

GENERAL 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 THIS 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 EASEMENT 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.

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C-3106 M DATED NOVEMBER 4, 2015, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" AS DEFINED BY FEMA IS:

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.

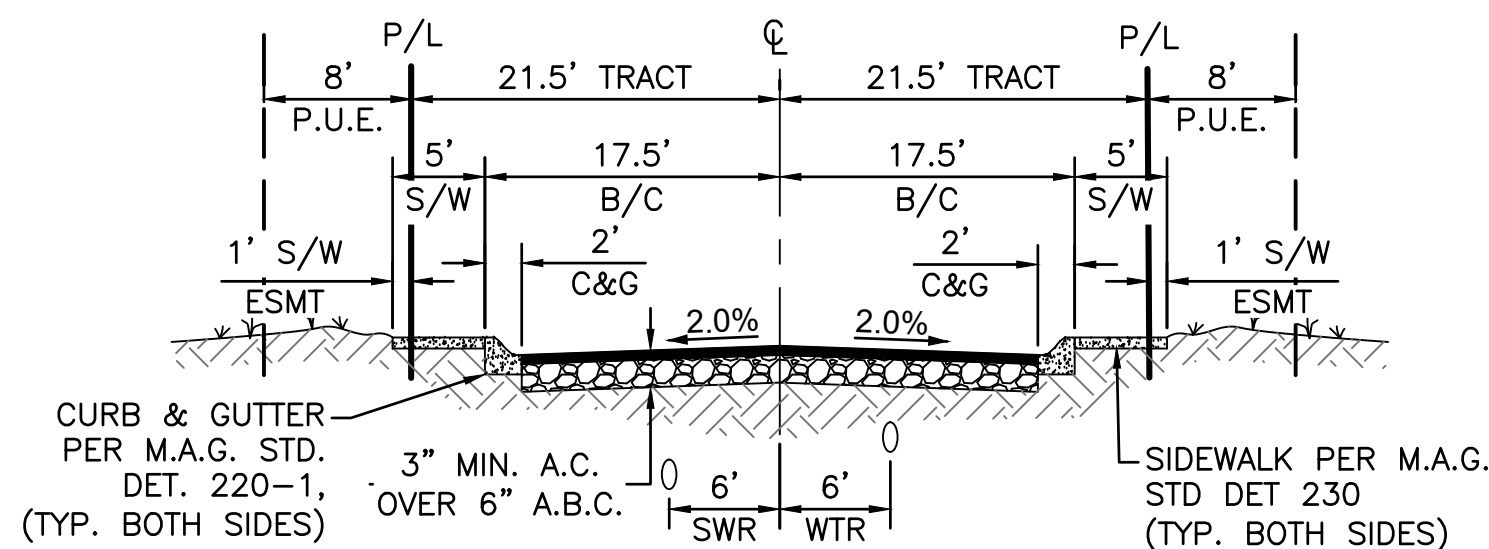
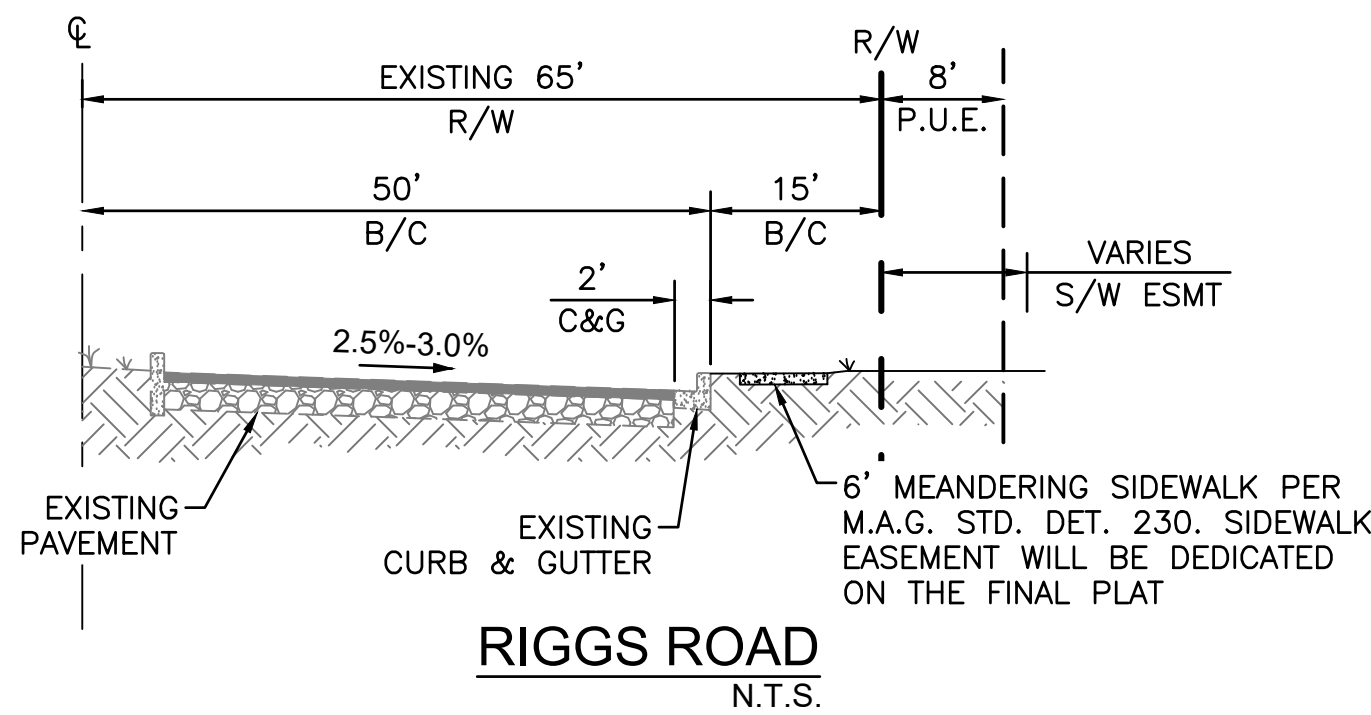
BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°22'07" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO PARCEL LEGAL DESCRIPTION.

