#30

APR 24 2014
Chandler

Chandler · Arizona
Where Values Make The Difference

All-America City
2010

**MEMORANDUM** **Transportation & Development – CC Memo No. 14-043**

**DATE:** APRIL 24, 2014

**TO:** MAYOR AND COUNCIL

**THRU:** RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER MR
JEFF KURTZ, PLANNING ADMINISTRATOR JK
KEVIN MAYO, PLANNING MANAGER KM

**FROM:** JODIE M. NOVAK, MEP, SENIOR CITY PLANNER JMN

**SUBJECT:** FPT14-0002 CIRCLE K RIGGS ROAD & ARIZONA AVENUE

Request: Final Plat (FPT) approval

Location: Southeast corner of Riggs Road and Arizona Avenue

Applicant: Helix Engineering, LLC

## BACKGROUND

This Final Plat is for a commercial center that includes a fuel station and a convenience store for a site that received zoning approval in February 2013. The plat creates the lot and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

## RECOMMENDED ACTION

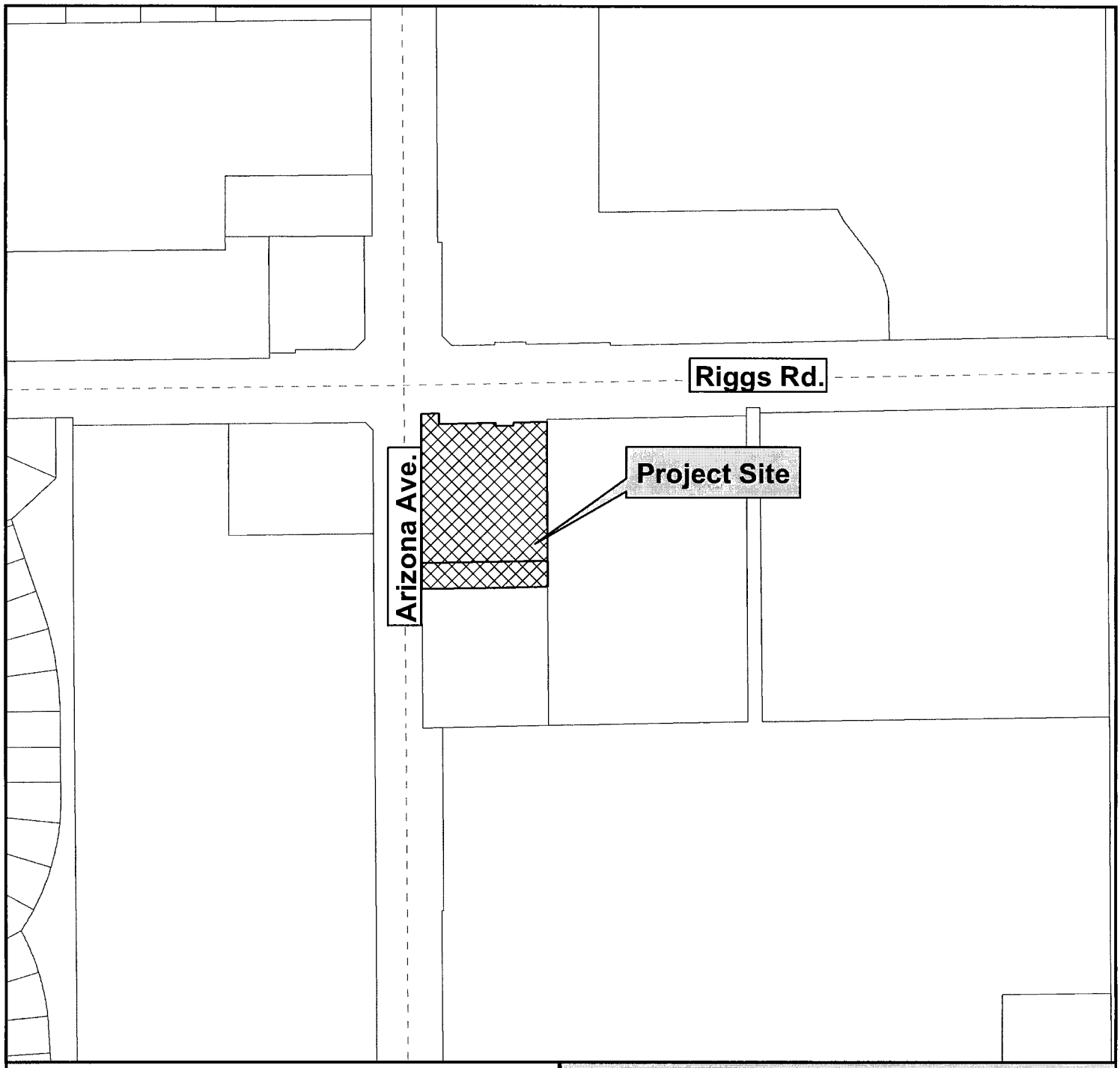
Upon finding the request to be consistent with the General Plan and PAD zoning, Planning Staff recommends approval.

