

PRELIMINARY PLAT
FOR
GERMANN RD. & HAMILTON ST.
N.E.C. OF GERMANN RD. & HAMILTON ST.
CHANDLER, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH,
RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 3
FROM WHICH A BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 3 BEARS
SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, 2640.00 FEET, SAID LINE BEING THE BASIS OF BEARINGS
FOR THIS DESCRIPTION;

THENCE NORTH 00 DEGREES 41 MINUTES 33 SECONDS EAST 60.00 FEET ALONG THE NORTH-SOUTH
MID-SECTION LINE TO THE NORTHWEST CORNER OF THAT PARCEL CONVEYED TO THE CITY OF CHANDLER IN
WARRANTY DEED RECORDED IN DOCUMENT NO. 95-0733880, RECORDS OF MARICOPA COUNTY, ARIZONA, AND
THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 41 MINUTES 33 SECONDS EAST, 1264.49 FEET, CONTINUING ALONG SAID
MID-SECTION LINE TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
OF SAID SECTION 3;

THENCE SOUTH 89 DEGREES 59 MINUTES 43 SECONDS EAST, 633.16 FEET, ALONG THE NORTH LINE OF SAID
SOUTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 44 MINUTES 39 SECONDS WEST, 1244.48 FEET, TO THE NORTH LINE OF THE
SOUTH 80.00 FEET OF SAID SOUTHEAST QUARTER AND THE NORTHERLY LINE OF THAT CERTAIN IRRIGATION
EASEMENT AS DESCRIBED IN DOCUMENT NO. 2003-1464759, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, 35.00 FEET, ALONG SAID NORTH LINE;

THENCE SOUTH 00 DEGREES 44 MINUTES 39 SECONDS WEST 20.00 FEET ALONG THE NORTH LINE OF THE
SOUTH 60.00 FEET OF SAID SOUTHEAST QUARTER AND THE NORTHERLY LINE OF THAT PARCEL CONVEYED TO
THE CITY OF CHANDLER IN WARRANTY DEED RECORDED IN RECORDING NO. 95-0733880, RECORDS OF
MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST 597.02 FEET ALONG SAID NORTHERLY LINE TO
THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN DOCUMENT NO. 2009-0000495, RECORDS OF
MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3 AT WHICH A BRASS CAP IN HANDHOLE
WAS FOUND, AND FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3 BEARS NORTH 88 DEGREES 57
MINUTES 51 SECONDS EAST A DISTANCE OF 2644.44 FEET, AND AT WHICH A BRASS CAP IN HANDHOLE WAS
FOUND;

THENCE NORTH 00 DEGREES 20 MINUTES 48 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST
QUARTER, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 20 MINUTES 48 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE
OF 35.00 FEET;

THENCE NORTH 88 DEGREES 57 MINUTES 51 SECONDS EAST ALONG A LINE 95.00 FEET NORTH OF AND
PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 45 DEGREES 41 MINUTES 28 SECONDS EAST, A DISTANCE OF 28.12 FEET;

THENCE SOUTH 00 DEGREES 20 MINUTES 48 SECONDS EAST ALONG A LINE 60.00 FEET EAST OF AND
PARALLEL WITH SAID WEST LINE, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 88 DEGREES 57 MINUTES 51 SECONDS WEST ALONG A LINE 60.00 FEET NORTH OF AND
PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

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.

SHEET INDEX

COVER SHEET. PP1
PRELIMINARY PLAT. PP2
PRELIMINARY PLAT. PP3
CONCEPTUAL COVER SHEET. C1
CONCEPTUAL GRADING AND DRAINAGE PLAN C2-C3
CONCEPTUAL UTILITY PLAN. C4-C5

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
STORM DRAIN MANHOLE
EXISTING ALLEY ROW TO
BE ABANDONED
ABANDONED PROPERTY
LINE

RETENTION CALCULATIONS

ON-SITE AREA: 16.93 AC
OFF-SITE AREA: 1.27 AC

RETENTION REQUIRED:

$VR = (1.1) * (C) * (D/12) * (A)$, $D = 2.2$
 $VR(OFFSITE) = (1.1) * (0.95) * ((2.2/12)) * (1.27) * 43560 = 10,599$ CU.FT.
 $VR(ONSITE) = (1.1) * (0.90) * ((2.2/12)) * (16.93) * 43560 = 133,851$ CU.FT.
TOTAL REQUIRED = 144,450 CU.FT.

