#55
NOV 20 2014

Chandler
All-America City
2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 14-129**

DATE: NOVEMBER 20, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER
MARSHA REED, ASSISTANT CITY MANAGER
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

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

SUBJECT: PPT14-0009 CONTINUUM AT DOBSON ROAD

Request: Preliminary Plat (PPT) approval

Location: Northwest corner of Dobson and Queen Creek roads

Applicant: Hunter Engineering

BACKGROUND
This Preliminary Plat is for a business park campus development that was approved by Council in August 2014. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

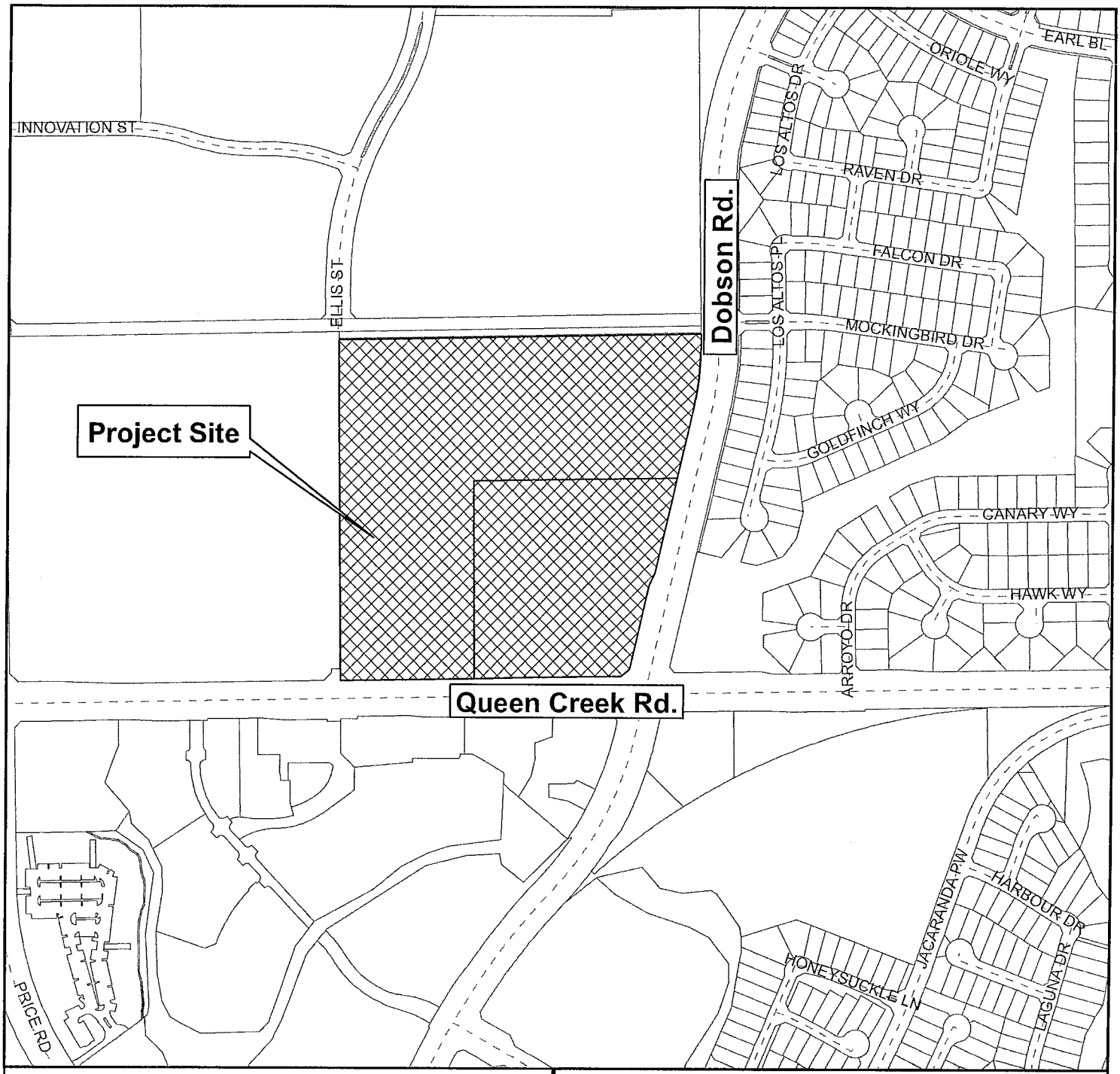
RECOMMENDED ACTION
Upon finding the request to be consistent with the General Plan and PAD zoning, Planning Commission and Planning Staff recommend approval of the Preliminary Plat subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

