



DEVELOPMENT PROJECT FILE

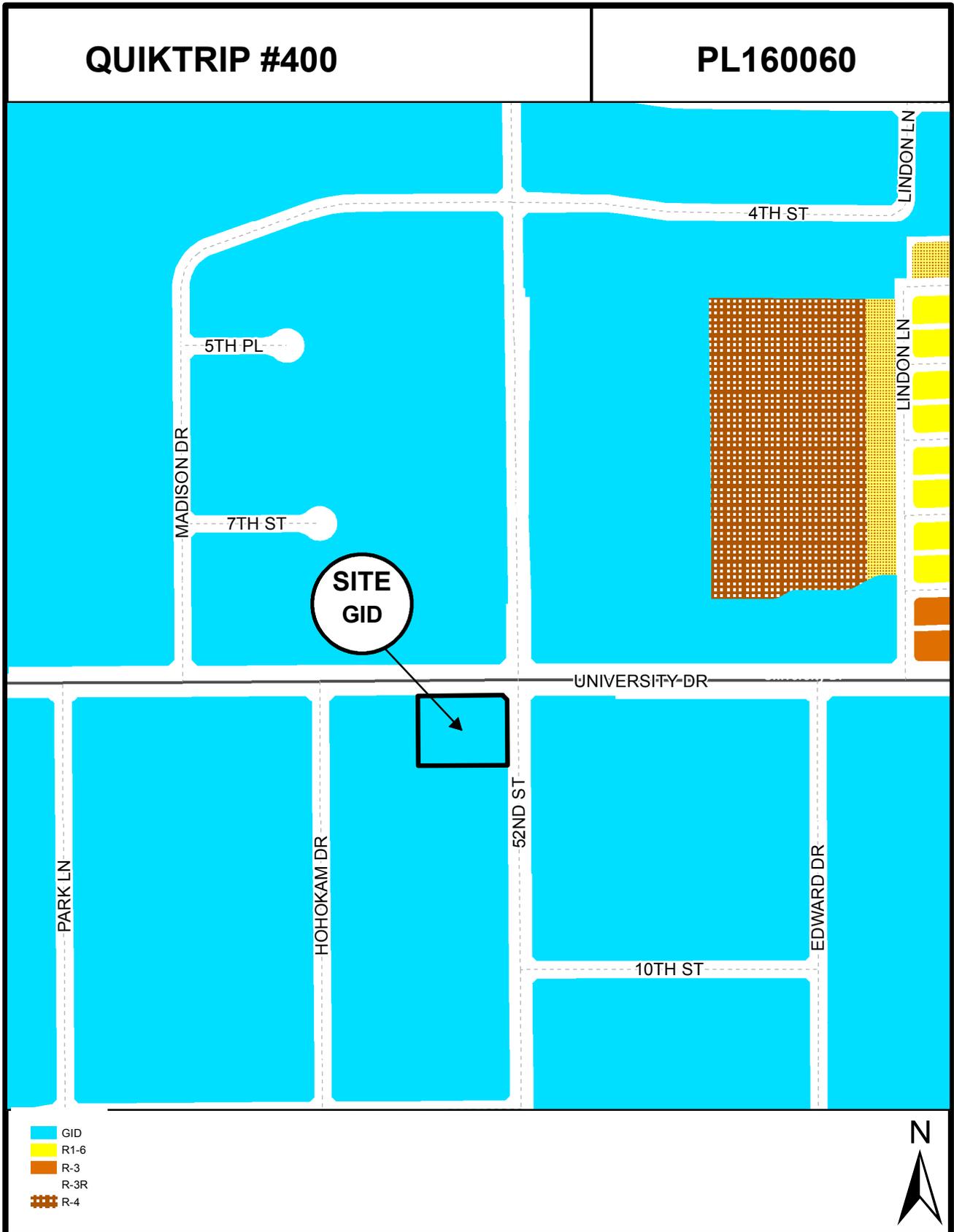
for

QUIKTRIP #400

(PL160060)

ATTACHMENTS:

