

C:\Users\jhanemann\AppData\Local\Temp\Temp1_P5337-PRE-PLAT-08-30-21.dwg - plotted by: jhanemann ON 2021-08-31 @ 12:38 - cttisig bw.ctb - © 2021 Rick Engineering Company

PRELIMINARY PLAT
FOR
ELEVATION AZ 87

A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 5
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES

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.

BENCHMARK

FOUND CITY OF CHANDLER BRASS CAP FLUSH BETWEEN ELLIOT ROAD AND WARNER ROAD +/-450' WEST OF ARIZONA AVENUE AT THE POINT OF TANGENCY OF PALOMINO DRIVE NORTH OF BUILDING 8.

CITY OF CHANDLER DATA - POINT #22

NAVD88

ELEVATION = 1209.44'

AREA

LOT 1
NET = 408,939 SQUARE FEET OR 9.388 ACRES
GROSS = 469,041 SQUARE FEET OR 10.768 ACRES

LOT 2
NET = 295,803 SQUARE FEET OR 6.791 ACRES
GROSS = 420,758 SQUARE FEET OR 9.659 ACRES

REFERENCE DOCUMENTS

FINAL PLAT FOR ARIZONA CORPORATE PARK UNIT ONE, BOOK 253, PAGE 22, M.C.R.
FINAL PLAT FOR ARIZONA CORPORATE PARK UNIT ONE, AMENDED, BOOK 268, PAGE 13, M.C.R.
FINAL PLAT FOR POLLACK BUSINESS PARK SOUTH LOTS 1 THRU 9, BOOK 996, PAGE 29, M.C.R.
FINAL PLAT FOR CHANDLER DES, BOOK 1286, PAGE 2, M.C.R.

PARENT PARCEL LEGAL DESCRIPTION

LOT 1

LOT 1 OF CHANDLER DES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1286 OF MAPS, PAGE 2.

LOT 2

LOT 2 OF CHANDLER DES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1286 OF MAPS, PAGE 2 AND LOTS 2 & 3, ARIZONA CORPORATE PARK UNIT ONE, AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 268 OF MAPS, PAGE 13.

ARCHITECT

TODD & ASSOCIATES, INC.
4019 N. 44TH ST.
PHOENIX, ARIZONA 85016
PHONE: (602) 952-8280
FAX: (602) 952-8995

CIVIL ENGINEER

HILGART WILSON
2141 E. HIGHLAND AVE. STE. 250
PHOENIX, AZ 85016
P: 602-490-0535 EXT.536
D: 602-698-1154
C: 623-293-1438

UNDERGROUND UTILITY NOTE

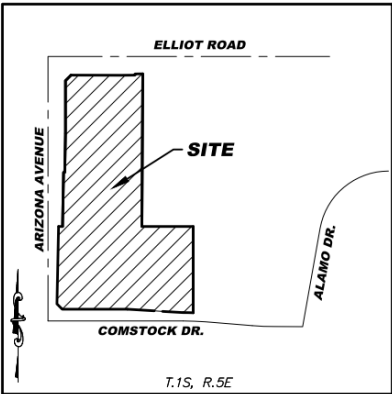
THE UTILITIES DEPICTED HEREON ARE BASED UPON THE FIELD SURVEY. CONTRACTOR TO CONTACT BLUE STAKE 48 HOURS PRIOR TO ANY ON-SITE CONSTRUCTION AND FIELD VERIFY EXACT LOCATIONS OF ALL UTILITIES. IF DISCREPANCIES EXIST CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

OVERHEAD POWER NOTE

THE IMPROVEMENTS SHOWN ON THIS SE OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING AND/OR POWER POLE RELOCATION REQUIREMENT HAS BEEN SATISFIED.

RETENTION CALCULATIONS

REFER TO DRAINAGE REPORT



VICINITY MAP

N.T.S.

DEVELOPER

VEDURA RESIDENTIAL
BRUCE HART
6720 NORTH SCOTTSDALE ROAD SUITE 109
SCOTTSDALE, ARIZONA 85253
PHONE: (480)922-9200
BHART@VEDURARESIDENTIAL.COM

LAND SURVEYOR

RICK ENGINEERING COMPANY
JARED HANSMANN, RLS
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
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BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, AS SHOWN IN BOOK 996, PAGE 29, MARICOPA COUNTY RECORDS. SAID LINE BEARS NORTH 89 DEGREES 46 MINUTES 05 SECONDS EAST.

ZONING

ZONE:I-1 (CITY OF CHANDLER)
ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE.

*PER 2016 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013CC2427 M, DATED NOVEMBER 4, 2015, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".
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.

SURVEY INNOVATION
GROUP, INC.
Land Survey Services
22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024

SIG
A RICK ENGINEERING COMPANY

PRELIMINARY PLAT FOR
ELEVATION AZ 87

CHANDLER, ARIZONA



DRAWING NO.
5337
SHEET NO. 1 OF 1

C.O.C. Log No. CIV21-0025

