#106

SEP 11 2014

Chandler

All-America City

2010

Chandler · Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 14-104**

DATE: SEPTEMBER 11, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER MR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: ERIK SWANSON, SENIOR CITY PLANNER ES

SUBJECT: PPT14-0010 CORNERSTONE CHRISTIAN FELLOWSHIP

Request: Preliminary Plat (PPT) approval

Location: Southeast corner of Alma School and Willis roads

Applicant: David Moran; Larson Engineering, Inc.

BACKGROUND

This Preliminary Plat is for a church campus located at the southeast corner of Alma School and Willis roads that was approved by Council last year. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:
In Favor: 6 Opposed: 0 Absent: 1 (Ryan)

RECOMMENDED ACTION

Upon finding the request to be consistent with the General Plan and Planned Area Development zoning, Planning Commission and Planning Staff recommend approval of the Preliminary Plat subject to the following condition:

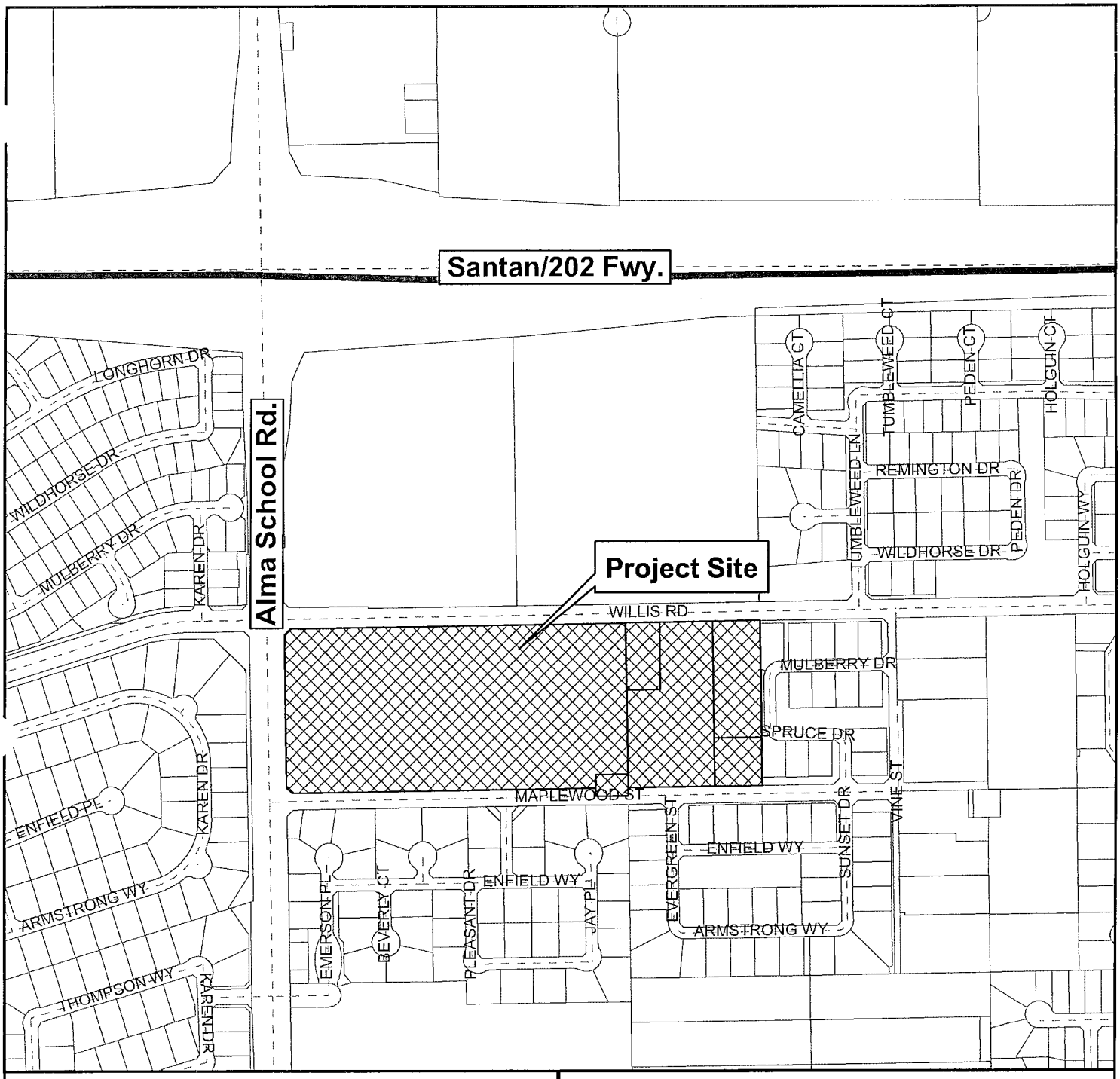
1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

