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MAR 16 2016

Chandler
All-America City
2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – PZ Memo No. 16-018**

DATE: MARCH 16, 2016

TO: PLANNING AND ZONING COMMISSION

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

FROM: LAUREN SCHUMANN, CITY PLANNER

SUBJECT: PPT15-0016 TOWER STORAGE LLC

Request: Preliminary Plat (PPT) approval

Location: South of the southeast corner of Arizona Avenue and Chandler Heights Road

Applicant: Craig Baker, SBL Engineering

BACKGROUND

This Preliminary Plat is for a self-storage facility on an approximate 11.5 acre lot located south of the southeast corner of Arizona Avenue and Chandler Heights Road, which was annexed and rezoned in October 2015. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

Planning Staff recommends Planning Commission motion to recommend approval of PPT15-0016 TOWER STORAGE LLC, 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.

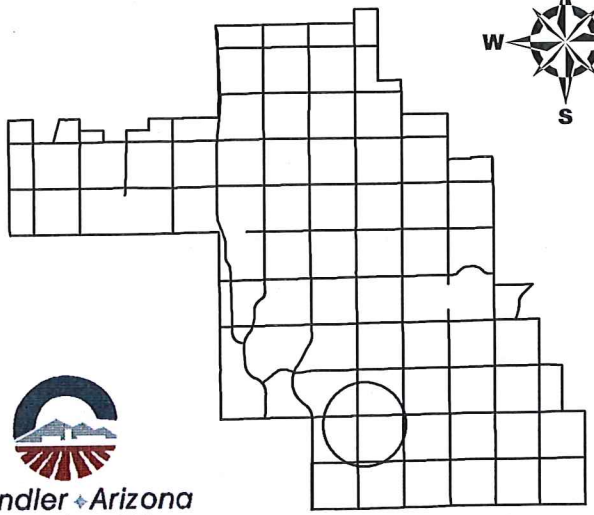
PROPOSED MOTION

Motion Planning Commission to recommend approval of Preliminary Plat PPT15-0016 TOWER STORAGE LLC, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Preliminary Plat

