#65
AUG 14 2014

Chandler · Arizona
Where Values Make The Difference

Chandler
All-America City
2010

MEMORANDUM **Planning Division – CC Memo No. 14-088**

DATE: AUGUST 14, 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: ERIK SWANSON, SENIOR CITY PLANNER ES

SUBJECT: FPT14-0006 KYRENE 202 BUSINESS PARK

Request: Final Plat (FPT) approval

Location: Southwest corner of Kyrene Road and Gila Springs Place

Applicant: Laurie Castillo; Survey Innovation Group, Inc.

BACKGROUND

This Final Plat is for a business park located at the southwest corner of Kyrene Road and Gila Springs Place that was approved by Council in early 2013. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

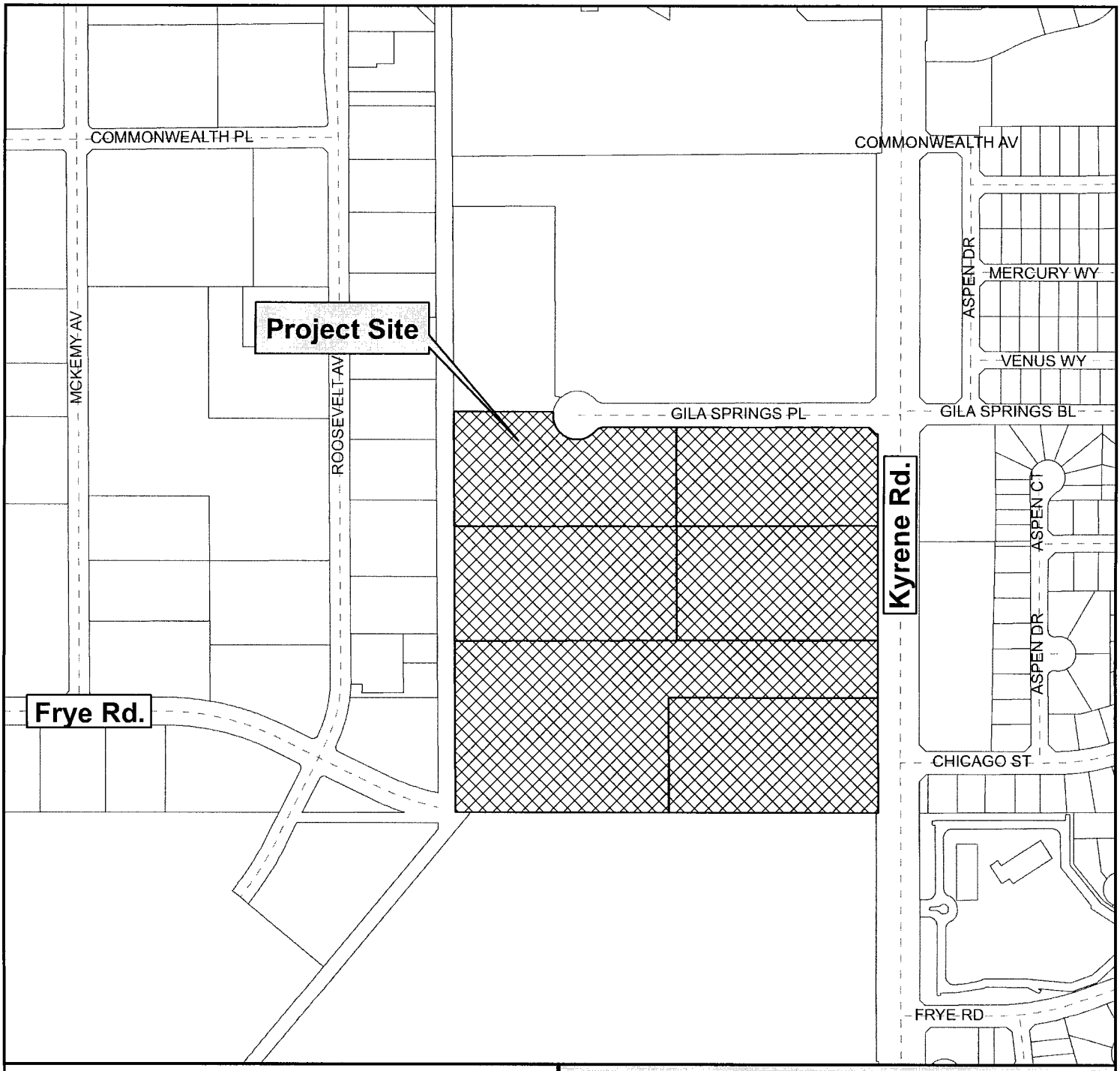
Upon finding the request to be consistent with the General Plan and Planned Area Development zoning, Planning Staff recommends approval.

