGNAL BOX |
| TSP | TRAFFIC SIGNAL POLE |
| TW | TOP OF RETAINING WALL |
| TYP | TYPICAL |
| UG | UNDERGROUND |
| UPE | UNDERGROUND POWER EASEMENT |
| UVE | UNOBSTRUCTED VIEW EASEMENT |
| VERT. | VERTICAL |
| VNAE | VEHICLE NON ACCESS EASEMENT |
| VOL | VOLUME |
| VTE | VIEW TRIANGLE EASEMENT |
| Vp | VOLUME PROVIDED |
| Vr | VOLUME REQUIRED |
| W | WATER |
| W/O | WITHOUT |
| WE | WATER EASEMENT |
| WS | WATER SERVICE |
| $WSE_{100}$ | WATER SURFACE ELEVATION–100YR STORM |
| WS&E | WATER & SEWER EASEMENT |
| WME | WATER METER EASEMENT |

| | |
|---|---|
| —1300— | EXISTING CONTOUR ELEVATION |
| —1300— | PROPOSED CONTOUR ELEVATION |
| ← | PROPOSED SLOPE & DIRECTION OF DRAINAGE FLOW |
| | EXISTING SEWER MANHOLE |
| | EXISTING WATER VALVE |
| | EXISTING FIRE HYDRANT |
| —8" W— | PROPOSED WATER LINE |
| —8" S— | PROPOSED SEWER LINE |
| —8" W— | EXISTING WATER LINE |
| —8" S— | EXISTING SEWER LINE |
| | FLOW ARROW |
| | PROPOSED WATER VALVE |
| | PROPOSED SEWER MANHOLE |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED DRYWELL |
| | PROPOSED WATER METER |




SIGHT VISIBILITY DETAIL
NTS




VICINITY MAP
NTS

## OWNER/DEVELOPER

CACHET HOMES
10446 N 74TH STREET #220
SCOTTSDALE, AZ 85258
PHONE: (480) 556–7022
CONTACT: RON HOMYAK
EMAIL:RHOMYAK@CACHETHOMES.NET

## ENGINEER

RICK ENGINEERING COMPANY
22415 NORTH 16TH STREET
PHOENIX, ARIZONA 85024
PHONE: (602) 957–3350
CONTACT: CHRIS PATTON, PE
EMAIL: CPATTON@RICKENGINEERING.COM

## ADDRESS

THE SOUTH EAST CORNER OF CHANDLER HEIGHTS ROAD AND SALT CEDAR STREET, CHANDLER, ARIZONA

## SITE DATA

COUNTY PARCEL: 303–55–986

EXISTING ZONING: RU–43
GROSS ACREAGE: 9.983 ACRES
NET ACREAGE: 9.002 ACRES
NUMBER OF LOTS/UNITS: 22
DENSITY (NET): 2.44 DU/ACRE
REQUIRED RETENTION VOLUME (Vr): 62,000 CF

## BENCHMARK

SECTION 25, T2S, R5E, 3" CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, 300' EAST OF INTERSECTION OF COOPER RD AND CHANDLER HEIGHTS RD, 12.5' SOUTH OF EDGE OF PAVEMENT.

CITY OF CHANDLER BENCHMARK – #49

ELEVATION= 1244.49 (NAVD 88)

**LOT AREA**

| LOT # | AREA SF | AREA AC |
|---|---|---|
| 1 | 10651.87 | 0.24 |
| 2 | 10764.00 | 0.25 |
| 3 | 10764.00 | 0.25 |
| 4 | 10764.00 | 0.25 |
| 5 | 10764.00 | 0.25 |
| 6 | 10764.00 | 0.25 |
| 7 | 10648.07 | 0.24 |
| 8 | 10648.07 | 0.24 |
| 9 | 10764.00 | 0.25 |
| 10 | 10764.00 | 0.25 |
| 11 | 10764.00 | 0.25 |
| 12 | 10764.00 | 0.25 |
| 13 | 10764.00 | 0.25 |
| 14 | 10651.88 | 0.24 |
| 15 | 14328.15 | 0.33 |
| 16 | 11573.43 | 0.27 |
| 17 | 11522.68 | 0.26 |
| 18 | 11471.93 | 0.26 |
| 19 | 11421.18 | 0.26 |
| 20 | 11370.43 | 0.26 |
| 21 | 11319.68 | 0.26 |
| 22 | 14185.47 | 0.33 |

**LINE TABLE**

| LINE # | LENGTH | DIRECTION |
|---|---|---|
| L1 | 13.55' | S89°44'25.37"W |
| L2 | 503.71' | S89°44'25.37"W |
| L3 | 517.25' | N89°44'25.37"E |
| L4 | 228.00' | S00°15'34.63"E |
| L5 | 220.56' | S00°00'00.00"E |
| L6 | 228.00' | N00°15'34.63"W |