## PROPOSED MOTION

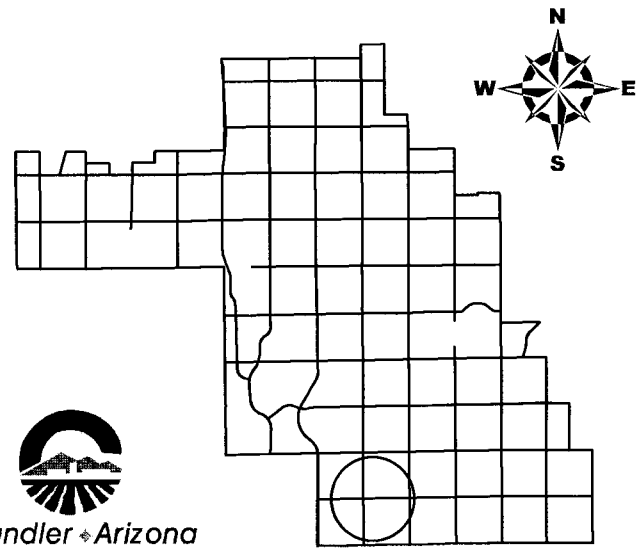
Move to approve Final Plat FPT14-0002 CIRCLE K RIGGS ROAD & ARIZONA AVENUE, per Planning Staff recommendation.

