#32

FEB 26 2015

Chandler

All-America City

2010

Chandler · Arizona

Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 15-027**

DATE: FEBRUARY 26, 2015

TO: MAYOR AND COUNCIL

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

FROM: ERIK SWANSON, SENIOR CITY PLANNER ES

SUBJECT: FPT14-0016 REPLAT OCOTILLO PLAZA PARCEL 4

Request: Final Plat (FPT) approval

Location: Northwest corner of Alma School and Queen Creek roads

Applicant: Richard Stockman; S & W Land Surveying Services

BACKGROUND

This Final Plat is for a restaurant parcel located at the northwest corner of Alma School and Queen Creek roads, within the Ocotillo Plaza commercial shopping center. The plaza recently went through Preliminary Development Plan review and was approved by Council late last year. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

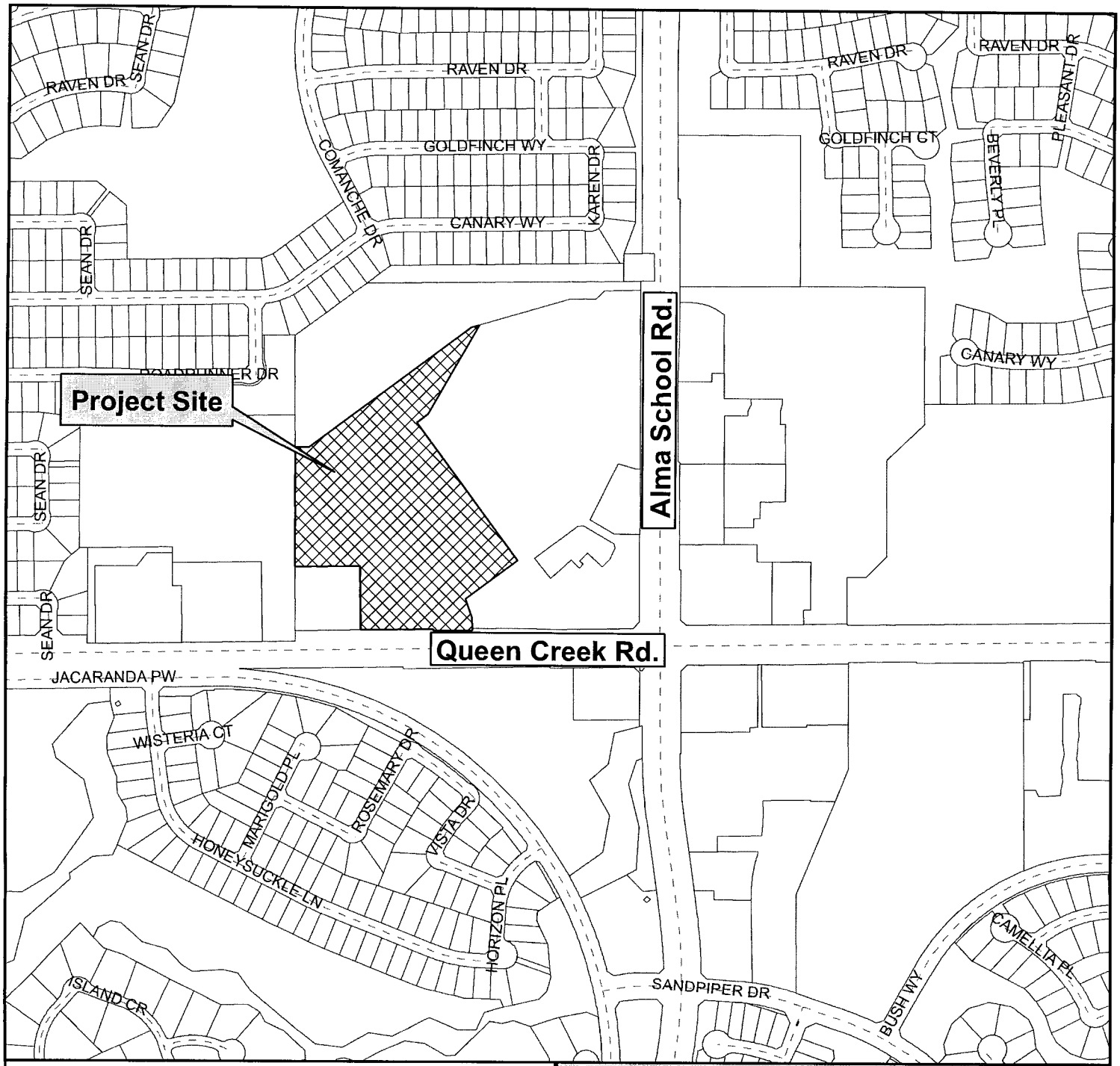
Upon finding the request to be consistent with the General Plan and Planned Area Development zoning, Planning Staff recommends approval.