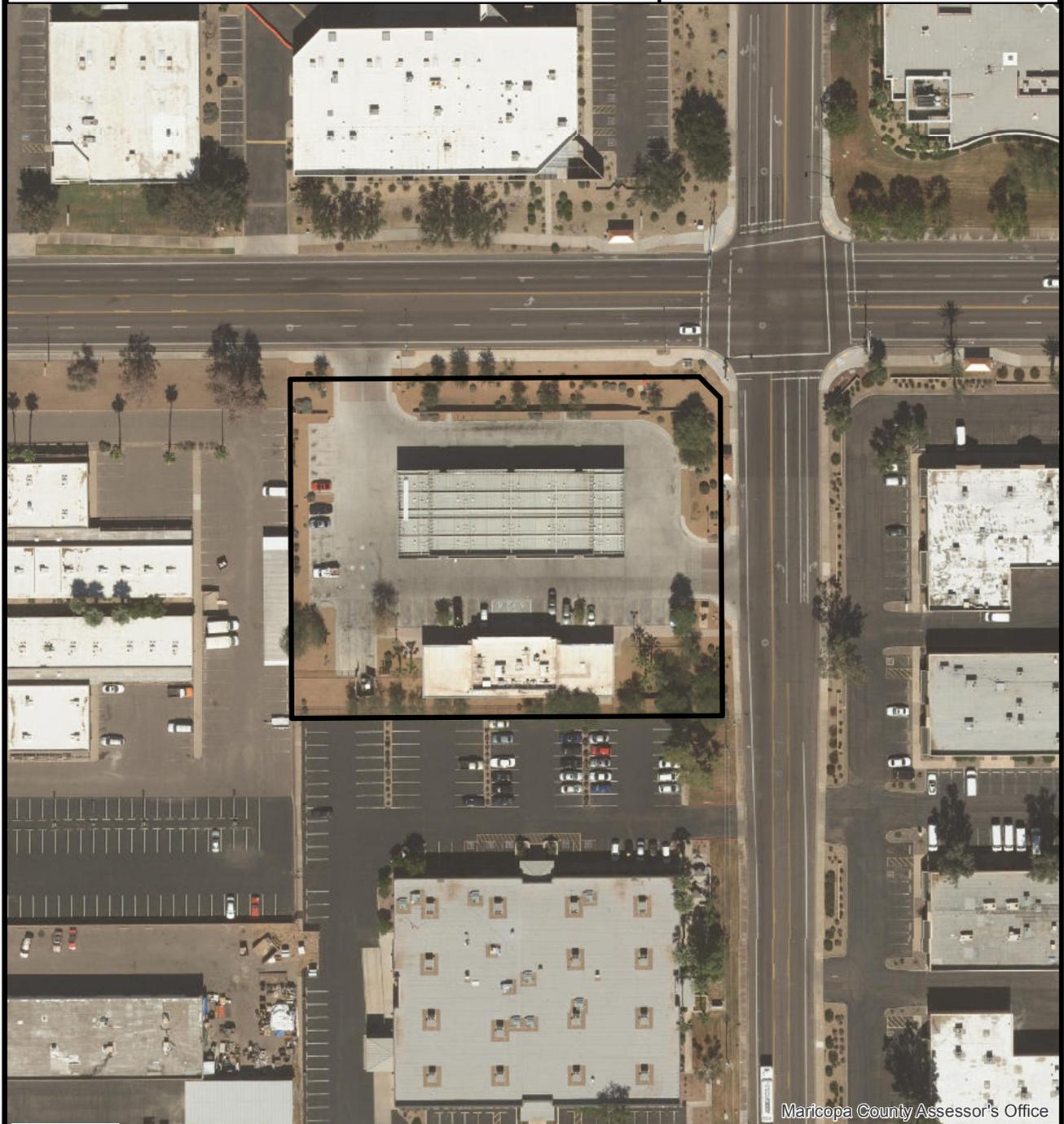
1. Location Map
2. Aerial
- 3-5. Letter of Explanation
- 6-7. Subdivision Plat



