Staff Summary Report

Tempe

To: Mayor and City Council
Through: City Manager

Agenda Item Number 17
Meeting Date: 10/11/01

SUBJECT: **THE EMERALD #SBD-2001.71**

PREPARED BY: DeeDee (D^2) Kimbrell, Planner II (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

BRIEF: Request for The Emerald for an Amended Final Subdivision Plat located at 8475 South Emerald Drive.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Request for **THE EMERALD** (Tom Tait, Tait Development, Inc., property owner) for an Amended Final Subdivision Plat located at 8475 South Emerald Drive. The following approval is requested from the City of Tempe:

#SBD-2001.71 An Amended Final Subdivision Plat for 2 lots on 23.7 net acres located at 8475 South Emerald Drive.

Document Name: 20011011devsrh02 Supporting Documents: Yes

SUMMARY: The current request is for an Amended Subdivision Plat of the Emerald Subdivision for 2 lots on 23.7 net acres. The owner wishes to divide one lot into two new lots. Both new lots have access to a public street. The lots appear to comply with required technical standards of Subdivision Ordinance No. 99.21, therefore, staff recommends approval and public input is not required.

RECOMMENDATION: Staff – Approval
Public – Not Required

ATTACHMENTS:

1. List of Attachments
2. History & Facts / Description / Comments / Reason(s) for Approval
3. Conditions of Approval
4. Location Map
5. Subdivision Plat

HISTORY & FACTS:

October 24, 1978.	Planning Commission approved the rezoning from AG, Agricultural Zoning District to the I-1 Light Industrial and I-2 General Industrial Zoning Districts for 154.3 acres. (Vote: 7-0)
November 30, 1978.	City Council approved the rezoning from AG, Agricultural Zoning District to the I-1 Light Industrial and I-2 General Industrial Zoning Districts for 154.3 acres.
January 11, 2000.	Planning Commission approved a Final Subdivision Plat consisting of 5 lots on an undeveloped 139 net acre parcel at 8550 South Priest Drive.
February 10, 2000.	City Council approved a Final Subdivision Plat consisting of 5 lots on an undeveloped 139 net acre parcel at 8550 South Priest Drive.
September 21, 2000.	City Council approved an Amended Final Subdivision Plat for two lots on 65.47 net acres at 8200 South Priest Drive.
February 8, 2001.	City Council approved an Amended Final Subdivision Plat of Lot 5 on 16.84 net acres located at 8550 S. Priest Dr.

DESCRIPTION:

Owner – Tait Development Inc., Tom Tait
Applicant – DEI Professional Services, Randy Hager
Surveyor – DEI Professional Services, Randy Hager
Existing zoning – I-2
Total site area – 23.7 net acres
Number of lot proposed – 2 lots

COMMENTS:

The current request is for an Amended Subdivision Plat of the Emerald Subdivision for 2 lots on 23.7 net acres. The owner wishes to divide one lot into two new lots. Both new lots have access to a public street. The lots appear to comply with required technical standards of Subdivision Ordinance No. 99.21, therefore, staff recommends approval and public input is not required.

REASON(S) FOR APPROVAL:

1. The plat appears to conform with Subdivision Ordinance 99.21.

CONDITION(S) OF APPROVAL:

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.

   b. Off-site improvements to bring roadways to current standards include:
      (1) Water lines and fire hydrants
      (2) Sewer lines
      (3) Storm drains.
      (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.

   c. Fees to be paid with the development of this project include:
      (1) Water and sewer development fees.
      (2) Water and/or sewer participation charges.
      (3) Inspection and testing fees.

   d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.

2. a. All street dedications shall be made within six (6) months of Council approval.

   b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.

   c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.

