

PRELIMINARY PLAT
OF
"OLD WEST MARKETPLACE"
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA

SHEET INDEX

SHEET	DESCRIPTION	SHEET NUMBER
● PP1.00 ● PP2.00 ● PP2.10	COVER SHEET PRELIMINARY PLAT OVERALL SITE PLAN	1 OF 3 2 OF 3 3 OF 3
● C2.00	INCLUDED FOR REFERENCE ONLY	C2.00
● SHEET 1 ● SHEET 2 ● SHEET 3 ● SHEET 4 ● SHEET 5 ● SHEET 6 ● SHEET 7 ● SHEET 8 ● SHEET 9 ● SHEET 10	ALTA SURVEY ALTA SURVEY ALTA SURVEY ALTA SURVEY ALTA SURVEY ALTA SURVEY ALTA SURVEY ALTA SURVEY ALTA SURVEY ALTA SURVEY	1 OF 10 2 OF 10 3 OF 10 4 OF 10 5 OF 10 6 OF 10 7 OF 10 8 OF 10 9 OF 10 10 OF 10

PRELIMINARY PLAT NOTES

1. REFERENCE PLAT: PART OF THE SUBDIVISION OF "APACHE JUNCTION PLAZA" RECORDED IN BOOK 10 OF MAPS, PAGE 41, PINAL COUNTY RECORDS.
2. OVERHEAD POWER LINES ON OR ADJACENT TO THIS SITE SHALL BE UNDERGROUND.
3. PROPOSED SANITARY FACILITIES SHALL BE GRANTY PPE, SEWER MAIN TO BE PUBLIC DEDICATED TO SAGCD NO.1.
4. ALL LANDSCAPE AREAS AND TRACTS TO BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.

RECORD REFERENCES

FINAL PLAT OF "APACHE JUNCTION PLAZA", BK. 10, PG. 41, P.C.R.
DOCUMENT NO. 2007-111070, P.C.R.
DOCUMENT NO. 2013-057771, P.C.R.
UNRECORDED ALTA/LAND TITLE SURVEY PREPARED BY SUPERIOR SURVEYING SERVICES, INC. DATED 7/25/14.

PROJECT DESCRIPTION

THE PROJECT IS A PROPOSED MAJOR RETAIL, FUEL, CENTER, AND ASSOCIATED SHOPS AND RESTAURANTS TO BE LOCATED WITHIN A MOSTLY UNDEVELOPED LOT. THE SITE WILL INCLUDE A 121,000SF GROCERY STORE, A FUEL CENTER WITH 43' X 160' (6880 SF) PRE-FABRICATED FUEL CANOPY, AN 8' X 22' (176 SF) PRE-FABRICATED KIOSK, NINE (9) FUEL DISPENSERS AND 2 UNDERGROUND FUEL TANKS. THE SHOPS AND RESTAURANTS WILL VARY IN SIZE.

PROJECT LOCATION

NEC OLD WEST HIGHWAY & IDAHO ROAD, APACHE JUNCTION, AZ 85119
SITE ADDRESS:
ASSESSOR PARCEL NUMBER:

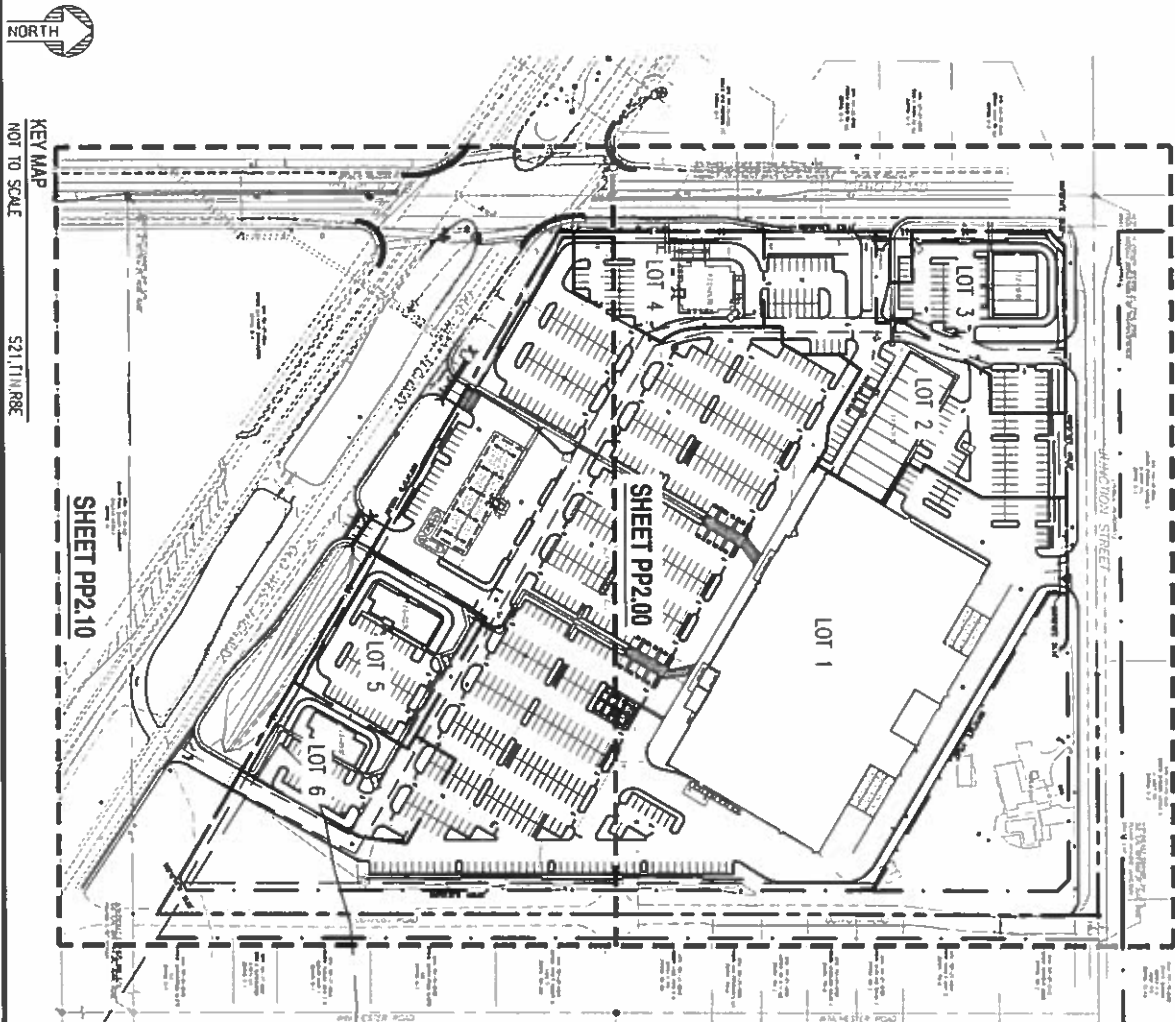
*101-21-057A
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101-21-062A
101-21-062B
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101-21-066B

BASIS OF BEARINGS

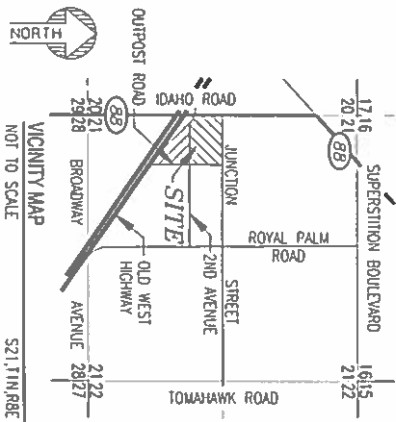
THE BASIS OF BEARING USED FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA. IDAHO ROAD MONUMENT LINE AS DESCRIBED IN THE VESTING DEED, FILE NUMBER 2013-057771 RECORDS OF PINAL COUNTY, ARIZONA.

