

PRELIMINARY PLAT
FOR
CHANDLER AIRPORT TECHNOLOGY CENTER
SWC GILBERT ROAD & INSIGHT WAY
CHANDLER, ARIZONA

THOSE PORTIONS OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION
12, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

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:

A PORTION OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP
2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12, MARKED BY A BRASS CAP FLUSH
STAMPED 'CITY OF CHANDLER,'FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 12, MARKED BY A
BRASS CAP IN HANDHOLE STAMPED 'CITY OF CHANDLER'; BEARS SOUTH 00 DEGREES 24 MINUTES 32
SECONDS EAST AS RECORDED IN QUITCLAIM CONFIRMATORY DEED IN DOCUMENT NO. 2007-1118473, OFFICIAL
RECORDS, MARICOPA COUNTY, ARIZONA, FOR A MEASURED DISTANCE OF 2639.70 FEET;

THENCE SOUTH 00 DEGREES 24 MINUTES 32 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST
QUARTER, FOR A DISTANCE OF 1319.85 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF
THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE SOUTH 89 DEGREES 02 MINUTES 24 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF
THE SOUTHEAST QUARTER OF SAID SECTION 12, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN
DOCUMENT NO. 2007-0605951, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, FOR A DISTANCE OF 65.00
FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GILBERT ROAD AS DESCRIBED IN SPECIAL WARRANTY
DEED RECORDED IN DOCUMENT NO. 2008-0640384, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, SAID
POINT BEING 65.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, SAID
POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 02 MINUTES 24 SECONDS WEST, ALONG SAID SOUTH LINE, FOR A
DISTANCE OF 892.23 FEET TO A POINT ON THE EAST LINE OF THE WEST 1679.61 FEET OF THE SOUTHEAST
QUARTER OF SAID SECTION 12;

THENCE NORTH 00 DEGREES 23 MINUTES 00 WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 563.62 FEET,
SAID DISTANCE BEING DEFINED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2007-0605951,
OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 02 MINUTES 24 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF THE NORTH
HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 12, FOR A DISTANCE OF 891.98 FEET TO A POINT ON
THE WEST RIGHT-OF-WAY LINE OF GILBERT ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN
DOCUMENT NO. 2008-0640384, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, SAID POINT BEING 65.00
FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 24 MINUTES 32 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY, BEING
PARALLEL WITH AND 65.00 FEET WEST OF SAID EAST LINE, FOR A DISTANCE OF 563.62 FEET TO THE POINT
OF BEGINNING.

SAID PARCEL BEING THE SAME REAL PROPERTY DESCRIBED AS PARCEL NO. 1 IN THAT CERTAIN SPECIAL
WARRANTY DEED RECORDED IN DOCUMENT NO. 2007-0605951, OFFICIAL RECORDS, MARICOPA COUNTY,
ARIZONA, EXCEPT (A) THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN SPECIAL WARRANTY DEED
RECORDED IN DOCUMENT NO. 2008-0640384, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA; AND (B)
THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT
NO. 2016-0361539, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA

PARCEL NO. 2:

A PORTION OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP
2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12, MARKED BY A BRASS CAP FLUSH
STAMPED 'CITY OF CHANDLER,'FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 12, MARKED BY A
BRASS CAP IN HANDHOLE STAMPED 'CITY OF CHANDLER'; BEARS SOUTH 00 DEGREES 24 MINUTES 32
SECONDS EAST AS RECORDED IN QUITCLAIM CONFIRMATORY DEED IN DOCUMENT NO. 2007-1118473, OFFICIAL
RECORDS, MARICOPA COUNTY, ARIZONA, FOR A MEASURED DISTANCE OF 2639.70 FEET;

THENCE SOUTH 00 DEGREES 24 MINUTES 32 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST
QUARTER, FOR A DISTANCE OF 756.23 FEET;

THENCE SOUTH 89 DEGREES 02 MINUTES 24 SECONDS WEST, FOR A DISTANCE OF 65.00 FEET, SAID POINT
BEING ON THE WEST RIGHT-OF-WAY LINE OF GILBERT ROAD AS DESCRIBED IN SPECIAL WARRANTY DEED
RECORDED IN DOCUMENT NO. 2008-0640385, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, SAID POINT IS
65.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, SAID POINT BEING
THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 02 MINUTES 24 SECONDS WEST, FOR A DISTANCE OF 891.98 FEET TO
A POINT ON THE EAST LINE OF THE WEST 1679.61 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE NORTH 00 DEGREES 23 MINUTES 00 WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 716.28 FEET
TO A POINT THAT IS 40.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 12, AS DESCRIBED IN SPECIAL
WARRANTY DEED RECORDED IN DOCUMENT NO. 2007-0605951, OFFICIAL RECORDS, MARICOPA COUNTY,
ARIZONA;

