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Chandler

All-America City

2010

Chandler · Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – PZ Memo No. 16-012**

DATE: MARCH 2, 2016

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR

FROM: KEVIN MAYO, PLANNING MANAGER

SUBJECT: PPT16-0001 LEGACY TRADITIONAL SCHOOL

Request: Preliminary Plat (PPT) approval

Location: South and west of the southwest corner of McQueen and Warner roads

Applicant: Joe Burke; Hunter Engineering

BACKGROUND

This Preliminary Plat is for a charter school on an approximate 6.8 acre lot located south and west of the southwest corner of McQueen and Warner roads. 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:

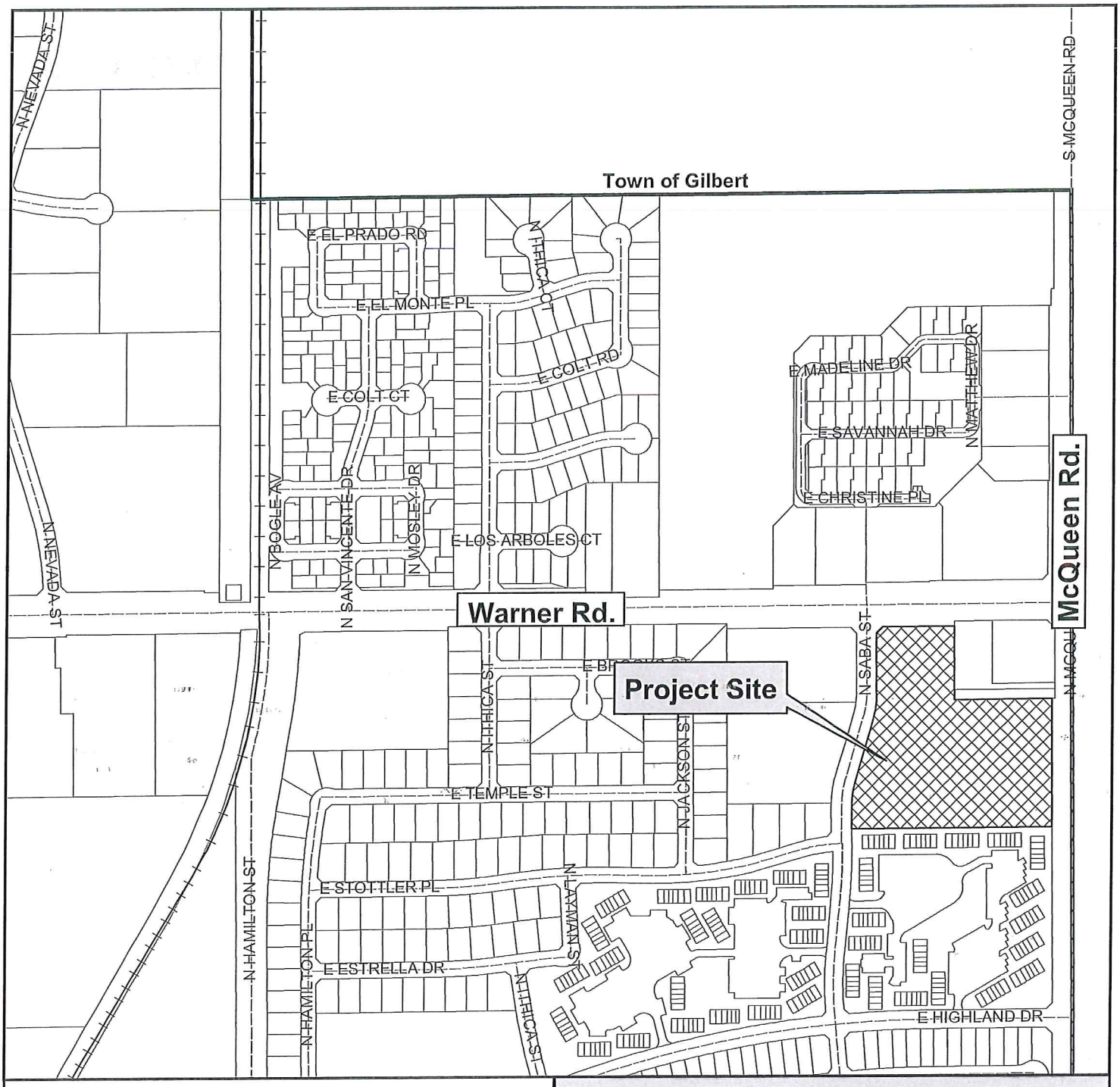
1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

PROPOSED MOTION

Motion Planning Commission to recommend approval of Preliminary Plat PPT16-0001 LEGACY TRADITIONAL SCHOOL, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Preliminary Plat



