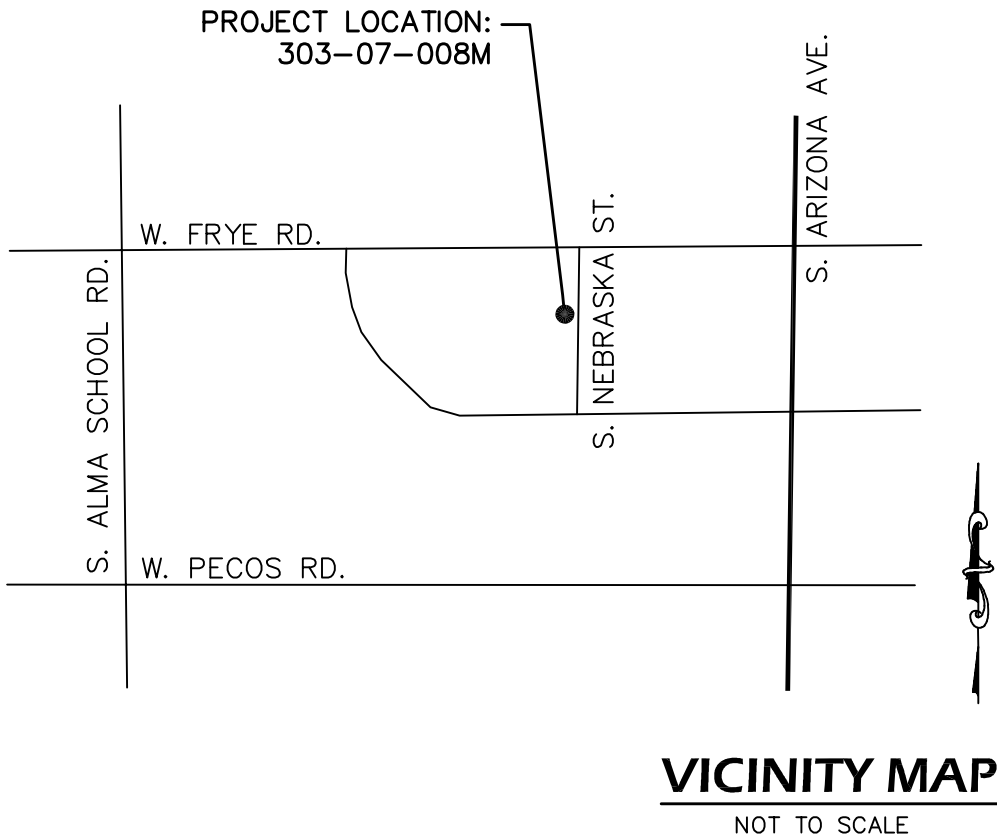
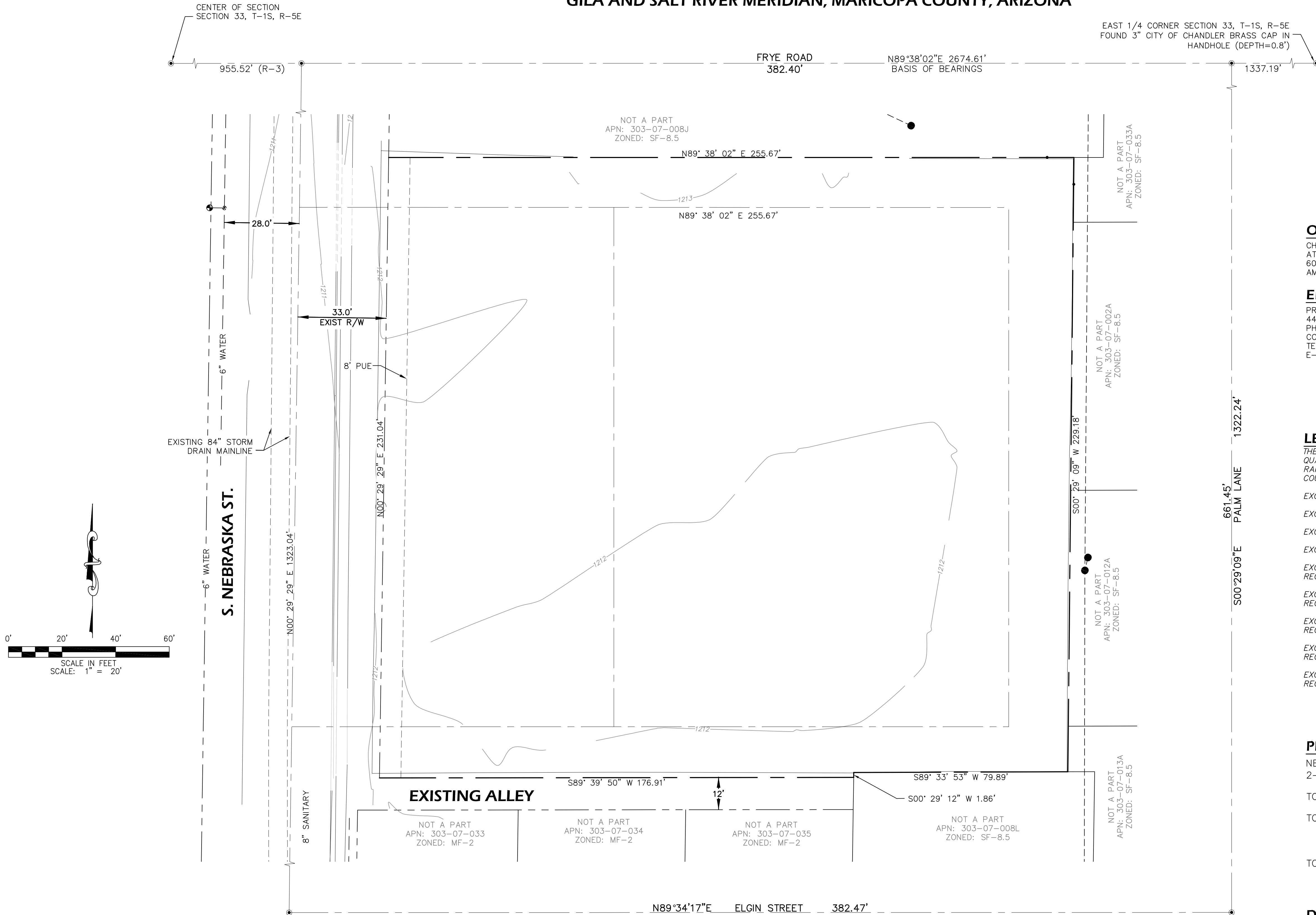