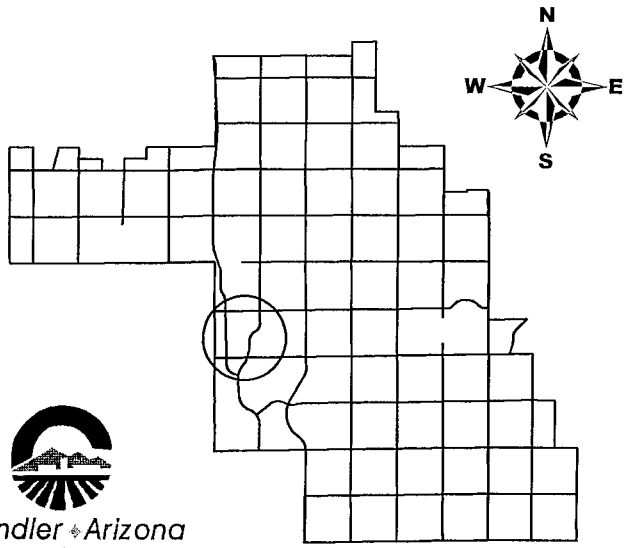
PLANNING COMMISSION VOTE REPORT
Motion to Approve.
In Favor: 7 Opposed: 0

PROPOSED MOTION
Move to approve Preliminary Plat PPT14-0009 CONTINUUM AT DOBSON ROAD, per Planning Commission and Planning Staff recommendation.

Attachments
1. Vicinity Maps
2. Preliminary Plat



Vicinity Map



Continuum at Dobson

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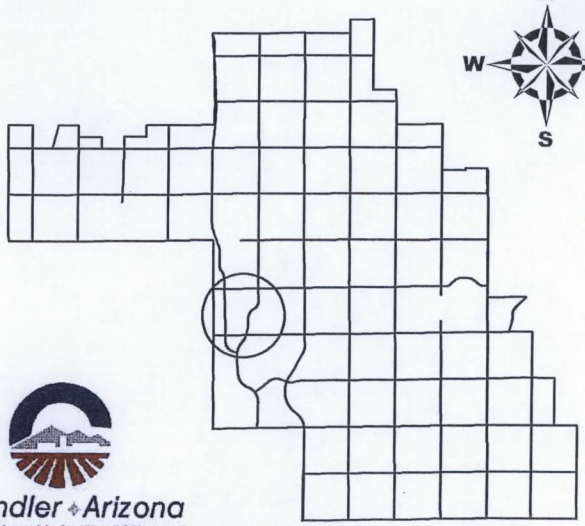
Where Values Make The Difference

CITY OF CHANDLER 10/9/2014

Vicinity Map

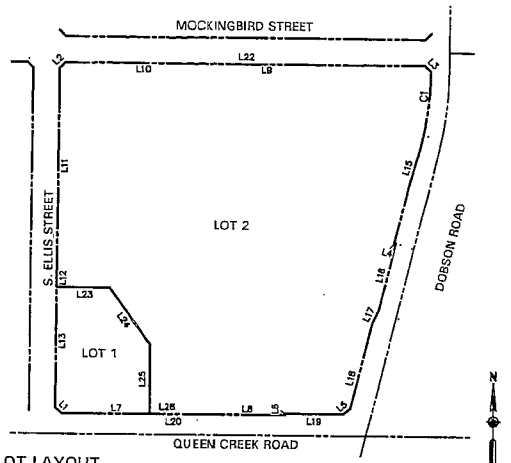


Continuum at Dobson

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 10/9/2014

PRELIMINARY PLAT
CONTINUUM AT DOBSON
NWC QUEEN CREEK ROAD AND DOBSON ROAD
CHANDLER, ARIZONA



LOT LAYOUT

SCALE: 1"=200'