Vicinity Map

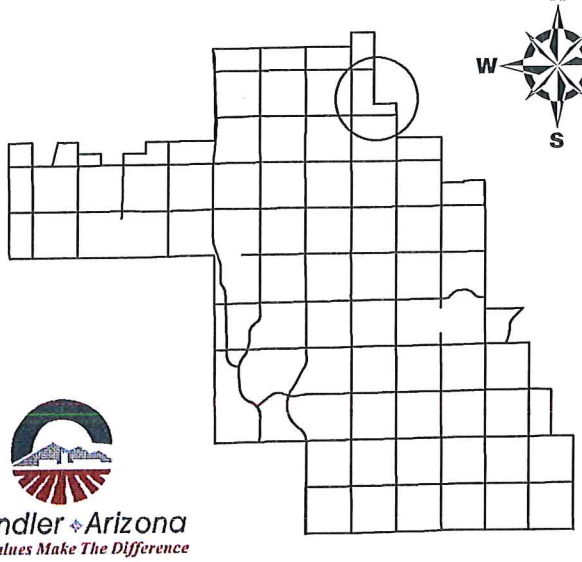
N
W E
S

Legacy Traditional School

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 1/25/2016

Vicinity Map

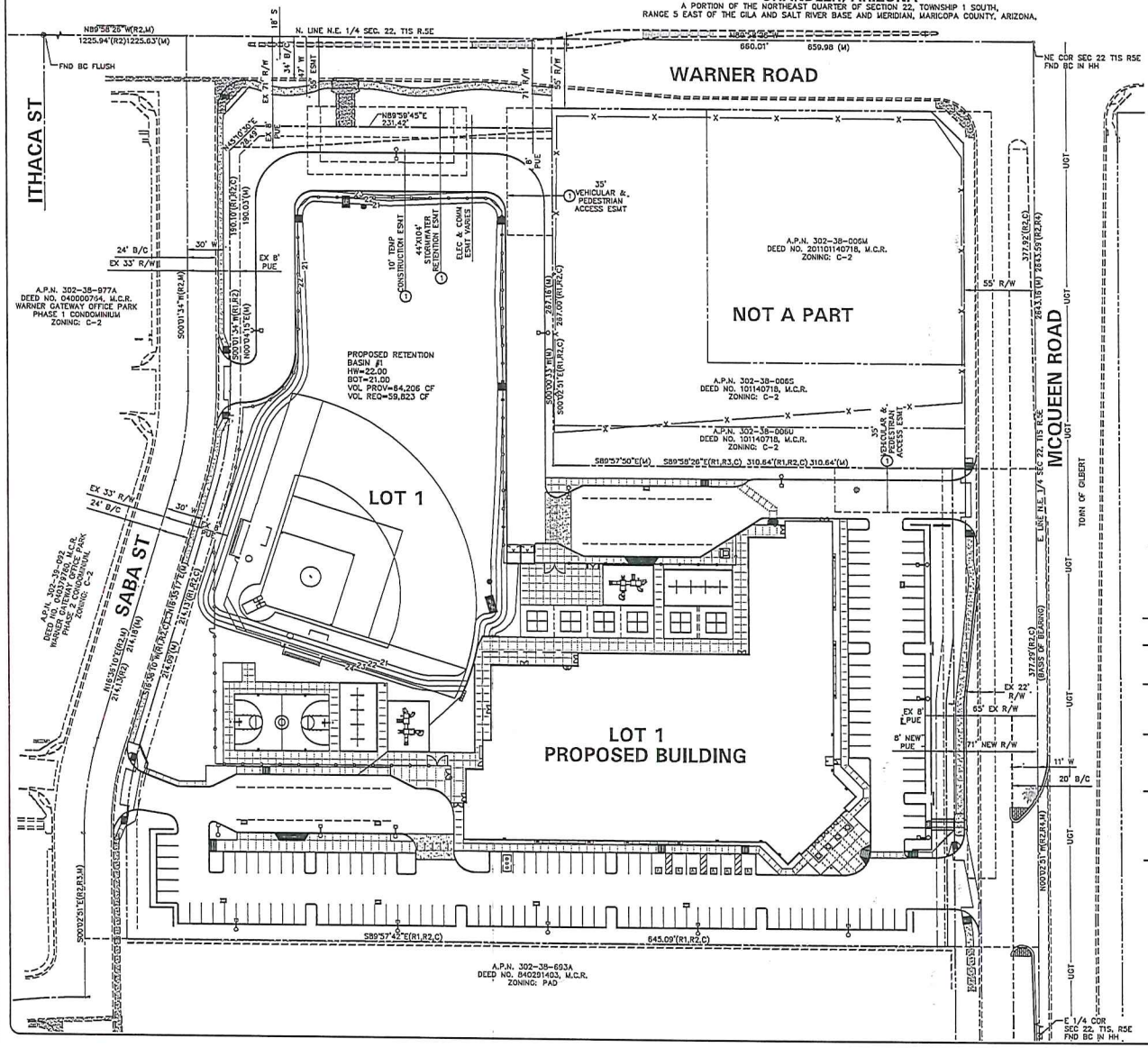


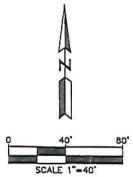
Legacy Traditional School

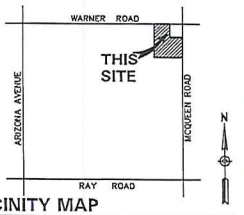
Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 1/25/2016

PRELIMINARY PLAT
FOR
LOT 1, LEGACY TRADITIONAL SCHOOLS
SWC WARNER ROAD & MCQUEEN ROAD
CHANDLER, ARIZONA
A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.







VICINITY MAP

NO.	DATE	REVISION	BY

PURPOSE: 2ND CITY SUBMITTAL

DESIGN BY: JPB
DRAWN BY: IEA
CHECKED BY: JPB

DEVELOPER
LGE DESIGN BUILD
740 N. 52ND STREET
PHOENIX, ARIZONA 85008
PHONE: (480) 966-4001
FAX: (480) 966-9001
CONTACT: FRED MOLL

ARCHITECT
LGE DESIGN GROUP
740 N. 52ND STREET
PHOENIX, ARIZONA 85008
PHONE: (480) 966-4001
FAX: (480) 966-9001
CONTACT: BRET RYAN

CIVIL ENGINEER
HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JOE BURKE

BENCHMARK (C.O.C. #26)
SECTION 22, T.1S., R.5E., 3" CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, BETWEEN WARNER ROAD AND RAY ROAD; 450' WEST OF MCQUEEN ROAD AT THE INTERSECTION OF CALLE DEL NORTE AND KINGSTON ST.
NAVD 88 ELEVATION = 1220.65

BASIS OF BEARING
BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 00°02'51" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE FINAL PLAT OF WARNER OFFICE PARK, RECORDED IN BOOK 600 OF MAPS, PAGE 6, MARICOPA COUNTY RECORDS, ARIZONA.

LEGAL DESCRIPTION
PARCEL NO. 4:
NON-EXCLUSIVE EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS CREATED IN GRANT OF EASEMENTS AND RESTRICTIVE COVENANTS RECORDED AS 2000-0630216 OF OFFICIAL RECORDS AND AMENDMENT RECORDED AS 2001-0785885 OF OFFICIAL RECORDS AND AMENDMENT RECORDED AS 2003-0576848 OF OFFICIAL RECORDS.

