#31

MAR 31 2016

Chandler

All-America City

2010

Chandler • Arizona

Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 16-036**

DATE: MARCH 31, 2016

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, ACTING CITY MANAGER MR
JEFF KURTZ, PLANNING ADMINISTRATOR KA for JK
KEVIN MAYO, PLANNING MANAGER KM

FROM: ERIK SWANSON, SENIOR CITY PLANNER ES

SUBJECT: FPT16-0007 EXTRA SPACE STORAGE

Request: Final Plat (FPT) approval

Location: South of the southwest corner of Dobson and Germann roads

Applicant: Steve Bowser, Helix Engineering

BACKGROUND

This Final Plat is for an indoor storage facility located south of the southwest corner of Dobson and Germann roads that was approved by Council in December of last year. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

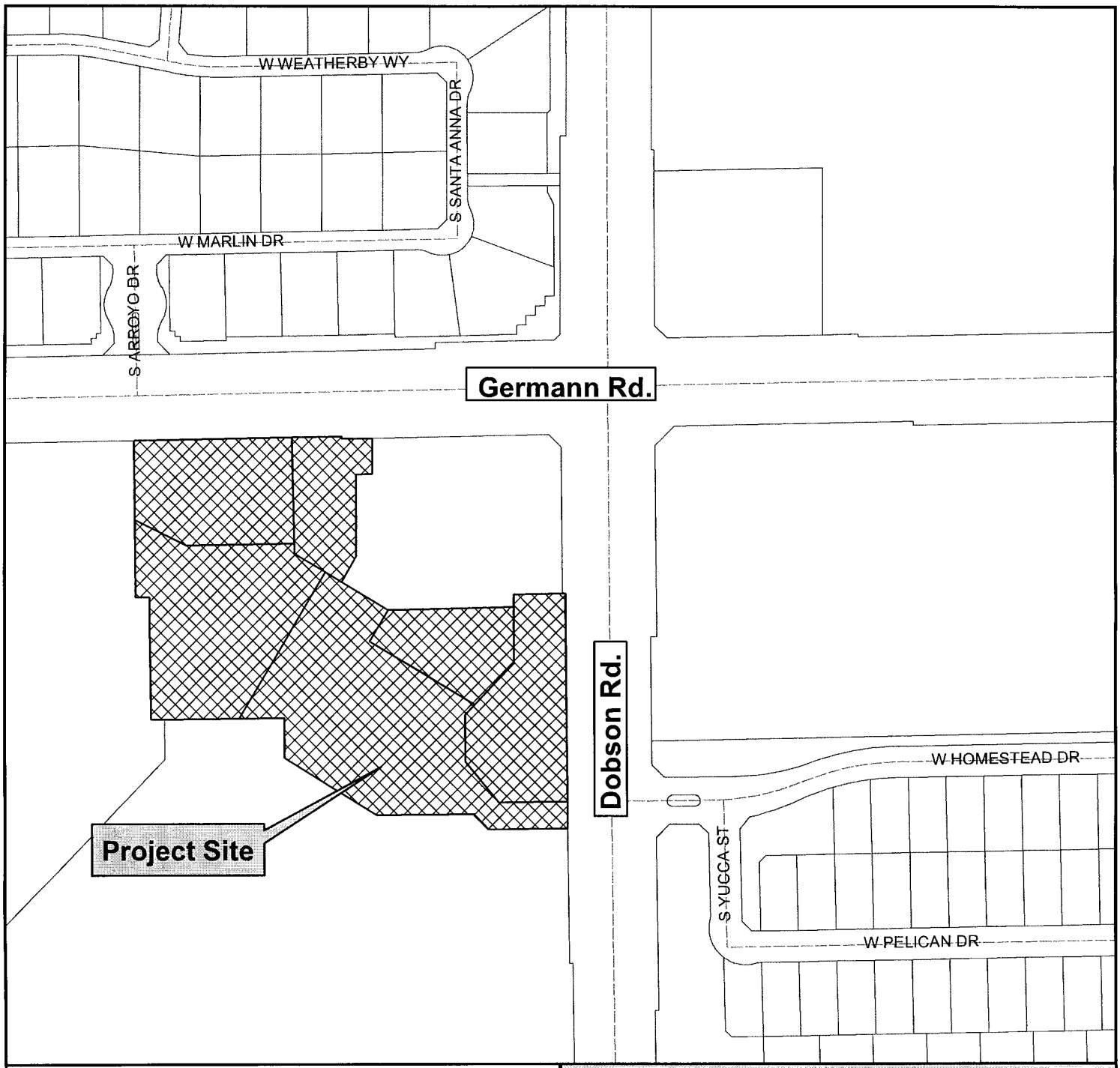
Planning Staff recommends City Council approve the Final Plat.