## Attachments

1. Vicinity Maps
2. Final Plat




# Vicinity Map

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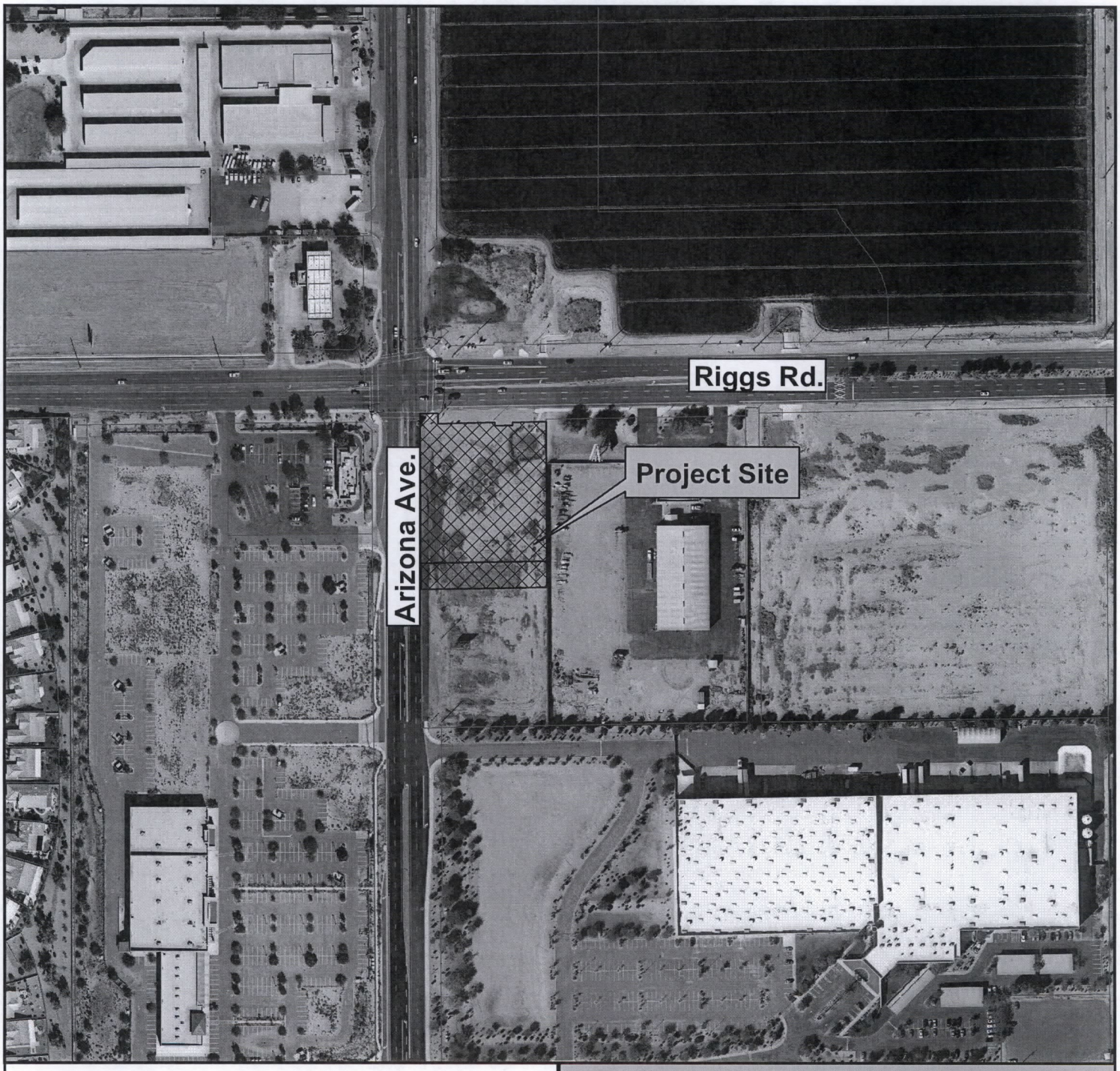
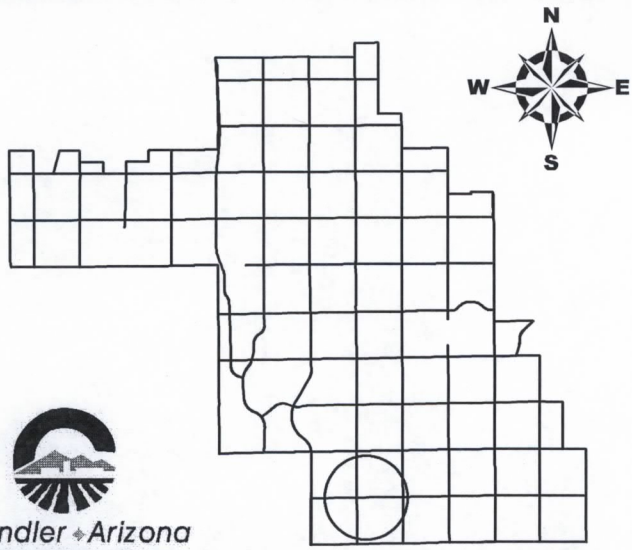
**Circle K Riggs & Arizona Avenue**

CITY OF CHANDLER 3/14/2014




# Vicinity Map




Chandler Arizona
*Where Values Make The Difference*

**Circle K Riggs & Arizona Avenue**

CITY OF CHANDLER 3/14/2014

# FINAL PLAT
# CIRCLE K RIGGS ROAD & ARIZONA AVENUE
## A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## LEGAL DESCRIPTION

PARCEL NO. 1:
THE WEST 275 FEET OF THE NORTH 343 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 275 FEET MORE OR LESS;

THENCE SOUTHERLY ALONG A LINE PERPENDICULAR TO SAID NORTH LINE OF SECTION 34 A DISTANCE OF 59 FEET TO A POINT ON THE EAST LINE OF THE ORIGIN PROPERTY, THE POINT OF BEGINNING;

THENCE CONTINUING SOUTHERLY ALONG SAID EAST PROPERTY LINE A DISTANCE OF 20 FEET;

THENCE WESTERLY ALONG A LINE PARALLEL TO SAID NORTH LINE OF SECTION 24 A DISTANCE OF 65.34 FEET;

THENCE SOUTHERLY ALONG A LINE PERPENDICULAR TO SAID NORTH LINE OF SECTION 34 A DISTANCE OF 6 FEET;

THENCE WESTERLY ALONG A LINE PARALLEL TO SAID NORTH LIEN OF SECTION 34 A DISTANCE OF 34 FEET;

THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO SAID NORTH LINE OF SECTION 34 A DISTANCE OF 6 FEET;