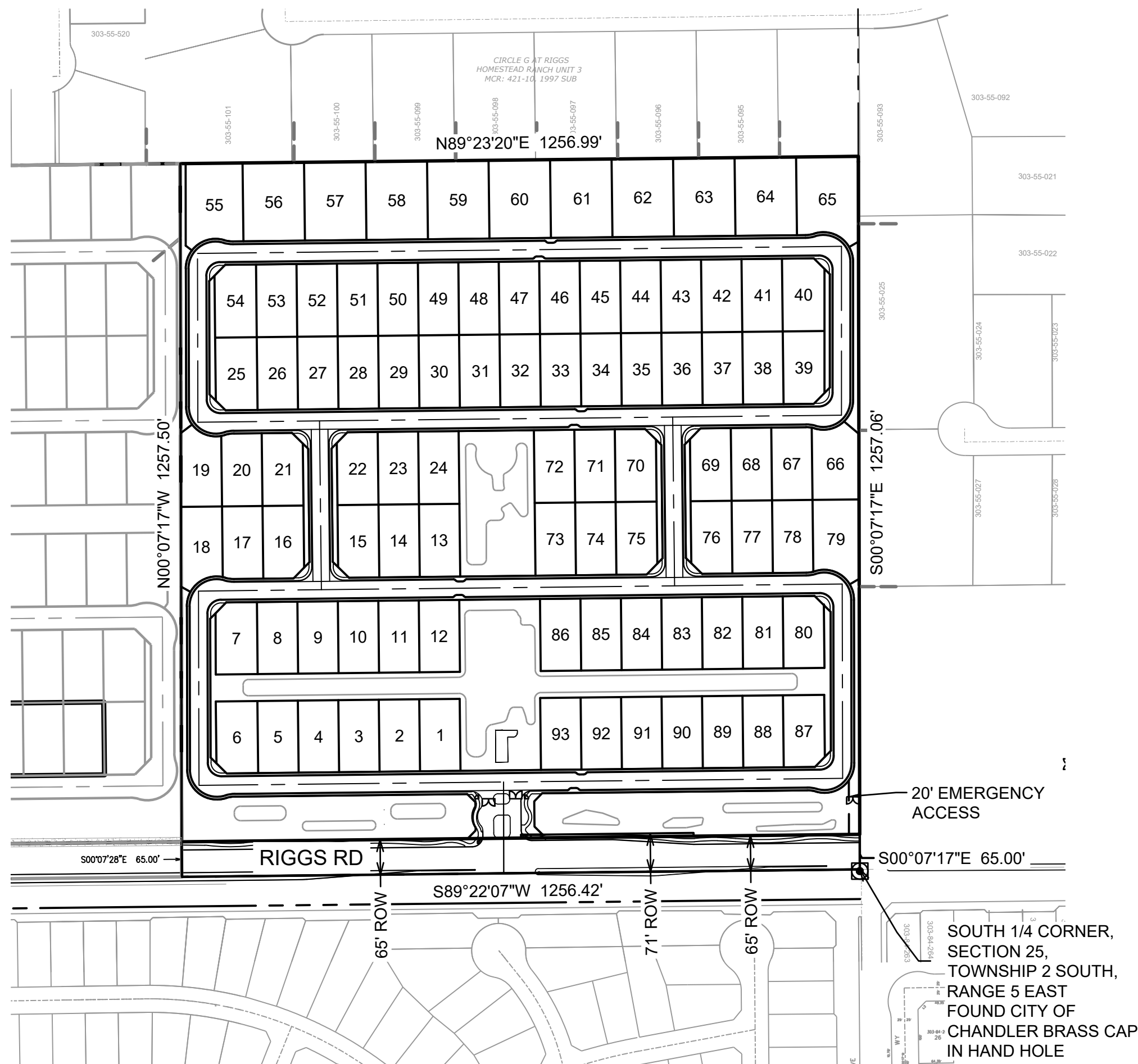
BENCHMARK

CITY OF CHANDLER BRASS CAP
IN HAND HOLE AT INTERSECTION OF COOPER
ROAD AND RIGGS ROAD (SOUTHWEST
CORNER, SECTION 25, T.2S., R.5E.)

ELEVATION 1238.95 (NAVD88)



PRIVATE RESIDENTIAL STREET SECTION
TRACT M
N.T.S.