PROPOSED MOTION

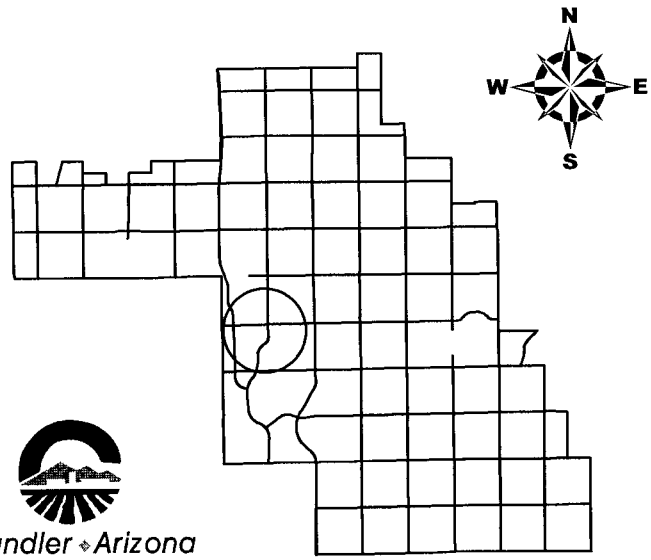
Move City Council approve Final Plat FPT16-0007 EXTRA SPACE STORAGE, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Final Plat



Vicinity Map

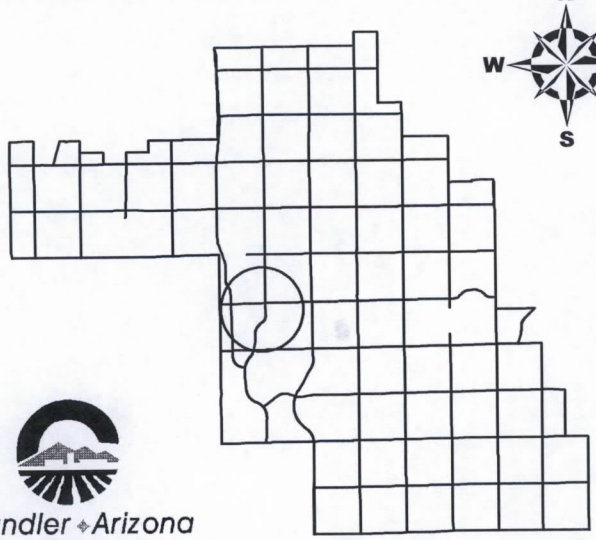


Chandler ◆ Arizona
Where Values Make The Difference

Extra Space Storage

CITY OF CHANDLER 3/22/2016

Vicinity Map



Extra Space Storage

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 3/22/2016

FINAL PLAT

"EXTRA SPACE STORAGE"

A RE-PLAT OF LOTS 2, 3, 4, 7, 8, AND 9 OF 'CHUPAROSAS FINAL PLAT' BOOK 768, PAGE 22, MCR

A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

PARENT PARCELS, LEGAL DESCRIPTION

LOTS 2, 3 4, 7, 8, AND 9 OF CHUPAROSAS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 768 OF MAPS, PAGE 22.