Location Map

QUIKTRIP #400

PL160060



Maricopa County Assessor's Office



Aerial Map



QUIKTRIP #400

2111 W. University Drive

LETTER OF EXPLANATION

AMENDED SUBDIVISION PLAT

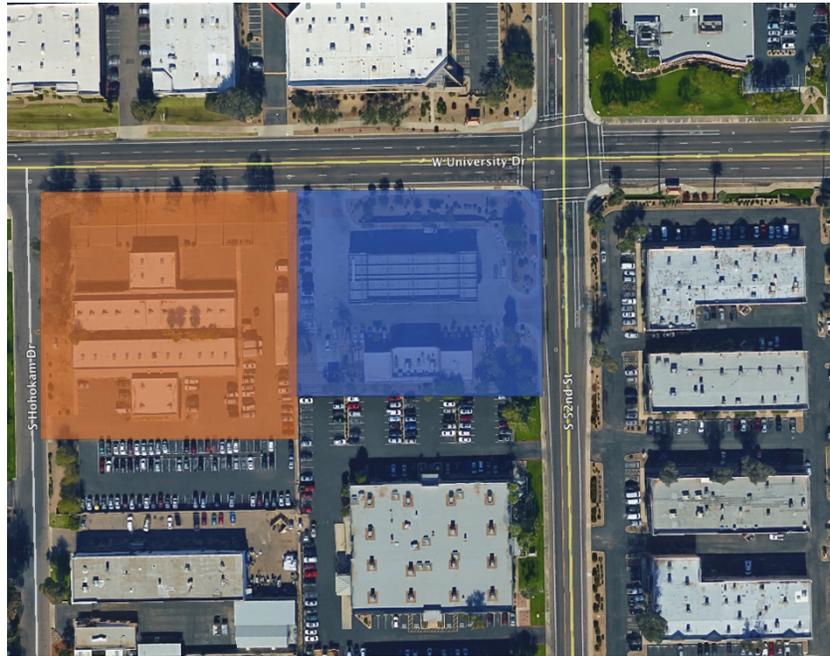


HUELLMANTEL
AFFILIATES

P.O. Box 1833 - Tempe, Arizona 85280-1833 – 480.921.2800 - charles@huellmantel.com

SUMMARY

QuikTrip Corporation currently owns and operates a fueling station with food and convenience items located at the southwest corner of University Drive and 52nd Street as indicated on the map below in blue:



QuikTrip has acquired the adjacent parcels highlighted above in orange in order to revamp the existing store. QuikTrip would like to tear down the existing older generation store and build its newest Generation III store. The newer stores are larger and feature upgraded design features including brick construction instead of block, thicker glazing and steel framing instead of aluminum.

The new fueling station with food and convenience items will be reoriented in a manner that allows more efficient and safer access off of University Drive by creating two driveways. As with many QuikTrip stores, people frequent this location for the market portion as well as for fueling services, and QuikTrip has designed the new store on this site with a larger number of parking spaces to better accommodate its customers.

As a result of the reconfiguration of the exiting site with the newly-acquired adjacent parcels, QuikTrip is requesting an amended subdivision plat to combine the two parcels legally described as Lot 12 of the Hohokam Industrial Park and the existing QuikTrip parcel legally described as Lot 1 of the Hohokam Industrial Park into two parcels with revised boundary lines.

SUBDIVISION PLAT REQUIREMENTS

QuikTrip's subdivision plat will comply with the following provisions pursuant to City Code, Chapter 30, Subdivisions:

a. Every subdivision shall conform to the requirements and objectives of the general plan, or any parts thereof, as adopted by the commission and the city council.

QuikTrip's proposed redevelopment and associated amendment to the existing subdivision plat is in concert with the General Plan 2040 and its objectives.

b. Every subdivision shall conform to the requirements of the Zoning and Development Code and to other ordinances and regulations of the city, and to the Arizona Revised Statutes.

QuikTrip and the recently-acquired adjacent parcels are part of an existing plat – the Hohokam Industrial Park – conform to the Zoning and Development Code as well as other city and state regulations and ordinances. The amended subdivision plat will meet these same regulations.

c. Land which is subject to periodic flooding, land which cannot be properly drained, or other land which, in the opinion of the city, is unsuitable for any use shall not be subdivided; except that the city map approve subdivision of such land upon receipt of evidence from the city engineer that the construction of specific improvements can be expected to render the land suitable; thereafter, construction upon such land shall be prohibited until the specified improvements have been planned and construction guaranteed.