PROPOSED MOTION

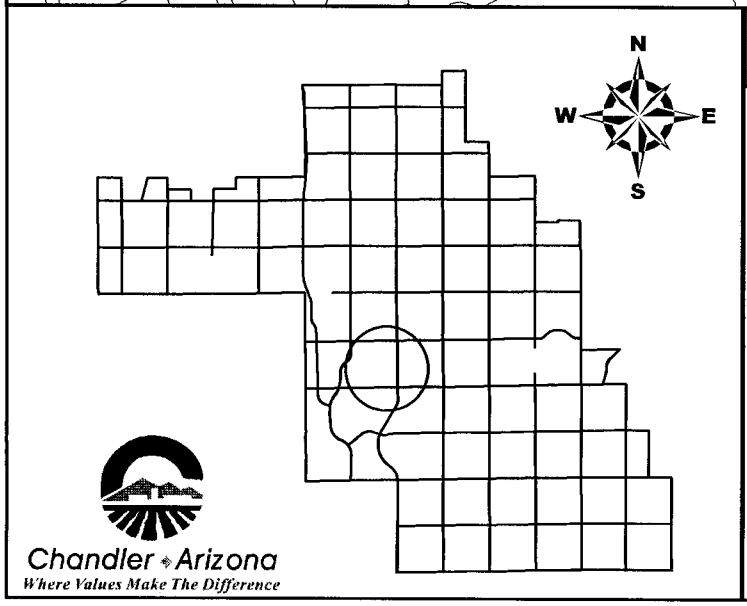
Move to approve Final Plat FPT14-0016 REPLAT OCOTILLO PLAZA PARCEL 4, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat

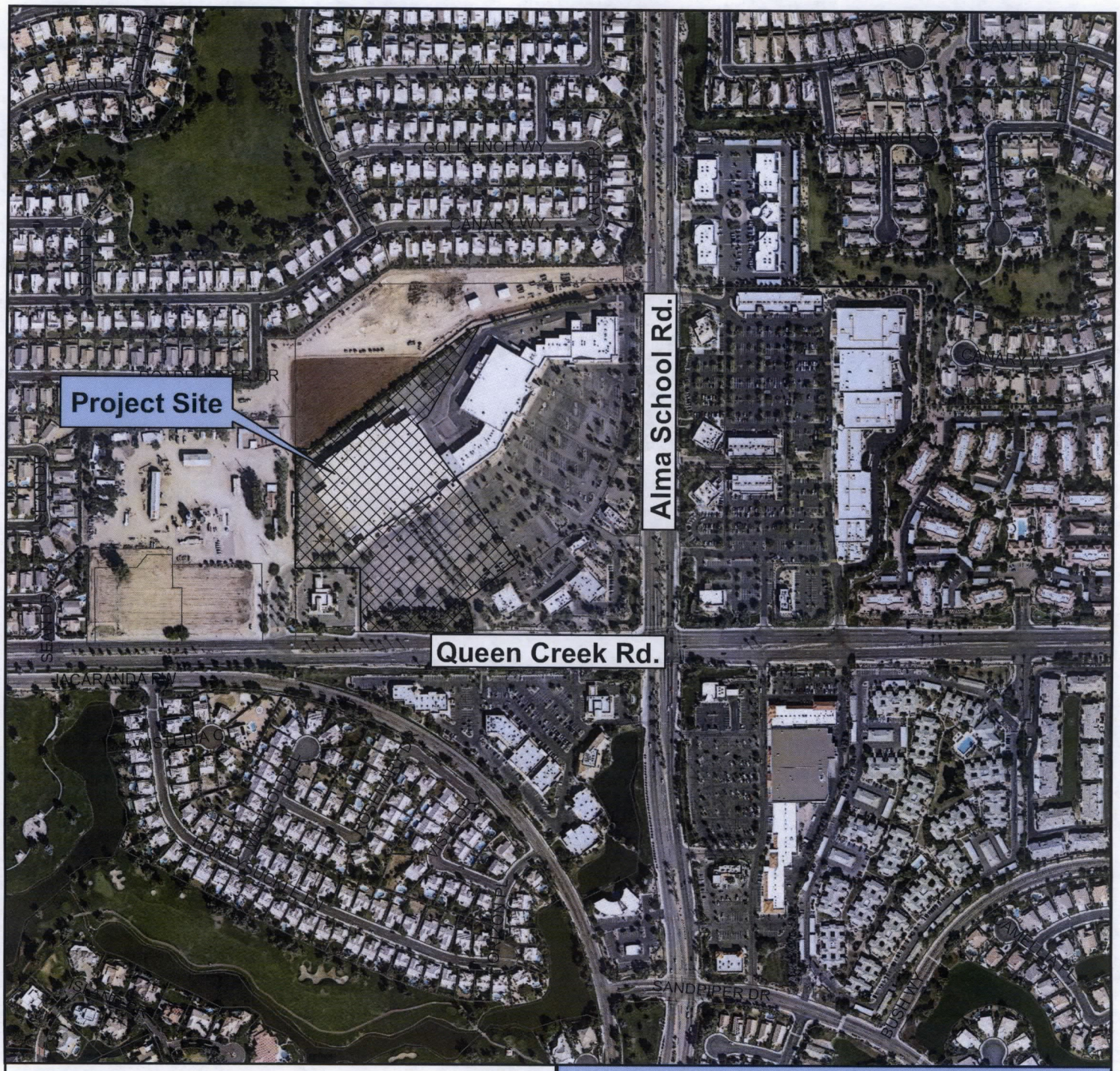


Vicinity Map

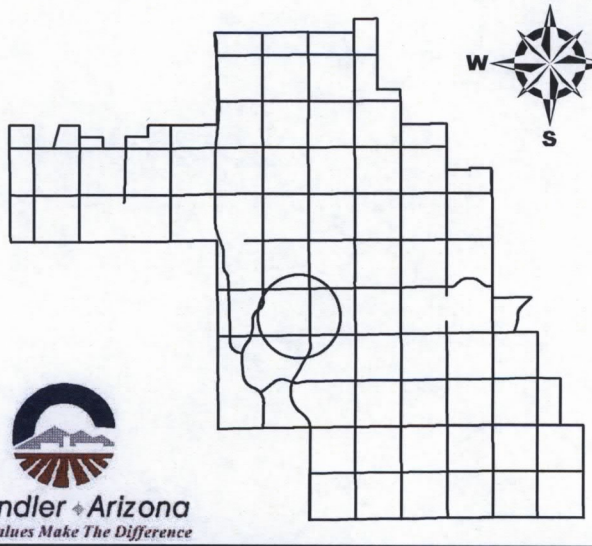


Ocotillo Plaza Lot 4

CITY OF CHANDLER 1/30/2015



Vicinity Map



Ocotillo Plaza Lot 4

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 1/30/2015

RE-PLAT
OCOTILLO PLAZA LOT 4

A SUBDIVISION OF LOT 4, OCOTILLO PLAZA SUBDIVISION, AS RECORDED IN BOOK 513 OF MAPS, PAGE 35, MARICOPA COUNTY RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DECLARATION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

JAMES P. SCHMIDT AND VIRGINIA M. SCHMIDT, THE CO TRUSTEES OF THE JAMES P. SCHMIDT REVOCABLE TRUST UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1995, AS OWNERS HAVE SUBDIVIDED UNDER THE NAME OF RE-PLAT OCOTILLO PLAZA LOT 4, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY DECLARES THAT SAID RE-PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME AND DECLARES THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVE TO EACH RESPECTIVELY.