PARCEL NO. 5:
LOT 2, OF WARNER OFFICE PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 600 OF MAPS, PAGE 6.

KEY NOTES
1. EASEMENT TO BE ABANDONED WITH FINAL PLAT.

ZONING
C-2

SITE AREA
GROSS AREA = 8.3742± ACRES
NET AREA (MINUS R/W) = 6.8467± ACRES

APN
APN NO. 302-38-950

SUBDIVISION INFORMATION
WARNER OFFICE PARK RECORDED ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 600 OF MAPS, PAGE 6.

OF LOTS
1 LOT

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.

FEMA CLASSIFICATION
THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C2730L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X. ZONE X IS DEFINED AS, "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

EXISTING LEGEND
- CENTERLINE
- RIGHT OF WAY
- PROPERTY LINE
- EASEMENT
- MAJOR CONTOUR 1175
- MINOR CONTOUR 1170
- STORM PIPE SD
- WATERLINE W
- SANITARY SEWERLINE SS
- ELECTRICAL RISER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- STREET LIGHT
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- CONCRETE
- HEADWALL
- CONCRETE DITCH

PROPOSED LEGEND
- CONTOUR 92
- CURB & GUTTER
- SINGLE CURB

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

JOSEPH P. BURKE — 31173 — REGISTERED PROFESSIONAL ENGINEER — STATE OF ARIZONA — Expires 9/30/2016

PRELIMINARY PLAT
FOR
LEGACY TRADITIONAL SCHOOLS
SWC WARNER ROAD & MCQUEEN ROAD
CHANDLER, ARIZONA

CALL TWO WORKING DAYS BEFORE YOU DIG (602)263-1100 1-800-STAKE-IT (OUTSIDE MARICOPA COUNTY)

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

HE JOB NO.: LGEC198

SCALE 1" = 40'

SHEET 1

1 OF 1

C.O.C. LOG NO. EON15-0094

PPT16-0001