

#62

MAY 22 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 08-108

DATE: MAY 8, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: FPT08-0005 COTTMAN TRANSMISSION

Request: Final Plat approval

Location: North and west of the northwest corner of Chandler Boulevard and 56th Street

Applicant: Cottrell Engineering

Project Info: Approximately a 3-acre parcel with 2 lots

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and Planned Industrial (I-1) zoning, Staff recommends approval.

BACKGROUND

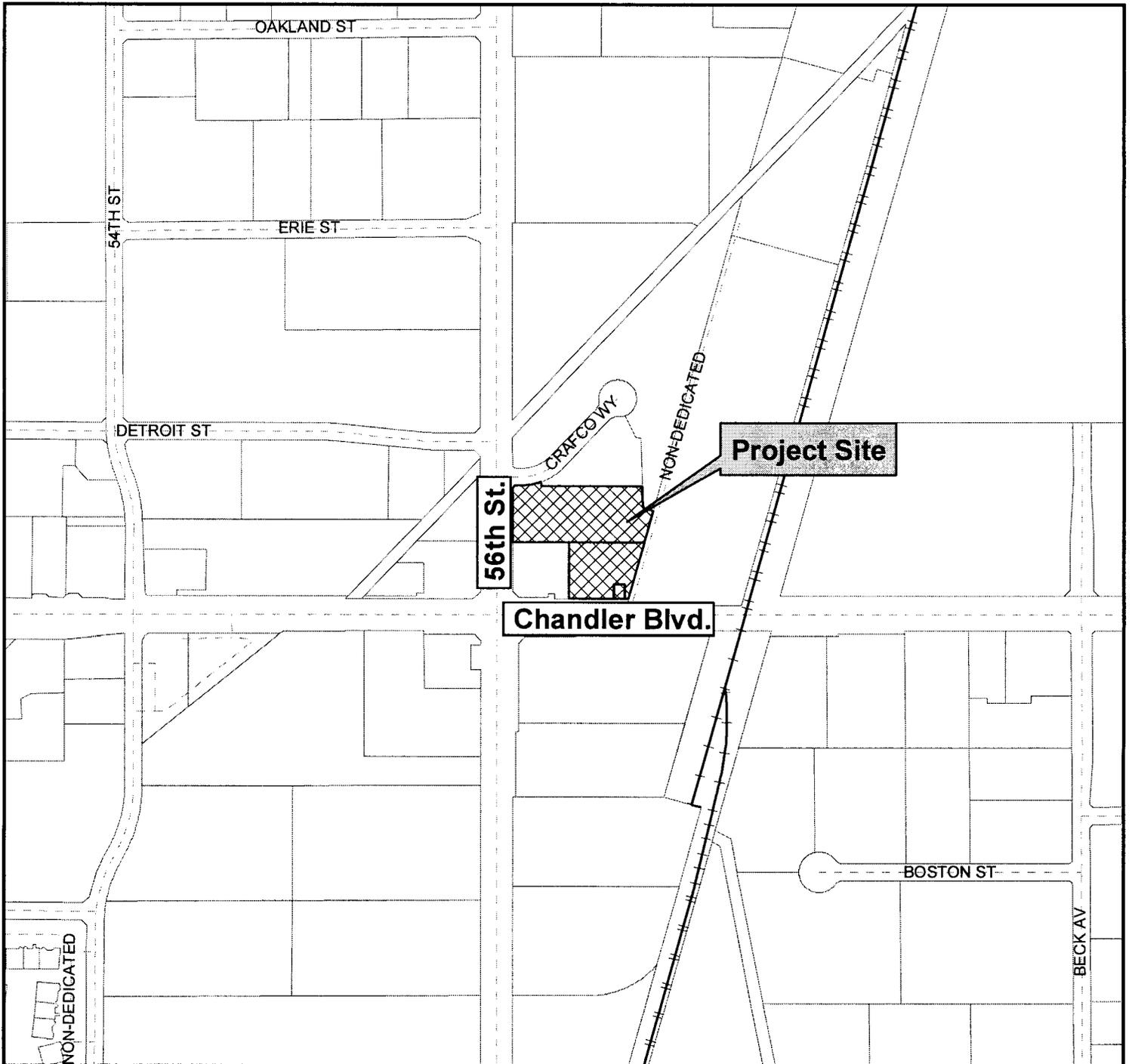
This Final Plat is for a 3-parcel industrial property to be consolidated into 2 lots. The plat creates the lots, tracts, and easements necessary for the property's development. The lots received Use Permit approval in 2007 to allow auto-related uses.