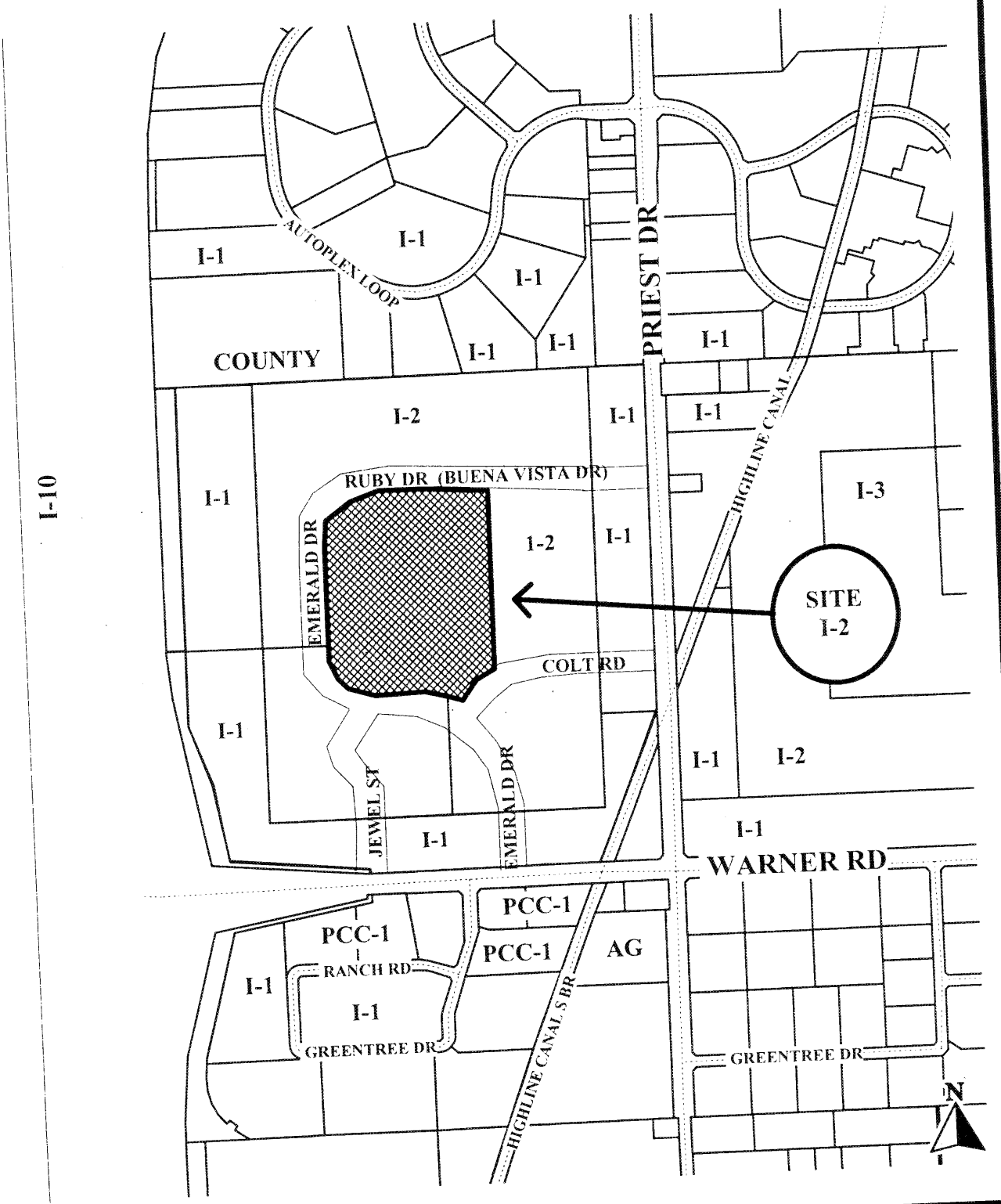
3. No variances may be created by future property lines without the prior approval of the City of Tempe.

4. The Amended Final Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department within one year of City Council approval **(MUST BE RECORDED BY OCTOBER 11, 2002).** Prior to recordation, the Planning Division within the Development Services Department shall review details of the document format.