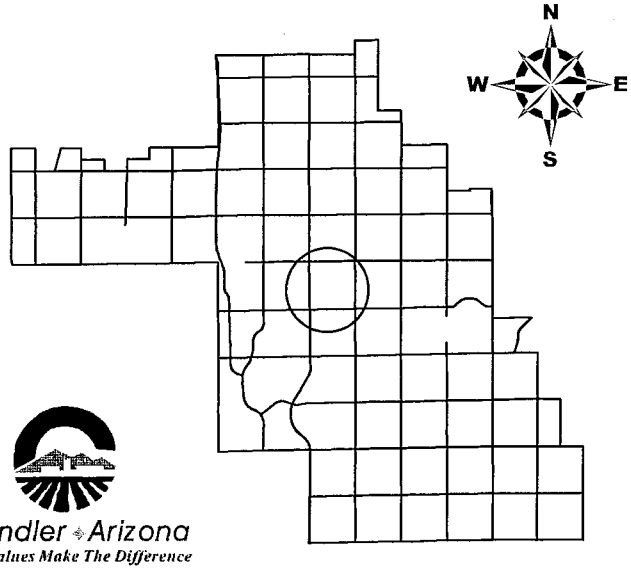
PROPOSED MOTION

Move to approve Preliminary Plat PPT14-0010 CORNERSTONE CHRISTIAN FELLOWSHIP, per Planning Commission and Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Preliminary Plat





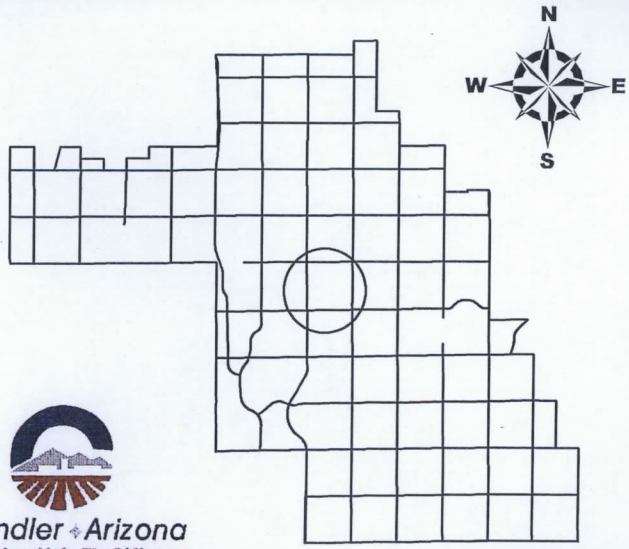
Vicinity Map

Cornerstone Christian Fellowship

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 7/25/2014

Vicinity Map



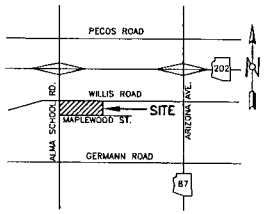
Cornerstone Christian Fellowship

Chandler ✦ Arizona
Where Values Make The Difference

CITY OF CHANDLER 7/25/2014

PRELIMINARY PLAT
FOR
CORNERSTONE CHRISTIAN FELLOWSHIP
PHASE III PARKING LOT EXPANSION
CHANDLER, ARIZONA

SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

AS PROVIDED BY SUPERIOR SURVEYING SERVICES, INC., ALTA SURVEY – JOB NO 140111

PARCEL 1
LOT 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 878 OF MAPS, PAGE 28.

PARCEL 2
THE NORTHERLY 279.08 FEET OF THE WESTERLY 125 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 33 FEET THEREOF.