SAD BEARING = NORTH 0° 00' 00" WEST

PROJECT INFORMATION



VICINITY MAP



PROJECT TEAM

DEVELOPER
BARCLAY GROUP
2390 E. CARLEBACK ROAD, SUITE 200
PHOENIX, ARIZONA 85016
PHONE 602-224-4151
ATTN: COLBY TRACHAM

CIVIL ENGINEER
SUSTAINABILITY ENGINEERING GROUP
8780 E. GELDING DR., SUITE 101
SCOTTSDALE, ARIZONA 85260
PHONE 480-588-7226
ATTN: ALI FARAH

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION BEARS SOUTH 07°00'05" EAST, 2637.59 FEET;
THENCE SOUTH 07°00'05" EAST, 59.82 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE NORTH 89°59'55" EAST, 50.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF IDAHO ROAD, SAID POINT BEING THE POINT OF BEGINNING;
THENCE NORTH 44°55'44" EAST, 28.25 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF JUNCTION STREET;
THENCE NORTH 89°51'18" EAST, 478.27 FEET ALONG SAID SOUTH LINE;
THENCE SOUTH 07°08'42" EAST, 24.14 FEET DEPARTING FROM SAID LINE;
THENCE SOUTH 59°27'23" EAST, 475.83 FEET TO THE WEST RIGHT-OF-WAY LINE OF OUTPOST ROAD;
THENCE SOUTH 07°00'32" WEST, 338.62 FEET, ALONG SAID WEST LINE;
THENCE SOUTH 60°12'44" WEST, 19.88 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OLD WEST HIGHWAY;
THENCE NORTH 59°24'37" WEST, 1022.92 FEET ALONG SAID NORTHEASTERLY LINE TO THE EAST RIGHT-OF-WAY LINE OF SAID IDAHO ROAD;
THENCE NORTH 07°00'05" WEST, 670.14 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 809,742 SQUARE FEET OR 18.589 ACRES MORE OR LESS.



PROJECT NO.: PP1.00
(SHEET 1 OF 3)



SEG SUSTAINABILITY
ENGINEERING
GROUP
8280 E GELDING DR #101, SCOTTSDALE, ARIZONA 85280
WWW.AZSEG.COM TEL. 480.588.7226



PROJECT
OLD WEST MARKETPLACE
LOCATION
NEC E OLD WEST HWY & IDAHO ROAD
APACHE JUNCTION, AZ 85119

DESIGNED BY	CASTELLO
CHECKED BY	CASTELLO
APPROVED BY	FARAH
DATE	9/3/2015
ISSUED FOR:	PRELIMINARY PLAT
REVISION NO.	DATE
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NORTHEAST CORNER, NW 1/4
SW 1/4, SECTION 21, TOWNSHIP 1
FOUND APACHE JUNCTION
GRASS GAP FLUSH

NORTHEAST CORNER, NW 1/4
SW 1/4, SECTION 21, TOWNSHIP 1
FOUND APACHE JUNCTION
GRASS GAP FLUSH

EXISTING LEGEND:	
	24 INCH VERTICAL CURB & GUTTER
	6 INCH CONCRETE CURB
	BIOLOGICAL DRAINAGE (MEANS OF ACCESS) WALL
	FENCE
	OVERHEAD ELECTRIC LINE
	INDICATES BOUNDARY CORNER
	NOTHING FOUND OR SET
	FOUND 1/2" REBAR
	NO IDENTIFICATION
	FOUND 1/2" CAPPED REBAR
	STAINED 21081
	FOUND 1/2" CAPPED REBAR
	STAINED 19344
	FOUND 1" IRON PIPE
	NO IDENTIFICATION
	FOUND COTTON PICKER SPOKE
	NO IDENTIFICATION

8280 E GELDING DR #101, SCOTTSDALE, ARIZONA 85260
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**SUSTAINABILITY
ENGINEERING
GROUP**

A circular logo featuring a stylized recycling symbol (three chasing arrows forming a triangle) superimposed on a globe. The globe shows continents and oceans. The entire logo is enclosed in a circular border.