Tempe

THE EMERALD

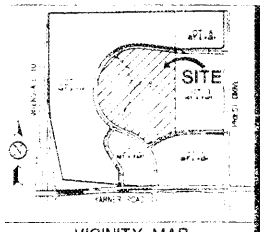
SBD.2001.71



Location Map SEE OTHER SIDE FOR MORE INFORMATION

FINAL PLAT OF
THE EMERALD
A REPLAT OF LOT 2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA



VICINITY MAP

DEDICATION

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:
THAT WEST CORPORATION AND EMERALD HOLDINGS, INC. AS OWNERS HAVE CAUSED THE LAND HEREIN DESCRIBED UNDER THE NAME OF "THE EMERALD" A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREIN, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID THE EMERALD, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE APPROVAL DESCRIBED HEREIN, THE EASEMENTS ARE TO BE DEDICATED AS SHOWN ON THE PLAT.

IN WITNESS WHEREOF:
EMERALD HOLDINGS, INC. HAS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THOMAS TAT, ITS MEMBER MANAGER, THEREUNTO DULY AUTHORIZED.

THOMAS TAT, ITS MEMBER MANAGER

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2001, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED THOMAS TAT AND ACKNOWLEDGED HIMSELF TO BE THE MEMBER OF EMERALD HOLDINGS, LLC, AND ACKNOWLEDGED THAT HE, AS THE MEMBER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY _____ MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF:
WEST CORPORATION HAVE CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THEIR SIGNATURE HEREUNTO DULY AUTHORIZED _____ TS _____

BY _____
_____ ITS _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2001, BEFORE ME, _____ PERSONALLY APPEARED AND ACKNOWLEDGED HIMSELF TO BE _____ AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY _____ MY COMMISSION EXPIRES: _____

NOTES

1. ALL UTILITIES WITHIN PUBLIC UTILITY EASEMENTS (PUE) SHALL BE INSTALLED AND OWNED BY COMPANIES SHALL BE LIMITED TO SIGNAGE AND OR WOOD FIRE OR TEMPORARY DEBRIS FENCING.
2. ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
3. THE CITY OF TEMPE IS NOT RESPONSIBLE FOR AND DOES NOT INTENT MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE UTILITIES, OPEN SPACE TRACTS AND LANDSCAPED AREAS WITHIN THE PARCEL.
4. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
5. THE SUBDIVISION IS ON THE CITY OF TEMPE WATER SYSTEM WHICH HAS A CERTIFICATE OF ASSURED WATER SUPPLY.

CONDITIONS OF APPROVAL

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND HAS VALUE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 2001 THAT THE MONUMENTS SET FOR THE PLAT ARE FIRM AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AT THE TIME OF CONSTRUCTION AS SHOWN ON PLAT, THE POSITIONS ARE SUFFICIENT TO FIND AND RELOCATE THE LAND MONUMENTS AND SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED LAND SURVEYOR #15614 DATE 9/14/2001

APPROVALS:

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THE _____ DAY OF _____

BY _____ DATE _____

ATTEST: _____ DATE _____

BY _____ DATE _____

BY _____ DATE _____

SBD-2001-71

DEI PROFESSIONAL SERVICES, L.L.C.
19 YEARS OF EXCELLENCE
DEI Professional Services, L.L.C.

