#38

FEB 13 2014

Chandler

All-America City

2010

Chandler · Arizona
Where Values Make The Difference

MEMORANDUM **Transportation & Development – CC Memo No. 14-011**

DATE: FEBRUARY 13, 2014

TO: MAYOR AND COUNCIL

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

FROM: ERIK SWANSON, CITY PLANNER ES

SUBJECT: PPT13-0011 TRUWEST CREDIT UNION

Request: Preliminary Plat (PPT) approval

Location: Northeast corner of Dobson and Elliot roads

Applicant: Ken Zell; Zell Company, LLC

BACKGROUND

This Preliminary Plat is for a future commercial development located at the northeast corner of Dobson and Elliot roads. The subject site is zoned Community Commercial (C-2). 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: 7 Opposed: 0

RECOMMENDED ACTION

Upon finding the request to be consistent with the General Plan and C-2 zoning, Planning Commission and Planning Staff recommend approval of the Preliminary Plat subject to the following condition:

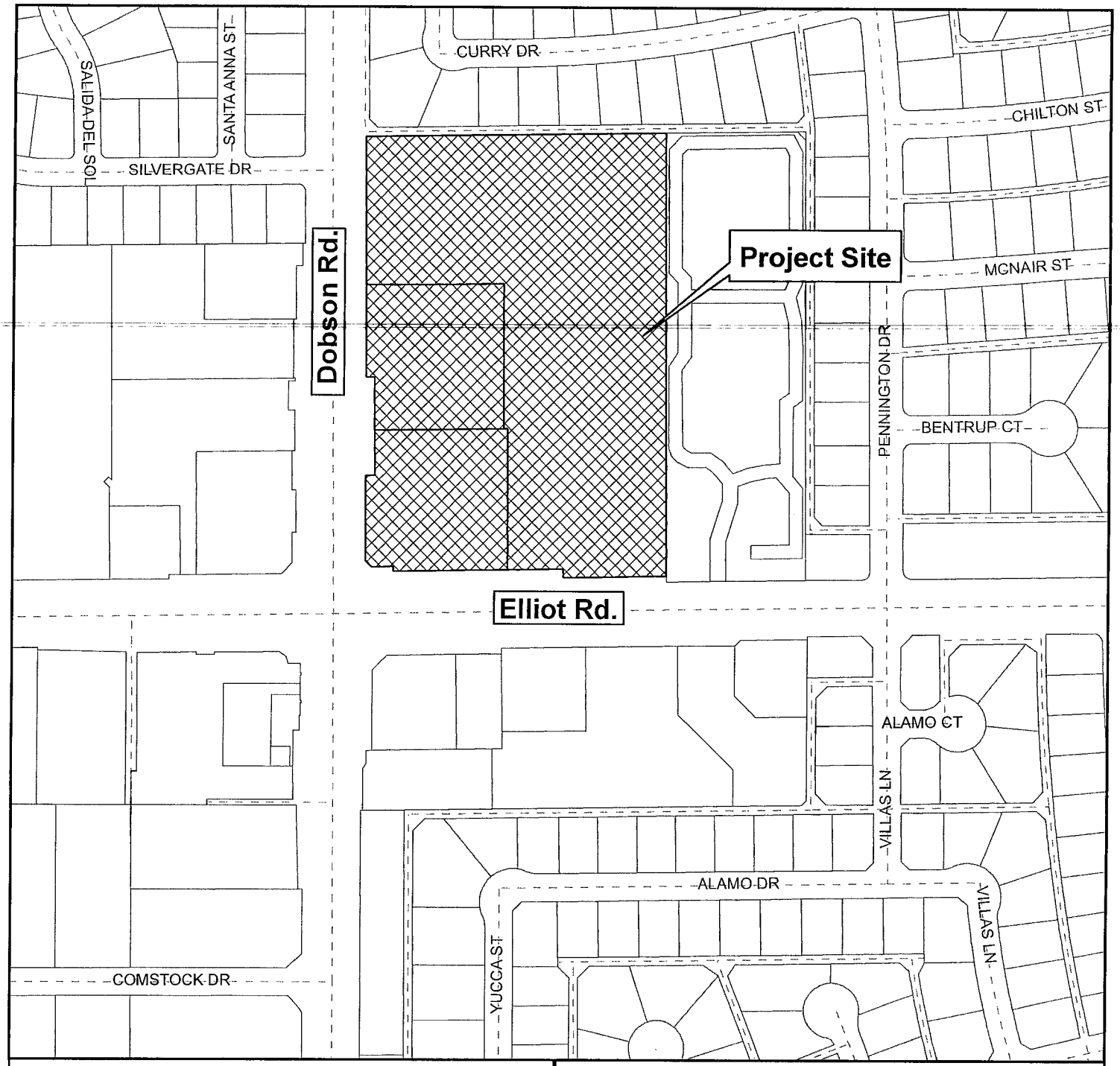
1. Approval by the City Engineer and Director of Transportation and Development with regard to the details of all submittals required by code or condition.