BARCLAY
GROUP

LOCATION
NEC E OLD WEST HWY & IDAHO ROAD
APACHE JUNCTION, AZ 85119

Colours	_____	CASTELLO
DECEDES	_____	CASTELLO
DECEDES	_____	COUNSELL
PROL. MPA.	_____	FARRA

PRELIMINARY PLAT

	REF ID: A601	QAL
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1301081 1000 0000

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TABLE 1

(SHEET 2 OF 3)

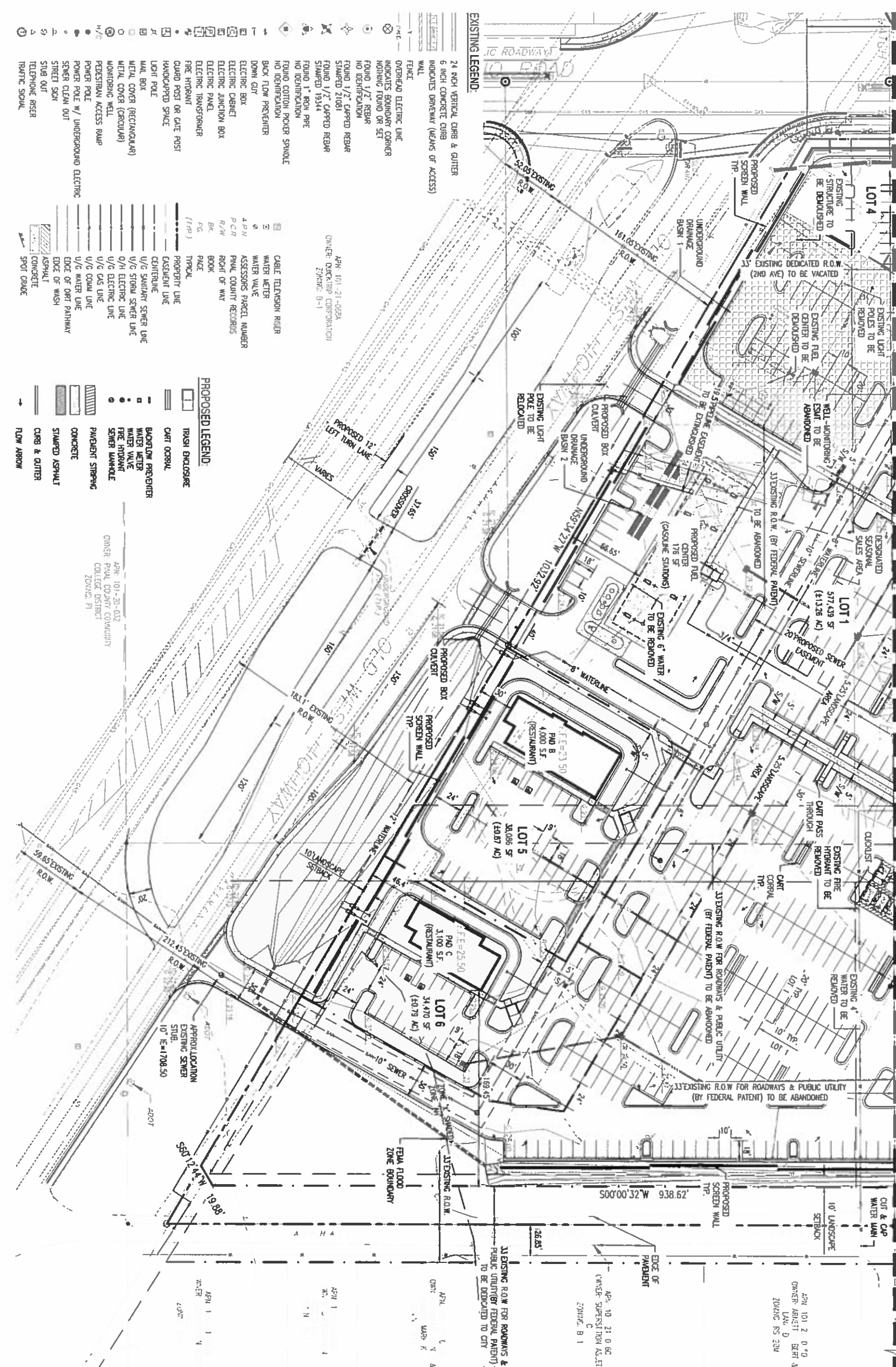
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PRELIMINARY PLAT
OF
"OLD WEST MARKETPLACE"