FINAL PLAT
THE EMERALD
TEMPE, ARIZONA

REVISIONS

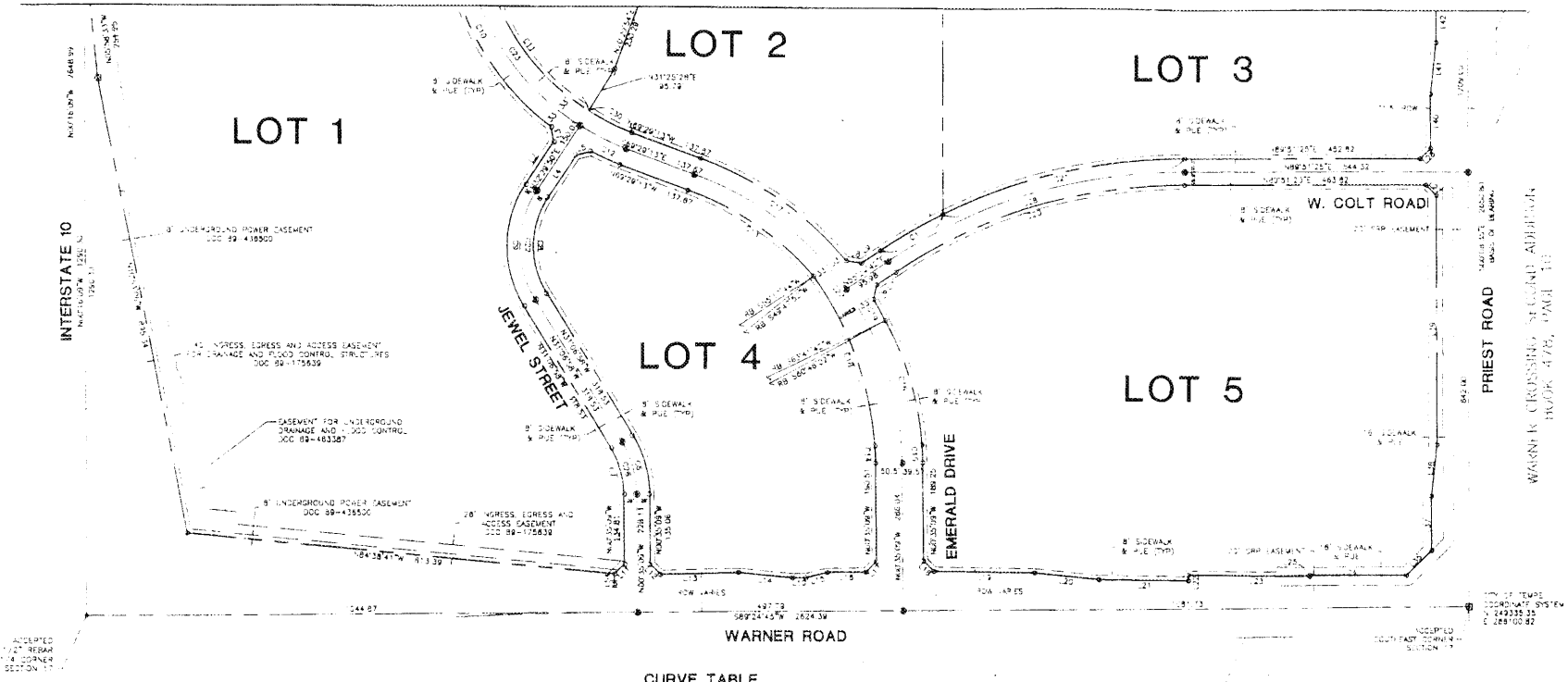
DATE:	09/04/01
PROJ. NO:	01074
DESIGN:	
DRAWN:	RHT
CHECK:	RRH
SCALE:	
CAD FILE:	01074FP01

FINAL PLAT
THE EMERALD

1 of 3

TEMPE, ARIZONA

MATCH SHEET 2



SITE AREA

LOT 2A CONTAINS 271,345.19 SQ. FT. OR 6.24 ACRES

LOT 2B CONTAINS 751,218.97 SQ. FT. OR 17.48 ACRES

LEGEND

- FD AS NOTED
- FD 3/8" IRON
- FD ADOT ALUM CAP
- SET REBAR TO BE SET
- BRASS CAP FLUSH TO BE SET

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	NO.	DELTA	RADIUS	LENGTH
C1	7°46'24"	525.50	71.33	C15	37°08'48"	632.50	34.75
C2	7°31'17"	633.00	83.10	C16	25°32'07"	584.49	251.16
C3	1°31'17"	487.00	14.43	C17	32°46'47"	633.00	243.25
C4	37°31'17"	442.00	292.32	C18	32°39'47"	658.00	251.38
C5	27°31'17"	508.00	244.05	C19	4°26'57"	633.00	49.01
C6	32°31'49"	525.00	298.09	C20	34°26'43"	374.50	225.25
C7	30°31'49"	175.00	93.25	C21	20°41'39"	1025.50	370.79
C8	63°36'48"	375.00	44.30	C22	63°36'48"	220.00	232.25
C9	63°36'48"	225.00	249.87	C23	59°20'38"	475.00	474.85
C10	57°27'07"	508.00	315.08	C24	47°31'17"	475.00	308.46
C11	69°20'38"	442.00	324.94	C25	7°31'17"	600.00	78.75
C12	7°04'27"	508.00	61.24	C26	32°31'49"	300.00	169.97
C13	29°17'06"	587.00	299.90	C27	68°54'04"	600.00	721.52
C14	32°27'27"	349.50	33.19	C28	34°26'43"	1200.00	721.15
				C29	44°58'24"	442.00	346.94
				C30	57°32'54"	442.00	443.38
				C31	12°29'51"	442.00	96.37

