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Chandler
All-America City
2010

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Where Values Make The Difference

MEMORANDUM **Planning Division – PZ Memo No. 16-022**

DATE: APRIL 20, 2016

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

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

SUBJECT: PPT15-0012 PACIFIC OIL PARTNERS, LLC

Request: Preliminary Plat (PPT) approval

Location: Southeast corner of Pecos and Alma School roads

Applicant: Bill Standage; Standage & Associates, Ltd. Consulting Engineers

BACKGROUND

This Preliminary Plat is for a commercial development on an approximate 2.5 acre parcel located at the southeast corner of Pecos and Alma School roads, which was approved by Council in October 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, Planning Staff recommends approval of the Preliminary Plat subject to the following condition:

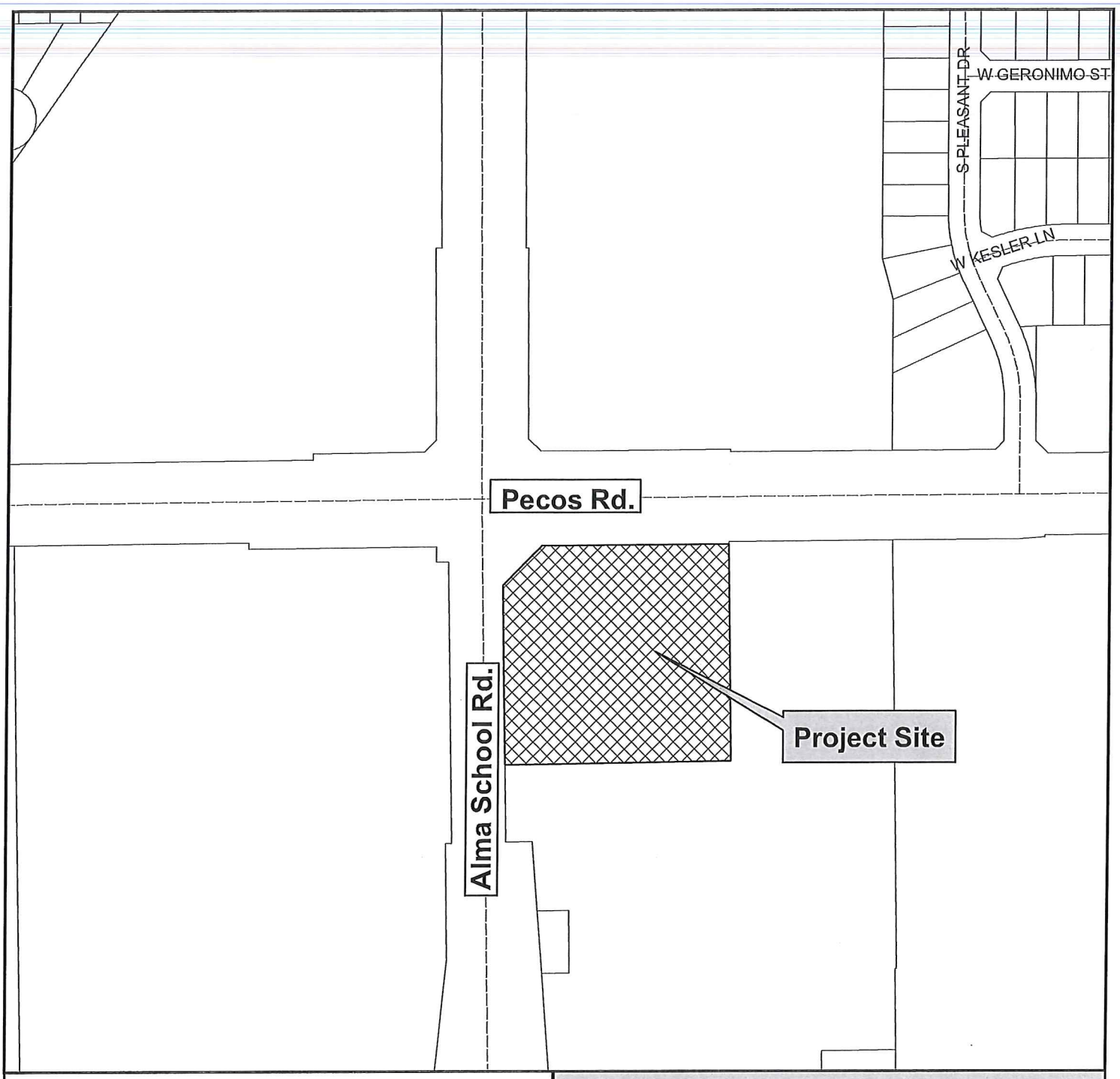
1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

