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JAN 23 2014

Chandler
All-America City
2010

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Where Values Make The Difference

MEMORANDUM **Transportation & Development – CC Memo No. 14-003**

DATE: JANUARY 23, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER
MARSHA REED, ASSISTANT CITY MANAGER
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: PPT13-0005 STAYBRIDGE SUITES HOTEL

Request: Preliminary Plat approval

Location: Northeast corner of Chandler Boulevard and McClintock Drive

Applicant: Dan Mann; Rick Engineering

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and in conformance with the site's Planned Area Development (PAD) zoning, Planning Commission and Planning Staff recommend approval.

BACKGROUND

This Preliminary Plat is for a hotel that was approved in early 2013. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:
In Favor: 6 Opposed: 0 Absent: 1 (Baron)

RECOMMENDED ACTION

Planning Commission and Planning Staff recommend approval of Preliminary Plat PPT13-0005 STAYBRIDGE SUITES HOTEL, subject to the following condition:

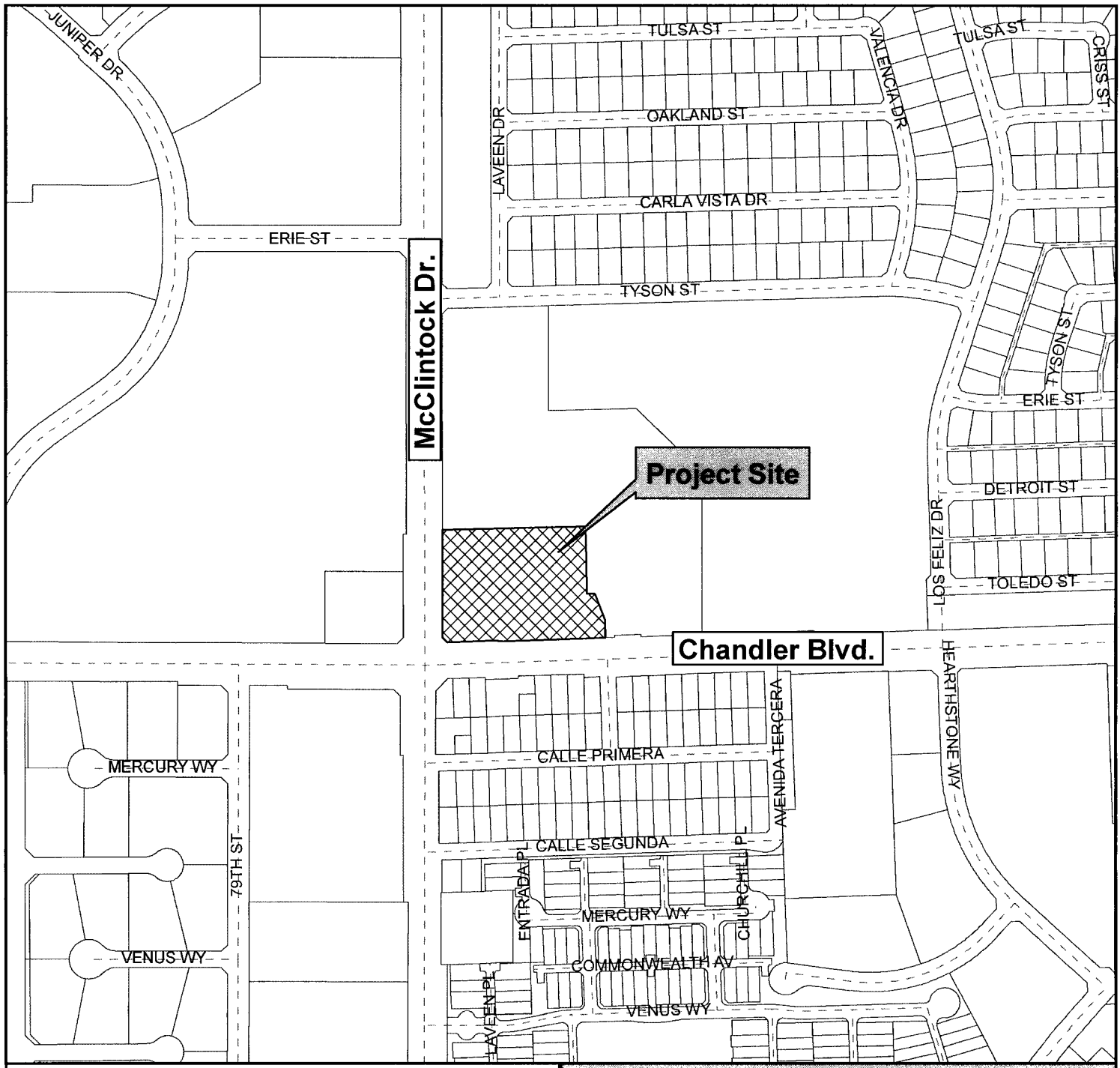
1. Approval by the City Engineer and Director of Transportation & Development with regard to the details of all submittals required by code or condition.