LINE AND CURVE TABLES

EXISTING LINE TABLE		
LINE	LENGTH	DIRECTION
L1	28.19	S44°38'38"E
L2	28.26	N45°19'15"E
L3	28.39	S44°25'06"E
L4	6.00	N75°49'32"W
L5	31.52	N52°10'28"E
L6	4.00	N0°10'28"E
L15	114.18	S17°11'18"W
L16	241.19	N14°10'28"E
L17	50.99	N25°29'03"E
L18	305.19	N14°10'28"E
L19	200.00	N89°49'32"W
L20	766.07	N89°49'32"W
L21	1176.21	N0°32'16"E
L22	1235.30	S89°53'45"E

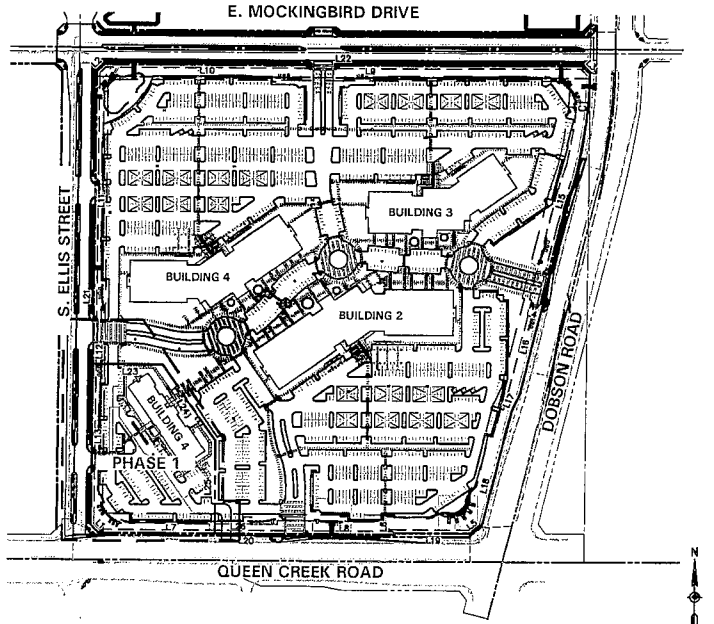
PROPOSED LINE TABLE		
LINE	LENGTH	DIRECTION
L23	180.52	S89°49'32"E
L24	239.18	S34°49'32"E
L25	240.04	S0°10'28"W
L26	122.18	S89°49'32"E
L27	75.11	S89°27'44"E
L28	71.05	N75°49'32"W
L29	143.91	S12°09'50"E
L30	259.88	S0°06'15"W

EXISTING CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	1135.00'	282.20'	13°14'10"

PROPOSED CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C2	400.00'	105.22'	15°04'18"
C3	275.00'	333.11'	69°24'08"
C4	265.00'	283.13'	61°12'57"
C5	925.00'	127.11'	7°52'24"
C6	605.00'	190.20'	18°00'46"
C7	1075.00'	63.57'	3°23'17"
C8	500.00'	107.06'	12°16'05"