PRELIMINARY PLAT FOR

APN: 303-07-008M (LOT 1)

A PORTION OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 5 EAST,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER/DEVELOPER

CHANDLER VILLAGE CROSSING LLC
ATTN: AMY MALLOY
602-531-7762
AMALLOY@EVOLVEVENTURES.PHX.COM

ENGINEER

PREFLING ENGINEERING
4435 E. CHANDLER BLVD, SUITE 200
PHOENIX, AZ 85048
CONTACT PERSON: MIKE PREFLING
TEL. NO. 480-625-9795
E-MAIL: mike@preflingeng.com

SITE DATA

A.P. NO.
303-07-008M
LOT
1
ADDRESS
TBD
ZONING
MF-2
LOT AREA (NET)
59,084 SF / 1.35 AC
LOT AREA (GROSS)
66,741 SF / 1.53 AC

LEGAL DESCRIPTION

THE EASTERLY 382.50 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EASTERLY 82.50 FEET THEREOF; AND
EXCEPT THE SOUTHERLY 146.00 FEET THEREOF; AND
EXCEPT THE NORTHERLY 284.00 FEET THEREOF; AND
EXCEPT THE WESTERLY 33.00 FEET THEREOF; AND

EXCEPT THAT PORTION OF LAND AS CONVEYED IN QUIT-CLAIM DEED RECORDED APRIL 18, 2018 IN RECORDING NO. 20180292477; AND
EXCEPT THAT PORTION OF LAND AS CONVEYED IN QUIT-CLAIM DEED RECORDED APRIL 18, 2018 IN DOCUMENT NO. 20180292478; AND
EXCEPT THAT PORTION OF LAND AS CONVEYED IN QUIT-CLAIM DEED RECORDED APRIL 18, 2018 IN DOCUMENT NO. 20180292479; AND
EXCEPT THAT PORTION OF LAND AS CONVEYED IN QUIT-CLAIM DEED RECORDED APRIL 18, 2018 IN DOCUMENT NO. 20180292480; AND
EXCEPT THAT PORTION OF LAND AS CONVEYED IN QUIT-CLAIM DEED RECORDED APRIL 18, 2018 IN DOCUMENT NO. 20180292481.

PROJECT DESCRIPTION

NEW MULTIFAMILY W/ 1 & 2 BED UNITS. UNITS SHALL BE 2-STORY W/ ATTACHED GARAGE AT LEVEL 1

TOTAL NUMBER OF LOTS = 1

TOTAL NUMBER OF UNITS:
1 BED = 5
2 BED / 1 BA = 3
2 BED / 2 BA = 8
TOTAL = 16

DRAINAGE STATEMENT

THIS SITE FALLS WITHIN THE DENVER BASIN, NO ONSITE RETENTION IS REQUIRED. POSITIVE DRAINAGE TO NEBRASKA STREET SHALL BE DESIGNED.

PRELIMINARY PLAT 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.
- 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.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF CHANDLER BENCHMARK NO. 36A, BEING A 3" BRASS CAP IN CONCRETE, LOCATED 150' SOUTH, 75' WEST OF THE INTERSECTION OF ARIZONA AVENUE & PECOS ROAD, HAVING AN ELEVATION OF 1222.45 NAVD 88.

BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF FRYE ROAD, ALSO BEING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, USING A BEARING OF NORTH 89 DEGREES 38 MINUTES 02 SECONDS EAST, PER THE RECORD OF SURVEY RECORDED IN BOOK 1121, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA.

FIRM INFORMATION:

FIRM MAP ID# - 04013C2740M
FIRM ZONE - X
DATE - 11/04/2015

THE MARCO
MULTI-FAMILY

A PORTION OF SECTION 33,
TOWNSHIP 1 SOUTH, RANGE 5 EAST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

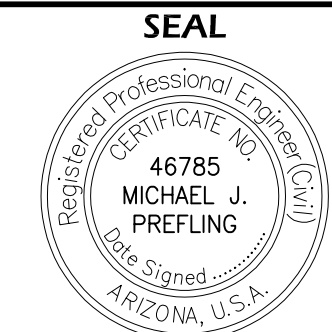
4435 E. Chandler Blvd
Suite 200
Phoenix, AZ 85048
480-625-9795

PRELIMINARY PLAT
LAND USE PLAN

PREFLING
Engineering



Version	1	2
Designed by: MJP	1	2
Drawn by: MJP	1	2
Checked by: MJP	1	2
Date: 09/23/2021	1	2



EXPIRES: 9/30/22
JOB NUMBER

100

SHEET

1 OF 1