PARCEL 3
THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT A STRIP OF LAND 30 FEET WIDE ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF SECTION 4, SAID PARCEL OF LAND BEING INTENDED TO INCLUDE THE LAND OCCUPIED BY AND ADJACENT TO AN EXISTING CEMENT DITCH; ALSO

EXCEPT THE NORTHERLY 279.08 FEET OF THE WESTERLY 125.00 FEET THEREOF.

PARCEL 4
BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 52 MINUTES 30 SECONDS WEST, ALONG THE EAST-WEST MID-SECTION LINE OF THE SAID SECTION 4, A DISTANCE OF 175.00 FEET TO A POINT FROM WHICH THE NORTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF 320.33 FEET DISTANT THEREFROM; THENCE SOUTH 00 DEGREES 05 MINUTES 10 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 175.00 FEET WESTERLY OF THE EASTERLY LINE OF THE SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, A DISTANCE OF 457.74 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 30 SECONDS EAST, ALONG A LINE PARALLEL WITH AND 457.74 FEET SOUTHERLY OF THE EAST-WEST MID-SECTION LINE OF THE SAID SECTION 4, A DISTANCE OF 175.00 FEET TO A POINT ON THE EASTERLY LINE OF THE SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4; THENCE NORTH 00 DEGREES 05 MINUTES 10 SECONDS EAST, ALONG THE EASTERLY LINE OF THE SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, A DISTANCE OF 457.74 FEET TO THE POINT OF BEGINNING;

EXCEPT THE NORTHERLY 33.00 FEET THEREOF.

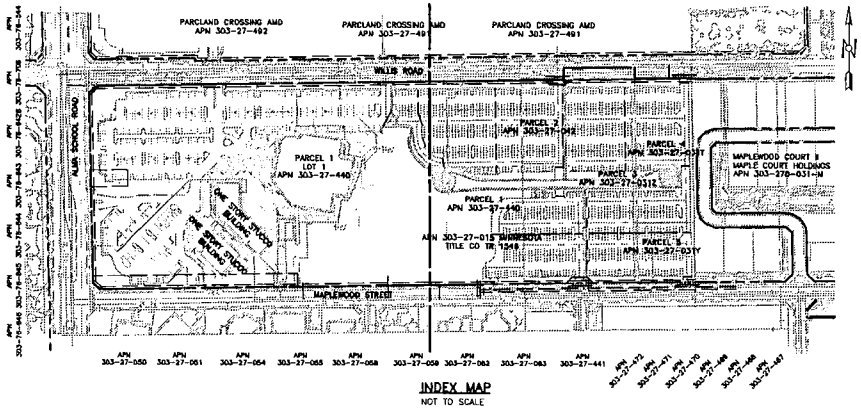
PARCEL 5
COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 05 MINUTES 10 SECONDS WEST ALONG THE EASTERLY LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, A DISTANCE OF 457.74 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 05 MINUTES 10 SECONDS WEST ALONG SAID EASTERLY LINE A DISTANCE OF 175.80 FEET TO A POINT FROM WHICH THE SOUTHEAST CORNER OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 BEARS SOUTH 00 DEGREES 05 MINUTES 10 SECONDS WEST 30.00 FEET A DISTANCE THEREFROM; THENCE NORTH 89 DEGREES 50 MINUTES 40 SECONDS WEST BEING PARALLEL WITH AND 30.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 A DISTANCE OF 175 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 10 SECONDS EAST BEING PARALLEL WITH THE SAID EASTERLY LINE A DISTANCE OF 175.71 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 30 SECONDS EAST BEING PARALLEL WITH AND 457.74 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4 A DISTANCE OF 175.00 FEET TO THE TRUE POINT OF BEGINNING.

SHEET C-03 | SHEET C-04



INDEX MAP
NOT TO SCALE

CURRENT ZONING, PARCEL / LOT NO.