TANGENT TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N41°04'41"W	25.27	L20	N84°12'41"W	120.75	L39	S00°08'35"E	487.78
L2	N32°29'50"E	77.54	L21	N88°18'24"W	189.51	L40	S00°08'35"E	26.38
L3	S70°31'41"E	29.24	L22	S00°35'59"E	1.00	L41	S00°08'35"E	22.85
L4	N32°29'50"E	97.84	L23	N89°25'24"W	231.78	L42	S00°08'35"E	155.33
L5	N78°31'22"E	29.24	L24	S89°58'23"W	148.97	L43	S00°08'35"E	31.28
L6	S12°27'17"W	28.07	L25	S89°22'31"W	1.29	L44	S00°08'35"E	41.47
L7	S55°24'42"W	43.50	L27	N45°58'35"W	18.28	L45	S14°01'48"E	41.23
L8	S81°11'47"E	29.37	L28	N44°51'25"W	18.28	L46	S00°08'35"E	16.71
L9	N55°24'42"E	43.50	L29	S89°51'25"E	11.00	L47	S07°59'35"E	14.21
L10	S89°24'42"W	25.07	L30	S00°08'35"E	20.60	L48	S03°08'35"E	27.68
L11	S44°22'19"W	28.39	L31	S44°51'25"W	18.28	L49	S00°08'35"E	22.90
L12	N45°09'37"W	18.00	L32	N00°08'35"W	34.12	L50	S00°08'35"E	34.94
L13	S89°34'10"W	438.30	L33	N89°51'25"E	11.00	L51	S07°15'46"W	54.49
L14	N74°58'58"W	4.48	L34	N89°22'25"W	1.20	L52	S00°08'35"E	78.05
L15	S89°38'33"W	58.44	L35	S44°12'27"W	18.28	L53	N89°51'25"E	15.00
L16	S81°14'55"W	30.62	L36	N44°38'41"W	18.28	L54	N00°35'15"W	25.51
L17	S44°24'51"W	28.28	L37	S00°08'35"E	170.75	L55	N89°24'51"W	51.73
L18	N43°50'47"W	28.57	L38	S00°08'35"E	170.60			
L19	N89°28'24"W	94.19						

SCALE 1"=100'

0 50' 20' 100' 200'

SEP 21 2001

GBD-2001-71

DEI PROFESSIONAL SERVICES, L.L.C.

1982-2001 19 YEARS OF EXCELLENCE DEI Professional Services, L.L.C.

FINAL PLAT
THE EMERALD
TEMPE, ARIZONA

DATE	06/04/01
PROJ. NO.	01074
DESIGN	
DRAWN	RKT
CHECK	RRH
SCALE	1"=100'
CAD FILE	1074FP06

FINAL PLAT THE EMERALD

3 of 3

TEMPE, ARIZONA

SITE AREA

LOT 1A CONTAINS 371,248.78 SQ. FT. OR 8.24 ACRES

LOT 1B CONTAINS 761,218.87 SQ. FT. OR 17.48 ACRES

LINE	BEARING	DISTANCE
L1	N41°24'47"W	28.21
L2	N32°29'50"E	27.57
L3	S15°35'47"E	19.20
L4	N32°29'50"E	27.57
L5	S75°38'21"E	29.30
L6	S12°31'[illegible]"W	29.07
L7	S55°24'42"W	43.50
L8	S81°11'47"E	29.07
L9	N55°24'42"W	43.50
L10	S88°24'45"W	25.00
L11	S47°22'19"W	17.28
L12	N46°09'31"W	28.00
L13	S88°18'05"W	146.13
L14	N42°25'53"W	151.22
L15	S75°22'40"W	41.08
L16	S82°24'51"W	19.97
L17	S44°24'51"W	28.28
L18	N45°00'47"W	28.57
L19	N59°28'24"W	94.79