DEDICATION

STAT OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT LINES BROTHERS FARMS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HAS COMBINED LOTS 2, 3, 4 AND 7, 8, 9 TOWNSITE OF CHANDLER, ACCORDING TO BOOK 768 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY RECORDS, ARIZONA, SECTION 7, TOWNSHIP 2 SOUTH RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, INTO PARCELS 1 AND 2 AS SHOWN HEREON AND HEREBY PUBLISHES THIS MINOR LAND DIVISION COMBINING OF SAID LOTS 2, 3, 4, 7, 8, AND 9, AND HEREBY DECLARES THAT SAID MINOR LAND DIVISION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND ALLEY CONSTITUTING SAME. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING LOT. EASEMENTS TO BE DEDICATED AS SHOWN ON THIS MINOR LAND DIVISION.

"AN EMERGENCY VEHICULAR ASSESS EASEMENT OVER LOT 1A AND 2A IS DEDICATED HEREON TO THE CITY OF CHANDLER.

IN WITNESS WHEREOF, RUSKIN R. LINES, AS OWNER, HAVE CAUSED THEIR NAMES TO BE SIGNED AND THE SAME ATTESTED.

THIS _____ DAY OF _____, 2016

BY: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2016, 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

_____, 2016

NOTES

1. THIS MINOR LAND COMBINING SHALL COMPLY WITH RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
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.

BASIS OF BEARING

THE BEARING OF NORTH 00°00'05" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN PER "CHUPAROSA FINAL PLAT", BOOK 768 OF MAPS, PG 22, MCR.

REFERENCES

R-1: MAP ENTITLED, "CHUPAROSA FINAL PLAT", ACCORDING TO BOOK 768 OF MAPS, AT PG 22, MCR.

AREA

PARCEL 1: 167,443.55 SF / 3.848 AC GROSS
140,175 SF / 3.22 AC NET
PARCEL 2: 165,796.92 SF / 3.82 AC GROSS
140,265.53 SF / 3.22 AC NET

ASSESSOR PARCEL No. & LOT AREA

LOT 1A:
LOT 2 / APN # 303-36-274
LOT 3 / APN # 303-36-275
LOT 4 / APN # 303-36-276
LOT 2A:
LOT 7 / APN # 303-36-279
LOT 8 / APN # 303-36-280
LOT 9 / APN # 303-36-281

OWNER

VESTING DEED: MCR 2005-1819868
LINES BROTHERS FARMS, L.L.C., AN ARIZONA LIMITED LIABILITY CO
2415 SOUTH RURAL ROAD, SUITE A
TEMPE, ARIZONA 85282

FLOOD INSURANCE RATE MAP DATA

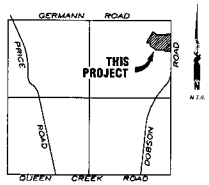
FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 2720L. DATED OCTOBER 16, 2013.

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.

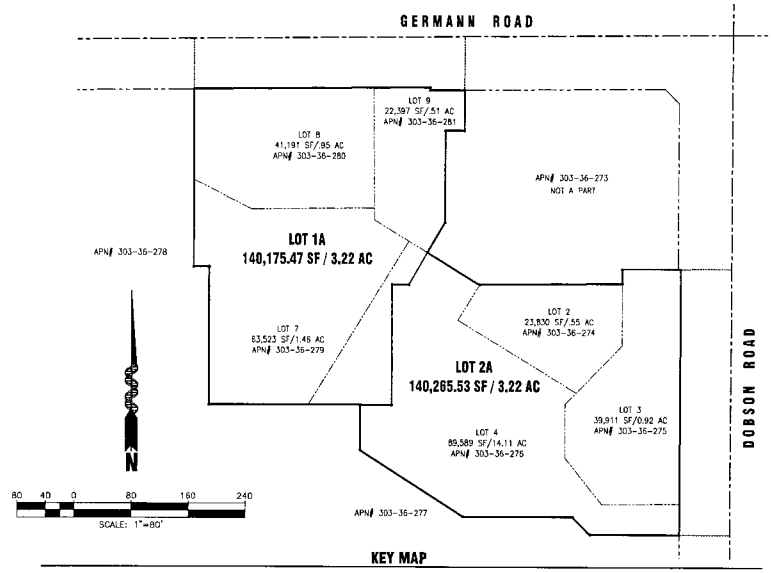
(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