(LOT 1)	PAD	APN 303-27-440
(PARCEL 2)	PAD	APN 303-27-042
(PARCEL 3)	PAD	APN 303-27-031Z
(PARCEL 4)	PAD	APN 303-27-031T
(PARCEL 5)	PAD	APN 303-27-031Y

BENCHMARK

AS PROVIDED BY SUPERIOR SURVEYING SERVICES, INC., ALTA SURVEY – JOB NO 140111

C.O.C. 39A
SECTION 5, T2S, R5E, 3" BRASS CAP IN CONCRETE, 200' NORTH OF INTERSECTION OF GERMANN RD AND ALMA SCHOOL RD; 3' WEST OF BACK OF SIDEWALK AT WEST SIDE OF ALMA SCHOOL RD. (NORTHING, 828448.394, EASTING, 717765.451)

NGVD29 ELEVATION =1207.430
EQUATION: 1.722
NAVD88 ELEVATION = 1209.15

*FIELD MEASURED ELEVATION =1209.17 (NAVD88)

AREA TABLE

SECTION	GROSS	NET
PARCEL 1	17.087 ACRES (744,313 SQ FT)	17.087 ACRES (744,313 SQ FT)
PARCELS 2-5	6.982 ACRES (304,117 SQ FT)	6.826 ACRES (297,344 SQ FT)
TOTAL	24.069 ACRES (1,048,430 SQ FT)	23.913 ACRES (1,041,657 SQ FT)

FEMA CLASSIFICATION

THE PROJECT IS LOCATED WITHIN FLOOD ZONE X ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 04013C2740L REVISED OCTOBER 12, 2013.

BASIS OF BEARING

AS PROVIDED BY SUPERIOR SURVEYING SERVICES, INC., ALTA SURVEY – JOB NO 140111

THE BASIS OF BEARING IS THE MONUMENT LINE OF ALMA SCHOOL ROAD ALSO BEING THE WEST LINE OF THE SOUTHWEST CORNER OF SECTION 4, USING A BEARING OF N 00 DEGREES 00 MINUTES 29 SECONDS EAST, PER THE FINAL PLAT FOR CORNERSTONE CHRISTIAN FELLOWSHIP TWO, RECORDED IN BOOK 878 OF MAPS, PAGE 28, MARICOPA COUNTY RECORDS.

SITE LATITUDE & LONGITUDE

LATITUDE: 33° 16' 58.1016"
LONGITUDE: -111° 51' 19.0584"

RETENTION REQUIRED

RETENTION VOLUME REQUIRED = 158,247 CUBIC FEET
SEE DRAINAGE STUDY FOR DRAINAGE AREA INCLUDED.

CITY OF CHANDLER NOTES

1. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY, AND THE CERTIFICATE OF OCCUPANCY 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.
3. THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.
4. 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.

SHEET INDEX

C-01	1	OF	5	COVER SHEET, NOTES AND INDEX MAP
C-02	2	OF	5	ABBREVIATIONS AND LEGEND
C-03	3	OF	5	PLAN SHEET 1
C-04	4	OF	5	PLAN SHEET 2
C-05	5	OF	5	BOUNDARY MAP AND LINE TABLE

PARKING REQUIREMENTS

Area	Designation	Units	Rate	Req'd Spaces
Building A	Student Center	17700 SQ FT	300	64
Building B	Early Childhood	19830 SQ FT	200	99
Building C	Worship Center	2400 seats	4	600
	Mtg Rooms	13662 SQ FT	300	58
Building D	5th & 6th Grade	11400 SQ FT	300	57
Building E	Elementary	22600 SQ FT	300	113
Building F	Adult	21600 SQ FT	200	108
Building G	Cafe - Bookstore	2000 SQ FT	50	40
	Kitchen	400 SQFT	200	2
Building H	Maintenance	2500 SQ FT	250	10
Outdoor	Play-Gathering	50000	250	200
Total Required				1351
Allowable with 25% overage				1689
Total Spaces Provided				1410
ADA Required	Standard	21		
	Van Accessible	4		
ADA Provided	Standard	17		
	Van Accessible	10		

OWNER OF RECORD

CORNERSTONE CHRISTIAN FELLOWSHIP
2211 E PECOS RD
CHANDLER, AZ 85225
ERIC WEIGHT 480-656-7037

ENGINEER

LARSON ENGINEERING, INC.
6263 NORTH SCOTTSDALE ROAD, SUITE 365
SCOTTSDALE, AZ 85250-5437
PHONE: 480-212-4200
FAX:480-212-4201
CONTACT: DAVID G. MORAN
EMAIL: dmoran@larsonengr.com

602-263-1100
1-800-STAKE-II
OUTSIDE MARICOPA COUNTY

Larson Engineering, Inc.
6263 N. Scottsdale Road, Suite 365
Scottsdale, AZ 85250-5437
480.212.4200 fax 480.212.4201
www.larsonengr.com

©2014 Larson Engineering, Inc. All rights reserved.