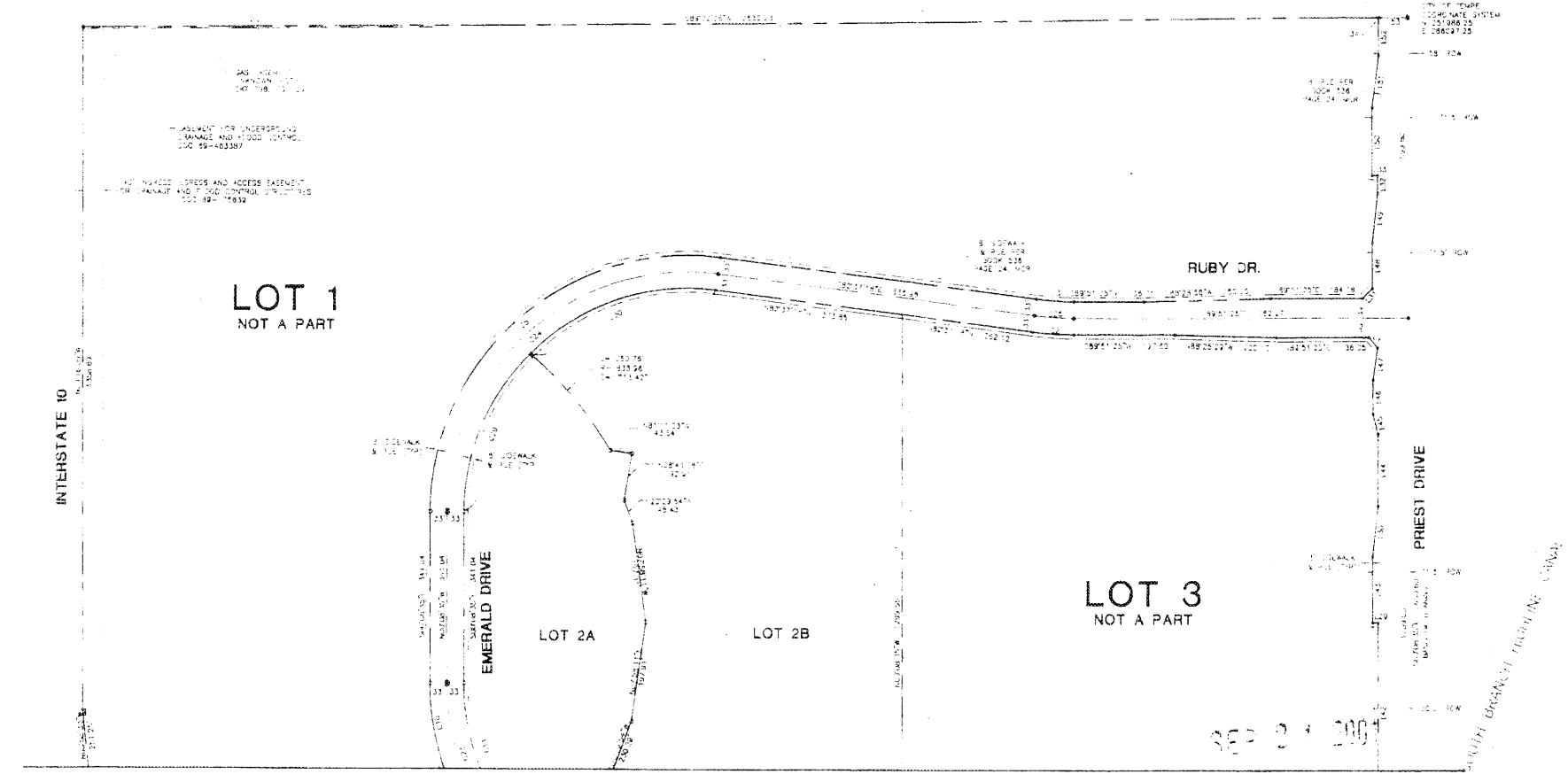
LINE	BEARING	DISTANCE
L20	N84°12'47"W	35.15
L21	N89°28'24"W	89.51
L22	S00°35'36"E	1.00
L23	N89°28'24"W	43.79
L24	S89°58'23"W	85.57
L25	S89°22'31"W	2.22
L26	N45°08'35"W	28.28
L27	N44°51'25"W	28.28
L28	N89°51'25"W	11.23
L29	S00°08'35"W	20.00
L30	S44°51'25"W	28.28
L31	N00°09'35"W	34.12
L32	N89°51'25"W	1.00
L33	N89°51'25"W	43.54
L34	S89°28'24"E	88.53
L35	N44°36'41"W	1.28
L36	S75°28'35"E	10.12
L37	S75°28'35"W	10.62