A BLANKET PRIVATE CROSS ACCESS EASEMENT FOR POTABLE WATER, SANITARY SEWER, FIRE LINE, PEDESTRIAN INGRESS/EGRESS, VEHICULAR ACCESS, EMERGENCY VEHICULAR ACCESS, GENERAL VEHICULAR PARKING AND DRAINAGE ARE DEDICATED ON THIS PLAT

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR ABUTTING PROPERTY OWNER.

IN WITNESS WHEREOF:

JAMES P. SCHMIDT AND VIRGINIA M. SCHMIDT, THE CO-TRUSTEES OF THE JAMES P. SCHMIDT REVOCABLE TRUST UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1995, AS OWNERS HAVE HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS _____ DAY OF _____ 2015.

JAMES P. SCHMIDT AND VIRGINIA M. SCHMIDT, THE CO-TRUSTEES OF THE JAMES P. SCHMIDT REVOCABLE TRUST UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1995

BY: _____
JAMES P. SCHMIDT

ITS: _____

BY: _____
VIRGINIA M. SCHMIDT

ITS: _____

ACKNOWLEDGMENT:

ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2015, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

_____ 20___

ACKNOWLEDGMENT:

ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

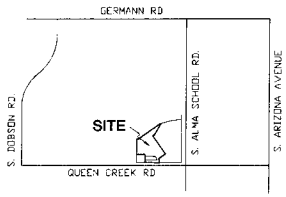
ON THIS _____ DAY OF _____, 2015, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

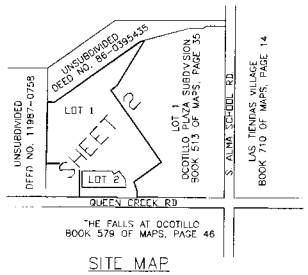
_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES

_____ 20___



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

LEGAL DESCRIPTION:

LOT 4, OCOTILLO PLAZA SUBDIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 513 OF MAPS, PAGE 35

NOTES

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

2. 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.

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.) PLAT MONUMENTATION TO BE SET AT COMPLETION OF CONSTRUCTION.

5.) THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS ("TITLEHOLDER(S)") SHALL BE RESPONSIBLE FOR IRRIGATION OF THE COMMON AREA TRACTS. THE SOURCE OF IRRIGATION WATER FOR THE COMMON AREA TRACTS SHALL BE RECLAIMED WATER ("EFFLUENT"), BUT IF RECLAIMED WATER IS UNAVAILABLE AT THE TIME CONSTRUCTION IN THE SUBDIVISION BEGINS, THE TITLE HOLDER(S) SHALL CAUSE THE COMMON AREA TRACTS TO BE IRRIGATED AND SUPPLIED WITH WATER, OTHER THAN SURFACE WATER FROM ANY IRRIGATION DISTRICT, THROUGH SOURCES CONSISTENT WITH THE ARIZONA LAW AND THE RULES AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. ONCE EFFLUENT OF THE QUANTITY AND QUALITY NEEDED TO SUPPORT SUCH COMMON AREA TRACTS IS AVAILABLE, THEN THE TITLEHOLDER(S) SHALL CAUSE EFFLUENT TO BE USED TO IRRIGATE THE COMMON AREA TRACTS. AT SUCH TIME AS TITLE TO THE COMMON AREA TRACTS IS SOLD OR OTHERWISE TRANSFERRED, IN WHOLE OR IN PART, WHETHER TO THE SUBDIVISION HOMEOWNERS ASSOCIATION OR TO SOME THIRD PARTY, THE TITLEHOLDER(S) SHALL ALSO SELL OR TRANSFER, AT THE OPTION OF THE PARTY ACQUIRING TITLE THERETO, ANY WATER RIGHTS OR PERMITS HELD BY OR IN THE NAME OF THE TITLEHOLDER(S) BENEFITING OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS.