CORNERSTONE CHRISTIAN FELLOWSHIP
2211 E PECOS RD
CHANDLER, AZ 85225
PHONE: (480) 656-7037

CORNERSTONE CHRISTIAN FELLOWSHIP
PHASE III PARKING LOT EXPANSION
PRELIMINARY PLAT
COVER SHEET
NOTES & INDEX MAP
CHANDLER, ARIZONA

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 46347
ERIC V. SMITH
ARIZONA U.S.A.
EXPIRES 06-30-2015

Rev.	Date	Description

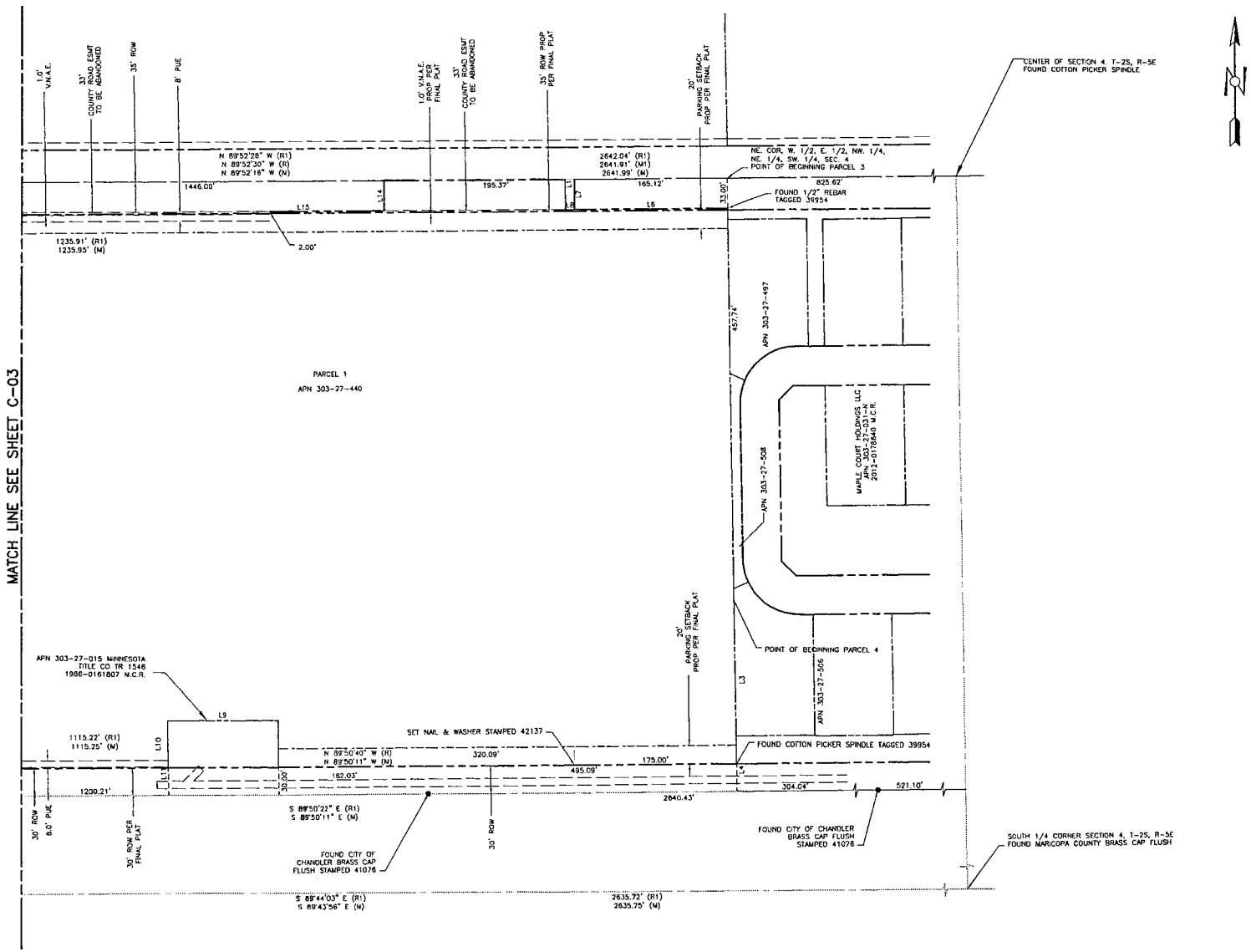
HORIZ SCALE: N/A
VERT SCALE: N/A
DRAWN BY: RLS / LMH
DESIGNED BY: RLS
CHECKED BY: MJB
DATE: 07/01/2014