PROPOSED MOTION

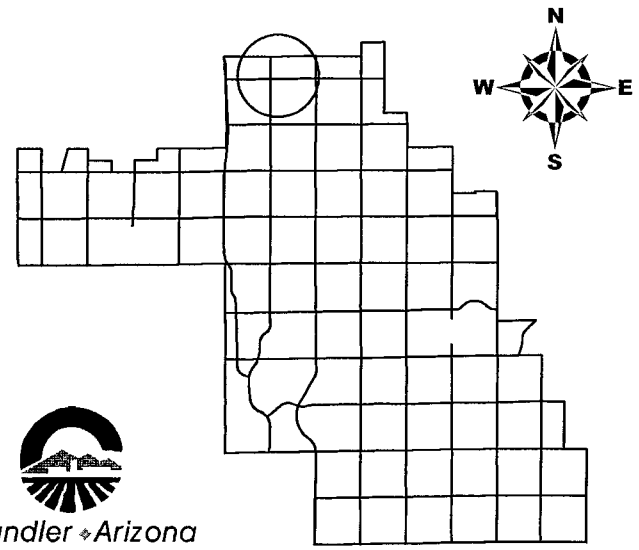
Move to approve Preliminary Plat PPT13-0011 TRUWEST CREDIT UNION, per Planning Commission and Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Preliminary Plat



Vicinity Map



Tru-West Credit Union

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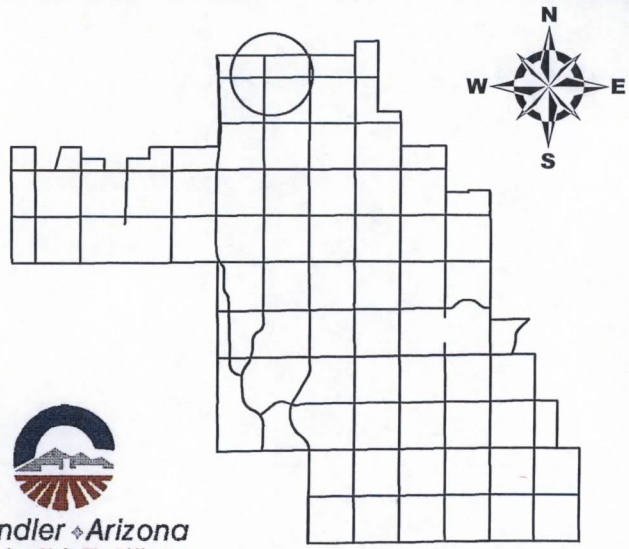
CITY OF CHANDLER 7/14/2013

Vicinity Map



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CITY OF CHANDLER 7/14/2013

TOTAL NO. OF LOTS = 4.

THERE ARE NO WELLS ON THE SITE.

THERE ARE NO IRRIGATION LATERALS ON THE SITE.

AREA

GROSS = 510,079.37 S.F. 11.71 ACRES

LOT	NET	ACRES
1	59,576 S.F.	1.37 AC
2	62,231 S.F.	1.43 AC
3	38,515 S.F.	0.84 AC
4	254,474 S.F.	5.84 AC
TOTAL	412,807 S.F.	9.48 AC

BENCHMARK

SECTION 7, T1S, R5E, NEW 3" CITY OF CHANDLER BRASS CAP IN CONCRETE FLUSH, BETWEEN ELLIOT ROAD & WARNER ROAD, 290' EAST OF DOBSON ROAD AT INTERSECTION OF SHANNEE DR. & YUCCA ST.

ELEVATION = 1194.46 (CITY OF CHANDLER #19A, NAVD 88 DATUM)

NOTE:

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.

NOTE:

THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUES UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

LEGEND

NOTE: ALL SYMBOLS AND ABBREVIATIONS MAY NOT APPEAR ON EACH SHEET.