PROPOSED MOTION

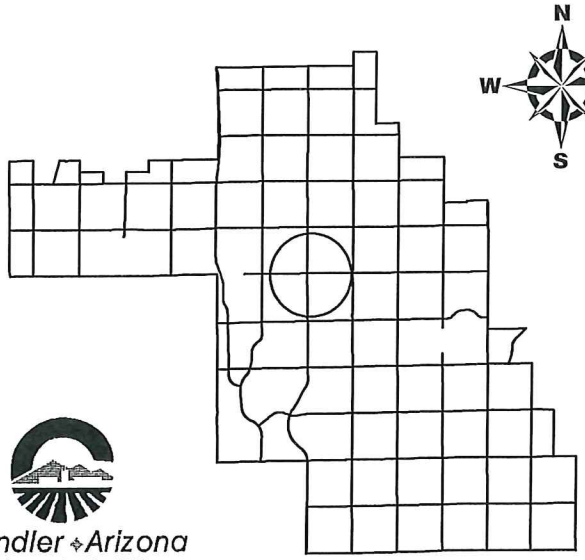
Motion Planning Commission to recommend approval of Preliminary Plat PPT15-0012 PACIFIC OIL PARTNERS, LLC, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Preliminary Plat



Vicinity Map



Pacific Oil Partners, LLC

Chandler ◆ Arizona
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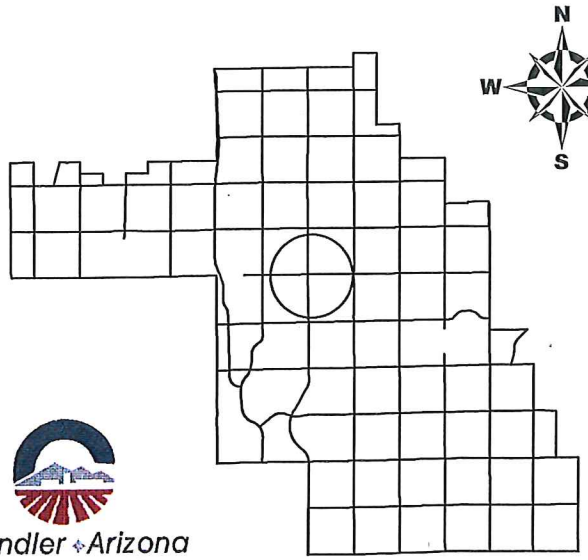
CITY OF CHANDLER 3/23/2016

Vicinity Map

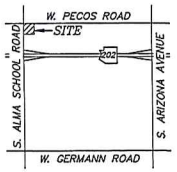


Chandler Arizona
Where Values Make The Difference

Pacific Oil Partners, LLC

CITY OF CHANDLER 3/23/2016

PRELIMINARY PLAT
FOR
PACIFIC OIL PARTNERS, LLC
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA



N.T.S.