THENCE NORTH 89 DEGREES 02 MINUTES 34 SECONDS EAST, PARALLEL WITH AND 40.00 FEET SOUTH OF SAID
NORTH LINE, SAID PARALLEL LINE REFERENCED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO.
2007-0605951, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, FOR A DISTANCE OF 871.46 FEET TO A
POINT ON THE WEST RIGHT-OF-WAY OF GILBERT ROAD AS RECORDED IN SPECIAL WARRANTY DEED IN
DOCUMENT NO. 2008-0640385, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA;

THE FOLLOWING TWO COURSES ARE ALONG SAID WEST RIGHT-OF-WAY:

THENCE SOUTH 45 DEGREES 41 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 28.42 FEET, TO A POINT
THAT IS 65.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION THENCE SOUTH
00 DEGREES 24 MINUTES 32 SECONDS EAST, PARALLEL WITH AND 65.00 FEET WEST OF SAID EAST LINE, FOR
A DISTANCE OF 696.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING THE SAME REAL PROPERTY DESCRIBED AS PARCEL NO. 2 IN THAT CERTAIN SPECIAL
WARRANTY DEED RECORDED IN DOCUMENT NO. 2007-0605951, OFFICIAL RECORDS, MARICOPA COUNTY,
ARIZONA, EXCEPT (A) THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN SPECIAL WARRANTY DEED
RECORDED IN DOCUMENT NO. 2008-0640385, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA; AND (B)
THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT
NO. 2016-0361539, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

SHEET INDEX

COVER SHEET. C1
REDUCTION PRELIMINARY PLAT C2
REDUCTION PRELIMINARY PLAT C3

NOTES

- 1. ALL EXISTING DRY UTILITY REMOVALS AND/OR RELOCATIONS TO BE COORDINATED WITH UTILITY OWNER.
2. THIS SUBDIVISION IS WITHIN CHANDLER MUNICIPAL AIRPORT IMPACT OVERLAY DISTRICT. AN AVIATION OR
AVIGATION EASEMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING.
3. 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.
4. 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.
5. 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.
6. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDCAPING(MATURE) OVER
24" IN HEIGHT IS NOT ALLOWED WITHIN THE EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE
THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

RETENTION CALCULATIONS

ONSITE AREA: = 13.47 AC
OFFSITE AREA(HALF GILBERT
ROAD ADJACENT TO THIS PHASE) = 1.01 AC

RETENTION REQUIRED:

VR=(1.1)*(C)*(P/12)*(A), P=2.2
VR (ONSITE)=(1.1)*(0.90)*((2.2/12))*(13.47)*43,560 = 106,496 CU.FT.
VR (OFFSITE)=(1.1)*(0.95)*((2.2/12))*(1.01)*43,560 = 8,404 CU.FT.
TOTAL REQUIRED: = 114,900 CU.FT.

RETENTION PROVIDED:

RETENTION BASIN 1 20,072 CU.FT.
RETENTION BASIN 2 49,614 CU.FT.
TEMP BASIN 1 45,672 CU.FT.
TOTAL PROVIDED. 115,358 CU.FT.
TOTAL EXCESS. 458 CU.FT.

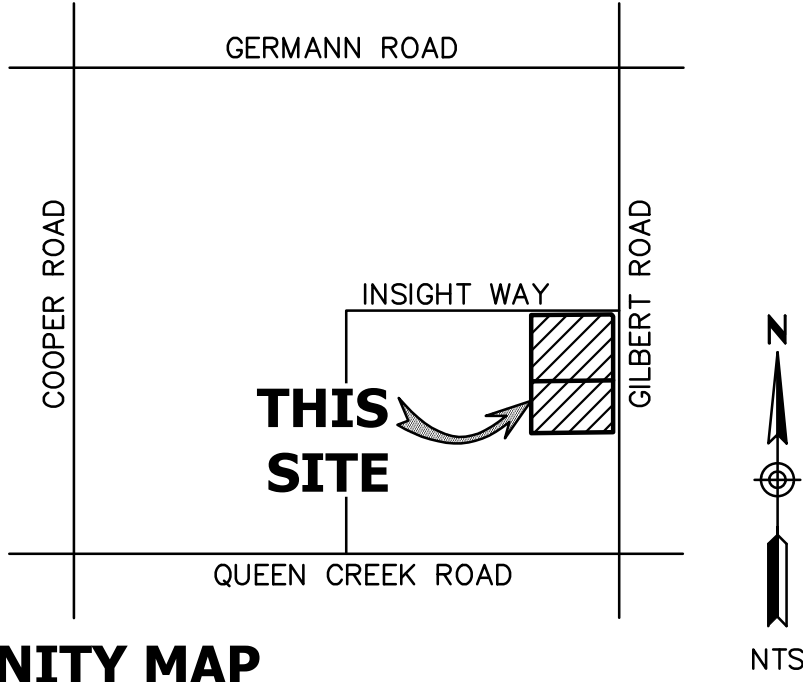
TEMP BASINS 2-4 WILL RETAIN ADJACENT DRIVE OR PUBLIC ROADWAYS AS
APPLICABLE. TEMP BASIN CONFIGURATIONS MAY VARY.