PROPOSED MOTION

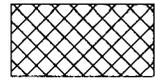
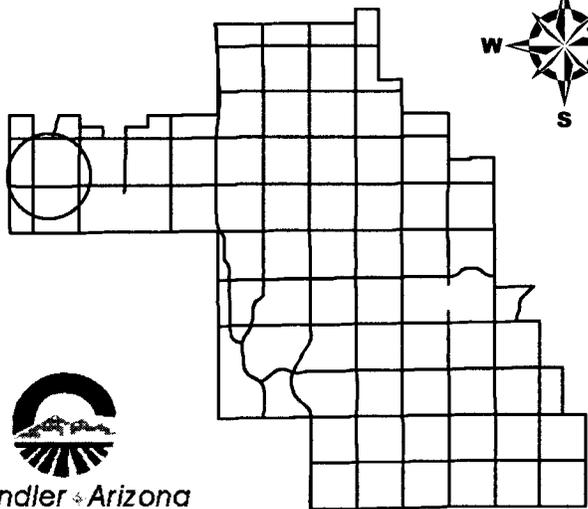
Motion to recommend approval of Final Plat FPT08-0005 COTTMAN TRANSMISSION, per Staff recommendation.

Attachments

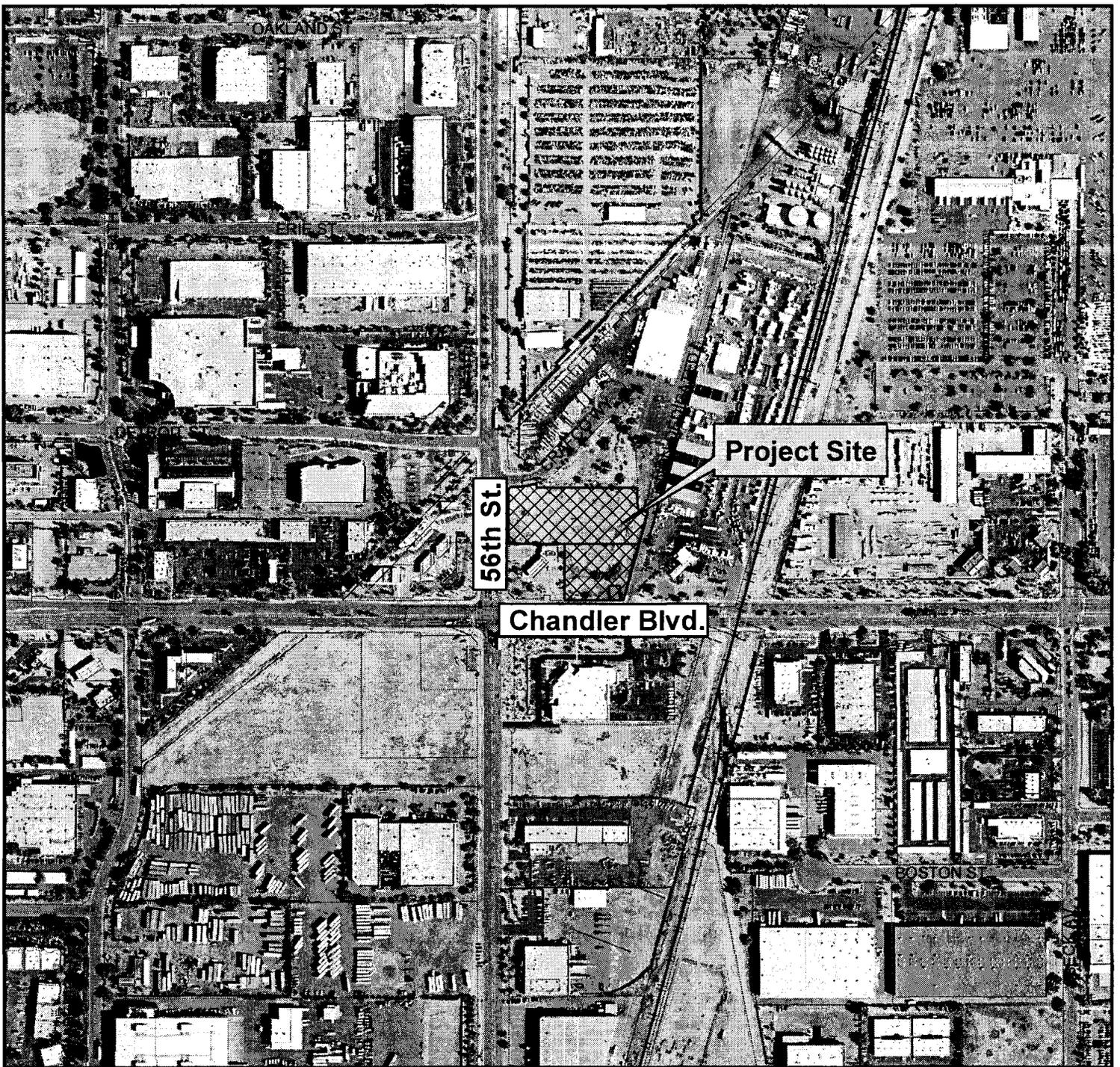
1. Vicinity Map
2. Final Plat



Vicinity Map



Cottman Transmission

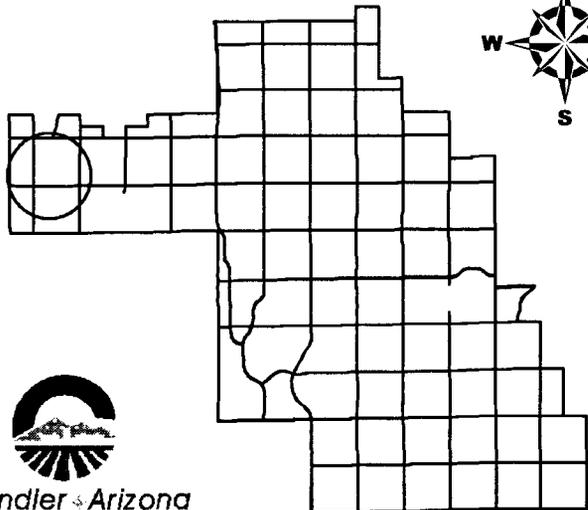


Project Site

56th St.

Chandler Blvd.

Vicinity Map



Cottman Transmission



Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 3/11/2008

DEDICATION

DEDICATION
STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT FS-56th ST & CHANDLER, AZ, L.P. AND CHAMBERLAIN DEVELOPMENT, L.L.C., AS OWNERS, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "COTTMAN TRANSMISSION" LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON; AND HEREBY DECLARES THIS MAP OF DEDICATION SETS FORTH THE LOCATION AND DIMENSIONS AND GIVES THE DIMENSIONS TO THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT THE LOTS, STREETS AND EASEMENTS SHALL BE KNOWN BY THE NAME OR NUMBER GIVEN ON SAID MAP OF DEDICATION THE OWNERS HEREBY DEDICATE TO THE PUBLIC FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID MAP AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