PROPOSED MOTION

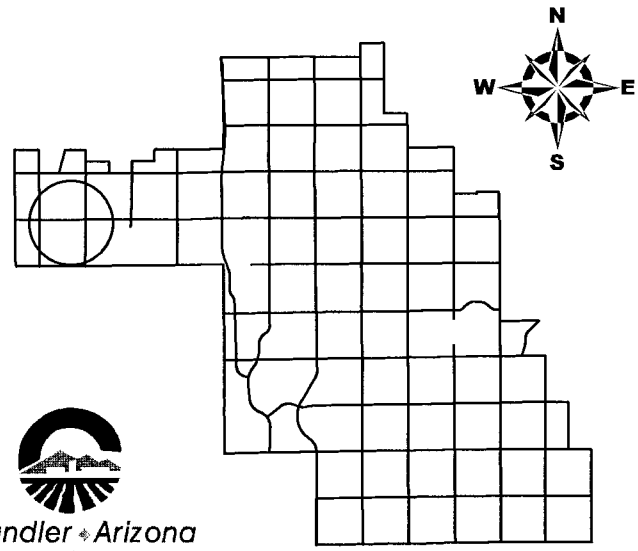
Move to approve Final Plat FPT14-0006 KYRENE 202 BUSINESS PARK, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map



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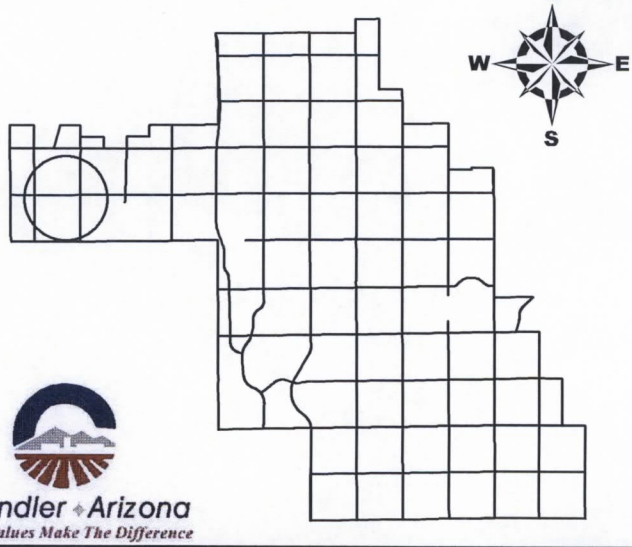
Kyrene 202 Business Park

CITY OF CHANDLER 7/7/2014



Chandler Arizona
Where Values Make The Difference

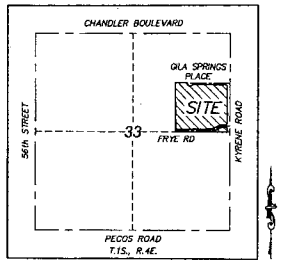
Vicinity Map

Kyrene 202 Business Park

CITY OF CHANDLER 7/7/2014

FINAL PLAT for
KYRENE 202 BUSINESS PARK

LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS: EASTGROUP PROPERTIES, L.P., A DELAWARE LIMITED PARTNERSHIP AS OWNER HAVE SUBDIVIDED UNDER THE NAME OF "KYRENE 202 BUSINESS PARK" A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "KYRENE 202 BUSINESS PARK" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. EASTGROUP PROPERTIES, L.P., A DELAWARE LIMITED PARTNERSHIP AS OWNER HEREBY DEDICATE TO THE PUBLIC FOR USE AS SUCH THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE PREMISES. EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.
OWNER HEREBY DEDICATES AN EMERGENCY VEHICULAR ACCESS EASEMENT TO THE CITY OF CHANDLER OVER LOT 1.
THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER.
TRACT 'A' IS FOR STORMWATER RETENTION.