KEY MAP
SCALE= 1"=200'

MAGNOLIA			
CURRENT ZONING	RU43		
PROPOSED ZONING	PAD		PDP
GROSS AREA	SQ.FT	ACRES	LANDUSE %
	1,662,013	38.15	100.00%
NET AREA	1,578,409	36.24	94.97%
OPEN SPACE AREA	264,238	6.07	15.90%
MAJOR ROW	83,604	1.92	5.03%
PRIVATE STREET (TRACT M)	300713	6.90	18.09%
TOTAL LOT AREA	1,013,459	23.27	60.98%
YIELD	LOT SIZE		
11	114' X 145'		
82	75' X 134'		
93			
NET DENSITY	2.56 DU/AC		
LOT COVERAGE		MINIMUM LOT AREA (SF)	AVERAGE LOT AREA (SF)
LOT AREA		10,000	10,897
LOT COVERAGE AREA (60% OF LOT)		6,000	6,538

DEVELOPMENT STANDARDS	PAD (PDP)
MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	130'
MAXIMUM BUILDING COVERAGE	60%
MINIMUM FRONT YARD SETBACK *	* 20'
MINIMUM SIDE YARD SETBACK **	** 5'/10'
MINIMUM REAR YARD SETBACK	20'
MINIMUM STREET SIDE YARD SETBACK	10'
* FOR FORWARD-FACING GARAGES FRONT SETBACK SHALL BE A MINIMUM TWENTY FEET (20 FT) MEASURED TO THE FACE OF THE GARAGE DOOR. FOR SIDE-LOADED GARAGES, PORCHES, OR LIVABLE SPACE, FRONT SETBACKS SHALL BE A MINIMUM OF FOURTEEN (14) FEET.	
** ARCHITECTURAL ELEMENTS SHALL BE PERMITTED TO ENCROACH UP TO TWELVE (12) INCHES INTO FRONT AND SIDE YARD SETBACKS; HVAC UNITS AND REFUSE RECEPTACLES WILL BE ALLOWED IN SIDE YARDS, BUT NO CLOSER THAN THREE (3) FEET FROM THE PROPERTY LINE; THE 10-FOOT SIDE YARD SETBACK FOR LOT 79 SHALL BE LOCATED ON THE EASTERN SIDE OF SAID LOT.	
ACCESSORY BUILDING SETBACK PER ZONING CASE #PLH21-0050	

PRELIMINARY PLAT FOR MAGNOLIA

CHANDLER, AZ

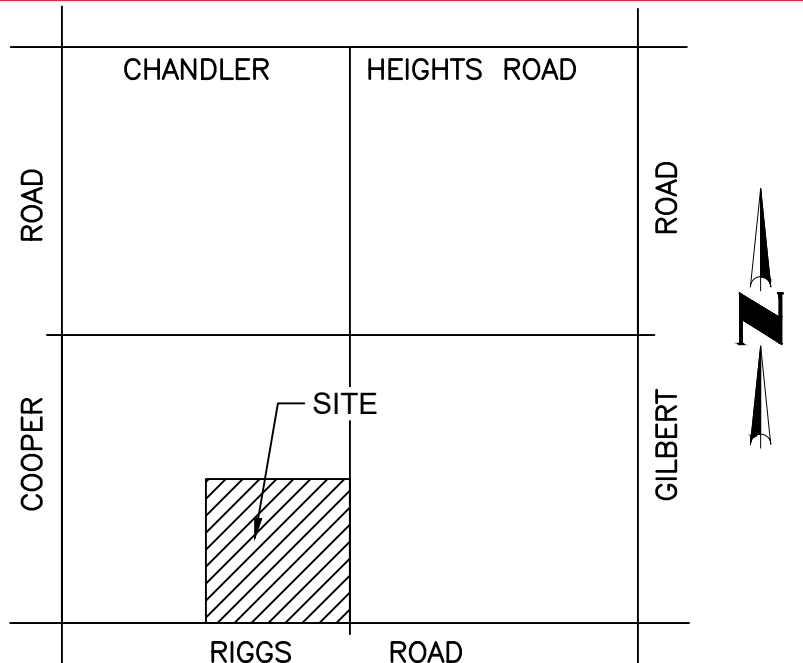
A PORTION OF LAND LOCATED IN SECTION 25, TOWNSHIP 2S, RANGE 5E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) 30' X 30' SIGHT VISIBILITY TRIANGLE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED 8-INCH WATERLINE & VALVE
	EXISTING 12-INCH WATERLINE & VALVE
	PROPOSED 8-INCH SEWER LINE & MANHOLE
	EXISTING 18-INCH SEWER LINE & MANHOLE
	8' PUBLIC UTILITY EASEMENT
	1' SIDEWALK EASEMENT
	3' VEHICULAR NON-ACCESS EASEMENT
	LOT RESTRICTED TO SINGLE-STORY
NOTE: LOTS 66 & 79 ARE SUBJECT TO INCREASED SIDE YARD SETBACKS PER ZONING CASE # PLH21-0050.	

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LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)
1	10,023	12	10,023	23	10,125	34	10,125	45	10,125	56	16,573	67	10,121	78	10,118	89	10,023
2	10,023	13	10,125	24	10,125	35	10,125	46	10,125	57	16,568	68	10,125	79	11,931	90	10,023
3	10,023	14	10,125	25	10,256	36	10,125	47	10,125	58	16,563	69	10,060	80	10,008	91	10,023
4	10,023	15	10,060	26	10,125	37	10,125	48	10,125	59	16,559	70	10,060	81	10,023	92	10,023
5	10,023	16	10,060	27	10,125	38	10,125	49	10,125	60	16,554	71	10,125	82	10,023	93	10,023
6	10,132	17	10,098	28	10,125	39	10,141	50	10,125	61	16,550	72	10,125	83	10,023		
7	10,125	18	10,773	29	10,125	40	10,342	51	10,125	62	16,545	73	10,125	84	10,023		
8	10,023	19	10,442	30	10,125	41	10,125	52	10,125	63	16,540	74	10,125	85	10,023		
9	10,023	20	10,087	31	10,125	42	10,125	53	10,125	64	16,536	75	10,060	86	10,023		
10	10,023	21	10,060	32	10,125	43	10,125	54	10,215	65	17,021	76	10,060	87	10,048		
11	10,023	22	10,060	33	10,125	44	10,125	55	15,560	66	11,576	77	10,125	88	10,023		

TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A	1.197	OPEN SPACE, LANDSCAPE, RETENTION, EMERGENCY VEHICULAR ACCESS EASEMENT, UTILITY EASEMENT
TRACT B	1.131	OPEN SPACE, LANDSCAPE, RETENTION, WATERLINE EASEMENT, UTILITY EASEMENT
TRACT C	2.348	OPEN SPACE, LANDSCAPE, RETENTION, UTILITY EASEMENT
TRACT D	0.865	OPEN SPACE, LANDSCAPE, RETENTION, UTILITY EASEMENT
TRACT E	0.051	LANDSCAPE TRACT
TRACT F	0.051	LANDSCAPE TRACT
TRACT G	0.092	LANDSCAPE TRACT
TRACT H	0.051	LANDSCAPE TRACT
TRACT I	0.055	LANDSCAPE TRACT
TRACT J	0.123	LANDSCAPE TRACT
TRACT K	0.051	LANDSCAPE TRACT
TRACT L	0.051	LANDSCAPE TRACT
TRACT M	6.903	PRIVATE STREET, UTILITIES, INGRESS AND EGRESS, EMERGENCY VEHICLE ACCESS, DRAINAGE, PEDESTRIAN ACCESS, VEHICULAR ACCESS EASEMENT

LINE TABLE		
NO.	LENGTH	BEARING
L1	169.25'	N00°04'57"W
L2	1193.08'	N89°22'07"E
L3	360.28'	N00°07'11"W
L4	1193.23'	N89°22'07"E
L5	313.00'	S00°37'53"E
L6	1193.02'	N89°22'07"E
L7	313.02'	N00°00'02"E
L8	1193.78'	N89°22'07"E
L9	303.01'	S00°08'38"E
L10	313.00'	S00°37'53"E
L11	360.28'	S00°08'38"E

LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 25, 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 AT THE SOUTHWEST CORNER OF SAID SECTION 25 FROM WHICH A BRASS CAP IN HANDHOLE AT THE SOUTH QUARTER CORNER OF SAID SECTION 25 BEARS NORTH 89 DEGREES 22 MINUTES 07 SECONDS EAST (AN ASSUMED BEARING), AT A DISTANCE OF 2640.16;

THENCE NORTH 89 DEGREES 22 MINUTES 07 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 1383.75 FEET;

THENCE NORTH 00 DEGREES 37 MINUTES 53 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 65 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 25, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 07 MINUTES 17 SECONDS WEST, A DISTANCE OF 1257.50 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE NORTH 89 DEGREES 23 MINUTES 20 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1256.99 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE SOUTH 00 DEGREES 07 MINUTES 17 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 1257.05 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 65 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

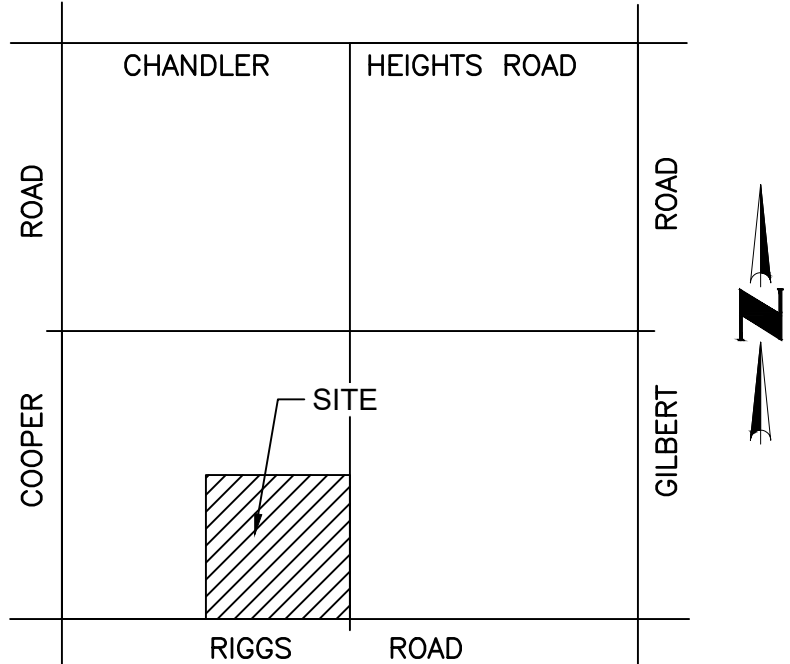
THENCE SOUTH 89 DEGREES 22 MINUTES 07 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1256.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,580,328 SQUARE FEET OR 36.279 ACRES, MORE OR LESS

PRELIMINARY PLAT FOR MAGNOLIA

CHANDLER, AZ
A PORTION OF LAND LOCATED IN SECTION 25, TOWNSHIP 2S, RANGE 5E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER	CVL DESIGN TEAM
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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) 30' X 30' SIGHT VISIBILITY TRIANGLE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
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NOTE: LOTS 66 & 79 ARE SUBJECT TO INCREASED SIDE YARD SETBACKS PER ZONING CASE # PLH21-0050.