The QuikTrip site and adjacent parcels are part of an existing, approved subdivision plat called Hohokam Industrial Park.

**A SUBDIVISION PLAT
FOR
"QUIKTRIP #400"**

A REPLAT OF PORTIONS OF LOTS 1 & 12 OF "HOHOKAM INDUSTRIAL PARK" AS RECORDED IN BOOK 149, PAGE 25, MARICOPA COUNTY RECORDER, ALSO BEING PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION:

QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, AS OWNER, HAS REPLATTED UNDER THE NAME OF "QUIKTRIP #400", PORTIONS OF LOTS 1 & 12 OF "HOHOKAM INDUSTRIAL PARK", AS RECORDED IN BOOK 149, PAGE 25, M.C.R., LOCATED WITHIN A PORTION OF SECTION 20, T.1N., R.4E. OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "QUIKTRIP #400" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT AND AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATED TO THE CITY OF TEMPE FOR PUBLIC USE SUCH STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT:

QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION:

BY: _____ DATE: _____

ITS: _____

ON THIS ____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

LEGAL DESCRIPTION (PRIOR TO SUBDIVISION):

LOT 1, HOHOKAM INDUSTRIAL PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 149 OF MAPS, PAGE 25;

EXCEPT THE SOUTH 155 FEET THEREOF; AND

EXCEPT THEREFROM THE NORTH 5.00 FEET AS CONVEYED TO THE CITY OF TEMPE, A MUNICIPAL CORPORATION IN WARRANTY DEEDS RECORDED JULY 15, 2002 IN RECORDING NO. 2002-0714570 AND RECORDED OCTOBER 30, 2002 IN RECORDING NO. 2002-1134420.

AND

LOT 12, HOHOKAM INDUSTRIAL PARK, ACCORDING TO BOOK 149 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THE SOUTH 100 FEET THEREOF.

OWNER:

QUIKTRIP CORPORATION
1116 E. BROADWAY ROAD
TEMPE, ARIZONA 85282
ATTN: TROY DEVOS

BENCHMARK:

BRASS CAP IN HANDHOLE AT THE INTERSECTION OF 52ND STREET & UNIVERSITY DRIVE. (NORTH 1/4 CORNER SECTION 20).
ELEVATION = 1137.90 FEET (CITY OF TEMPE - NGVD29 DATUM)

BASIS OF BEARING:

THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 20, MONUMENTED AS SHOWN HEREON AS BEARING S00°26'36"E, PER BOOK 149 OF MAPS, PAGE 25, M.C.R., S00°24'05"E PER CITY OF TEMPE SURVEY CONTROL PLAT.

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS ____ DAY OF _____, 20____

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

BY: _____ CITY ENGINEER _____ DATE _____

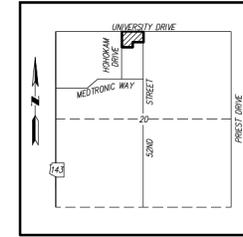
BY: _____ COMMUNITY DEVELOPMENT _____ DATE _____

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2016; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



AMBER MOTES, R.L.S. 38864 _____ DATE _____



VICINITY MAP
NOT TO SCALE
SECTION 20
T.1N., R.4E., G.A.S.R.B. & M.
MARICOPA COUNTY, ARIZONA

GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- LOT CORNERS TO BE SET WITH 1/2" REBAR. RLS #38864.
- ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
- ANY RETENTION SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY), AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSIPATE THE VOLUME OF STORM WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C 2240 L, DATED OCTOBER 16, 2013. 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.

DS151080

PL160060

REC16146



Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in: Tucson • Phoenix,
Flagstaff, and Las Vegas, NV
1600 W. Broadway Rd., Ste. 150
Tempe Az. 85282 PH:(480) 736-1600

QUIKTRIP #400
A PORTION OF THE NORTHWEST QUARTER
OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

Tab.	Notes	Item	Scale	Sheet
			1" = 30'	1
			Job # 215034001	2
			Date 8/7/16	
			Drawn By AM	
			Checked By AM/BD	