RETENTION PROVIDED:

$1,840LF - 10' UG RETENTION = 144,514$ CU.FT.
TOTAL PROVIDED 144,514 CU.FT.
TOTAL REQUIRED 144,450 CU.FT.
TOTAL EXCESS 64 CU.FT.

DEVELOPER

LGE DESIGN BUILD
1200 N 52ND STREET
PHOENIX, ARIZONA 85008
PHONE: (480) 996-4001
CONTACT: BLAKE WELLS
EMAIL: BWELLS@LGEDESIGNBUILD.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

FEMA CLASSIFICATION

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2739M (EFFECTIVE
REVISED DATE NOVEMBER 4, 2015), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ONE AH

ZONE: AH IS DEFINED AS FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS
DETERMINED.

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX (INDEX DATE)	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C	2739	M	11-4-2015	ZONE X & AH	N/A

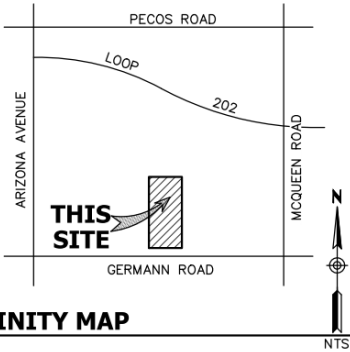
BENCHMARK

BENCHMARK IS SOUTH QUARTER CORNER SECTION 3, T.2S.,R.5E. FND 3" CITY OF CHANDLER BRASS CAP IN
HANDHOLE.
NAVD 88 EL = 1249.40'

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST,
ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

VICINITY MAP



SITE AREAS

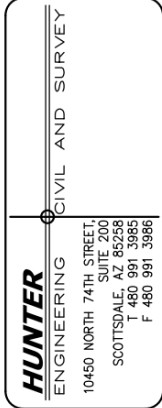
NET SITE AREA: 16.23 AC
GROSS SITE AREA: 19.22 AC