Vicinity Map

Parent Legal Description

A portion of the Northwest quarter of Section 4, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Northwest corner of said Section 4;
Thence South 89 degrees 23 minutes 33 seconds East, along the North line of said Section, 661.85 feet;
Thence South 00 degrees 03 minutes 26 seconds West, 751.98 feet;
Thence North 89 degrees 38 minutes 19 seconds West, 1.95 feet;
Thence South 00 degrees 07 minutes 11 seconds West, 189.53 feet;
Thence North 89 degrees 37 minutes 25 seconds West, 120.00 feet;
Thence South 00 degrees 07 minutes 11 seconds West, 120.00 feet;
Thence South 89 degrees 37 minutes 25 seconds East, 120.00 feet;
Thence South 00 degrees 07 minutes 11 seconds West, 35.00 feet;
Thence North 89 degrees 37 minutes 25 seconds West, 659.04 feet to the West line of said Section 4;
Thence North 00 degrees 02 minutes 00 seconds East, along said West line, 1099.18 feet to the Point of Beginning;

Except those portions of the above described property dedicated for street purposes on the plat recorded in Book 580 of Maps, page 41; and

Except that portion conveyed to the State of Arizona, by and through its Department of Transportation by Deed recorded in Document No. 2002-1193347 which, lies West of the following described line:
Commencing at a brass cap in a hand hole marking the Northwest corner of said Section 4 from which a brass cap in a hand hole marking the West quarter corner of said Section 4 bears South 01 degrees 01 minutes 33 seconds East, 2634.01 feet;
Thence along the West line of said Section 4, South 01 degrees 01 minutes 33 seconds East, 545.79 feet to the Point of Beginning;
Thence North 88 degrees 58 minutes 27 seconds East, 65.00 feet;
Thence South 03 degrees 37 minutes 05 seconds East, 578.94 feet;
Thence South 27 degrees 14 minutes 52 seconds East, 98.24 feet;
Thence South 87 degrees 12 minutes 07 seconds East, 286.90 feet;
Thence South 77 degrees 21 minutes 14 seconds East, 244.73 feet;
Thence South 01 degrees 00 minutes 32 seconds East, 13.39 feet;
Thence South 84 degrees 32 minutes 55 seconds East, 31.06 feet;
Thence South 87 degrees 03 minutes 18 seconds East, 634.41 feet;
Thence North 00 degrees 58 minutes 25 seconds, West, 20.00 feet;
Thence North 89 degrees 55 minutes 07 seconds East, 1322.56 feet to the Point of Ending on the North South midsection line of said Section 4 being South 00 degrees 55 minutes 16 seconds East, 1325.07 feet from a brass cap in a hand hole marking the North quarter corner of said Section 4; and

Except that portion conveyed in Document No. 20041492223, more particularly described as follows:
A portion of the Northwest quarter of Section 4, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:
Commencing at the brass cap in handhole marking the Northwest corner of said Section 4 from which a brass cap flush marking the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 4 bears South 89 degrees 23 minutes 33 seconds East 1323.66 feet, said line being the North line of the Northwest quarter and the basis of the bearings in this description;
Thence South 89 degrees 23 minutes 33 seconds East 661.85 feet along the said North line to its intersection with the Northerly prolongation of the Westerly line of Lot 1 of Pecos Springs, as recorded in Book 580 of Maps, page 41, records of Maricopa County, Arizona;
Thence South 00 degrees 03 minutes 26 seconds West 71.00 feet along said Westerly line 71.00 feet to the Point of Beginning;
Thence continuing South 00 degrees 03 minutes 26 seconds West 680.98 feet along said Westerly line;
Thence North 89 degrees 38 minutes 19 seconds West 1.95 feet;
Thence South 00 degrees 07 minutes 11 seconds West 189.53 feet;
Thence North 89 degrees 37 minutes 25 seconds West 120.00 feet;
Thence South 00 degrees 07 minutes 11 seconds West 120.00 feet;
Thence South 89 degrees 37 minutes 25 seconds East 120.00 feet;
Thence South 00 degrees 07 minutes 11 seconds West 35.00 feet;
Thence North 89 degrees 37 minutes 25 seconds West 568.95 feet to the Easterly right of way line of Alma School Road as described in Document No. 2002-1193347, records of Maricopa County, Arizona;
Thence North 02 degrees 33 minutes 36 seconds West 554.50 feet along said Easterly right of way line;
Thence North 89 degrees 58 minutes 04 seconds West 32.00 feet to the Easterly right of way line of Alma School Road as shown on said Pecos Springs;
Thence North 00 degrees 01 minutes 56 seconds East 122.52 feet along said Easterly right of way line;
Thence South 89 degrees 58 minutes 04 seconds East 363.59 feet;
Thence North 00 degrees 01 minutes 56 seconds East 344.28 feet to the South line of the North 75.00 feet of said Northwest quarter;
Thence North 00 degrees 36 minutes 27 seconds East 4.00 feet to the South line of the North 71.00 feet of said Northwest quarter;
Thence South 89 degrees 23 minutes 33 seconds East 265.17 feet along said South line to the Point of Beginning.