LEGEND

- ◉ FOUND BRASS CAP OR AS NOTED.
- ○ FOUND 1/2" REBAR AT PROPERTY CORNER OR AS NOTED, N & E OF CORNER. NO RECORD.
- ● SET 1/2" IRON BAR & CAP, L.S. 25090 OR AS NOTED
- PROPERTY LINE LOT CORNER SET 1/2" WITH CAP RLS25090 (UNLESS OTHERWISE NOTED)
- SUBDIVISION BOUNDARY LINE
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY



VICINITY MAP
SEC. 7, T2S, R5E, G. & S. R. B. & M.
NO SCALE



KEY MAP

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

MICHAEL J. THOMPSON #25090
HELIX ENGINEERING, LLC
3240 E. UNION HILLS DR #112
PHOENIX, AZ 85050
602-788-2616

APPROVALS

THIS IS TO CERTIFY THAT IN MY OPINION THIS FINAL PLAT MEETS ALL OF THE REQUIREMENTS OF SECTION 48-13 OF THE CITY CODE AND THE APPLICATION CONFORMS TO GOOD LAND PLANNING POLICIES AND ALL NEW LOTS, PARCELS AND TRACTS CREATED ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

BY: _____, DATE: _____, 20____
PLANNING DIRECTOR

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

BY: _____, DATE: _____, 20____
CITY ENGINEER

C.O.C. LOG NO. FPT16-0007

CLIENT:
Monolith Development Group
8066 E. Raintree Drive, Bldg A-102
Scottsdale, AZ 85260
ph: 480-367-1901
fax: 480-367-1914
contact: Tony Ardizzone

PRELIMINARY
25090
MICHAEL J. THOMPSON
3/15/16
ARIZONA U.S.A.
Expires 09/30/2016

Helix Engineering, LLC
Engineering / Surveying / Consulting
3240 E Union Hills
Suite 112
Phoenix AZ 85050
ph 602-788-2616
www.hceng.com

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TWO WORKING DAYS BEFORE YOU DIG, CALL FOR THE BLUE STAKES
1-800-782-5348
BLUE STAKE CENTER