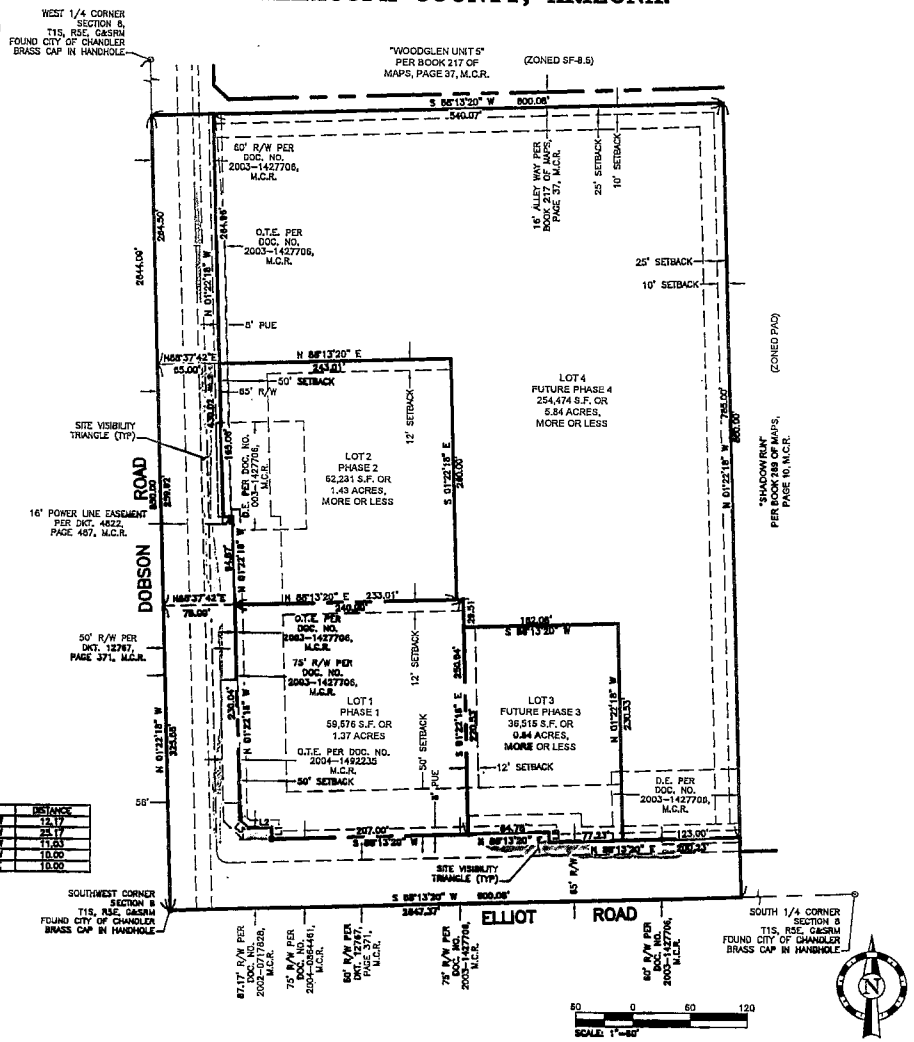
- EXISTING STORM DRAIN
- NEW STORM DRAIN
- CENTERLINE
- PROPERTY LINE
- EXISTING LINE
- EXISTING MANHOLES, VAULTS AND BOXES
- EXISTING ELEVATION
- BACKFLOW PREVENTER
- CATCH BASIN
- CLEANOUT
- FIRE HYDRANT
- FLOW ARROW
- ROOF DRAIN ARROW
- FLOWLINE ARROW
- FOUND BRASS CAP
- FOUND MONUMENT
- FOUND REBAR
- LIGHT POLE
- PROPOSED ELEVATION
- POWER POLE
- SET BRASS CAP
- SET MONUMENT
- SET REBAR
- SIGN
- TAPPING SLEEVE
- WATER VALVE
- WATER METER
- DRYWELL
- NEW ASPHALT
- NEW HEAVY DUTY ASPHALT
- NEW CONCRETE
- NEW RIP-RAP
- EXISTING ASPHALT
- EXISTING CONCRETE
- STRAW BALE
- SILT FENCE
- DRAINAGE AREA BOUNDARY
- DA3 DRAINAGE SUBAREA
- SITE VISIBILITY TRIANGLE