Survey Reference Documents:

1. UNRECORDED A.L.T.A./A.C.S.M. LAND TITLE SURVEY PREPARED BY SUPERIOR SURVEYING SERVICES, INC., DATED MAY 20, 2015, JOB NO. 150432.
2. RECORD OF SURVEY, AS RECORDED IN BOOK 1169, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA.
3. MINOR LAND DIVISION MAP FOR "PECOS SPRINGS", AS RECORDED IN BOOK 580 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

Flood Zone Designation:

THIS SITE IS LOCATED IN FLOOD ZONE "X" AS DESIGNATED IN FEMA FLOOD MAP # 04013C2470L, DATED OCTOBER 16, 2013. ZONE "X" IS DEFINED AS: "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS 1.0% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH AREAS LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES FROM 1.0% FLOOD CHANCE."

Areas:

Gross Area: 3.836 Acres (167,102 S.F.)
Net Area: 2.549 Acres (111,036 S.F.)
(Excludes 75' R/W for W. Pecos Road & 75' R/W for N. Alma School Road)

Legend

	BOUNDARY LINE	ⓘ	IRRIGATION MANHOLE
	CENTER LINE OR MONUMENT LINE	☼	LIGHT POLE
	CONCRETE SURFACE	▭	METAL COVER (RECTANGULAR)
	BRICK PAVERS	H/C	PEDESTRIAN ACCESS RAMP
	24 INCH VERTICAL CURB & GUTTER	●	POWER POLE
	6 INCH CONCRETE CURB	Ⓢ	SEWER MANHOLE
	INDICATES DRIVEWAY (MEANS OF ACCESS)	⊸	STREET SIGN
—X—	FENCE	Ⓣ	TELEPHONE MANHOLE
—OHE—	OVERHEAD ELECTRIC LINE	△	TELEPHONE RISER
—E—	UNDERGROUND ELECTRIC LINE	Ⓣ	TRAFFIC SIGNAL
—FO—	FIBER OPTIC LINE	▥	TRAFFIC SIGNAL BOX
—G—	UNDERGROUND GAS LINE	Ⓥ	TELEVISION MANHOLE
—I—	UNDERGROUND IRRIGATION LINE	▥	WATER METER
—S—	UNDERGROUND SEWER LINE	Ⓦ	WATER MANHOLE
—T—	UNDERGROUND TELEPHONE LINE	⊗	WATER VALVE
—W—	UNDERGROUND WATER LINE	A.P.N.	ASSESSORS PARCEL NUMBER
⊙	INDICATES BOUNDARY CORNER	M.C.R.	MARICOPA COUNTY RECORDS
Ⓒ	SCHEDULE B ITEM	R/W	RIGHT OF WAY
▥	CATCH BASIN	(TYP.)	TYPICAL
←	DOWN GUY	(R1)	RECORD PER 2ND EXCEPTION
▥	ELECTRIC BOX	(R)	RECORD PER DESCRIPTION
▥	ELECTRIC CABINET	(M)	MEASURED
	FIRE HYDRANT	FL	FLOW LINE
⊙	FIBER OPTICS MARKER	TC	TOP OF CURB
Ⓖ	GAS MANHOLE	NG	NATURAL GROUND
⊙	GAS MARKER	P	PAVEMENT
•	GUARD POST OR GATE POST	C	CONCRETE
▥	METAL GRATE (RECTANGULAR)	RIM	TOP OF RIM
— • • • —	DRAINAGE SWALE		

Notes:

1. 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.