LEGEND

- ◉ – FOUND BRASS CAP IN HANDHOLE
- • – SET APPROVED MONUMENT WITH CAP/TAP INSCRIBED RLS 36326
- BK – BOOK
- PG – PAGE
- S.F. – SQUARE FEET
- DOC. – DOCUMENT
- R/W – RIGHT OF WAY
- NO. – NUMBER

SHEET INDEX

SHEET 1: PLAT COVER SHEET
SHEET 2: PLAT MAPPING

LOT AREA TABLE

LOT	AREA (GROSS)
1	439,994 SF/10.1009 ACRES
2	33,422 SF/0.7672 ACRES
TOTAL	473,416 SF/10.8681 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE MERIDIAN BEING S 89°46'26" E PER THE FINAL PLAT OF OCOTILLO PLAZA SUBDIVISION AS RECORDED IN BOOK 513 OF MAPS, PAGE 35, RECORDS OF MARICOPA, ARIZONA.

CITY OF CHANDLER CERTIFICATION

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.

_____
TRANSPORTATION AND DEVELOPMENT DIRECTOR DATE

CITY OF CHANDLER CERTIFICATION

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.

_____
CITY ENGINEER DATE

CITY OF CHANDLER CERTIFICATION

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA
THIS _____ DAY _____ 2015

BY: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

LAND SURVEYOR'S CERTIFICATE

THIS IS 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.

_____ 12/30/2014
RICHARD A. STOCKMAN DATE
ARIZONA REGISTERED LAND SURVEYOR #36326
10801 N. 24TH AVENUE, SUITE 109
PHOENIX, ARIZONA 85029
PH: 602-368-8644