LINE	BEARING	DISTANCE
L38	S00°08'35"E	481.79
L39	S00°08'35"E	134.38
L40	S00°08'35"E	133.80
L41	S00°08'35"E	155.33
L42	S00°08'35"E	131.38
L43	S00°08'35"E	47.47
L44	S00°08'35"E	41.33
L45	S00°08'35"E	58.77
L46	S00°08'35"E	54.77
L47	S00°08'35"E	21.88
L48	S00°08'03"W	12.95
L49	S00°08'35"E	34.41
L50	S00°08'35"E	1.00
L51	S00°08'48"W	24.42
L52	S00°08'35"E	56.8
L53	N00°35'35"E	55.00
L54	N00°35'15"W	33.01

NO	DELTA	RADIUS	LENGTH
C1	7°45'24"	1025.50	138.73
C2	7°31'11"	833.00	93.70
C3	7°31'11"	187.00	24.43
C4	47°31'11"	442.00	367.32
C5	37°31'11"	508.00	364.65
C6	33°31'49"	323.50	189.39
C7	10°31'49"	18.50	3.39
C8	53°39'48"	176.50	165.28
C9	53°39'48"	123.50	115.69
C10	37°31'11"	508.00	465.36
C11	59°22'18"	142.00	147.14
C12	7°34'11"	508.00	67.11
C13	69°11'26"	597.00	480.51
C14	37°31'11"	949.50	621.70

NO	DELTA	RADIUS	LENGTH
C15	8°36'48"	339.50	34.75
C16	25°32'21"	384.49	171.36
C17	32°45'47"	223.00	142.25
C18	32°39'41"	556.22	317.09
C19	4°39'51"	523.00	43.01
C20	34°26'43"	374.50	225.85
C21	26°41'52"	25.50	11.88
C22	52°35'44"	250.00	229.35
C23	52°32'38"	475.00	434.89
C24	37°31'11"	475.00	305.49
C25	7°31'11"	500.00	65.64
C26	30°31'49"	370.00	197.14
C27	16°54'24"	533.00	157.37
C28	34°26'43"	222.00	121.19
C29	44°58'54"	442.00	346.94
C30	12°33'52"	142.00	31.38
C31	2°43'17"	142.00	6.74

- FD AS NOTED
- FD BC N HH
- FD ALOY ALUM CAP
- SET REBAR TO BE SET
- BRASS CAP FLUSH TO BE SET



MATCH SHEET 3

SEP 2 4 2001

SBD 2001.71

DEI PROFESSIONAL SERVICES, L.L.C.

19 YEARS OF EXCELLENCE

DEI Professional Services, L.L.C.

FINAL PLAT
THE EMERALD
TEMPE, ARIZONA

DATE:	08/4/01
PROJ. NO.:	01074
DESIGN:	
DRAWN:	RWT
CHECK:	RPH
SCALE:	1"=100'
CAD FILE:	1074FP02

FINAL PLAT THE EMERALD

2 of 3

TEMPE, ARIZONA