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER	P	PAVEMENT
BC	BACK OF CURB	PAE	PUBLIC ACCESS EASEMENT
BOT	BOTTOM	PC	PAVEMENT/CONCRETE
BRW	BOTTOM OF RETAINING WALL	PDE	PUBLIC DRAINAGE EASEMENT
C	CONCRETE	PL	PROPERTY LINE
℄	CENTERLINE	POB	POINT OF BEGINNING
CF	CUBIC FEET	POC	POINT OF COMMENCEMENT
CFG	CONCRETE/FINISH GRADE	PUE	PUBLIC UTILITY EASEMENT
CFS	CUBIC FEET PER SECOND	PUFE	PUBLIC UTILITY FACILITIES EASEMENT
CY	CUBIC YARD	PVI	POINT OF VERTICAL INTERSECTION
DE	DRAINAGE EASEMENT	PVMT	PAVEMENT
DW	DRYWELL	RW	RIGHT OF WAY
EA	EACH	SD	STORM DRAIN
EG	EXISTING GRADE	SF	SQUARE FEET
EL	ELEVATION	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	S/W	SIDEWALK
ESMT	EASEMENT	STA	STATION
EX	EXISTING	SY	SQUARE YARDS
EXG	EXISTING GRADE	TC	TOP OF CURB
FF	FINISH FLOOR	TEL	TELEPHONE
FG	FINISH GRADE	TF	TOP OF FOOTING
FL	FLOWLINE	THR	TOP OF HANDRAIL
FT/FT	FOOT PER FOOT	TPOB	TRUE POINT OF BEGINNING
G	GUTTER	TRW	TOP OF RETAINING WALL
GB	GRADE BREAK	TS	TRAFFIC SIGNAL
GR	GRATE	TW	TOP OF WALL
HP	HIGH POINT	UGFO	UNDERGROUND FIBER OPTIC
HW	HIGH WATER	UGE	UNDERGROUND ELECTRIC
IE	INVERT ELEVATION	UGT	UNDERGROUND TELEPHONE
IRR	IRRIGATION	VCP	VITRIFIED CLAY PIPE
LF	LINEAR FEET	VG	VALLEY GUTTER
LE	LANDSCAPE IRRIGATION EASEMENT	VOL	VOLUME
MCR	MARICOPA COUNTY RECORDER	VP	VOLUME PROVIDED
ML	MATCH LINE	VR	VOLUME REQUIRED
NTS	NOT TO SCALE	W	WATER
OHE	OVERHEAD ELECTRIC	WLE	WATER LINE EASEMENT
		YD	YARD DRAIN



SITE PLAN

N.T.S.

GENERAL NOTES

1. THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C2720L (OCTOBER 16, 2013,) SHOWS THE ENTIRE PROJECT SITE IS IN A FLOOD HAZARD ZONE X. ZONE X 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."
2. UTILITY LOCATION SHOWN ARE APPROXIMATE AND BASED UPON GROUND FIELD SURVEY AND VARIOUS UTILITY QUARTER-SECTION MAPS.
3. 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 UNDER GROUNDING REQUIREMENT HAS BEEN SATISFIED.
4. THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDER GROUNDING REQUIREMENT HAS BEEN SATISFIED.
5. THE CITY OF CHANDLER WILL NOT BE RESPONSIBLE FOR AND NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITY, STREETS, FACILITIES, LANDSCAPED AREAS, ETC. WITHIN THIS PROJECT.
6. ALL WATERLINES UNDER PAVEMENT SHALL BE D.I.P.
7. WATER WILL BE PUBLIC WITHIN AN EASEMENT AS SHOWN ON THIS PLAT.
8. THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.
9. THE SURVEY WAS BASED UPON LAWYERS TITLE INSURANCE CORP. TITLE REPORT FILE NO. 01403469 DATED FEBRUARY 24, 2005.