PROPOSED MOTION

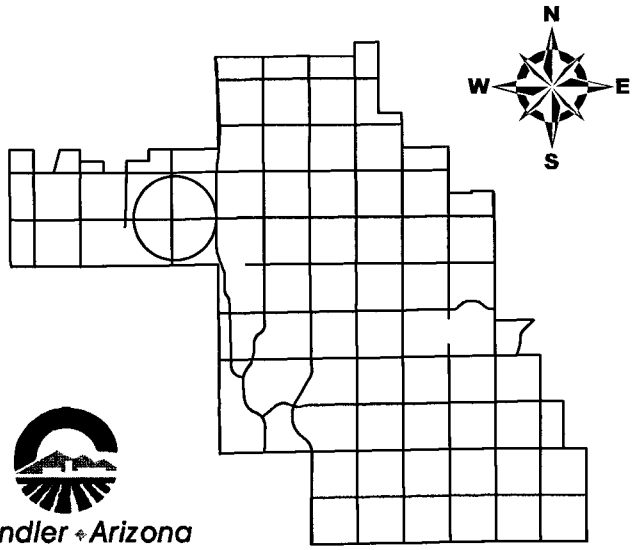
Move to approve Preliminary Plat PPT13-0005 STAYBRIDGE SUITES HOTEL, per Planning Commission and Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Preliminary Plat