CURRENT ZONING: PAD

NO.	DATE	REVISION	BY

PURPOSE:
CONCEPTUAL SUBMITTAL

DESIGN BY: LT
DRAWN BY: MTR
CHECKED BY: LT



COVER SHEET
FOR
GERMANN RD. & HAMILTON
N.E.C. OF GERMANN RD. & HAMILTON ST.
CHANDLER, ARIZONA

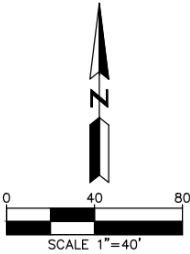
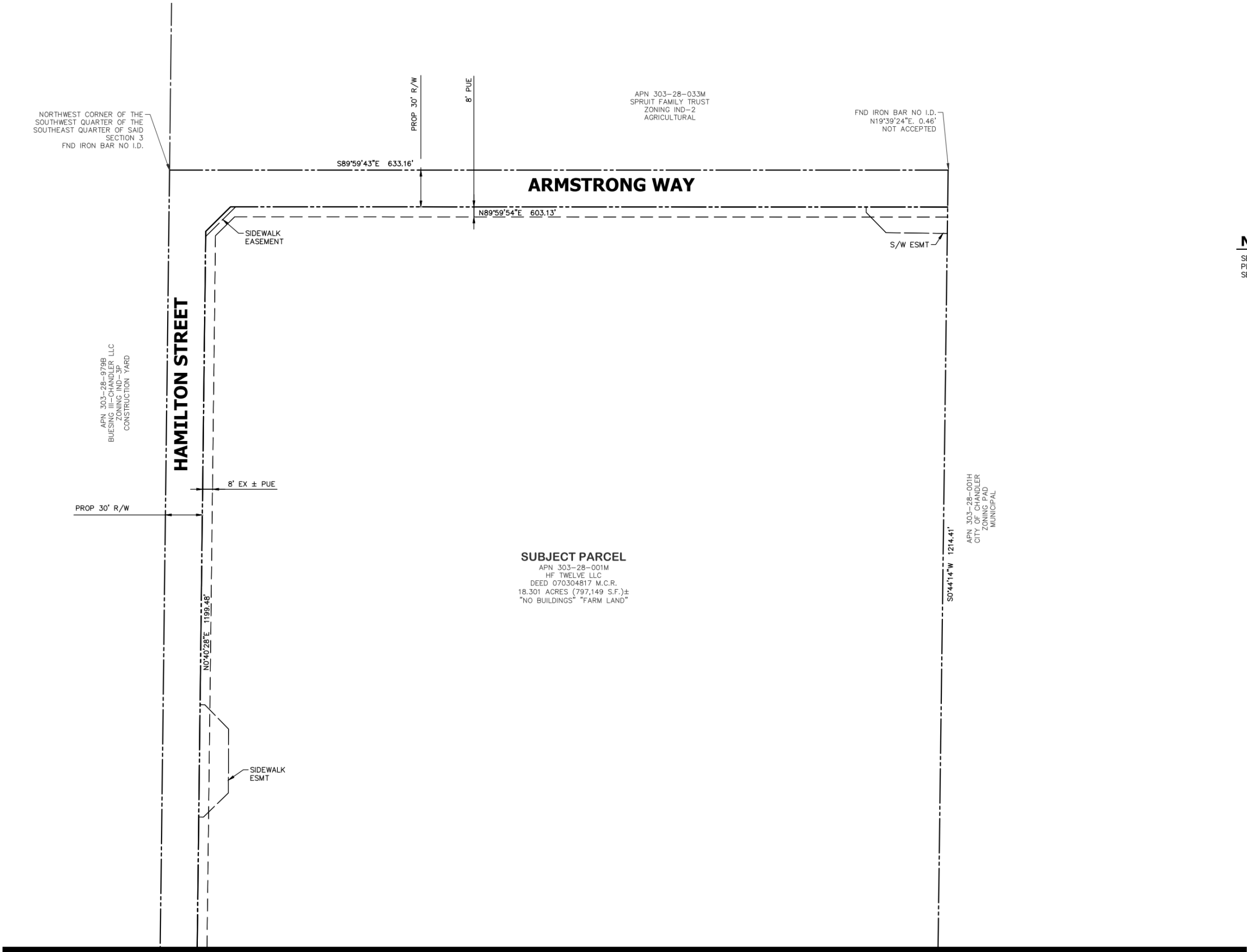


THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
GERMANN RD.
AND
HAMILTON ST.

HE NO.: LGE C288
SCALE: NTS

SHEET:
PP1



NOTE:
SEE CONCEPTUAL GRADING AND DRAINAGE
PLANS FOR ADDITIONAL INFORMATION AND
SECTIONS.

NO.	DATE	REVISION	BY

DESIGN BY: LT
DRAWN BY: MTR
CHECKED BY: LT

HUNTER
ENGINEERING
CIVIL AND SURVEY

10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85238
P 480 991 3982
F 480 991 3988

**PRELIMINARY PLAT
FOR
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N.E.C. OF GERMANN RD. & HAMILTON ST.
CHANDLER, ARIZONA**