ARCHITECT
PHA ARCHITECTURE
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OWNER
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CONTACT: DAVE HENRY

CIVIL ENGINEER
HUNTER ENGINEERING, INC.
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PHONE: (480) 991-3985
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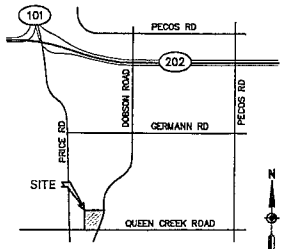
CONTACT: JOSEPH P BURKE



VICINITY MAP

NTS

SITE AREA
GROSS AREA = 37.458± ACRES
NET AREA = 32.262± ACRES

SITE LOCATION
LATITUDE: 33° 15' 42.2" LONGITUDE: 111° 52' 51.8"

ZONING
AG-1

LOT COUNT
2 TOTAL LOTS

BENCHMARK (C.O.C. #38)
BRASS CAP IN CONCRETE, FLUSH. 200' +/- EAST OF THE SOUTHWEST CORNER OF SECTION 6, APPROXIMATE INTERSECTION OF OLD PRICE ROAD AND GERMANN ROAD; 32.5' +/- SOUTH OF MONUMENT LINE.
CITY OF CHANDLER BENCHMARK #38 BENCHMARK EL=1181.52, NAVD 88.

SHEET INDEX

PRELIMINARY PLAT COVER SHEET 1
PRELIMINARY PLAT. 2
PRELIMINARY PLAT. 3
DETAILS AND SECTIONS. 4

EXISTING LEGEND

STREET LIGHT W/DOUBLE MAST ARM
TELEPHONE MANHOLE
SANITARY SEWER MANHOLE
WATER VALVE
FIRE HYDRANT
SPOT ELEVATION
TREE
TREE
GAS MARKER
TRAFFIC SIGNAL JUNCTION BOX
WATER METER
TRAFFIC SIGNAL
IRRIGATION MANHOLE
HEADWALL
FLOW ARROW
ELECTRIC TRANSFORMER
RIGHT-OF-WAY LINE
PROPERTY LINE
EASEMENT LINE
MAJOR CONTOUR
MINOR CONTOUR
WATER LINE
SEWER LINE
RECLAIMED WATER LINE
UNDERGROUND ELECTRIC
UNDERGROUND GAS LINE
UNDERGROUND TELEPHONE
TRAFFIC SIGNAL WITH MAST
CABLE TV VAULT
STREET LIGHT W/SINGLE MAST ARM
ELECTRICAL JUNCTION BOX
SIGN

PROPOSED LEGEND

PROPERTY LINE
EASEMENT
CONTOUR
FIRE LINE
SEWER LINE
WATER LINE
STORM PIPE
PROPOSED GRADE BREAK
FLOW ARROW
WATER VALVE
CATCH BASIN
SEWER MANHOLE
CLEANOUT
SLOPE FLOW ARROW
DRYWELL PLUS
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
FIRE HYDRANT MARKER
BACKFLOW PREVENTOR
WATER METER
DRYWELL
ADA PATH
TAPPING SLEEVE & VALVE

NO.	DATE	REVISION	BY

PURPOSE: 3RD SUBMITTAL

DESIGN BY: JPB
DRAWN BY: JPB
CHECKED BY: JPB

HUNTER ENGINEERING
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986
CIVIL AND SURVEY