IN WITNESS WHEREOF, EASTGROUP PROPERTIES, LP, A DELAWARE LIMITED PARTNERSHIP AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF WILLIAM D. PETSAS, ITS SENIOR VICE PRESIDENT AND OF MICHAEL P. SACCO, ITS VICE PRESIDENT, THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____ 2014.

EASTGROUP PROPERTIES, LP, A DELAWARE LIMITED PARTNERSHIP
BY: EASTGROUP PROPERTIES GENERAL PARTNERS, INC., A DELAWARE CORPORATION

BY: _____
WILLIAM D. PETSAS
SENIOR VICE PRESIDENT

BY: _____
MICHAEL P. SACCO
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS ____ DAY OF _____, 2014, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED WILLIAM D. PETSAS, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO 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: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS ____ DAY OF _____, 2014, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED MICHAEL P. SACCO, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO 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: _____

AREAS

LOT 1: 1,269,838 sq.ft., 29.151 acres
TRACT A: 27,004 sq.ft., 0.620 acres

TOTAL: 1,296,842 sq.ft., 29.771 acres

ZONING

THIS PROPERTY IS ZONED 'PAD'.

LEGEND

- ⊠ BRASS CAP IN HANDHOLE
- ⊕ BRASS CAP FLUSH
- ● FOUND 1/2" REBAR, MARKED "KLIEN"
- ⊠ STONE IN HANDHOLE
- ○ SET 1/2" REBAR, L.S. #41894 TO BE SET AT COMPLETION OF MASS GRADING
- (M) MEASURED DATA
- (R1) RECORD DATA PER BK.904, PG.11, M.C.R.
- BK., PG. BOOK, PAGE
- DKT., PG. DOCKET, PAGE
- M.C.R. MARICOPA COUNTY RECORDER
- R/W RIGHT OF WAY
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.E. VISIBILITY EASEMENT
- PROPERTY LINE
- RIGHT OF WAY LINE
- ROAD CENTER LINE
- PLSS SECTION LINE
- EASEMENT LINE

OWNER

EASTGROUP PROPERTIES, LP, A DELAWARE LIMITED PARTNERSHIP
2200 EAST CAMELBACK ROAD, SUITE 210
PHOENIX, ARIZONA, 85016
(602) 840-8600

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS S00°06'55"E, (AS SHOWN ON BOOK 904, PAGE 11, M.C.R.)

NOTES

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES, AND DRIVEWAYS.

2. 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.

3. A PRIVATE CROSS ACCESS EASEMENT ACROSS ALL LOTS TO BE DEDICATED IN THE C.C.&R FOR INGRESS / EGRESS, POTABLE WATER, SANITARY SEWER, FIRE LINE, PEDESTRIAN ACCESS, VEHICULAR ACCESS, DRAINAGE, AND DRAINAGE FACILITIES.

4. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.

5. ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER AND SHALL BE OWNED IN COMMON, WITH AN UNDIVIDED INTEREST, BY ALL LOT OWNERS OF THIS SUBDIVISION. THE COMMON PROPERTY SHALL BE INCLUDED WITHIN THE SCOPE OF THE DEEDS TRANSFERRING OWNERSHIP OF LOTS IN THIS SUBDIVISION. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

6. 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.

APPROVALS

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

BY: _____
TRANSPORTATION & DEVELOPMENT DIRECTOR DATE

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

BY: _____
CITY ENGINEER DATE

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA

THIS _____ DAY OF _____, 2014.

BY: _____
MAYOR DATE

BY: _____
CITY CLERK DATE

CERTIFICATION

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

6/1/2014
ERIC SOSTROM, R.L.S. #41894
SURVEY INNOVATION GROUP, INC

C.O.C LOG NO. FPT14-0006

SIG
SURVEY INNOVATION GROUP, INC
Land Surveying Services
7301 EAST EVANS ROAD
SCOTTSDALE, ARIZONA 85260
PHONE (480) 922-0780
FAX (480) 922-0781