Owner

PACIFIC OIL PARTNERS, LLC
20750 N. 87TH STREET
SUITE 1040
SCOTTSDALE, AZ 85255
PHONE: (480) 310-4633
ATTN: MR. DAVID MILLER

Architect

ARHITEKTON
464 S. FARMER AVE., SUITE 101
TEMPE, AZ 85281
PHONE: (480) 894-4637
FAX: (480) 894-4638
ATTN: MR. JOHN P. CAHOON

Land Surveyor

STANDAGE & ASSOCIATES
409 S. EL DORADO ROAD
MESA, ARIZONA 85202
PHONE: (480) 892-8090
FAX: (480) 892-8545
CONTACT: BILL STANDAGE
EMAIL: bill@standage.phxcoxmail.com

Basis of Bearing

A BEARING OF NORTH 89 DEGREES 23 MINUTES 33 SECONDS EAST WAS USED FOR THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST, G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA PER MINOR LAND DIVISION MAP OF PECOS SPRINGS, AS RECORDED IN BOOK 580 OF MAPS, PAGE 41, M.C.R.

Benchmark

BENCHMARK NUMBER	NGVD 29 ELEVATION	DESCRIPTION	EQUATION	NAVD 88 ELEVATION
#33	1202.912	Section 32, T1S, R5E, 3" City of Chandler brass cap in concrete, flush, between Chandler Blvd and Pecos Rd; 640' west of Alma School Rd; 640' north of Frye Rd at intersection of Maggio Way and Apache Drive	1.755	1204.67

Site Data

Zoning ..... PAD
APN 303-27-027E
Total # of Lots 1
Gross Area ..... 3.836 Ac. (167,113 S.F.±)
Net Area ..... 2.549 Ac. (111,047 S.F.±)

REVISIONS:

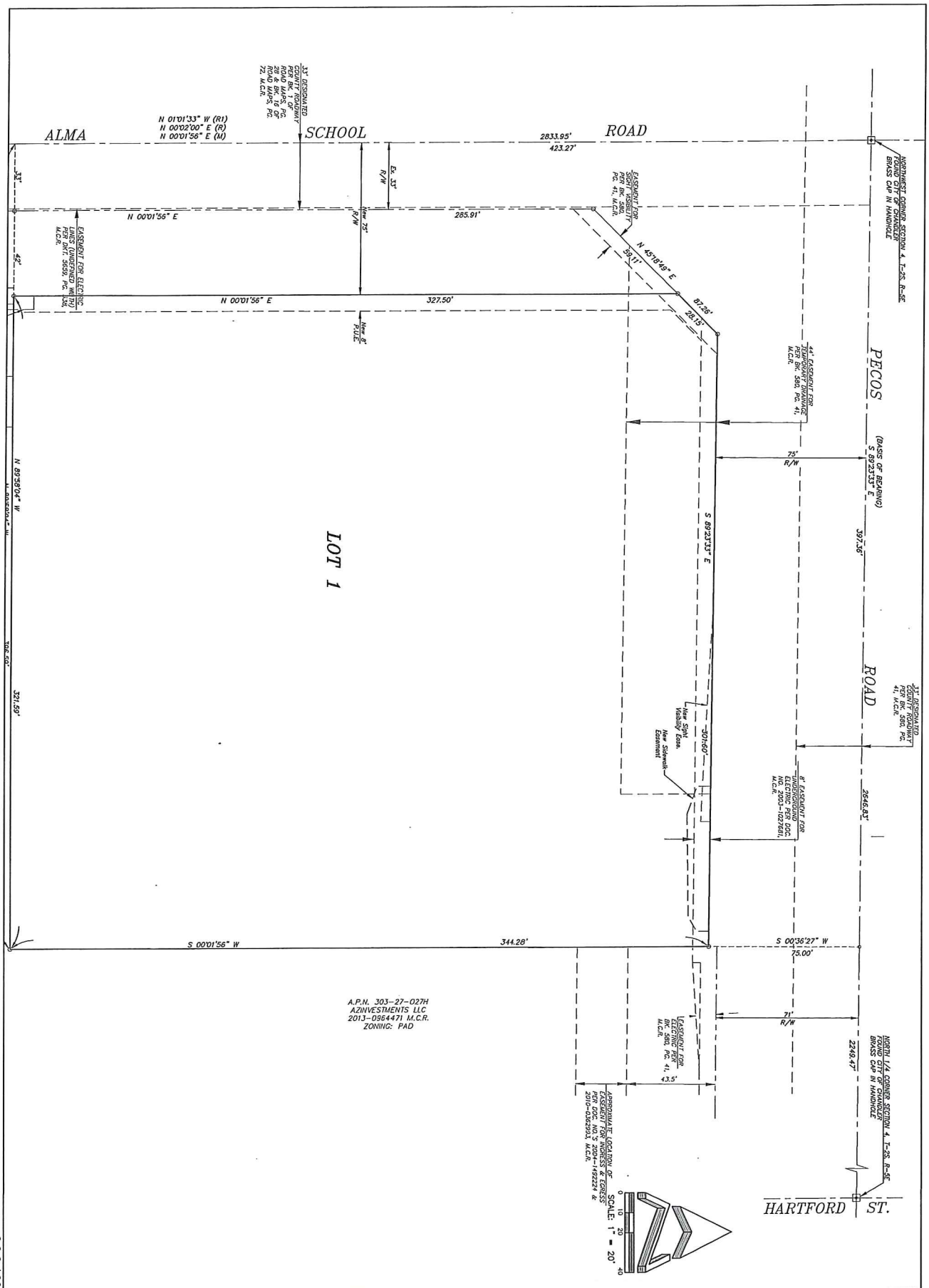
PRELIMINARY PLAT
PACIFIC OIL PARTNERS, LLC
SEC ALMA SCHOOL RD. & PECOS RD. CHANDLER AZ, 85225

REGISTERED CIVIL ENGINEER
16084
WILLIAM H. STANDAGE
3/16/16
Expires 6/30/16

Standage & Associates, Ltd.
Consulting Engineers
409 S. El Dorado
Mesa, Arizona 85202
(480) 892-8090