MATCHLINE SHEET PP200

DRAINAGE BASIN 1	DRAINAGE BASIN 2
W=11922 FT	W=2366 FT
Wp=2100 FT	Wp=2749 FT
HME=20.75	
BD=17.00	



- EXISTING LEGEND:**
- 24 INCH VERTICAL CURB & GUTTER
 - 6 INCH CONCRETE CURB
 - INDICATES DRIVEWAY (MEANS OF ACCESS)
 - WALL
 - OVERHEAD ELECTRIC LINE
 - INDICATES BOUNDARY CORNER
 - FOUND 1/2" REBAR
 - NO IDENTIFICATION
 - FOUND 1/2" CAPPED REBAR
 - STAMPED 21081
 - FOUND 1/2" CAPPED REBAR
 - STAMPED 19344
 - FOUND 1" IRON PIPE
 - NO IDENTIFICATION
 - FOUND COTTON PICKER SPINDLE
 - NO IDENTIFICATION
 - BACK FLOW PREVENTER
 - DOWN GUY
 - ELECTRIC BOX
 - ELECTRIC CABINET
 - ELECTRIC JUNCTION BOX
 - ELECTRIC PANEL
 - ELECTRIC TRANSFORMER
 - FIRE HYDRANT
 - GUARD POST OR GATE POST
 - HANDICAPPED SPACE
 - LIGHT POLE
 - MAL BOX
 - METAL COVER (RECTANGULAR)
 - METAL COVER (CIRCULAR)
 - MONITORING WELL
 - PEDESTRIAN ACCESS RAMP
 - POWER POLE W/ UNDERGROUND ELECTRIC
 - SEWER CLEAN OUT
 - STUB OUT
 - TELEPHONE RISER
 - TRAFFIC SIGNAL
- APR. 101-21-0093A
OWNER: CHICKADEE CORPORATION
ZONING: B-1
- PROPOSED LEGEND:**
- TRASH ENCLOSURE
 - CART CORRAL
 - BACKFLOW PREVENTER
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - SEWER MANHOLE
 - PANDUIT STRIPING
 - CONCRETE
 - STAMPED ASPHALT
 - CURB & GUTTER
 - FLOW ARROW
- APR. 101-21-0093A
OWNER: CHICKADEE CORPORATION
ZONING: B-1



PROJECT: OLD WEST MARKETPLACE

LOCATION: SEC E OLD WEST HWY & IDAHO ROAD, APACHE JUNCTION, AZ 85119

DESIGNED BY: CASTELLO

DRAWN BY: CASTELLO

CHECKED BY: CASTELLO

DATE: 9/1/2015

ISSUED FOR: PRELIMINARY PLAT

DESIGN NO.: 150185

SHEET NO.: 150185

SHEET TITLE: PRELIMINARY PLAT

BARCLAY GROUP

SEG SUSTAINABILITY ENGINEERING GROUP

8280 E GELDING DR #101, SCOTTSDALE, ARIZONA 85280

WWW.A2SEG.COM TEL. 480.566.7226

40521 AZ STATE SEAL

DATE: 9/1/2015

BY: [Signature]

FOR: [Signature]

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