C - 01
SHEET 1 OF 5

LEI PROJECT NO.
6212011.002

TRACKING NO.
C.O.C. LOG NO. PRE12-0043

Jul 02, 2014 - 11:17am
C:\Projects\2013 Projects\6213 - 2013 Civil Projects\6212011.002 - Cornerstone\3-Design\6212011 Preliminary Plat.dwg



602-263-1100
1-800-STAKE-IT

Larson Engineering, Inc.
6263 N. Scottsdale Road, Suite 355
Scottsdale, AZ 85250-5437
480.212.4200 Fax: 480.212.4201
www.larsonengr.com

© 2014 Larson Engineering, Inc. All rights reserved.

CORNERSTONE CHRISTIAN FELLOWSHIP

2211 E PECOS RD
CHANDLER, AZ 85225
PHONE: (480) 656-7037

CORNERSTONE CHRISTIAN FELLOWSHIP
PHASE III PARKING LOT EXPANSION
P&Z PLAT EXHIBIT
SHEET 2
CHANDLER, ARIZONA

Rev.	Date	Description

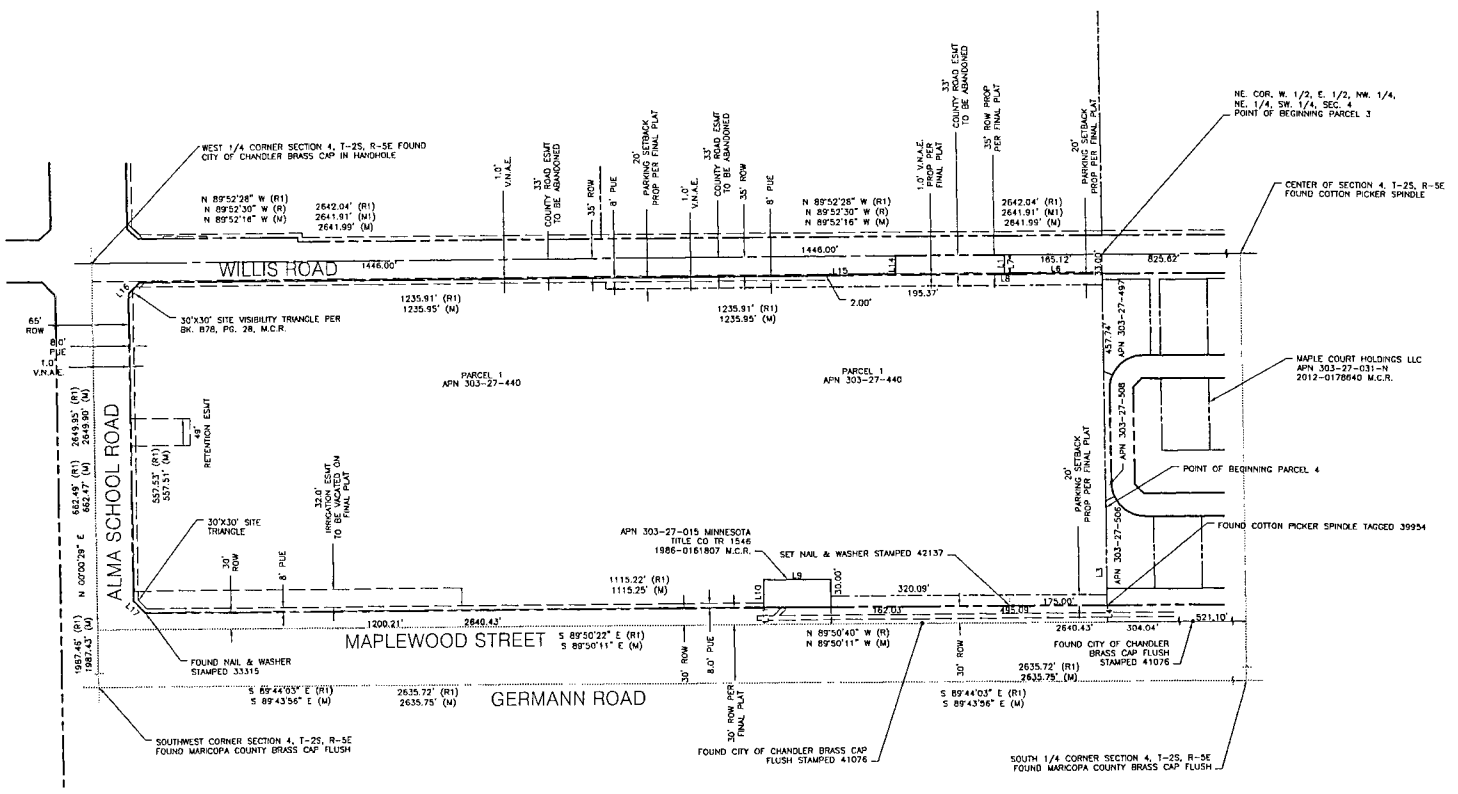
HORIZ SCALE: 1"=50'
VERT SCALE: N/A
DRAWN BY: RLS / LMH
DESIGNED BY: RLS
CHECKED BY: MJB
DATE: 07/01/2014