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

CALL 811 OR CLICK ARIZONA811.COM

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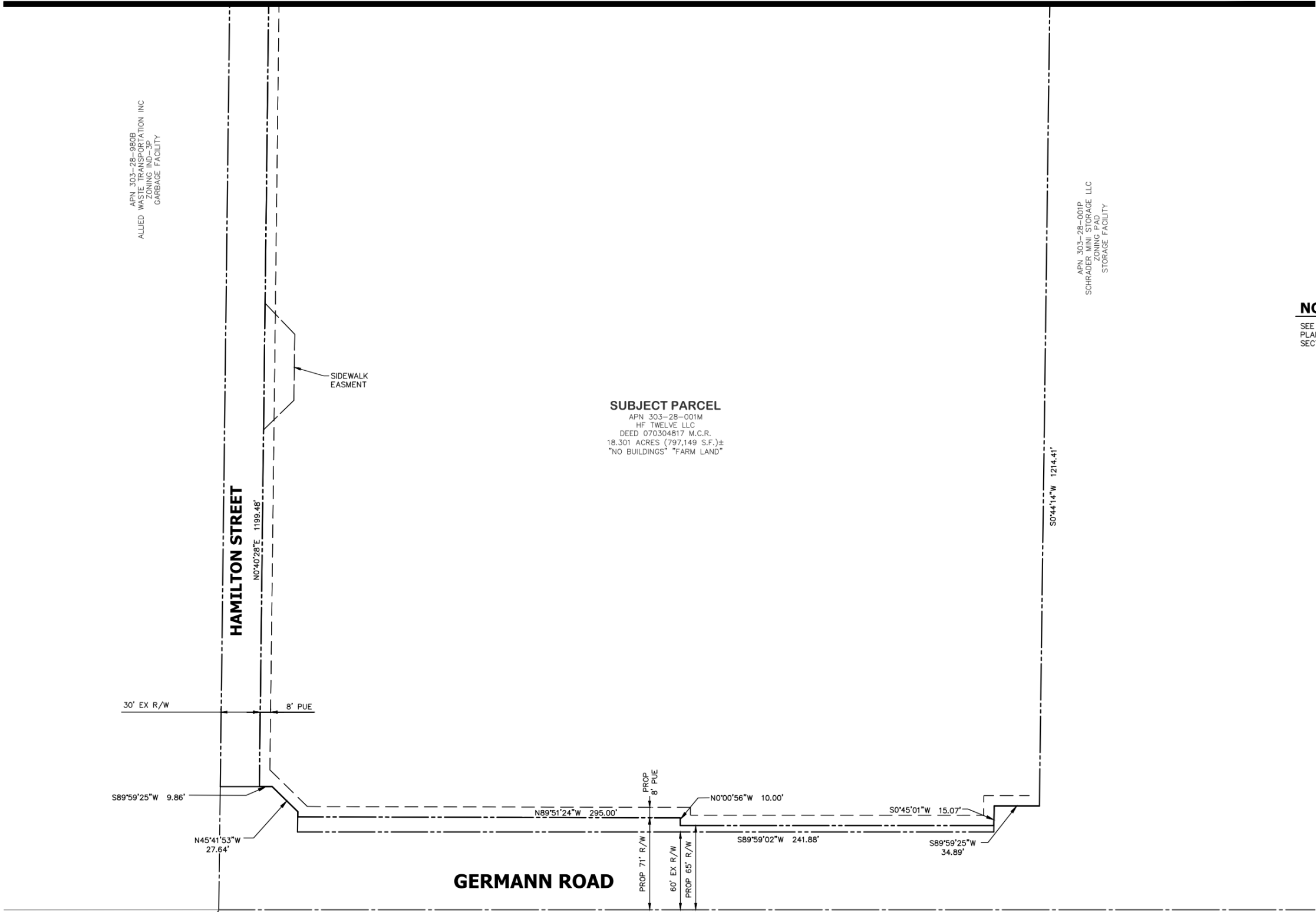
HE NO.: LGEC288
SCALE: 1"=40'

SHEET:
PP2

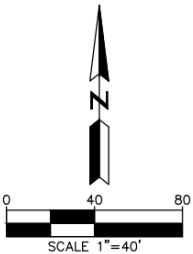
PLT21-0054

2 OF 8

MATCH LINE SEE SHEET PP2



NOTE:
SEE CONCEPTUAL GRADING AND DRAINAGE
PLANS FOR ADDITIONAL INFORMATION AND
SECTIONS.



NO.	DATE	REVISION	BY

PURPOSE:
CONCEPTUAL SUBMITTAL

DESIGN BY: LT
DRAWN BY: MTR
CHECKED BY: LT

HUNTER
ENGINEERING
CIVIL AND SURVEY

10450 NORTH 74TH STREET,
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PROJECT NAME:
GERMANN RD.
AND
HAMILTON ST.

HE NO.: LGEC288
SCALE: 1"=40'

SHEET:
PP3