Vicinity Map



Tower Storage, LLC

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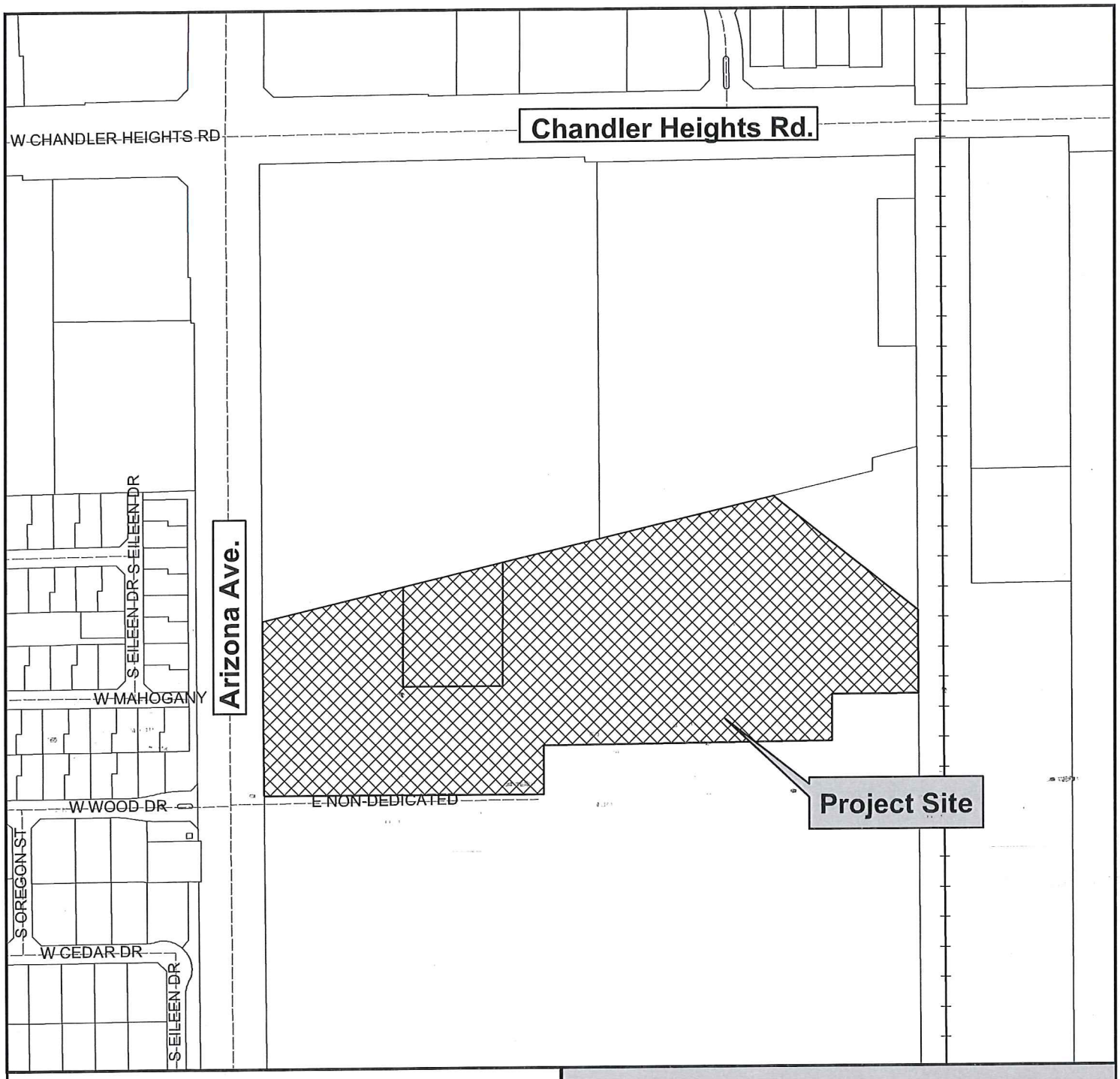
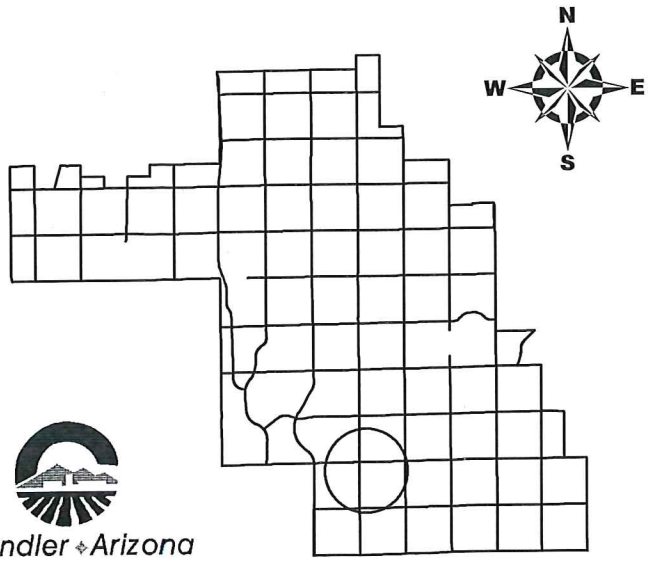
CITY OF CHANDLER 2/25/2016



Vicinity Map



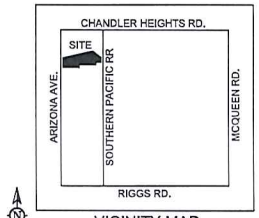
Tower Storage, LLC

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 2/25/2016

PRELIMINARY PLAT
TOWER STORAGE, LLC

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

NOTES

1. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

2. THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

AREA: LOT 1

503,594 SQUARE FEET OR 11.5609 ACRES NET
525,353 SQUARE FEET OR 12.0604 ACRES GROSS

OWNER/DEVELOPER

TOWER STORAGE LLC
24053 S. ARIZONA AVENUE
CHANDLER, AZ 85248
CONTACT: TOD KEAN

SURVEYOR

LSRS LAND SURVEYING
4639 E. RED RANGE WAY
CAVE CREEK, AZ 85331
PH: 480-650-4006
CONTACT: JAY VANLANDSCHOOT

ENGINEER

SBL ENGINEERING LLC
1957 E. SUNBURST LANE
TEMPE, AZ 85284
PH: 602-326-5848
CONTACT: CRAIG BAKER

ARCHITECT

RKAA ARCHITECTS, INC.
2233 E. THOMAS ROAD
PHOENIX, AZ 85016
PH: 602-955-3900
CONTACT: NEIL FEASER

BASIS OF BEARING

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 27, 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 A BRASS CAP IN HANDHOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 27, FROM WHICH A BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 27 BEARS NORTH 00 DEGREES 04 MINUTES 38 SECONDS WEST 2,645.57 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 38 SECONDS WEST 1,350.02 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 04 MINUTES 38 SECONDS WEST 318.55 FEET ALONG SAID WEST LINE TO A COTTON PICKER SPINDLE;