C - 04
SHEET 4 OF 5

LEI PROJECT NO.
62120011.002

TRACKING NO.
C.O.C. LOG NO. PRE12-0043

JUL 10, 2014 - 2:18pm
G:\Projects\2012 Projects\62120011.002 - Cornerstone\3-Design\P&Z Plat Exhibit.dwg



LINE TABLE		
LINE	BEARINGS	LENGTH
L1	S 00°06'04" W	33.00'
L2	S 89°52'30" E (R) S 89°52'16" E (M)	175.00'
L3	S 00°05'10" W (R) S 00°06'04" W (M)	175.80' (R) 175.83' (M)
L4	S 00°05'10" W (R) S 00°06'04" W (M)	30.00'
L5	N 00°05'10" E (R) N 00°06'04" E (M)	175.71' (R) 175.72' (M)
L6	S 89°52'16" E	165.12'
L7	S 00°05'33" W	33.00'
L8	S 89°52'16" E	9.88'
L9	S 89°50'22" E (R1) S 89°50'11" E (M)	120.00'
L10	N 00°04'31" E (R1) N 00°04'33" E (M)	50.00'
L11	N 00°04'33" E	30.00'
L12	N 89°52'16" W	125.00'
L13	S 00°04'33" W	246.06'
L14	N 00°04'33" E	33.00'
L15	S 89°52'16" E	125.00'
L16	N 45°04'07" E (R1) N 45°04'07" E (M)	28.25' (R1) 28.25' (M)
L17	S 44°54'56" E (R1) S 44°54'51" E (M)	28.32'

Jul 10, 2014 - 2:18pm
G:\Projects\2013 Projects\6213 - 2013 Civil Projects\62120011.002 - Cornerstone\3-Design\P&Z Plot Exhibit.dwg

Larson Engineering, Inc.
6263 N. Scottsdale Road, Suite 365
Scottsdale, AZ 85250-5437
480.212.4200 Fax: 480.212.4201
www.larsonengr.com

© 2014 Larson Engineering, Inc. All rights reserved.

CORNERSTONE CHRISTIAN FELLOWSHIP
2211 E PECOS RD
CHANDLER, AZ 85225
PHONE: (480) 656-7037

CORNERSTONE CHRISTIAN FELLOWSHIP
PHASE III PARKING LOT EXPANSION
PRELIMINARY PLAT
BOUNDARY MAP & LINE TABLE
CHANDLER, ARIZONA

Registered Professional Engineer (Civil) CERTIFICATE NO. 48547 NEIL V. SMITH Date Signed 06-30-2014 ARIZONA, U.S.A. EXPIRES 06-30-2015

Rev.	Date	Description

HORIZ SCALE: 1"=100'
VERT SCALE: N/A
DRAWN BY: RLS / LMH
DESIGNED BY: RLS
CHECKED BY: NJB
DATE: 07/01/2014

C - 05
SHEET 5 OF 5

LEI PROJECT NO. 62120011.002

TRACKING NO. C.O.C. LOG NO. PRE12-0043

602-263-1100
1-800-STAKE-IT
NUTRIDE MARICOPA COUNTY