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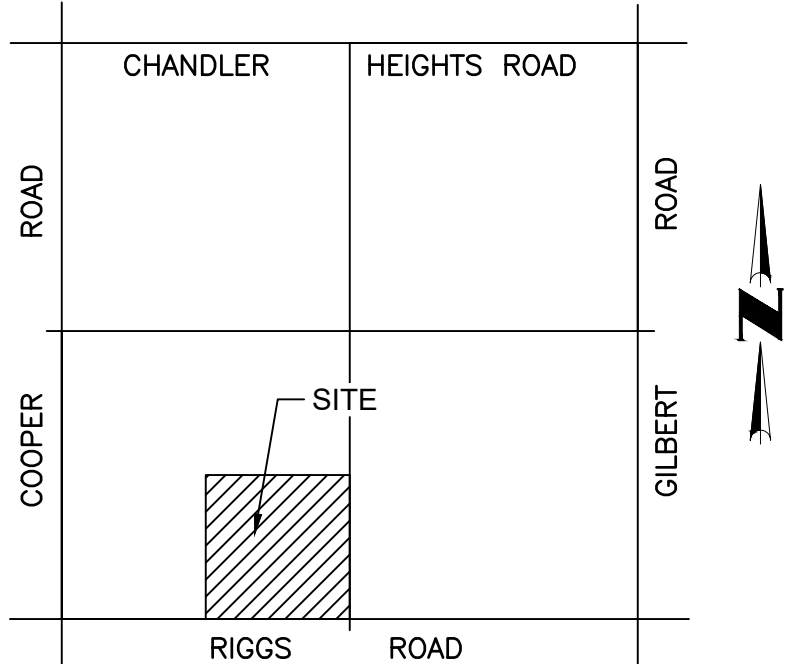
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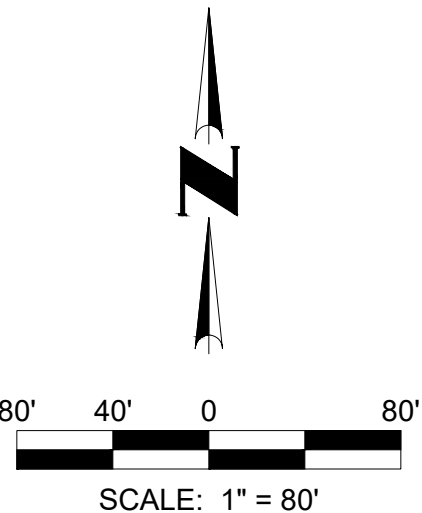
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C.O.C. LOG NO. PLT 21-0033

PRELIMINARY PLAT FOR MAGNOLIA

CHANDLER, AZ

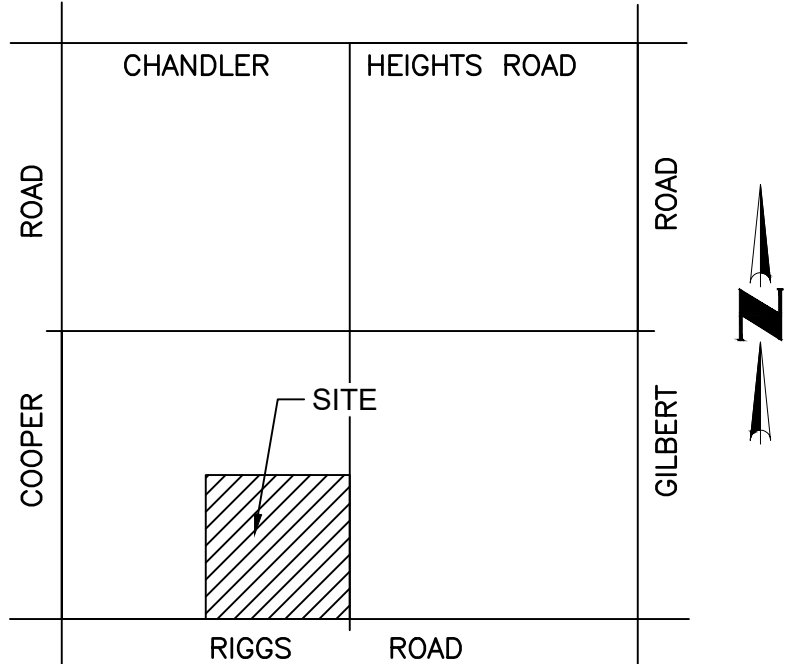
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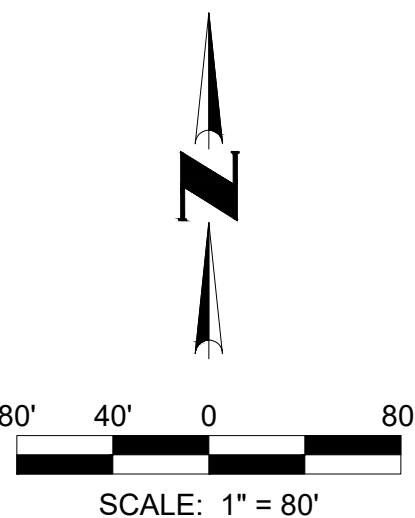
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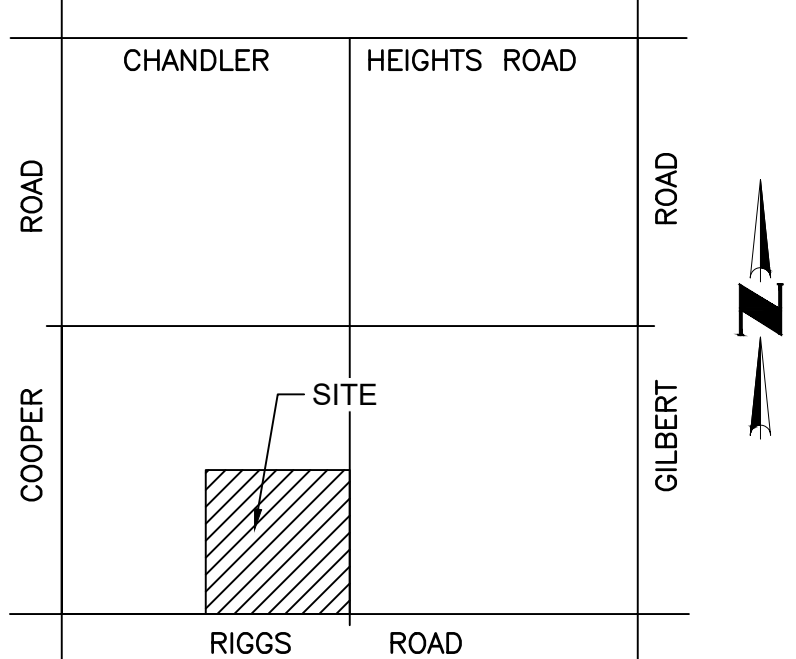
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PRELIMINARY PLAT
FOR
MAGNOLIA