REFASE	
DATE	

REVISIONS		
NO.	DATE	
1		
2		
3		

PROJECT NAME
Monolith Storage

PROJECT NAME
EXTRA SPACE STORAGE

PROJECT AREA
Dobson & Germann

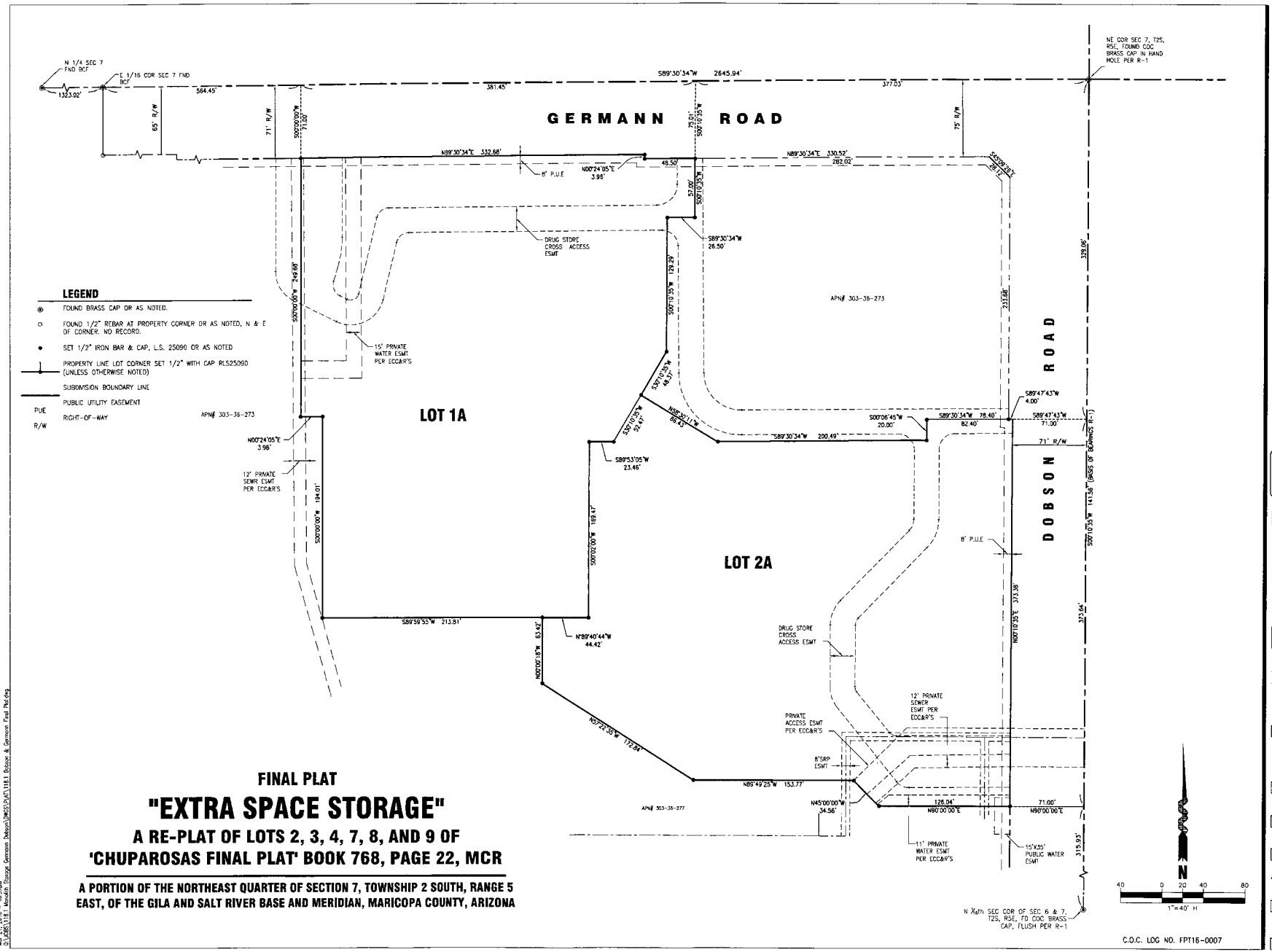
HELIX JOB NUMBER	IN HOUSE
118.1	DRAWN BY: TDS CHECKED BY: MT

SHEET TITLE
FINAL PLAT OF "EXTRA SPACE STORAGE" A RE-PLAT OF LOTS 2, 3, 4, 7, 8, AND 9 OF "CHUPAROSAS FINAL PLAT" BOOK 768, PAGE 22, MCR

SHEET	PAGE
FP-1	1 OF 2

PLOT SCALE: 1:1 @ 24"x36", 1:2.2 @ 11"x17"

Mar 21, 2016 - 10:25am
N:\2015\118.1 Monolith Storage Germann Dobson\MISC\FAFT\118.1 Dobson & Germann Final Plat.dwg



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Nov 21, 2016 - 10:17am
D:\JOBS\118.1 Monolith Storage Germann Dobson\DWGS\PLAT\118.1 Dobson & Germann Final Plat.dwg

CLIENT:
Monolith Development Group
8888 E. Raintree Drive, Bldg A-102
Scottsdale, AZ 85260
ph: 480-367-1901
fax: 480-367-1914
contact: Tony Ardizzone

PRELIMINARY
REGISTERED LAND SURVEYOR
CERTIFICATE NUMBER
25090
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3/15/16
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RELEASE	
DATE	

REVISIONS		
NO.	DATE	
1		
2		
3		

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SHEET	PAGE
FP-2	2 OF 2

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