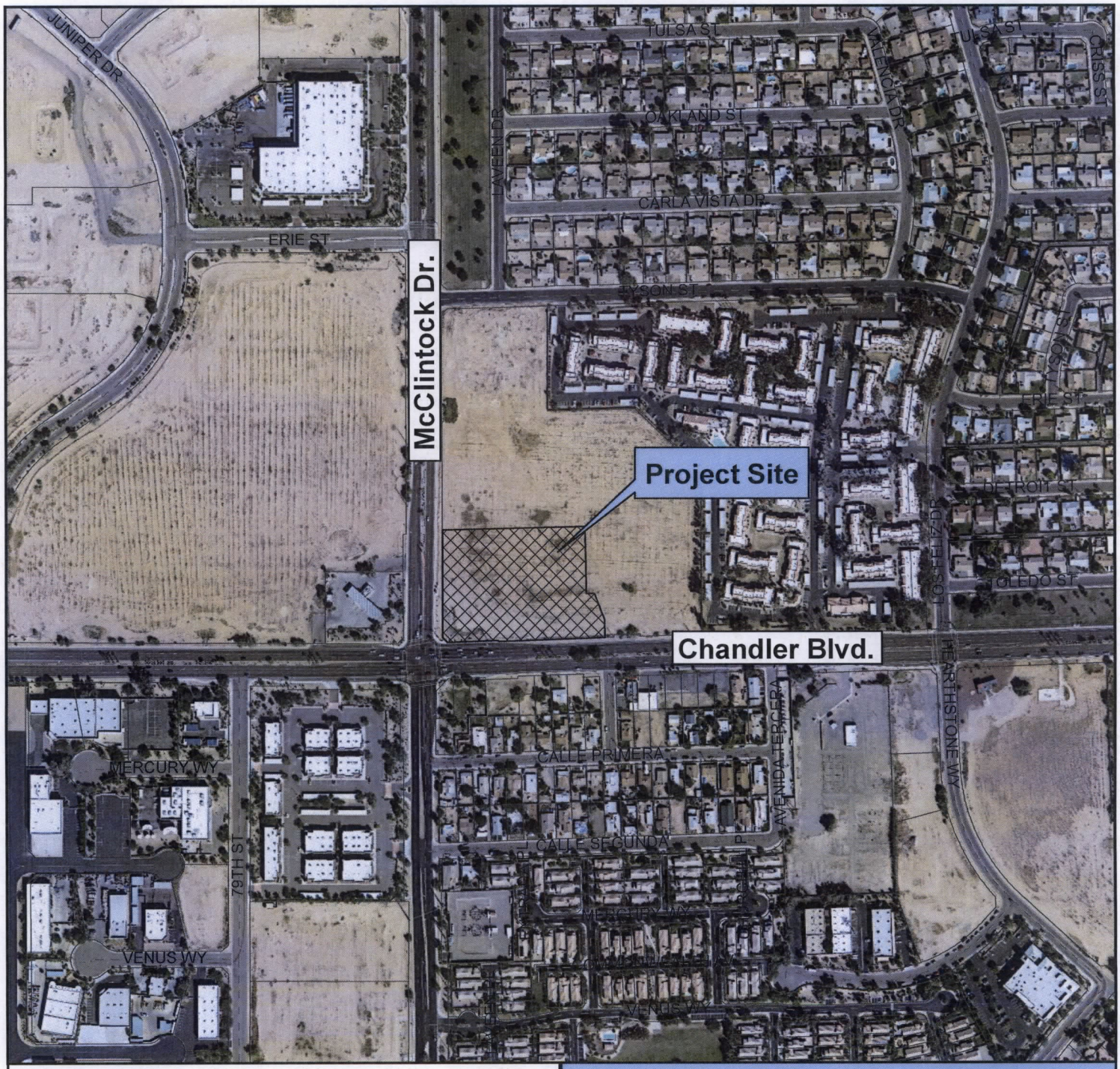
Vicinity Map



Staybridge Suites Hotel

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 11/27/2013



Vicinity Map

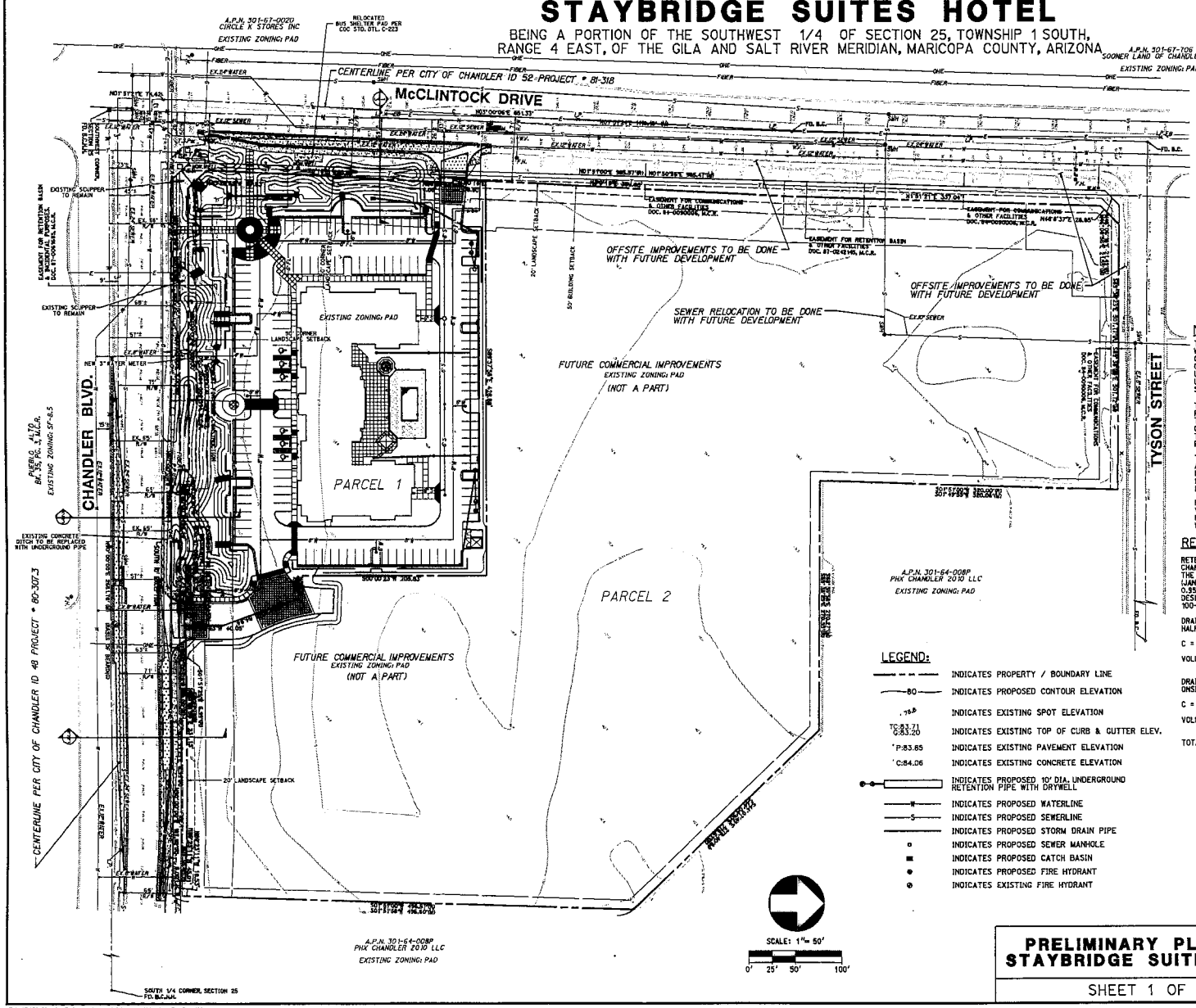
Staybridge Suites Hotel

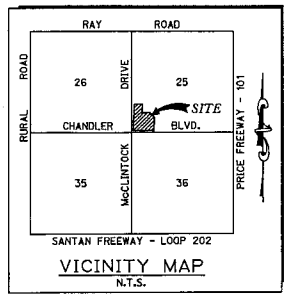
Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 11/27/2013

PRELIMINARY PLAT FOR STAYBRIDGE SUITES HOTEL

BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA





VICINITY MAP
N.T.S.

NUMBER OF LOTS:

2

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 NOTE BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

THIS SUBDIVISION IS WITHIN STELLAR AIRPARK AIRPORT IMPACT OVERLAY DISTRICT. AN AVIATION OR AVIGATION EASEMENT SHALL BE PROVIDED AT TIME OF FINAL PLATTING.

PER COC STD DTL C-246, THE SITE VISIBILITY EASEMENT IS ALL IN THE RIGHT-OF-WAY SO NO EASEMENTS ARE SHOWN WITHIN THE PROPERTY.

REQUIRED RETENTION VOLUME

RETENTION REQUIREMENT FOR THIS SITE IS TAKEN FROM THE CITY OF CHANDLER DRAINAGE POLICIES AND STANDARDS (FEBRUARY 2012) AND THE DRAINAGE DESIGN MANUAL FOR MARICOPA COUNTY, VOLUME 1 (JANUARY, 2007). THE C-VALUE ASSIGNED IS 0.90 FOR THE SITE AND 0.95 FOR THE HALF-STREET AREA OF CHANDLER BLVD. THIS SITE IS DESIGNED TO RETAIN A RAINFALL DEPTH IS 2.2 INCHES FOR THE 100-YEAR, 2-HOUR STORM EVENT PLUS 10%.

DRAINAGE REQUIREMENT FOR HALF-STREET OF CHANDLER BLVD.

C = 0.95 AREA = 65,442 SF

VOLUME REQUIRED = 12,538 CF

DRAINAGE REQUIREMENT FOR ONSITE DEVELOPMENT

C = 0.90 AREA = 145,369 SF

VOLUME REQUIRED = 26,385 CF

TOTAL VOLUME REQUIREMENT = 38,922 CF

LEGEND:

- INDICATES PROPERTY / BOUNDARY LINE
- 80 — INDICATES PROPOSED CONTOUR ELEVATION
- .98 — INDICATES EXISTING SPOT ELEVATION
- TC:83.71 / C:83.20 — INDICATES EXISTING TOP OF CURB & GUTTER ELEV.
- P:83.65 — INDICATES EXISTING PAVEMENT ELEVATION
- C:84.06 — INDICATES EXISTING CONCRETE ELEVATION
- INDICATES PROPOSED 10' DIA. UNDERGROUND RETENTION PIPE WITH DRYWELL
- W — INDICATES PROPOSED WATERLINE
- S — INDICATES PROPOSED SEWERLINE
- INDICATES PROPOSED STORM DRAIN PIPE
- INDICATES PROPOSED SEWER MANHOLE
- INDICATES PROPOSED CATCH BASIN
- INDICATES PROPOSED FIRE HYDRANT
- INDICATES EXISTING FIRE HYDRANT