EXISTING LEGEND

- CENTERLINE
RIGHT OF WAY
PROPERTY LINE
EASEMENT
MAJOR CONTOUR
MINOR CONTOUR
SANITARY SEWERLINE
WATERLINE
UNDERGROUND ELECTRIC
UNDERGROUND GAS
UNDERGROUND TELEVISION
STORM PIPE
STREET LIGHT
TRAFFIC SIGN
SANITARY SEWER MANHOLE
WATER VALVE
FIRE HYDRANT
STORM DRAIN MANHOLE

PROPOSED LEGEND

- CENTERLINE
RIGHT OF WAY
PROPERTY LINE
CONTOUR
SEWER LINE
WATER LINE
BACKFLOW DEVICE
WATER METER
FIRE HYDRANT
TAPPING SLEEVE & VALVE
WATER VALVE
SEWER MANHOLE
STORM DRAIN MANHOLE
EXISTING ALLEY ROW TO
BE ABANDONED
ABANDONED PROPERTY
LINE



VICINITY MAP

DEVELOPER

CLARIUS PARTNERS
200 W. MADISON ST. SUITE 1625
CHICAGO, ILLINOIS 60606
PHONE: (480) 366-5777
EMAIL: NHUBBELL@CLARIUSPARTNERS.COM

ARCHITECT

LGE DESIGN GROUP
1200 N 52ND STREET
PHOENIX, ARIZONA 85008
PHONE: (480) 996-4001
CONTACT: JOHN MOCARSKI
EMAIL: JMOCARSKI@LGEDESIGNGROUP.COM

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
CONTACT: LARRY TALBOTT
EMAIL: LTALBOTT@HUNTERENGINEERINGPC.COM

SITE AREAS

PHASE 1 NET SITE AREA: 13.78 AC
PHASE 1 GROSS SITE AREA: 14.66 AC
PHASE 2 NET SITE AREA: 12.35 AC
PHASE 2 GROSS SITE AREA: 14.16 AC

ZONING: PAD

FEMA CLASSIFICATION

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2743M
(EFFECTIVE REVISED DATE NOVEMBER 4, 2015), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

ZONE: X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH
AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS
PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BENCHMARK

SECTION 12, T2S, R5E 3" CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, AT POINT OF CURVATURE ON
STEARMAN DR., 300' SOUTH OF GERMANN RD AND 1000' WEST OF GILBERT RD. (NORTHING 828514.378, EASTING
737723.986)
NAVD 88 EL = 1249.40'

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 00°24'32" EAST, ALONG THE EAST LINE OF THE
SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS RECORDED IN QUITCLAIM CONFIRMATORY DEED IN DOCUMENT NO.
2007-1118473, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.

Table with 4 columns: NO., DATE, REVISION, BY. Includes a 'PURPOSE: CONCEPTUAL SUBMITTAL' label.

DESIGN BY: LJT
DRAWN BY: MTR
CHECKED BY: LJT

Professional Engineer Seal for Hunter Engineering, Inc., License No. 42104, Larry M. Talbott, State of Arizona.