CHANDLER, AZ
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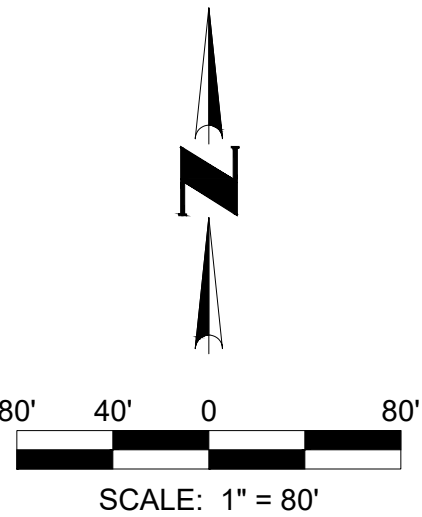
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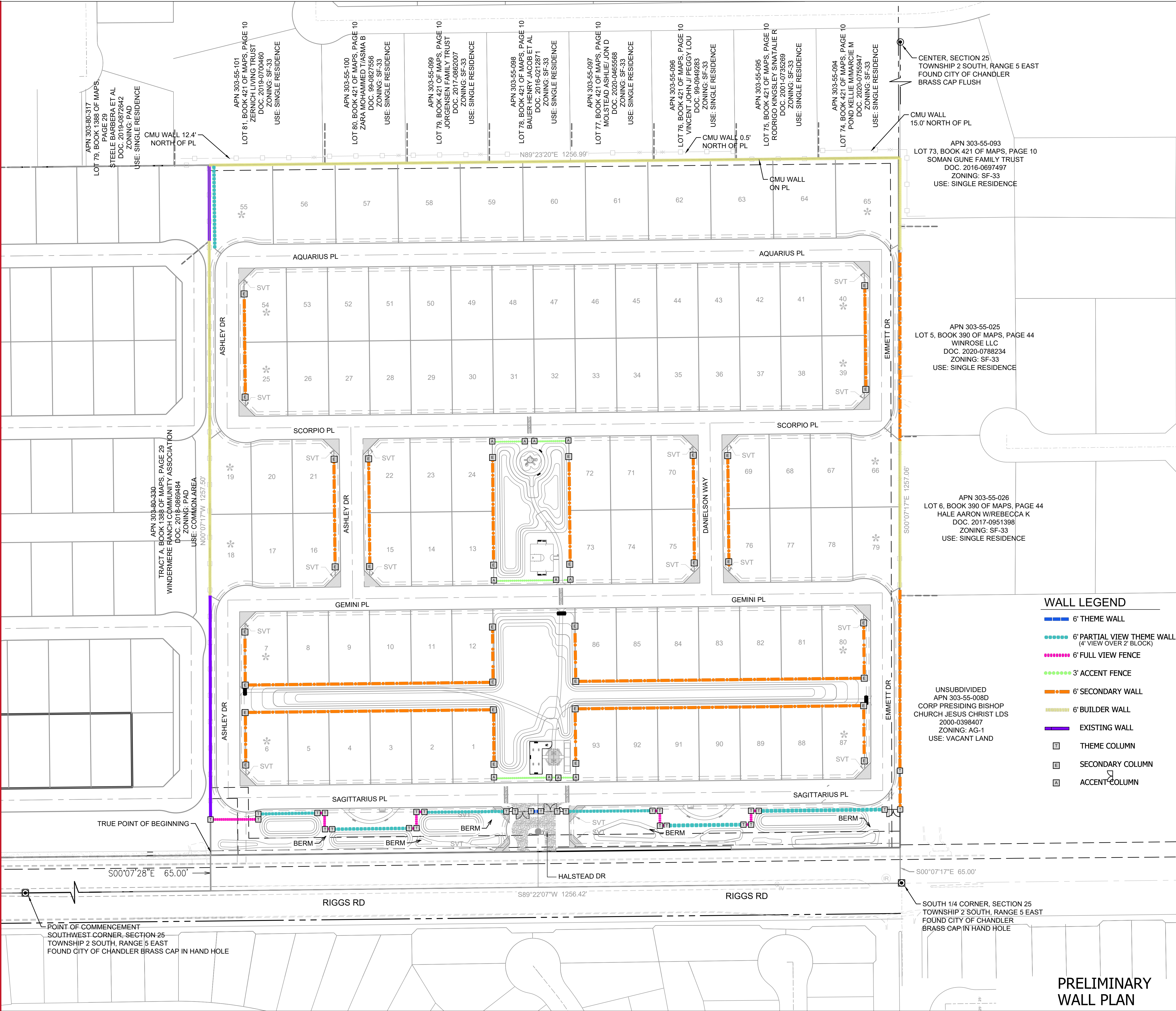