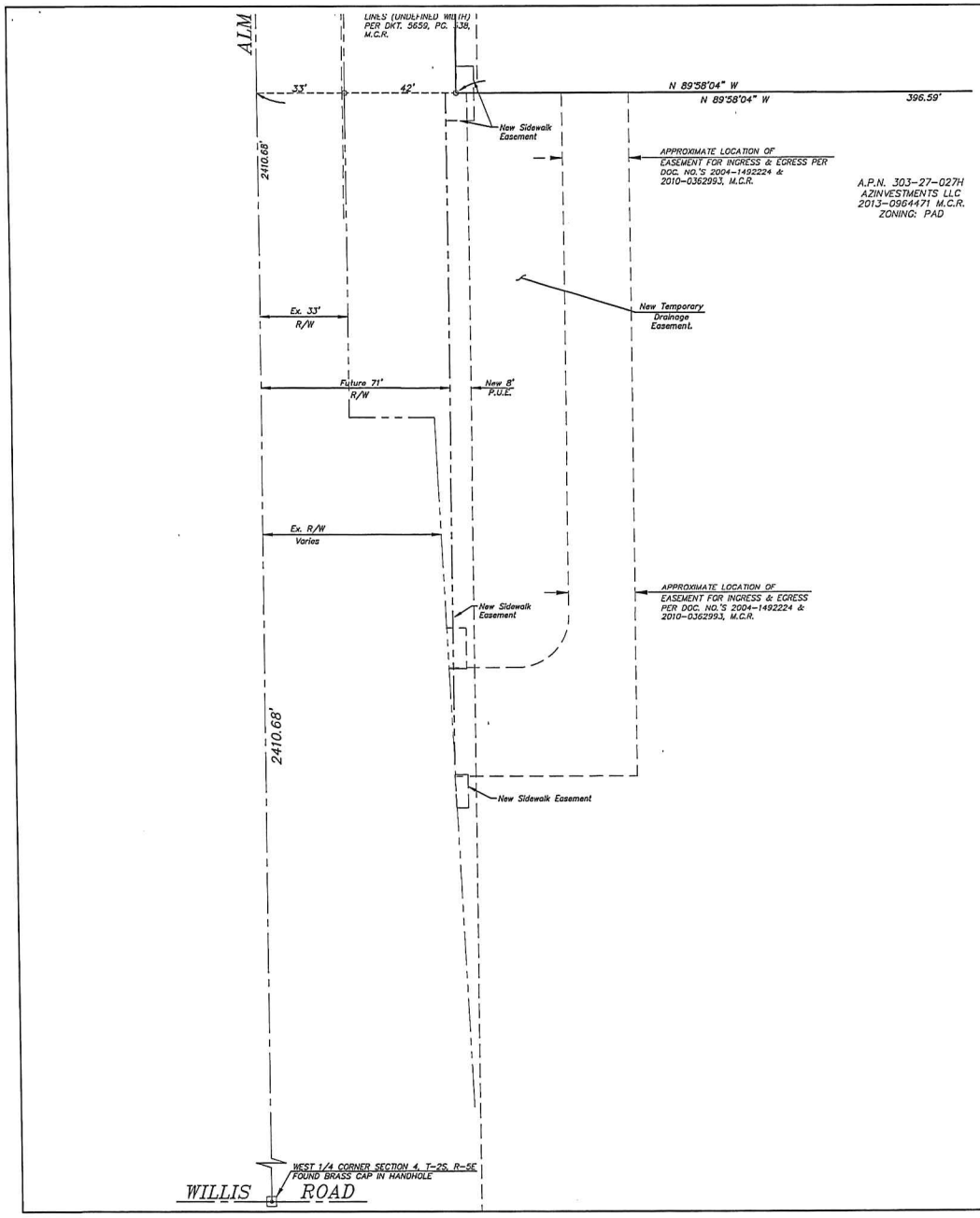
SHEET: 1 OF: 3
PROJECT No.: 150600
SCALE: 1"=20'
PREPARED: BWB/WHS

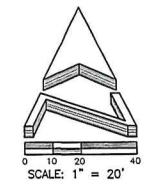
C.O.C LOG #: PPT15-0012



C.O.C LOG #: PPT15-0012

SHEET: 2 OF: 3 PROJECT No.: 150600 SCALE: 1"=20' PREPARED: BWB/WHS	Standage & Associates, Ltd. Consulting Engineers 409 S. El Dorado Mesa, Arizona 85202 (480) 892-8090	REGISTERED PROFESSIONAL ENGINEER WILLIAM H. STANDAGE Expires 6/30/16	**PRELIMINARY PLAT** PACIFIC OIL PARTNERS, LLC SEC ALMA SCHOOL RD. & PECOS RD. CHANDLER AZ, 85225	REVISIONS:





REVISIONS:

PRELIMINARY PLAT

PACIFIC OIL PARTNERS, LLC

SEC ALMA SCHOOL RD. & PECOS RD. CHANDLER AZ, 85225

REGISTERED CIVIL ENGINEER
CERTIFICATE NO. 18684
WILLIAM H. STANDAGE
3/16/16
ARIZONA, U.S.A.
Expires 6/30/16

Standage & Associates, Ltd.
Consulting Engineers
409 S. El Dorado
Mesa, Arizona 85202
(480) 892-8090

SHEET: 3 OF: 3
PROJECT No.: 150600
SCALE: 1"=20'
PREPARED: BWB/WHS

C.O.C LOG #: PPT15-0012