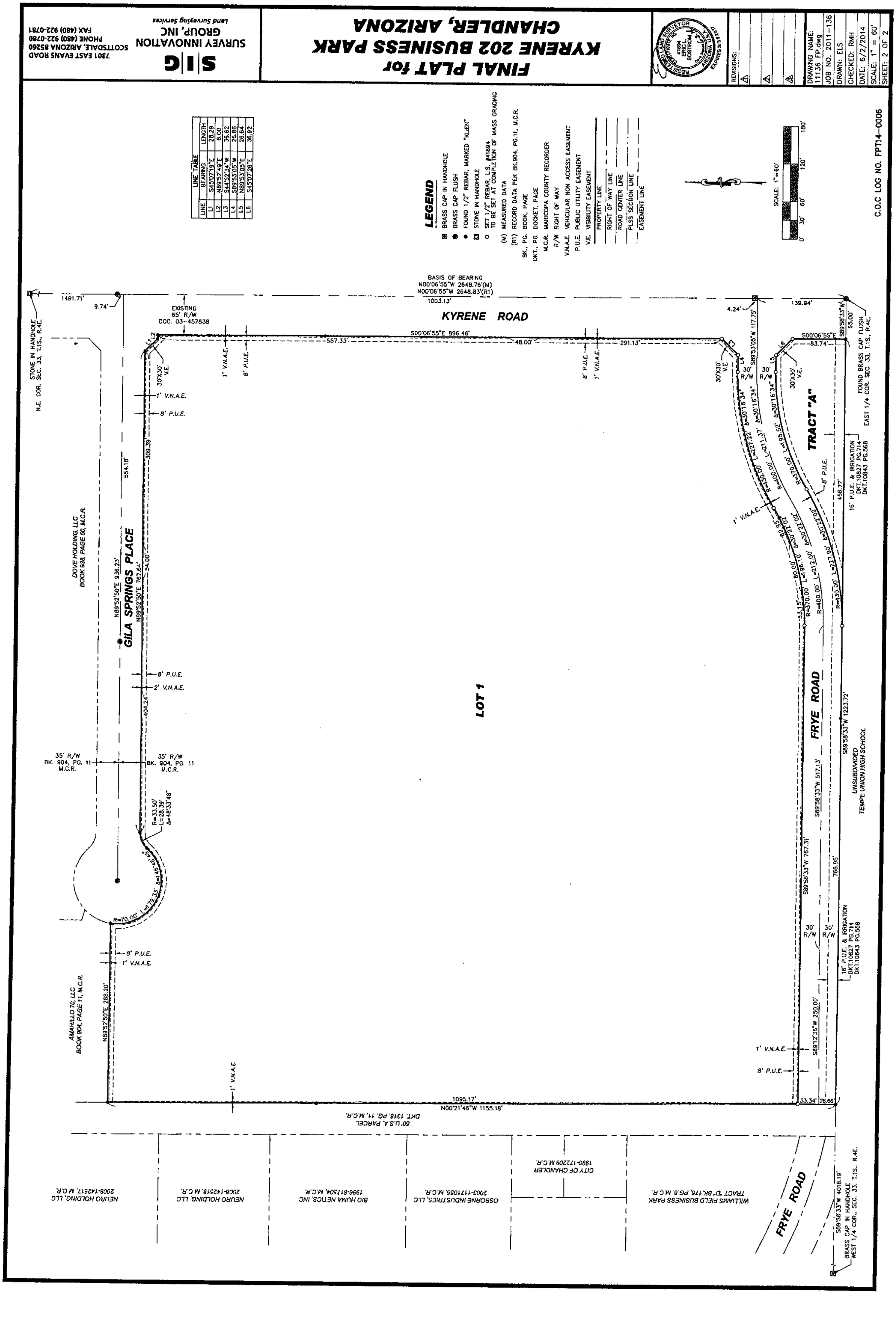
FINAL PLAT for
KYRENE 202 BUSINESS PARK
CHANDLER, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE
41894
ERIC L. SOSTROM
ARIZONA U.S.A.
EXPIRES 3/31/2015

REVISIONS:
1
2
3

DRAWING NAME: 11136 FP.dwg
JOB NO. 2011-136
DRAWN: ELS
CHECKED: RMH
DATE: 6/2/2014
SCALE: N.T.S.
SHEET: 1 OF 2

FPT14-0006

FINAL PLAT for KYRENE 202 BUSINESS PARK CHANDLER, ARIZONA

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