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PRELIMINARY
WALL PLAN

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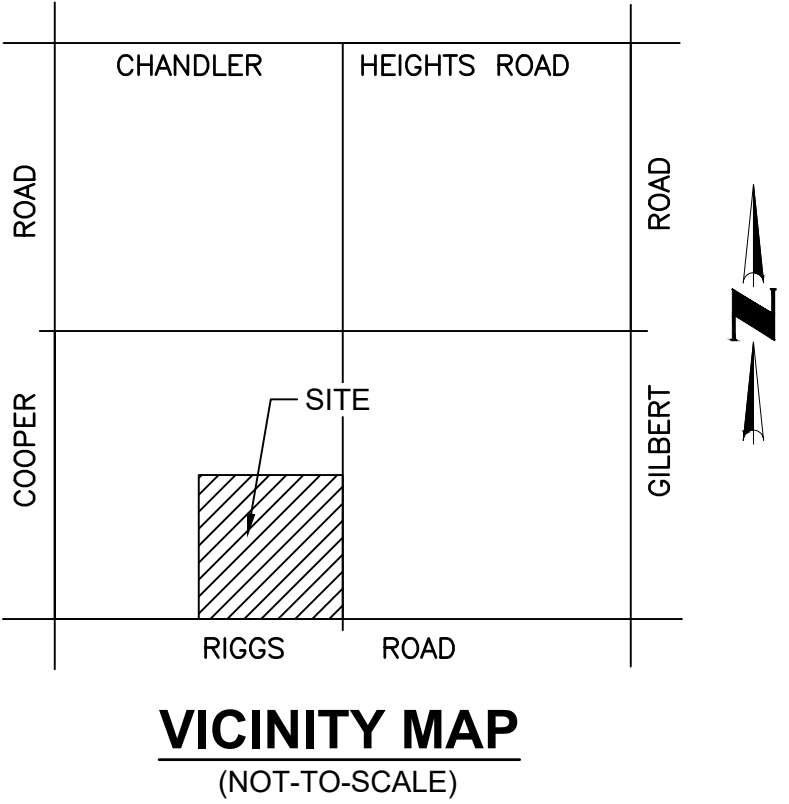


PRELIMINARY PLAT
FOR
MAGNOLIA

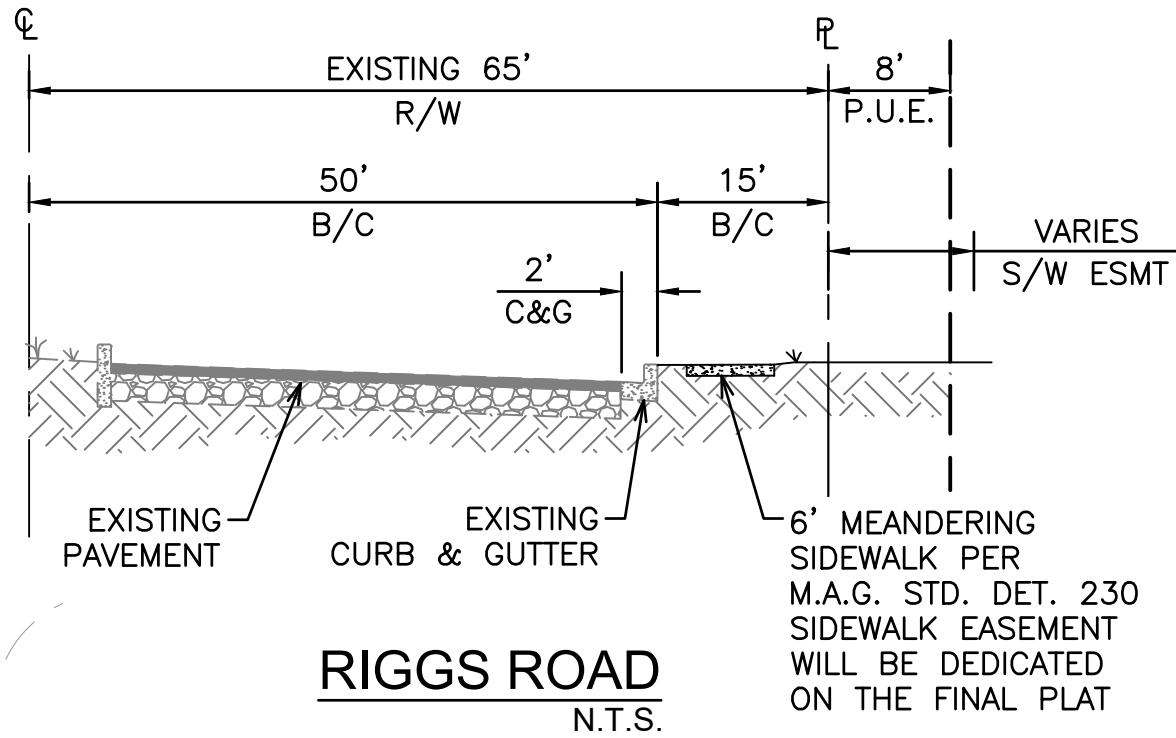
CHANDLER, AZ
A PORTION OF LAND LOCATED IN SECTION 25, TOWNSHIP 2S, RANGE
5E OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
MR. SPENCER TAM
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CHANDLER, AZ 85248
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SECTION A-A
PRIVATE RESIDENTIAL STREET SECTION
N.T.S.