PRELIMINARY PLAT
FOR
CHANDLER AIRPORT TECHNOLOGY CTR
SWC GILBERT RD. & INSIGHT WAY
CITY OF CHANDLER, ARIZONA

CONTACT ARIZONA AT AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION
AR ZONAB11
CALL 811 OR CLICK ARZONAB11.COM

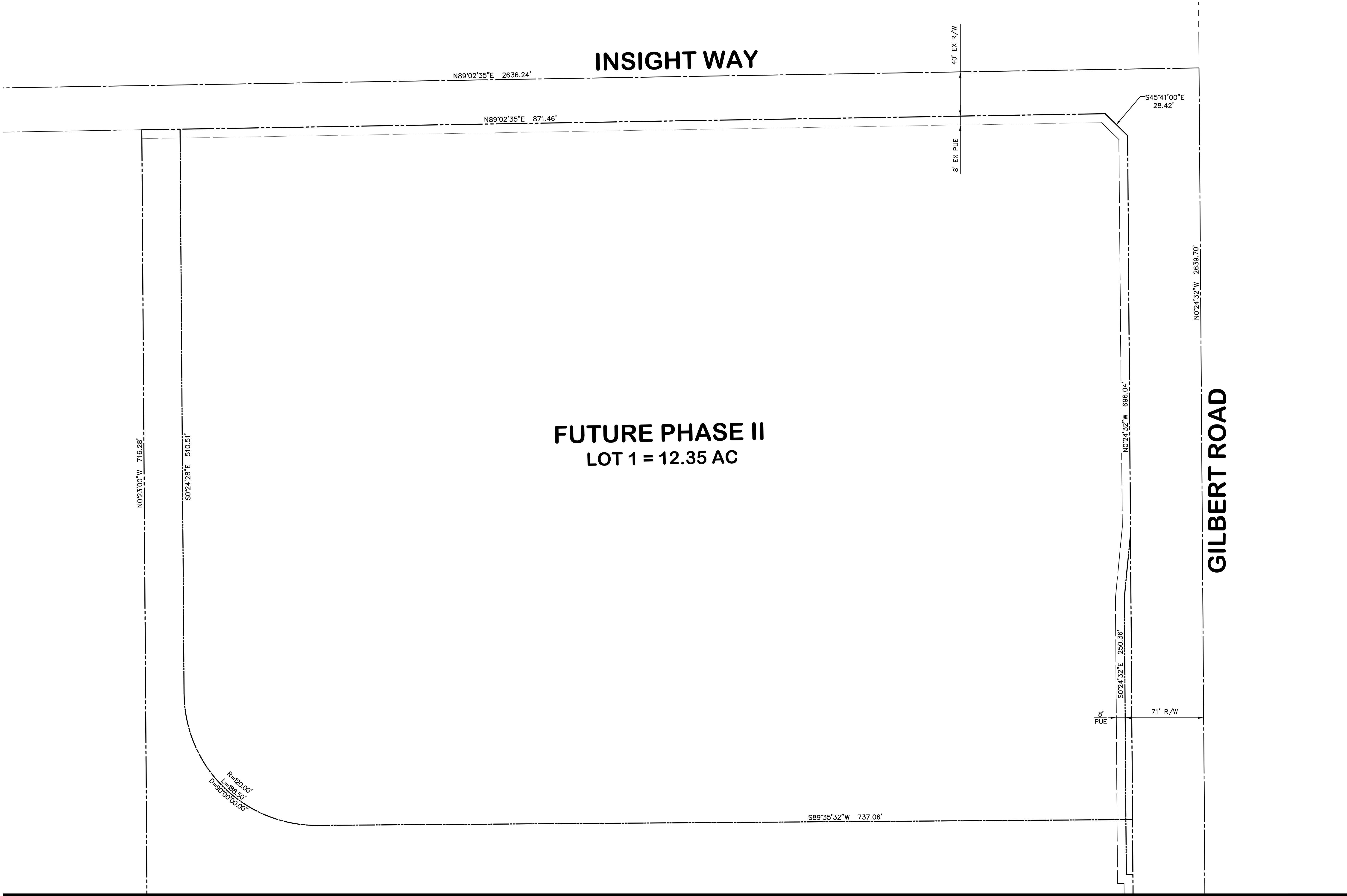
THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
CLARIUS PARTNERS

HE NO.: CLAR005
SCALE: NTS

SHEET:
C1

C.O.C. LOG NO. PLT21-0016



NO.

DATE

REVISION

BY

DESIGN BY: LJT

DRAWN BY: MTR

CHECKED BY: LJT

HUNTER

ENGINEERING

CIVIL AND SURVEY

10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480 981 3986
F 480 981 3986

Professional Engineer

42104

LARRY M. TALBOTT

04/27/21

SEAL

STATE OF ARIZONA

PRELIMINARY PLAT
FOR
CHANDLER AIRPORT TECHNOLOGY CTR
SWC GILBERT RD. & INSIGHT WAY
CITY OF CHANDLER, ARIZONA

CONTACT ARIZONA 811 AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION

AR ZON811

811

CALL 811 OR CLICK ARIZONA811.COM

THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:

CLARIUS PARTNERS

HE NO.: CLAR005

SCALE: 1"=40'

SHEET:

C2

PURPOSE:

CONCEPTUAL SUBMITTAL

MATCH LINE SEE SHEET C2

PHASE I
LOT 2= 13.78 AC

N0°23'00"W 563.62'

N89°02'24"E 892.23'

$\frac{8'}{\text{PUE}}$

EX 65' R/W

N0°24'32"W 563.62'

N0°24'32"W 2639.70'

GILBERT ROAD

**PRELIMINARY PLAT
FOR
CHANDLER AIRPORT TECHNOLOGY CTR
SWC GILBERT RD. & INSIGHT WAY
CITY OF CHANDLER, ARIZONA**



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APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
CLARIUS PARTNERS

HE NO.: CLAR005
SCALE: 1"=40'

SHEET:
C3



HUNTER ENGINEERING CIVIL AND SURVEY

10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

NO.	DATE	REVISION	BY

PURPOSE:
CONCEPTUAL SUBMITTAL

100

C.O.C. LOG NO. PLT21-0016