PRELIMINARY PLAT
FOR
CONTINUUM AT DOBSON ROAD
NWC QUEEN CREEK RD & DOBSON RD
CHANDLER, ARIZONA

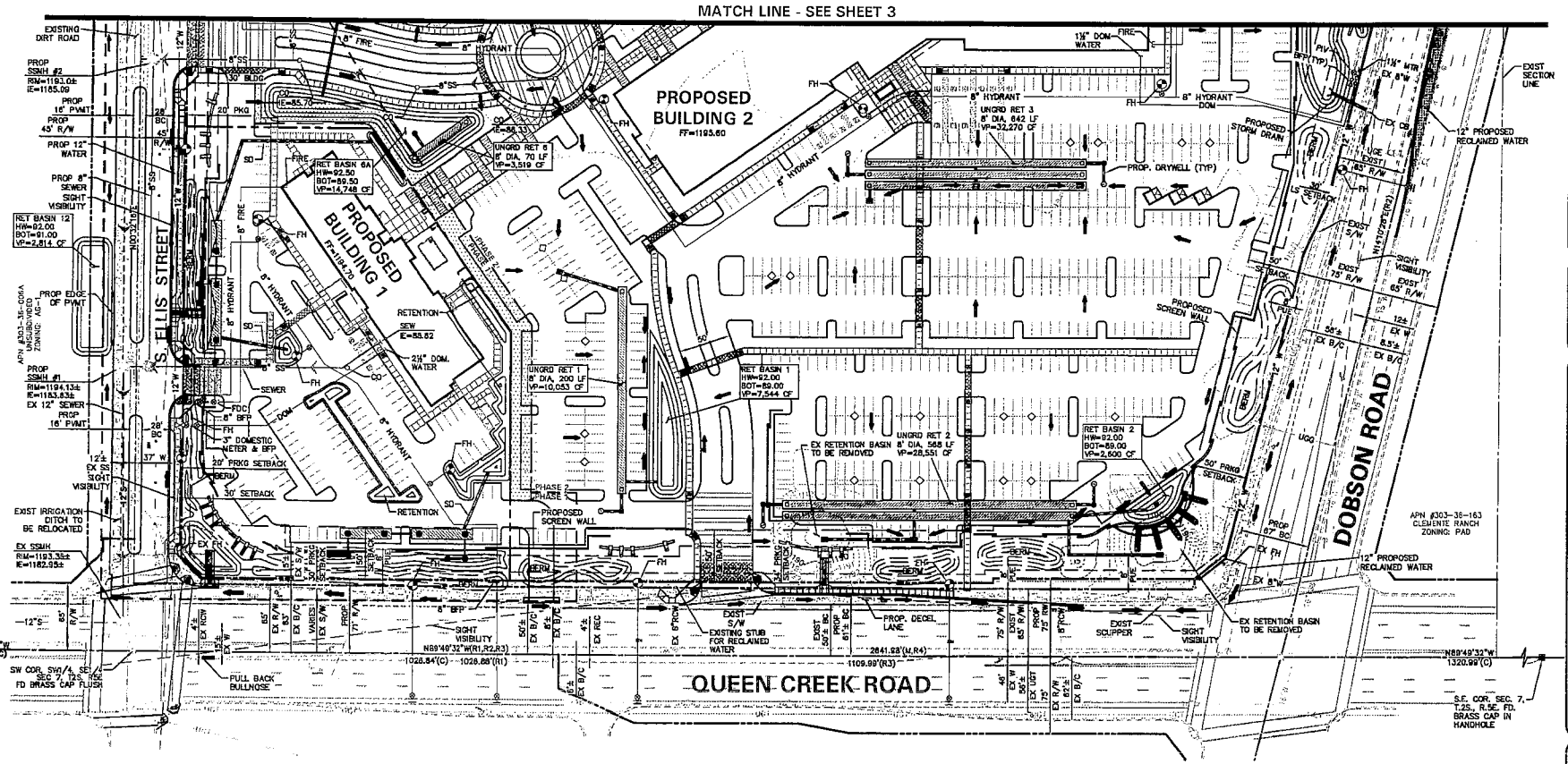
THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

HE JOB NO.: LGEC118

SCALE: 1"=50'

SHEET: 1

C.O.C. LOG NO. PPT 14-0009



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PURPOSE: 3RD SUBMITTAL

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CHECKED BY: JB

HUNTER ENGINEERING
10450 NORTH 74TH STREET, SUITE 320
SCOTTSDALE, AZ 85258
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F. 480 991 3986

CIVIL AND SURVEY

PRELIMINARY PLAT FOR CONTINUUM AT DOBSON ROAD
NWC QUEEN CREEK RD & DOBSON RD
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HE JOB NO.: LGEC118

SCALE 1"=50'