LEGEND

- PROPOSED LOTS
- PROPOSED ROW
- EXISTING CONTOUR
- EXISTING WATER
- EXISTING SEWER
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED CENTER LINE
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- SURFACE DRAINAGE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- SCUPPER
- STORM PIPE
- RETAINING WALL

SHEET INDEX

- SHEET 01 - COVER SHEET / NOTES/KEY MAP / SITE DATA TABLE / CROSS SECTION DETAILS
- SHEET 02 - TRACT TABLE/CENTERLINE DATA TABLE / LOT AREA TABLE
- SHEET 03 - SITE PLAN
- SHEET 04 - SITE PLAN WITH UTILITIES / RETENTION/ DRAINAGE
- SHEET 05 - PRELIMINARY WALL PLAN
- SHEET 06 - PRELIMINARY GRADING & DRAINAGE PLAN



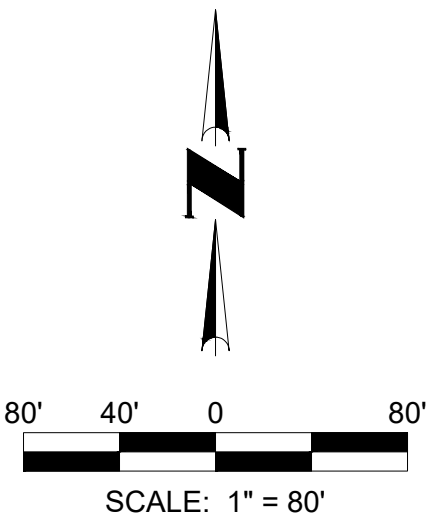
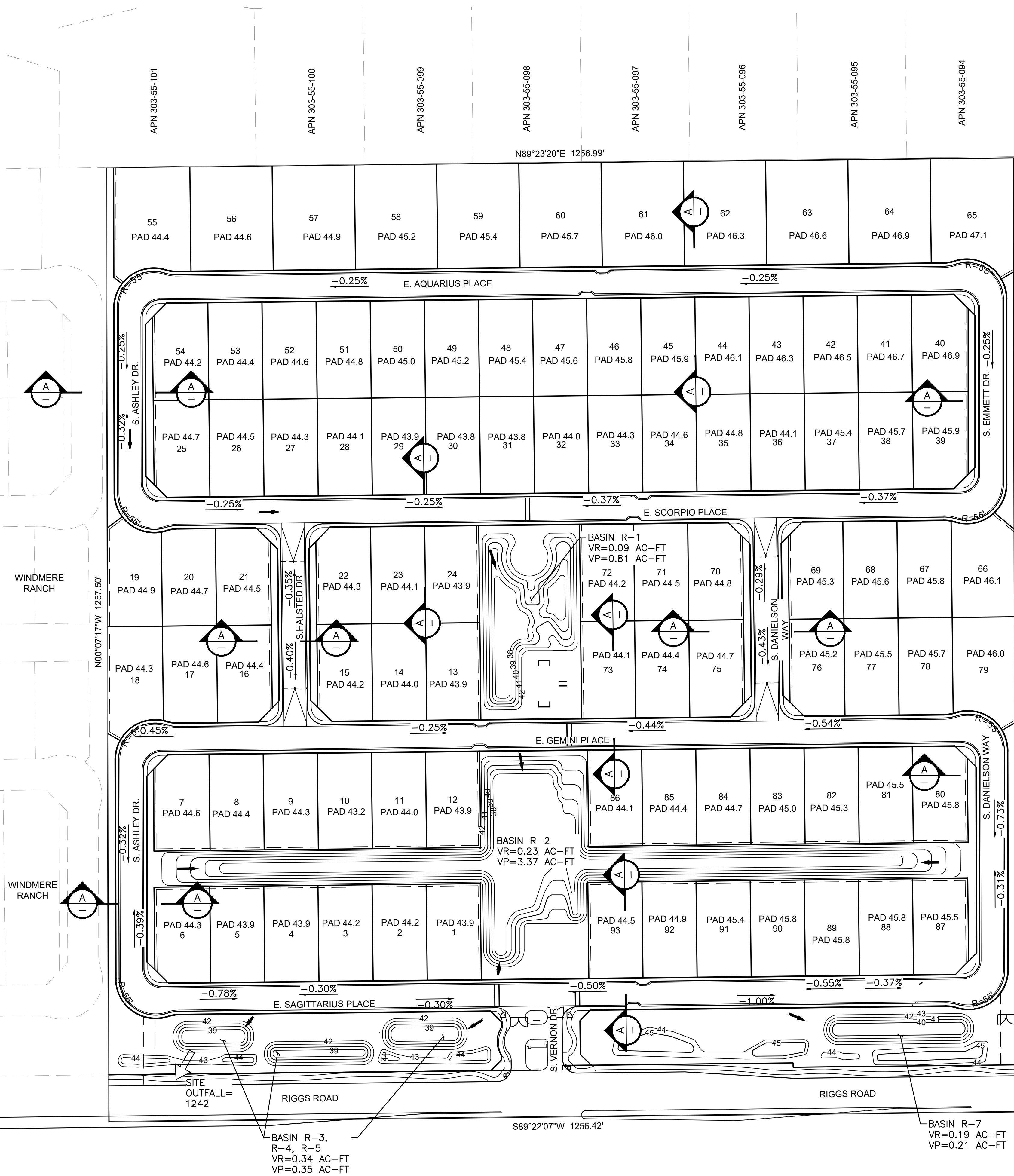
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SHEET
06 OF 06

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DATE: 6/16/2023

C.O.C. LOG NO. PLT 21-0033



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