ABBREVIATIONS

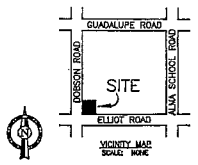
BC	BACK OF CURB
BW	BACK OF WALK
CATV	CABLE TV
C	CONCRETE
CB	CATCH BASIN
CO	CANOPY CLEARANCE
CL	CENTERLINE
CO	CURB OPENING
DWV	DRAIN, WASTE AND VENT
E	ELECTRIC
ESMT	EASEMENT
FC	FACE OF CURB
FG	FINISH GRADE
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
FO	FIBER OPTICS
FW	FACE OF WALK
G	GUTTER
GB	GRADE BREAK
GR	GRATE
INV	INVERT
IRR	IRRIG. CONTROL VALVE
ML	MONUMENT LINE
NG	NATURAL GRADE
OHE	OVERHEAD ELECTRIC
P	PAVEMENT
PC	POINT OF CURVE
PT	POINT OF TANGENCY
RD	ROOF DRAIN
ROW	RIGHT OF WAY
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
SW	SIDEWALK
T	TELEPHONE
TC	TOP OF CURB
TF	TOP OF FOOTING
TW	TOP OF WALL
TS	TRAFFIC SIGNAL
UGE	UNDERGROUND ELEC
VG	VALLEY GUTTER
W	WATER
WLE	WATER LINE EASEMENT

PRELIMINARY PLAT FOR TRU-WEST CREDIT UNION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



LINE	BEARING	DISTANCE
L1	N 01°22'18" W	13.17
L2	S 88°13'20" W	23.17
L3	N 46°34'28" W	11.03
L4	S 88°37'42" W	10.00
L5	S 01°46'40" E	10.00



DEVELOPER

LOT 1
TRUWEST CREDIT UNION
1667 N. PRIEST DRIVE
TEMPE, ARIZONA 85281
TELEPHONE: 602-259-2030
FAX: 602-914-8528
CONTACT: BILL SIEBLER

LOT 2
CIRCLE K STORES INC.
1130 W. WARNER ROAD, BUILDING B
TEMPE, ARIZONA 85284
TELEPHONE: 602-728-4007
CONTACT: DENNIS ARCHILETTA

LOTS 3-4
ART CUNNINGHAM
3219 E. CAMELBACK ROAD, #819
PHOENIX, ARIZONA 85018
TELEPHONE: 602-317-1814

ARCHITECT

ROBERT BROWN ARCHITECTS
549 S. 48TH ST. SUITE 108
TEMPE, ARIZONA 85281
TELEPHONE: 480-377-2222
FAX: 480-377-2230
ATTN: BRAD KACMAREK

CIVIL ENGINEER

ZELL COMPANY, L.L.C.
3400 N. DYSART ROAD, #130
AVONDALE, ARIZONA 85392
TELEPHONE: 623-547-2500
FAX: 623-547-2501
ATTN: KEN ZELL, P.E.

PROJECT ADDRESS

NEC DOBSON ROAD & ELLIOT ROAD
CHANDLER, ARIZONA

SHEET INDEX

C1	COVER SHEET
C2	MASTER GRADING PLAN
C3	MASTER UTILITY PLAN

EXISTING ZONING

C2

BASIS OF BEARING

A BEARING OF N01°22'18"W ALONG THE WEST LINE OF THE SW 1/4, SECTION 8, TOWNSHIP 1 SOUTH, RANGE 5 EAST, AS SHOWN ON THE UNRECORDED MINOR LAND DIVISION MAP PREPARED BY BOWMAN CONSULTING, PROVIDED BY THE CITY OF CHANDLER.

FLOOD ZONE STATEMENT

THE SITE IS LOCATED WITHIN FLOOD ZONE "X" (DOTTED) AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (F.E.M.A.) FLOOD INSURANCE RATE MAP #04013C2635H, DATED SEPTEMBER 30, 2005, FLOOD ZONE "X" (DOTTED) AS DEFINED BY F.E.M.A. AS:

"AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% 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."

SEE SHEET 2 FOR RETENTION VOLUMES.

APPROVED FOR COMPLIANCE WITH CITY CODE:

CITY ENGINEER _____ DATE _____

DEVELOPMENT SERVICES ENGINEER _____ DATE _____

602-263-1100
1-800-STAKE-IT

REV	DATE	DESCRIPTION	BY

3400 N. Dysart Road
Suite 130
Avondale, Arizona 85392
Phone: 623-547-2500
Fax: 623-547-2501

DRAWN BY: RR
DESIGNED BY: KZ
REVIEWED BY: KZ
DATE: JUNE 2013

PROJECT: TRU WEST CREDIT UNION
LOCATION: CHANDLER, ARIZONA

TITLE: PRELIMINARY PLAT COVER SHEET
SITE ADDRESS: NEC ELLIOT RD. & DOBSON RD.
SCALE: 1:60
JOB NO.: 13-012
SHEET 1 OF 3

C.O.C. Log No. PP13-0013

Plot Date/Time: 6/21/2013 8:35 AM Layout Name: 01-CS
Full File Path: I:\Civil_Users\Randy\13-012 Tru West Credit Union\13-012.dwg