SCALE: 1" = 50'
0' 25' 50' 100'

DEVELOPER:

THARALDSON HOSPITALITY DEVELOPMENT, LLC
3549 153RD AVE SE
CASSELTON, ND 58012

CONTACT: JONATHAN BOYD
PHONE: (480) 250-4244

ENGINEER:

RICK ENGINEERING COMPANY
6150 NORTH 16TH STREET
PHOENIX, ARIZONA 85016

CONTACT: DANIEL C. MANN, P.E.
PHONE: (602) 957-3350

BENCHMARK: #5

SECTION 25, T1S, R4E, 3" CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, BETWEEN CHANDLER BLVD AND RAY RD; 250' EAST OF McCLINTOCK DRIVE AT INTERSECTION OF LAVEEN DRIVE AND GALVESTON STREET.

ELEVATION = 1174.975 NGVD 29
ELEVATION = 1176.79 NAVD 88
EQUATION = 1.811

PARCEL 1

GROSS AREA: 4.861 ±ACRES
NET AREA: 3.337 ± ACRES

PARCEL 2

GROSS AREA: 12.574 ± ACRES
NET AREA: 10.703 ± ACRES

Expires 3-30-2016

PRELIMINARY PLAT FOR STAYBRIDGE SUITES HOTEL	RICK ENGINEERING COMPANY — 6150 NORTH 16TH STREET, PHOENIX, AZ 85016, 602.957.3350 (FAX) 602.285.2396		
SHEET 1 OF 3	DATE: 21-NOV-2013	PROJECT NO: 4312	DRAWN BY: DGM

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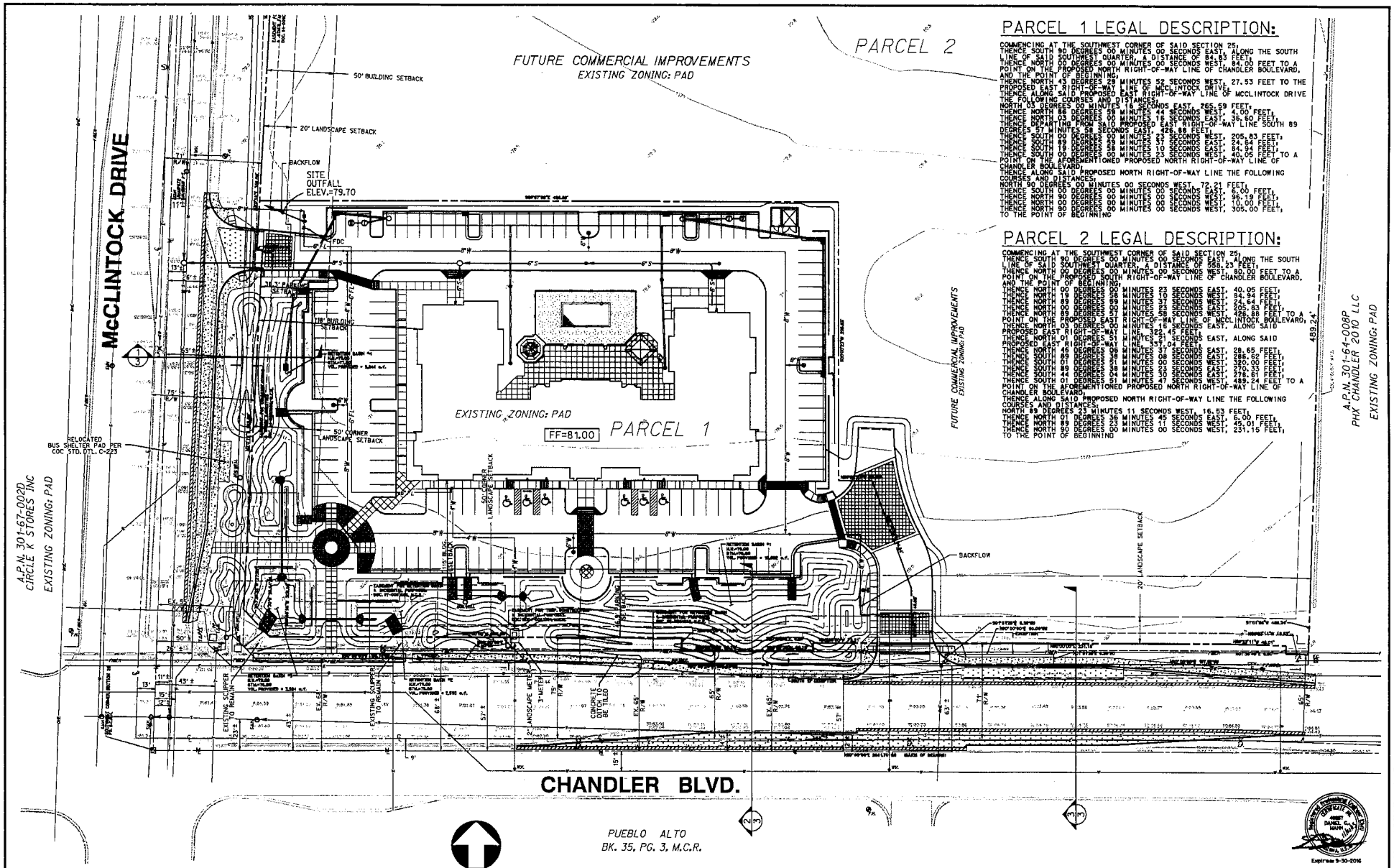
02-DEC-2013