THENCE WESTERLY ALONG A LINE PARALLEL TO SAID NORTH LINE OF SECTION 34 A DISTANCE OF 108.66 FEET MORE OR LESS TO THE WEST PROPERTY LINE OF THE ORIGIN PROPERTY;

THENCE NORTHERLY ALONG SAID WEST PROPERTY LINE A DISTANCE OF 20 FEET TO A POINT FROM WHICH SAID NORTH LINE OF SECTION 34 BEARS NORTHERLY A DISTANCE OF 55 FEET, AND THE WEST LINE OF SECTION 34 BEARS WESTERLY A DISTANCE OF 67 FEET;

THENCE EASTERLY ALONG A LINE PARALLEL TO SAID NORTH LINE OF SECTION 34 A DISTANCE OF 208 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:
THE SOUTH 60 FEET OF THE NORTH 393 FEET OF THE WEST 275 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## DEDICATION

STATE OF ARIZONA )
) SS
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:
THAT CIRCLE K STORES, INC. A TEXAS CORPORATION, AS OWNER HAS PLATTED UNDER THE NAME "CIRCLE K RIGGS ROAD & ARIZONA AVENUE" LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON, AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "CIRCLE K RIGGS ROAD & ARIZONA AVENUE."

CIRCLE K STORES, INC. A TEXAS CORPORATION, AS OWNER, HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS, CONSTITUTING SAME, AND THAT EACH LOT, TRACT, EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. DEDICATE AN EMERGENCY VEHICULAR ACCESS EASEMENT OVER LOT 1 TO THE CITY OF CHANDLER, OTHER EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

THAT CIRCLE K STORES, INC. A TEXAS CORPORATION, AS OWNER DOES HEREBY DEDICATE TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, AND BY ITS APPROVAL HEREON, HEREBY ACCEPTS FOR USE AS SUCH THE PUBLIC STREETS/RIGHT-OF-WAY IN FEE AND THE EASEMENTS AS SHOWN ON SAID FINAL PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES, AND THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER.

IN WITNESS WHEREOF, CIRCLE K STORES, INC. A TEXAS CORPORATION, AS OWNER, HAVE CAUSED THEIR NAMES TO BE SIGNED AND THE SAME ATTESTED.

THIS _____ DAY OF _____, 20____

BY: _____

ITS: _____

## ACKNOWLEDGEMENT

STATE OF ARIZONA )
) SS
COUNTY OF MARICOPA )

ON THIS _____ DAY OF _____, 20____ BEFORE ME, THE

UNDERSIGNED, PERSONALLY APPEARED _____
WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES _____

## NOTES

1. A CROSS ACCESS EASEMENT TO BE DEDICATED AS SHOWN OVER LOT 1.
2. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
3. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
4. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.
5. THIS FINAL PLAT WILL NOT BE APPROVED, NOR WILL A CERTIFICATE OF OCCUPANCY BE ISSUED UNTILL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.

## REFERENCES

R-1: "MAP SHOWING ABSTRACT OF ALL ROADS PAGE #3", ACCORDING TO BOOK 2 OF ROAD MAPS, PAGE 15, M.C.R.

R-2: UNRECORDED "ALTA/ACSM LAND TITLE SURVEY" SURVEY OF THE TWO PARCELS THAT COMPRISE LOT 1, HEREON, BY JESS R. ALVAREZ, PLS 37172, SIGNED APRIL 12, 2011.

R-3 FINAL PLAT FOR "GOLD CANYON CANDLE" ACCORDING TO BOOK 760 OF MAPS, PAGE 50, M.C.R.

## ASSESSOR PARCEL No. & LOT AREA

APN: 303-58-980 & 303-58-024A
AREA: 63,202 S.F. 1,451± ACRES (NET) 108,086 S.F. 2.481± ACRES (GROSS)

## BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, WAS ASSUMED TO BE NORTH 00°42'30" EAST, PER R-3.

## OWNER

CIRCLE K STORES, INC., A TEXAS CORPORATION
1130 WEST WARNER ROAD
BUILDING B
TEMPE, AZ 85284
ATTN: DENNIS ARCHULLETA
PHONE: (602) 728-6007
EMAIL: darchulleta@circlek.com

## FLOOD INSURANCE RATE MAP DATA

THIS SITE LIES WITHIN ZONE X SHADED WHICH IS DEFINED AS: 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. FEMA MAP 04013C2630K, DATED 9-30-05.