**TRACT TABLE**

| TRACT | USE | AREA (SF) |
|---|---|---|
| A | PRIVATE STREET AND P.U.E | 74,373 |
| B | P.U.E., L.S | 5,070 |
| C | P.U.E., L.S, D.E, RECREATION | 54,461 |
| D | P.U.E., L.S | 3,223 |
| E | P.U.E., L.S | 2,304 |
| F | P.U.E., L.S | 2,242 |
| G | P.U.E., L.S | 3,041 |

**CURVE TABLE**

| CURVE # | LENGTH | RADIUS | DELTA |
|---|---|---|---|
| C1 | 66.76' | 42.50' | 090°00'00"" |
| C2 | 66.76' | 42.50' | 090°00'00"" |
| C3 | 66.76' | 42.50' | 090°00'00"" |
| C4 | 66.76' | 42.50' | 090°00'00"" |

## BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 EAST. SAID LINE BEARS NORTH 89 DEGREES 50 MINUTES 05 SECONDS WEST.

## LEGAL DESCRIPTION

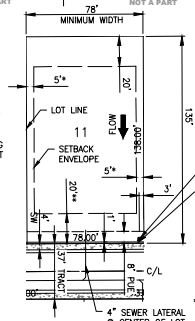
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION IN GENERAL WARRANTY DEED RECORDED JULY 6, 2020 IN RECORDING NO. 2020–595956, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING DESCRIBED AS FOLLOWS:

A PORTION OF LAND WITH THAT CERTAIN PROPERTY DESCRIBED IN RECORDING NO. 2016–527661, MARICOPA COUNTY RECORDS (MCR), LYING WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25 BEING A BRASS CAP IN HANDHOLE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 25 BEING A BRASS CAP IN HANDHOLE BEARS NORTH 89 DEGREES 16 MINUTES 40 SECONDS EAST (BASIS OF BEARING), A DISTANCE OF 2628.72 FEET;
THENCE ALONG THE NORTH LINE OF SAID SECTION 25, NORTH 89 DEGREES 16 MINUTES 40 SECONDS EAST, A DISTANCE OF 657.18 FEET, TO THE PROLONGATION OF THE WEST LINE OF SAID PROPERTY AND THE POINT OF BEGINNING;
THENCE DEPARTING SAID PROLONGATION OF SAID WEST LINE CONTINUING ALONG SAID NORTH LINE, NORTH 89 DEGREES 16 MINUTES 40 SECONDS EAST, A DISTANCE OF 657.18 FEET, TO THE PROLONGATION OF THE EAST LINE OF SAID PROPERTY;
THENCE DEPARTING SAID NORTH LINE ALONG SAID PROLONGATION OF SAID EAST LINE, SOUTH 00 DEGREES 15 MINUTES 32 SECONDS EAST, A DISTANCE OF 65.00 FEET;
THENCE DEPARTING SAID EAST LINE, SOUTH 89 DEGREES 16 MINUTES 40 SECONDS WEST, A DISTANCE OF 657.21 FEET, TO THE WEST LINE OF SAID PROPERTY;
THENCE NORTH 00 DEGREES 13 MINUTES 41 SECONDS WEST, A DISTANCE OF 65.00 FEET, TO THE POINT OF BEGINNING.

PARCEL NO. 2:
AN EASEMENT FOR IRRIGATION AND PUBLIC UTILITY PURPOSES OVER THE SOUTH 10 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE EAST 10 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE EAST 10 FEET OF THE NORTH 15 FEET OF SOUTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.




TYPICAL LOT DETAIL
NTS

**FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

| COMMUNITY NUMBER | PANEL NUMBER | PANEL DATE | SUFFIX | FIRM DATE | FIRM ZONE | BASE FLOOD ELEVATION |
|---|---|---|---|---|---|---|
| 040037 | 3106 | 11/4/2015 | M | 11/4/2015 | X | <1' |

PRELIMINARY PLAT FOR MCKINLEY GLENN

RICK ENGINEERING COMPANY
22415 NORTH 16TH STREET
PHOENIX, ARIZONA 85024
602.957.3350
Phoenix • Sacramento • Las Vegas • Denver
Tucson • Santa Ana • Boise • Austin
Sacramento • San Luis Obispo • Portland
rickengineering.com

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 41208
CHRISTOPHER PATTON
Date Signed 04-09-21
ARIZONA, U.S.A.
Expires: 9–30–22

| REV | DESCRIPTION | DATE |
|---|---|---|
| | | |

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

DATE: APRIL, 2021
DRAWN: RS/BSH
DESIGNED: CP/BSH
PROJ NO. 5720
SHT 1 OF 1
COC LOG NO: PL121–0008