C.O.C. LOG NO. PPT13-0005



PARCEL 1 LEGAL DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25;
THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 84.83 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 84.00 FEET TO A POINT ON THE PROPOSED NORTH RIGHT-OF-WAY LINE OF CHANDLER BOULEVARD, AND THE POINT OF BEGINNING;
THENCE NORTH 45 DEGREES 28 MINUTES 52 SECONDS WEST, 27.53 FEET TO THE PROPOSED EAST RIGHT-OF-WAY LINE OF McCLINTOCK DRIVE;
THENCE ALONG SAID PROPOSED EAST RIGHT-OF-WAY LINE OF McCLINTOCK DRIVE THE FOLLOWING COURSES AND DISTANCES;
NORTH 03 DEGREES 00 MINUTES 16 SECONDS EAST, 265.59 FEET;
THENCE NORTH 86 DEGREES 58 MINUTES 44 SECONDS WEST, 4.00 FEET;
THENCE NORTH 03 DEGREES 00 MINUTES 16 SECONDS EAST, 36.60 FEET;
THENCE DEPARTING FROM SAID PROPOSED EAST RIGHT-OF-WAY LINE SOUTH 89 DEGREES 57 MINUTES 58 SECONDS EAST, 426.88 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 23 SECONDS WEST, 205.83 FEET;
THENCE SOUTH 89 DEGREES 39 MINUTES 37 SECONDS EAST, 24.64 FEET;
THENCE SOUTH 10 DEGREES 58 MINUTES 10 SECONDS EAST, 84.94 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 23 SECONDS WEST, 40.05 FEET TO A POINT ON THE AFOREMENTIONED PROPOSED NORTH RIGHT-OF-WAY LINE OF CHANDLER BOULEVARD;
THENCE ALONG SAID PROPOSED NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES;
NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 72.21 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 6.00 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 98.19 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 10.00 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 305.00 FEET;
TO THE POINT OF BEGINNING