SHEET 2

C.O.C. LOG NO. PPT 14-0009

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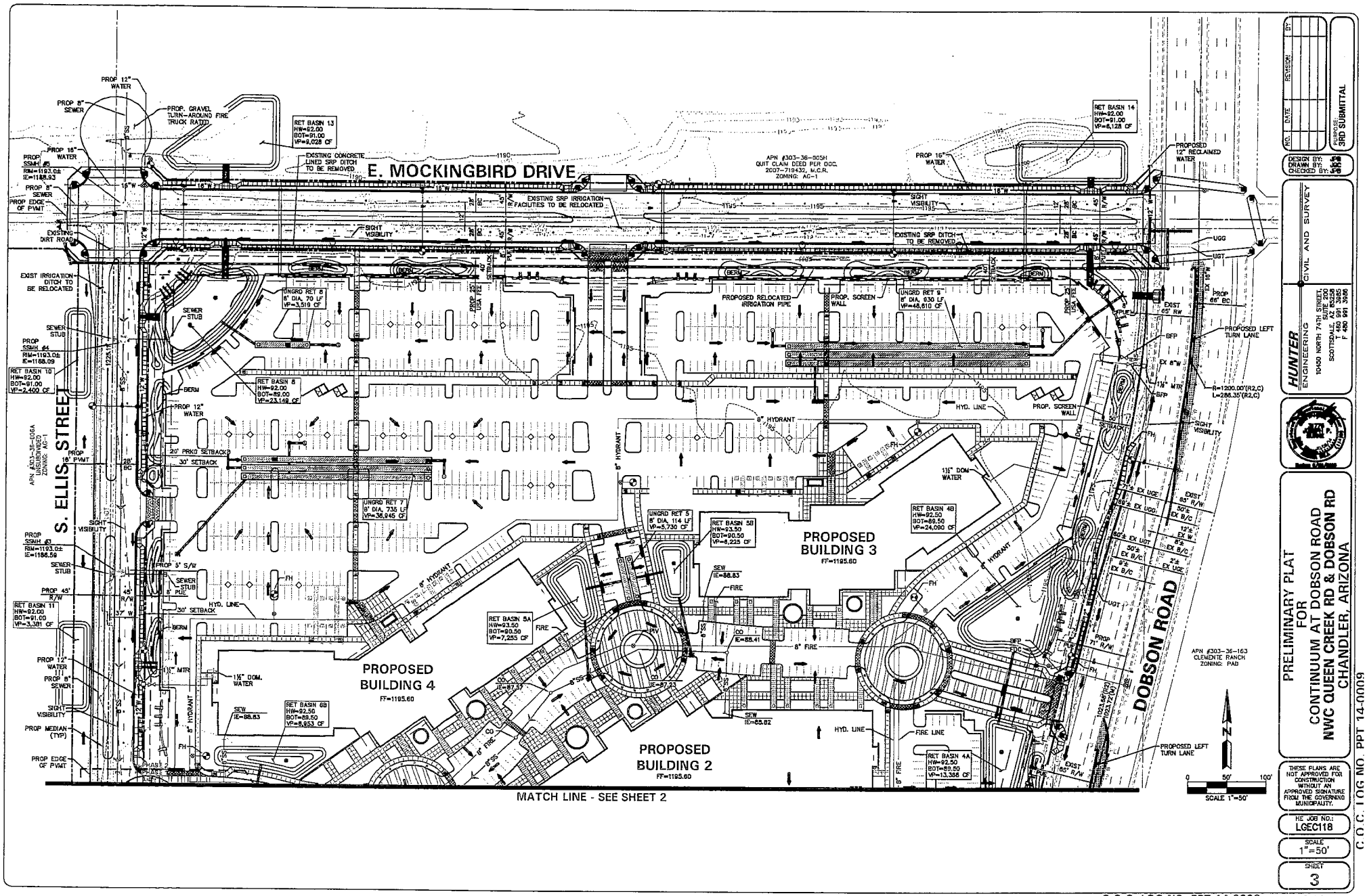