A BLANKET EASEMENT FOR EMERGENCY VEHICLES ACCESS TO THE CITY OF CHANDLER INCLUDED IN THE AREA NOTED AS COMMON ELEMENT ON THIS PLAT.

IN WITNESS WHEREOF:

FS-56th ST & CHANDLER, AZ, L.P. AND CHAMBERLAIN DEVELOPMENT, L.L.C., AS OWNERS, HERETO CAUSES ITS NAME TO BE AFFIXED AND THE SAME ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2008

CHAMBERLAIN DEVELOPMENT, L.L.C.
AN ARIZONA LIMITED LIABILITY COMPANY

By: CHAMBERLAIN FAMILY TRUST DATED SEPTEMBER 21, 1979. RESTATED JANUARY 9, 2002
ITS: MEMBER

By: _____
JAMES M. CHAMBERLAIN, TRUSTEE

By: _____
PATSY L. CHAMBERLAIN, TRUSTEE

By: SUN STATE BUILDERS, INC. AN ARIZONA CORPORATION
ITS: MANAGING MEMBER

By: _____
JAMES M. CHAMBERLAIN, PRESIDENT

By: FS-56TH ST & CHANDLER, AZ, L.P.

By: _____
ITS: _____

ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2008, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIM(HER)SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, ACKNOWLEDGING THE SIGNATURE OF A SPECIFIED REPRESENTATIVE FROM FS-56th ST & CHANDLER, AZ, L.P.

IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL

By: _____
NOTARY PUBLIC MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2008, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIM(HER)SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, ACKNOWLEDGING THE SIGNATURE OF A SPECIFIED REPRESENTATIVE FROM CHAMBERLAIN DEVELOPMENT

IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL

By: _____
NOTARY PUBLIC MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2008, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIM(HER)SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, ACKNOWLEDGING THE SIGNATURE OF A SPECIFIED REPRESENTATIVE FROM CHAMBERLAIN DEVELOPMENT

IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL

By: _____
NOTARY PUBLIC MY COMMISSION EXPIRES _____

FINAL PLAT
FOR
"COTTMAN TRANSMISSION"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE MONUMENT LINE OF CHANDLER BOULEVARD, ALSO BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA.

BENCH MARK - CMCN #2

THE BENCHMARK USED FOR THIS SURVEY IS THE 2" BRASS CAP SET IN FOOTING OF ELECTRICAL TRANSMISSION TOWER #20 BETWEEN 56TH STREET AND KYRENE ROAD, 40' EAST OF RAILROAD TRACKS, 700' NORTH OF CHANDLER BOULEVARD HAVING AN ELEVATION OF 1173.632', CITY OF CHANDLER DATUM.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2670 G, DATED SEPTEMBER 30, 2005, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

SHEET INDEX

C5.01 COVER SHEET
C5.02 FINAL PLAT

AREAS

LOT 1 GROSS = 91,172.82 sq. ft. (±) OR 2.093 ACRES (±)
LOT 1 NET = 89,226.93 sq. ft. (±) OR 2.048 ACRES (±)
LOT 2 GROSS = 43,690.62 sq. ft. (±) OR 1.003 ACRES (±)
LOT 2 NET = 42,665.73 sq. ft. (±) OR 0.979 ACRES (±)
TOTAL NET = 131,892.66 sq. ft. (±) OR 3.028 ACRES (±)
TOTAL GROSS = 134,863.73 sq. ft. (±) OR 3.096 ACRES (±)

DEVELOPER

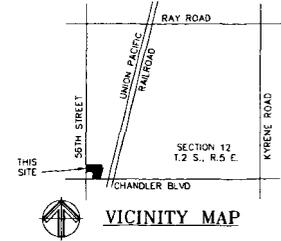
SUNSTATE BUILDERS
1150 W WASHINGTON #120
TEMPE, AZ 85281
(480)-894-1286
ATTN: MIKE FORST

ENGINEER

COTTRELL ENGINEERING GROUP, INC.
2001 N 180 STREET, #206
PHOENIX, AZ 85004
(602) 307-5281
ATTN: NATE COTTRELL

SURVEYOR

BENCHMARK SURVEYING, LLC
4848 E. CACTUS ROAD, SUITE 505-74
SCOTTSDALE, AZ 85254
PHONE: (602) 595-7864
FAX: (602) 595-7954



NOTES:

- 1. CONSTRUCTION WITHIN THE UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCING AND DRIVEWAYS
- 2. IN EASEMENTS FOR EXCLUSIVE USE OF WATER, SANITARY SEWER, OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
- 3. ALL EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.
- 4. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR ADJUTING PROPERTY OWNER.
- 5. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
- 6. 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.
- 7. 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.
- 8. THIS SITE IS ZONED I-1. ADJACENT ZONING VARIES: ADJACENT USES: MUNICIPAL VACANT LAND; MANUFACTURING DURABLE/NON-DURABLE GOODS; CONVENIENCE STORE W/ FUEL DISPENSING.

CERTIFICATION

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

REGISTERED LAND SURVEYOR _____ DATE _____

SAUL V. CASTILLO
BENCHMARK SURVEYING, LLC
4848 E. CACTUS ROAD, SUITE 505-74
SCOTTSDALE, AZ 85254
PHONE: (602) 595-7864
FAX: (602) 595-7954

APPROVALS:

THIS IS TO CERTIFY THAT IN MY OPINION THAT 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

PLANNING AND DEVELOPMENT DIRECTOR _____ DATE _____

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

CITY ENGINEER _____ DATE _____

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS _____ DAY OF _____, 2008

BY EXCEPTIONANCE 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.

By: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

C.O.C. LOG #PPT08-0005

COTTRELL ENGINEERING GROUP, INC.
2001 N 180 STREET #206
PHOENIX, AZ 85004
PHONE: (602) 307-5281
FAX: (602) 307-5281



COTTMAN TRANSMISSION
56TH STREET AND CHANDLER BOULEVARD

CHECKED BY: JNC
DRAWN BY: BTH
PROJECT #: CD07028

DATE: 04/21/08
SCALE: NONE

COVER

SHEET OF
1 2

C5.01

C.O.C. LOG #PPT08-0005