ZONE "X" – 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.

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

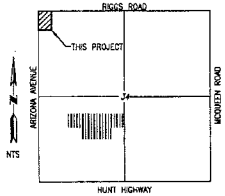
## SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREON HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

EXPIRATION DATE: 9-30-16

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
25090
MICHAEL J. THOMPSON
3-5-14
ARIZONA U.S.A.
Expires 9-30-16

MICHAEL J. THOMPSON #25090
HELIX ENGINEERING, LLC
3240 E. UNION HILLS DR #112
PHOENIX, AZ 85050
PHONE: (602)788-2615
EMAIL: MT@HXENG.COM




## VICINITY MAP

SECTION 34
T.2S., R.5E., G.&S.R.B.& M.
MARICOPA COUNTY, ARIZONA

## SHEET INDEX


COVER SHEET 1
PLAN VIEW SHEET 2


## SURVEYOR

HELIX ENGINEERING, LLC
3240 E. UNION HILLS DR. #112
PHOENIX, ARIZONA 85050
PHONE: (602)788-2615

## DEVELOPER

MD PARTNERS, LLC
11811 N TATUM BLVD
SUITE 1051
SCOTTSDALE, AZ 85028
PHONE (480) 294-0722
FAX (480) 419-3590

CONTACT: MICHAEL E. SCARBROUGH

## EXISITNG RIGHT-OF-WAY AREA

RIGGS ROAD 18,355 S.F.±
ARIZONA AVENUE FRONTAGE 12,970 S.F.±

## PLANNING & DEVELOPMENT DIRECTOR

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS AND TRACTS SHOWN ON THIS PLAT CONFORM TO GOOD PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

PLANNING & DEVELOPMENT DIRECTOR DATE

## CITY ENGINEER

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THE THIS SUBDIVISION IS LOCATED WITHIN THE AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES.

CITY ENGINEER DATE

## CITY COUNCIL

BY ACCEPTANCE OF THIS PLAT, THE CITY OF CHANDLER AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED.

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS

_____ DAY OF _____, 20____

BY:

MAYOR DATE

ATTEST:

CITY CLERK DATE

C.O.C. LOG NO. FPT14-0002

CIRCLE K STORES, INC.
STORE #
1130 WEST WARNER ROAD
BUILDING B
TEMPE, AZ. 85284

*SOUTHEAST CORNER OF RIGGS ROAD & ARIZONA AVENUE CHANDLER, ARIZONA*

REGISTRANT OF RECORD
*HELIX ENGINEERING, LLC*
*3240 E. UNION HILLS DR #112,*
*PHOENIX, AZ 85050*
*602-535-1186*
*INFO@HXENG.COM*

CONSULTANT:

DEVELOPER:
MD PARTNERS, LLC
11811 N TATUM BLVD
SUITE 1051
SCOTTSDALE, AZ 85028
PHONE (480) 294-0722
FAX (480) 419-3590

CONTACT: MIKE SCARBROUGH

SEAL:

REGISTERED LAND SURVEYOR
25090
MICHAEL J. THOMPSON
3-5-14
ARIZONA U.S.A.
Expires 9-30-16

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE SEAL AND SIGNATURE OF THE RESPONSIBLE REGISTRANT APPEARS ON THE DRAWING, AND PROPER PERMIT FORMS AND RELATED FEES ARE TRANSMITTED BY THE OWNER, OWNER'S AGENT OR CONTRACTOR TO THE AUTHORITY HAVING JURISDICTION.

REVISIONS:
3-5-14 CITY COMMENTS

DRAWING BY: MJT
5 MARCH 2014
JOB NUMBER: 062

TITLE: FINAL PLAT "CIRCLE K RIGGS ROAD & ARIZONA AVENUE"

SHEET NUMBER:
1 OF 2

COMMENTS:

C.O.C. LOG NO. FPT14-0002

FPT14-0002

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Date = Wednesday, March 19, 2014 11:38:20 AM
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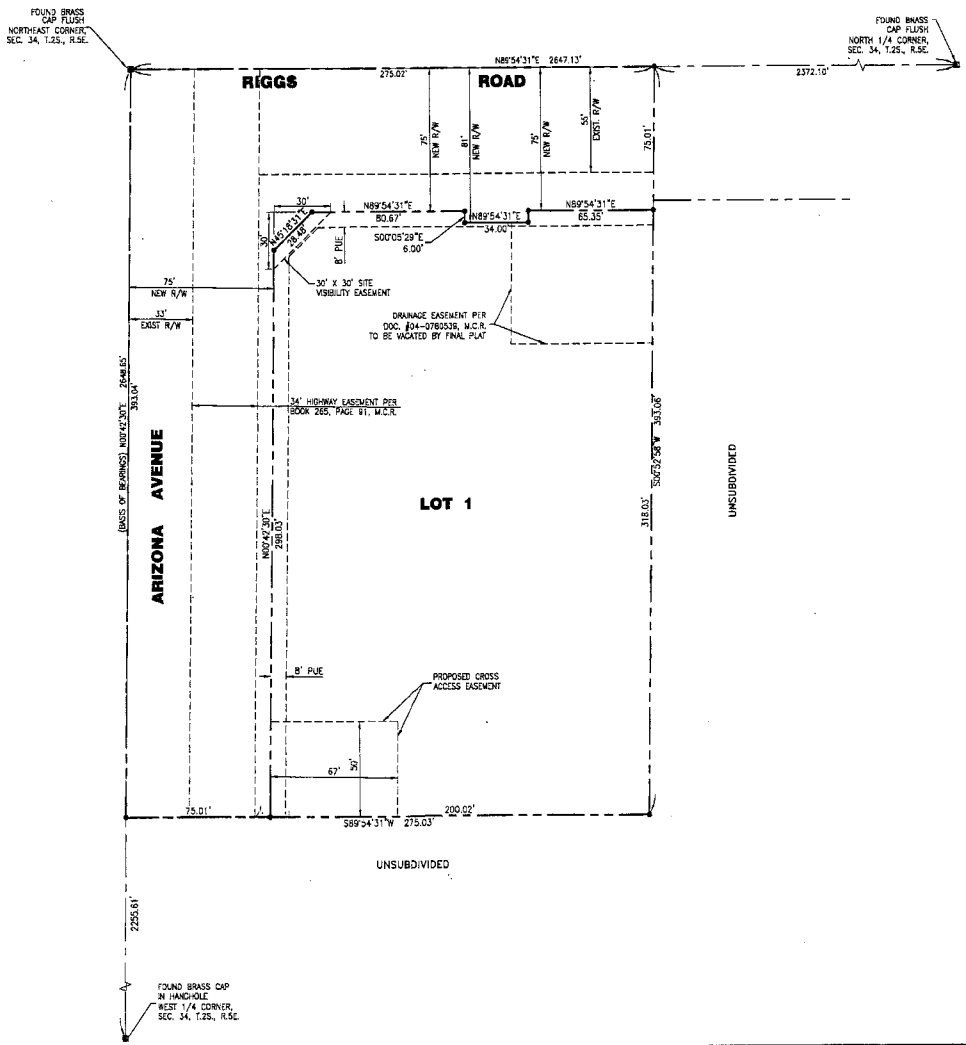


## LEGEND

- SET 1/2" REBAR WITH TAG LS25080 TO BE SET AT COMPLETION OF MASS GRADING
- EASEMENTS AS NOTED
- EXISTING RIGHT-OF-WAY
- ROADWAY CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED PUBLIC UTILITY EASEMENT
- FOUND BRASS CAP AS NOTED

N

30 15 0 30 60 90

SCALE: 1"=30'

C.O.C. LOG NO. FPT14-0002

CIRCLE K STORES, INC.
STORE #
1130 WEST WARNER ROAD
BUILDING B
TEMPE, AZ. 85284

SOUTHEAST CORNER OF RIGGS ROAD & ARIZONA AVENUE
CHANDLER, ARIZONA

REGISTRANT OF RECORD

HELIX ENGINEERING, LLC
3240 E. UNION HILLS DR #112,
PHOENIX, AZ 85050
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REVISIONS:
3-5-14 CITY COMMENTS

DRAWING BY: MJT
5 MARCH 2014

JOB NUMBER: 062

TITLE: FNAL PLAT
"CIRCLE K RIGGS ROAD & ARIZONA AVENUE"

SHEET NUMBER:
2 OF 2

COMMENTS:

C.O.C. LOG NO. FPT14-0002

FPT14-0002

Date = Monday, March 10, 2014 11:26:32 AM
Filename = Q:\JOBS\062 Riggs AZ\DWGS\PLAT\062 Circle K Riggs & AZ Ave Final Plat.dwg