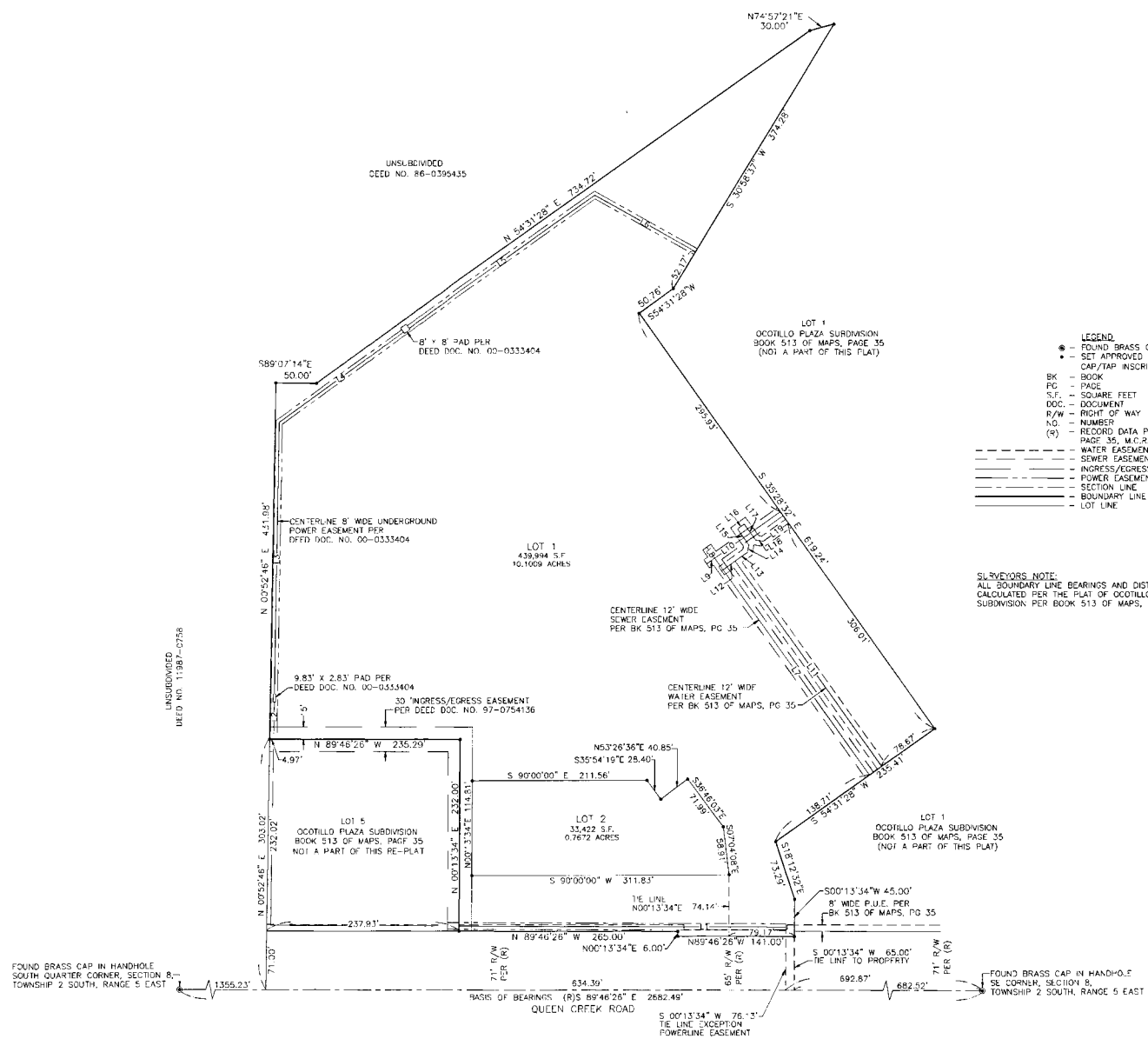
EXPIRES 6/30/16

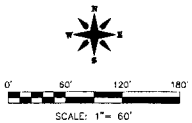
S&W LAND SURVEYING SERVICES
4284 E. TETHER TRAIL
PHOENIX, ARIZONA 85050
PHONE / FAX: 480-907-7247
WWW.SWLANDSURVEYING.COM

RE-PLAT OCOTILLO PLAZA LOT 4 | SHEET: 1 OF 2

DATE PREPARED: 12-30-2014

C.O.C. LOG NO. FP114-0016





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- BK – BOOK
- PG – PAGE
- S.F. – SQUARE FEET
- DOC. – DOCUMENT
- R/W – RIGHT OF WAY
- NO. – NUMBER
- (R) – RECORD DATA PER BOOK 513 OF MAPS, PAGE 35, M.C.R.
- – WATER EASEMENT LINE
- – SEWER EASEMENT LINE
- – INGRESS/EGRESS EASEMENT LINE
- – POWER EASEMENT LINE
- – SECTION LINE
- – BOUNDARY LINE
- – LOT LINE

SURVEYORS NOTE:
ALL BOUNDARY LINE BEARINGS AND DISTANCES ARE CALCULATED PER THE PLAT OF OCOTILLO PLAZA SUBDIVISION PER BOOK 513 OF MAPS, PAGE 35.

UNDERGROUND POWER EASEMENT
CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°56'08" E	395.65'
L2	N 00°51'57" E	45.09'
L3	S 00°51'57" W	329.03'
L4	S 54°31'21" W	187.80'
L5	S 54°31'21" W	278.96'
L6	N 60°33'07" W	140.53'

SEWER EASEMENT
CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L7	S 35°28'32" E	323.31'
L8	S 35°28'32" E	16.58'
L9	N 54°31'28" E	11.94'
L10	S 54°31'28" W	96.70'

WATERLINE EASEMENT
CENTERLINE LINE TABLE

LINE	BEARING	DISTANCE
L11	S 35°28'32" E	306.02'
L12	N 54°31'28" E	20.23'
L13	S 54°31'28" W	18.18'
L14	S 09°31'24" W	9.21'
L15	S 35°28'41" E	23.67'
L16	S 54°31'19" W	10.00'
L17	N 35°28'41" W	23.68'
L18	N 80°28'37" W	9.21'
L19	S 54°31'28" W	37.47'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
36326
RICHARD A. STOCKMANN
ARIZONA U.S.A.

EXPIRES 6/30/16

S&W LAND SURVEYING SERVICES
4284 E. TETHER TRAIL
PHOENIX, ARIZONA 85050
PHONE / FAX: 480-907-7247
WWW.SWLANDSURVEYING.COM

RE-PLAT OCOTILLO PLAZA LOT 4

SHEET: 2 OF 2

DATE PREPARED: 12-30-2014

C.O.C. JOB NO. FP114 2016