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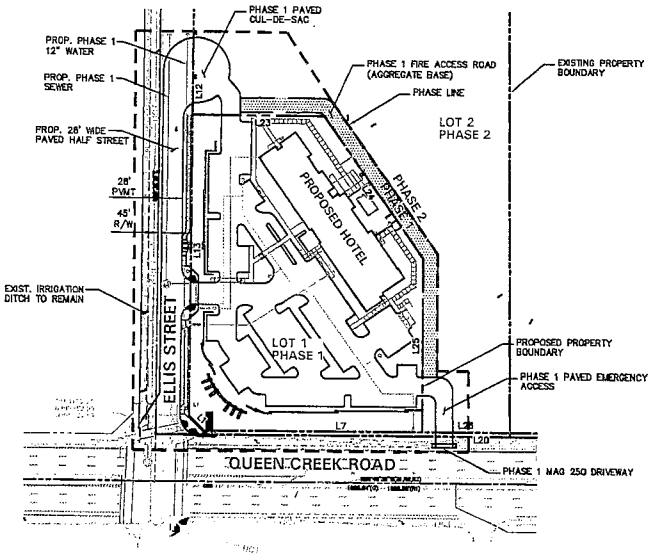

PHASE 1 SCOPE OF WORK DIAGRAM

SCALE: N.T.S.

PHASE 1 SCOPE OF WORK DESCRIPTION

PHASE 1

1. CONSTRUCT 28' HALF STREET CROSS SECTION FOR ELLIS STREET ALONG LOT 1 FRONTAGE. BUILD CUL-DE-SAC.
2. EXTEND 8-INCH SEWER AND 12-INCH WATER NORTH IN ELLIS STREET TO STUB NORTH OF CUL-DE-SAC.
3. CONSTRUCT MAG 250 DRIVEWAY ON QUEEN CREEK ROAD FOR FIRE TRUCK ACCESS. INCLUDE PAVED ACCESS TO LOT 1.
4. BUILD AGGREGATE BASE FIRE ACCESS ROAD AROUND BACK OF HOTEL.
5. CONSTUCT SCREEN WALLS, RETENTION BASINS, STORM DRAINAGE AND BERMS FOR LOT 1.

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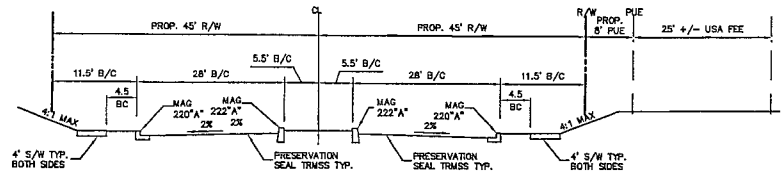
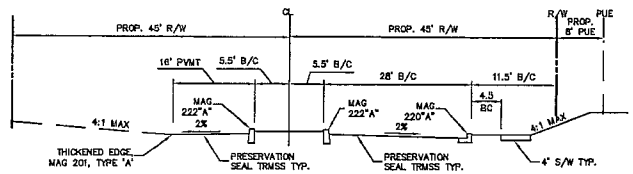
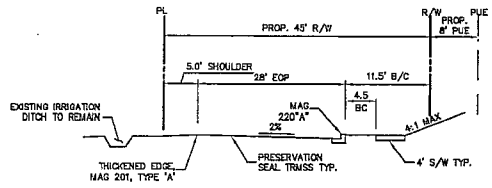


TYPICAL SECTION - MOCKINGBIRD DRIVE



TYPICAL SECTION - ELLIS ROAD



TYPICAL SECTION - ELLIS ROAD - PHASE 1

NO.	DATE	REVISION	BY

PURPOSE: 3RD SUBMITTAL

DESIGN BY: JPB
DRAWN BY: JGC
CHECKED BY: JPB

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET SUITE 200 SCOTTSDALE, AZ 85258 P 480 991 3985 F 480 991 3985

DETAILS AND SECTIONS FOR CONTINUUM AT DOBSON ROAD NWC QUEEN CREEK RD & DOBSON RD CHANDLER, ARIZONA

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SCALE: 1"=50'

SHEET: 4

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