PARCEL 2 LEGAL DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25;
THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 588.23 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 80.00 FEET TO A POINT ON THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF CHANDLER BOULEVARD, AND THE POINT OF BEGINNING;
THENCE NORTH 00 DEGREES 00 MINUTES 23 SECONDS EAST, 40.05 FEET;
THENCE NORTH 10 DEGREES 58 MINUTES 10 SECONDS WEST, 84.94 FEET;
THENCE NORTH 89 DEGREES 39 MINUTES 37 SECONDS WEST, 24.64 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 23 SECONDS EAST, 205.83 FEET;
THENCE NORTH 89 DEGREES 57 MINUTES 58 SECONDS WEST, 426.88 FEET TO A POINT ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF McCLINTOCK BOULEVARD;
THENCE NORTH 03 DEGREES 00 MINUTES 16 SECONDS EAST, ALONG SAID PROPOSED EAST RIGHT-OF-WAY LINE, 322.45 FEET;
THENCE NORTH 01 DEGREES 51 MINUTES 21 SECONDS EAST, ALONG SAID PROPOSED EAST RIGHT-OF-WAY LINE, 337.04 FEET;
THENCE NORTH 46 DEGREES 06 MINUTES 37 SECONDS EAST, 28.65 FEET;
THENCE NORTH 89 DEGREES 58 MINUTES 08 SECONDS EAST, 288.62 FEET;
THENCE SOUTH 01 DEGREES 51 MINUTES 00 SECONDS WEST, 320.00 FEET;
THENCE SOUTH 89 DEGREES 58 MINUTES 23 SECONDS EAST, 270.33 FEET;
THENCE SOUTH 44 DEGREES 04 MINUTES 30 SECONDS EAST, 278.81 FEET;
THENCE SOUTH 01 DEGREES 51 MINUTES 21 SECONDS WEST, 489.24 FEET TO A POINT ON THE AFOREMENTIONED PROPOSED NORTH RIGHT-OF-WAY LINE OF CHANDLER BOULEVARD;
THENCE ALONG SAID PROPOSED NORTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES;
NORTH 89 DEGREES 23 MINUTES 11 SECONDS WEST, 16.53 FEET;
THENCE NORTH 01 DEGREES 36 MINUTES 45 SECONDS EAST, 6.00 FEET;
THENCE NORTH 89 DEGREES 23 MINUTES 11 SECONDS WEST, 45.01 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 231.15 FEET;
TO THE POINT OF BEGINNING

Expires 9-30-2016

PRELIMINARY PLAT FOR STAYBRIDGE SUITES HOTEL

SHEET 2 OF 3

RICK ENGINEERING COMPANY
Phoenix · Tucson · San Diego · Bakersfield · Riverside · Orange · San Luis Obispo · Rancho Cucamonga
6150 NORTH 16TH STREET
PHOENIX, AZ 85016
602.957.3310
(FAX)602.285.2396
rickengineering.com

DATE: 21-NOV-2013 | PROJECT NO: 4312 | DRAWN BY: DGM

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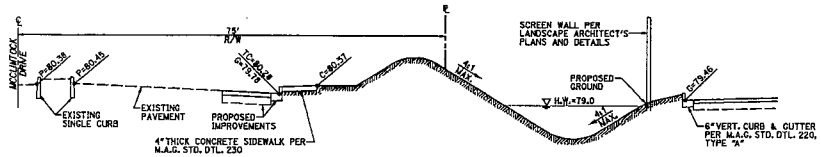
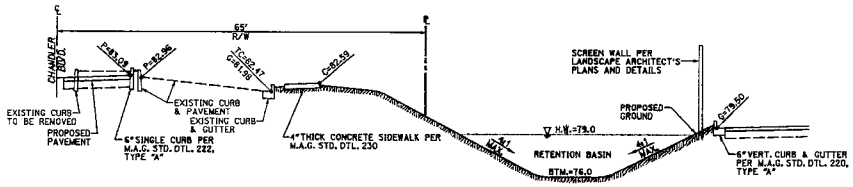
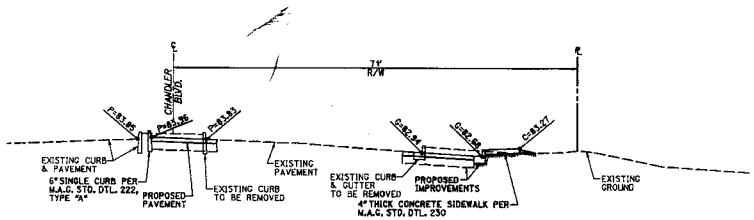


1 TYPICAL SECTION
SCALE: 1"=10' HORZ.
1"=4' VERT.



2 TYPICAL SECTION
SCALE: 1"=10' HORZ.
1"=4' VERT.



3 TYPICAL SECTION
SCALE: 1"=10' HORZ.
1"=4' VERT.

Expires 3-30-2016

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SHEET 3 OF 3	DATE: 21-NOV-2013	PROJECT NO: 4312	DRAWN BY: DGM

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