THENCE NORTH 76 DEGREES 47 MINUTES 13 SECONDS EAST 1,103.34 FEET LEAVING SAID WEST LINE TO A 5/8 INCH REBAR;

THENCE SOUTH 51 DEGREES 34 MINUTES 54 SECONDS EAST 361.74 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 27 SECONDS EAST 164.57 FEET TO A 1/2 INCH REBAR CAPPED 37936;

THENCE NORTH 89 DEGREES 42 MINUTES 32 SECONDS WEST 169.89 FEET TO A 1/2 INCH REBAR CAPPED 37936;

THENCE SOUTH 00 DEGREES 30 MINUTES 49 SECONDS WEST 90.85 FEET TO A 1/2 INCH REBAR CAPPED 37936;

THENCE SOUTH 89 DEGREES 58 MINUTES 27 SECONDS WEST 568.13 FEET;

THENCE SOUTH 00 DEGREES 24 MINUTES 52 SECONDS WEST 95.69 FEET;

THENCE NORTH 89 DEGREES 23 MINUTES 33 SECONDS WEST 617.66 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C3102M, DATED NOVEMBER 4, 2013, THIS PROPERTY IS LOCATED IN FLOOD 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.

BASIS OF BEARING

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27, WHICH BEARS N00°04'38"W BETWEEN THE WEST QUARTER CORNER AND NORTHWEST CORNER OF SECTION 27, AS DESCRIBED IN GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2015-138653, RECORDS OF MARICOPA COUNTY, ARIZONA.

SURVEYOR'S STATEMENT

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

JAY VANLANDSCHOOT
RLS #45753
4639 E. RED RANGE WAY
CAVE CREEK, AZ 85331

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 45753
JAY VANLANDSCHOOT
Date Signed 3/31/16
ARIZONA, U.S.A.
Expires 3/31/18

LATITUDE/LONGITUDE

CENTER OF SITE
LATITUDE: 33°13'48.95513"N
LONGITUDE: 111°50'19.88036"W

ZONING

SUBJECT PROPERTY IS ZONED I-1/PAD

BENCHMARK

CITY OF CHANDLER BENCHMARK 50A
SECTION 21, T2S, R5E
3" CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, AT THE POINT OF CURVATURE ON SUNLAND DR; 1200' WEST OF ARIZONA AVE AND 800' NORTH OF CHANDLER HEIGHTS RD, ACROSS FROM SOUTH ENTRY TO SCHOOL.
ELEVATION=1210.67 NAVD88

SITE BENCHMARK

MAG NAIL WITH WASHER RLS #45753
AT SOUTHWEST CORNER OF SUBJECT PROPERTY
ELEVATION=1217.98 NAVD88

C.O.C. LOG NO. PPT15-0016

LSRS LAND SURVEYING
4639 E. RED RANGE WAY
CAVE CREEK, AZ 85331
PHONE: (480) 650-4006
FAX: (480) 715-7685
INFO@LANDSURVEYREVIEW.COM

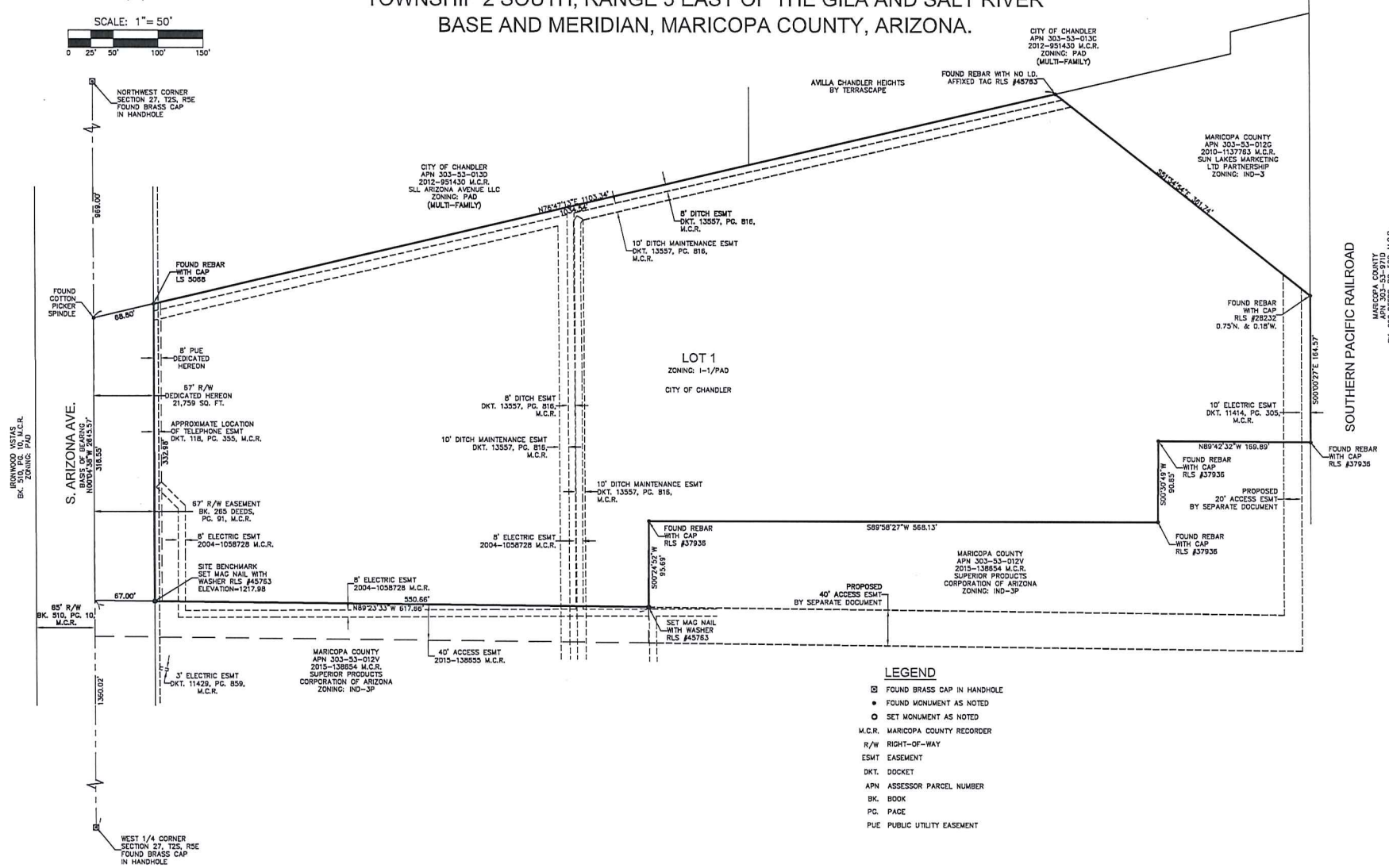
PRELIMINARY PLAT
TOWER STORAGE, LLC
5205 S. ARIZONA AVENUE, CHANDLER, AZ

PROJ. NO:	14021
CAD FILE:	14021_PREPLAT
DATE:	2/8/16
DRAWN:	JV
SCALE:	N.T.S.

REVISIONS

PRELIMINARY PLAT
TOWER STORAGE, LLC

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



LEGEND

⊡	FOUND BRASS CAP IN HANDHOLE
•	FOUND MONUMENT AS NOTED
O	SET MONUMENT AS NOTED
M.C.R.	MARICOPA COUNTY RECORDER
R/W	RIGHT-OF-WAY
ESMT	EASEMENT
DKT.	DOCKET
APN	ASSESSOR PARCEL NUMBER
BK.	BOOK
PG.	PAGE
PUE	PUBLIC UTILITY EASEMENT

C.O.C. LOG NO. PPT15-0016

LSRS LAND SURVEYING
4630 E. RED RANGE WAY
CAVE CREEK, AZ 85331
PHONE: (480) 650-4600
FAX: (480) 716-7866
INFO@LANDSURVEYREVIEW.COM

PRELIMINARY PLAT
TOWER STORAGE, LLC
5205 S. ARIZONA AVENUE, CHANDLER, AZ

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 45763
JAY WAHLANDSCHOOT
Date Signed 3/4/16
ARIZONA, U.S.A.
Expires 3/31/2016

PROJ. NO:	14021
CAD FILE:	14021_PREPLAT
DATE:	2/8/16
DRAWN:	JV
SCALE:	1"=50'

REVISIONS

SHEET
2 of 2